

# Restrictions:

1. Property shall adhere to lighting standards for the Military Lighting Region 2 ("MLR2") as defined in Section 35-339.04 and Table 339.04-1 of the San Antonio Unified Development Code ("UDC"), including downward-facing lighting with shielded lights and no light emitted above ninety (90) degrees. Lights may be strung in trees on the Property.

2. Property shall adhere to all provisions of Ch. 21, Art. III of the City Code ("Noise") and shall not create a noise nuisance as defined in Article III of Chapter 21.

3. No temporary banner signs or inflatable signs or devices over five feet (5') high shall be displayed on the property.

4. Monday – Thursday will not open before 5pm.  
Friday will open at noon.  
Saturday and Sunday will open at 10am.  
Operations will cease at midnight.

Zoning Request (Z-2023-10700071):  
From C-2 to C-2 S for "Alcohol-Bar And/Or Tavern" (for a Wine Bar)


Acreage of Parcel: +/- 0.9790 acres

# Setbacks and Buffers:

1. Side and rear property lines do not abut residential use or residential zoning. Therefore, no side or rear setbacks are required per Sec. 35-310.01 and Table 310-1 of the Unified Development Code.

2. No bufferyards are required between Property and abutting properties per Sec. 35-510 and Table 510-1 of the Unified Development Code

I, Kevin Klenke, authorized party for the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

 Driveway and Parking Areas (Impervious Cover)

## SITE PLAN

SCALE: 1" = 30'-0"

STRUCTURES			
		1st Story	2nd Story
A	Bonded Storage	192 sf	-
B	Patio	294 sf	-
C	Storage	209 sf	-
D	Greenhouse	266 sf	-
E	Tasting Room	363 sf	363 sf
F	Dental Office Storage	1170 sf	534 sf
G	Dental Office	3166 sf	-
Total Imp. Cover (structures):		5660	

IMPERVIOUS COVER	
Driveway	10663
Parking	9678
Sidewalks and Misc.	2558
Total:	23099

TOTAL IMPERVIOUS COVER W/ STRUCTURES: 28759

STRUCTURE DIMENSIONS		
A	Bonded Storage	21' x 9'
B	Patio	21' x 14'
C	Storage	19' x 11'
D	Greenhouse	19' x 14'
E	Tasting Room (1st Floor)	16' x 22.5'
F	Dental Office Storage (1st floor)	14' x 38' and 45.4' x 14'
G	Dental Office	See Map