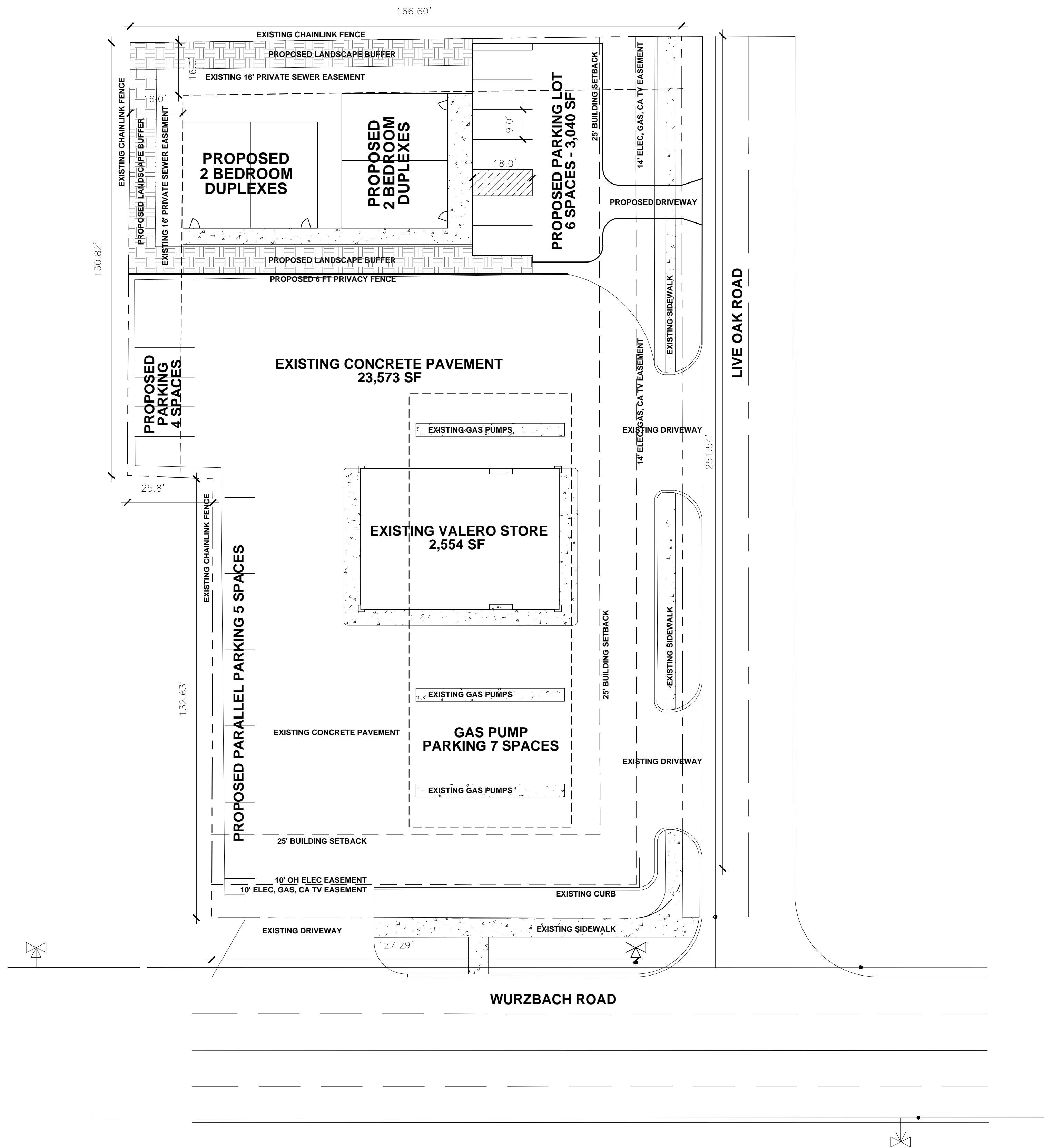


ZONING Z-2021-10700248

FROM: C-3 COMMERCIAL
TO: MXD MIXED USE DISTRICT
ADD TOWNHOUSES TO EXISTING GAS STATION

I,INDERJIT MEHAT, 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 FORM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PARKING REQUIREMENTS
2 DUPLEX 4 UNITS X 1.5 = 6 SPACES
EX GAS STATION 2500 SF X $\frac{6}{1000}$ = 15 SPACES
TOTAL PARKING REQ = 21 SPACES
PARKING 22 STANDARD



DELGADO
ENGINEERING
ROBERT DELGADO, P.E.
10000 W. WILLOW CREEK
SAN ANTONIO, TEXAS 78233
T.E.P.E. FIRM NO. 17091
PHONE: 210.821.5838

VALERO COYOTE DUPLEXES
8719 WURZBACH ROAD, SAN ANTONIO, TX 78241
ZONING Z-2021-10700248

DRAWN BY:
CHECKED BY: RD
DATE: 08/12/2021
JOB NUMBER:

REVISIONS	
1	10/14/2021 REVISED PER CoSA ADDED REQUIRED PARKING
2	10/27/2021 REVISED ADD ONE UNIT AND COMPACT PARKING
3	12/14/2021 REVISED REMOVED TOWNHOUSE ADDED DUPLEX
4	01/07/2022 REVISED ADDED LANDSCAPE BUFFER
5	
6	
7	
8	
9	
10	

SHEET
Z1.0