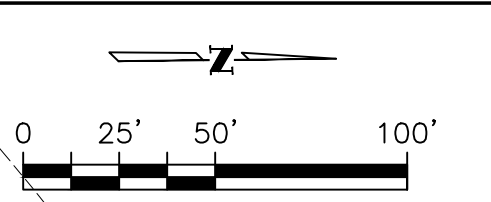


VICINITY MAP

NOT TO SCALE



**SPECIFIC USE ZONING STATEMENT**

**LEGAL DESCRIPTION:** NWC OF 281 AND DEL LAGO PARKWAY  
 NCB 11166 BLK LOT P-50(5.22 AC) AND P-50A (2.719 AC)  
**CURRENT ZONING:** C2  
**SPECIFIC USE PERMIT DESIRED TO ALLOW CONVENIENT STORE WITH CARWASH AND GAS WITHIN THE C2 PORTION.**

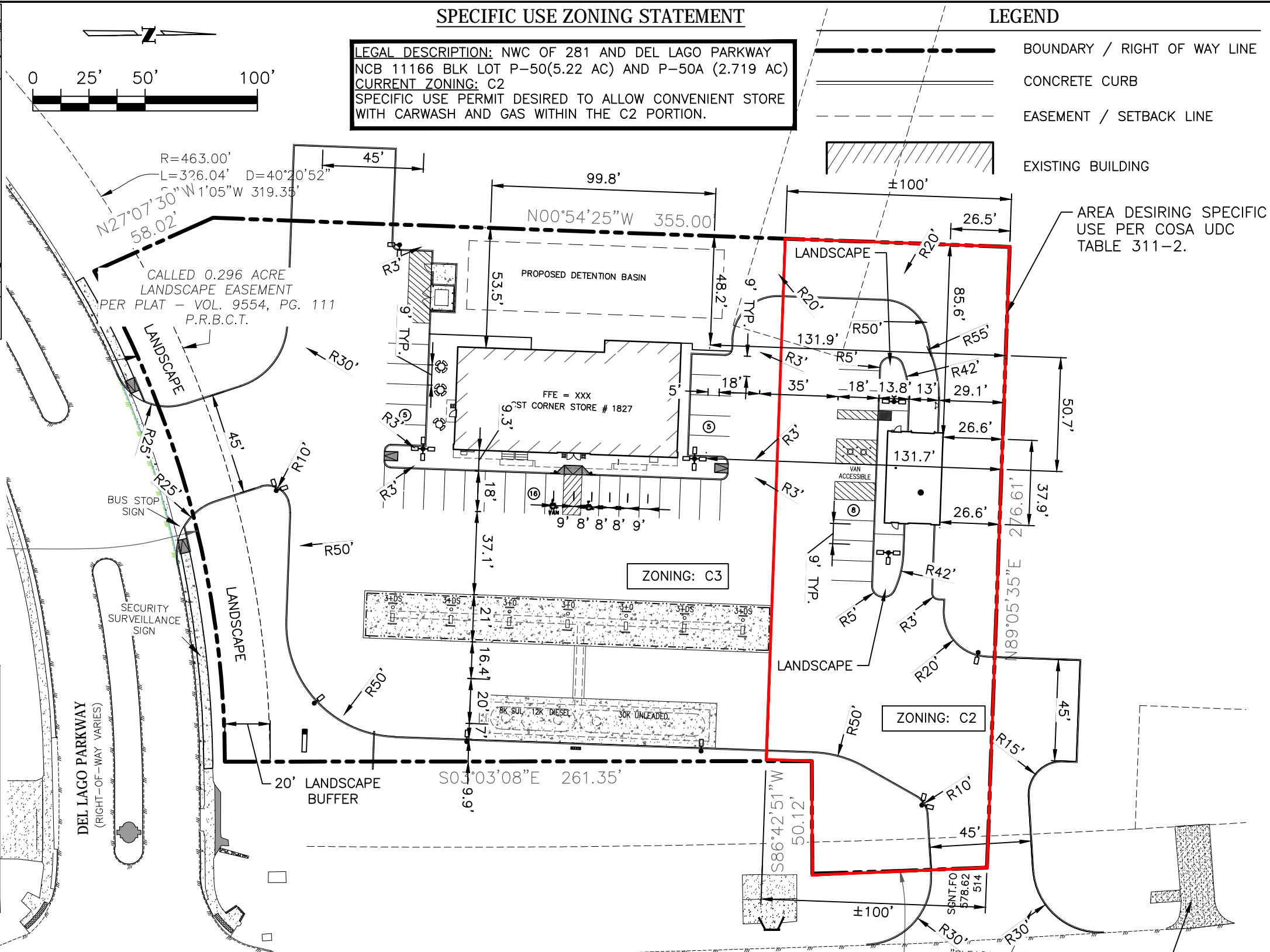
**LEGEND**

- BOUNDARY / RIGHT OF WAY LINE
- CONCRETE CURB
- EASEMENT / SETBACK LINE
- EXISTING BUILDING

SITE INFORMATION	
TOTAL ACRES OF PROPOSED DEVELOPMENT	2.0682 Ac
TOTAL NUMBER OF LOTS	1
TOTAL SQ FT OF ALL BUILDINGS AND STRUCTURES	5,641 SF
TOTAL SQ FT OF PAVED SURFACE AREAS	52,194 SF
TOTAL ACRES OF ZONING CHANGE FROM C2-C2S	0.62 Ac

REQUIRED PARKING:			
USE	RATIO	TOTAL SF	SPACES
RETAIL:	1 / 500 SF	5,641 SF	12 SPACES
TOTAL REQUIRED PARKING:		12 SPACES	
PROVIDED PARKING:			
TYPE			SPACES
REGULAR:			33 SPACES
ACCESSIBLE:			2 SPACES
TOTAL PARKING PROVIDED:		35 SPACES	

SITE & BUILDING DATA	
LOTS:	1
AREA:	2.0682 Ac.
PROPOSED USE:	RETAIL
PARKING AREA:	±6,023 SF (35 SPACES)
PROPOSED IMPERVIOUS COVER: (BUILDINGS, WALKS, EQUIPMENT)	±61,428 SF (1.41 Ac.) 68%



"I, THAD RUTHERFORD, 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."

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 SAN ANTONIO, TEXAS 78249 • TEXAS REG. NO. F-13847

ZONING EXHIBIT

CST CORNER STORE #1827  
 US HWY 281 & DEL LAGO PARKWAY  
 BEXAR COUNTY, TEXAS