

Z-2019-10700133

Site Plan
217 Casa Blanca

Application: Z-2019-10700133

Zoning Commission Date: 6 August 2019,
1 pm at 1901 S. Alamo

Zoning From: "C-1"

Zoning To: "C-2 S" specific use for an
Alcohol Bar w/no cover charge

Plans are to use the existing structure without exterior
changes. No plans to change the property grounds,
except to add an ADA ramp.

Acreage of Property .16 acre or less than 1/6 of an acre

Building Dimensions 32 ft wide x 54.3 ft deep (1737.6 sq ft)

Building Square Footage 1822 Square Feet
First Floor 1507 sq ft
Second Floor 1305 sq ft

Paved Surfaces Total Existing Paved Area is 1362 sq ft
-Existing Driveway and Sidewalk 681 sq ft
-Front Sidewalks 4 x 20 and 3x30 170 sq ft
-Driveway 11 x 41 451 sq ft
-Back Pad 4x15 60 sq ft

Setbacks

Street Frontage
20 ft required
20.6 feet to property line
32.6 to street

Side Setbacks-
10 ft required.
East Side of Lot
Currently 7.5 ft east side
Asking for 5 ft variance.
West Side of Lot
Currently 10 ft.

Rear Setback
Asing for maximum variance.
30 ft required.
Currently 60 ft.

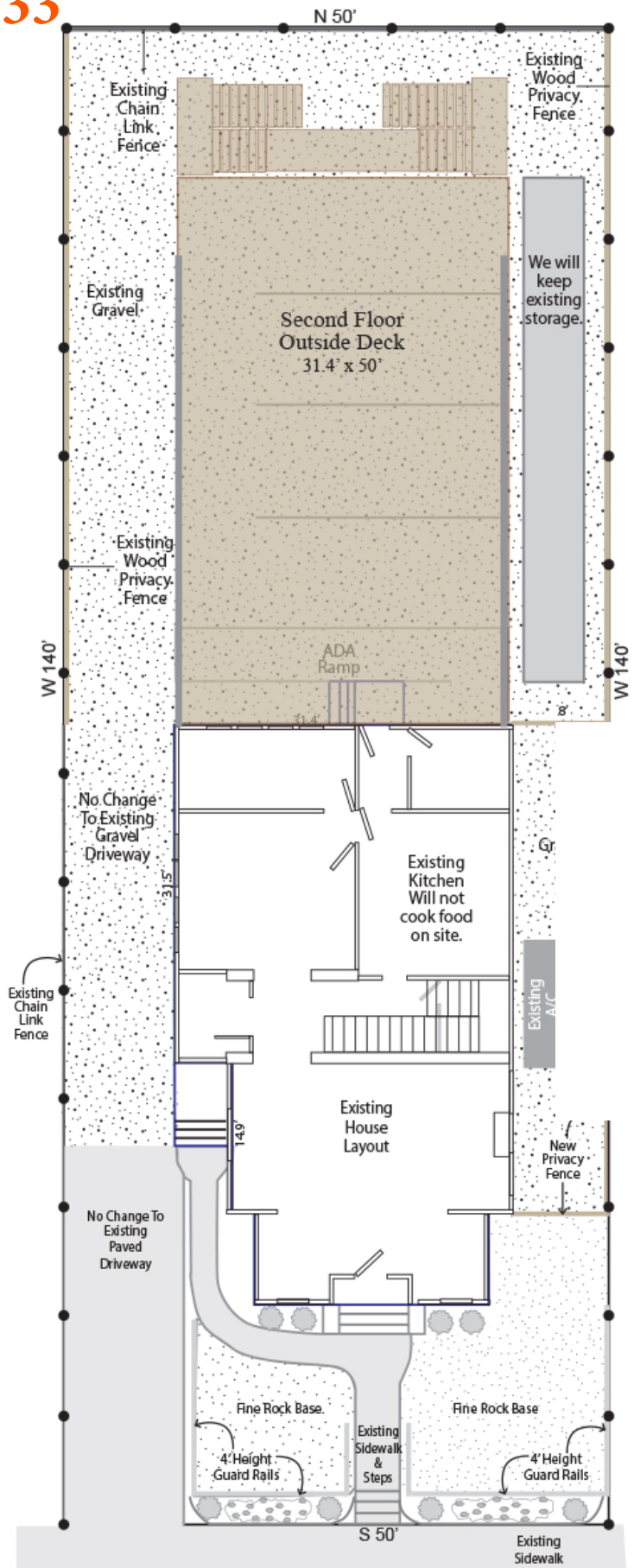
Height
25 ft. as per code
Currently approximately 32 ft.

Public Parking and Loading We will not have parking on the premises.
We may add a blacktop to the back. At present we plan to keep the back covered with gravel.

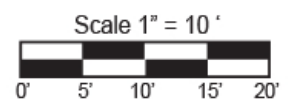
Wall, Fences, & Landscaping We will keep all chain link and privacy fencing that already exists. We would like to add privacy fencing to the west side of the property on the property line alway to 30 feet from the front.

Front land and landscaping will be kept.
We will add guard rails to the front area.

The only major change on the outside will be the ADA ramp.



Casa Blanca Street



217 Casa Blanca
Lot 36
Block 1
NCB 984

Bearings are based on the Texas state plane coordinate system grid.

I, Rene Euresti, 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.