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VILLAGOMEZ
ENGINEERING
COMPANY



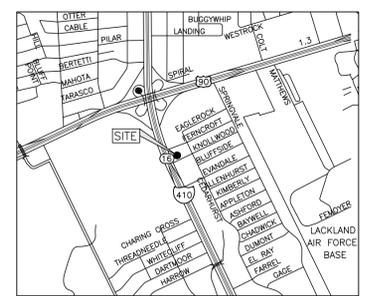
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

RAYCO AUTOMOTIVE
3722 SW LOOP 410
SAN ANTONIO, TEXAS
ZONING SITE PLAN

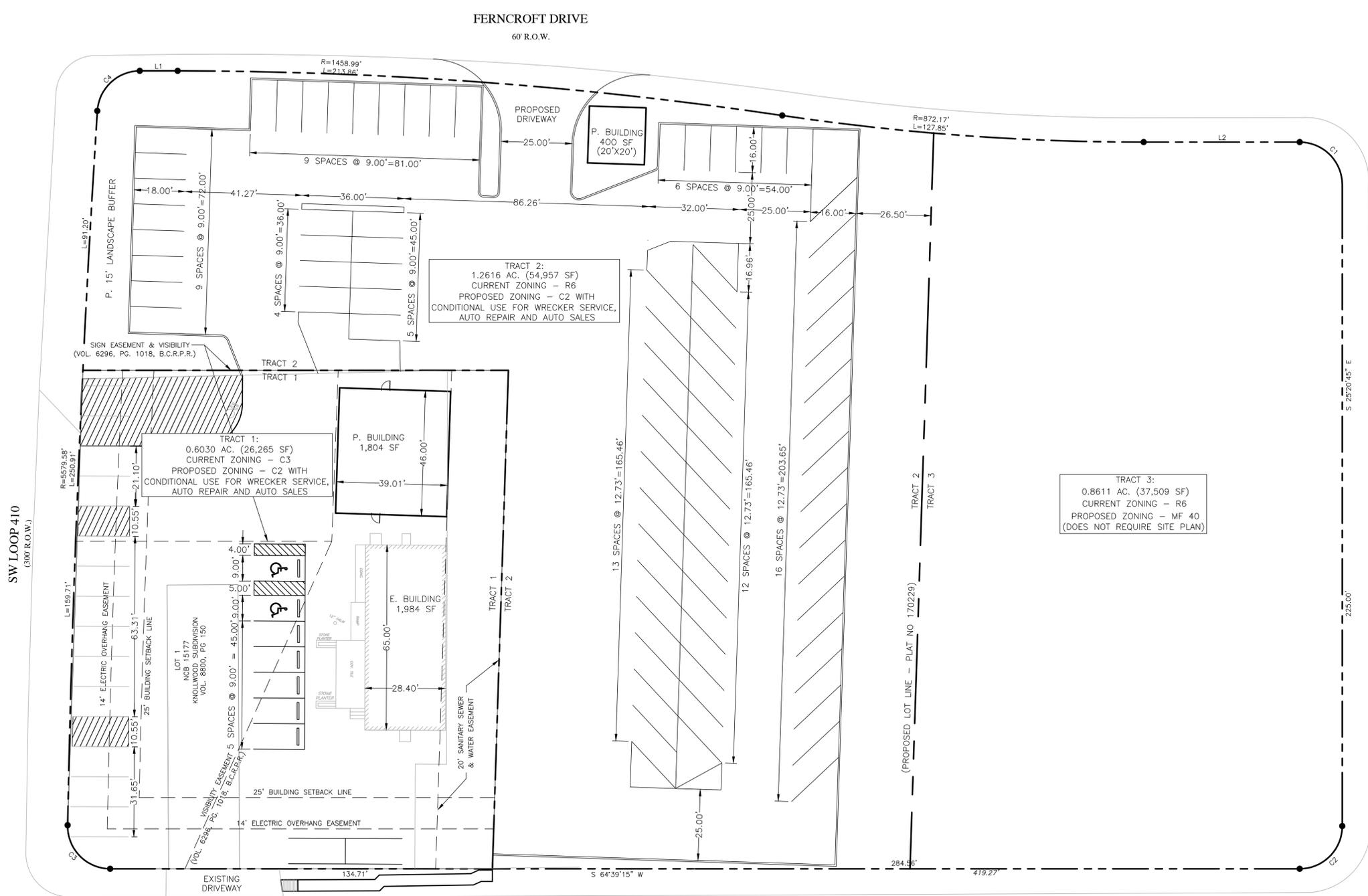
THIS DOCUMENT ISSUED
TO ACCOMPANY THE
ZONING CHANGE REQUEST
FOR THE SUBJECT
PROPERTY. NOT FOR
CONSTRUCTION.

JOSE VILLAGOMEZ, P.E.
LICENSE NO. 105199
03-10-17

JOB NO. 17-009
DATE 03-10-17
DESIGNER JLV
DRAWN JLV
SHEET C1



LOCATION MAP
NOT TO SCALE



CEDARHURST DRIVE
60' R.O.W.

KNOLLWOOD DRIVE
60' R.O.W.

SW LOOP 410
60' R.O.W.

EXISTING ZONING: C3 AND R6
PROPOSED ZONING: C2 WITH A CONDITIONAL USE TO ALLOW WRECKER SERVICE,
AUTO REPAIR AND AUTO SALES, AND MF-40

PROJECT DATA TABULATION

EXISTING SITE ACREAGE:	2.7257 AC.
EXISTING ACREAGE WITHIN SITE PLAN AREA:	1.8646 AC.
SIZE OF PROPOSED BUILDING:	2,204 SF
SIZE OF EXISTING BUILDING:	1,984 SF

IMPERVIOUS COVER DATA:
APPROX. SIZE OF PROPOSED PAVED AREA: 45,773 SF
EXISTING IMPERVIOUS COVER (INCL. BLDG.): 26,267 SF
MAX. SIZE OF PROPOSED IMPERVIOUS COVER (INCL. BLDG.): 72,440 SF
(WITHIN SITE PLAN AREA)

C3 SETBACKS:
FRONT: 0 FEET
SIDE: 30 FEET (ADJACENT TO MF 40)
REAR: 0 FEET

OFF-STREET PARKING REQUIREMENTS:
REQUIRED PER UDC: NOT SPECIFIED (N/A) BY UDC TABLE 526-3b

PROVIDED (TOTAL): 93
ADA REQUIRED: 1 - 1 VAN ACCESSIBLE
ADA PROVIDED: 2 - 1 STANDARD & 1 VAN ACCESSIBLE



SCALE: 1" = 20'
SITE PLAN

I, RAIED ALKISWANI, AUTHORIZED AGENT 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.