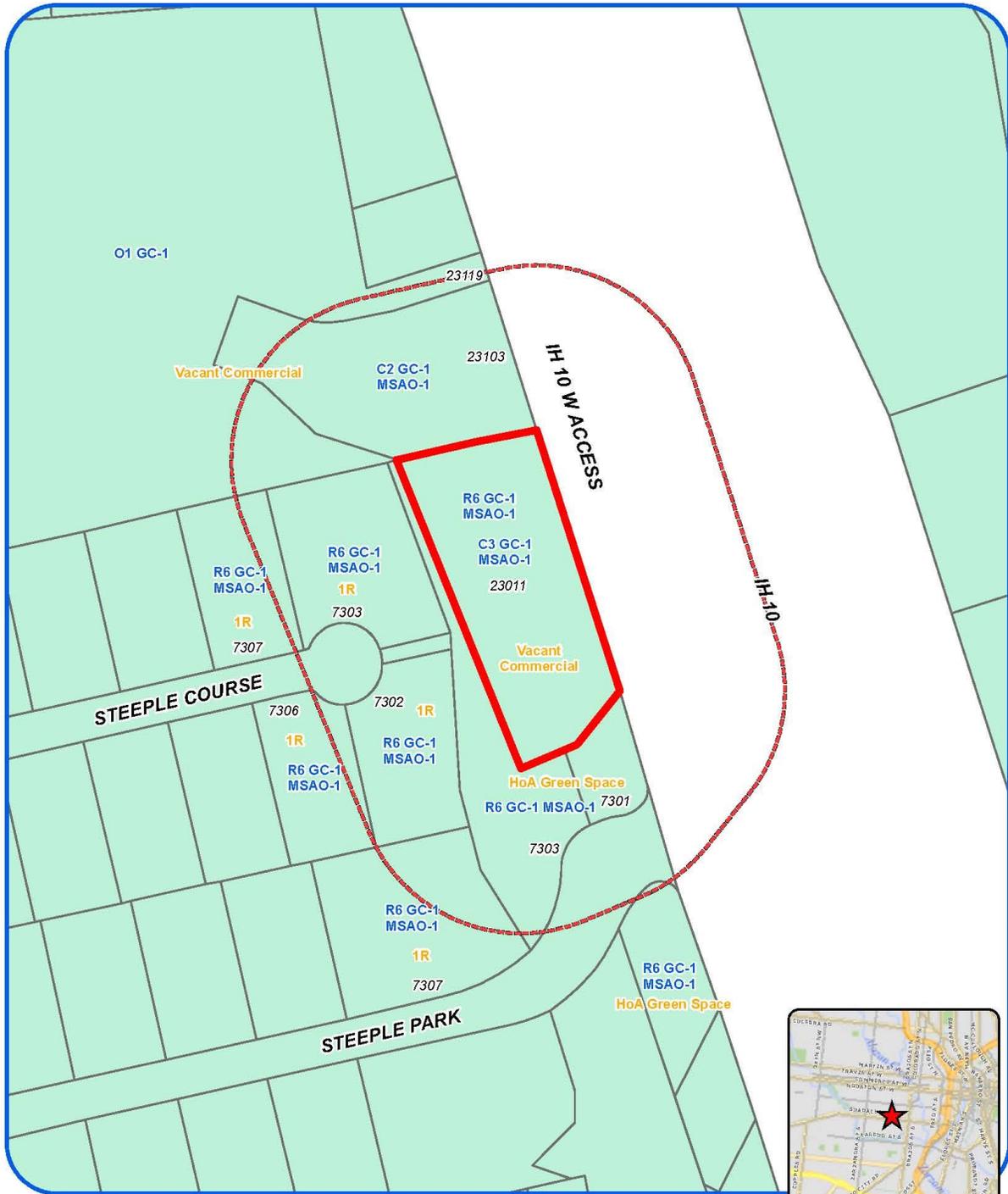


Attachment 1 Notification Plan



Board of Adjustment Notification Plan for Case No A-16-126



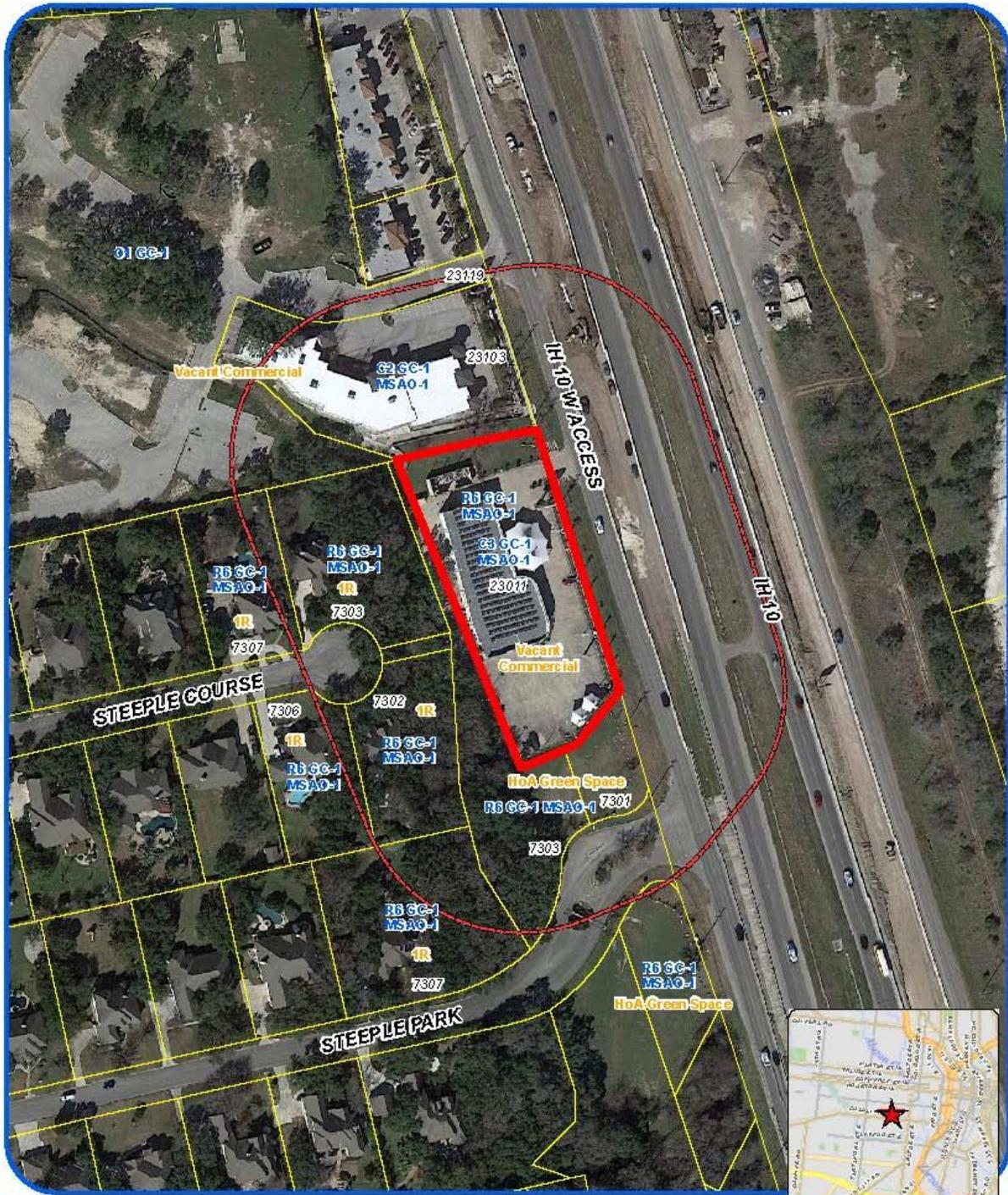
San Antonio City Limits
Subject Property
200' Notification Boundary
Council District: 8



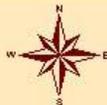
"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
City of San Antonio

**Attachment 1
Notification Plan (continued)**



**Board of Adjustment
Notification Plan for
Case No A-16-126**

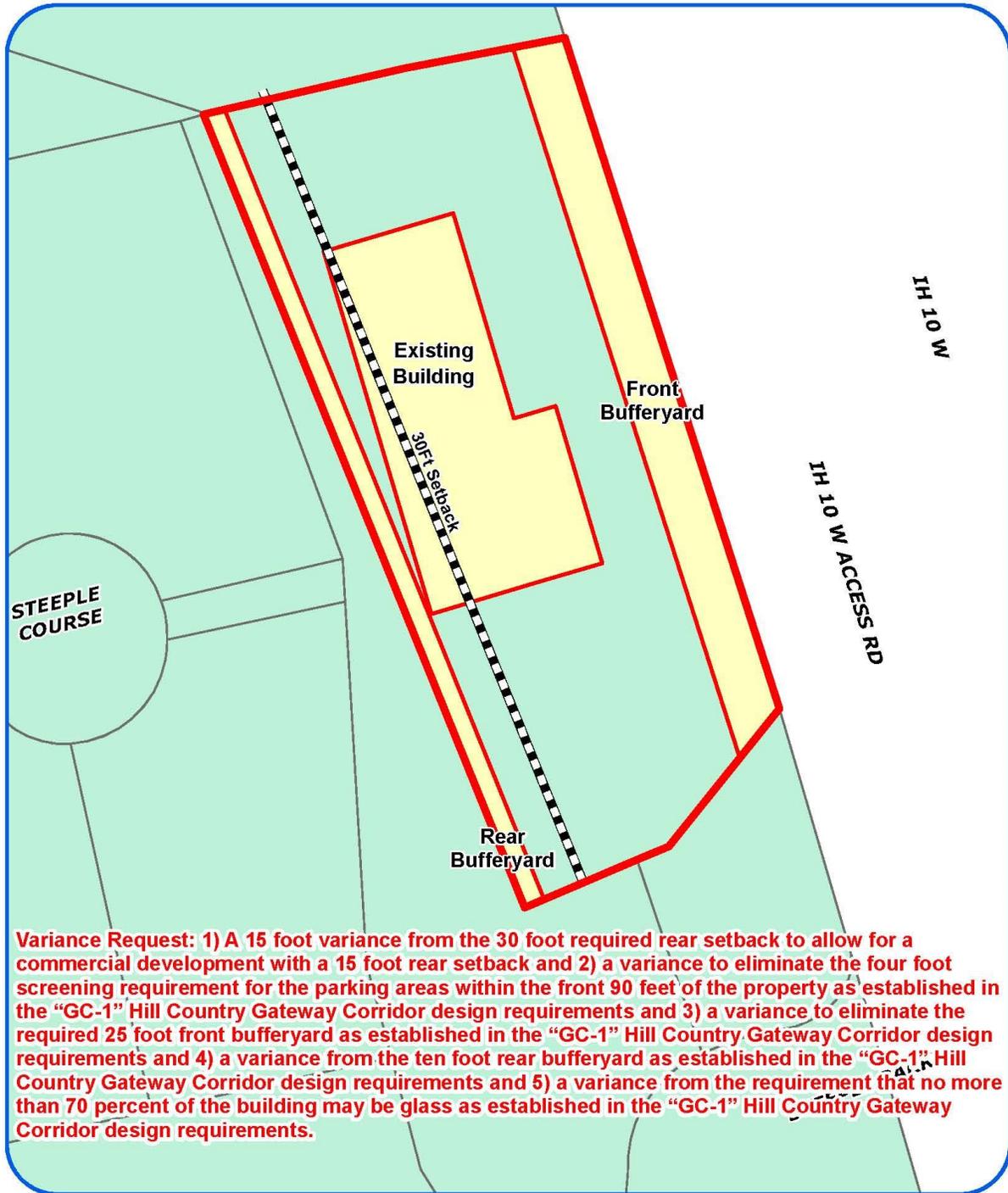


- San Antonio City Limits 
- Subject Property 
- 200' Notification Boundary 
- Council District: 8

***NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY***

Debra Koppe at Sembo's Department
City of San Antonio

**Attachment 2
Plot Plan**



Variance Request: 1) A 15 foot variance from the 30 foot required rear setback to allow for a commercial development with a 15 foot rear setback and 2) a variance to eliminate the four foot screening requirement for the parking areas within the front 90 feet of the property as established in the "GC-1" Hill Country Gateway Corridor design requirements and 3) a variance to eliminate the required 25 foot front bufferyard as established in the "GC-1" Hill Country Gateway Corridor design requirements and 4) a variance from the ten foot rear bufferyard as established in the "GC-1" Hill Country Gateway Corridor design requirements and 5) a variance from the requirement that no more than 70 percent of the building may be glass as established in the "GC-1" Hill Country Gateway Corridor design requirements.

Board of Adjustment
Plot Plan for
Case No A-16-126



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 8

23011 IH-10 W

Development Services Department
City of San Antonio

Attachment 2
Plot Plan (continued)



Variance Request: 1) A 15 foot variance from the 30 foot required rear setback to allow for a commercial development with a 15 foot rear setback and 2) a variance to eliminate the four foot screening requirement for the parking areas within the front 90 feet of the property as established in the "GC-1" Hill Country Gateway Corridor design requirements and 3) a variance to eliminate the required 25 foot front bufferyard as established in the "GC-1" Hill Country Gateway Corridor design requirements and 4) a variance from the ten foot rear bufferyard as established in the "GC-1" Hill Country Gateway Corridor design requirements and 5) a variance from the requirement that no more than 70 percent of the building may be glass as established in the "GC-1" Hill Country Gateway Corridor design requirements.

Board of Adjustment
Plot Plan for
Case No A-16-126

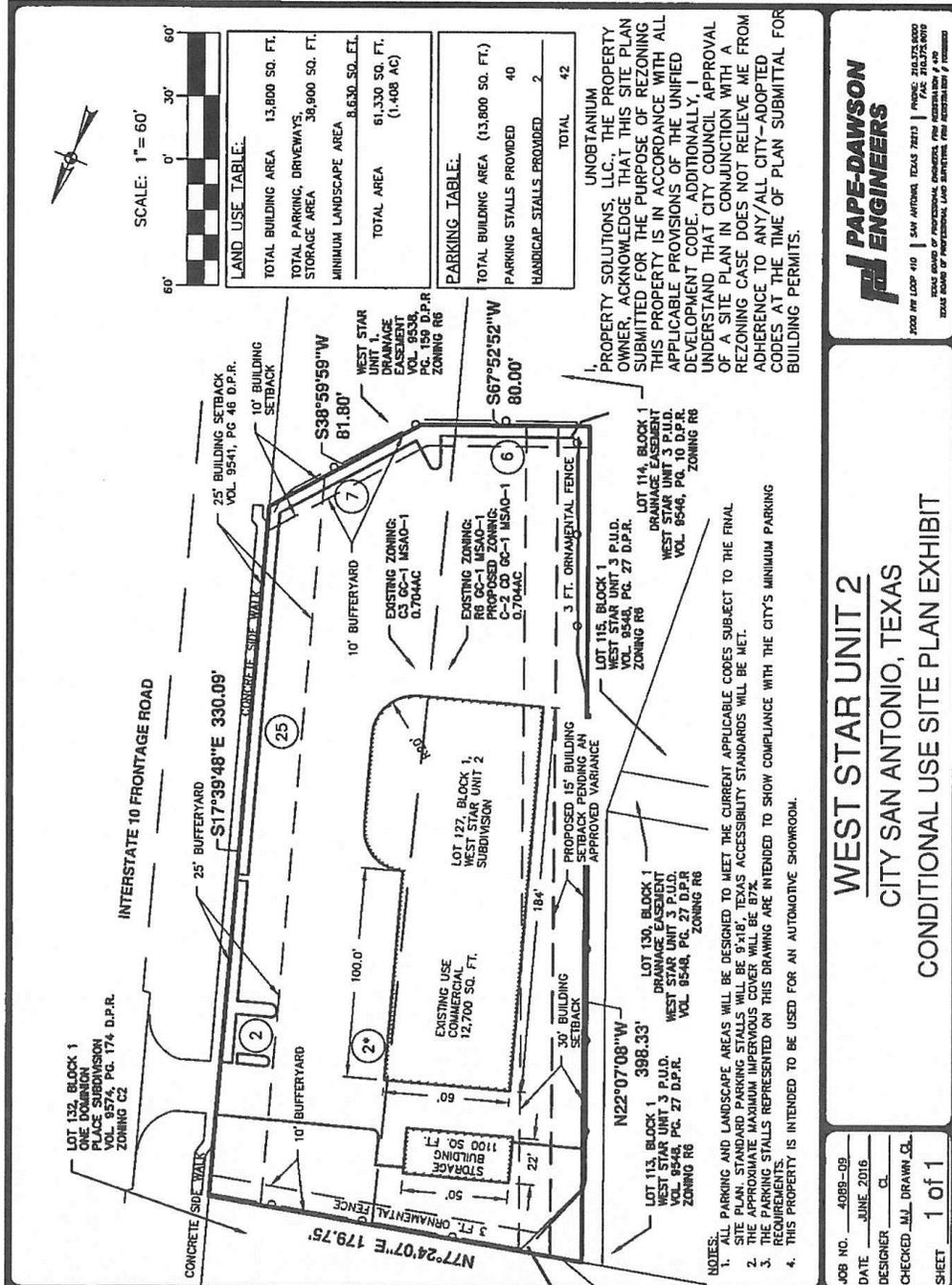


"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 8

23011 IH-10 W

Deane Koppert, Planning Department
City of San Antonio

Attachment 3 Applicant's Site Plan



PAPE-DAWSON ENGINEERS
 2000 HW LOOP 410 | 544 AIRBORNE, TEXAS 76113 | PHONE: 817.272.8000
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, REG. NO. 241272, 8070
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, REG. NO. 241272, 8070

WEST STAR UNIT 2
 CITY SAN ANTONIO, TEXAS
 CONDITIONAL USE SITE PLAN EXHIBIT

JOB NO. 4988-09
 DATE JUNE 2016
 DESIGNER CL
 CHECKED M.J. DRAWN CL
 SHEET 1 of 1

THIS DOCUMENT HAS BEEN PREPARED FROM WORKING DRAWINGS THAT HAS BEING REVIEWED ELECTRONICALLY AND MAY HAVE BEEN MODIFIED/REVISED. SET OUT IN THE "PROPERTY" MENUS. PLEASE CONTACT US IMMEDIATELY IF YOU HAVE ANY QUESTIONS.

Attachment 4 – Photos
Subject Property – 23011 IH 10 West



Glass Wall, parking along front property line



Subject Property – Front parking



Rear setback



Existing vegetation behind property

