



Variance Request: 1) a request for a variance from the MPOD-1 height limitation.

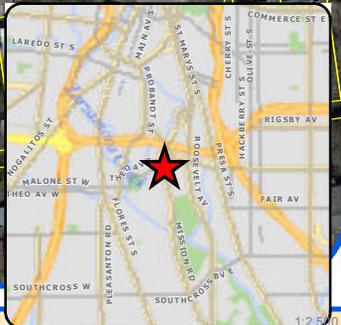
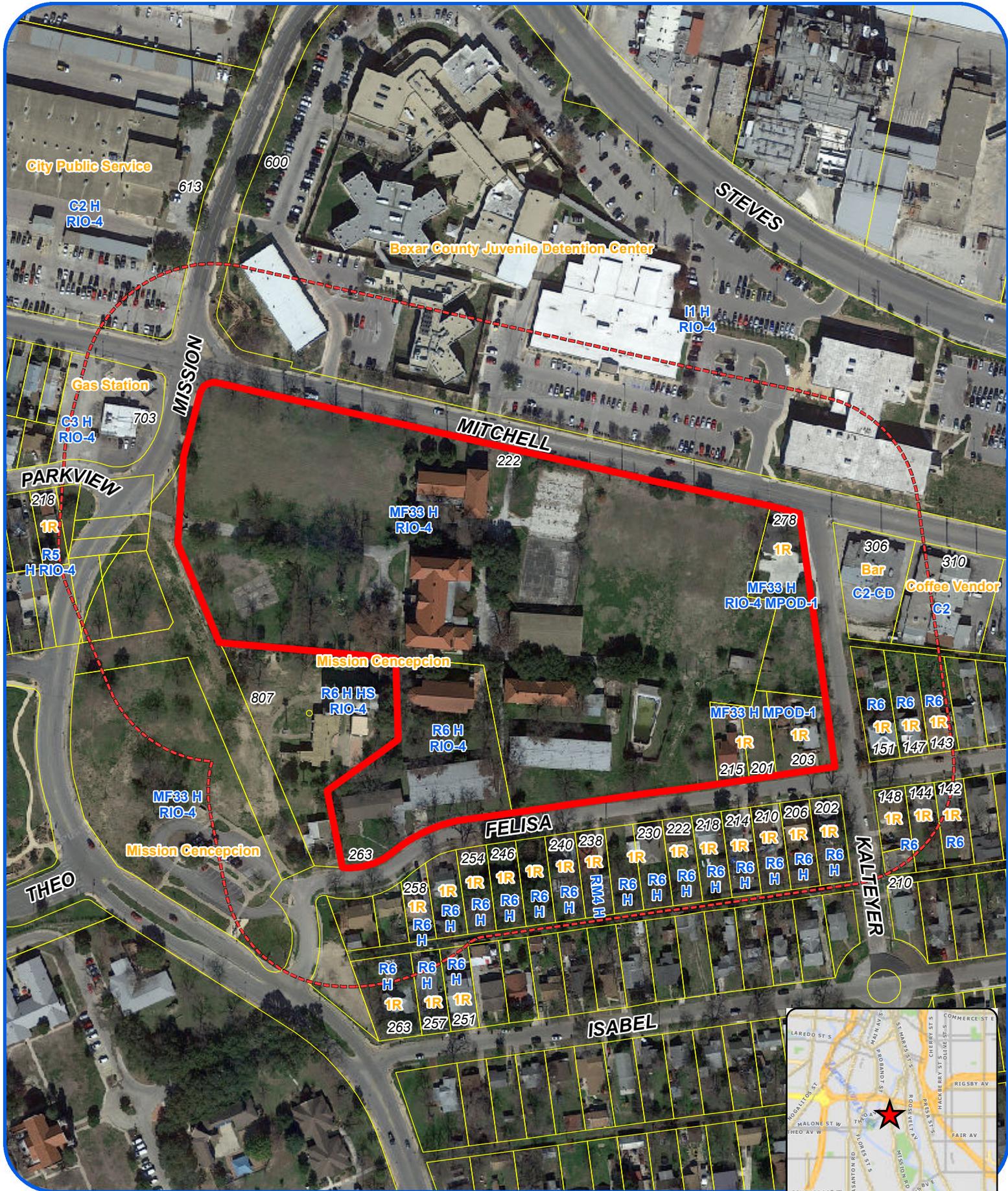
Board of Adjustment
 Plot Plan for
Case No A-17-124



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"
 Council District: 3

222 E Mitchell St

Development Services Department
 City of San Antonio



Board of Adjustment
Notification Plan for
Case No A-17-124

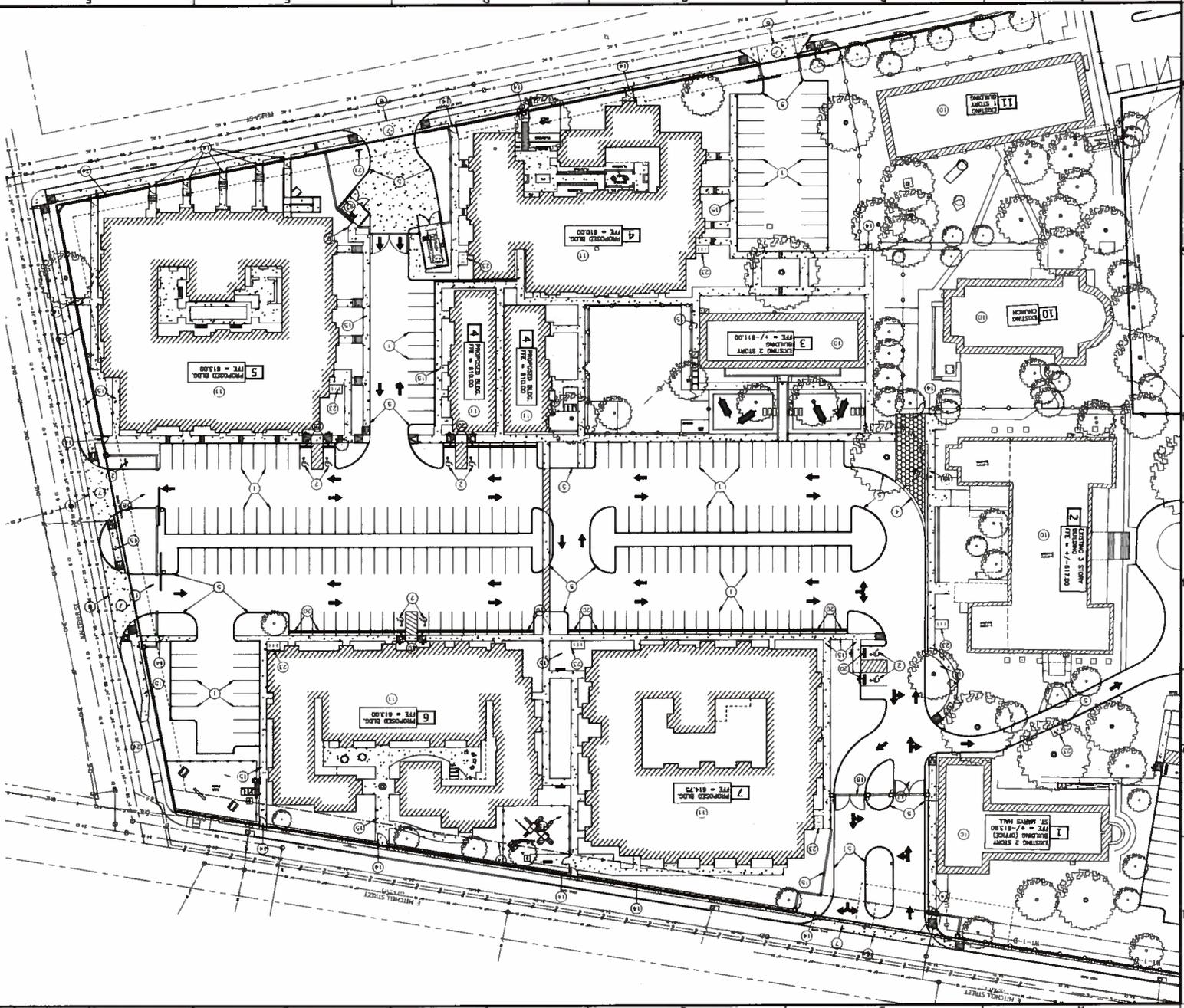


- San Antonio City Limits 
- Subject Property 
- 200' Notification Boundary 
- Council District: 3

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

PROJECT: 210 - ST. JOHN'S SEMINARY MIXED USE
 SHEET: CS105
 DATE: 12 OF 27



NOT FOR CONSTRUCTION PURPOSES. PREPARED UNDER THE SUPERVISION OF ROBERT B. BELAND, P.E.	
PRELIMINARY	
210-060-0224 WWW.BIGREDDOG.COM	
ENGINEERING & CONSULTING SAN ANTONIO, TEXAS 78204 TEL: 214-520-1171 FAX: 214-520-1172	
210 - ST. JOHN'S SEMINARY MIXED USE 221 E. MITCHELL STREET SAN ANTONIO, BEXAR COUNTY, TX 78210	
SHEET TITLE: DETAILED SITE PLAN	
DRAWN BY: [] CHECKED BY: [] DESIGNED BY: [] NO. PROJECT SHEETS: 12	SHEET NO.: CS105 OF 12

NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL SETBACKS ARE TO BE MAINTAINED AS SHOWN ON THE SITE PLAN.
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CIVIL REMARKS:

- REFER TO SHEET CS104 FOR PAVEMENT SECTIONS, DETAILS AND SPECIFICATIONS.
- COMPARISON TO REVISIONS AND REVISIONS SHALL BE MADE TO THE CITY OF SAN ANTONIO RECORDS.
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LEGEND:

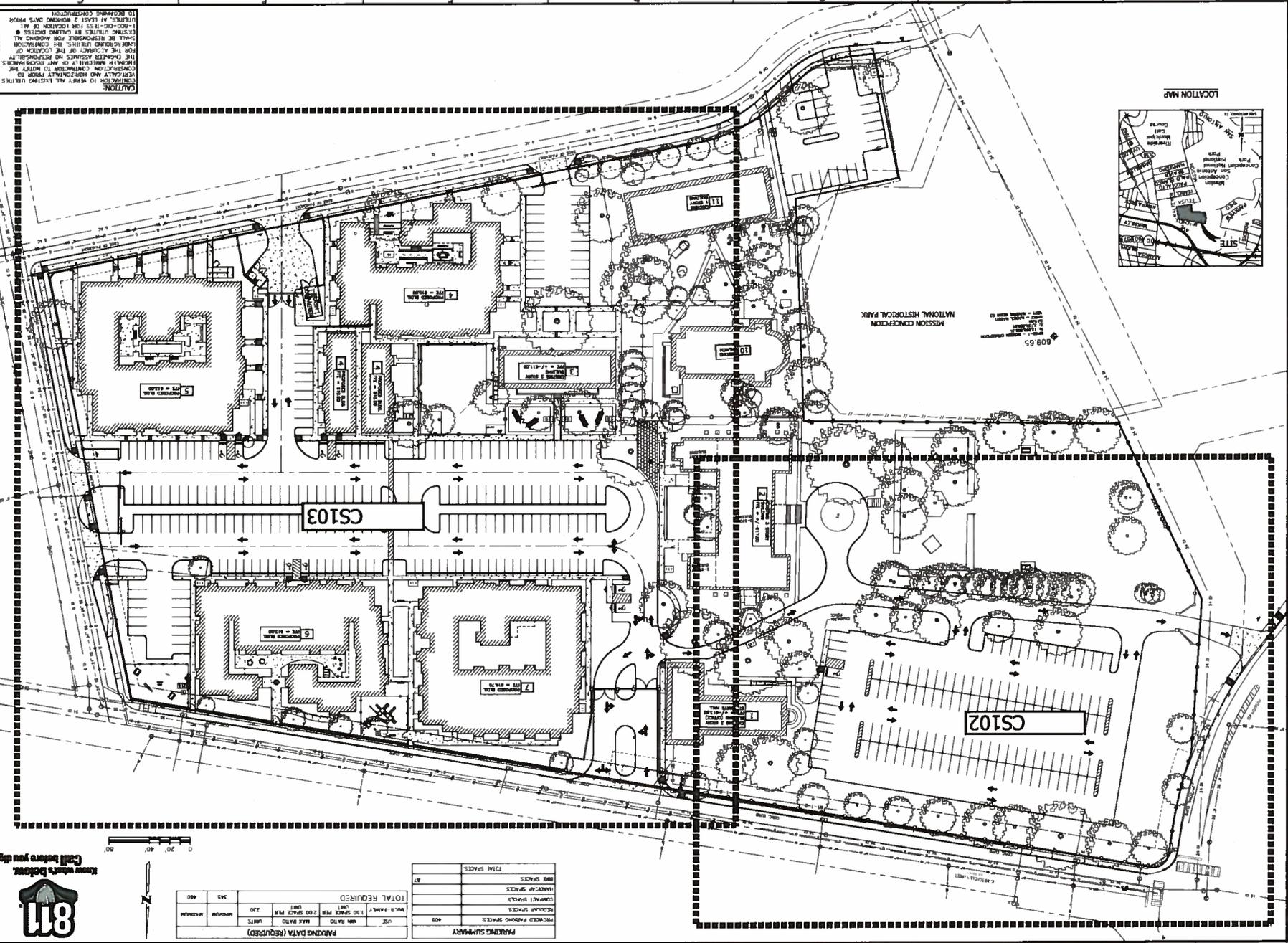
1	EXISTING 2 STORY BUILDING (OFFICE)
2	EXISTING 2 STORY BUILDING (OFFICE)
3	EXISTING 2 STORY BUILDING (OFFICE)
4	PROPOSED BLDG. FFE = 813.00
5	PROPOSED BLDG. FFE = 813.00
6	PROPOSED BLDG. FFE = 813.00
7	PROPOSED BLDG. FFE = 813.00
8	PROPOSED BLDG. FFE = 813.00
9	PROPOSED BLDG. FFE = 813.00
10	EXISTING 10 STORY BUILDING
11	EXISTING 10 STORY BUILDING

SCALE: 1" = 30'

MISSION CONNECTION NATIONAL HISTORICAL PARK

811 Call before you dig.

DATE: 08/27/12
 PROJECT: 210 - ST. JOHN'S SEMINARY MIXED USE
 SHEET: CS101
 SHEET TITLE: OVERALL CIVIL SITE PLAN
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/27/12



811
 Call before you dig
 Know what's below

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 ENGINEERING CONSULTING
 SAN ANTONIO, TEXAS 78204
 WWW.BIGREDDOG.COM

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PROJECT: 210 - ST. JOHN'S SEMINARY MIXED USE
SHEET TITLE: OVERALL CIVIL SITE PLAN
DATE: 08/27/12

CAUTION:
 VERIFY ALL EXISTING UTILITIES WITH THE UTILITY AND RESPONSIBLY PRIOR TO CONSTRUCTION. CONSTRUCTION TO PROTECT EXISTING UTILITIES SHALL BE RESPONSIBLE FOR AROUND ALL EXISTING UTILITIES BY CALLING 811. 1-800-881-3557 FOR LOCATION OF ALL UTILITIES. AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

PARKING DATA (REQUIRED)

USE	MIN. AREA PER 100 GROSS SQ. FT.	MAX. AREA PER 100 GROSS SQ. FT.	MIN. PARKING UNITS	MAX. PARKING UNITS
RETAIL	1.0	1.5	10	15
OFFICE	1.0	1.5	10	15
RESIDENTIAL	1.0	1.5	10	15
INDUSTRIAL	1.0	1.5	10	15

PARKING SUMMARY

PROVIDED PARKING SPACES	409
REQUIRED PARKING SPACES <td>409</td>	409
EXCESS SPACES <td>0</td>	0
DEFICIENCY SPACES <td>0</td>	0
TOTAL SPACES <td>409</td>	409

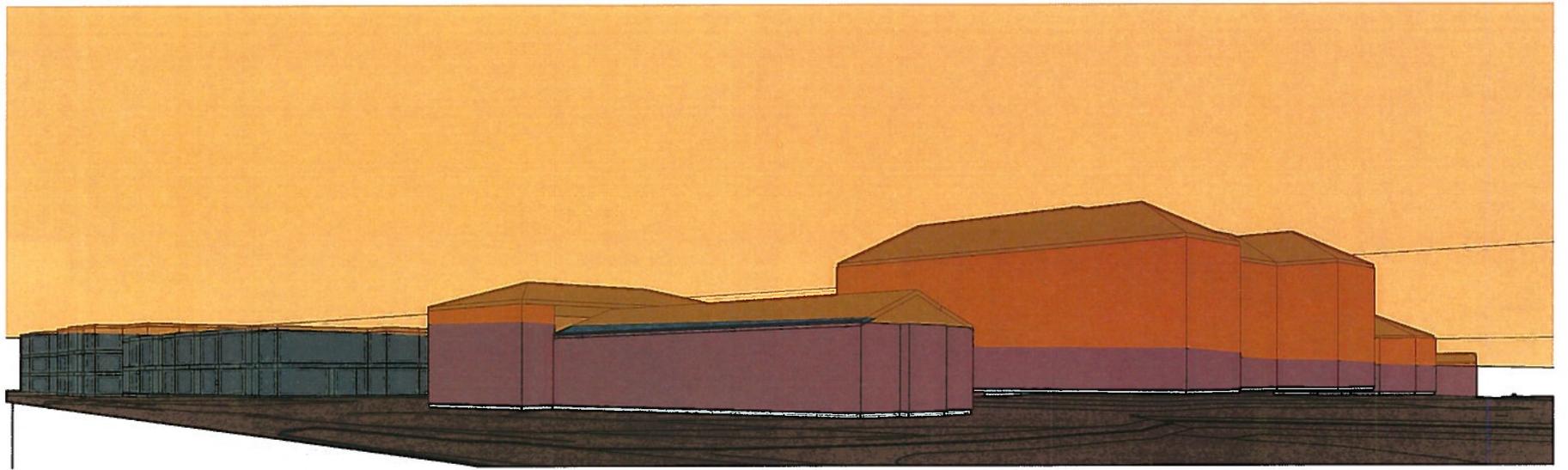
TOTAL REQUIRED

MIN. AREA PER 100 GROSS SQ. FT.	MAX. AREA PER 100 GROSS SQ. FT.	MIN. PARKING UNITS	MAX. PARKING UNITS
1.0	1.5	10	15
1.0	1.5	10	15
1.0	1.5	10	15
1.0	1.5	10	15



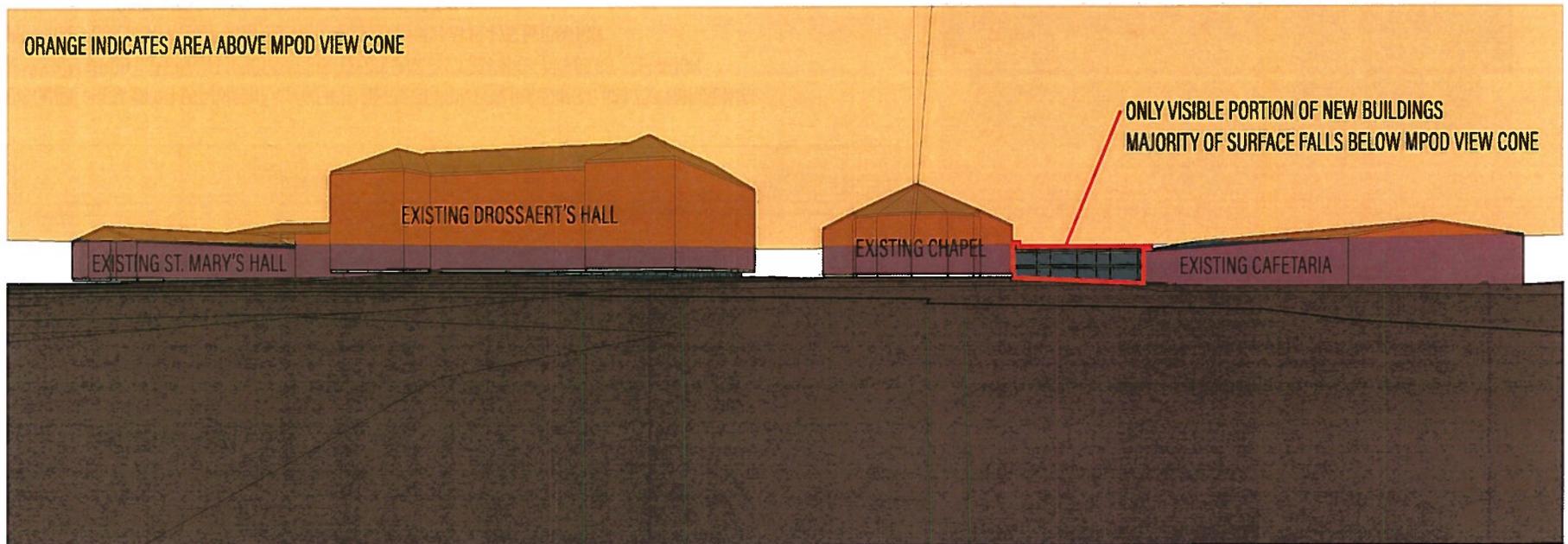
ALL VIEWS OF NEW CONSTRUCTION ARE OBSTRUCTED BY EXISTING BUILDINGS WHEN MISSION CONCEPCION IS INCLUDED.

**ST. JOHN'S SEMINARY - SITE STUDIES
VIEW FROM MONUMENT MARKER WITH EXISTING HISTORIC BUILDINGS AND OVERLAY OF MISSION CONCEPCION.**



ST. JOHN'S SEMINARY - SITE STUDIES
VIEW FROM NORTHWEST OF SITE WITH EXISTING HISTORIC BUILDINGS

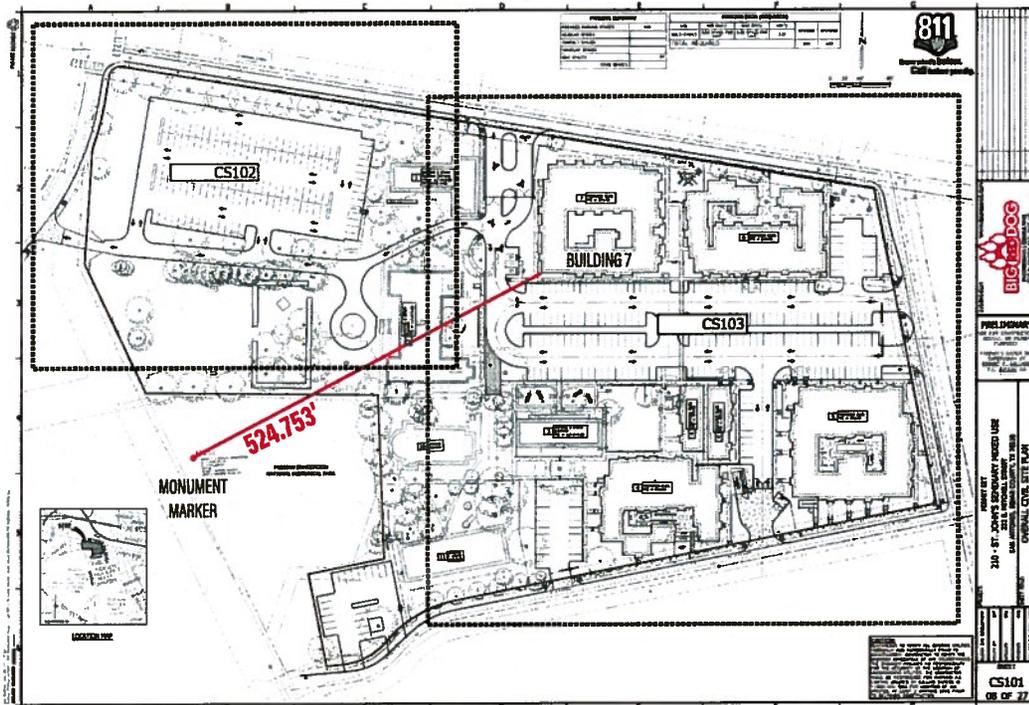
MAY 5, 2017



EXISTING ST. JOHN'S SEMINARY BUILDINGS OBSTRUCT MAJORITY OF VIEW OF THE PROPOSED NEW CONSTRUCTION
MISSION CONCEPCION AND EXISTING TREES AND VEGETATION THAT FURTHER OBSTRUCTS VIEW OF THE PROPOSED NEW CONSTRUCTION NOT SHOWN.

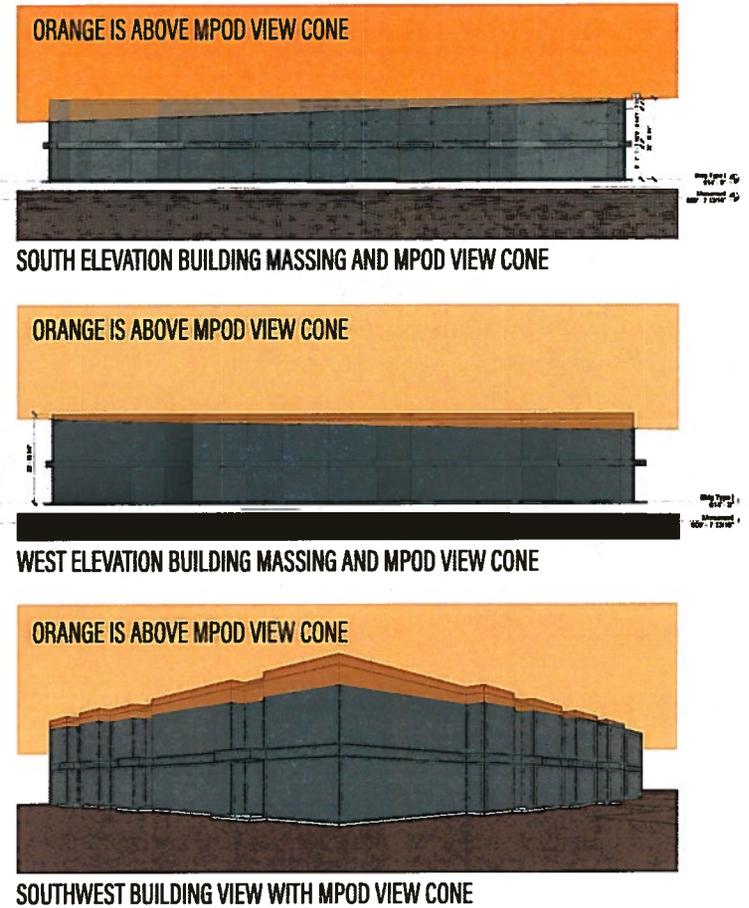
ST. JOHN'S SEMINARY - SITE STUDIES
VIEW FROM MONUMENT MARKER WITH EXISTING HISTORIC BUILDINGS

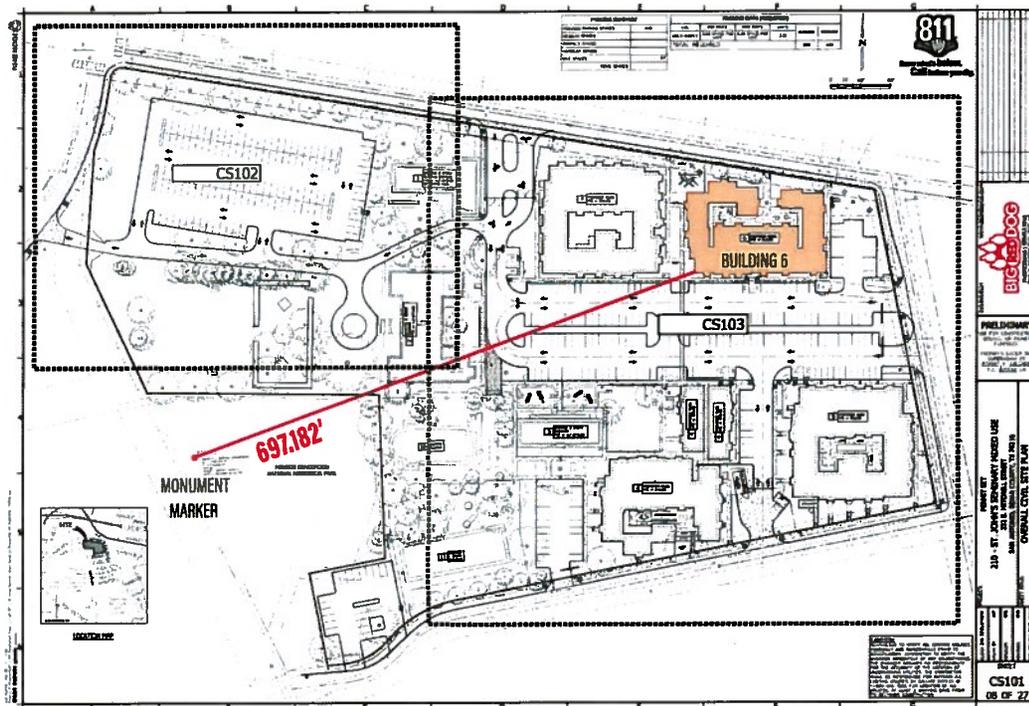
MAY 5, 2017



DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 7: 524.753' HORIZONTAL
 MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 23.824' HIGH AT 609.65' ELEVATION
 PROPOSED BUILDING HEIGHT AND ELEVATION: 22.854' HIGH AT 614.75' ELEVATION
 MAXIMUM PROPOSED INTRUSION INTO MPOD: 4.130' VERTICAL
 MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 7: 2.451°

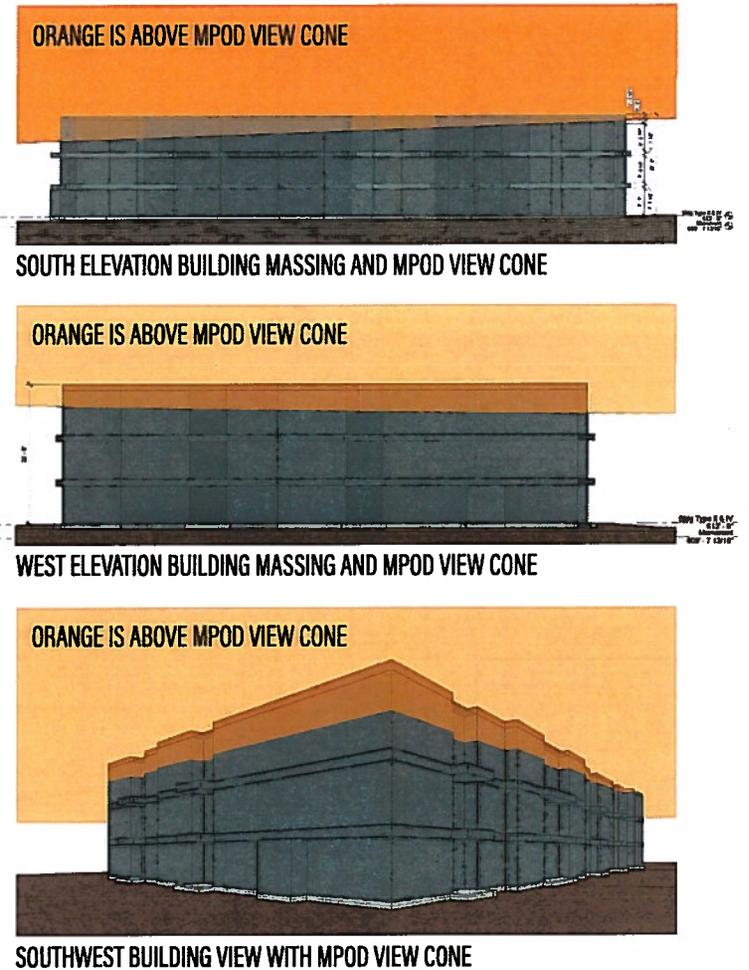
**ST. JOHN'S SEMINARY - NEW CONSTRUCTION
 MPOD OVERVIEW FOR BUILDING 7**

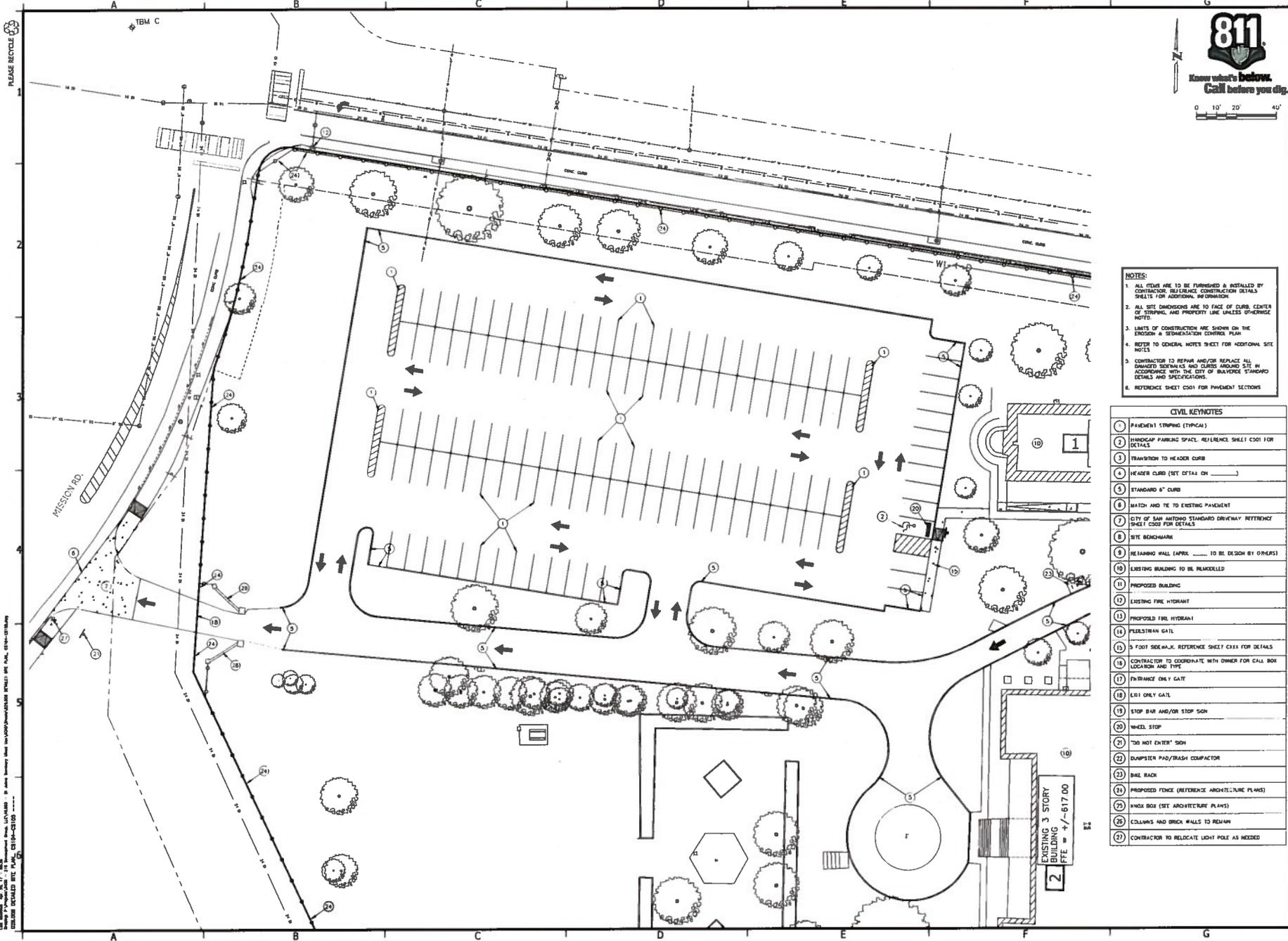




DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 6: 697.182' HORIZONTAL
 MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 29.846' HIGH AT 609.65' ELEVATION
 PROPOSED BUILDING HEIGHT AND ELEVATION: 33.500' HIGH AT 613.00' ELEVATION
 MAXIMUM PROPOSED INTRUSION INTO MPOD: 7.004' VERTICAL
 MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 6: 2.575°

**ST. JOHN'S SEMINARY - NEW CONSTRUCTION
 MPOD OVERVIEW FOR BUILDING 6**





Know what's below.
Call before you dig.



- NOTES:**
1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFER TO CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
 4. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
 5. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.
 6. REFERENCE SHEET CS01 FOR PAVEMENT SECTIONS.

CIVIL KEYNOTES

- | | |
|----|--|
| 1 | PAVEMENT STRIPING (TYPICAL) |
| 2 | HANDICAP PARKING SPACE. REFERENCE SHEET CS01 FOR DETAILS |
| 3 | TRANSITION TO HEADER CURB |
| 4 | HEADER CURB (SEE DETAIL ON _____) |
| 5 | STANDARD 6" CURB |
| 6 | MATCH AND TIE TO EXISTING PAVEMENT |
| 7 | CITY OF SAN ANTONIO STANDARD DRIVEWAY REFERENCE SHEET CS02 FOR DETAILS |
| 8 | SIK BENCHMARK |
| 9 | REARLAND WALL (APPROX. _____ TO BE DESIGN BY OTHERS) |
| 10 | EXISTING BUILDING TO BE REIMAGED |
| 11 | PROPOSED BUILDING |
| 12 | EXISTING FIRE HYDRANT |
| 13 | PROPOSED FIRE HYDRANT |
| 14 | PEDESTRIAN GATE |
| 15 | 5 FOOT SIDEWALK. REFERENCE SHEET CS01 FOR DETAILS |
| 16 | CONTRACTOR TO COORDINATE WITH OWNER FOR CALL BOX LOCATION AND TYPE |
| 17 | ENTRANCE ONLY GATE |
| 18 | EXIT ONLY GATE |
| 19 | STOP BAR AND/OR STOP SIGN |
| 20 | WHEEL STOP |
| 21 | "DO NOT ENTER" SIGN |
| 22 | DUMPER PAD/TRASH COMPACTOR |
| 23 | BIKE RACK |
| 24 | PROPOSED FENCE (REFERENCE ARCHITECTURE PLANS) |
| 25 | WALK BOX (SEE ARCHITECTURE PLANS) |
| 26 | COLUMNS AND BRICK WALLS TO REMAIN |
| 27 | CONTRACTOR TO RELOCATE LIGHT POLE AS NEEDED |

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ENGINEERING | CONSULTING
SAN ANTONIO, TEXAS 78210

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PREPARED UNDER THE
SUPERVISION OF
ROBERT R. DELGADO,
P.E. #26858 GH

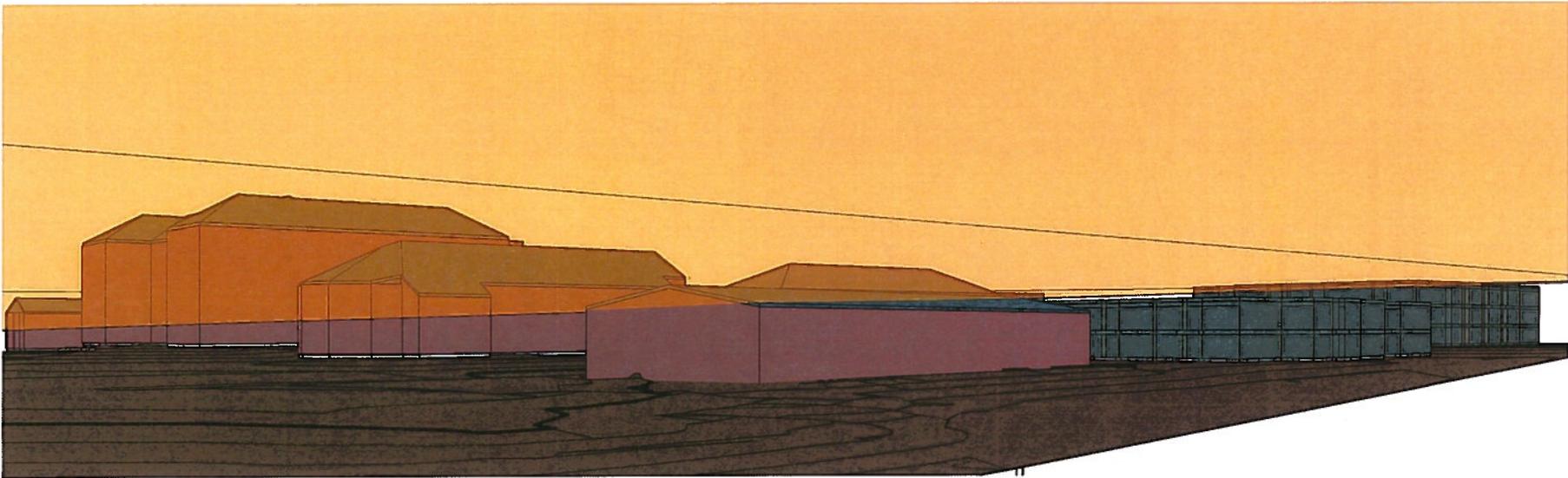
PROJECT: PERMIT SET
210 - ST. JOHN'S SEMINARY MIXED USE
322 E MITCHELL STREET
SAN ANTONIO, BEXAR COUNTY, TX 78210

SHEET TITLE: DETAILED SITE PLAN

CLIENT: 210 DEVELOPMENT	DATE: 08/11/2023
DRAWN BY: [REDACTED]	SCALE: AS SHOWN
DESIGNED BY: [REDACTED]	PROJECT: 210-13-23-01
REVIEWER: [REDACTED]	
AND: [REDACTED]	

SHEET
CS104
11 OF 27

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ST. JOHN'S SEMINARY - SITE STUDIES
VIEW FROM SOUTHWEST OF SITE WITH EXISTING HISTORIC BUILDINGS

MAY 5, 2017

Photos
Subject Property – 222 E. Mitchell



Proposed Location of New Construction



Surrounding Properties





Mission Concepcion

