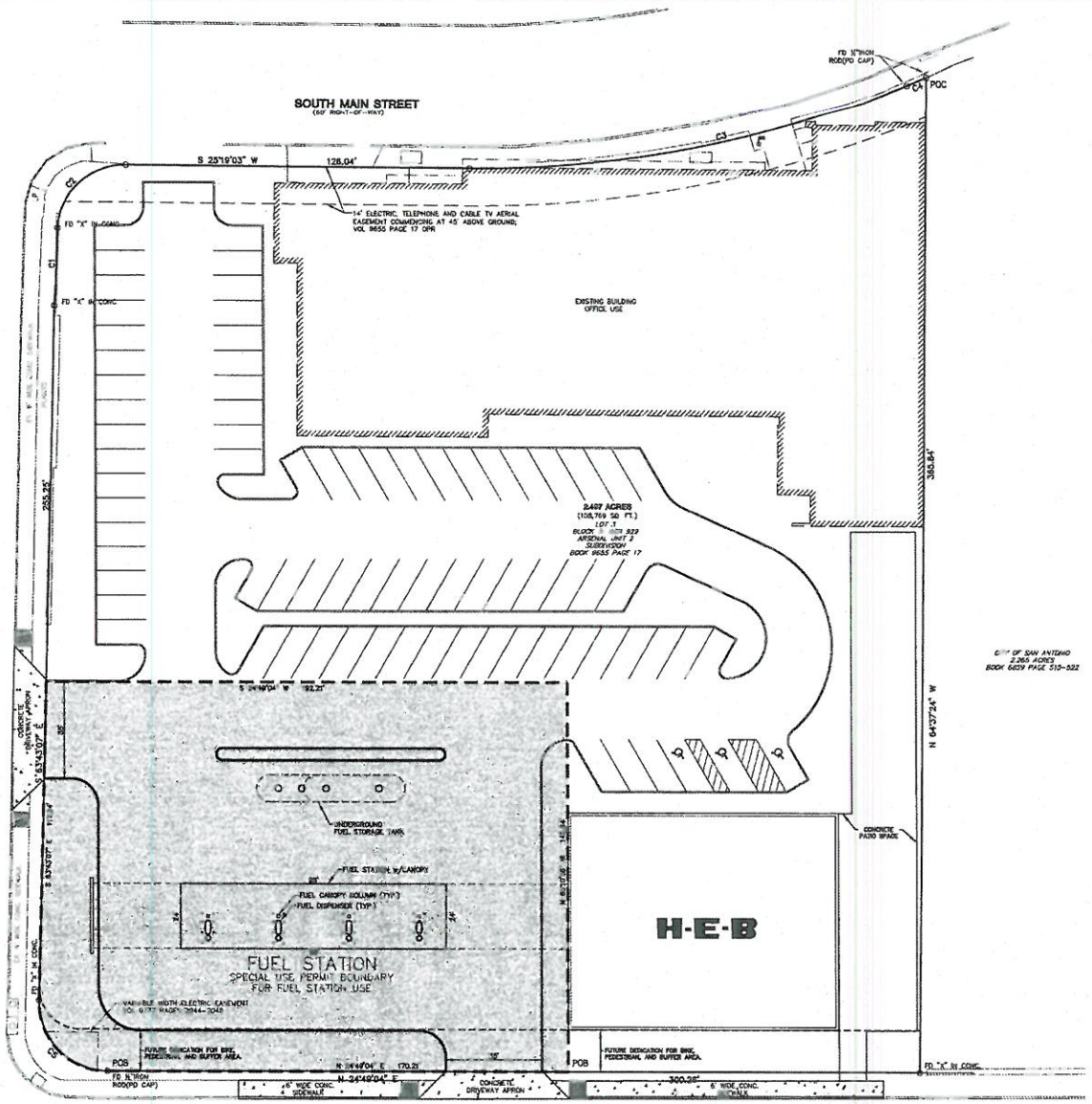

PROPERTY CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°06'52"	737.00'	29.30'	S62° 37' 06"E	29.30
C2	85°04'07"	25.00'	37.12'	S42° 06' 01"E	34.34
C3	3°30'16"	611.98'	146.01'	S37° 48' 25"W	164.00
C4	0°13'16"	542.69'	7.21'	S62° 38' 25"W	7.19
C5	91°27'49"	23.00'	34.97'	N70° 22' 09"E	35.00

1" = 20'

PROJECT INFORMATION

ADDRESS:	CESAR CHAVEZ AND SOUTH FLORES SAN ANTONIO, TEXAS 78204
CURRENT ZONING:	D R104 (DOWNTOWN RIO 4 OVERLAY DISTRICT)
PROPOSED ZONING:	D S (DOWNTOWN FUEL STATION USE)
SITE AREA:	2.497 ACRES
FUEL STATION:	2,3[illegible] SQ. FT. (AREA UNDER CANOPY)
FUEL SUP BOUNDARY:	27,568 SQ FT. (INCLUDES TANK, SITE)
PARKING REQUIRED:	
FUEL STATION:	NO REQUIREMENTS (NO SEPARATE BUILDING)
BICYCLE SPACES:	NONE REQUIRED. VEHICLE ACCESS ONLY
IMPERVIOUS COVER:	THE SPECIFIC USE AUTHORIZATION AREA DEFINED BY THIS PLAN WILL HAVE AN IMPERVIOUS COVER OF 95 PERCENT (%). THE LIMITS OF THE FUEL STATION BELOW THE CANOPY STRUCTURE AND FUEL UNDERGROUND STORAGE TANK SLAB WILL BE PAVED WITH CONCRETE PAVEMENT.
LANDSCAPE:	LANDSCAPING WILL BE PROVIDED IN ACCORDANCE ARTICLE VI OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
SETBACKS:	NO PROPOSED SETBACK FOR THE FUEL STATION

SPECIAL USE PERMIT REQUEST NOTE

WE SUBMIT THIS SPECIAL USE PERMIT REQUEST TO ALLOW FOR DEVELOPMENT OF A COMMERCIAL USE PETROLEUM FUEL STATION, CANOPY STRUCTURE, AND ASSOCIATED EQUIPMENT WITHIN A DOWNTOWN ZONING DISTRICT.

I, TODD A. PLAND, SENIOR VICE PRESIDENT OF HEB GROCERY COMPANY, LP, THE APPOINTED REPRESENTATIVE 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 THIS 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.

OWNER AGENT: TODD A. PLAND
SR. VICE PRESIDENT of HEB GROCERY COMPANY, LP

OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 SOUTH MAIN AVENUE
SAN ANTONIO, TX 78204

ADDRESS

ADDRESS TO BE ASSIGNED
EAST CESAR CHAVEZ BOULEVARD AND SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

LEGAL DESCRIPTION

A 2.497 ACRE TRACT OF LAND KNOWN AS LOT 3, BLOCK 5, N.C.B. 923 OF THE ARSENAL UNIT 3 SUBDIVISION LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 9655 PAGE 17 THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

FLOOD/PLAIN INFORMATION

THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48029C0435D DATED SEPTEMBER 29, 2010.

PLAT 130064

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF H.E.B. GROCERY. ANY DISTRIBUTION TO NON-H.E.B. ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

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H-E-B

SPECIFIC USE AUTHORIZATION PLAN

H.E.B. DOWNTOWN SAN ANTONIO STORE
CESAR CHAVEZ BLVD AND SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204

SCALE: AS NOTED
CONTR. NO.: 120010
PROJ. NO.: 30166
DATE: 10.15.13
SHEET NO. C-1.0

A1 | SPECIFIC USE AUTHORIZATION PLAN
SCALE: 1" = 20'

Date: July 19, 2012, User ID: Steve
File: C:\SUC\130166\SUP\DOWNTOWNSUP.DWG