



CAD SURVEY & CODE VERIFICATION NEEDED  
 SITE PLAN WAS CONSTRUCTED FROM  
 INFORMATION PROVIDED BY CST, AND IS  
 THEREFORE ONLY AN APPROXIMATION. IT DOES  
 NOT NECESSARILY REPRESENT THE FULL EXTENT  
 OF PROPERTY, DEVELOPER, AND CODE  
 REQUIREMENTS.

**PROJECT DATA**

A 1.937 ACRE TRACT OUT OF LOT 5 & 6, BLOCK B, NCB 15706

BUILDING TYPE: 4650  
 LOT SIZE: 84,363 S.F. (1.937 ACRES)  
 IMPERVIOUS COVER: 66,599 S.F. (78%)  
 CORNER STORE (4,713 S.F.) + CARWASH (928 S.F.) = 5,641 S.F.  
 IMPERVIOUS (66,599 S.F.) - BUILDINGS (5,641 S.F.) = 60,958 S.F.  
 PARKING SPACES PROVIDED = 40

REQUEST A REZONING CHANGE FROM MF-33 MULTI-FAMILY RESIDENCE TO C-2 S COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR CONVENIENCE STORE WITH GASOLINE AND CARWASH.

I, CLYDE B. GOLDSMITH, ROSENSTEIN FAMILY LP, AND FERTILE VALLEY FARMS IRREVOCABLE TRUST, 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.

**LANDSCAPE**

REQ. BUFFER TREES: 24  
 PARKING LOT SHADE 25% OF THE PARKING AREA  
 STREET TREE REQUIRED = 11

**PARKING**

MIN. 1 PER 1000 GFA (5) AND  
 MAX 10 PER 1000 GFA (50)  
 PROVIDED = 40

\*NOTE: REFER TO SUP TRACT EXHIBIT FOR PROPERTY LINE INFORMATION AND FIELD NOTES.



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PROJECT 4560 PROTOTYPE  
**CST CORNER STORE 1087**  
 O'CONNOR RD & STAHL RD SAN ANTONIO, TX  
**CONCEPT SITE PLAN**  
 SHEET TITLE

PROJECT NO. 1414

12/17/13

REVISIONS	DATE
1	12/20/13
2	03/11/14
3	03/12/14
4	03/12/14
5	03/12/14
6	03/14/14
7	03/20/14
8	04/30/14
9	05/14/14
10	06/12/14
11	06/13/14
12	07/17/14

SHEET NO.

**A1.1**  
4650L