

ZONING CASE Z201410 CD

ZONING CHANGE FROM: "RM-4 AHOD" RESIDENTIAL MIXED AIRPORT HAZARD OVERLAY DISTRICT.

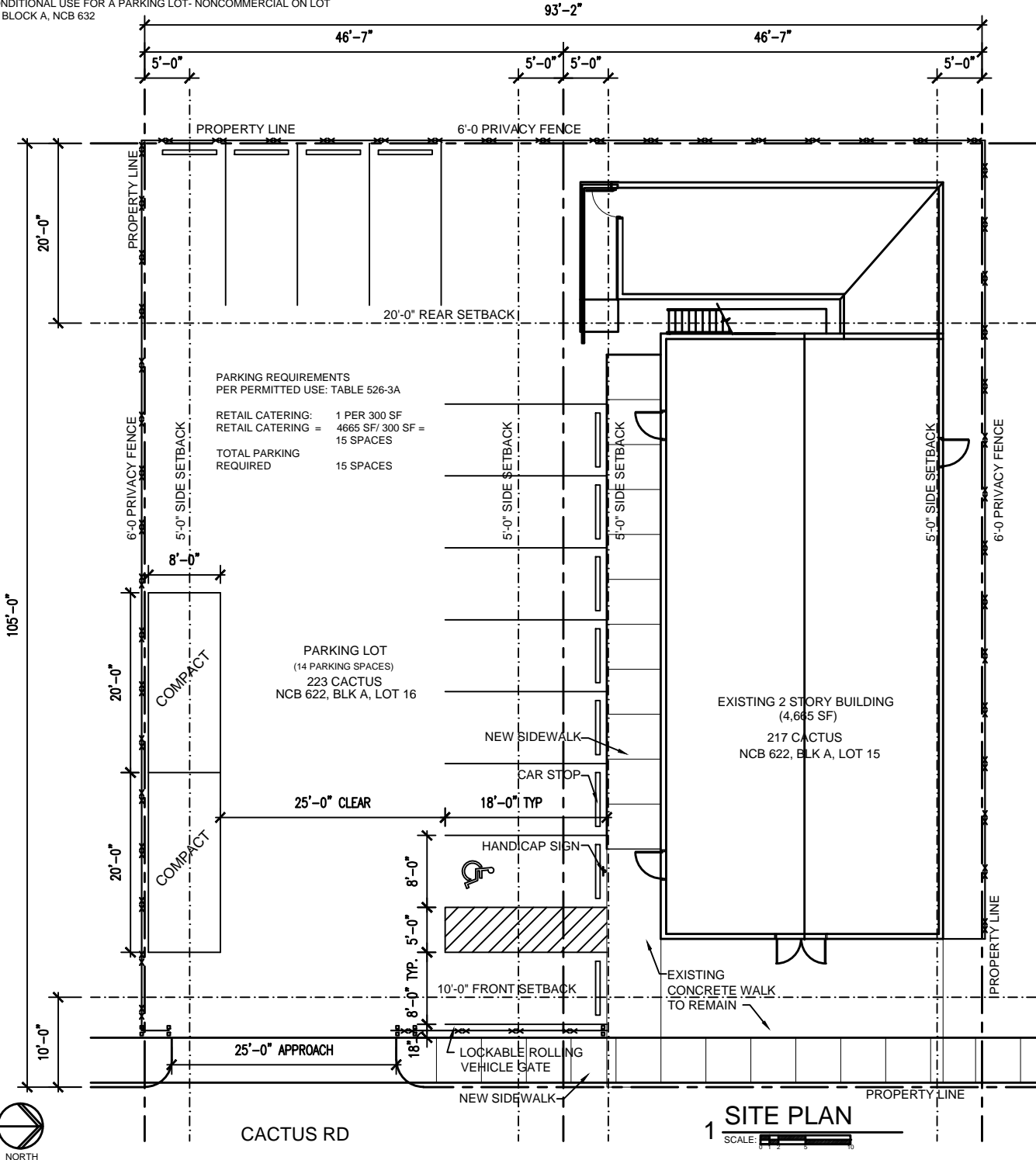
ZONING CHANGE TO: "R-6 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH A CONDITIONAL USE FOR CATERERS AND CATERING SHOP (NO ON-PREMISES FOOD SERVICES) ON LOT 15, BLOCK A NCB 632 AND "R-6 CD" RESIDENTIAL SINGLE-FAMILY DISTRICT WITH A CONDITIONAL USE FOR A PARKING LOT- NONCOMMERCIAL ON LOT 16, BLOCK A, NCB 632

**NOTE:**

THE FOLLOWING ITEMS TO BE ADDRESSED IN AEVR APPLICATION.

- 1.) PARKING LOT DRIVEWAY THROAT LENGTH LESS THAN THE RECOMMENDED 20'-0"
- 2.) UNABLE TO PROVIDE ONE VEHICLE STACKING AT DRIVEWAY THROAT.
- 3.) PARKING LOT SHORT (1) SPACE OF THE REQUIRED 15 SPACES.

**I TONY GRADNEY, THE PROPERTY OWNER ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE 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.**



PARKING REQUIREMENTS  
PER PERMITTED USE: TABLE 526-3A

RETAIL CATERING: 1 PER 300 SF  
RETAIL CATERING = 4665 SF/ 300 SF = 15 SPACES

TOTAL PARKING  
REQUIRED 15 SPACES

PARKING LOT  
(14 PARKING SPACES)  
223 CACTUS  
NCB 622, BLK A, LOT 16

EXISTING 2 STORY BUILDING  
(4,665 SF)  
217 CACTUS  
NCB 622, BLK A, LOT 15

Drawn By:  
Checked By:  
Sheet Date:  
Project No.:  
Sheet No.:  
A1.2  
Date: 08

Sheet Name:  
**SITE PLAN**

Project Name and Address:  
**CACTUS ROAD BUILDING**  
217/223 CACTUS RD  
SAN ANTONIO, TX 78202

Seal:  
Date:  
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**Dillard Architect Group**  
708 Riggsby Avenue  
San Antonio, Texas  
(210) 531-0050 office (210) 531-0074 fax  
dillardarchgrp@att.net