



PROPERTY INFORMATION:
 ADDRESS: 115 MICHIGAN AVE. SAN ANTONIO, TEXAS 78201
 CURRENT ZONING: RM4 NCD-5 AHOD
 REQUESTED REZONING: RM4 NCD-5 AHOD WITH CONDITIONAL USE AS AN ART GALLERY
 LEGAL DESCRIPTION: NCB 1872, BLOCK 48, SOUTH 44' OF LOTS 5 & 6
 ACREAGE: 0.0505 ACRES
 PROPOSED USE: ART GALLERY

1. SITE PLAN TABULATIONS
 - A. BUILDING AREA:
 BUILDING DIMENSIONS = 50'-0" X 44'-0"
 BUILDING AREA = 2,202 SQ. FT.
 - B. ERZD REQUIREMENTS:
 NO PORTION OF THE BUILDING IS LOCATED WITHIN THE ERZD
 - C. IMPERVIOUS COVER: 2,202 SQ. FT.
2. 115 MICHIGAN EXISTING AND PROPOSED SETBACKS:
 FRONT = 0'
 SIDE = 0'
 REAR = 0'
3. PARKING REQUIREMENTS:
 PROPOSED RETAIL ART GALLERY = 1 PER 300 GFA
 2,202 GFA / 300 = 7 REQUIRED PARKING SPACES
 PLUS 1 ACCESSIBLE SPACE IS REQUIRED
 NO PARKING SPACES WILL BE PROVIDED ON SITE.
4. BUFFER REQUIREMENTS:
 THE ADJACENT PROPERTIES HAVE SIMILAR ZONING DESIGNATIONS OF RM-4 NCD AND R-6 NCD. ACCORDING TO UDC SECTION 35-510, THERE ARE NO BUFFER REQUIREMENTS BETWEEN THESE ZONING DESIGNATIONS.
5. THE INTENDED USE OF THE BUILDING IS FOR AN ART GALLERY
 IMPROVEMENTS TO THE BUILDING WILL BE INTERNAL TO FUNCTION AS AN ART GALLERY BUSINESS.
6. I, JEFFREY DERSH, 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.
7. I ACKNOWLEDGE THAT A COOPERATIVE PARKING PLAN / AGREEMENT OR VARIANCE WILL BE REQUIRED TO WAIVE / REDUCE PARKING REQUIREMENTS.
8. CURRENT SETBACK REQUIREMENTS WILL APPLY TO ANY NEW CONSTRUCTION.