

PA 16049

Z2016178

LOT 132, BLOCK 1
ONE DOMINION
PLACE SUBDIVISION
VOL. 9574, PG. 174 D.P.R.
ZONING C2

INTERSTATE 10 FRONTAGE ROAD

CONCRETE SIDE WALK

S17°39'48"E 330.09'

25' BUILDING SETBACK
VOL. 9541, PG. 46 D.P.R.

10' BUILDING
SETBACK

S38°59'59"W 81.80'

WEST STAR
UNIT 1,
DRAINAGE
EASEMENT
VOL. 9538,
PG. 159 D.P.R.
ZONING R6

EXISTING ZONING:
C3 GC-1 MSAO-1
0.704AC

EXISTING ZONING:
R6 GC-1 MSAO-1
PROPOSED ZONING:
C-2 CD GC-1 MSAO-1
0.704AC

S67°52'52"W 80.00'

N77°24'07"E 179.75'

STORAGE
BUILDING
1100 SQ. FT.

EXISTING USE
COMMERCIAL
12,700 SQ. FT.

LOT 127, BLOCK 1,
WEST STAR UNIT 2
SUBDIVISION

PROPOSED 15' BUILDING
SETBACK PENDING AN
APPROVED VARIANCE

N22°07'08"W 398.33'

LOT 113, BLOCK 1
WEST STAR UNIT 3 P.U.D.
VOL. 9548, PG. 27 D.P.R.
ZONING R6

LOT 130, BLOCK 1
DRAINAGE EASEMENT
WEST STAR UNIT 3 P.U.D.
VOL. 9548, PG. 27 D.P.R.
ZONING R6

LOT 115, BLOCK 1
WEST STAR UNIT 3 P.U.D.
VOL. 9548, PG. 27 D.P.R.
ZONING R6

LOT 114, BLOCK 1
DRAINAGE EASEMENT
WEST STAR UNIT 3 P.U.D.
VOL. 9548, PG. 10 D.P.R.
ZONING R6

- NOTES:
1. ALL PARKING AND LANDSCAPE AREAS WILL BE DESIGNED TO MEET THE CURRENT APPLICABLE CODES SUBJECT TO THE FINAL SITE PLAN. STANDARD PARKING STALLS WILL BE 9'x16'. TEXAS ACCESSIBILITY STANDARDS WILL BE MET.
 2. THE APPROXIMATE MAXIMUM IMPERVIOUS COVER WILL BE 87%.
 3. THE PARKING STALLS REPRESENTED ON THIS DRAWING ARE INTENDED TO SHOW COMPLIANCE WITH THE CITY'S MINIMUM PARKING REQUIREMENTS.
 4. THIS PROPERTY IS INTENDED TO BE USED FOR AN AUTOMOTIVE SHOWROOM.

SCALE: 1" = 60'



LAND USE TABLE:

TOTAL BUILDING AREA	13,800 SQ. FT.
TOTAL PARKING, DRIVEWAYS, STORAGE AREA	39,400 SQ. FT.
MINIMUM LANDSCAPE AREA	8,130 SQ. FT.
TOTAL AREA	61,330 SQ. FT. (1.408 AC)

PARKING TABLE:

TOTAL BUILDING AREA (13,800 SQ. FT.)	
PARKING STALLS PROVIDED	40
HANDICAP STALLS PROVIDED	2
TOTAL	42

1. DAVID MONROE WITH UNOBTAINABLE PROPERTY SOLUTIONS, LLC, 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 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.

WEST STAR UNIT 2

CITY SAN ANTONIO, TEXAS

CONDITIONAL USE SITE PLAN EXHIBIT

JOB NO. 4089-09
DATE JUNE 2016
DESIGNER CL
CHECKED MJ DRAWN CL
SHEET 1 of 1

PAPE-DAWSON
ENGINEERS

2000 HW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.0000
FAX: 210.375.0810
TOTAL BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 1008990
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1008990