

VANCE STREET

N 90d 00' 00" E 53.00'

22017012

1200 S. PRESA ST. BUILDING  
4,185 total gross sq.ft.

INGRESS / EGRESS

REQUESTED REZONING: IDZ NCD1 with uses in C2

**PROPERTY INFORMATION:**

ADDRESS: 1200 SOUTH PRESA ST., SAN ANTONIO, TEXAS 78201

CURRENT ZONING: C2 NCD1

REQUESTED REZONING: IDZ NCD1 with uses in C2

LEGAL DESCRIPTION: NCB 734, BLOCK 7, LOT 1

ACREAGE: 0.163 ACRE

NO PORTION OF THE BUILDING IS LOCATED WITHIN THE ERZD

Property Ingress and Egress is directly off of the frontage of adjacent minor artery street of S. Presa and collector road Riddle Street. The building also has frontage off of collector road Vance Street.

RIDDLE STREET

N 00d 56' 42" E 122.40'

S 00d 00' 00" E 140.00'

INGRESS / EGRESS

Covered  
Porta Cochera

N 72d 14' 43" W 57.77'

INGRESS / EGRESS

S. PRESA STREET

I, William James Lambert III, Managing Member of the property owner group of 1200 S. presa, LLC, 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 buiding permits.

**SITE PLAN**

Graphic Scale



NORTH