



SITE & BUILDING DATA	
LOTS:	2
AREA:	0.5447 AC. (IDZ)
PROPOSED USE:	MIXED USE, COMMERCIAL.
PARKING AREA:	STREET PARKING, AND CONCRETE PARKING AREA IN REAR. (±1,737 SF) 11,640 SF OFF-SITE PARKING

LEGAL DESCRIPTION:	BEING THE N 35 FEET OF LOT 26 AND S 25 FEET OF LOT 27, BLOCK 4, NCB 902; LOT 43, BLOCK 4, NCB 903; W 125 FEET OF N 34.5 FEET OF LOT 44, NCB 903
CURRENT ZONING:	C-3R H, C-3R HS
PROPOSED ZONING:	IDZ W/ USES ALLOWED IN C-2 H WITH ADDITIONAL USES AS A BAR

*LOCATION OF VEHICULAR INGRESS/EGRESS SUBJECT TO CHANGE DURING COSA PERMITTING PROCESS.

IDZ ZONING STATEMENT

LFISHUTZ COMPANIES, LP., THE DEVELOPER, 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.

[illegible]

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210.860.9224

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
STEPHEN S. LIN,
P.E. #108721 ON
January 31, 2017

PROJECT: PRELIMINARY NOT FOR CONSTRUCTION

712/714 SOUTH ST. MARY'S STREET PARKING

712/714 SOUTH ST. MARY'S ST.

SAN AN IUNIO, BEXAR, I A, /8205

מורנו וזכרה:

IDZ SITE PLAN

CLIENT:	UFSHUTZ DEVELOPMENT
DRAWN BY:	KMK
DESIGNER:	TA
REVIEWER:	SSL
BRD PROJECT:	139.001

SHEET

EXHIBIT