

Board of Adjustment **Notification Plan for** **Case No A-17-123**



- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 10

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio



Variance Request: 1) a 23 foot variance from the IH-1 60 foot front setback to allow a 37 foot setback 2) a variance from the IH-1 pedestrian route landscaping 3) a variance from the IH-1 50% glass requirement 4) a 3 foot variance from the minimum 10 foot rear bufferyard and 5) a variance from the prohibition of metal as a building material.

Board of Adjustment
Plot Plan for
Case No A-17-123



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 10

11711 O'Connor Rd

Development Services Department
City of San Antonio

42147



11711 O'Connor Rd
San Antonio, Texas

PRELIMINARY
THIS DOCUMENT IS FOR INTERIM REVIEW AND
NOT INTENDED FOR BIDDING, PERMIT OR
CONSTRUCTION PURPOSES.
CHARLES W. POPE TX#13356

Date: 05.05.17

PRELIM ZONING INFO:

UDC DATE: 02.05.15

ZONING

- I-1 / IH 1 (corridor overlay)

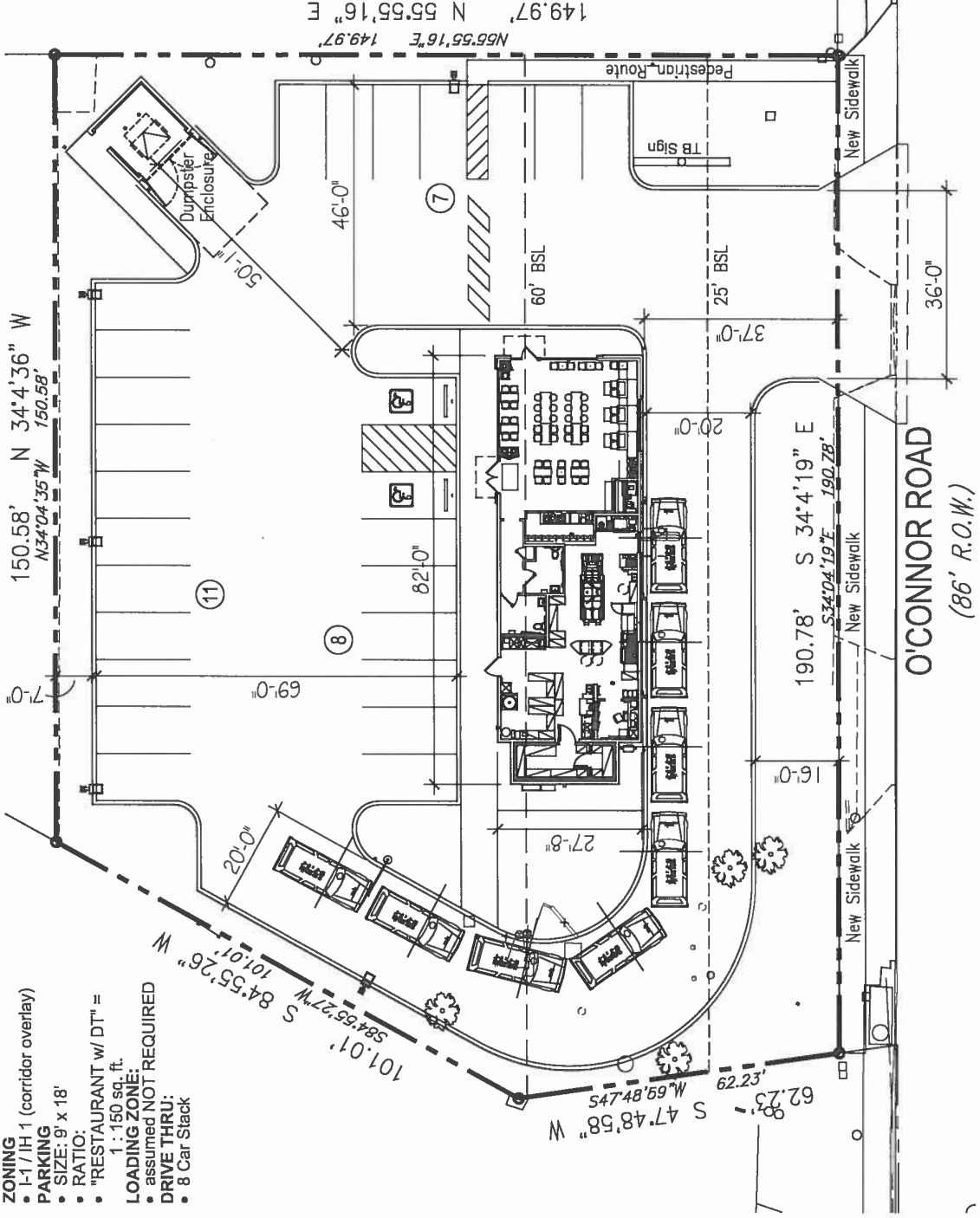
PARKING

- SIZE: 9' x 18'
- RATIO:
- "RESTAURANT w/ DT" =

1: 150 sq. ft.

LOADING ZONE:

- assumed NOT REQUIRED
- DRIVE THRU:
- 8 Car Stack



VARIANCE REQUEST:

- SETBACK: VARIANCE FROM THE REQUIRED 60 FOOT SETBACK
- LANDSCAPING: VARIANCE FROM PEDESTRIAN ROUTE LANDSCAPING
- GLASS: VARIANCE FROM THE 50% GLASS REQUIREMENT

PRELIMINARY DATA

CALCULATIONS ARE APPROXIMATE

SITE AREA:

27,492 sq. ft.

BUILDING AREA:

2,242 sq. ft.

CITY REQ'D PARKING:

(Min.) 2,242 @ 1:150 = 15 CARS
(San Antonio UDC: Food w/ Drive Thru)

PROVIDED PARKING:

26 Cars

PRELIMINARY SITE PLAN

Version E

SCALE: 1" = 30'-0"



CHARLES WILLIAM POPE
& ASSOCIATES - ARCHITECTS
TEL: (210) 349-6005



Google Earth

feet
meters

10

4

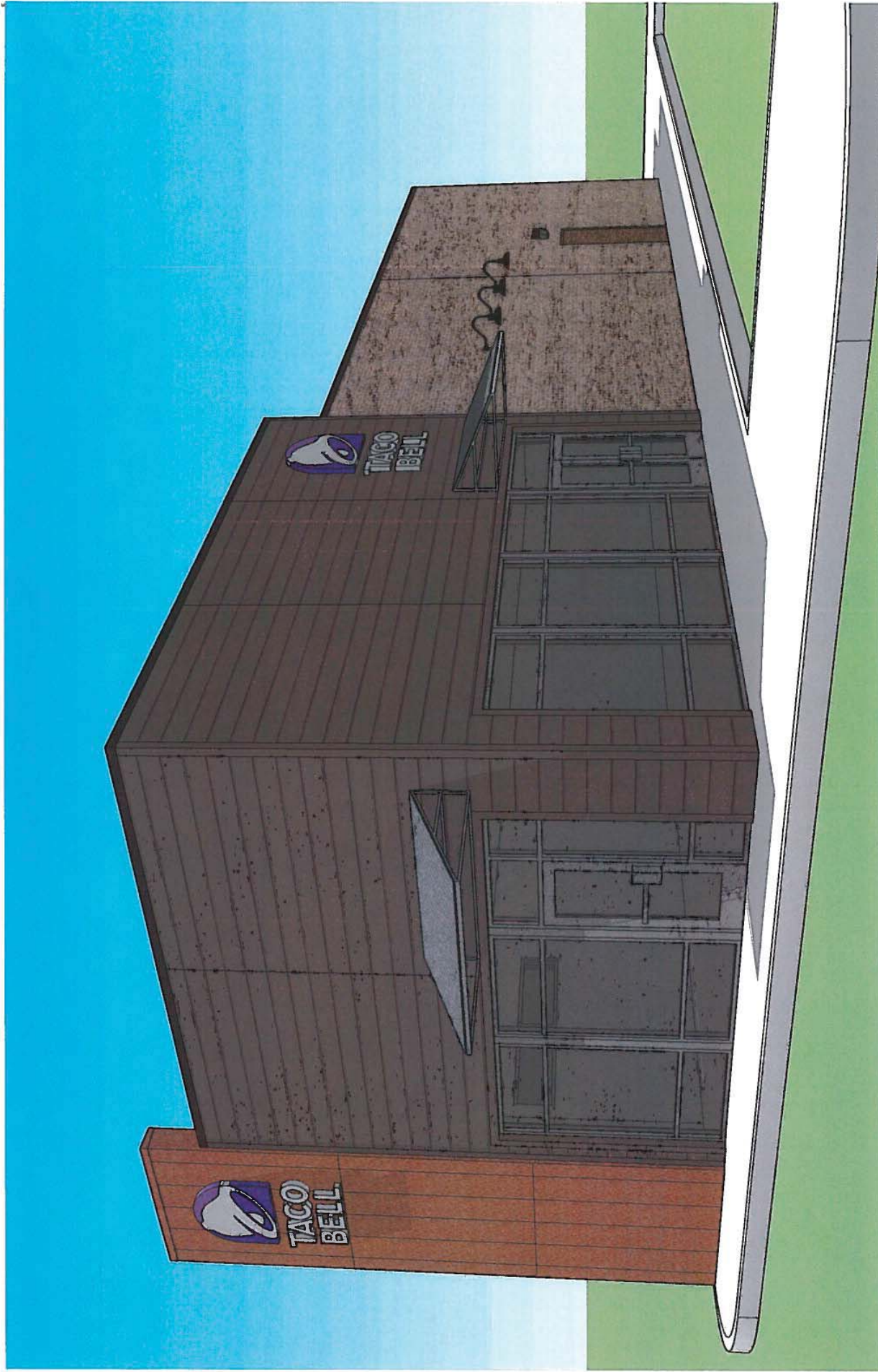
Google Earth

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Subject Property



View toward IH 35



Front Right Corner

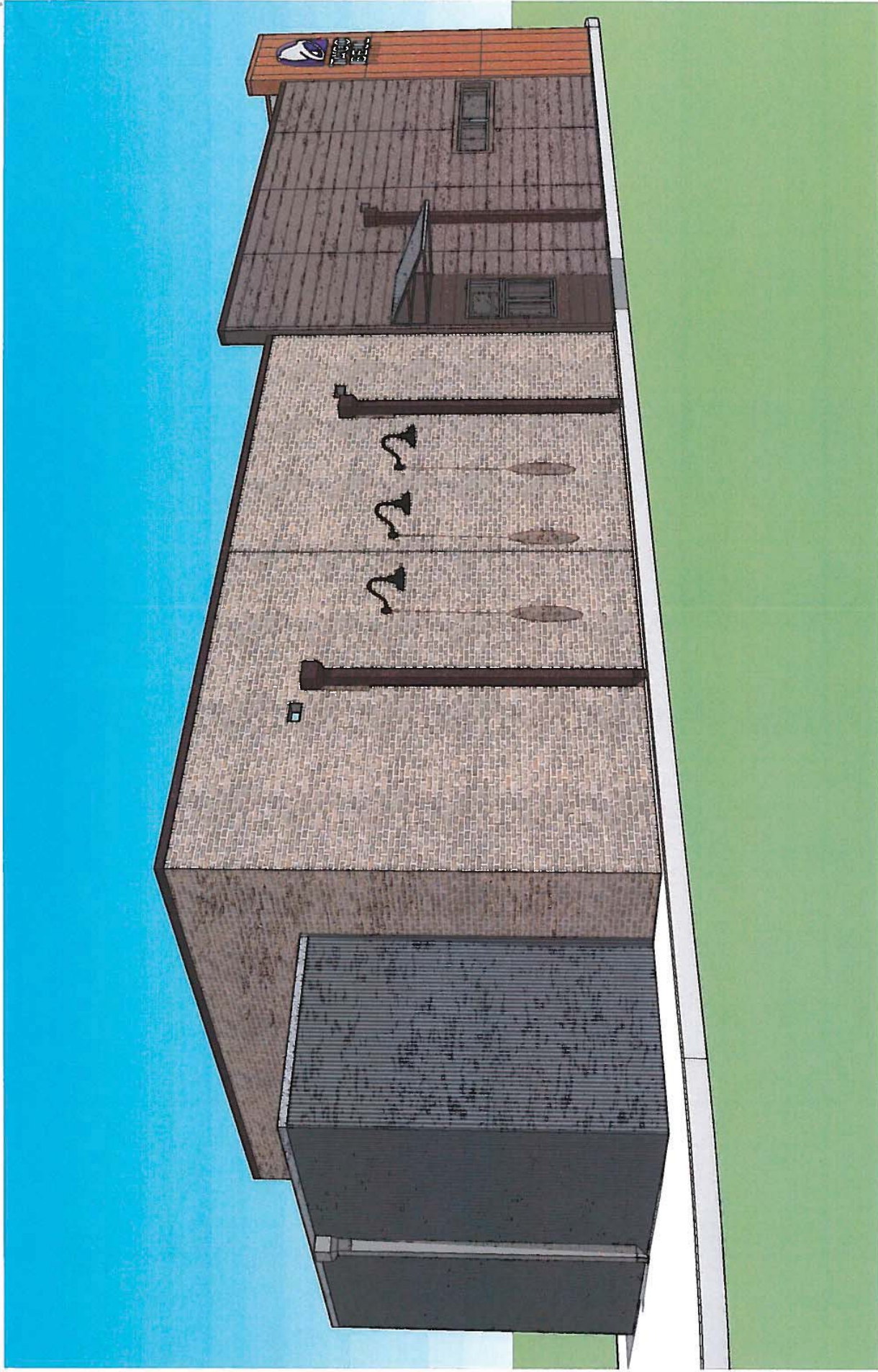
Mar. 31, 2017

Taco Bell

11711 O'Connor Rd., San Antonio, Texas

Charles William Pope

& Associates
221 West Rhapsody, Ste. 101
San Antonio, Texas 78216
Tel: (210) 349-6005 Fax: (210) 349-6025



Back of Drive Thru - (facing O'Connor Rd)

Taco Bell
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Mar. 31, 2017

