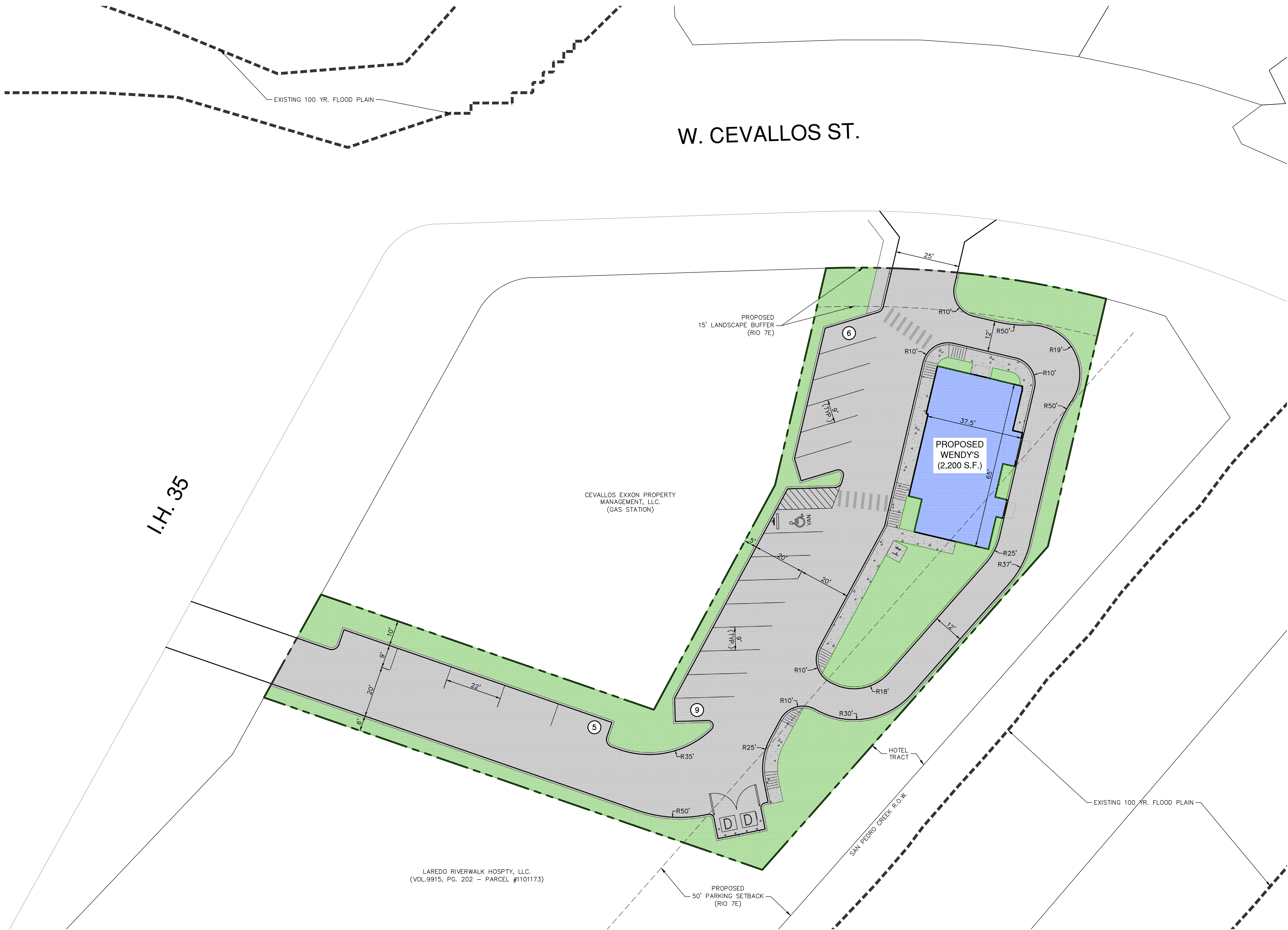





Proposed Zoning Change from I-2 RIO-7E AHOD to IDZ-2 RIO-7E AHOD with uses allowed in C-2



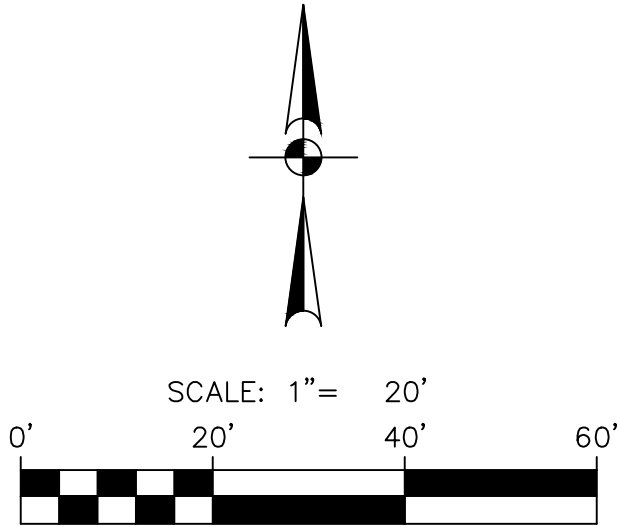
SITE / PARKING SUMMARY TABLE	
SITE ZONING	I-2
SITE ACREAGE	0.668 ACRES
BUILDING USE	FAST FOOD w/DRIVE THRU
MINIMUM PARKING RATIO	
BUILDING SQUARE FOOTAGE	2,200 SF
PARKING STORAGE STANDARDS	
MINIMUM PARKING RATIO	1:150 SF
MAXIMUM PARKING RATIO	1:40 SF
MIN./MAX. ALLOWABLE PARKING	15 MIN./55 MAX.
PROPOSED PARKING	20
ACCESSIBLE PARKING:	
REQUIRED ACCESSIBLE PARKING	—
REQUIRED WITH VAN ACCESS PARKING	1
PROPOSED ACCESS PARKING	—
PROPOSED VAN ACCESS PARKING	1
BICYCLES SPACES	
MINIMUM REQUIRED SPACES	4
ACTUAL/PROPOSED SPACES	4

IMPERVIOUS COVER TABLE	
SITE ACREAGE	29,098 S.F.
PERVIOUS AREA	8,751 S.F.
IMPERVIOUS AREA	
BLDG AREA	2,200 S.F.
STREETS, SIDEWALKS & DUMPSTER AREA	18,147 S.F.
TOTAL IMPERVIOUS AREA	20,347 S.F.
IMPERVIOUS AREA %	69.9%
LEGEND	
	DENOTES PERVIOUS COVER
	DENOTES BLDG. IMPERVIOUS COVER
	DENOTES STREETS, SIDEWALKS & DUMPSTER IMPERVIOUS COVER

I, Muy Properties-CTW Ltd, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF RE-ZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A RE-ZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMIT.

WENDY'S RESTAURANT

514 W. CEVALLOS ST.  
SAN ANTONIO, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900