

IDZ SITE PLAN

316 FORREST AVENUE
SAN ANTONIO, TEXAS 78204

0.389 ACRES BEING PARTS OF LOTS
ONE (1) AND TWO (2), IN NEW CITY
BLOCK TWENTY-EIGHT HUNDRED
SEVENTY-FIVE (2875),
IN THE CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS

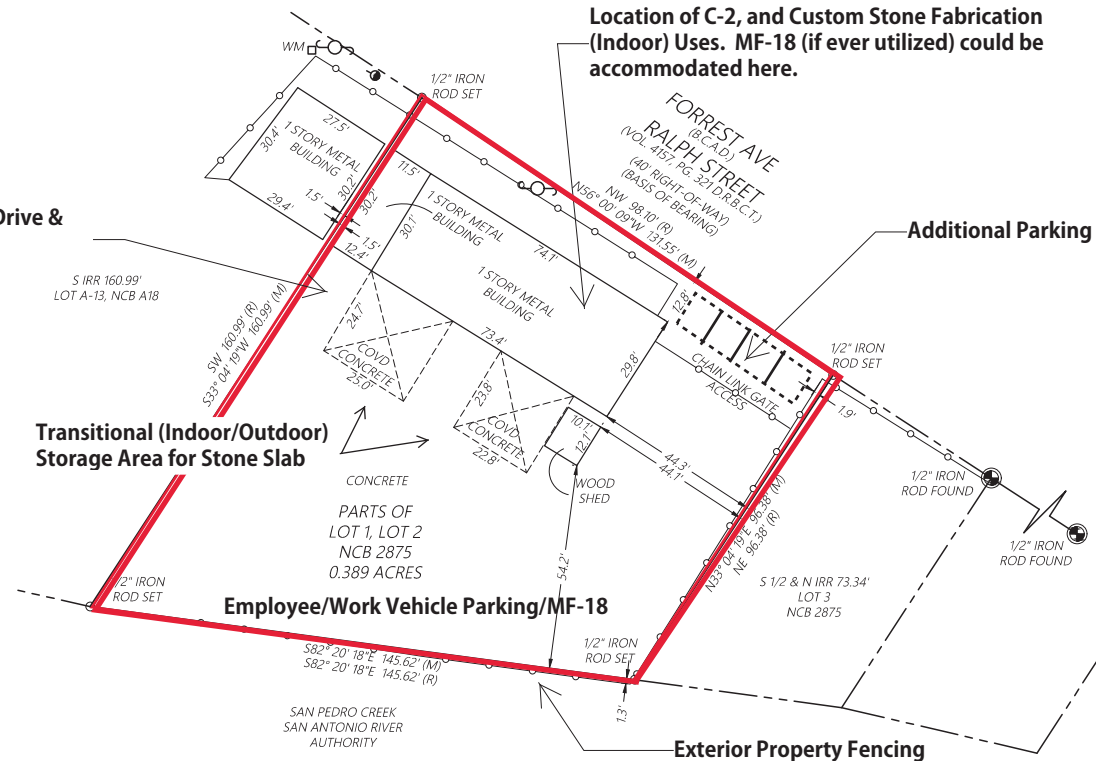
"I, RB Forrest Ave LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits."

CURRENT ZONING: R-6 MLOD-2 MLR-2 AHOD

PROPOSED ZONING: IDZ-2 MLOD-2 MLR-2 AHOD with Uses Permitted in C-2, MF-18 and Custom Stone Fabrication

Location of C-2, and Custom Stone Fabrication (Indoor) Uses. MF-18 (if ever utilized) could be accommodated here.

Shared Access Drive & Side Entrance



LEGEND

● 1/2" IRON ROD FOUND	P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS	WM □ WATER METER	— WOOD FENCE	--- SETBACK LINE
○ 1/2" IRON ROD SET	D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS	AC □ AIR CONDITIONER	— WIRE FENCE	--- EASEMENT LINE
⊙ CONTROL MONUMENTS	EM □ ELECTRIC METER	ET □ TRANSFORMER	— CHAIN LINK FENCE	— PROPERTY LINE
(R) RECORD BEARINGS	GM □ GAS METER	⊕ POWER POLE	— METAL FENCE	--- ADJOINER LINE
(M) MEASURED BEARINGS		⊕ MANHOLE		

Existing One-Story Metal Building: Approx. 2300 SF

Existing Wood Shed: Approx. 124 SF

Existing Covered Concrete Pads (Behind Bldg) Total SF: Approx. 1165 SF

Existing Total Impervious Cover: 0.389 AC

Existing Total Customer Parking Spaces (fronting Forrest Ave): 4

IDZ-2 Site Plan for Zoning Case Z-2020-10700168