

Zoning Case
Z-2021-10700031 CD

Zoning Request
FROM: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
TO: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

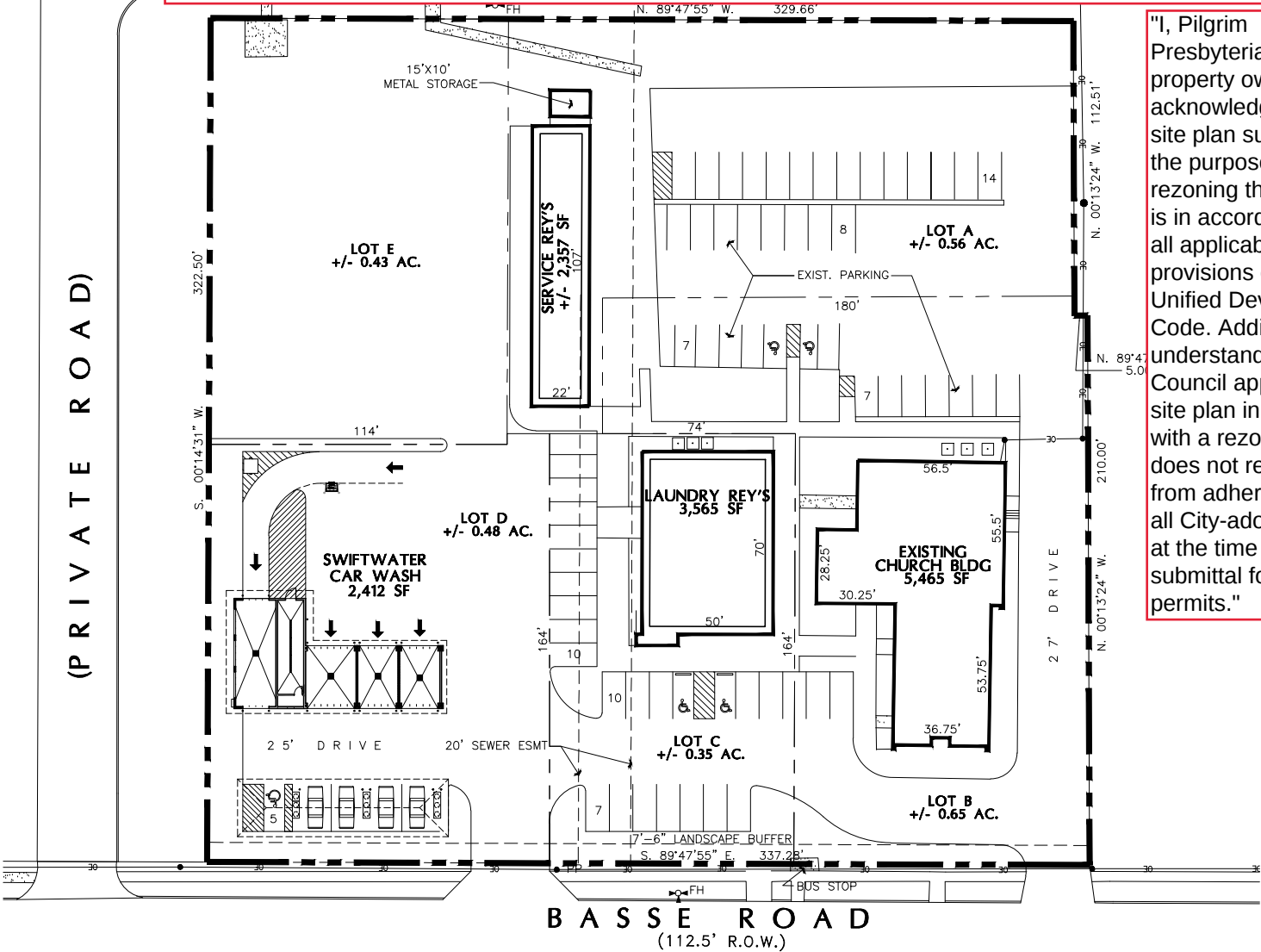
"I, Pilgrim Presbyterian, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a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

VILLA PARK
ARCHITECTURE/PLANNING/INTERIORS
PH: (210) 384-8900

GFR
Development Services

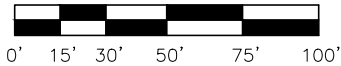
PROPOSED SITE
DEVELOPMENT PLAN
1846 BASSE ROAD
SAN ANTONIO, TEXAS 78213

DRAWN
BKT
CHECKED
MDN
DATE
01/18/21
PROJECT
1846 BASSE RD.
JOB. NO.
20-285
SHEET
SP1



PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



SITE TABULATIONS

LOT AREA:	0.56 AC.	0.65 AC.	0.35 AC.	0.48 AC.
	SERVICE REY'S	EXIST. CHURCH	LAUNDRY REY'S	SWIFTWATER
BUILDING AREA:	+/- 2,357 SF	+/- 5,450 SF	+/- 3,565 SF	2,412 SF
PARKING RATIO:	(22 SP) 9.3/1,000 SF	(14 SP) 2.6/1,000 SF	(27 SP) 7.6/1,000 SF	(5 SP) 2.1/1,000 SF

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. SP1-011821