

### SITE PLAN APPLICATION

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>101 Industrial BLVD.</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>Lot A, Tract 1 of the Bavarian Village Addition. Vol 388-52, Page 70</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>C-2</u>
USE/CONDITIONS/PARKING:	
Proposed Use:	<u>Fast Food Restaurant w/ Drive Thru SIC Code: 5812</u>
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):	  
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	<u>4</u>
PROPOSED BUILDING STATISTICS:	
Lot Area	<u>0.914 ac</u>
Lot Width at Building Line for each Street Frontage	<u>200' (Airport), 200' (Industrial)</u>
Proposed Building Setbacks:	
Front:	<u>20'</u>
Rear:	<u>15'</u>
Side (left):	<u>5'</u>
Side (right):	<u>5'</u>
Gross Building Floor Area	<u>3,743 SF</u>
Height in Feet to Highest Point	<u>25.67'</u>
Number of Floors	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>20</u> % / Stucco <u>70</u> % / Other <u>10</u> %
Left Side Elevation:	Brick <u>15</u> % / Stucco <u>85</u> % / Other <u>  </u> %
Right Side Elevation:	Brick <u>15</u> % / Stucco <u>75</u> % / Other <u>10</u> %
Rear Elevation:	Brick <u>20</u> % / Stucco <u>80</u> % / Other <u>  </u> %
OFF STREET PARKING: (UDC 84-200 and 84-202)	
Total Spaces Required / Provided	<u>56 Required/42 Provided</u> (See Attached E-mail)
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>1</u>

**DRIVEWAYS: (UDC 84-202 through 84-210)**

Number proposed per street 1

Clearance from nearest street intersections 116' (AIRPORT), 186' (INDUSTRIAL)

Clearance between existing and proposed driveways 239' (AIRPORT), 37' (INDUSTRIAL)

Width of each driveway 25'

Curb Radii for each driveway 20'

Distance between property line and first parking space ±50' (AIRPORT), ±77' (INDUSTRIAL)

**SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)**

**Proposed Pole/Ground Signs:**  
Street Name AIRPORT BLVD Front Setback 20' Side Setback 5'

Overall Height 60' Sign Area ±196 SF

**Proposed Wall Signs:**  
Street the sign faces AIRPORT AND INDUSTRIAL Sign Area ±20 SF

**LANDSCAPING: (UDC Article VII)**

Land Area of Street Yard	<u>29,341 SF</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>52</u>	<u>0</u>
Square feet of landscaped area	<u>6,671</u>	<u>5,039</u>
Square feet of landscape islands in parking lot	<u>±500</u>	<u>0</u>
Number of large trees existing / proposed	<u>0/10</u>	<u>0</u>
Number of ornamental trees proposed	<u>8</u>	<u>0</u>
Number of shrubs proposed	<u>134</u>	<u>0</u>
Square feet of ground cover proposed	<u>6,671</u>	<u>5,039</u>

**SIGNATURES:**

Applicant (please print) <u>Armando J. Nicotola</u>	Owner: <u>TEXAS TACO CABANZA L.P</u>
Address: <u>922 Isom Rd. Ste. 100</u> <u>San Antonio, TX 78216</u>	Address: <u>8918 TESORO DR.</u> <u>SAN ANTONIO, TX 78217</u>
Phone: <u>210.525.9090</u>	Phone: <u>210-283-5500</u>
Fax #: <u>210.525.0529</u>	Fax #: <u>210-804-2031</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

**OFFICE USE ONLY**

Fee Paid: <u>\$300.00</u>	Received By: <u>HH</u>	Date Received: <u>3-7-11</u>	Case Number: <u>11-01-SP</u>	H.T.E. Number: <u>11-40000001</u>
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