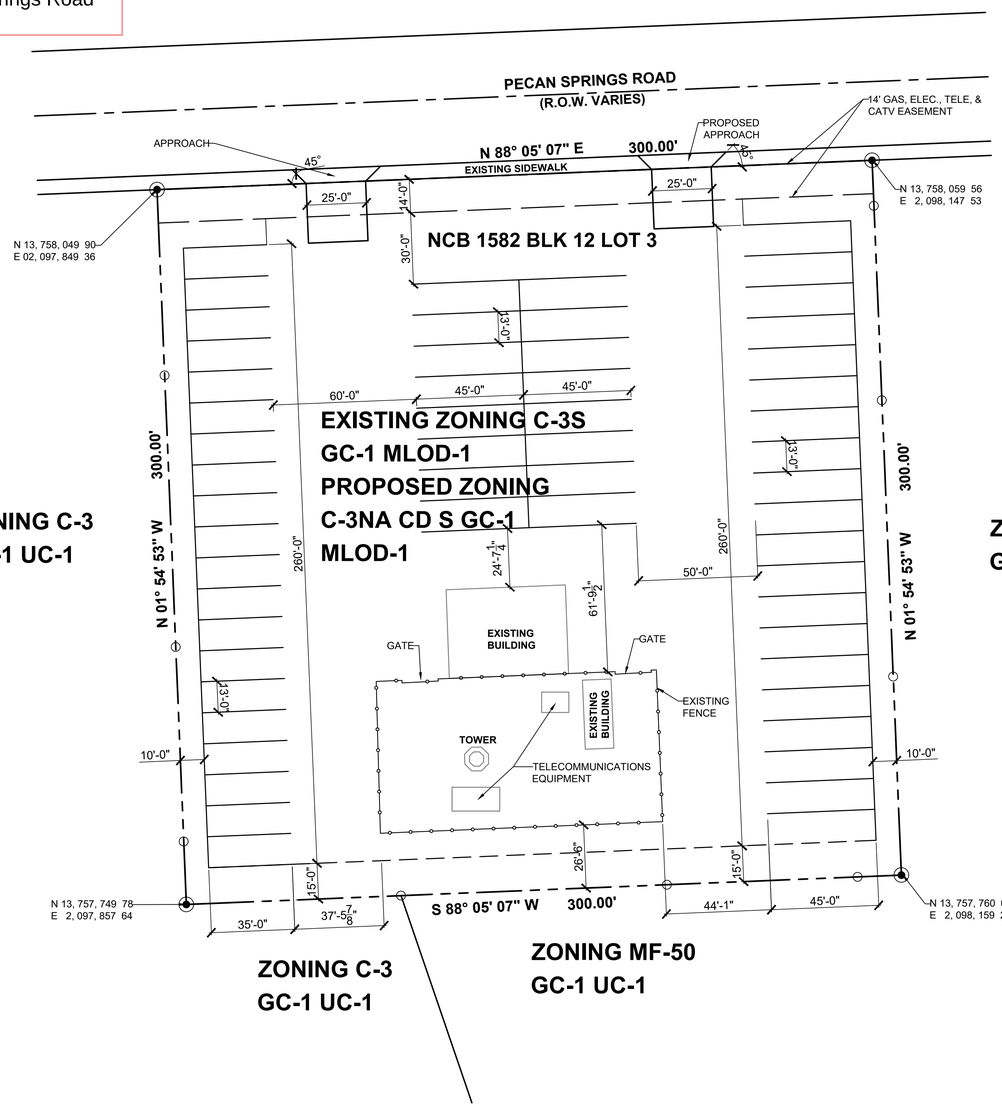
Z-2024-10700299 CD S

Lot 3, Block 12, NCB 15825
5410 Pecan Springs Road

From: "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System

To: "C-3NA CD S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Parking and/or Storage - Long Term and a Specific Use Authorization for a Wireless Communication System



1 SITE PLAN
SCALE: 1" = 30'

PLAN NORTH

LEGEND

PROPERTY LINE
SETBACK
EXISTING FENCE

PROJECT INFORMATION	
NCB 1582, BLK 12, LOT 3	
LOT SIZE	89,995.00 SQ.FT.
EXISTING ZONING	C3-S GC-1 MLOD-1
PROPOSED ZONING	C-3 NA CD S MLOD-1
IMPERVIOUS COVER	75,000 SQ.FT.
GREEN AREA	14,995 SQ.FT.
SETBACKS	
FRONT	0
SIDE	0
REAR	0
PARKING SPACES	56

NOTE:
CD FOR MANUFACTURED HOME/ OVERSIZE VEHICLE SALES, SERVICE OR STORAGE

I, Carl Gregory Huber, 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.

NOTE:
All sidewalks , curbs, ramps and drive approaches in the right of way shall be in compliance with the current accessibility standards and city of san antonio design standards prior to final inspection approval.

DESIGNER :

Zoning, Design Permitting Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 369-4306
fernando.deleon@onestopcode.net

SITE PLAN

5410 PECAN SPRINGS ROAD
SAN ANTONIO, TX 78249

DRAWN BY:
CHECKED BY:
DATE: 1/02/25

COMMENTS:

REVISIONS:

SHEET:

C-1