



PROPOSAL LANDSCAPING (8500 SQ FT)

EXISTING BUILDING (5000 SQ FT)

EXISTING CONCRETE (2138 SQ FT)

PROPOSAL ASPHALT (49500 SQ FT)

PROPOSAL BUILDING (17500 SQ FT)

TOTAL: 82638 SQ FT

ZAR ENTERPRISES, LLC
1.00 ACRES
DOC. NO. 20220081842

PROPERTY
CORNER BEARS
S 55°14'05" W 0.67'
FROM CENTER OF
METAL FENCE POST

QT 4052 ADDITION
SUBDIVISION
LOT 3
VOLUME 20001, PAGE 1046

PARKING ANALYSIS :
HANDICAPPED = 5
PARKING REQUIREMENT = 23

TOTAL: 28

VIZCAINO, L.P.
11.59 ACRES
DOC. NO. 20200322304

NHAN NGUYEN
1.00 ACRES
VOLUME 13659, PAGE 1758

PROPERTY
CORNER BEARS
S 09°49'17" W 0.42'
FROM CENTER OF
METAL FENCE POST

LOT 2, BLOCK 1
C.B. 4007
82,638 SQ. FT.
1.897 ACRES

SCALE: 1"=50

LINE	BEARING	DISTANCE
L1	N 38°22'12" E	91.21'
	(N 39°17'08" E)	(91.01')

Z-2024-10700149 CD

Address: 11211 South Highway 181
Legal Description: Lot 2, Block 1, CB 4007

Zoning Request:
Current: "C-2 AHOD" Commercial Airport
Hazard Overlay District
Proposed: "C-3NA CD AHOD" General
Commercial Nonalcoholic Sales Airport Hazard
Overlay District with a Conditional Use for
Warehousing

Property Size: 1.8970 Acres

Fence: 6' Wrought Iron Perimeter Fence

I, Kevin Estajlou, representative of 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.

SITE PLAN

SCALE: 1/4"=1'-0"

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DESIGNED BY:

ARA RUSTIC GROUP



LOT 2

PROJECT ADDRESS :

11211 S. U.S.
HIGHWAY 181

DATE DRAWN :
08/25/2024

DRAWN BY : A:EHTERAMI
TEL:(210)730-6152

CHECKED BY :

PLOT DATE :

SHEET 1 OF 1 SHEETS

PLAN NO. : 1001

SITE PLAN