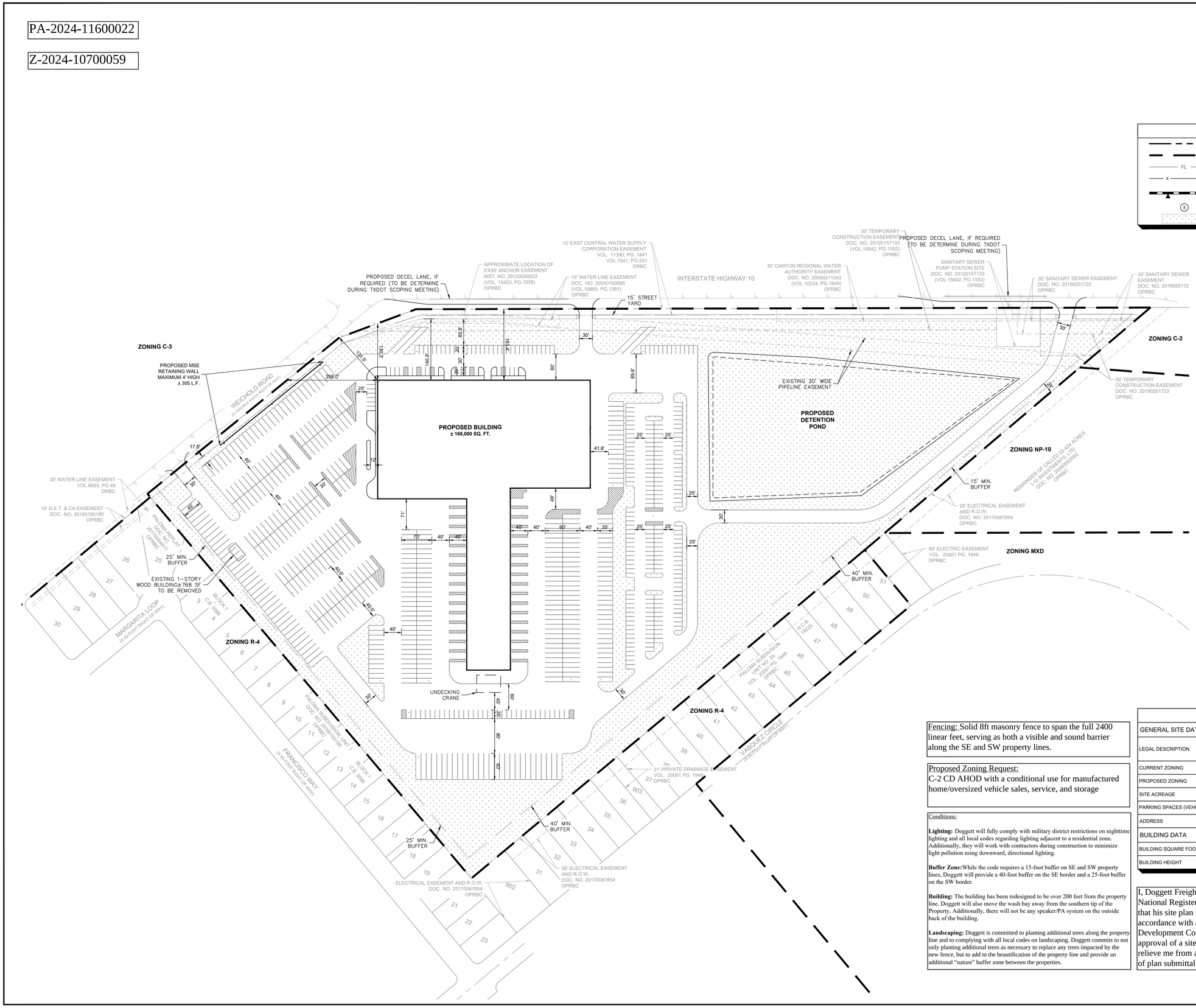
PA-2024-11600022

Z-2024-10700059



Fencing: Solid 8ft masonry fence to span the full 2400 linear feet, serving as both a visible and sound barrier along the SE and SW property lines.

Proposed Zoning Request:
C-2 CD AHOD with a conditional use for manufactured home/oversized vehicle sales, service, and storage

Conditions:

Lighting: Doggett will fully comply with military district restrictions on nighttime lighting and all local codes regarding lighting adjacent to a residential zone. Additionally, they will work with contractors during construction to minimize light pollution using downward, directional lighting.

Buffer Zone: While the code requires a 15-foot buffer on SE and SW property lines, Doggett will provide a 40-foot buffer on the SE border and a 25-foot buffer on the SW border.

Building: The building has been redesigned to be over 200 feet from the property line. Doggett will also move the wash bay away from the southern tip of the Property. Additionally, there will not be any speaker/PA system on the outside back of the building.

Landscaping: Doggett is committed to planting additional trees along the property line and to complying with all local codes on landscaping. Doggett commits to not only planting additional trees as necessary to replace any trees impacted by the new fence, but to add to the beautification of the property line and provide an additional "nature" buffer zone between the properties.

SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	
CURRENT ZONING	C-2, NP-10, AND OCL
PROPOSED ZONING	C-2 WITH CONDITIONAL USE
SITE ACREAGE	35.668 ACRES
PARKING SPACES (VEHICULAR, TRAILER, & RV)	743
ADDRESS	SE OF I-10 AND WEICHOLD RD INTERSECTION
BUILDING DATA	
BUILDING SQUARE FOOTAGE	168,000 SF
BUILDING HEIGHT	35' MAX

I, Doggett Freightliner Properties III c/o CT Corporation System c/o National Registered Agents, Inc., the property owner, acknowledge that his site plan for the purposes 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.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
PHONE: 210-541-1196 FAX: 210-541-9809
WWW.KIMLEY-HORN.COM TBPE FIRM NO. F928

FOR REVIEW ONLY

KHA PROJECT 068734400
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

CONDITIONAL USE SITE PLAN

DOGGETT FREIGHTLINER
PREPARED FOR
DOGGETT EQUIPMENT SERVICES GROUP
SAN ANTONIO TEXAS

SHEET NUMBER
1

Plotted By:Williams, Julia May 17, 2024 - 12:01:32pm K:\SNA_Civil\068734400-DoggettFreightliner\C4D\Exhibits\Conditional Use Site Plan\Conditional Use Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.