

I, Jen Texas 29 LLC, 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 UDC. 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.

Additional information required by Table B101-1 may be found through various Development Services Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code)

-Legal Description: NCB 15667 P-11 (78.248 AC) P-12 (1.52 AC) & CB 4006-1 P-11 (0.652 AC) ABS 3 (S Side Golf Course Annex)

-Property Size: 80.39 ac, (3,501,788.40 sq. ft.)

-Current Zoning: R-4 AHOD

-Request Zoning: C-2 CD with use for Funeral Home or Undertaking Parlor; and R-4 (S) with use for Cemetery, Columbarium, or Mausoleum

-Building Area: (1) C-2 CD - 3.10 ac, (135,036.00 sq. ft.); and (2) R-4 (S) - 1.00 ac, (43,560.00 sq. ft.) for ~40 Mausoleums

-Parking: (1) Funeral Home - 1 space per 4 seats; and (2) Cemetery - None

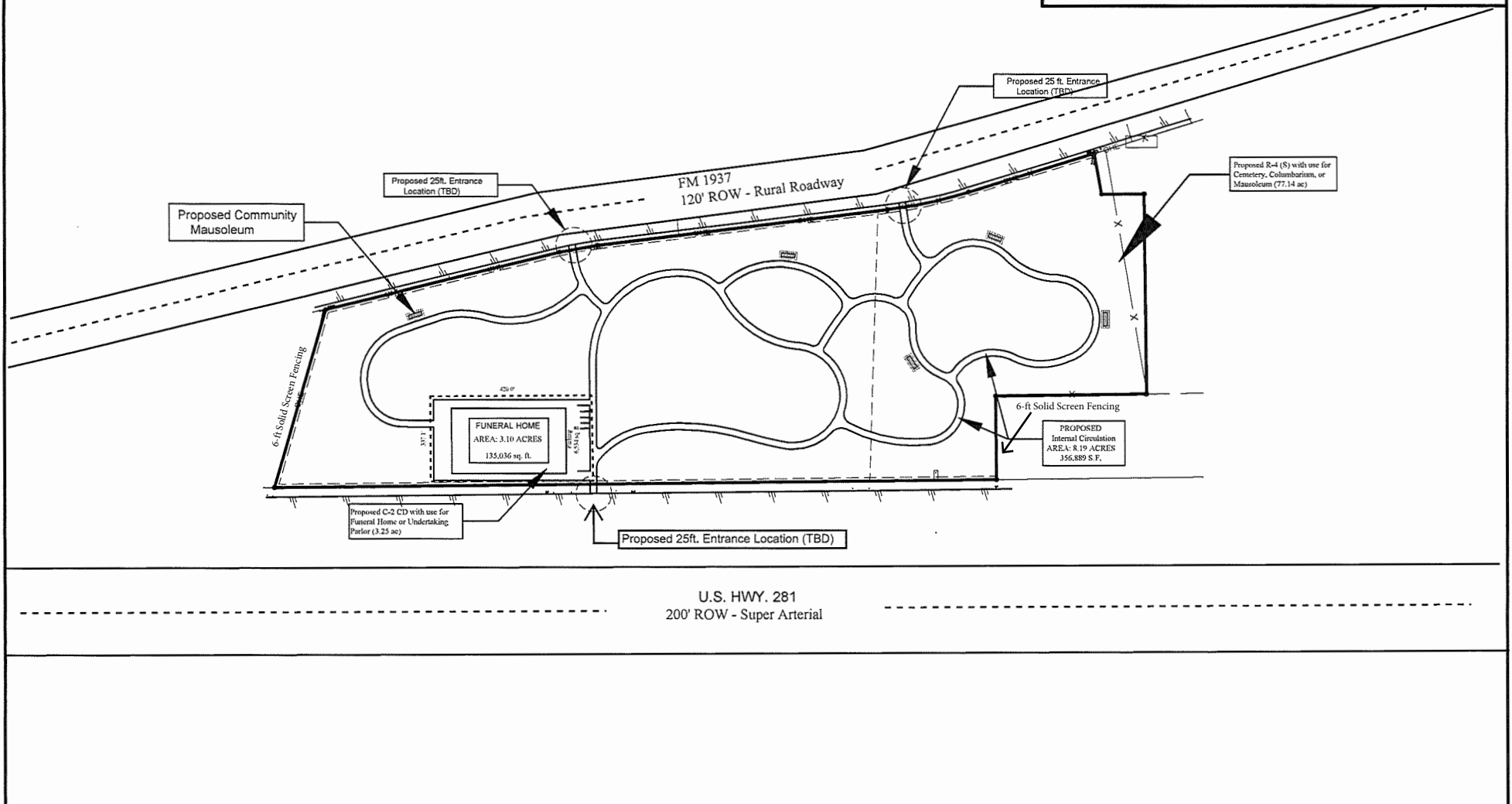
-Setbacks: (1) C-2 CD: None; and (2) R-4 (S): side - 5 ft., rear 20 ft.

-Impervious Cover: 100% (80.39 ac)

-Landscaping: None

-Screening: None

-Building Height: (1) C-2 CD - Not to exceed 25 ft.; and (2) R-4 (S) - Not to exceed 35 ft.



Z-2024-10700230 CD S

SUNSET SOUTH CEMETERY CONDITIONAL AND SPECIFIC USE SITE PLAN

13279 FM 1937, San Antonio, TX 78221



October 9, 2024

