

Z-2024-10700298 CD S

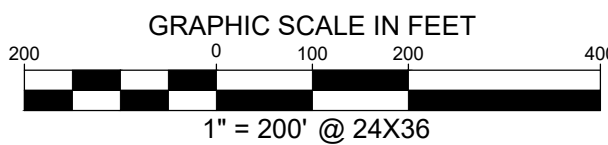
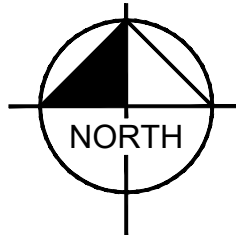
- Site Plan Legend
- Zoning Area Boundaries
 - 100' Frontage Buffer Boundaries
 - - - - - 200' Side/Rear Perimeter Buffer Boundaries

Property Description: 38.244 Acres out of NCB 18087
Address: 13527 SW Loop 410
Buffers: As Shown along Perimeter
Ingress/Egress: SW Loop 410 Frontage as Permitted by TXDOT

Current Zoning: MF-25 MLOD-2 MLR-2 AHOD, C-2 MLOD-2 MLR-2 AHOD, and R-5 MLOD-2 MLR-2 AHOD
Proposed Zoning: C-3 NA MLOD-2 MLR-2 AHOD CD S with Conditional Use for Oversize Vehicle Sales, Service & Storage and Specific Use Authorization for Outside Storage (Screening from Public ROW and Adjacent Property Owners Required)
Fencing: Up to 8' in height as permitted by UDC Sect. 35-514(c). Fencing materials shall be in conformance with UDC Sec. 35-510 and 35-511
Impervious Cover: +/- 1,000,000 SF.

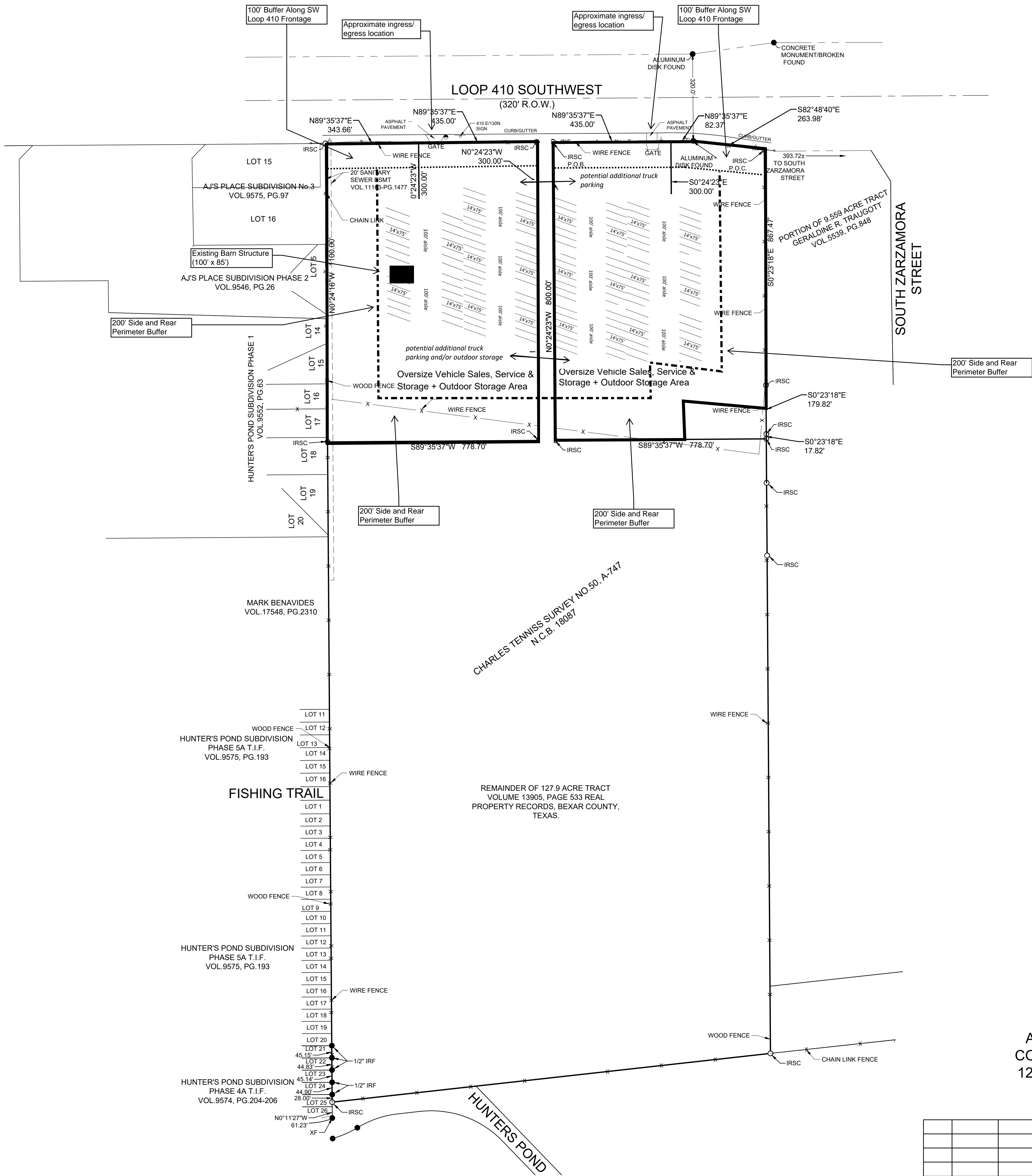
Owner Statement, I, Amy Stieren on behalf of Sonrisa Management, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site 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.

LINE TYPE LEGEND		LEGEND	
—	BOUNDARY LINE	△	GAS SIGN
---	EASEMENT LINE	□	TELEPHONE BOX
---	BUILDING LINE	○	SIGN
---	WATER LINE	○	UTILITY POLE
---	SANITARY SEWER LINE	IRSC	1/2" IRON ROD W/ "KH" CAP SET
---	STORM SEWER LINE	IRFC	IRON ROD WITH CAP FOUND
---	UNDERGROUND GAS LINE	PKS	PK NAIL SET
---	OVERHEAD UTILITY LINE	PKF	PK NAIL FOUND
---	UNDERGROUND ELECTRIC LINE	IRF	IRON ROD FOUND
---	UNDERGROUND TELEPHONE LINE	XS	"X" CUT IN CONCRETE SET
---	FENCE	XF	"X" CUT IN CONCRETE FOUND
---	CONCRETE PAVEMENT	■	ALUMINUM DISK FOUND
---	ASPHALT PAVEMENT	P.O.B.	POINT OF BEGINNING
---		P.O.C.	POINT OF COMMENCING



THIS IS NOT A LAND TITLE SURVEY

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ZONING EXHIBIT
OF LAND LOCATED IN THE CHARLES TENNISS SURVEY NO. 50,
ABSTRACT NO. 747, N.C.B. 18087, CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED
127.9 ACRES TRACT CONVEYED TO RANCHO DE LA SONRISA, LLC,
AS DESCRIBED IN VOLUME 13905, PAGE 533, OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

1	10/27/16	REVISED LEGAL DESCRIPTION			
No.	DATE	REVISION DESCRIPTION	Scale 1" = 200'	Drawn by MAV	Checked by JWR
			Date 6/8/2016	Project No. 068699600	Sheet No. 1 OF 1

Kimley»Horn

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FIRM # 10193973

DWG NAME: K:\SMA_SURVEY\086869600-SALEY TRACT\DWG\EXHIBITS\ZONING EXHIBIT.DWG PLOTTED BY: KIMBER, GREG 10/5/2022 4:04 PM LAST SAVED 10/5/2022 4:03 PM