

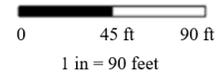
W Loop 1604 N Frontage Road

Current Zoning: "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Wholesale Plant Nursery with Outside Storage and "C-3 CD" General Commercial District with a Conditional Use for Outside Storage

Proposed Zoning: "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Conditional Use for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage - Outside (Screening from Public ROWs and Adjacent Property Required)

I, EK Investments, 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 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.

Additional information required under Table B101-1 may be found through various Development Service 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).



Zoning Case Z-2024-10700182 CD S

Address: 8349 W Loop 1604 N.

Legal Description: NCB 10651 Lots P-4A, P-4C, P-4E

Acreage: 7.869

Existing Developed Area: +/-15,000 SF (buildings and hardscape display/storage)

Additional Built Area: Up to 100,000 SF (Structure, Storage, Parking/Access)

Impervious Cover: 150,000 SF

Fencing: Perimeter Fencing as permitted by UDC Sec. 35-514.

Parking: Typical stalls will be 9' x 18' and located as generally shown in the plan, but may be adjusted as needed to meet Code requirements.