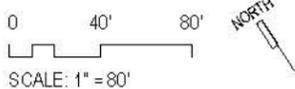
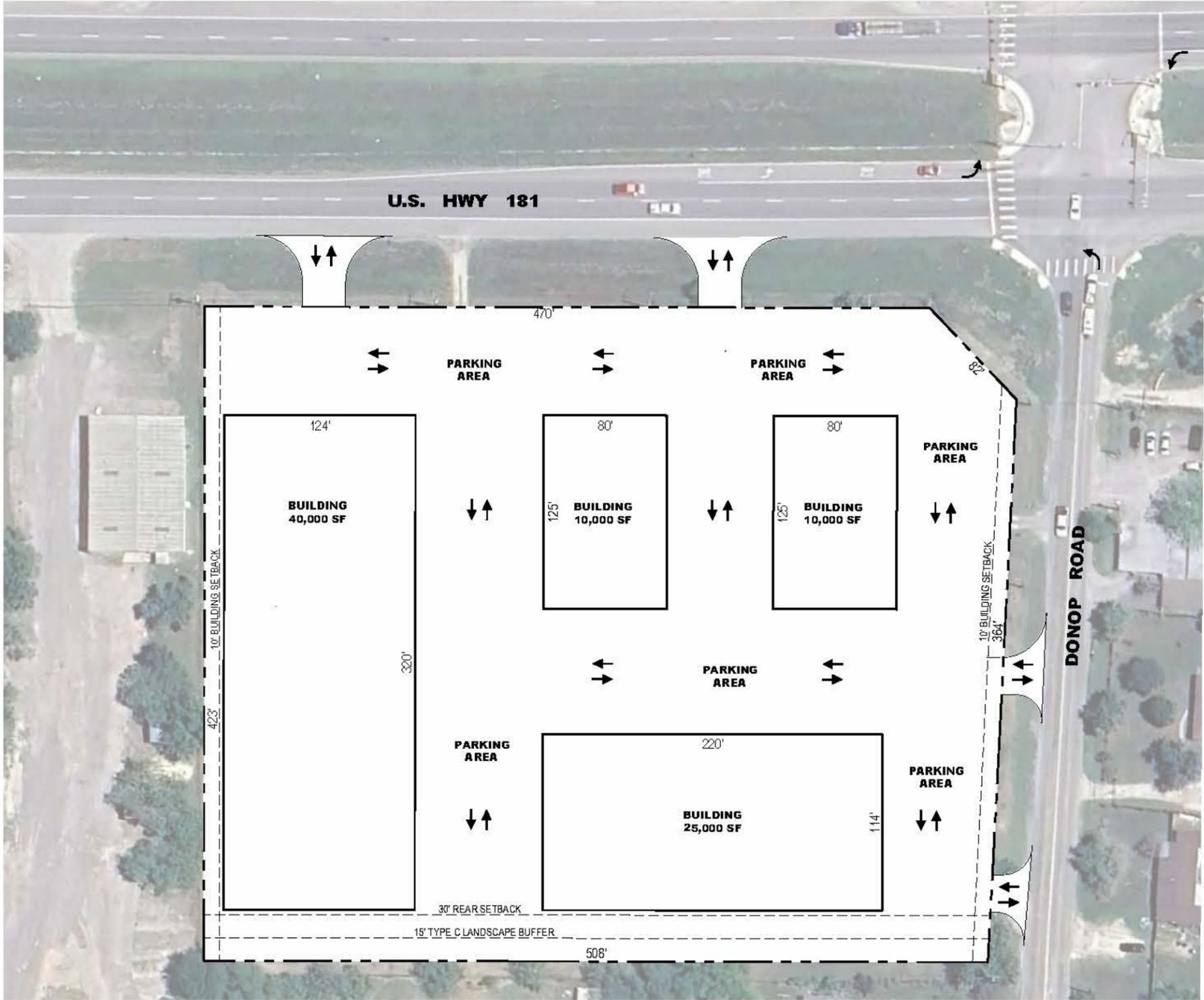


**11785 & 11709 Donop Road
Conditional Use Site Plan**

SITE DATA

LEGAL DESCRIPTION:	ADDRESS: 11709 DONOP RD, SAN ANTONIO, TX CB 4007 P-155A ABS 11 REFER TO: 80800-011-1550; 11785 DONOP RD, SAN ANTONIO, TX - CB 4007 P-155G ABS 11
PROPERTY AREA:	5 ACRES
CURRENT ZONING:	NP-15
REQUESTED ZONING:	C-2 CD WITH CONDITIONAL USE FOR AUTO AND LIGHT TRUCK REPAIR
BUILDING AREA:	85,000 SF
REQUIRED PARKING:	FOR AUTO AND LIGHT TRUCK REPAIR 1 PER 500 SF GFA INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREAS
PARKING AREA:	102,000 SF
PARKING DIMENSIONS:	9' X 18'
SETBACKS:	FRONT: NONE SIDE: 10' REAR: 30'
BUILDING HEIGHT:	NOT TO EXCEED 25'
IMPERVIOUS COVERAGE:	102,000 SF (100%) (INCLUDING ONLY PARKING LOTS, CURBS, AND SIDEWALKS)



I, SANDRA D. LOYD, RICK D BENDELE, AND TAMMY A WAITE, 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 UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE 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 THE BUILDING PERMITS.

**SAN ANTONIO,
TEXAS**
11709 & 11785 DONOP ROAD

SITE PLAN EXHIBIT

11.06.2024