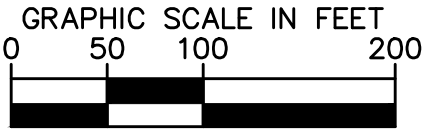
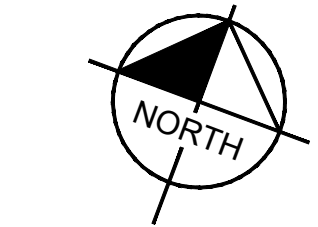
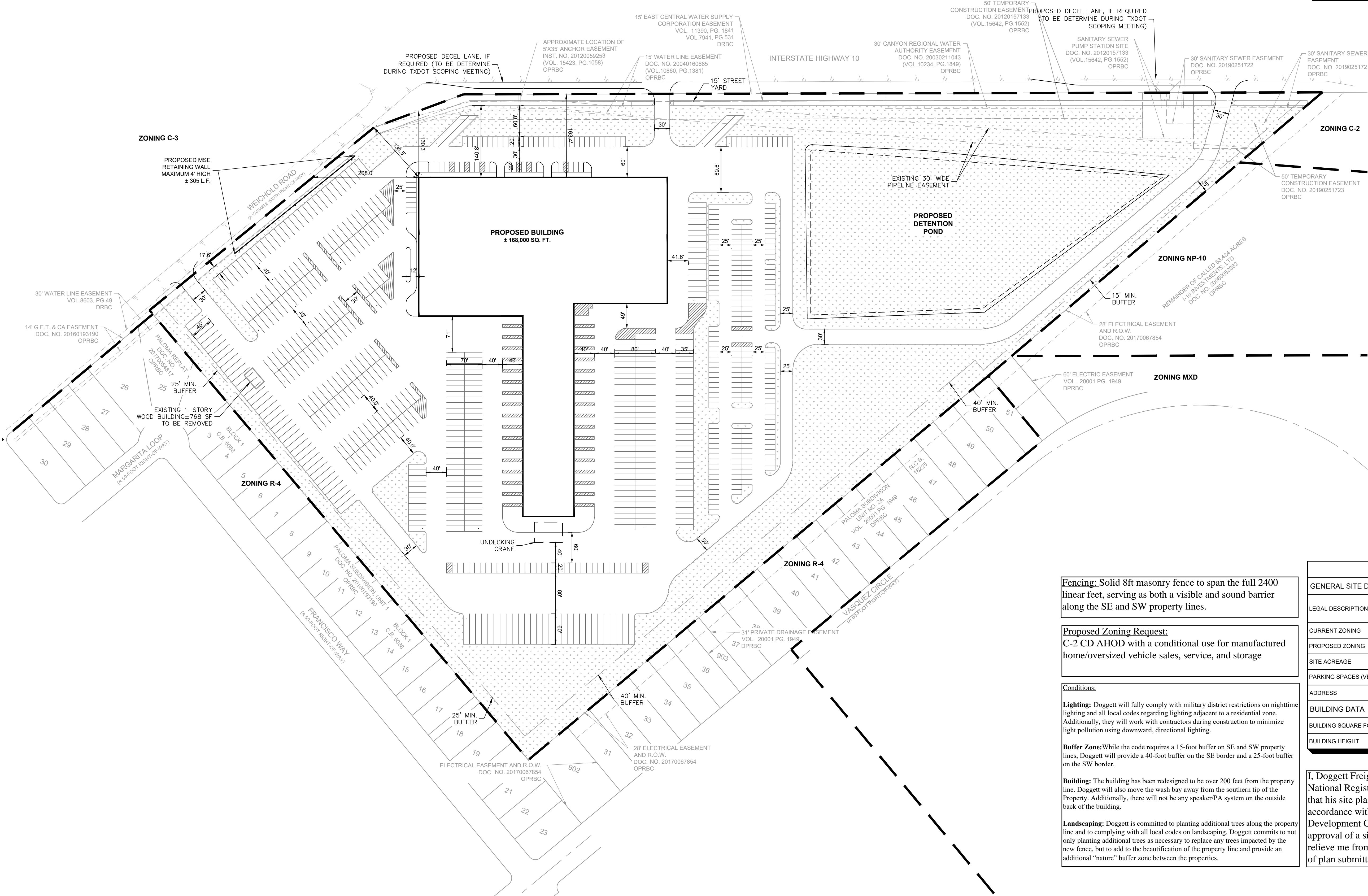


PA-2024-11600022

Z-2024-10700059



| LEGEND | |
|--------|--|
| | PROPERTY BOUNDARY |
| | ZONING BOUNDARY (APPROXIMATE LOCATION) |
| | PROPOSED FIRE LANE |
| | PROPOSED FENCE LINE |
| | PROPOSED RETAINING WALL (TRIANGLE INDICATE FACE OF WALL) |
| | PROPOSED PARKING COUNT |
| | PROPOSED LANDSCAPE AREA |



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.

Kimley»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928

FOR REVIEW ONLY

| | |
|-------------|------------|
| KHA PROJECT | D68734400 |
| DATE | MARCH 2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | |
| DRAWN BY | |
| CHECKED BY | |

CONDITIONAL USE SITE PLAN

DOGGETT FREIGHTLINER
PREPARED FOR
DOGGETT EQUIPMENT SERVICES GROUP

TEXAS

SAN ANTONIO

SHEET NUMBER
1

REVISIONS

No.

DATE

BY