

Z-2024-10700298 CD S

Site Plan Legend

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

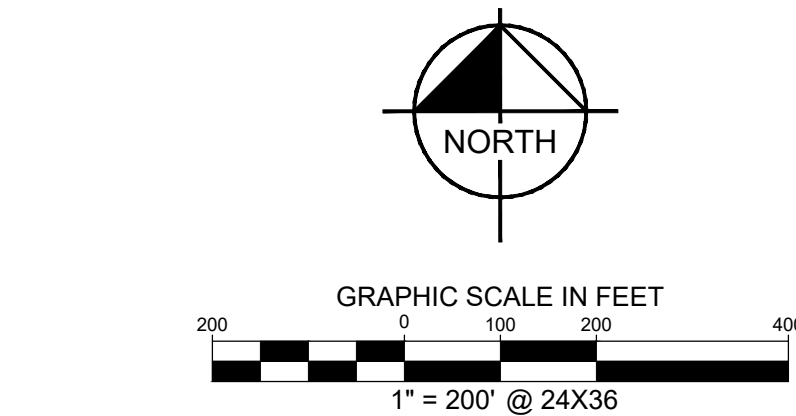
Property Description: 39.228 Acres out of NCB 18087
Address: 13527 SW Loop 410
Buffers: As Shown along Perimeter
Ingress/Egress: SW Loop 410 Frontage as Permitted by TXDOT

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 perimitted 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.

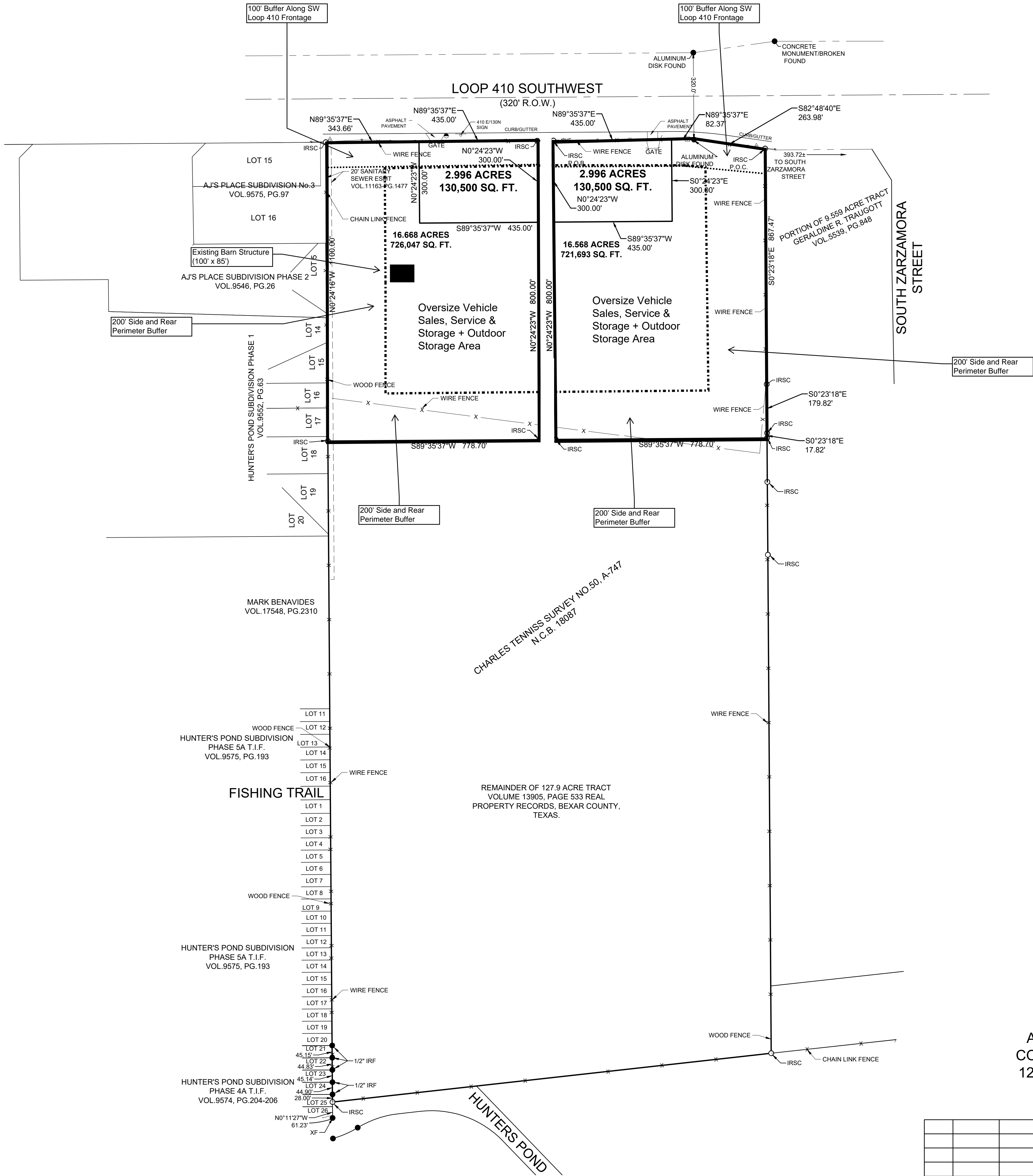
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND	
△	GAS SIGN
□	TELEPHONE BOX
○	SIGN
○	UTILITY POLE
IRSC	1/2" IRON ROD W/ "KH" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
●	ALUMINUM DISK FOUND
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			

Kimley»Horn		601 NW Loop 410, Suite 350 San Antonio, Texas 78216		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MAV	JWR	6/8/2016	068699600	1 OF 1

DWG NAME: K:\SMA_SURVEY\068699600-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