

Z-2024-10700298 CD S

Site Plan Legend

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

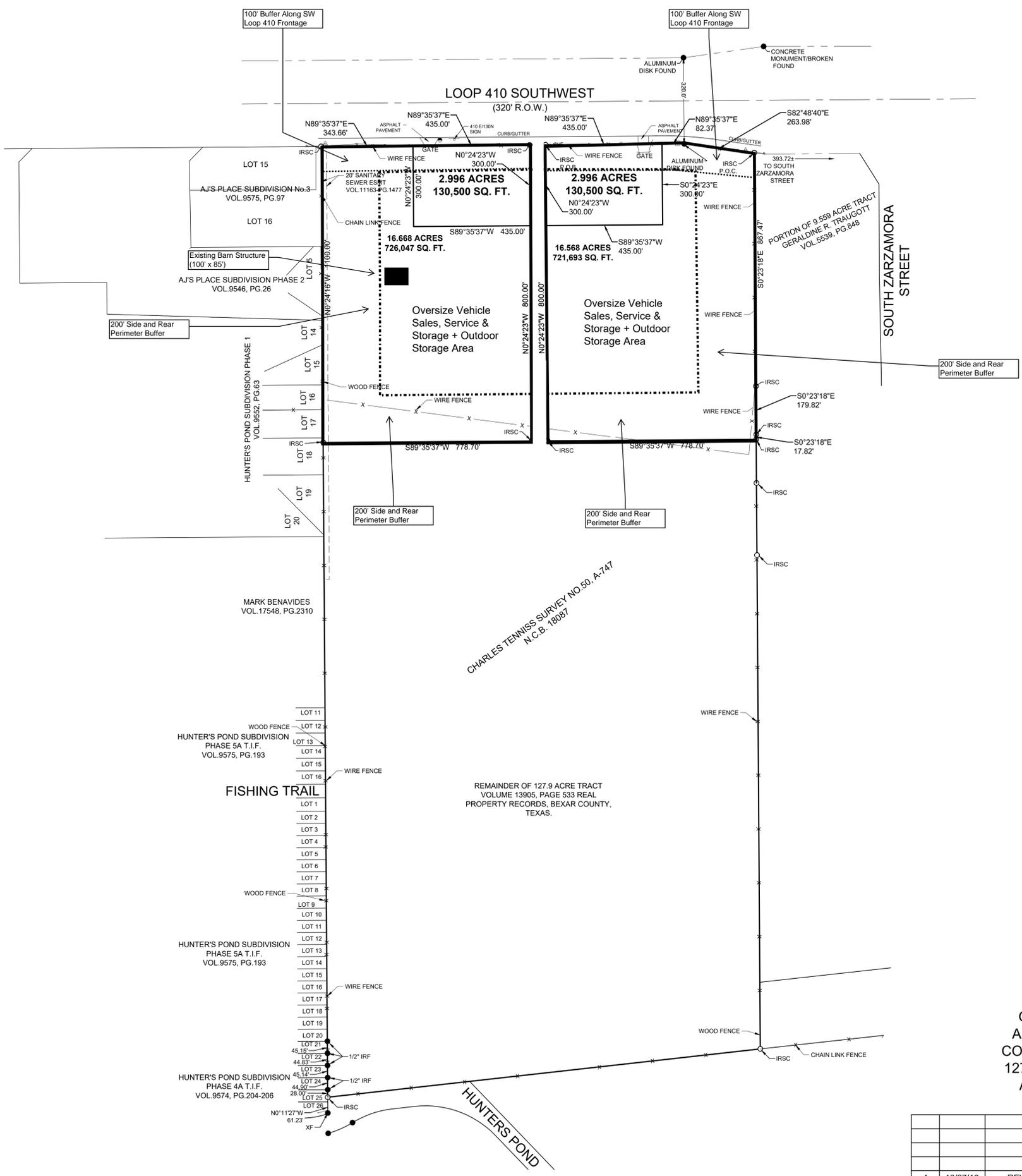
Property Description: 39.228 Acres out of NCB 18087
 Address: 13527 SW Loop 410
 Buffers: As Shown along Perimeter
 Ingress/Egress: SW Loop 410 Frontage as Permitted by TXDoT

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 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	
	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
	1/2" IRON ROD W/ "KH" CAP SET
	IRON ROD WITH CAP FOUND
	PK NAIL SET
	PK NAIL FOUND
	IRON ROD FOUND
	"X" CUT IN CONCRETE SET
	"X" CUT IN CONCRETE FOUND
	ALUMINUM DISK FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING



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.

THIS IS NOT A LAND TITLE SURVEY

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No.	DATE	REVISION DESCRIPTION
1	10/27/16	REVISED LEGAL DESCRIPTION

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MAV	JWR	6/8/2016	068699600	1 OF 1

D:\G\NAME\KLSMA_SURVEY\086699600-SALEY TRACT\ZONING\EXHIBITS\ZONING EXHIBIT.DWG PLOTTED BY: MOBIERT, GREG 10/26/2022 4:04 PM LAST SAVED 10/26/2022 4:03 PM