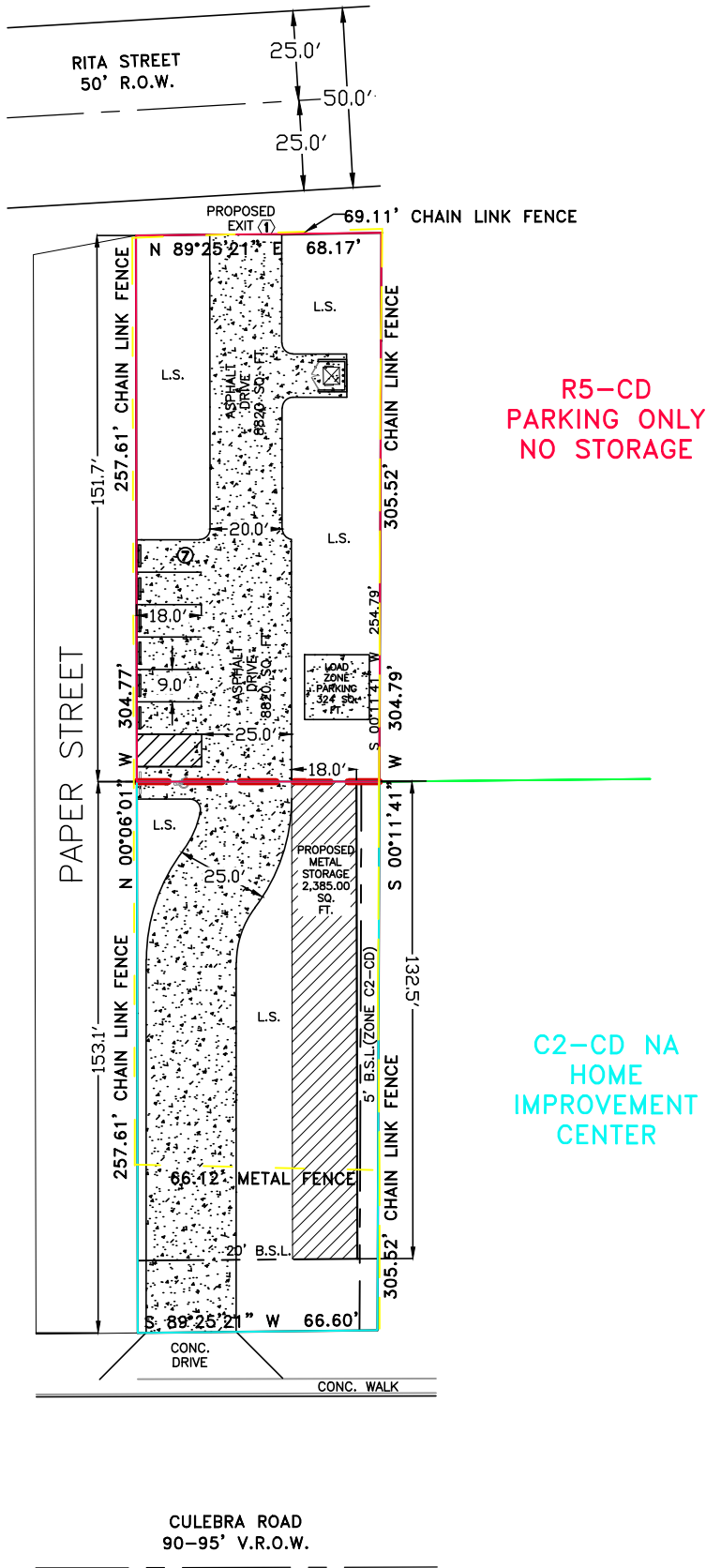


R5-CD zoning beginning at the northwesterly corner of the property  
thence N 89°25'21" E a distance of 68.17'  
thence S 0°11'41" W a distance of 154.79'  
thence S 89°25'21" W a distance of 68.39'  
and ending N 00°06'01" W a distance of 151.7'

C-2 CD NA zoning beginning at the southwesterly corner of the R5-CD zoning described  
thence N 89°25'21" E a distance of 68.39'  
thence S 00°11'41" W a distance of 152.39'  
thence S 89°25'21" W a distance of 66.60'  
and ending N 00°06'01" W a distance of 153.1'



R5-CD  
PARKING ONLY  
NO STORAGE

C2-CD NA  
HOME  
IMPROVEMENT  
CENTER

Z-2023-10700372 CD  
ADDRESS: 4131 CULEBRA  
ROAD  
LEGAL: LOTS 8, 9, AND THE  
WEST 31.3 FEET OF 7 & 10,  
BLOCK 35, NCB 11475  
0.4777 ACRES

ZONING FROM: "R-5"  
TO: "C-2NA CD" WITH A CONDITIONAL USE FOR A HOME IMPROVEMENT  
CENTER ON LOT 9 AND THE WEST 31.3 FEET OF LOT 10 AND "R-5 CD"  
WITH A CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT ON  
LOT 8 AND THE WEST 31.3 OF LOT 7

"I, ANH VO, 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. A REQUEST TO REZONE FRONT HALF OF LOT TO C-2 CD NA ZONING  
WITH ALLOWANCE FOR HOME IMPROVEMENT AND BACK HALF OF LOT R-5 CD  
ZONING WITH ALLOWANCE FOR COMMERCIAL PARKING.

### LEGEND

- |               |  |                            |
|---------------|--|----------------------------|
| 2,385.0 SQ.FT |  | PROPOSED BUILDING/ADDITION |
| 9,144.6 SQ.FT |  | PROPOSED ASPHALT           |
| 8,820 SQ.FT   |  | EXISTING ASPHALT           |
|               |  | COMMERCIAL SETBACKS        |
|               |  | R-5 PROPERTY LINE          |
|               |  | METAL FENCE                |
|               |  | CHAIN LINK FENCE           |

### KEYED NOTES

① EXIT WILL BE FOR CLASS C VEHICLES, NO CLASS A/B CAN EXIT HERE

DESIGN \_\_\_\_\_ SA \_\_\_\_\_  
DRAWN \_\_\_\_\_ SA \_\_\_\_\_  
CHECKED \_\_\_\_\_ DA \_\_\_\_\_  
DATE \_\_\_\_\_ 07/03/2024 \_\_\_\_\_  
JOB NO. \_\_\_\_\_

## SITE PLAN

CULEBRA REZONING  
4131 CULEBRA RD  
SAN ANTONIO, TX 78228

