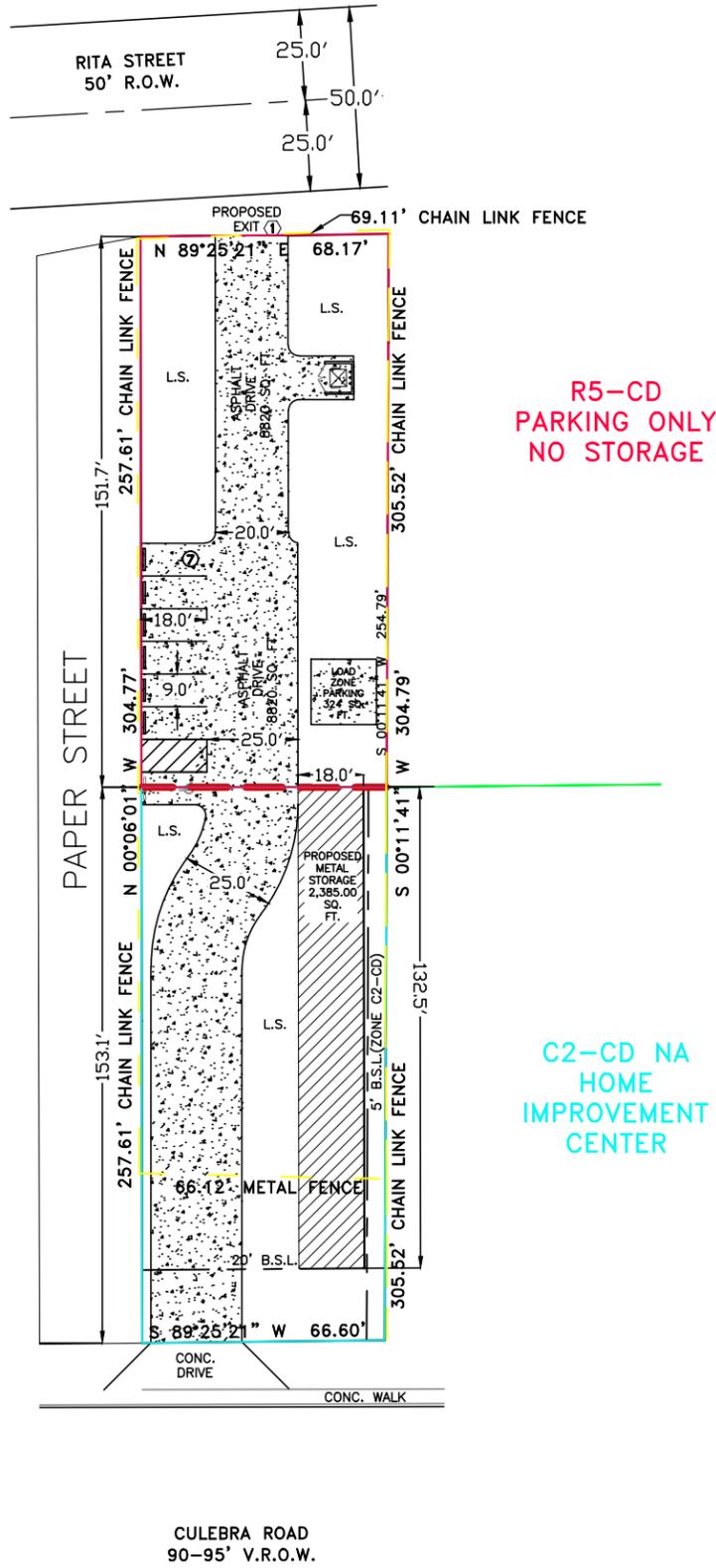


R5-CD zoning beginning at the northwesterly corner of the property
 thence N 89°25'21" E a distance of 68.17'
 thence S 0°11'41" W a distance of 154.79'
 thence S 89°25'21" W a distance of 68.39'
 and ending N 00°06'01" W a distance of 151.7'

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

