

Z-2023-10700093 S

Legal Description: Lot 6, Block 2, NCB 17431

Address: 7311 Barlite Boulevard

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial
Lackland Military Lighting Overlay Military Lighting Region 1 Airport
Hazard Overlay District

Proposed Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial
Lackland Military Lighting Overlay Military Lighting Region 1 Airport
Hazard Overlay District with a Specific Use Authorization for
Carwash

Impervious cover: +/- 16,600 sq/ft

Parking Information: 8 parking spaces; applicant seeking variance
with the Board of Adjustment for the remaining 2 required spaces

Landscaping: No major landscaping proposed in relation to this
change of zoning request; no landscape buffers required

Setbacks: Setbacks noted on diagram; No setbacks required by the
UDC

Building information:

Vacuum Bay area: 2,000 sq/ft / Height: 20'

Car bay area: 1,881 sq/ft / Height: 20'

Automatic Carwash area: 1,089 sq/ft / Height: 20'

Storage building: 64 sq/ft / Height: 10.5'

I, Ihome Properties, LLC ; Santax Properties, LLC ; DC Civil Construction LLC;
SWRI #3, LLC , 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.

Additional information required under Table B101-1 may be found
through various Development Service Department records,
including those associated with platting, addressing, building and
permits. Reference to those records as required for zoning review is
incorporated herein for Site Plan purposes under Chapter 35
(Unified Development Code).

CURRENT ZONING : L-2

REQUESTED : C2-S

USE: FOR A CAR WASH

