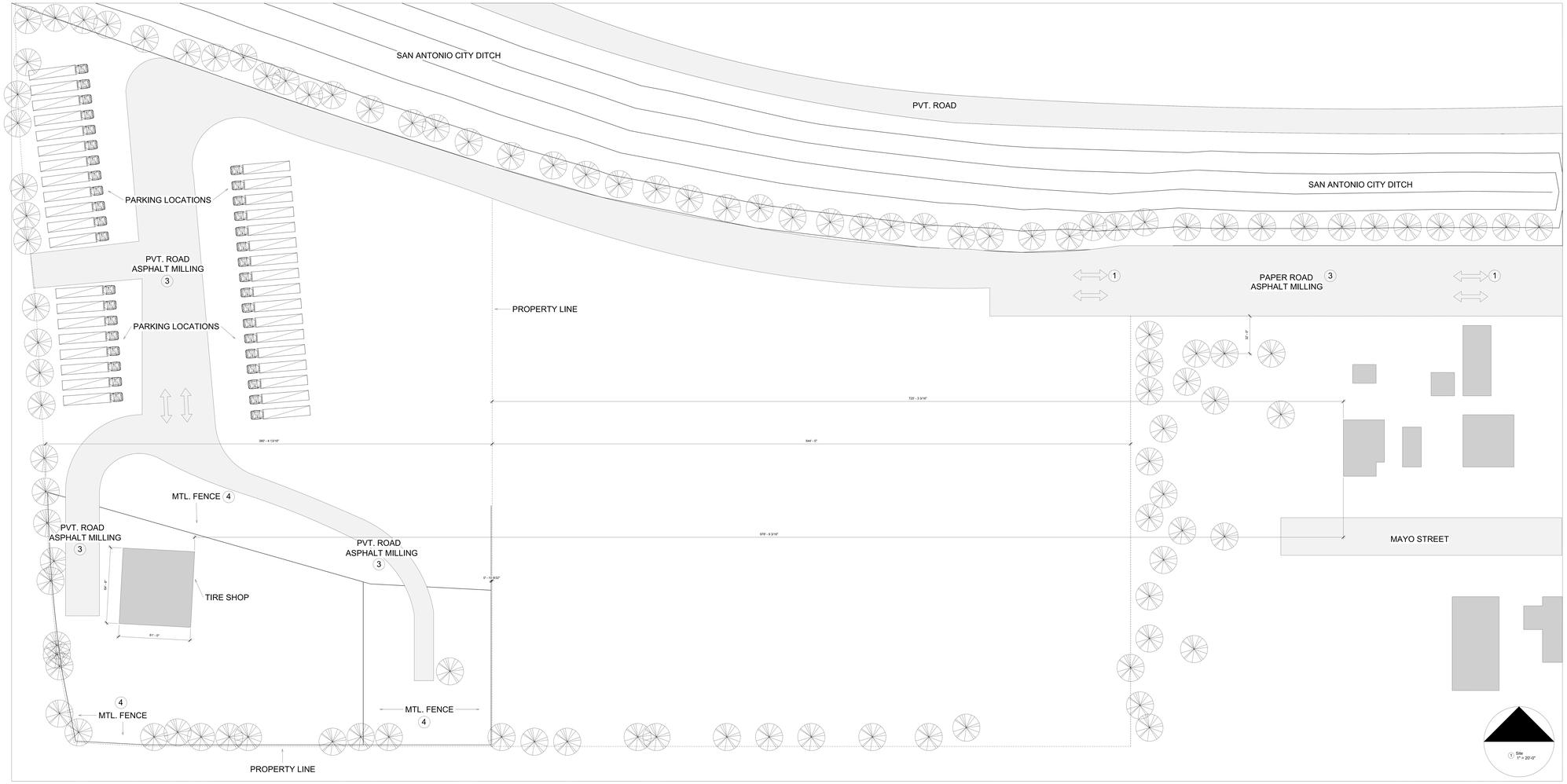

CASE NUMBER (Z-2023-10700091 CD)

FROM: "R-6" RESIDENTIAL SINGLE FAMILY DISTRICT | TO: "C-2 NA CD" COMMERCIAL NONALCOHOLIC SALES DISTRICT WITH A CONDITIONAL USE FOR TRUCK REPAIR AND MAINTENANCE WITH OVERSIZED VEHICLE STORAGE.

"I,___Miguel Ortega___ , 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."

GENERAL NOTES

THE SITE DOES NOT HAVE ANY PROPOSED BUILDINGS/STRUCTURES.

THE ENTIRE PROPERTY HAS AN IMPERVIOUS COVER OF ASPHALT MILLINGS.

PROPERTY HAS METAL FENCING LISTED AT 6' (LOCATION INDICATED ON SITE PLAN)

GENERAL RESTRICTIONS

THE 18-WHEELERS THAT PARK AT 1621 S. CALLAGHAN ARE CONSTITUENTS TO THE AREA OF DIST 6. BEING THAT THE CITY OF SAN ANTONIO ENFORCED A NEW CITY ORDINANCE SECTION 19.194D. THAT ENABLED THESE DRIVERS FROM PARKING AT THESE RESIDENTS.
THE 1ST HOME ON MAYO STREET IS 326YDS FROM THE TIRE SHOP.
THE 18-WHEELER TRUCKS ARE SET AT 292 YARDS AWAY FROM THE FIRST RESIDENTS.
S.CALLAGHAN RD IS 1,175YDS FROM THE TIRE SHOP.

ORTEGA DESIGN

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SITE PLAN

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Any abridgemenet or violation of the rights of Ortega Design, shall be prosecuted to the fullest extent possible.

No.1	SITEPLAN	7/7/23

1621 S. CALLAGHAN RD

SITE PLAN/ REZONING

Project Number	SITE PLAN
	07/07/2023
Drawn By	ERIK ORTEGA
Date	A101
Scale	1" = 20'-0"