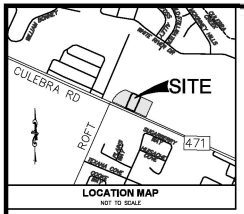

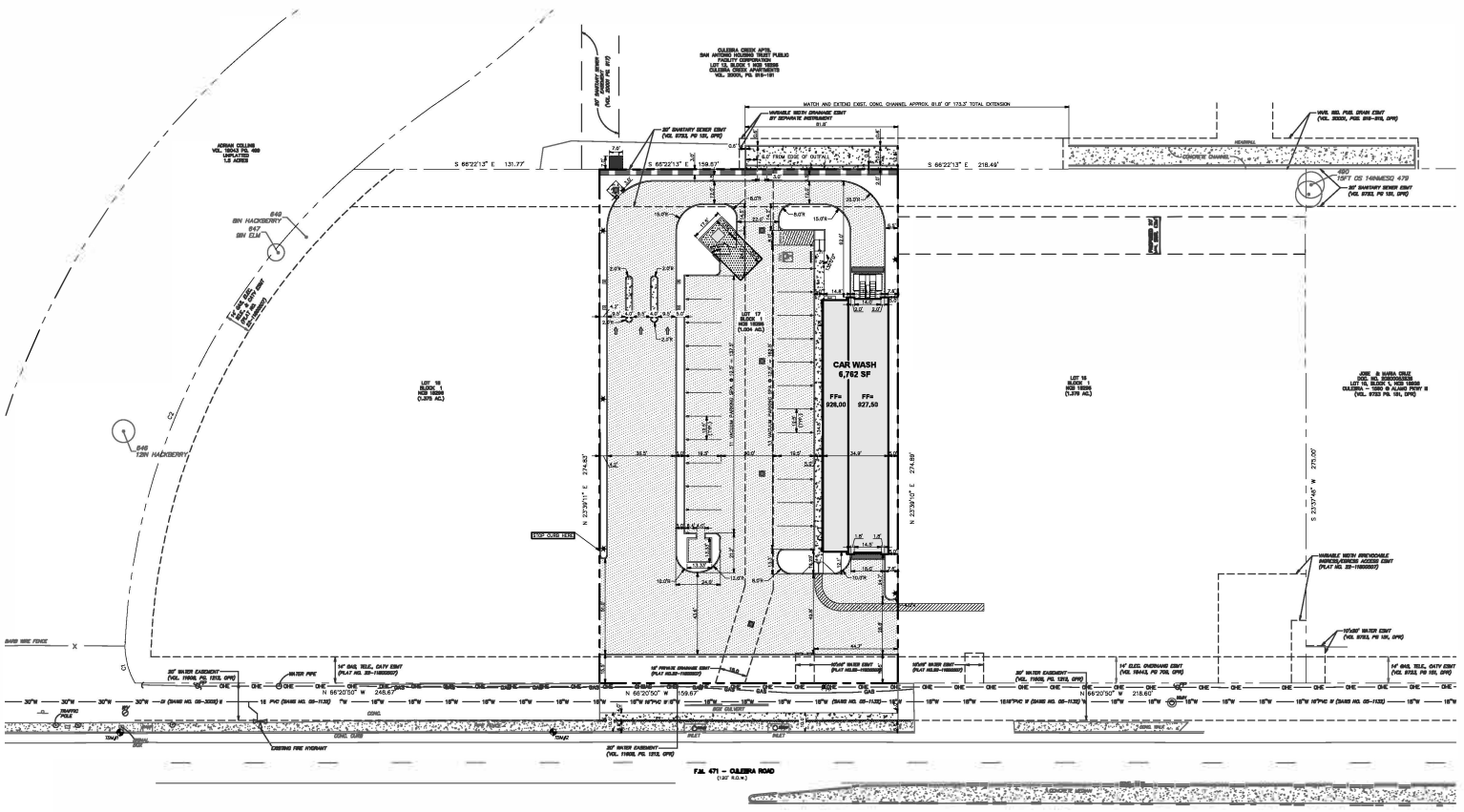

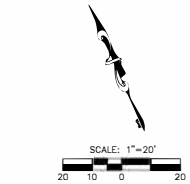

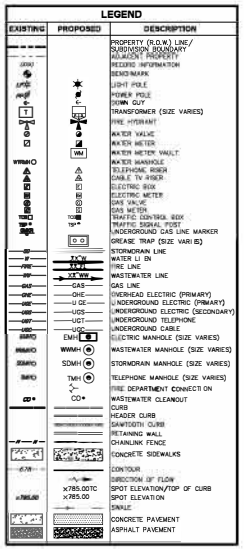

ZONING CASE Z-2023-10700234 S (Council District 6):

Current Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash
Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash for a Major Site Plan Amendment with a 10% increase in building footprint
Legal Description: 3.758 acres out of NCB 18296
Address: generally located in the 12200 blockof Culebra Road.

I, KLove Engineering, 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).

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

KLove ENGINEERING
Site Development Engineering Services
Firm No. 1042
www.klovengineering.com
(210) 485-5683

STATE OF TEXAS
KEVIN WILLIAM LOVE
93563
LICENSED
PROFESSIONAL ENGINEER
8/16/23

DATE	REVISIONS

OWNER:
SHAHAN BHADANI
1101 RANCH ROAD 620 N
LAKEWAY, TX 78734

CULEBRA RD. CAR WASH

12123 CULEBRA RD.
SAN ANTONIO, TEXAS 78253

CIVIL SITE AND DIMENSIONAL CONTROL PLAN

DESIGNED BY: KL
DRAWN BY: CT
SCALE: 1"=20'
DATE: 8/16/23
SHEET NO.
C3.0

Plotted: Aug 24, 2023, 4:40pm
File: K:\Work\12123\1.3 Civil\01 Site Deliver\02 Roft Corner\Exhibits\Culebra Car Wash.dwg