



**Z-2022-10700132 S**  
**Lot P-59 J, NCB 18296**

**Current Zoning: "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center**

**Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Carwash**

**CULEBRA ROAD**  
**CULEBRA ROAD (F.M. 471) (120' RIGHT-OF-WAY)**  
**(VOLUME 17446, PAGE 1757, O.P.R.)**

**Ingress/Egress**

The following statement: "I, Shahan Bhaidani, 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."