

CONDITIONAL USE SITE PLAN - Z-2022-10700288 CD

Address: Generally Located at 5915 Randolph Blvd  
Legal Description: NCB 14952 BLK 1 LOT 41  
Acreage: 1.65  
Current Zoning: C-2 CD AHOD with Conditional Use for Motor Vehicle Sales (Full Service)  
Proposed Zoning: C-2 CD AHOD with Conditional Use for Auto & Light Truck Repair  
Required Setbacks: N/A (35-310 Note 2: Property does not abut residential use or residential zoning district)  
Building Area: +/- 12,000 SF

"I, William Zulaica, as Manager of Z4 Real Estate, Inc., 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."



TREE POINT TABLE	
Point #	Description
300	17" MESQ
301	19" OAK
302	17" OAK
303	15" OAK
304	13" OAK
305	15" OAK
306	14" OAK
307	18" OAK
308	14" OAK
309	18" OAK
310	9" OAK
311	18" OAK
312	14" OAK
313	12" OAK
314	18" OAK
315	15" HACK
316	17" HACK
317	11" HACK
318	11" ASH
319	17" ASH
320	13" MESQ



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- Conditions:
1. No feathered or banner signs on the Property.
  2. Only one freestanding sign is permitted on the Property; such freestanding sign will comply with any/all applicable City codes and ordinances.
  3. No signage may be located/placed/adhered to or on any fencing.
  4. There will be guardrail fencing on the portion of the Property facing Randolph Blvd.
  5. Landscaping will line the Property along Randolph Blvd. where shown on the site plan.