

LEGEND	
EXISTING FEATURES	
	PROPOSED GRASS AREA
	PROPOSED CONCRETE SIDEWALKS
	EXIST. BOUNDARY LINE
	PROPOSED POND

## NOTES:

1. PROPERTY IS CURRENTLY ZONED C-2 COMMERCIAL, AND IS IN THE MC-3 OVERLAY.
2. SELF-STORAGE FACILITY IS A PERMITTED USE IN THE C-2 ZONING.
3. 4 PARKING SPACES PLUS 2 FOR MANAGER'S QUARTERS ARE REQUIRED FOR SELF STORAGE FACILITIES.
4. MAXIMUM BUILDING HEIGHT IS 25 FEET IN ACCORDANCE WITH C-2 REGULATIONS. A STRUCTURE IN ANY ZONING DISTRICT MAY BE ERRECTED TO EXCEED THE HEIGHT LIMIT PROVIDED THAT SUCH PORTION IS LOCATED BACK FROM THE SIDE AND REAR SETBACK LINES ONE FOOT FOR EACH TWO-FOOT OF HEIGHT IN EXCESS OF THE HEIGHT LIMIT. A HEIGHT VARIANCE MAY BE REQUIRED FOR A 3 STORY BUILDING.
5. MAXIMUM HEIGHT OF ANY PORTION OF A COMMERCIAL ZONING DISTRICT LOCATED WITHIN FIFTY LINEAR FEET OF THE PROPERTY LINE OF AN ESTABLISHED SINGLE-FAMILY RESIDENTIAL USE SHALL BE LIMITED TO THE MAXIMUM HEIGHT OF THE SINGLE-FAMILY DISTRICT. THE PROPERTY ABUTTING THE REAR PROPERTY LINE IS ZONED R-S. R-S ZONING HAS A BUILDING HEIGHT MAXIMUM OF 35' AND A MAXIMUM NUMBER OF STORIES OF 2.5.
6. BUILDINGS SETBACKS:  
FRONT = 20' MINIMUM, 40' MAXIMUM.  
SIDE = 20'  
REAR = 30' WHEN ABUTTING RESIDENTIAL  
FRONT = 15 FEET WHEN ALONG MAJOR ARTERIAL  
SIDE = N/A WHEN ABUTTING COMMERCIAL  
SIDE = 15' WHEN ABUTTING RESIDENTIAL  
REAR = 15' WHEN ABUTTING RESIDENTIAL
7. LANDSCAPE BUFFERS:  
FRONT = 15 FEET WHEN ALONG MAJOR ARTERIAL  
SIDE = N/A WHEN ABUTTING COMMERCIAL  
SIDE = 15' WHEN ABUTTING RESIDENTIAL  
REAR = 15' WHEN ABUTTING RESIDENTIAL
8. ACCORDING TO FEMA MAP NO. 48029X0270G, THE SITE LIES WITHIN AN X ZONE.
9. I, DIANE M. CONNOR, DENNIS MUND AHL, RICKY MUND AHL, DALE MUND AHL, 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 UNITED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CIT 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.
10. THE SELF STORAGE FACILITY WILL NOT EXCEED 40 FEET IN HEIGHT.

Z-2022-10700298 S

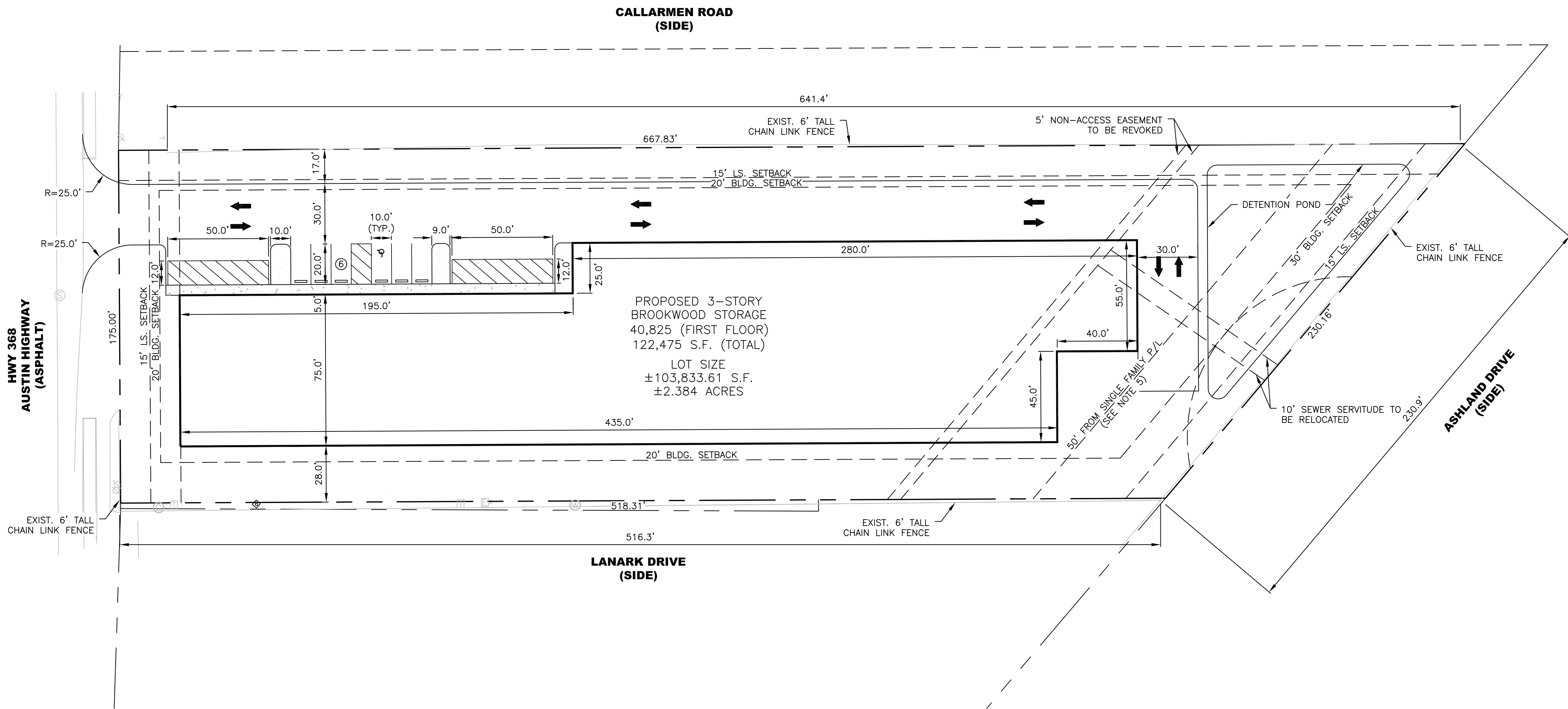
From: "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "MH MC-3 AHOD" Manufacture Housing Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District

To: "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a height to exceed thirty-five (35) feet

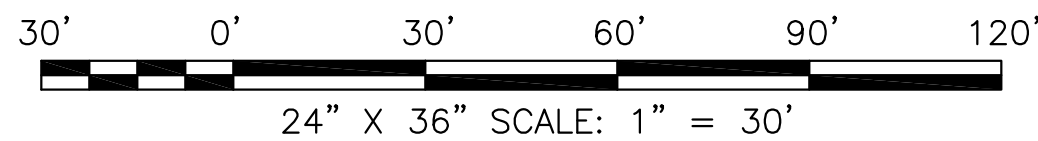
Legal: Lot 20 and Lot 21, NCB 12180

Address: 2306 Austin Highway

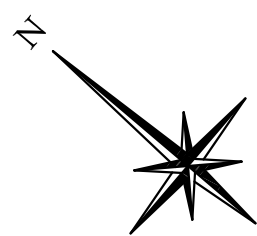
CONCRETE DRIVE	21,708.31 S.F.	0.498 AC.
SIDEWALK	965.00 S.F.	0.022 AC.
OPEN SPACE	40,335.30 S.F.	0.926 AC.
BUILDING	40,825.00 S.F.	0.937 AC.
DETENTION POND	6,546.67 S.F.	0.150 AC.
TOTAL	103,833.61 S.F.	2.384 AC.



## SITE PLAN



DATE					
REVISIONS / COMMENTS					
REV. NO.					

PRELIMINARY  
"NOT FOR  
CONSTRUCTION"

DATE ISSUED: 10/06/22  
FIRM: BASIN ENGINEERING & SURVEYING  
ENGINEER: Wesley R. Eustis, P.E.  
TX LICENSE NO.: 112977

BROOKWOOD STORAGE  
2306 AUSTIN HIGHWAY  
SAN ANTONIO, TX

SITE PLAN

APPROVED BY

WRE

CHECKED BY

WRE

CJG

DRAWN BY

PROJ. NO. 21-062

DATE 11/07/2022

SHEET NO.

C-1

1 OF 1 SHEETS