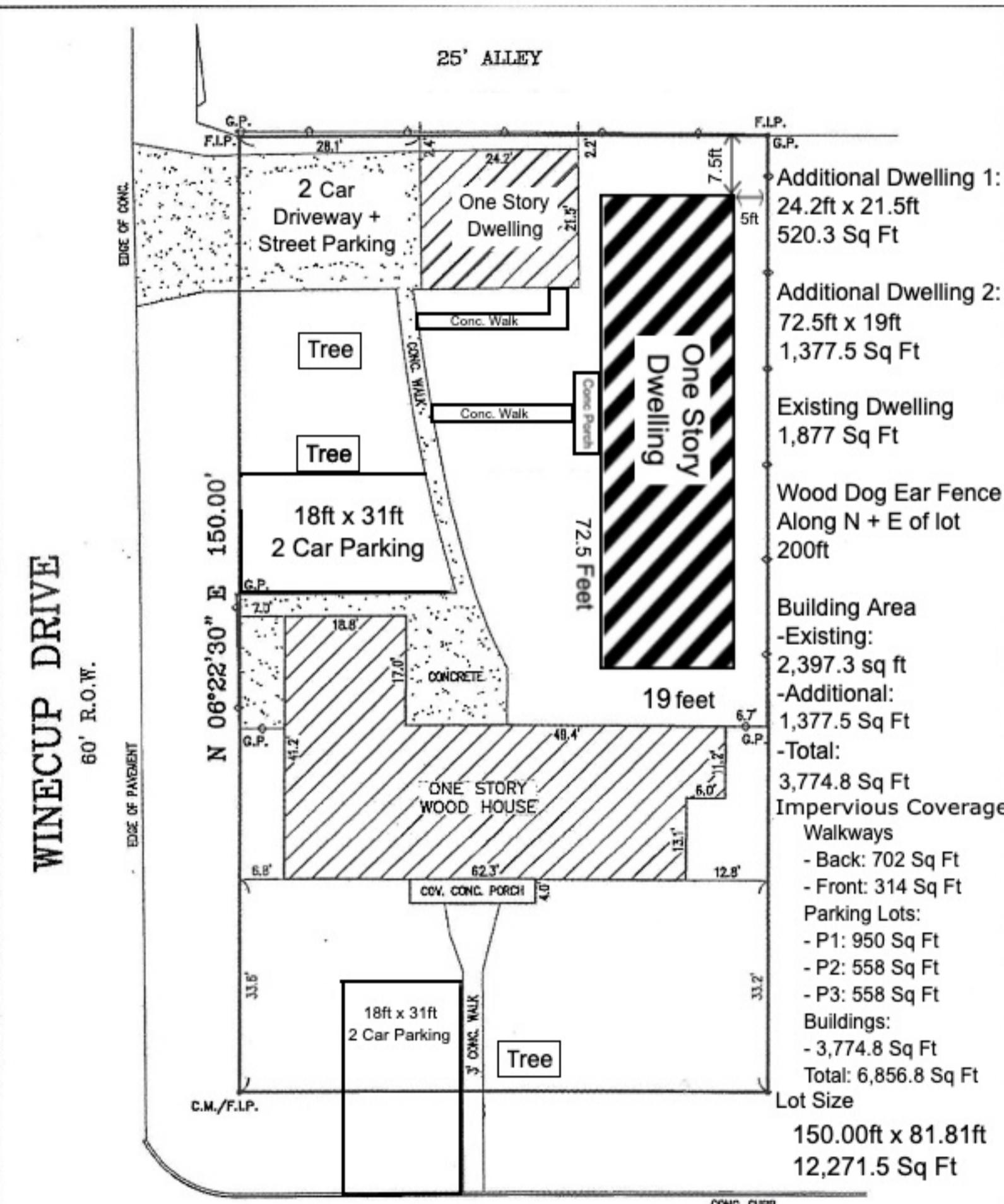


# 327 Bexar Dr Site Plan

Lot 17, Block 7, NCB 8099

Case #: Z-2024-10700007 CD

Request: Request: "R-4" → "R-4 CD" 4 dwelling units



- Additional Dwelling 1:  
24.2ft x 21.5ft  
520.3 Sq Ft
- Additional Dwelling 2:  
72.5ft x 19ft  
1,377.5 Sq Ft
- Existing Dwelling  
1,877 Sq Ft
- Wood Dog Ear Fence  
Along N + E of lot  
200ft
- Building Area  
-Existing:  
2,397.3 sq ft  
-Additional:  
1,377.5 Sq Ft  
-Total:  
3,774.8 Sq Ft
- Impervious Coverage  
Walkways  
- Back: 702 Sq Ft  
- Front: 314 Sq Ft
- Parking Lots:  
- P1: 950 Sq Ft  
- P2: 558 Sq Ft  
- P3: 558 Sq Ft
- Buildings:  
- 3,774.8 Sq Ft  
Total: 6,856.8 Sq Ft
- Lot Size  
150.00ft x 81.81ft  
12,271.5 Sq Ft

WINECUP DRIVE  
60' R.O.W.

BEXAR DRIVE  
60' R.O.W.

I, SERGIO NUNEZ, representative, 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.

