

Zoning Request: From "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for four (4) Residential Single-Family Homes per Lot to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Duplex

I, Dana and David Ericsson, the property owners, 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.

N PINE STREET

922 N PINE

PARKING
(2)

PARKING
(6 COVERED SPOTS)

EXISTING PARKING LOT-
PARKING FOR 914 N PINE
WRITTEN INTO LEGAL
EASMENT

918 N PINE

EXISTING PARKING FOR 918 N PINE
(4 SPOTS)

PEDESTRIAN ACCESS DOWN ALLEY

ALLEY EASMENT

RESIDENTIAL/OFFICE
existing structure: built 1919
square footage: 2302 sf

914 N PINE

PORCH

STORE/CAFE
existing structure: built 2022
square footage: 750 sf

TOTAL IMPERVIOUS AREA:
3957sf

EXISTING 8' FENCE
STEEL PIPE AND METAL HOG WIRE

OFFICE

existing structure: built 2022
square footage: 790 sf

910 N PINE



SITEPLAN

914 N PINE SAN ANTONIO TX 78202

DAVID ERICSSON