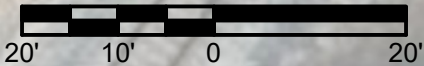


PA-2025-11600031 & Z-2025-10700095



SCALE IN FEET

CONWAY DRIVE

EMPIRE STREET

14' E.G.T.CA.  
EASEMENT  
(PROPOSED)

25' B.S.L.  
(VOL.3025, PG. 16)  
(TO BE REMOVED VIA RE-PLAT)

PROPOSED  
FENCE

EXISTING  
PRIVACY FENCE

PROPOSED  
BUILDING

10' B.S.L.  
(VOL.3025, PG. 16)  
(TO BE REMOVED VIA RE-PLAT)

PROPOSED LOT LINE

PROPOSED FENCE

PROPOSED  
BUILDING

5' B.S.L.  
(VOL.3025, PG. 16)  
(TO BE REMOVED  
VIA RE-PLAT)

7.5' B.S.L.  
(VOL.3025, PG. 16)  
(TO BE REMOVED  
VIA RE-PLAT)

14' E.G.T.CA.  
EASEMENT  
(PROPOSED)

PROPOSED  
FENCE W/ GATE

20' POWER LINE ESM'T.  
(VOL.3025, PG. 16)

EXISTING  
PRIVACY FENCE

**Ingress/Egress:** Existing and as Permitted on Empire Street and Conway Drive

**Setbacks and Fencing:** As Shown

**Lot Size:** 0.2347

**Impervious Cover:** +/- 4500 SF/35%

**Parking:** Provided on site

**Owner Statement:** We, Mario & Tanya Garza, co-trustees of the Mario & Tanya Garza Revocable Trust, the property owner, acknowledge that this site plan submitted for the purpose of rezoning 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.

## IDZ-1 SITE PLAN

LOT 9, BLOCK 6, N.C.B. 9849 (VOL. 3025, PG. 16) O.P.R.B.C.  
102 CONWAY DRIVE

CURRENT ZONING: R-4 AHOD

PROPOSED ZONING: IDZ-1 AHOD WITH USES PERMITTED FOR  
FOUR (4) DWELLING UNITS



**MEALS★MYERS**  
ENGINEERING & SURVEYING LLC

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TBPE No. F-18576 | TBPLS No. 101942291