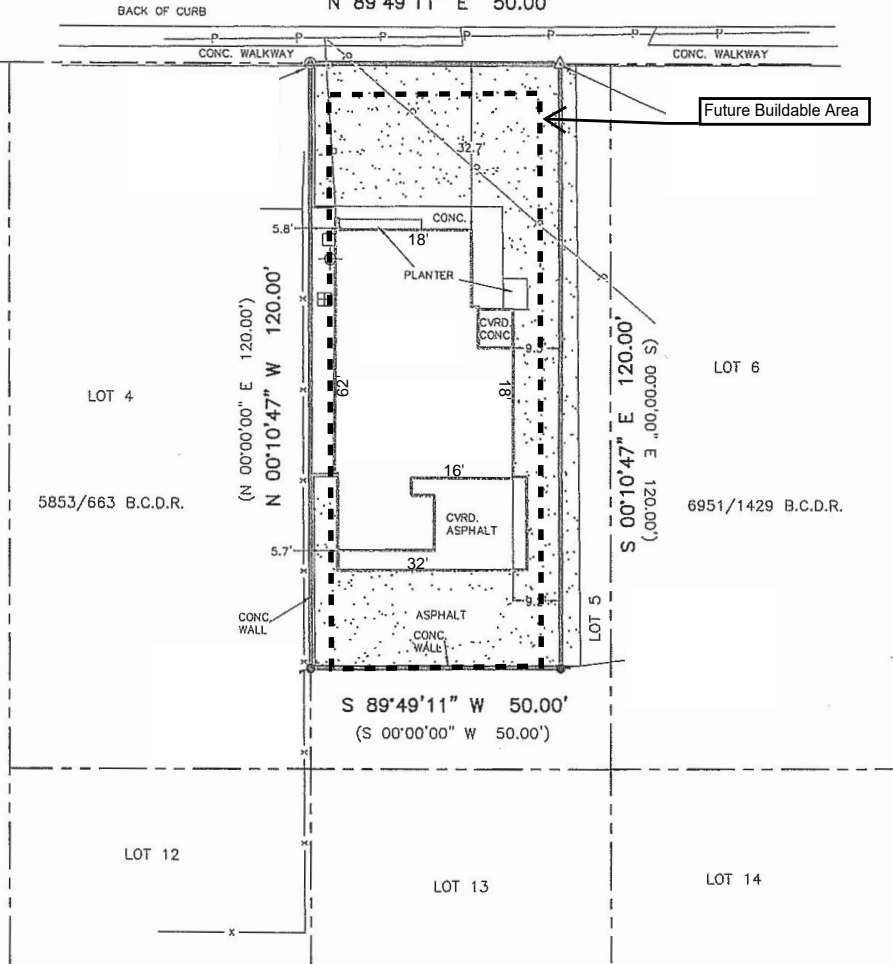




Zoning Case No. Z-2024-10700304  
Address: 614 W. French Place  
Legal Description: 0.138 Acres out of NCB 1890  
Existing Building Square Footage: 1800 SF  
Allowable Building Square Footage: 6000 SF  
Existing Total Impervious Cover: 6200 SF

WEST FRENCH PLACE

(N 00°00'00" E 50.00')  
N 89°49'11" E 50.00'



Current Zoning: "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 NCD-2 AHOD" Limited Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with Uses Permitted in O-1 and One (1) Residential Dwelling Unit

Ingress/Egress: Existing on W. French Place (Width of frontage street opening: 19')

Parking: None Required

Wall/Fencing: Rear Concrete Wall not to exceed 6' in height; Additional and/or future fencing shall be provided in accordance with UDC Sec. 35-415 as in effect at the time of zoning approval.

Required Setbacks for Redevelopment: 5' on side and rear perimeter (existing setbacks as shown)

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B.L. SETBACK BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- B.C.P.R. - BEXAR COUNTY PLAT RECORDS
- B.C.D.R. - BEXAR COUNTY DEED RECORDS
- B.C.O.P.R. - BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- "X" IN CONCRETE SET
- IRON PIPE FOUND
- "X" IN CONCRETE FOUND
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- A/C UNIT
- GAS METER
- WATER WELL/METER
- TELEPHONE/CABLE PEDESTAL
- ELECTRIC BOX/METER
- UTILITY POLE/RECORD
- MANHOLE
- FIRE HYDRANT

I, Atlamira-Carrizo, LLC, 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.



NOTE:  
1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.  
2. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.  
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "C115"

REFERENCE: GUJARDO FAMILY TRUST  
ADDRESS: 614 WEST FRENCH PLACE  
LEGAL DESCRIPTION: 0.138 ACRES BE THE (NORTH 120 FEET OF THE WEST 50 FEET OF LOT 5, BLOCK 10, NEW CITY BLOCK 1890 OF POST'S ADDITION TO UPPER SAN ANTONIO AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 136 OF THE B.C.D.R. IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.  
JOB NO. 11-20396 REV. 0  
DRAWN BY: AAL FIELD BOOK: 166/19  
THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48023C0405G EFFECTIVE SEPTEMBER 29, 2010.