

Z-2024-10700227

1210 South Alamo Street

0.125 acres out of NCB 937

Current zoning: "C-1 H HS AHOD" Light Commercial

King William Historic Overlay Historic Landmark

Airport Hazard Overlay District

Requested zoning: "IDZ-1 H HS AHOD"

Limited Intensity Infill Development Zone K

King William Historic Overlay Historic Landmark

Airport Hazard Overlay District

with uses permitted in "C-1" Light Commercial District

and "RM-4" Residential Mixed District

1212 S ALAMO
C-1, 7,500

2,300 SF 2-STORY HISTORIC HOME
CURRENT USE: SINGLE-FAM

ACCS.
350 SF

1210 S ALAMO
IDZ-1, 5,445 SF

2,100 SF 2-STORY HISTORIC HOME
CURRENT USE: PROF. OFFICES

9' - 0" MIN.

5' - 0"

5' - 0"

15' - 0"

400 SF
PROPOSED
APARTMENT

5' SIDE SETBACK

5' SIDE SETBACK

10' REAR SETBACK

50' - 0"

23' - 8"

43' - 7 1/2"

73' - 8"

111 WICKES
C-1, 3,050 SF

1,300 SF 1-STORY HISTORIC HOME
CURRENT USE: SINGLE-FAM

S ALAMO STREET

PERVIOUS GRAVEL DRIVE TO REMAIN

EXISTING TREE LOCATION HAS BEEN
CONFIRMED TO ENSURE ADEQUATE
VEHICLE PASSAGE WITHIN EXISTING
DRIVEWAY

CONC STEPS WILL BE DEMOLISHED TO
ALLOW FOR (3) TANDEM PARKING
SPACES OFF S. ALAMO STREET

PROPOSED LANDSCAPED BACKYARD

PROPOSED 6' WD GATE

PERVIOUS GRAVEL DRIVE TO REMAIN

TABULATIONS FOR PROPOSED CONDITIONS

Property Size:	5,445 sq.ft.
Proposed Conditioned Area:	2,500 sq.ft.
Proposed Hardscape Area:	200 sq.ft.
Building Footprint:	1,800 sq.ft.
Total Impervious Cover:	2,000 sq.ft.
Impervious Cover Ratio:	36%

1.

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



OWNER'S STATEMENT

I, Richard Theis, 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.