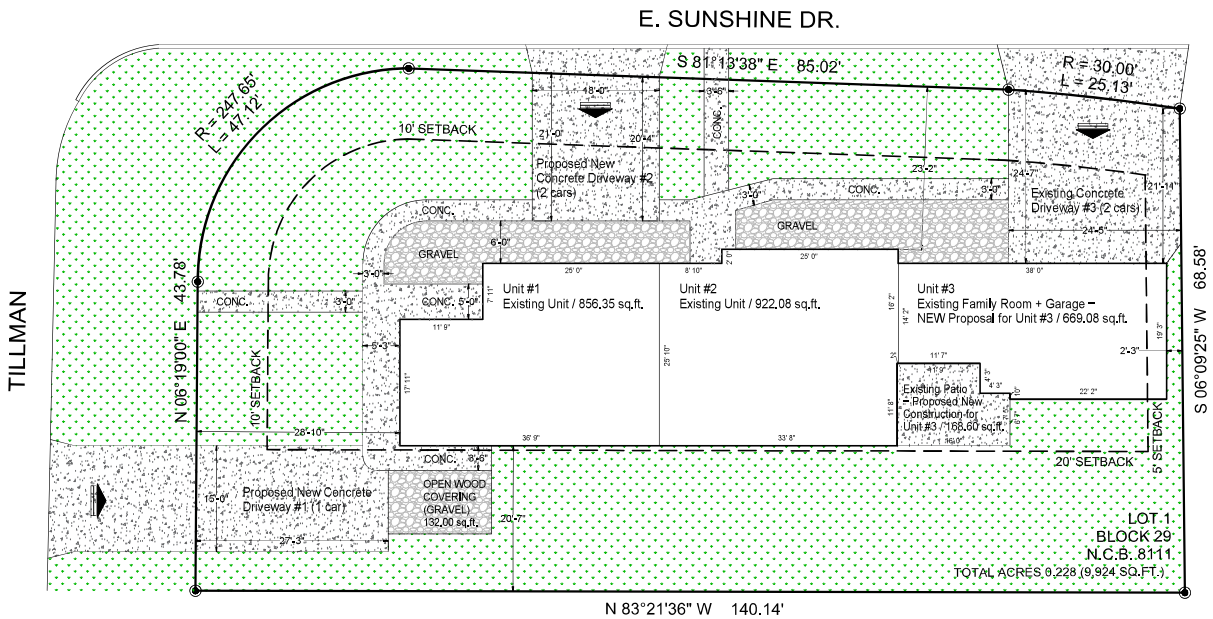
Z-2024-10700017 CD
From: R-5 To: R-5 CD with Conditional Use for three (3) dwelling units



SITE AREA ANALYSIS

ALL AREAS (WITHIN POLYGON)

ACRES	=	0.228 ACRES
HABITABLE UNITS (3)	=	2447.51 sq.ft.
UNIT #1	=	856.35 sq.ft.
DRIVEWAY #1	=	396.16 sq.ft.
UNIT #2	=	922.08 sq.ft.
DRIVEWAY #2	=	372.16 sq.ft.
UNIT #3	=	669.08 sq.ft.
DRIVEWAY #3	=	567.71 sq.ft.
EXISTING PATIO (UNIT #3 NEW CONSTRUCTION)	=	168.60 sq.ft.
GRAVEL	=	590.80 sq.ft.
OPEN WOOD COVERING UNIT #1 (GRAVEL)	=	132.00 sq.ft.
CONCRETE WALKWAY	=	646.96 sq.ft.
GRASS	=	4602.10 sq.ft.

DIMENSIONS

UNIT #1		
DIMENSIONS		25' 0", 25' 10", 36' 9", 17' 11", 11' 9", 7' 11"
PERIMETER	=	125' 2"
UNIT 2		
DIMENSIONS		25' 0", 16' 2", 2", 11'8", 33' 8", 25' 10", 8' 10", 2' 0"
PERIMETER	=	123' 4"
UNIT 3		
DIMENSIONS		38' 0", 19' 3", 22' 2", 10", 4' 3", 4' 3", 11' 7", 14' 2"
PERIMETER	=	114' 6"

IMPERVIOUS COVER

UNIT #1	=	856.35 sq.ft.
UNIT #2	=	922.08 sq.ft.
UNIT #3	=	669.08 sq.ft.
EXISTING PATIO (UNIT #3 NEW CONSTRUCTION)	=	168.60 sq.ft.
		2616.11 sq.ft.

HARD SURFACES

DRIVEWAY #1	=	396.16 sq.ft.
DRIVEWAY #2	=	372.16 sq.ft.
DRIVEWAY #3	=	567.71 sq.ft.
CONCRETE WALKWAY	=	646.96 sq.ft.
OPEN WOOD COVERING UNIT #1 (GRAVEL)	=	132.00 sq.ft.
GRAVEL	=	590.80 sq.ft.
		2705.79 sq.ft.

EXISTING AREAS

DRIVEWAY #3	=	567.71 sq.ft.
CONCRETE WALKWAY	=	646.96 sq.ft.
GRAVEL	=	590.80 sq.ft.
EXISTING PATIO (UNIT #3 NEW CONSTRUCTION)	=	168.60 sq.ft.
		1974.07 sq.ft.

PROPOSED AREAS

DRIVEWAY #1	=	396.16 sq.ft.
DRIVEWAY #2	=	372.16 sq.ft.
		768.32 sq.ft.

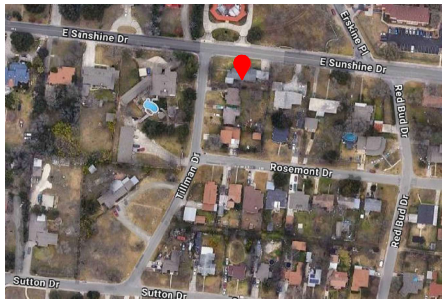
The intended use of the property to which the current and proposed improvements relate. – R5 with conditional use for 3 units.

"I Taboada Real Estate/ Olga L. Taboada, 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."

SITE PLAN

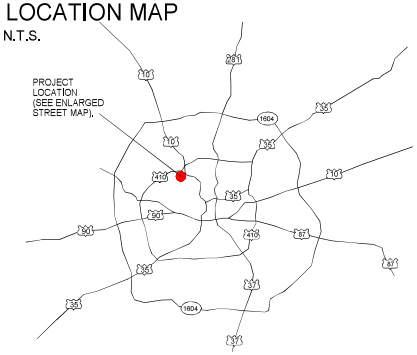
LOCATION:

530 E SUNSHINE DR, SAN ANTONIO, TX 78228



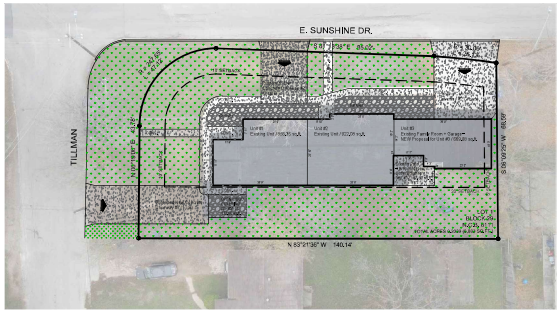
CITY LOCATION MAP

SCALE N.T.S.



AEREAL

SCALE N.T.S.



0'1'2' 4' 8' 20' 30'
0'1'3' 7' 15' 35' 65'

GRAPHIC SCALE
SCALE 1/8"=1'-0" PRINT 36"X24"

OWNER: TABOADA REAL ESTATE, LLC

LOCATION

NO.	DESCRIPTIONS	DATE	APPR.	NO.	DESCRIPTIONS	DATE	APPR.

SITE PLAN
Lot: 1 Block: 29 NCB: 811
Total Acres: 0.228 (9,924 sq.ft.)
530 E SUNSHINE DR, SAN ANTONIO, TX 78228

DRAWING:
Rene Mancilla

THE DESIGNER ASSUMES NO RESPONSIBILITY AND/OR LIABILITY FOR ANY ERRORS IN THE DESIGN OF THIS DRAWING. IT IS RECOMMENDED THAT A CONSULTANT, WITH CERTIFIED AND PROFESSIONAL LICENSE, REVIEWS AND APPROVES THIS DRAWING TO COMPLY WITH LOCAL BUILDING ORDINANCES AND PERMITTING PRIOR TO COMMENCEMENT OF WORK.

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REVISIONS
1
2

PROJECT NUMBER:

DATE: 01/18/2024

SHEET NUMBER: A-002