

SYMBOL LEGEND

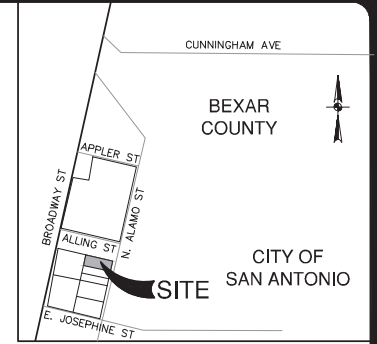
FOUND 1" IRON ROD (UNLESS OTHERWISE NOTED)	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
STAMPED INSCRIPTION	SANITARY SEWER MANHOLE
CALCULATED POINT	SPV SPRINKLER VALVE
EBOX ELECTRIC BOX	UP UTILITY POLE
ELECTRIC METER	WATER METER
FAUCET	
GAS METER	
GUY GUY ANCHOR	
MAILBOX	

LINE LEGEND

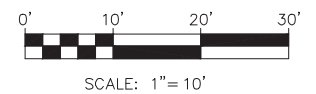
WOOD FENCE
WROUGHT IRON/ORNAMENTAL FENCE
OVERHEAD UTILITY

Zoning Case No. Z-2024-10700272

Permitted Uses on Property: C-2, Professional Office, One (1) SF Dwelling Unit and Commercial/NonCommercial Parking Lot



LOCATION MAP
NOT-TO-SCALE



Address: 2023 N. Alamo Street
Legal Description: NCB 1764 BLK 27 LOT 7 and N 4.6' of 8
Current Zoning: C-2 RIO-1 UC-2 NCD-9 AHOD
Proposed Zoning: IDZ-2 S RIO-1 UC-2 NCD-9 AHOD
with Uses Permitted in C-2, Professional Office, One (1) Single-Family Dwelling Units and Commercial/Non-Commercial Parking Lot with Specific Use Authorization for Removal of a Dwelling Unit.
Acreage: 0.127
Impervious Cover: +/- 5520 SF
Commercial Acreage: 0.127
Office Acreage: 0.127
Open Space Acreage: Zero (0)
Residential Density: 1 unit (single-family)
Side and Rear Setbacks where applicable: 5'
Maximum Building Height: 35'

Note: Primary Site Plan shows existing development conditions of Property at time of zoning approval. A portion or all of the Property may be redeveloped for specified uses within zoning request, including commercial/non-commercial parking lot as shown herein ("future parking lot conditions").

Note: Existing single-family home on Property may be relocated/removed, but shall not be demolished.

Owner Statement: I, Bernarda A. Valdez and Estate of Esequiel G. Alvarez, 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.

0.127 OF AN ACRE
(5,520 SQUARE FEET MORE OR LESS)

BLOCK 27
N.C.B. 1764
GILBERT RAY ALVAREZ
(VOLUME 7953, PAGE 942 O.P.R.)

LINE	BEARING	LENGTH
L1	N77°20'48"W	100.11'
L2	N17°08'55"E	55.31'
L3	S77°20'48"E	100.11'
L4	S17°08'55"W	55.31'

CALLD 0.111 ACRE TRACT
SANDRA RYAN
(DOCUMENT NUMBER 20100033173 O.P.R.)

Specific Use Authorization for Commercial/
Non-Commercial Parking Lot
Impervious Cover: +/- 5520 SF
Parking: +/- 20 Spaces
(Typical Stall Size 9' x 18')

Future Parking Lot Conditions