

LEGAL DESCRIPTION

LOT E 16.5 FT OF 15 & W 30 FT OF 16  
BLOCK 4  
NEW CITY BLOCK 2209  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
(VOL. 11663 PG. 0473, D.P.R.)

ZONING CASE Z-2024-10700081 CD

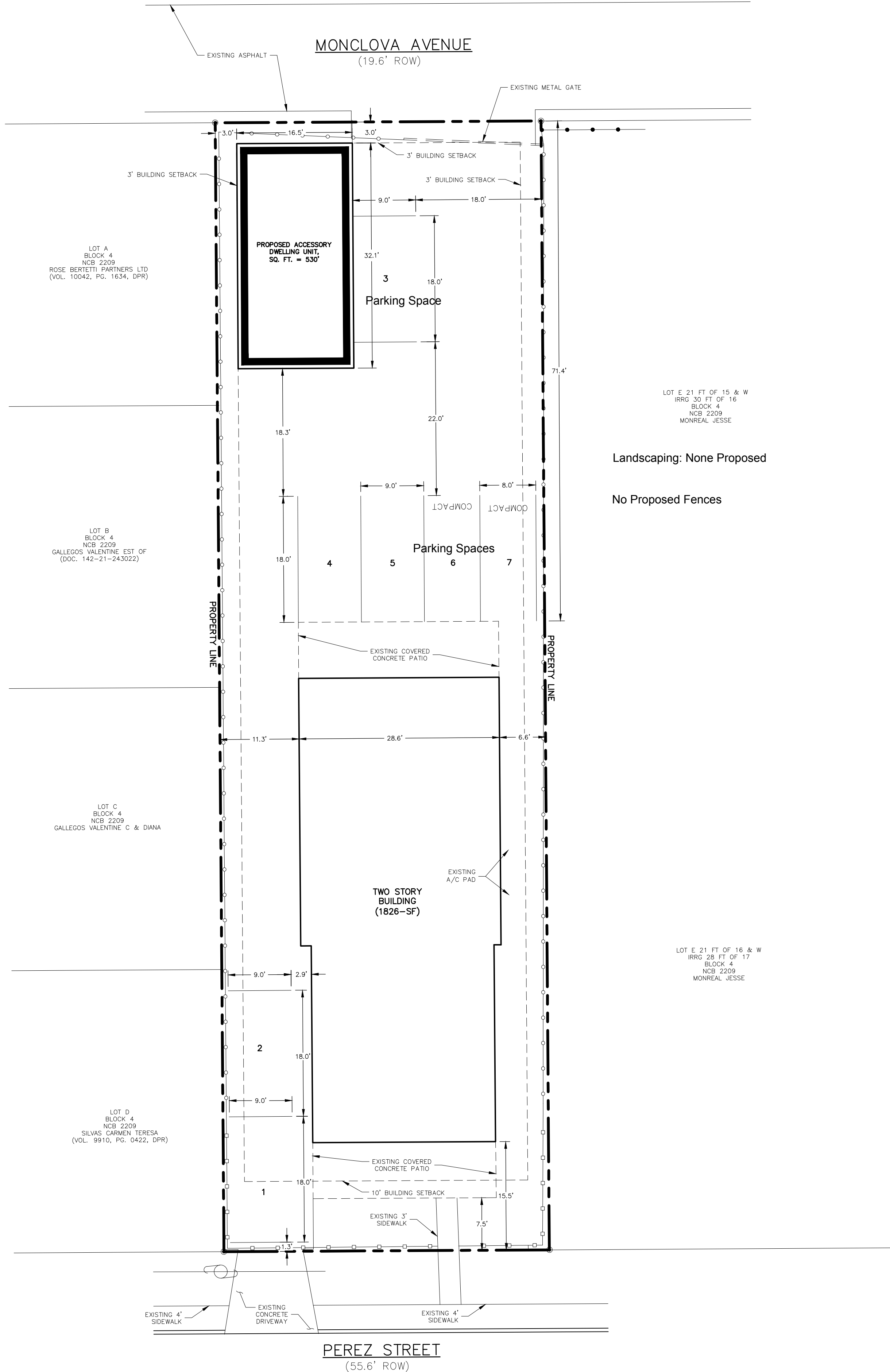
Rezoning

From: "R-6" Residential Single-Family

To: "R-5 CD" Residential Single-Family with Conditional Use for two (2) dwelling units

I, ADAM BECKMAN, 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.

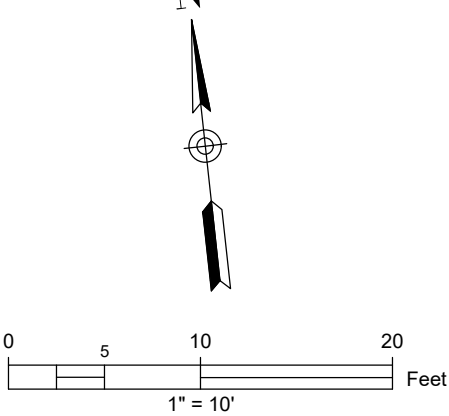


1019 PEREZ STREET



LOCATION MAP

NOT-TO-SCALE



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BUILDING SETBACK LINE	---
EXISTING SHEET METAL FENCE	---o---o---o---
EXISTING WROUGHT IRON FENCE	---o---o---o---
EXISTING CHAIN LINK FENCE	---o---o---o---
EXISTING SHEET METAL GATE	==

GENERAL NOTES

1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF PEARLSALL DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
2. SETBACKS (PER 35-37-(b)(3))

1. ONLY ONE (1) ACCESSORY UNIT SHALL BE PERMITTED PER LOT AND IT SHALL BE LOCATED IN THE REAR YARD.
2. AN ADDU THAT EXCEEDS EIGHT HUNDRED (800) SQUARE FEET GROSS FLOOR AREA SHALL PROVIDE ONE (1) PARKING SPACE.
3. AN ADDU SHALL REQUIRE A MINIMUM SETBACK FROM THE REAR AND SIDE PROPERTY LINES OF FIVE (5) FEET. IF THE STRUCTURE HAS NO OVERHANG THE ACCESSORY UNIT MAY THREE (3) FEET FROM THE REAR AND SIDE PROPERTY LINES.
4. AN ADDU MAY NOT EXCEED TWENTY-FIVE (25) FEET OR TWO (2) STORIES IN HEIGHT.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCHMARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96), DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY.
7. BENCHMARK ELEVATIONS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
9. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

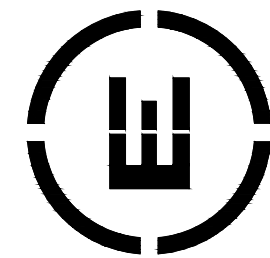
PARKING REQUIREMENTS TABLE (PER TABLE 526-3B)

CATEGORY	PERMITTED USE	MIN. VEHICLE SPACES	MAX. VEHICLE SPACES
DWELLING	4 FAMILY	1.5 PER UNIT	2 PER UNIT

VEHICLE PARKING TOTALS:

MIN REQ. VEHICLE SPACES (VS) = 6.0 VS  
MAX ALLOWABLE VEHICLE SPACES (VS) = 8  
PROVIDED VEHICLE SPACES (VS) = 7 VS

EVER ENGINEERING, LLC  
ADVANCED ENGINEERING SERVICES



3201 CHERRY RIDGE DRIVE SUITE A-106,  
SAN ANTONIO, TX 78230  
OFFICE (210) 572-9340 FAX (210) 572-9344  
WWW.EVERENG.COM, WWW.AES-TX.COM  
FIRM NO. F-19897

PROJECT LOCATION:  
1019 PEREZ STREET  
SAN ANTONIO, TX 78061

DATE

REVISIONS

OVERALL SITE PLAN

PLAT NO.: 24-XXXXX  
DRAWN: MH  
CHECKED: RDM  
JOB NO.: 24-0042  
DATE: MAR 2024



SHEET:

C100