

**Z-2023-10700281**

**IDZ-1 Site Plan**

Address: Generally Located at 1471 and 1477 W. Villaret Blvd., and 1487 E. Malley Blvd.

5.38 Acres out of NCB 11134

Current Zoning: R-4 MLOD-2 MLR-2 AHOD

Proposed Zoning: IDZ-1 MLOD-2 MLR-2 AHOD with Uses Permitted for 79 Residential Dwelling Units

Unit Height: 2.5 stories/35' (maximum)

Open Space Acreage: Zero (0)

Commercial/Industrial/Office Acreage: Zero (0)

Setback: 5' Perimeter

Unit Size: 1100 SF (Unit building dimensions are generally not to exceed 40' in width or 65' in depth)

Parking: Each lot will have a two-car driveway.

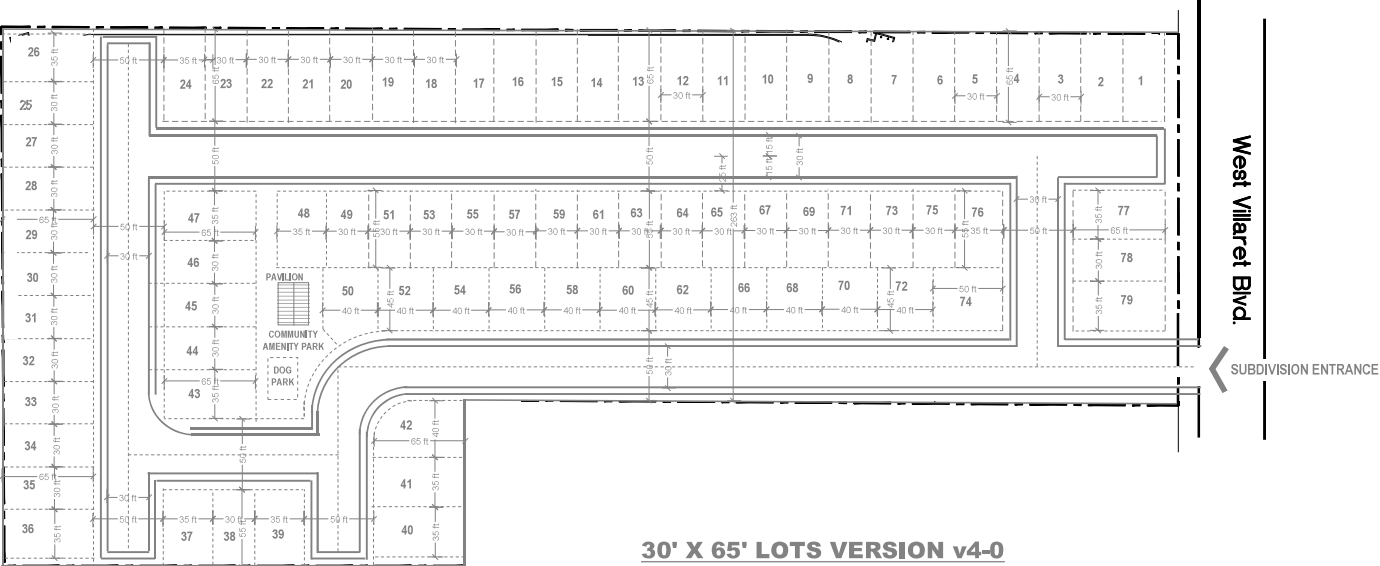
Impervious Cover: 95,000 SF (Homes and Driveways Only)

72,000 SF (Roads Only)

Landscaping: If provided, landscaping will be done in accordance with the Unified Development Code.

Pavilion Dimensions: 50' x 50'

I, Hipolito and Dolores Briones Revocable Trust (c/o Hipolito and Dolores Briones), the property owners, 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.



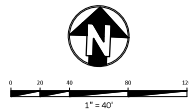
**30' X 65' LOTS VERSION v4-0**

79 TOTAL LOTS (VARIOUS SIZES)

(47) 30' X 65' LOTS (FOUR MODULE 800 SF FLOOR PLAN - 1 STORY)

(20) 30' X 55' LOTS (FIVE MODULE 1000 SF FLOOR PLAN - 2 STORY)

(12) 40' X 45' LOTS (THREE MODULE 600 SF FLOOR PLAN - 1 STORY)



**SITE PLAN**

**5.38 Acres Tiny Home Community**  
**79 Single Family Home Sites**

1443-1487 W. Villaret Blvd.  
San Antonio, Texas 78224