

Z-2025-10700069
PA-2025-11600023



TOTAL PROPERTY AREA:
3.101 ACRES (135,080 SQUARE FEET)

PROPERTY LEGAL DESCRIPTION:
3.101 ACRES OUT OF NCB 1755
INCLUDING NCB 1755, BLOCK 2, LOTS 3, 4, 5, 6, 7, 15, 21, 22 AND W 110' OF LOTS 13 & 14,
AND NCB 1755, BLOCK C-2, LOT D.

ADDRESSES:
1908, 1912, 1920, 1924, AND 1942 N. ST. MARY'S STREET1009, 1015, AND 1019 E. EUCLID
AVENUE.

CURRENT ZONING:
C-3R UC-4 AHOD, RM-4 UC-4 AHOD, RM-4 AHOD, C-3 UC-4 AHOD, C-3 AHOD, C-3NA
UC-4 AHOD AND C-3NA AHOD

PROPOSED ZONING:
IDZ-3 UC-4 AHOD WITH USES PERMITTED IN C-2 AND UP TO 575 DWELLING UNITS
and
IDZ-3 AHOD WITH USES PERMITTED IN C-2 AND UP TO 575 DWELLING UNITS

INGRESS/EGRESS:
PROPOSED SITE ACCESS FROM E. PARK ST., E. EUCLID AVE., AND ST. MARY'S ST.

BUILDING HEIGHT & SETBACKS:

- MAXIMUM BUILDING HEIGHT: 9 STORIES ABOVE GRADE PLANE
- MINIMUM BUILDING SETBACK ON N. ST. MARY'S ST: 12'
- MINIMUM BUILDING SETBACK ON E. PARK ST. AND EUCLID AVE: 20'
- SIDE SETBACKS WHERE NOT ADJACENT TO RIGHT-OF-WAY: 5'
 - .. PROVIDED HOWEVER 5' SIDE SETBACKS ARE NOT REQUIRED IF PARCELS ARE UNDER COMMON OWNERSHIP.
- ADDITIONAL HEIGHT LIMITATIONS APPLICABLE ALONG N. ST. MARY'S ST:
 - .. WITHIN 12' OF N. ST. MARY'S PROPERTY LINE: 0 STORIES (NO BUILDINGS)
 - .. BETWEEN 12' TO 20' OF N. ST. MARY'S PROPERTY LINE: BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES ABOVE GRADE PLANE
 - .. BETWEEN 20' TO 28' OF N. ST. MARY'S PROPERTY LINE: BUILDING HEIGHT SHALL NOT EXCEED 5 STORIES ABOVE GRADE PLANE
 - .. BETWEEN 28' TO 50' OF N. ST. MARY'S PROPERTY LINE: BUILDING HEIGHT SHALL NOT EXCEED 8 STORIES ABOVE GRADE PLANE
 - .. MORE THAN 50' FROM N. ST. MARY'S PROPERTY LINE: BUILDING HEIGHT SHALL NOT EXCEED 9 STORIES ABOVE GRADE PLANE

SIDEWALKS & STREETSCAPING:
SUBJECT TO CITY APPROVAL, THE PROJECT WILL INCLUDE A MINIMUM 12' PEDESTRIAN
AREA ON ALL RIGHT-OF-WAYS. THIS AREA WILL INCLUDE A SIDEWALK (MINIMUM 8')
AND LANDSCAPING (INCLUDING PLANTINGS AND TREES IN LANDSCAPE BEDS AND/OR
PLANTERS).

NOTE:
THE PROJECT SHALL INCLUDE A MINIMUM 6' INTERNAL PASEO/SIDEWALK CONNECTING
N. ST. MARY'S STREET TO E. PARK STREET. THE DESIGN, CONFIGURATION AND LOCATION
OF THIS IS SUBJECT TO CHANGE.

OWNER STATEMENT: WE, Lawrence Stovall (individually and on behalf of Janal Wholesale Co), Robert Stovall, Gary Poole, Jeffrey Poole, 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.

1019 E EUCLID
ZONING EXHIBIT
SAN ANTONIO, TEXAS

0' 40' 80' 120'

SCALE: 1"= 40'

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800