

# SITE PLAN

## Address:

378 E Petaluma Blvd  
San Antonio, TX 78221

## Assessor's Parcel Number:

11155-000-0143

## Parcel Area:

1.005 Acres

## Zoning: 21

## Legal Description: NCB 11155

BLK LOT E 102.13 FT OF W  
271.69 FT N 428.38 FT OF 14  
2016-ADDED LEGAL ACRES  
TO MATCH DEED  
17063/1079 EXE 1-24-15. J

## Subdivision: HARLANDALE SE

## Owner: STMA REALTY LLC

## Paper size & scale:

11" x 17"; 1"=40'

## Date: April, 2025

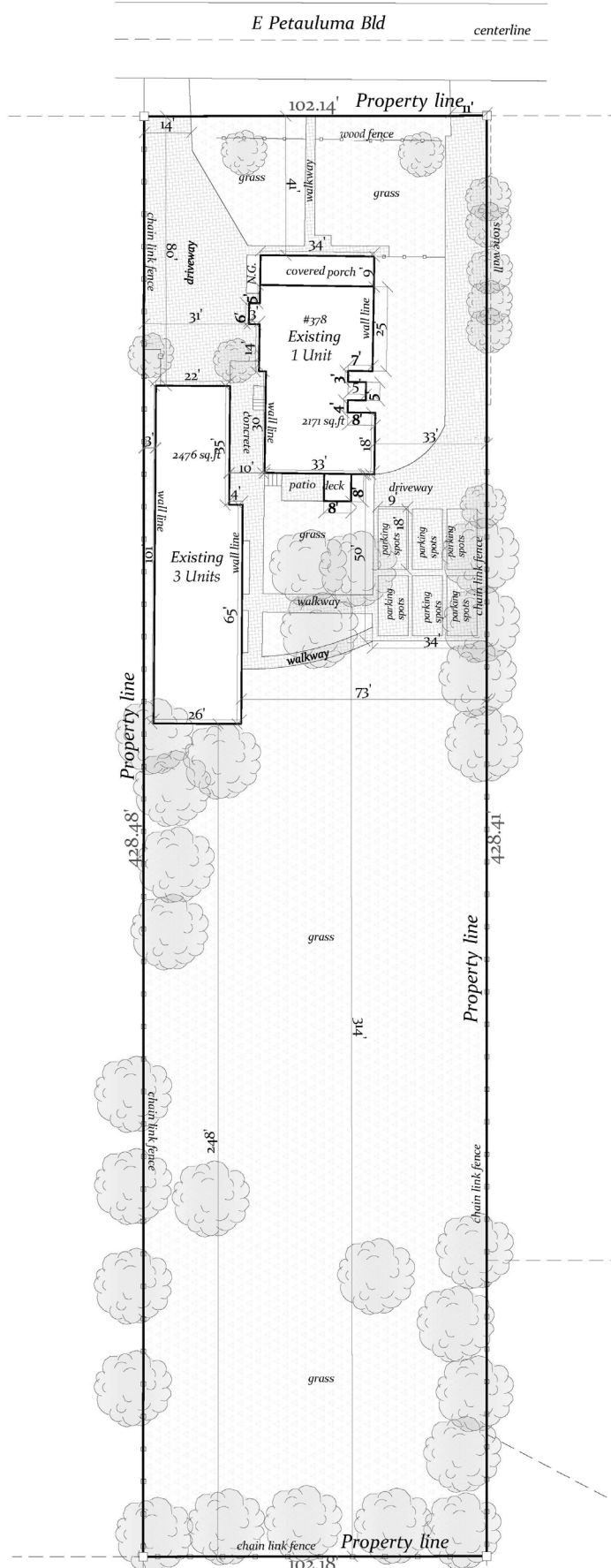
## Case Number: Z-2025-10700074

CD

## Zoning Request: "R-4 AHOD"

Residential Single-Family Airport  
Hazard Overlay District to "R-4  
CD AHOD" Residential Mixed  
Airport Hazard Overlay District  
with a Conditional Use for four  
(4) dwelling units.

I, Stefan Tica on behalf of STMA Realty LLC, 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.



GRID NORTH

Scale:  
1"=40'

Paper size:  
11" x 17"

## Legend

- Property line
- - - Topography line
- - - Wall line
- Roof line
- Chain link Fence 6'
- Wood Fence 4' 6"
- Proposed addition

## Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

## IMPERVIOUS COVERAGE CALCULATION

Parcel area: 43,560 sq.ft.

### Building Coverage Percentages

Total building coverage : 4,677 sq.ft.

Building Coverage

Percentage: 4,677 sq.ft /

43,560 sq.ft = 0.10737 =

10.7% Parcel Coverage

### Percentages

Total Impervious coverage : 11,107 sq.ft.

Parcel Impervious Coverage

Percentage: 11,107 sq.ft / 43,560 sq.ft = 0.25498 = 25.5%