

Legal Description: NCB 2205 BLK LOT 9 & S IRR 152.3 of 8

The West 150.0 feet of 1222 Leal neighbor, at east 150.0 feet of alazan creek, at south 60.0 feet to Monclova st. and at north 60.0 feet to Leal St.

Area = 9000.0 sqft

Acreage = 0.21

From Zoning: "R-6" To: "R-6 CD" With conditional use for 2 units

2 units, 1 with attached garage.

2880 sqft structure area

22 ft height

Unit 1: 40' x 16' x 22' Height

640 SqFt unit footprint.

Unit 2: 40' x 16' x 22' Height

Garage attached 20' x 22' Height

960 SqFt unit footprint.

1,600 SqFt Total Building Footprints

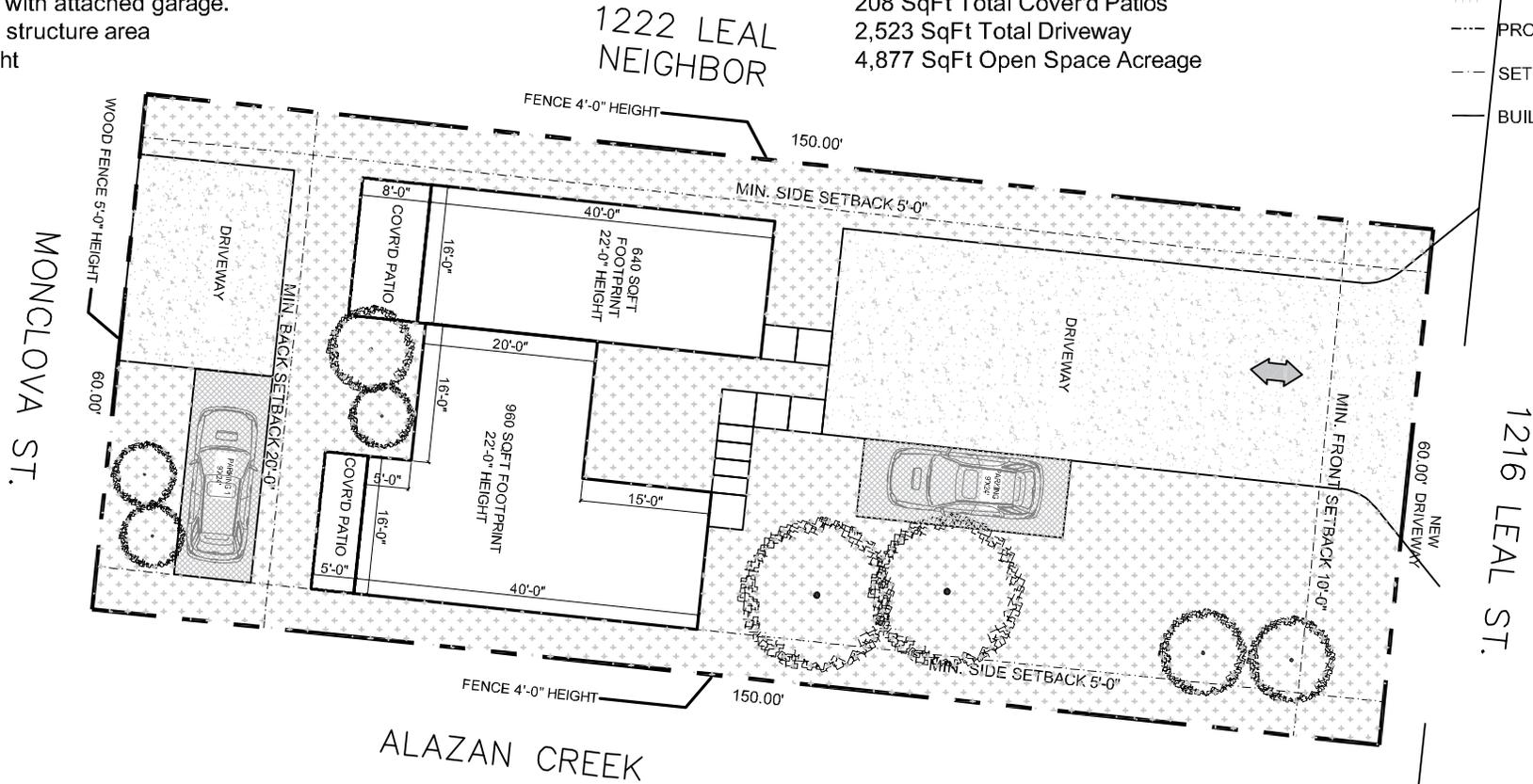
208 SqFt Total Cover'd Patios

2,523 SqFt Total Driveway

4,877 SqFt Open Space Acreage

LEGEND

-  GREEN AREA
-  CONCRETE
-  GRASS PAVER BLOCKS
-  PROPERTY LINE
-  SETBACK LINE
-  BUILDING FOOTPRINT LINE



APPROVED BY: *Chris Evans*

PROPOSED SITE PLAN scale 1" = 250'

1216 LEAL ST.

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OCT 18, 2024



CHRIS EVANS, 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.