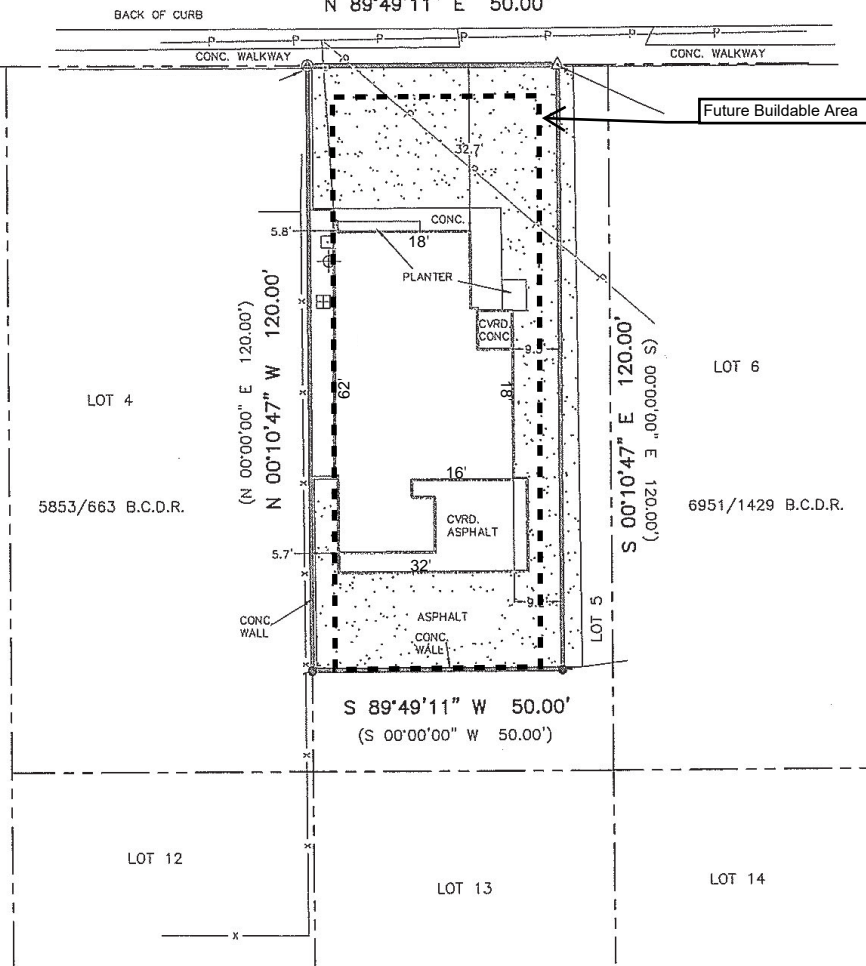




Zoning Case No. Z-2024-10700394
Address: 614 W. French Place
Legal Description: 0.138 Acres out of NCB 1890
Existing Building Square Footage: 1800 SF
Allowable Building Square Footage: 6000 SF
Existing Total Impervious Cover: 6200 SF

WEST FRENCH PLACE

(N 00°00'00" E 50.00')
N 89°49'11" E 50.00'



Current Zoning: "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 NCD-2 AHOD" Limited Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with Uses Permitted in O-1 and One (1) Residential Dwelling Unit

Ingress/Egress: Existing on W. French Place (Width of frontage street opening: 19')

Parking: None Required

Wall/Fencing: Rear Concrete Wall not to exceed 6' in height; Additional and/or future fencing shall be provided in accordance with UDC Sec. 35-415 as in effect at the time of zoning approval.

Required Setbacks for Redevelopment: 5' on side and rear perimeter (existing setbacks as shown)

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
P.U.E. PUBLIC UTILITY EASEMENT
S.B.L. SETBACK BUILDING LINE
(BRG.-DIST.) RECORD CALL
B.C.P.R. - BEXAR COUNTY PLAT RECORDS
B.C.D.R. - BEXAR COUNTY DEED RECORDS
B.C.O.P.R. - BEXAR COUNTY OFFICIAL PUBLIC RECORDS

POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
"X" IN CONCRETE SET
IRON PIPE FOUND
"X" IN CONCRETE FOUND
3/8" IRON ROD FOUND
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
A/C UNIT
GAS METER
WATER WELL/METER
TELEPHONE/CABLE PEDESTAL
ELECTRIC BOX/METER
UTILITY POLE/REAR
MAN-HOLE
FIRE HYDRANT



NOTE:
1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CILS"

REFERENCE: GUJARDO FAMILY TRUST
ADDRESS: 614 WEST FRENCH PLACE
LEGAL DESCRIPTION: 0.138 ACRES BE THE (NORTH 120 FEET OF THE WEST 50 FEET OF LOT 5, BLOCK 10, NEW CITY BLOCK 1880 OF POST'S ADDITION TO UPPER SAN ANTONIO AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 136 OF THE B.C.D.R. IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
JOB NO. 11-20396 REV. 0
DRAWN BY: AJL FIELD BOOK: 166/19
THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48029C0405G EFFECTIVE SEPTEMBER 28, 2018

I, Atlamira-Carrizo, 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.