



Z-2023-10700172 / PA-2023-11600051

Address: 2328 South Brazos Street

Legal Description: the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Fencing: Wood perimeter fence proposed around each unit; Height to comply with UDC regulations

Parking: 2 spaces per unit, 9' x 18'

I, LJ & Family 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.

Setbacks:
Front: 11.5'
Sides: 6'
Rear: 11.5'

Total Area - 7,312.50 sf - 0.168 acres

Coverage:
Residential Area - 3,300 sf - 0.076 acres - 45.13%
Walkways & Driveways - 483 sf - 0.011 acres - 6.61%
Open Space - 3,529.5 sf - 0.081 acres - 48.26%

Residential Density: Approximately 20 units per acres
Acreage: 0 acres
Ondustral Acreage: 0 acres
No proposed landscape buffers



VICINITY MAP

PROPOSED SITE PLAN
2328 S BRAZOS ST SAN ANTONIO, TX 78204
PARCEL # 06181-000-0370
AREA: 6,621.00 sqft (0.15 acres)

SCALE: 1"=20'
DATE: OCTOBER 2, 2023