

**PROPERTY INFORMATION**

**ADDRESS:**  
811 + 815 E. PARK AVE, SA, TX 78212  
NCB 832 BLK 6 LOT W 180 FT OF G

**CURRENT ZONING:**  
MF-33 RIO-2 AHOD / C-2 RIO-2  
AHOD

**PROPOSED CHANGE:**  
IDZ-3, RIO-2 AHOD  
[MF-65 PERMITTED USES]

**USE:**  
MULTI-FAMILY RESIDENTIAL

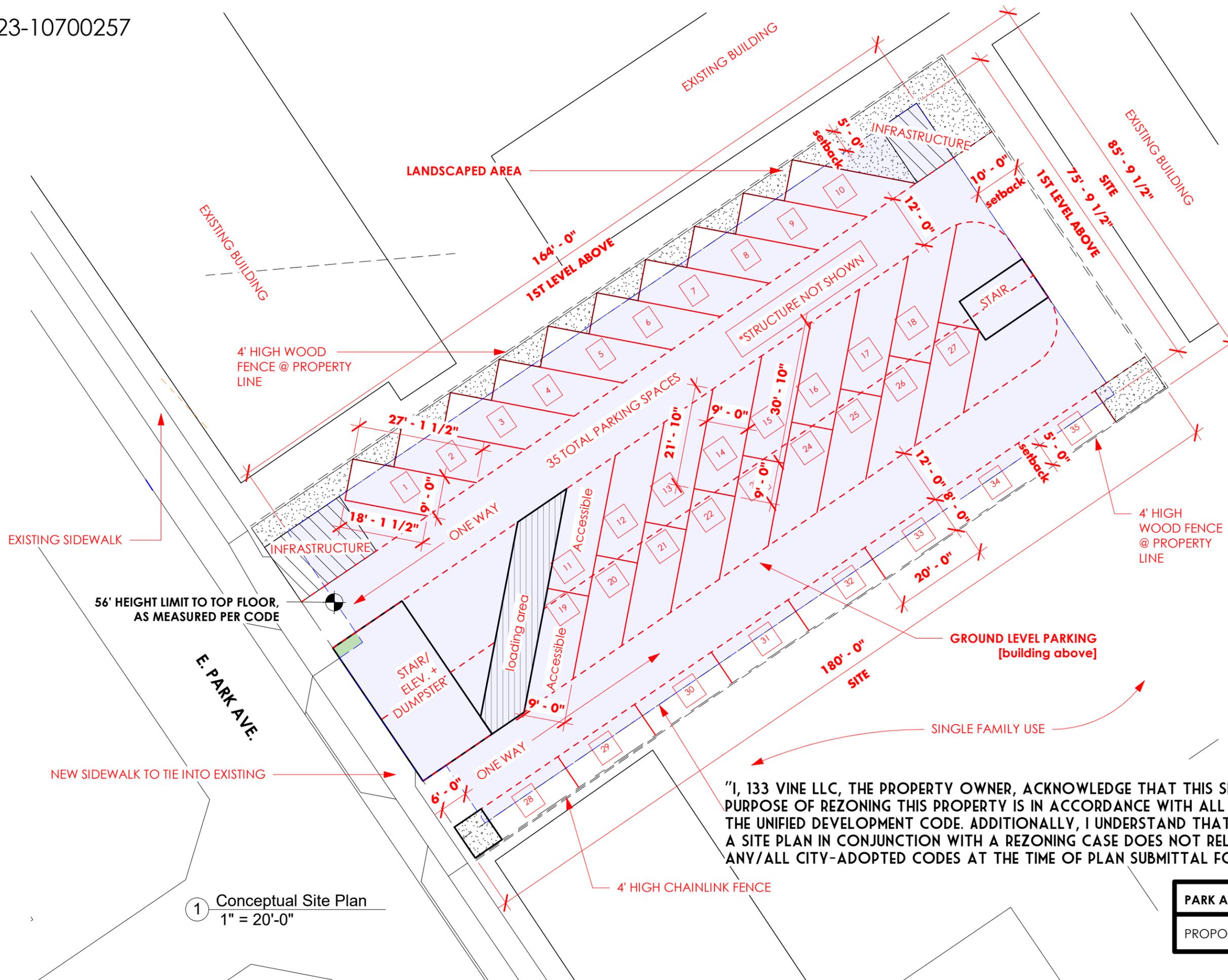
**SETBACKS:**  
STREET- 0'  
REAR- 10'  
SIDE- 5'

**PARKING:**  
1.5 / UNIT  
35 TOTAL ON GROUND LEVEL  
[UNDER BUILDING]

**LOT SIZE:** [COMBINED]  
15,444 SF = .354 ACRES

**DENSITY:**  
.354 x 65 UNITS PER ACRE =  
23 UNITS PROPOSED

**AREAS:**  
LANDSCAPE / OPEN AREA- 1,658 SF  
[.038 ACRES]  
ROOFTOP / DECKS- 12,500 SF  
HEATED/LIVABLE- 24,766 TOTAL SF  
1st level living - 9,587 SF  
2nd level living - 7,876 SF  
3rd level living - 7,303 SF  
SUPPORT- 4,812 SF  
CIRCULATION- 5,457 SF  
TOTAL BUILDING SF- 35,035 SF  
IMPERVIOUS COVER- 12,623 SF



"I, 133 VINE 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."

1 Conceptual Site Plan  
1" = 20'-0"

**PARK AVE. TWENTY 3**  
**PROPOSED DEVELOPMENT**