

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."

PARK AVE. TWENTY 3

PROPOSED DEVELOPMENT

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