

SYMBOL LEGEND

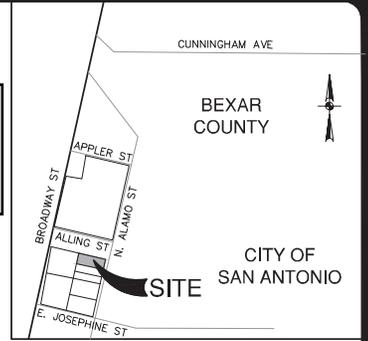
- FOUND 1" IRON ROD (UNLESS OTHERWISE NOTED)
- (XX) STAMPED INSCRIPTION
- △ CALCULATED POINT
- EBOX ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⌘ FAUCET
- ⊙ GAS METER
- ⊕ GUY ANCHOR
- ⊕ MAILBOX
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- ⊕ SANITARY SEWER MANHOLE
- ⌘ SPRINKLER VALVE
- ⊕ UP UTILITY POLE
- ⊕ WATER METER

LINE LEGEND

- //—//— WOOD FENCE
- ○ ○ WROUGHT IRON/ORNAMENTAL FENCE
- OHU—OHU— OVERHEAD UTILITY

Zoning Case No. Z-2024-10700272 S

Permitted Uses on Property: C-2, Professional Office, One (1) SF Dwelling Unit and Commercial/NonCommercial Parking Lot

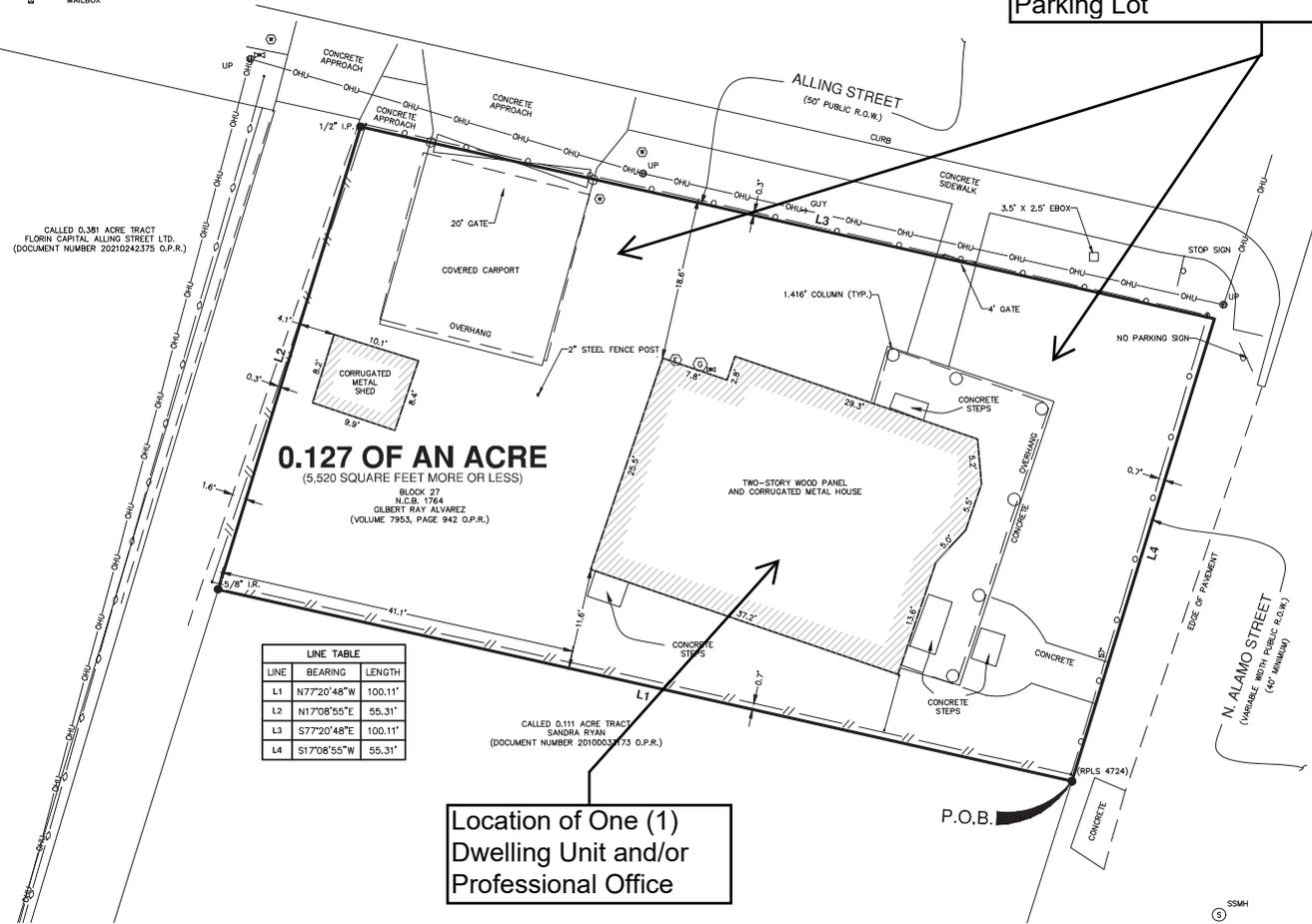


LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 10'



0.127 OF AN ACRE
(5,520 SQUARE FEET MORE OR LESS)

BLOCK 27
N.C.B. 1764
GILBERT RAY ALVAREZ
(VOLUME 7953, PAGE 942 O.P.R.)

LINE	BEARING	LENGTH
L1	N77°20'48"W	100.11'
L2	N17°08'55"E	55.31'
L3	S77°20'48"E	100.11'
L4	S17°08'55"W	55.31'

Location of One (1) Dwelling Unit and/or Professional Office

Address: 2023 N. Alamo Street
 Legal Description: NCB 1764 BLK 27 LOT 7 and N 4.6' of 8
 Current Zoning: C-2 UC-2 NCD-9 RIO-1 AHOD & C-2 NCD-9 RIO-1 AHOD
 Proposed Zoning: IDZ-2 S UC-2 NCD-9 RIO-1 AHOD & IDZ-2 S NCD-9 RIO-1 AHOD with Uses Permitted in C-2, Professional Office, One (1) Single-Family Dwelling Units and Commercial/Non-Commercial Parking Lot with Specific Use Authorization for Removal of a Dwelling Unit.
 Acreage: 0.127
 Impervious Cover: +/- 5520 SF
 Commercial Acreage: 0.127
 Office Acreage: 0.127
 Open Space Acreage: Zero (0)
 Residential Density: 1 unit (single-family)
 Side and Rear Setbacks where applicable: 5'
 Maximum Building Height: 35'

Note: Site Plan shows existing development conditions of Property at time of zoning approval. A portion or all of the Property may be redeveloped for specified uses within zoning request, including commercial/non-commercial parking lot.

Note: Existing single-family home on Property may be relocated/removed, but shall not be demolished.

Owner Statement: I, Bexar KJS Group, 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.

Date: Sep 17, 2024, 4:14pm User ID: jCorbett File: N:\CML\1610-07\1610-07_BS_0.127_Ac.dwg

REFERENCE: ---

PROJECT NAME: ALLING AND NORTH ALAMO STREET