

SYMBOL LEGEND

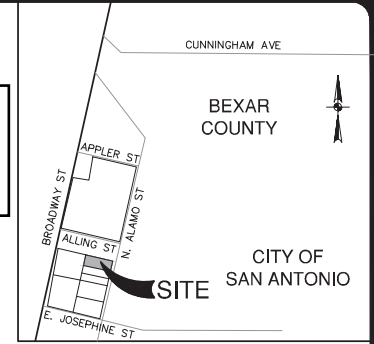
FOUND 1" IRON ROD (UNLESS OTHERWISE NOTED)	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
STAMPED INSCRIPTION	SANITARY SEWER MANHOLE
CALCULATED POINT	SPV SPRINKLER VALVE
EBOX ELECTRIC BOX	UP UTILITY POLE
ELECTRIC METER	WATER METER
FAUCET	
GAS METER	
GUY ANCHOR	
MAILBOX	

LINE LEGEND

WOOD FENCE
WROUGHT IRON/ORNAMENTAL FENCE
OVERHEAD UTILITY

Zoning Case No. Z-2024-10700272 S

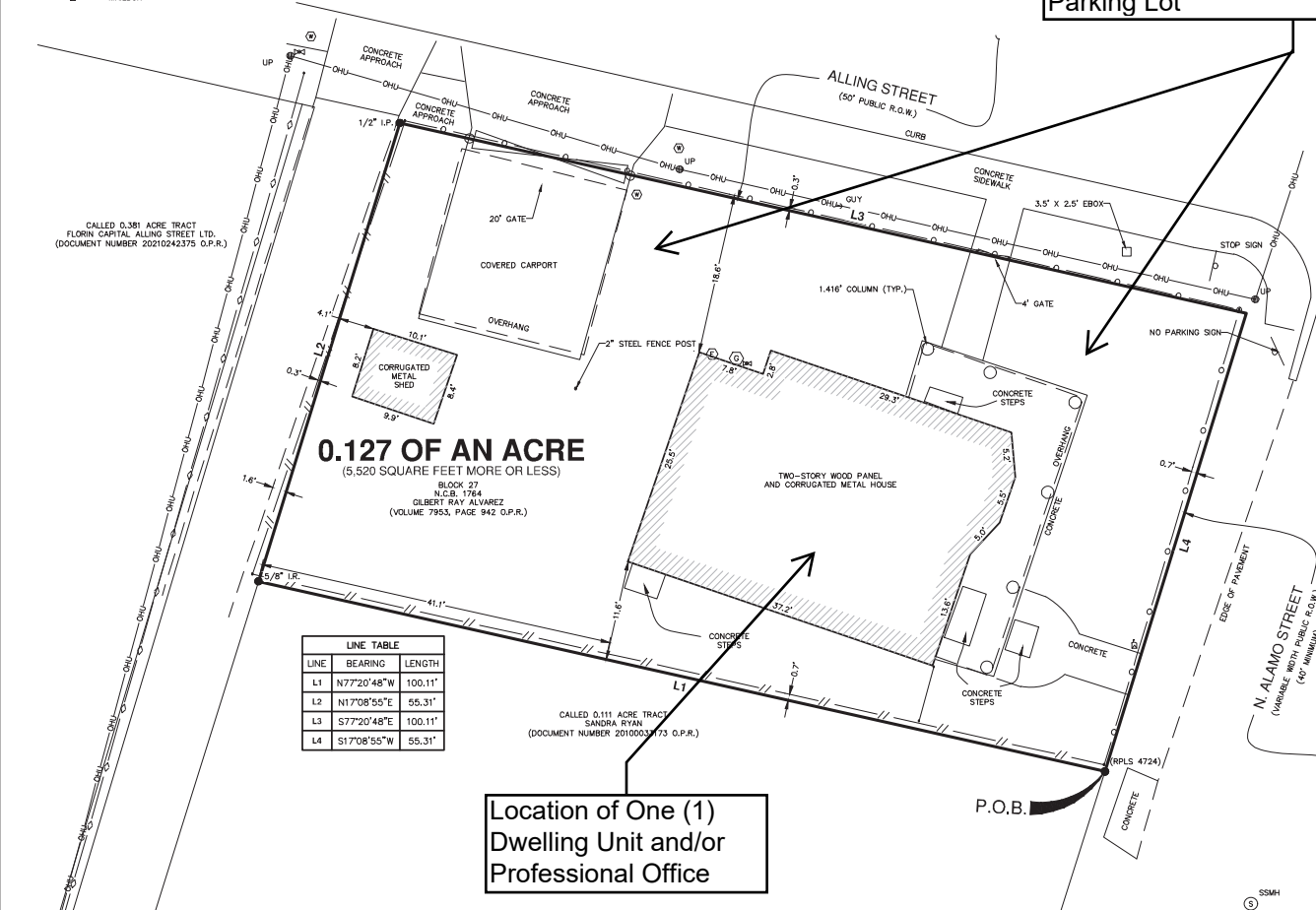
Permitted Uses on Property: C-2, Professional Office, One (1) SF Dwelling Unit and Commercial/NonCommercial Parking Lot



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.



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

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.

PROJECT NAME: ALLING AND NORTH ALAMO STREET