

Z-2023-10700281

IDZ-1 Site Plan

Address: Generally Located at 1471 and 1477 W. Villaret Blvd., and 1487 E. Malley Blvd.

5.38 Acres out of NCB 11134

Current Zoning: R-4 MLOD-2 MLR-2 AHOD

Proposed Zoning: IDZ-1 MLOD-2 MLR-2 AHOD with Uses Permitted for 79 Residential Dwelling Units

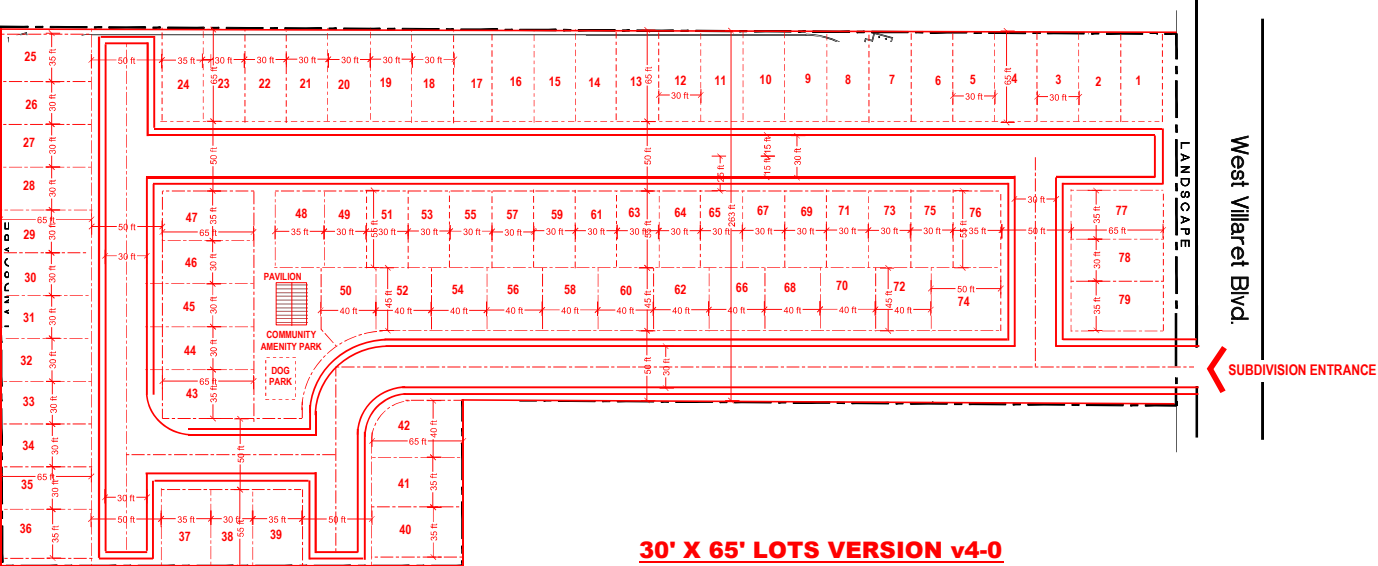
Unit Height: 2.5 stories/35' (maximum)

Open Space: 0

Commercial/Industrial/Office Acreage: 0

Setback: 5' Perimeter

I, Hipolito and Dolores Briones Revocable Trust (c/o Hipolito and Dolores Briones), the property owners, 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.



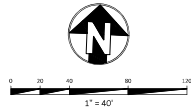
30' X 65' LOTS VERSION v4-0

79 TOTAL LOTS (VARIOUS SIZES)

(47) 30' X 65' LOTS (FOUR MODULE 800 SF FLOOR PLAN - 1 STORY)

(20) 30' X 55' LOTS (FIVE MODULE 1000 SF FLOOR PLAN - 2 STORY)

(12) 40' X 45' LOTS (THREE MODULE 600 SF FLOOR PLAN - 1 STORY)



SITE PLAN

5.38 Acres Tiny Home Community
79 Single Family Home Sites

1443-1487 W. Villaret Blvd.
San Antonio, Texas 78224