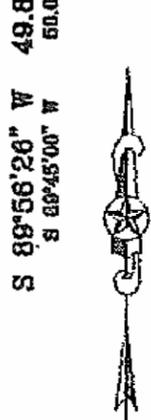


General arrangement sketch presented to be developed/engineered to conform to IBC and COSA setbacks upon rezoning approval. The intended use of the property will be in the hosting/hospitality industry such as a Rooming house or Bed and Breakfast.

Landscaping legend	
	Small Shrub
	Large shrub
	Canopy Tree
	Understory Tree



CASE #: Z-2025-10700028 CD S
 Address: 1837 Santa Monica St, San Antonio 78201
 Legal Desc: Lot 19 block 37, NCB 8805, LOS ANGELES HEIGHTS ADDITION IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGES 284-287, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 Total Impervious Cover: 2766 SF proposed. 954 existing = 3720 total SF
 Land Area: 6000 SF
 Parking Details:
 -Ref. plan parking spaces
 -9'x20' typical dimension of 70 degree space.
 -8'x16' for compact parking space
 -9 parking spaces

40% pervious cover option 1 (grasscrete)

40% pervious cover option 2 (lanes for tires)

Type "C" Buffer

Option 1

Option 2

NOTE: DUE TO THE LACK OF BEARINGS ON AND THE ILLEGIBILITY OF THE PLAT OF RECORD, THE BEARINGS HEREON, ARE AS PROTRACTED PER BEXAR COUNTY APPRAISAL DISTRICT (BCAD) INFORMATION.

BUYER: JUPITER LANDSCAPE LLC		ADDRESS: 1837 SANTA MONICA		LEGEND:	
TITLE COMPANY: STEWART TITLE COMPANY		G.F. NO.: 1302939892			
LOT: 19	BLOCK: 37	N.C.B.:	8805	-W=	WOOD FENCE
SUBDIVISION: LOS ANGELES HEIGHTS ADDITION				-C=	CHAIN LINK FENCE
CITY: SAN ANTONIO				-X=	BARBED WIRE FENCE
COUNTY: BEXAR				-W=	WROUGHT IRON FENCE
STATE: TEXAS				-F=	FND FENCE POST
PLAT RECORDED IN: VOLUME 105 PAGE 284-287 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS				-P=	POWER POLE
THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)					
VOLUME 429	PAGE 160	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1041	PAGE 47	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

Zoning Request: From "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units to "NC CD S" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast

I, Nathan Moore, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property will be 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."