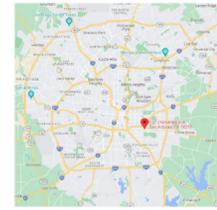
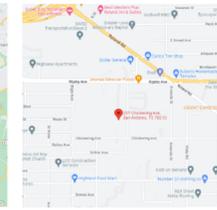


ZONING CASE Z2022-10700138
Rezoning
FROM: R-6
TO: IDZ-1 with uses permitted for six (6) dwelling units



Location



Site

237 CHICKERING AVE,
 SAN ANTONIO, TX 78210
 NCB 7525 BLK 6 LOT 54G
 AND 25" OF LOT 20



Zoning

PROJECT AREAS

LOT AREAS	
Lot 1	4,095 SF
Lot 2	3,838 SF
Lot 3	4,710 SF
Total Lot areas	12,643 SF

TYPICAL UNIT AREAS 3 bdr, 2 bath, two stories height 30'	
First floor	610 SF
Second floor	800 SF
Total Living	1,410 SF
Total Units	6 units
Total Living	8,460 SF

TYPICAL UNIT AREAS 3 bdr, 2 bath, two stories height 30'	
Total area	29,616.44 SF 100%
Street	13,158 SF 44.4%
Parking spot 10x24 (3)	720 SF 2.4%
Parking spot 9x21 (3)	567 SF 1.9%
House footprint 600sf (6)	4,800 SF 16.2%
House driveway 255sf (6)	1,530 SF 5.2%
Dumpster	135 SF 0.5%
Green common area	3,813 SF 12.9%
Green private area	4,883 SF 16.5%
Impervious Area	20,910 SF 70%
Permeous Area	8,706 SF 30%



ADELANTUS INC

10 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205
 (202) 833-9668 - (202) 833-9669 FAX
 STATE FIRM REGISTRATION #023265

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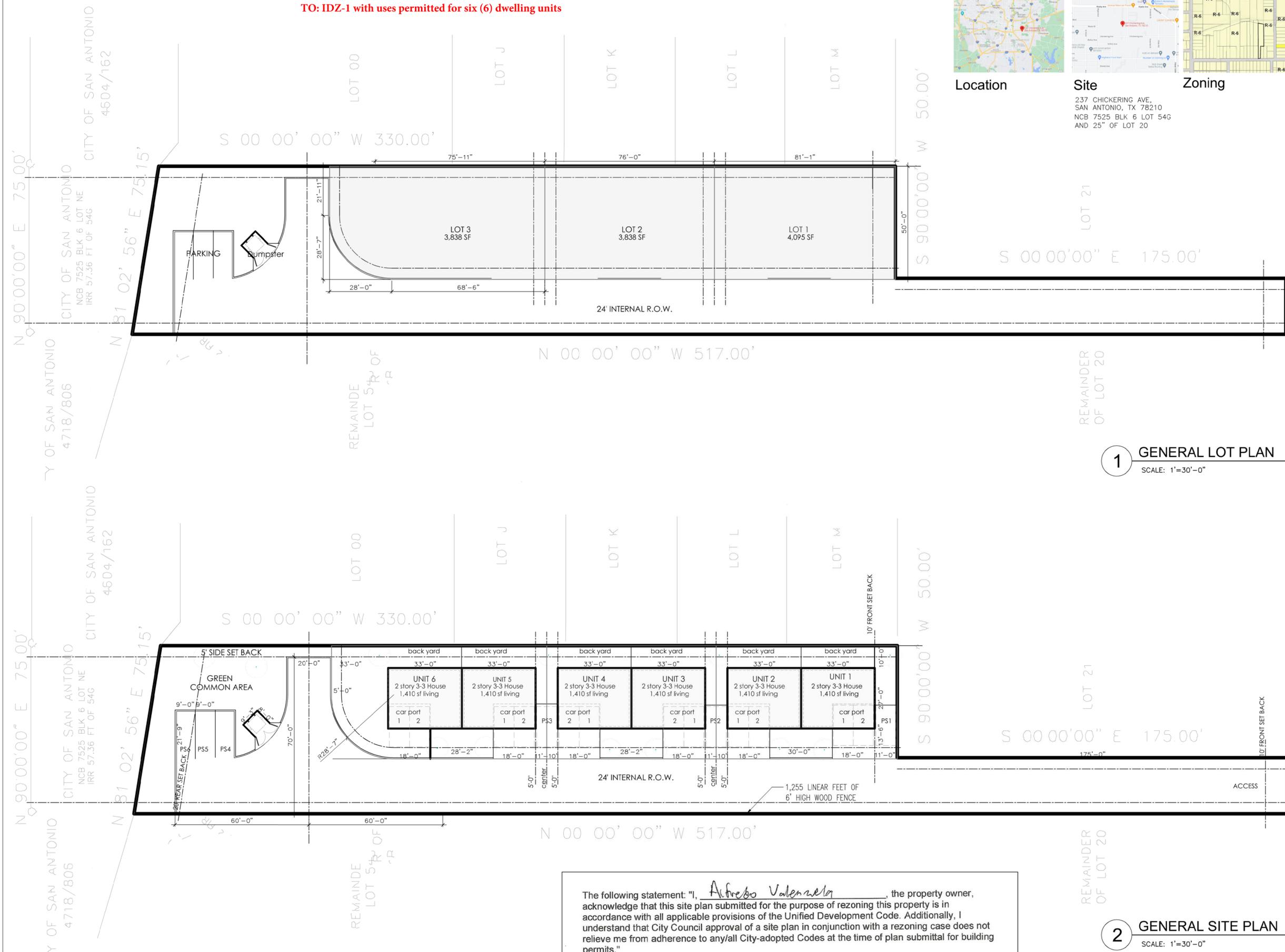
BUILDING DESIGN DRAWINGS AND INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER OR OTHER PROJECTS OR EXTENDING TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THIS ARCHITECT.

OCTAVIO A. VIRAMONTES

ARCHITECT
 908 LEMMON CTV.
 SAN ANTONIO, TX
 78210-4644-8120



The Texas Board of Architectural Examiners has jurisdiction regarding the professional practice of persons registered as Architects in Texas. TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 12327 - AUSTIN, TX 78711-2327, TELEPHONE: 512-365-9900 / FAX: 512-365-9900



1 GENERAL LOT PLAN
 SCALE: 1"=30'-0"



2 GENERAL SITE PLAN
 SCALE: 1"=30'-0"



The following statement: "I, Alfredo Valenzuela, 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."

MEP	CIVIL
STRUCTURAL	LANDSCAPE

ZONING REQUEST
 FOR
IDZ-1
 237 CHICKERING AVE, SAN ANTONIO, TX 78210
 NCB 7525 BLK 6 LOT 67

REVISIONS		
No.	Date	Description
1	7-19-22	Prop. limits

PROJECT # 1823B
 DATE: 07/08/2022
 DRAWN: CV
 CHECKED BY: OV

SHEET #
A2.1
 OF SHTS.