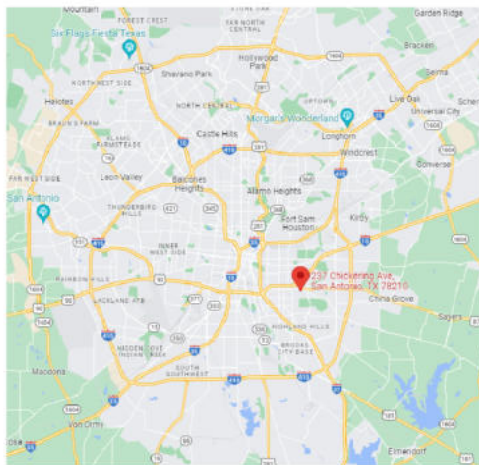


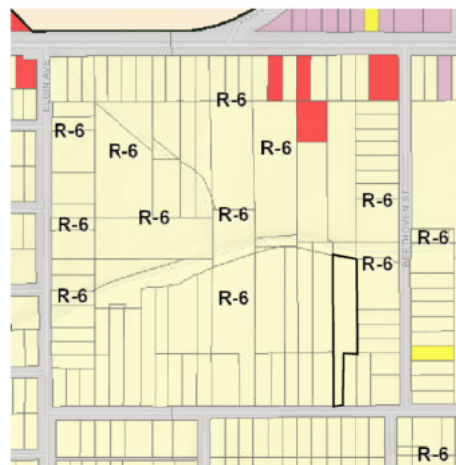
ZONING CASE Z2022-10700138  
Rezoning  
FROM: R-6  
TO: IDZ-1 with uses permitted for six (6) dwelling units



Location



Site



Zoning

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

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 800sf (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%
Perious Area	8,706 SF 30%



ADELANTUS INC

110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205  
(210) 833-4900 - (210) 833-4915 FAX  
SINCE 1994 REGISTRATION #023705

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OCTAVIO A. VIRAMONTES

ARCHITECT  
908 LEMON CV.  
SAN ANTONIO, TX  
210.464.8120



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 12337 - AUSTIN, TX 78711-2337  
TELEPHONE: 512-365-9000 / FAX: 512-365-9000

M.E.P.

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.

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



NORTH

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



NORTH

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."