



SITE PLAN

SCALE: 1" = 30'

9446 ESPADA ROAD

ZONING: R-6
ZONING TO: R-6 CD
NCB III73 BLK LOT
S PT OF TR 4 OR D2
1.823 ACRES

LEGAL DESCRIPTION:

NCB III73 BLK LOT S PT OF TR 4 OR D2

LAND SQUARE FEET: 39770.28

COSA City Limit Boundary Name: City of San Antonio
Historic Districts Name: Mission
Historic Districts Name: Mission
River District Name: RIO-6
River District Name: RIO-6
World Heritage Buffer Name: World Heritage Buffer Zone
Zoning Zoning Detail: R-6
Zoning Zoning Detail: UZROW
Zoning Zoning Detail: UZROW
Zoning Zoning Detail: R-6
Zoning Overlay Label Zoning Overlay: H RIO-6
Zoning Overlay Label Zoning Overlay: H RIO-6

LEGEND	DESCRIPTION
	DWELLING # 1 : 500 SQ. FT.
	DWELLING # 2 : 500 SQ. FT.
	DWELLING # 3 : 600 SQ. FT.
	DWELLING # 4 : 600 SQ. FT.
	EXISTING RESIDENCE, LIV. = 1,143 S. F. EXISTING COV'D. WOOD = 117 S. F.
	30' x 30' CANOPY / RECREATIONAL AREA (TO BE PLACED ON A CLEAR AREA) = 900 S.F.
	10' x 10' SHADE CANOPIES (TO BE PLACED ON A CLEAR AREA) = 100 S.F. EACH
	APPROXIMATE PROPOSED HARD SURFACE AREA = 9,943 S.F.
	APPROXIMATE EXISTING HARD SURFACE AREA = 2,139 S.F.
	20'x9' PARKING SPACE AREA 8 TOTAL

I, RAQUEL S. KANGUR, THE PROPERTY OWNER, I ACKNOWLEDGE THAT THE SITE PLAN SUBMITTED FOR THE PROPOSED OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF THE SITE PLAN IN CONJUNCTION WITH REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY / ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE PLAN
JANUARY 17, 2023

LEGAL DESCRIPTION
LOT:
BLOCK:
SUBDIVISION:

CITY OF SAN ANTONIO
BEXAR COUNTY,
TEXAS

SQUARE FOOTAGE
1st LEVEL: 0000
2nd LEVEL: 0000
LIVING AREA: 0000
FRONT PORCH: 000
CVRD. REAR PATIO: 000
GARAGE: 000
TOTAL AREA: 0000

PROJECT No.
ICH-_____

DATE
JAN. 17, 2023

SHEET TITLE
SITE DEVELOPMENT
PLAN

SHEET No.
A1
1 of 1

DESIGN BUILT BY:



REZONING PROPERTY LOT R-6
TO R-6 CD ZONING PROPERTY FOR :
MR. & MRS. CHRISTOPHER & RAQUEL S. KANGUR
9446 ESPADA ROAD
SAN ANTONIO, TEXAS 78214

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