

I, A&B CAPITAL, L.L.C., the property owner, I acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the United Development Code. Additionally, I understand that the City Council approval of the site plan is 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

ZONING CASE #Z-2023-1070094

2102 MARTIN LUTHER KING DR. SAN ANTONIO, TX 78203

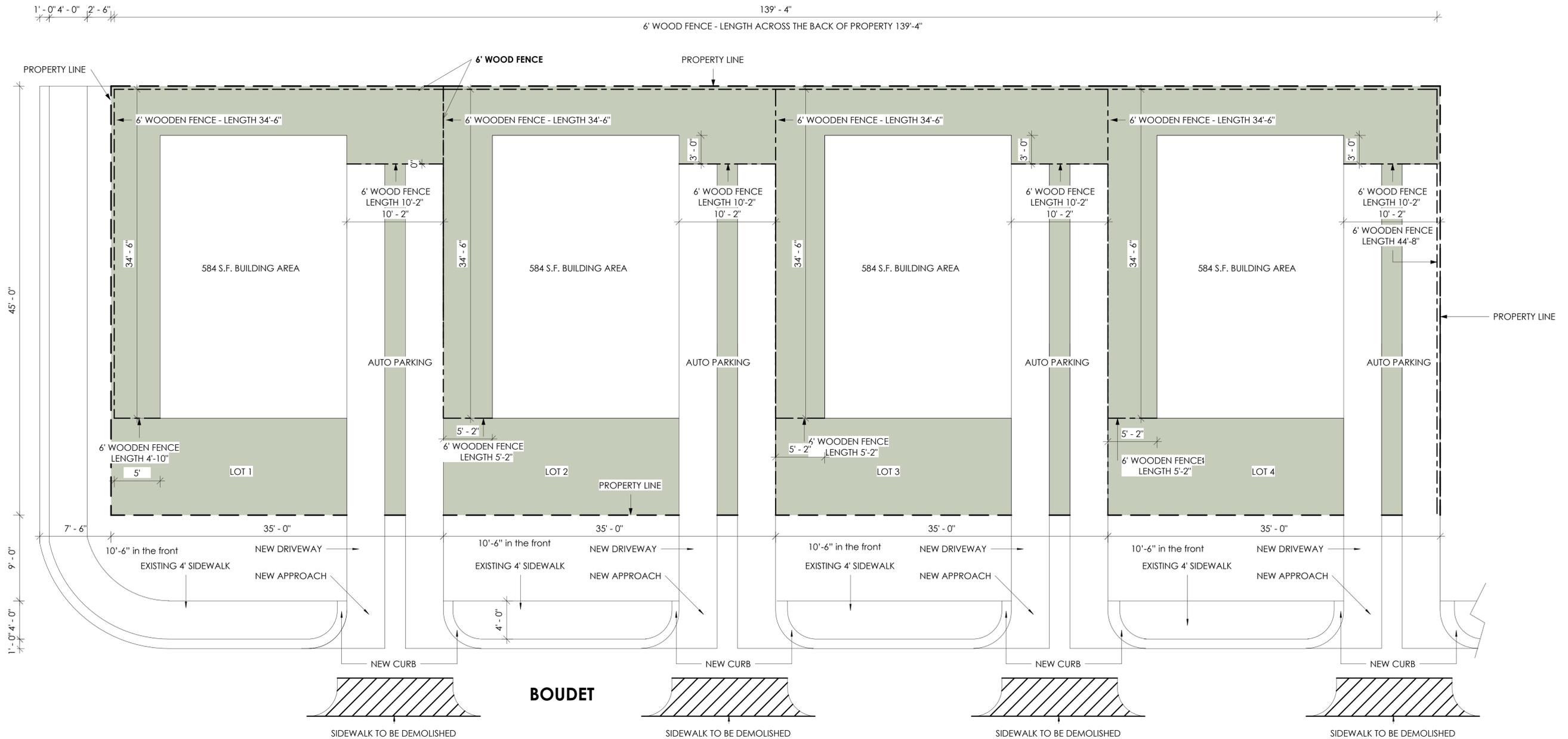
Zoning from: RM-4 MLOD-3 MLR-2 AHOD Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District.

Zoning to: "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for four (4) dwelling units.

LOT 6, BOCK 3, NCB 1527

6,300 S.F.

5' side yard setback, 5' backyard setback and 10' right side yard(for Car parking) 10'-6" front setback



1 SITE PLAN  
3/16" = 1'-0"

**BUILDING COVERAGE PERCENTAGE**

LOT AREA	1575 SF
NEW CONSTRUCTION COVERAGE	584 S.F.
AUTO PARKING	294 S.F.
OPEN AREA	697 S.F.
BUILDING COVERAGE %	55.7%

IMPERVIOUS-HARD SURFACE	PERVIOUS	AREA LOT
878 SF	697 SF	1575 SF

**PROJECT LEGEND**

- PROPERTY LINE
- WOODEN FENCE - 338'-10" L.F.
- LANDSCAPING/PERVIOUS
- CONCRETE

**PROJECT INFORMATION**

LIVING AREA LEVEL 1	538 SF
LIVING AREA LEVEL 2	584 SF
TOTAL LIVING AREA	1,122 SF
COVERED FRONT PORCH	46 SF
TOTAL COVERED AREA	1,168 SF
All structures 35 ft tall	
TOTAL ACREAGE	.14
6' WOOD FENCE - LINEAR FEET	338'-10" L.F.

**LOT INFORMATION**

	IMPERVIOUS	PERVIOUS	AREA LOT
LOT 1	878 S.F.	697 S.F.	1575 S.F.
LOT 2	878 S.F.	697 S.F.	1575 S.F.
LOT 3	878 S.F.	697 S.F.	1575 S.F.
LOT 4	878 S.F.	697 S.F.	1575 S.F.
TOTAL	2,912 S.F.	3,388 S.F.	6,300 S.F.



Date	Description	No.

PROJECT NAME:  
**BOUDET**  
2102 MARTIN LUTHER KING DR. SAN ANTONIO, TX 78203

THESE DRAWINGS & ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED ON OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, CONSTRUCTOR IS RESPONSIBLE FOR CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT. IN THE CASE OF AN EXISTING STRUCTURE RENOVATION, THE DESIGNER IS NOT RESPONSIBLE FOR DISCREPANCIES FOUND IN DIMENSIONS AND FACILITIES. ALL DISCREPANCIES MUST BE VERIFIED BY CONTRACTOR AND CONSULTED WITH LEAD ARCHITECT OR DESIGNER OF ANY CHANGES.

CONTENTS :

**SITE PLAN**

DRAWN BY : **KV**  
DATE : **7/05/2023**  
SCALE **3/16" = 1'-0"**  
SHEET No. :

**A100**