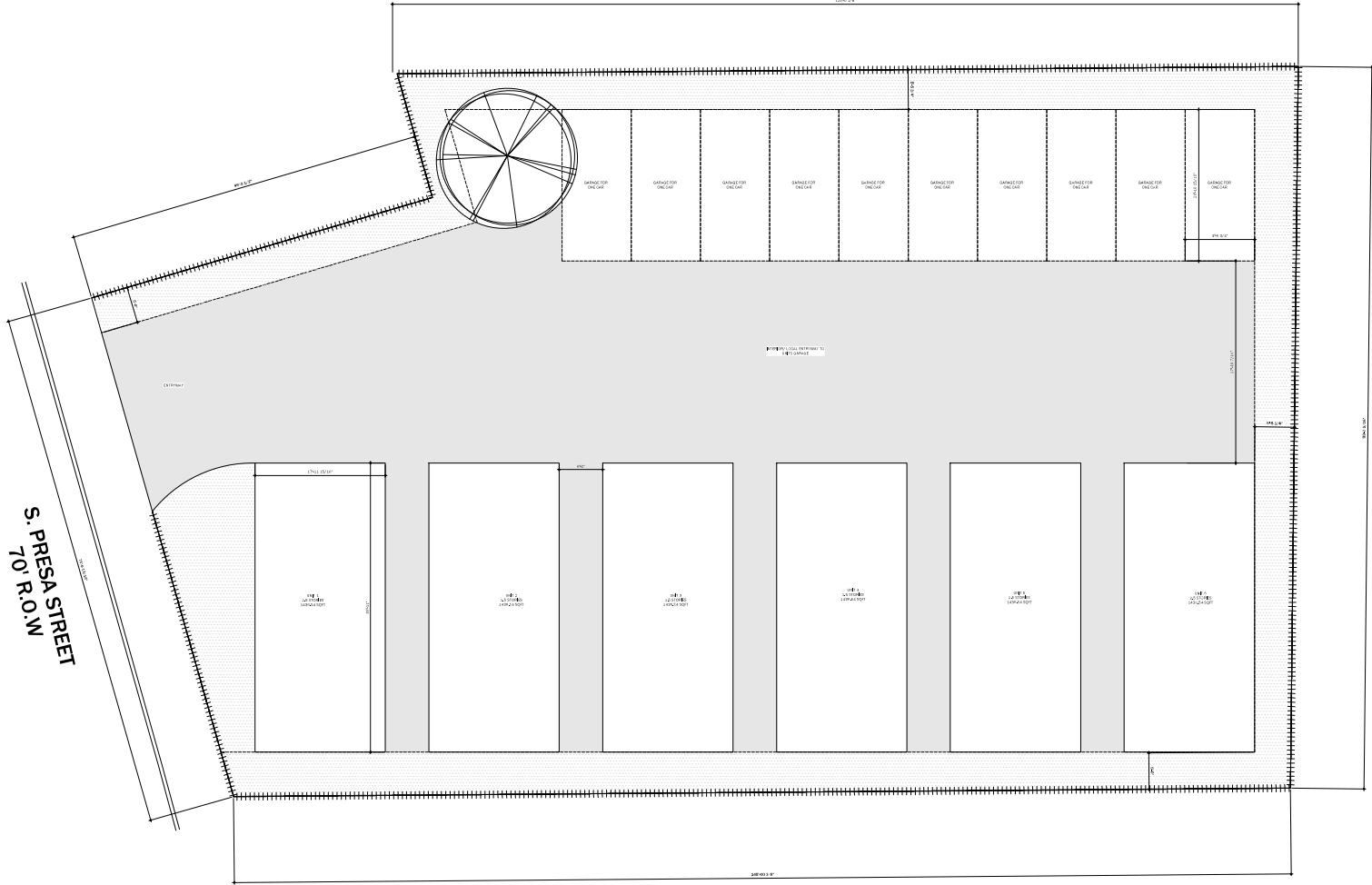


Z-2023-10700187



LEGEND:

- HARD SURFACE - CONCRETE
- GREEN AREA - GRASS
- NEW TREES
- SMALL BUSHES
- PROPOSED FENCE
- PROPOSED LOT LINE

METRICS:

- A. TOTAL LAND AREA: 0.339 ACRES
- B. TOTAL UNIT COUNT: 6 UNITS
- C. UNITS PER ACRE: 6.1 UNITS/ACRE
- D. PARKING PROVIDED: 10 SPOTS
- E. PARKING SIZE: 9'6 3/4" X 20'x10 1/2"
- F. SQUARE FOOTAGE OF STRUCTURE: 861,924 SQFT
- G. SQUARE FOOTAGE OF HARD SURFACES: 7782,52 SQFT
- H. SQUARE FOOTAGE OF GREEN AREA: 2686,26 SQFT
- I. LOCAL STREET DIMENSION: 33'

AUSTIN, TX

PROJECT
4406 S
PRESA

SAN ANTONIO, TX

DATE: PROJECT NO.
DATE: PROJECT NO.

REVISION
1.
2.
3.
4.
5.
6.

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: XX' = 0'-0"

NOT FOR CONSTRUCTION

1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES:

- PROPERTY ADDRESS : 4406 SOUTH PRESA STREET
- LEGAL DESCRIPTION: LOT 3 & S IRR 16.9 FT OF 2,BLK 1,NCB 7596
- FROM: C-1" LIGHT COMMERCIAL DISTRICT
- TO: " IDZ-1 " LIMITED INTENSITY INFILL DEVELOPMENT ZONE .
- ZONING APPLICATION: Z-2022-10700187
- STRUCTURE HEIGHT : 2.5 STORIES/35'
- FENCE HEIGHT AND MATERIALS OF ANY FENCING WILL BE IN ACCORDANCE WITH THE UDC.

GENERAL NOTES:

"I, Golden Lion Trading LLC , 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.

Z-2023-10700187
Address: 4406 South Presa Street
Current Zoning: "C-1 MC-2 AHOD" Light Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District
Proposed Zoning: "IDZ-1 MC-2 AHOD" Limited Density Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for six (6) dwelling units
Legal Description: 0.339 acres out of NCB 7596

PROPOSED
MULTIFAMILY
DEVELOPMENT

SCALE: 1/8"=1'-0"

A1.1

DRAWN BY: DENISE