



Dimensions listed for units and garages the same for all.

Landscaping proposed as noted on diagram; No landscape buffers required

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'-10 1/8"
- F. SQUARE FOOTAGE OF STRUCTURE: 8619.24 SQFT
- G. SQUARE FOOTAGE OF HARD SURFACES: 7782.52 SQFT
- H. SQUARE FOOTAGE OF GREEN AREA: 2686.26 SQFT
- I. LOCAL ST DIMENSION: 33'

AUSTIN, TX

PROJECT
4406 S
PRESA

SAN ANTONIO, TX

DATE: PROJECT NO. DATE NO.

REVISION
1. DATE
2. DATE
3. DATE
4. DATE
5. DATE

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

NOT FOR CONSTRUCTION

PROPOSED
MULTIFAMILY
DEVELOPMENT

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

A1.1

DRAWN BY: DENISE

1 SITE PLAN

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

NOTES:

- PROPERTY ADDRESS : 4406 SOUTH PRESA STREET
- FROM: C-1" LIGHT COMMERCIAL DISTRICT
- TO: " IDZ-1 " LIMITED INTENSITY INFILL DEVELOPMENT ZONE .
- 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