

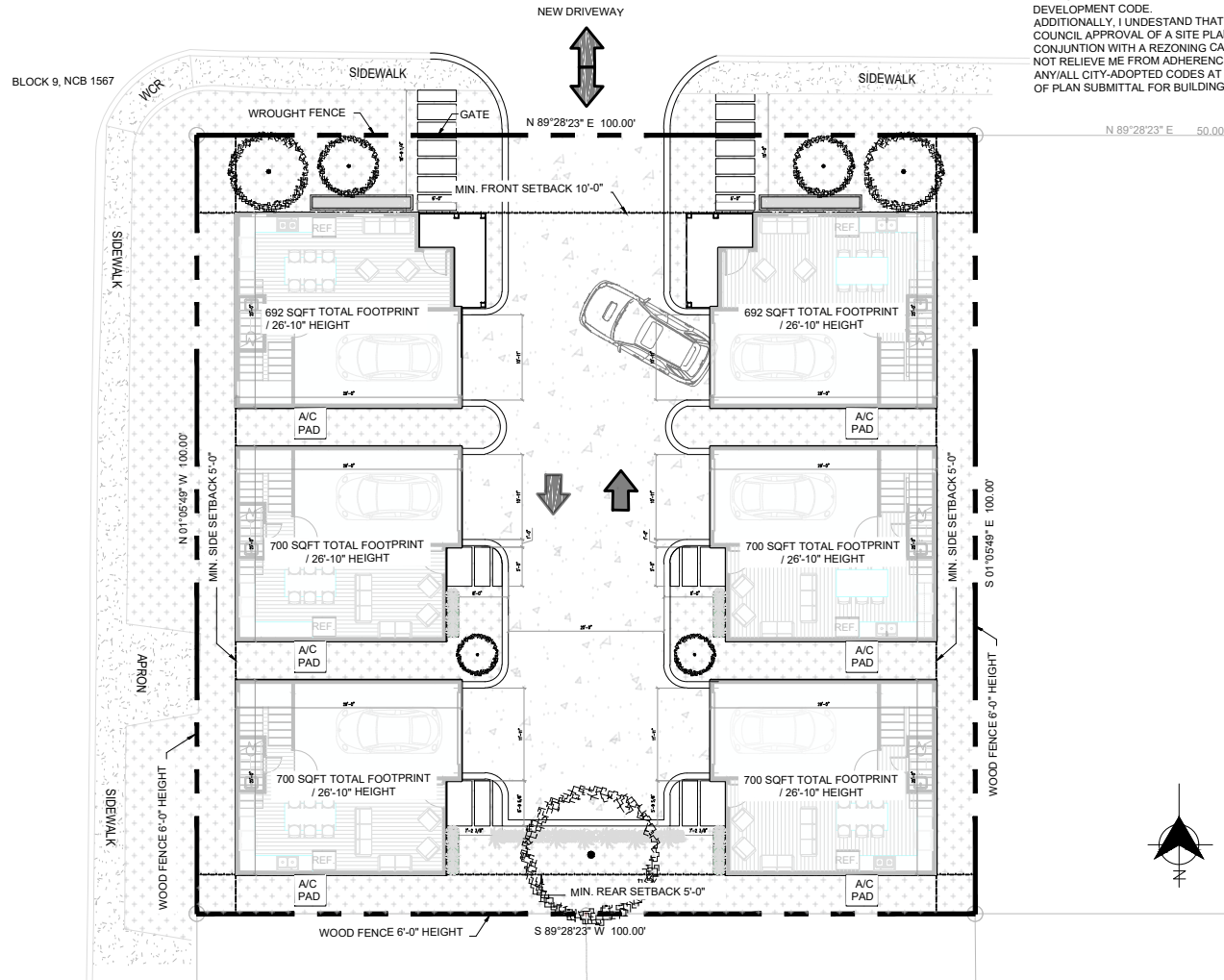
Z-2023-10700206

FROM: "RM-4" RESIDENTIAL MIXED DISTRICT  
TO: "IDZ-2" MEDIUM INTENSITY  
INFILL DEVELOPMENT  
ZONE DISTRICT WITH USES  
PERMITTED FOR SIX (6) DWLLING UNITS.

LEGAL DESCRIPTION: THE NORTH 100 FEET OF LOTS 1 AND  
2, BLOCK 9, NCB 1567

J STREET

CLARK AVE



I, ION HOMES & RESORT USA, 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.

**LEGEND**

**LEGEND**

- GREEN AREA
- CONCRETE
- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT LINE

**BUILDING INFORMATION**

ACREAGE: 0.230  
FROM ZONING: RM-4 TO IDZ-2  
DIMENSIONS FOR STRUCTURES:  
MODEL A: 25'-0" X 29'-0"  
MODEL B: 25'-0" X 29'-0"  
HEIGHT: 26' 10"

4, 184 SQ.FT. TOTAL FOOTPRINT BLDG.  
222 SQ.FT. TOTAL PAVER BLOCKS  
3,492 SQ.FT. OPEN SPACE ACREAGE  
2,180 SQ.FT. CONCRETE PAVING  
6 ATTACHED PARKING GARAGE

PROPOSED SITE PLAN scale 1" = 250'

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102 J STREET, SAN ANTONIO, TX 78210

OCTOBER 11, 2023

**MAYU - GROUP**  
- INNOVATIVE DESIGN -