

Amibo Microstates LLC, the property owner, acknowledges 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.



Ben Bowman, Managing Member, Amibo Microstates LLC

Z-2022-10700069
PA-2022-11600032

Current Zoning: "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Requested Zoning: "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Eight (8) Dwelling Units



ASSETS & ARCHITECTS

NO. | DATE | DESCRIPTION OF ISSUE

NO.	DATE	DESCRIPTION OF ISSUE

317 E. THEO

317 E. THEO ST.
SAN ANTONIO TX 78204

ARCHITECT

ASSETS & ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193



PROJECT NUMBER

22-01 317 E. THEO

DATE

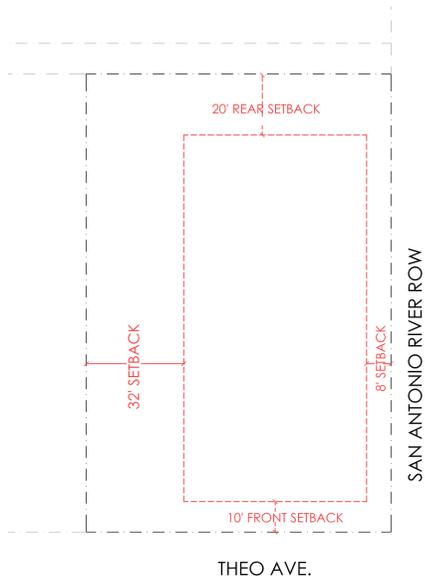
JANUARY 13, 2022

SHEET TITLE

317 E. THEO
IDZ SITE PLAN

SHEET NUMBER

IDZ



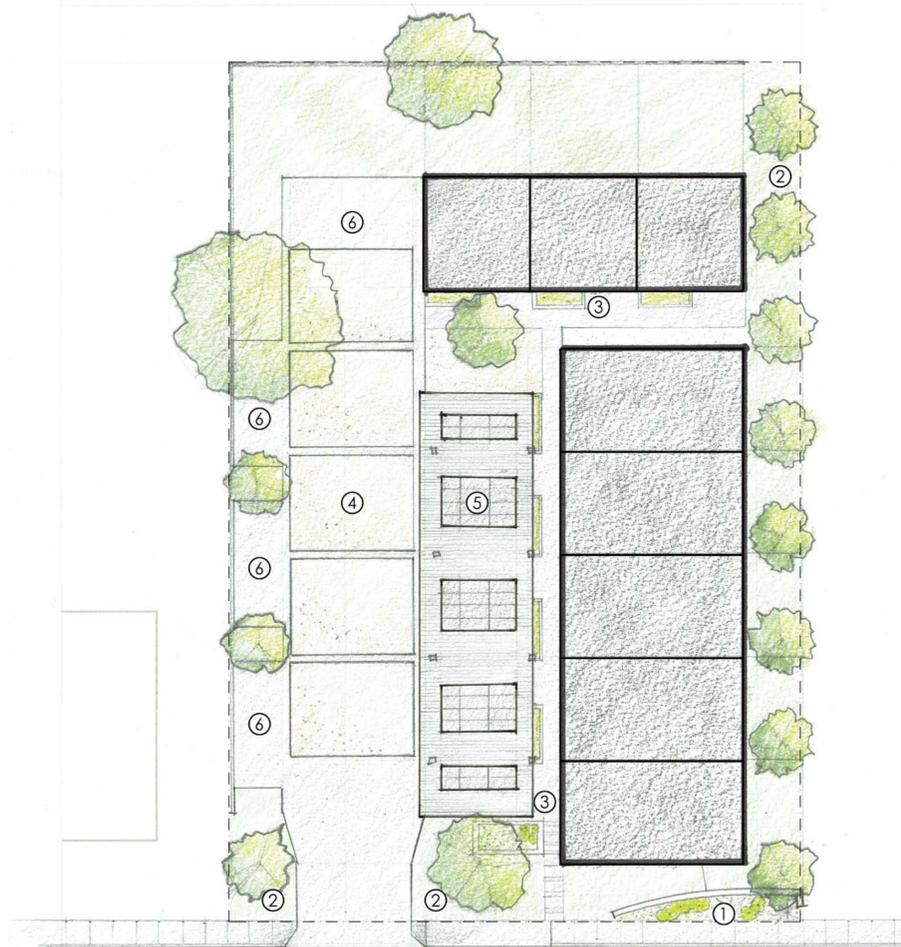
3 CONTROLLING SETBACKS
SCALE: NTS

METRICS

TOTAL LAND AREA	0.3444 AC
TOTAL UNIT COUNT	8
UNITS PER ACRE	23.2
AVERAGE UNIT SIZE	1,000 SF
FLOOR AREA RATIO	0.53
PARKING PROVIDED	13 SPACES

KEYNOTES

- ① 32" LANDSCAPE WALL + PLANTINGS
- ② LANDSCAPE BUFFER
- ③ STRUCTURED PLANTERS
- ④ SEMI-PERMEABLE DRIVE
- ⑤ COVERED PARKING + SOLAR ARRAYS
- ⑥ SURFACE PARKING



2 GRAPHIC IDZ SITE PLAN
SCALE: 1/16" = 1'-0"



1 DETAILED IDZ SITE PLAN
SCALE: 1/16" = 1'-0"

SAN ANTONIO RIVER ROW

THEO AVE.