

LEGEND

- BOUNDARY
- BUILDING SET BACK
- MISC CONCRETE ADJOINER
- CHAINLINK FENCE
- PROPERTY CORNER

INTENDED USE: BUILD 3 DUPLEX UNITS
2 BEDS, 2 BATH

Z2022-10700117

UNIT : 1,346 SF
DUPLEX : 2,692 SF

107 FRIO CITY ROAD - REZONING
FROM: "R-4 MLOD-2 MLR-2 AHOD", "MF-33
MLOD-2 MLR-2 AHOD" and "I-1 MLOD-2
MLR-2 AHOD"
TO: "IDZ-1 MLOD-2 MLR-2 AHOD" with uses
permitted for six (6) dwelling units

TABLE 1

UNIT	1,346.00 SF
DUPLEX UNIT	2,692.00 SF
TOTAL OF 3 DUPLEX	8,076.00 SF
PARKING AREA 1 SBT	200.00 SF
PARKING AREA ALL 10 SBT	2,000.00 SF
SIDEWALK	551.96 SF
SF STREET	2,241.33 SF
IMPERVIOUS COVERAGE	4,836.21 SF
BASE FOR A/C UNIT	16 SF
BASE FOR A/C DUPLEX	32 SF
TOTAL OF 3 DUPLEX A/C BASE	96 SF
SOLID WASTE CONTAINER	100 SF

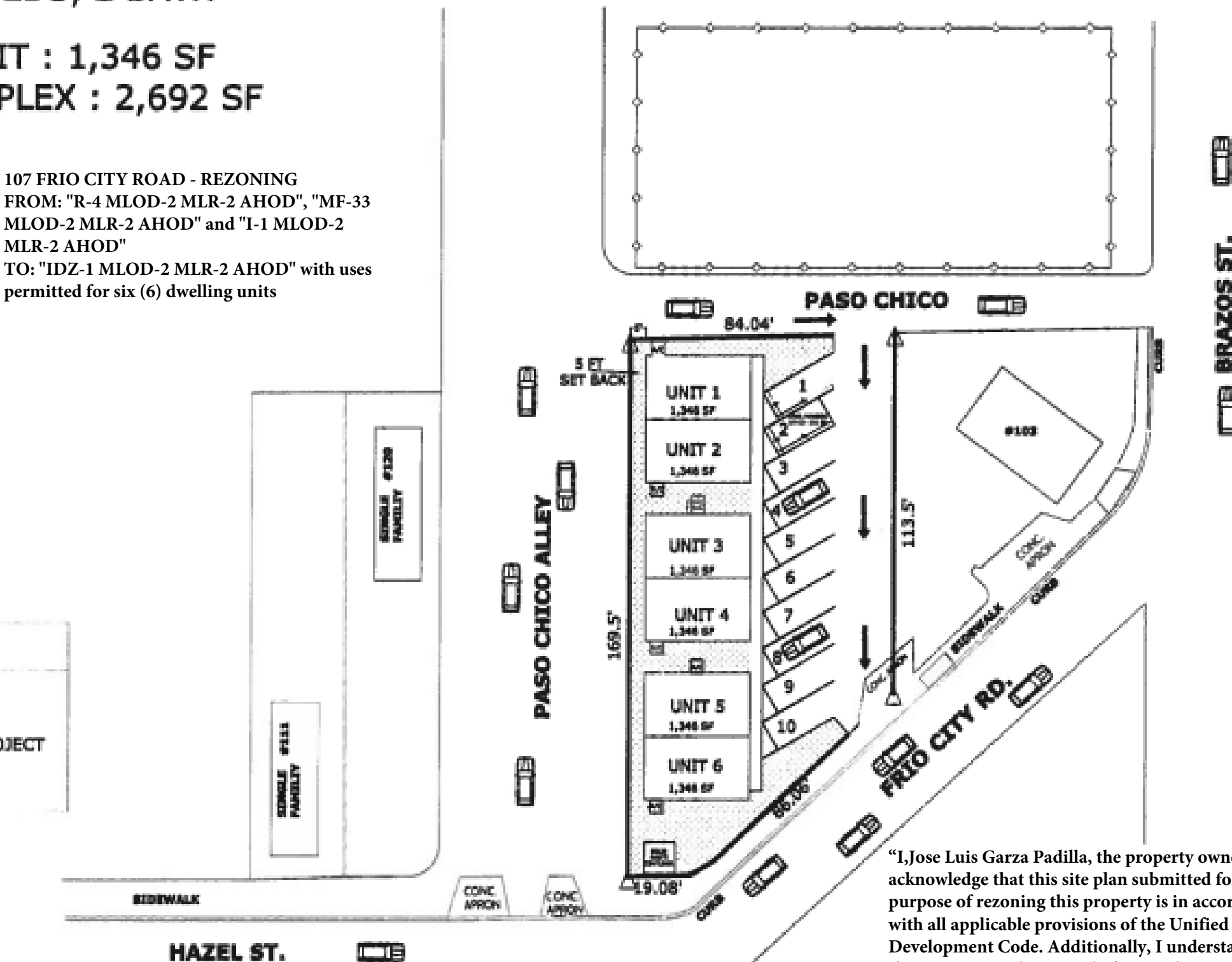
TABLE 2

REQUIRED PARKING SPACE	9
PROJECT PARKING SPACE	10
FENCE IN PROJECT	0.0 NO FENCE IN PROJECT
HEIGHT OF CONSTRUCTION	26 FT

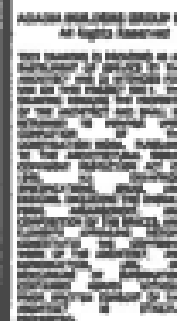
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SITE- PLAN

SCALE: 1/48" = 1'-0"



"I, Jose Luis Garza Padilla, 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."



107 FRIO CITY RD PROJECT
SAN ANTONIO TX 78207

