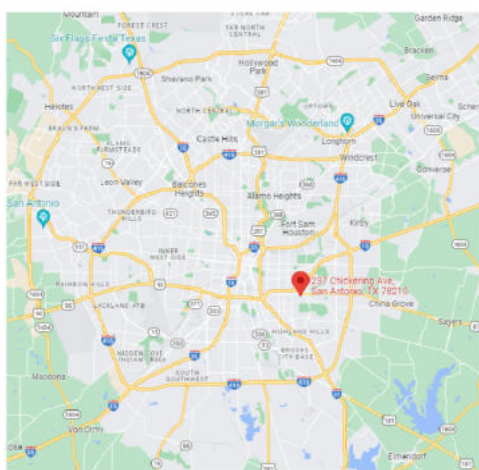


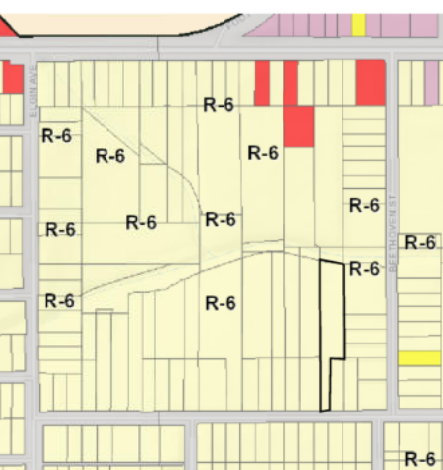
Z2022-10700138
Rezoning from "R-6" to "IDZ-1" with uses permitted for five (5) units



Location



Site



Zoning

PROJECT AREAS

LOT AREAS	
Lot 1	4,095 SF
Lot 2	3,838 SF
Lot 3	4,710 SF
Total Lot areas	12,643 SF

TYPICAL UNIT AREAS	
(4) 3 bdr. 2 bath, two stories height 30'	
(1) 4 bdr. 3.5 bath, two stories height 30'	
Total Living (4)	1,410 SF
Total Living (1)	2,820 SF
Total Units	5 units
Total Living	8,460 SF

DEVELOPMENT AREAS	
Total Area	29,616.44 SF 100%
Street	13,158 SF 44.4%
House footprint (5)	4,800 SF 16.2%
House driveway (5)	1,530 SF 5.2%
Total Parking Spot (16)	
Visitor Parking 10x24 (3)	720 SF 2.4%
Visitor Parking 9x21 (3)	567 SF 1.9%
Tenant Carport Spot (10)	
Dumpster	135 SF 0.5%
Green common area	3,813 SF 12.9%
Green private area	4,883 SF 16.5%
Impervious Area	20,910 SF 70%
Permeous Area	8,706 SF 30%

ADELANTUS INC

110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205
(202) 832-4900 • (202) 832-4911 FAX
REAL TIME REGISTRATION #062305

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OCTAVIO A. VIRAMONTES

ARCHITECT

908 LEMON CV.
SAN ANTONIO, TX.
210.464.8120

REGISTERED ARCHITECT

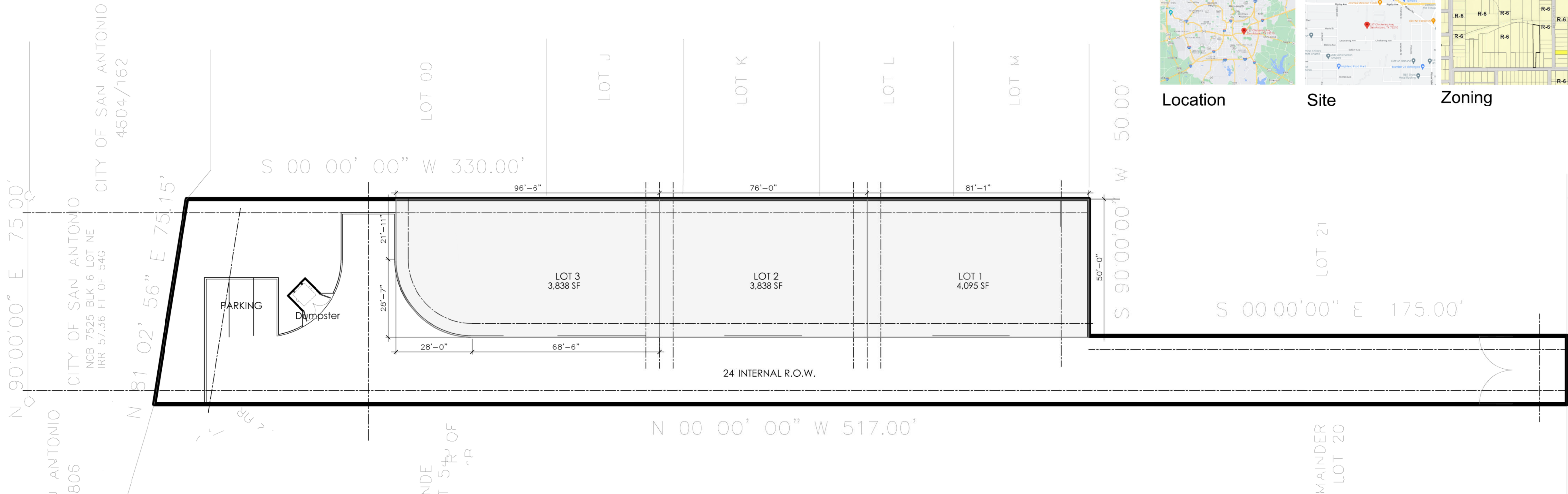
OCTAVIO A. VIRAMONTES

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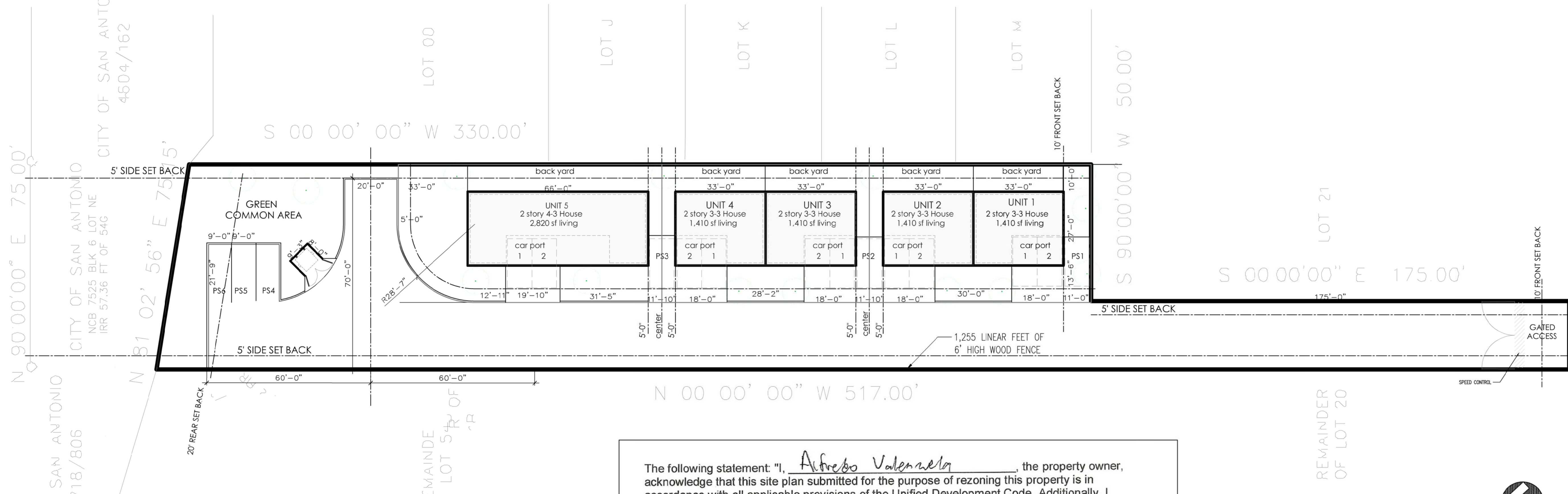
STATE OF TEXAS

08/28/22

The Texas Board of Architectural Examiners has jurisdiction regarding the professional practice of persons registered as Architects in Texas.
TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337 • AUSTIN, TX 78711-2337
TELEPHONE: 512-365-9900 / FAX: 512-365-9900



1 GENERAL LOT PLAN
SCALE: 1"=30'-0"



2 GENERAL SITE PLAN
SCALE: 1"=30'-0"



The following statement: "I, Alfredo Valenzuela, 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."

ZONING REQUEST
FOR
IDZ-1

237 CHICKERING AVE. SAN ANTONIO, TX 78210
NCB 7525 BLK 6 LOT 67

REVISIONS		
No.	Date	Description
1	7-19-22	Prop. limits
2	8-25-22	5 Units

PROJECT # 1823B
DATE: 07/08/2022
DRAWN: CV
CHECKED BY: OV

SHEET #
A2.1
OF SHTS.