



22-2022-10700165  
Address: 1527 Hillcrest Drive  
Legal Description: 0.872 Acres out of NCB 11577  
Current Zoning: "R-5 MUD-2 MLR-2 AHOD" Residential Single-Family Lowland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District  
Requested Zoning: "UD-4 MUD-2 MLR-2 AHOD" Limited Infill Development Zone Lowland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units  
\*I, Irma Sotelo, 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 substantial for building permit.  
Total number of units: 6  
Square footage per unit: 1,187 sq ft  
Density: 10.5 units/acre  
Building Dimensions: 125' x 30' 10"  
Parking spaces: 15 total  
Parking Dimensions: 9' x 18', with one parking space meeting ADA standards

No major landscaping proposed

NOT FOR CONSTRUCTION

SETRBACK REQUIREMENTS  
SECTION 35-310 TABLE 310-1 OF THE  
UNIFIED DEVELOPMENT CODE

LOT DIMENSIONS

LOT SIZE (MIN)

LOT SIZE (MAX)

STREET FRONTAGE (MIN)

50

WIDTH (MIN)

50

WIDTH (MAX)

BUILDING ON LOT

FRONT SETBACK (MIN)

10

FRONT SETBACK (MAX)

20

SIDE SETBACK (MIN)

5

REAR SETBACK (MIN)

10

BUILDING

HEIGHT (MAX)(FEET/#OF STORIES)

35

SIZE-INDIVIDUAL BUILDING SIZE

(MAX)

BUILDING AREA TABLE	
AREA NAME	USABLE AREA
BUILDING AREA	5,820 SF
PATIO AREA	1,270 SF
PAVEMENT COVERAGE	9,270 SF
WALKS	1,000 SF
DRUMPER ENCLOSURE	175 SF
OPEN SPACE	7,740 SF
OPEN SPACE	1,130 SF
OPEN SPACE	560 SF
OPEN SPACE	110 SF

TOTAL: 15,660 SF  
TOTAL OPEN SPACE: 9,020 SF  
TOTAL OVERALL: 24,680 SF

No.	DESCRIPTION	DATE
2022-031		
		
SAN GARCIA ARCHITECT 200 E. 30TH ST. WATTE 1002 HOUSTON, TX 77002 CROSS 101 - 0102 INFO@SANGARCIAARCHITECT.COM		
1527 HILLCREST DRIVE, SAN ANTONIO, TX 78228		
PROJECT # 2022-031		
SITE PLAN		
AS1.01		