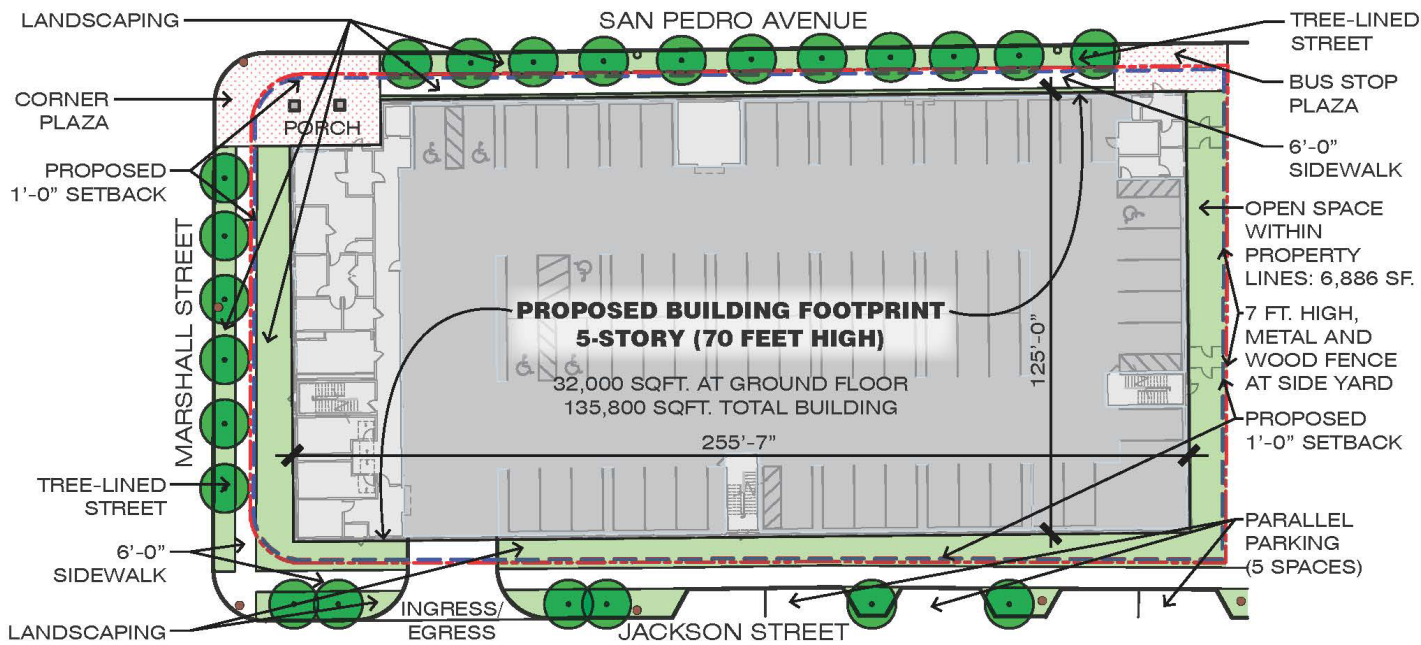


“NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY”
Development Services Department
City of San Antonio

Site Plan



PROPERTY LINE: PARCEL TO BE ZONED "IDZ-3" WITH MULTI-FAMILY USE AT GROSS DENSITY OF 80 UNITS PER ACRE

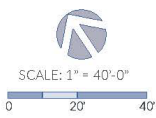


38,425 SQUARE FEET OF BUILDABLE AREA ON THE PROPERTY WITH ONE FOOT SETBACKS.

PARKING MEETS ORDINANCE REQUIREMENT IN ACCORDANCE WITH VARIANCE REQUEST (50% REDUCTION)

PARKING SPACES PROVIDED ON-SITE:	
STANDARD GARAGE	60 SPACES
ACCESSIBLE GARAGE	5 SPACES
VAN ACCESSIBLE GARAGE	1 SPACE
TOTAL	66 SPACES

IMPERVIOUS COVER WITHIN PROPERTY LINES:
 LEASING, AMENITIES, & MECH.: 5,500 SF.
 PARKING FACILITIES: 26,500 SF.
 CURBS: 6 SF.
 WALKS: 2,398 SF.
 CONC. APRON: 161 SF.
 TOTAL 34,565 SF.



- A Board of Adjustments variance will be applied for to seek relief from setbacks required by the MC-6 overlay
- Zoning change from C-2P and C-3NA to IDZ-3 for a supportive housing campus
- Acreage: 0.924 acres
- I, the Office of Urban Renewal, 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.

ALAMO
ARCHITECTS

ZONING SITE PLAN

FOUR25 - MULTIFAMILY
 425 SAN PEDRO AVE., SAN ANTONIO, TX 78212
 MARCH 18, 2023

BOA-23-10300047

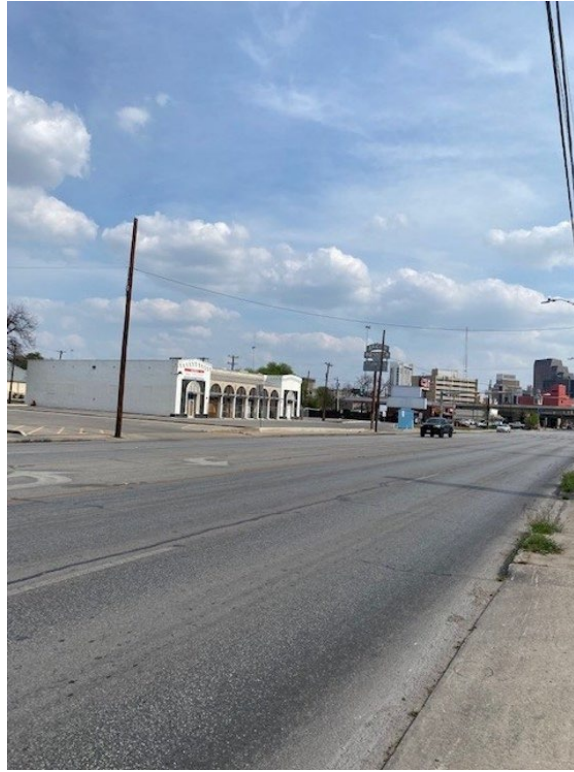
Subject Property: 419 and 425 San Pedro



Surrounding Area



Surrounding Area



Surrounding Area

