

Z 2021-10700086

I, JAS DEVELOPMENT CORPORATION, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDNACE 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.

CURRENT ZONING: UZ ROW

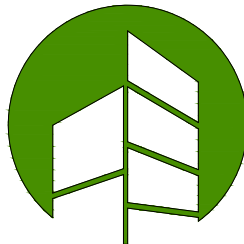
PROPOSED ZONING: IDZ-2 MLOD-3 MLR-2 with Uses Permitted for 18 dwelling units (9 duplexes)

Note: Zoning Case Z-2021-10700086 nor the site plan below request or permit any commercial uses on the Subject Property.

Legal Description: NCB 1160 BLK D LOTS 11, 23 AND 24; NCB 1155 BLK A LOT 24
Acreage: 0.694

GENERAL NOTES:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY AND COMPLY WITH LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
3. PLANS INDICATE LOCATIONS ONLY. SEPARATE ENGINEER ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.



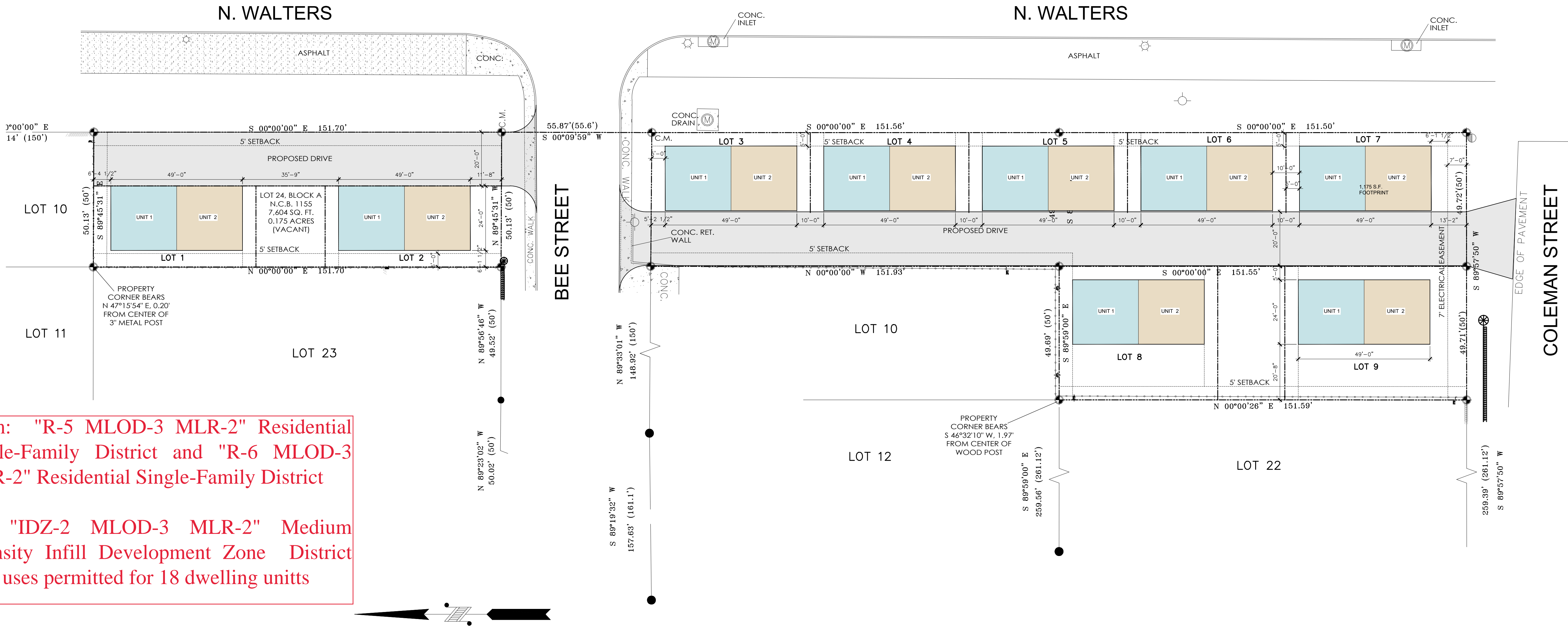
BELMAR
architecture

11503 JONES MALTSBERGER
SUITE 12501
SAN ANTONIO, TEXAS
210-325-8035

EXP. 07-31-2021

1/8/2021

BELMAR ARCHITECTURE PLLC
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From: "R-5 MLOD-3 MLR-2" Residential Single-Family District and "R-6 MLOD-3 MLR-2" Residential Single-Family District

To: "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone District with uses permitted for 18 dwelling unitts

WALTERS DUPLEXES

1431 THORAIN BLVD
SAN ANTONIO, TEXAS

REVISIONS

No.	Description:	Date:

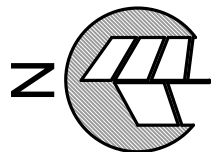
Drawing Name:

PROPOSED SITE PLAN

Date:	JANUARY 15, 2021
Job No:	21-002
Drawn by:	JM

Sheet No:

A1.0



1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"