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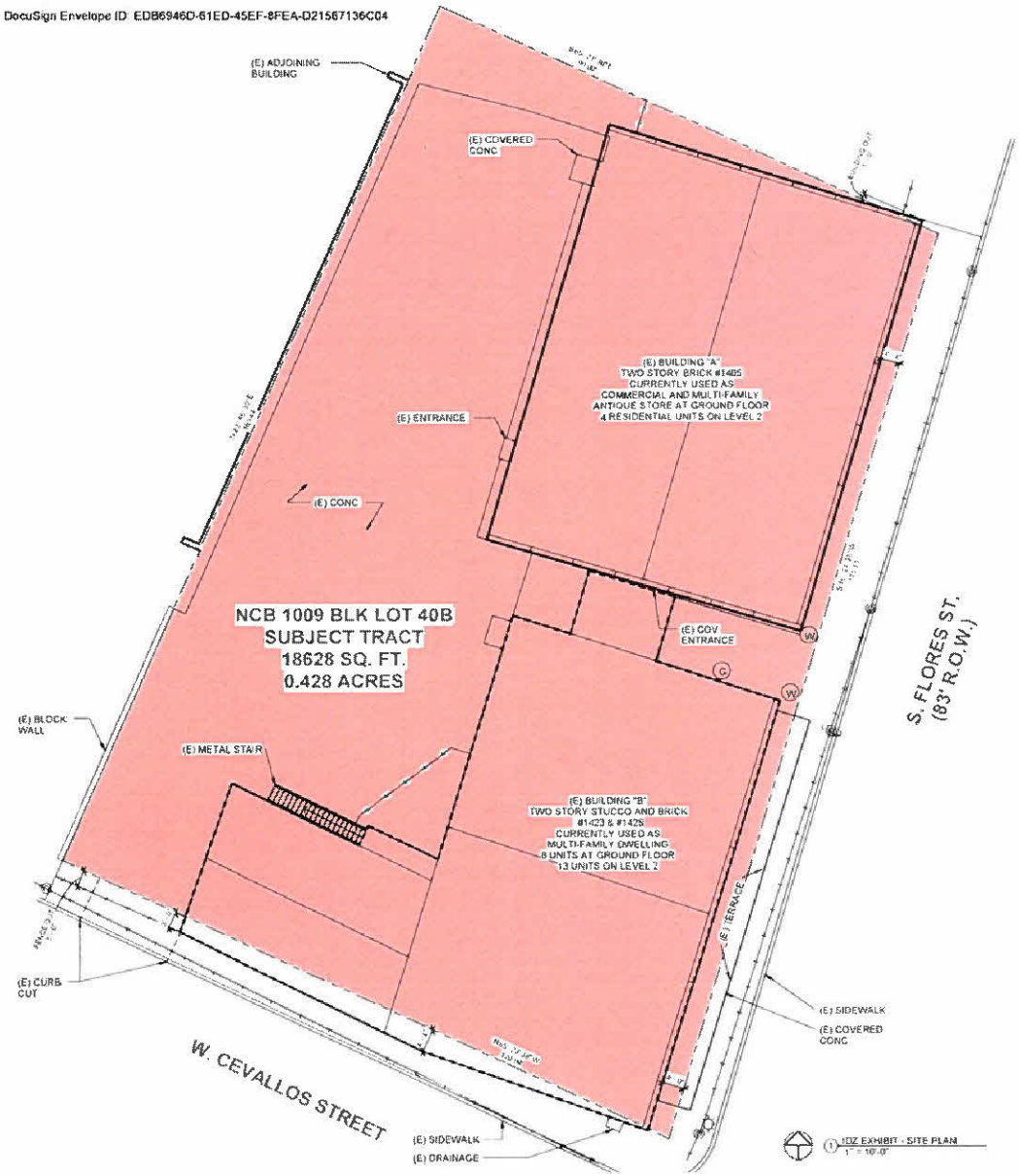


## SITE PLAN LEGEND

- PROPOSED IDZ AREA
- (E) EXISTING BUILDING "A"
- (E) EXISTING BUILDING "B"
- PROPERTY LINE
- (E) POWER POST
- (E) LIGHT POST
- (E) GUY POLE
- (E) OVERHEAD ELECTRIC
- (E) METAL FENCE
- (E) WATER METER
- (E) GAS METER

**SITE & BUILDING DATA**

| | |
|---|---|
| LOCATION: | 1425 S. FLORES ST SAN ANTONIO TEXAS, 78204 |
| LOTS: | 1 |
| LEGAL DESCRIPTION: | NCB 1009 BLK LOT 40B |
| CITY COUNCIL DISTRICT: | 1 |
| FUTURE LAND USE: | HIGH DENSITY MIXED USE |
| PLAN NAME: | LONE STAR |
| PROPOSED USE: | MIXED USE, COMMERCIAL, MULTIFAMILY |

NOT TO EXCEED 42 DWELLING UNITS

**ZONING INFORMATION**

| | |
|---|---|
| CURRENT ZONING | I-1, RIO-7E, HISTORIC LANDMARK, AHOD |
| PROPOSED ZONING | IDZ, RIO-7E, HS, AHOD,WITH USES PERMITTED IN C2, MULTI-FAMILY (NOT TO EXCEED 42 DWELLING UNITS), BAR/TAVERN AND HOTEL USES |

**IDZ ZONING STATEMENT**

I Jake Harris 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

DocuSigned by:
Jake Harris
1A0ECLA94945044b

**LOCATION MAP**

*NOTE DRAWING SCALED DOWN 50% OF ORIGINAL

The request for C-2 uses does not imply adherence to the C-2 height and setback regulations

CREO
BELIEVE CREATE

1425 S. FLORES

| No. | Description | Date |
|---|---|---|

IDZ EXHIBIT - SITE PLAN

DWG # P-01