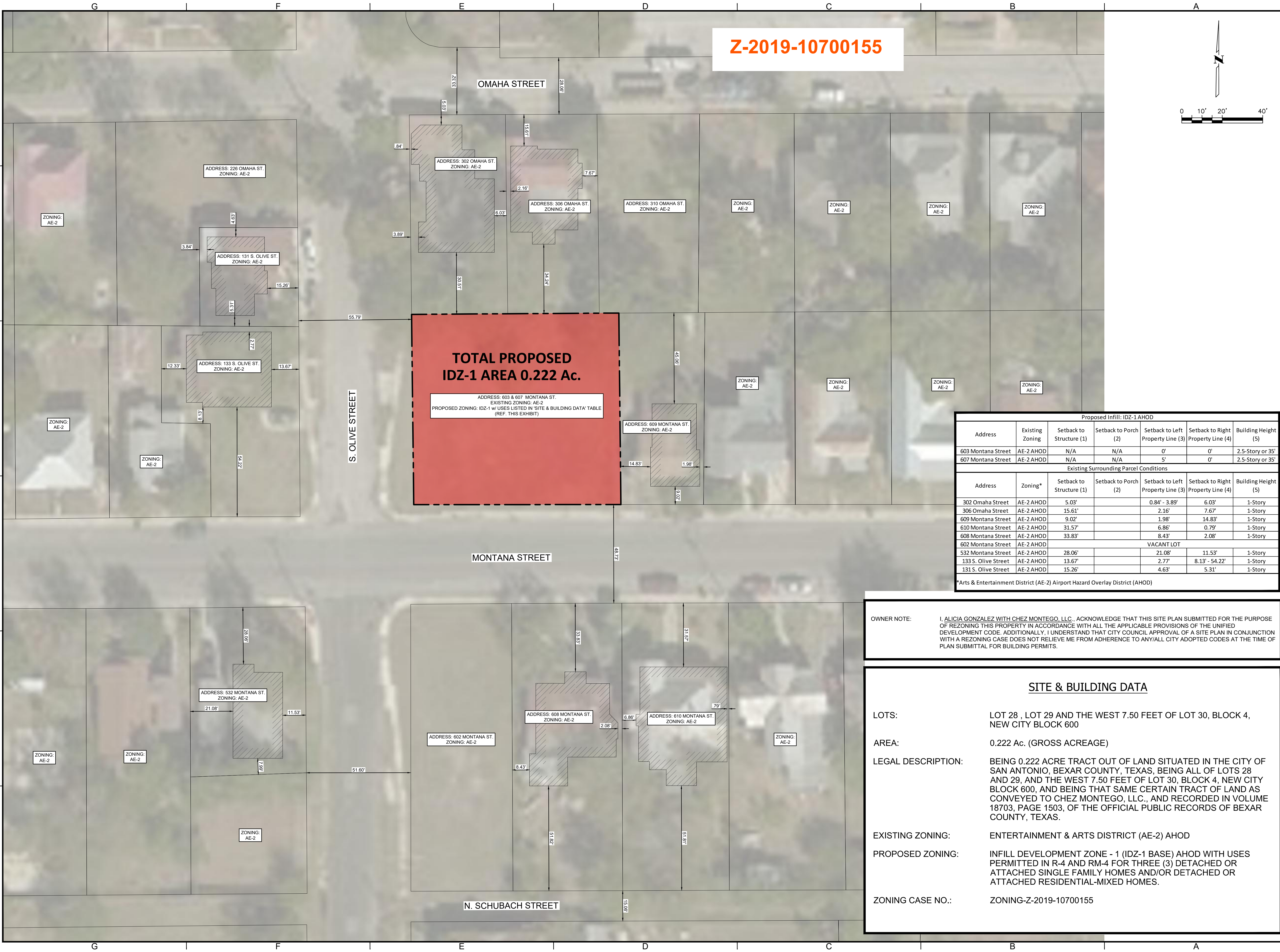
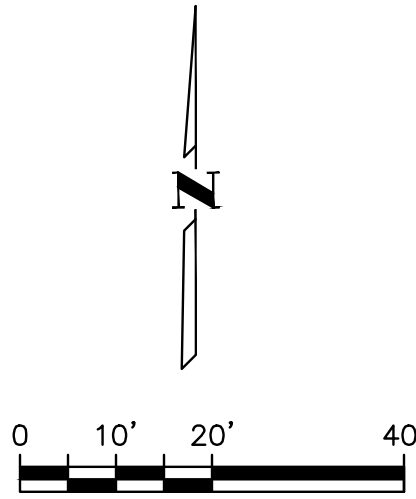


Sheet 5

Lot Modified: Jan 20, 19 - 17:07
MONTANA ST IDZ GROUND PLAN 6/20/2019 5:07 PM
LLC/389426.00 - Montana St Home's Unit-Civil-Use-Exhibit/Montana St IDZ Ground Plan



Z-2019-10700155



Proposed Infill: IDZ-1 AHOD						
Address	Existing Zoning	Setback to Structure (1)	Setback to Porch (2)	Setback to Left Property Line (3)	Setback to Right Property Line (4)	Building Height (5)
603 Montana Street	AE-2 AHOD	N/A	N/A	0'	0'	2.5-Story or 35'
607 Montana Street	AE-2 AHOD	N/A	N/A	5'	0'	2.5-Story or 35'
Existing Surrounding Parcel Conditions						
Address	Zoning*	Setback to Structure (1)	Setback to Porch (2)	Setback to Left Property Line (3)	Setback to Right Property Line (4)	Building Height (5)
302 Omaha Street	AE-2 AHOD	5.03'		0.84' - 3.89'	6.03'	1-Story
306 Omaha Street	AE-2 AHOD	15.61'		2.16'	7.67'	1-Story
609 Montana Street	AE-2 AHOD	9.02'		1.98'	14.83'	1-Story
610 Montana Street	AE-2 AHOD	31.57'		6.86'	0.79'	1-Story
608 Montana Street	AE-2 AHOD	33.83'		8.43'	2.08'	1-Story
602 Montana Street	AE-2 AHOD	VACANT LOT				
532 Montana Street	AE-2 AHOD	28.06'		21.08'	11.53'	1-Story
133 S. Olive Street	AE-2 AHOD	13.67'		2.77'	8.13' - 54.22'	1-Story
131 S. Olive Street	AE-2 AHOD	15.26'		4.63'	5.31'	1-Story
*Arts & Entertainment District (AE-2) Airport Hazard Overlay District (AHOD)						

OWNER NOTE: I, ALICIA GONZALEZ WITH CHEZ MONTEGO, LLC, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

SITE & BUILDING DATA	
LOTS:	LOT 28 , LOT 29 AND THE WEST 7.50 FEET OF LOT 30, BLOCK 4, NEW CITY BLOCK 600
AREA:	0.222 Ac. (GROSS ACREAGE)
LEGAL DESCRIPTION:	BEING 0.222 ACRE TRACT OUT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 28 AND 29, AND THE WEST 7.50 FEET OF LOT 30, BLOCK 4, NEW CITY BLOCK 600, AND BEING THAT SAME CERTAIN TRACT OF LAND AS CONVEYED TO CHEZ MONTEGO, LLC., AND RECORDED IN VOLUME 18703, PAGE 1503, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
EXISTING ZONING:	ENTERTAINMENT & ARTS DISTRICT (AE-2) AHOD
PROPOSED ZONING:	INFILL DEVELOPMENT ZONE - 1 (IDZ-1 BASE) AHOD WITH USES PERMITTED IN R-4 AND RM-4 FOR THREE (3) DETACHED OR ATTACHED SINGLE FAMILY HOMES AND/OR DETACHED OR ATTACHED RESIDENTIAL-MIXED HOMES.
ZONING CASE NO.:	ZONING-Z-2019-10700155

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

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5710 WEST HAIRMAN FOLD, SUITE 115
SAN ANTONIO, TEXAS 78249
FIRM NO. F-15005

210-860-9224

HOMES ON MONTANA, IDZ

NEC OF MONATA ST. AND S. OLIVE ST.

SAN ANTONIO, BEXAR COUNTY, TEXAS 78203

SHEET TITLE:

603/607 MONATANA STREET IDZ-1 GROUND COMPARISON PLAN

PROJECT:

SHEET

EXH

OF

PLAT NO. 19-11800279