

DATE:	REVISION:	NO.
5/20/2020	Re-Zoning	NO.-1
5/21/2020	Re-Zoning	NO.-2
5/12/2020	Re-Zoning	No.-3

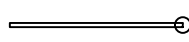
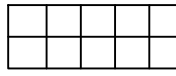
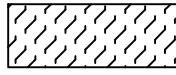
El Paso Street Buildings
303, 307, & 309 El Paso Street

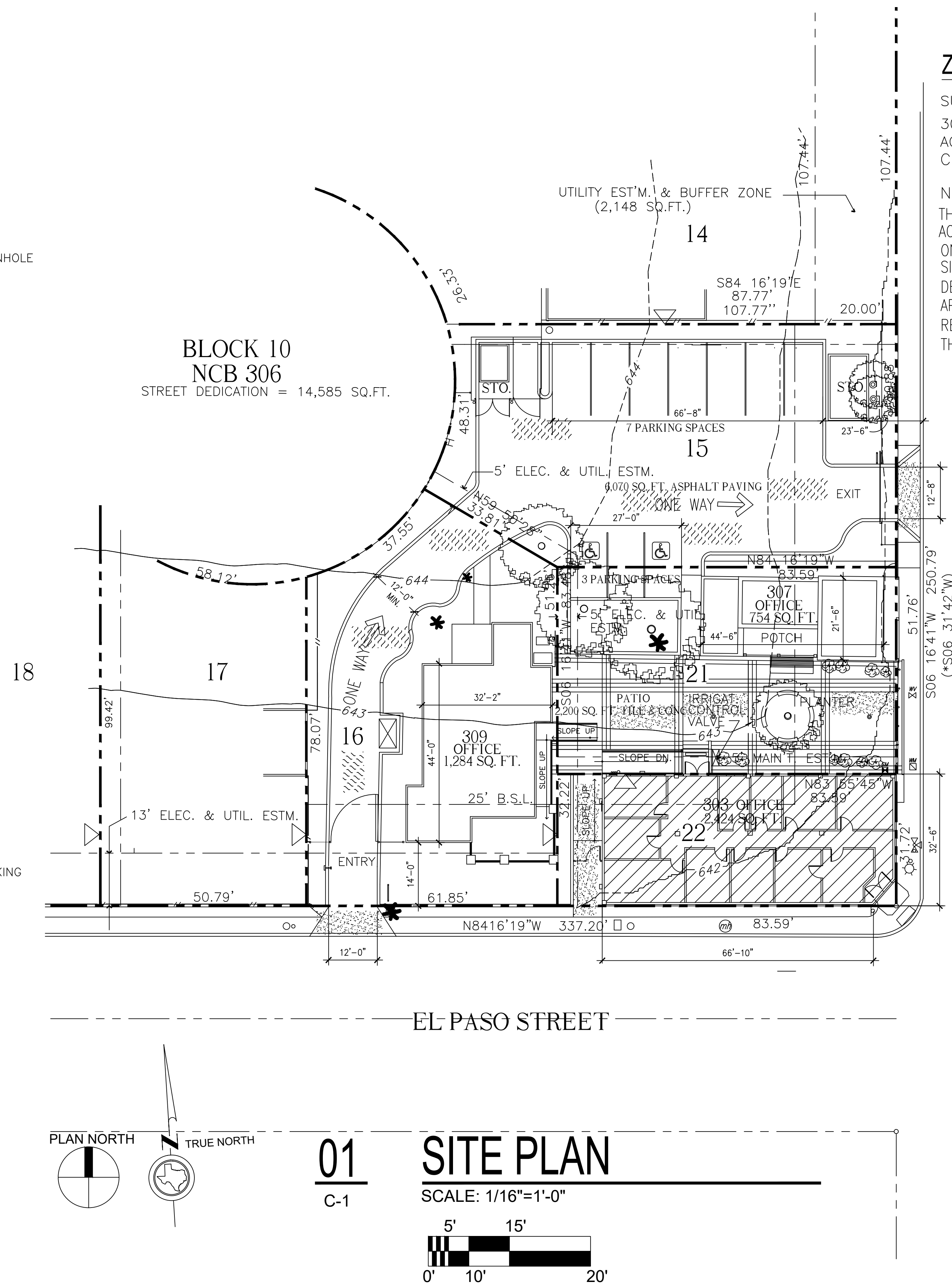
HDS LLC
HINOJOSA DESIGN STUDIO
f.hinojosa@cali-hds.net
210.427.8208

DATE: 06/01/18

HT No. OF SHTS

_____ EXISTING PROPERTY LINE
 _____-□-_____ EXISTING IRON FENCE
 _____-//-_____ EXISTING WOOD FENCE
 5' ELEC. & UTIL. ESTM.

- | | | |
|---|---------------------------------|----|
|  | EXISTING UTILITY POLE | |
|  | EXISTING MANHOLE | |
|  | EXISTING GRATE INLET | |
|  | EXISTING SANITARY SEWER MANHOLE | |
|  | EXISTING SANITARY CLEANOUT | |
|  | EXISTING FIRE HYDRANT | |
|  | EXISTING WATER VALVE | |
|  | EXISTING WATER METER | |
|  | EXISTING IRRIGATION VALVE | |
|  | EXISTING GAS VALVE | |
|  | EXISTING GAS METER | |
|  | EXISTING ELECTRICAL BOX | |
|  | EXISTING ELECTRIC METER | |
|  | EXISTING TRAFFIC BOX | |
|  | EXISTING A/C UNIT | |
|  | EXISTING LIGHT POLE | |
|  | EXISTING TRAFFIC LIGHT | |
|  | EXISTING SIGN | |
|  | EXISTING VERTICAL PIPE | |
|  | EXISTING BOLLARD | |
|  | EXISTING BENCH MARK | 18 |
|  | EXISTING TREE | |
|  | EXISTING CONCRETE FLATWORK | |
|  | EXISTING PAVERS | |
|  | EXISTING ASPHALT PAVEMENT | |
|  | EXISTING BUILDING OUTLINE | |
|  | EXISTING H/C PAVEMENT MARKING | |



SUBDIVISION PLAT OF: VISTA VERDE SOUTH UNIT 8, VOL. 9513, PAGE 199
303, 307, & 309 EL PASO ST.- NCB 306 BLK 10 LOT(s) 15, 16, 21. & 22.
ACREAGE: 0.4369 with Bldg's. 303=2,424 S.F., 307=754 S.F., & 309=1,284 S.F.
CURRENT ZONING: C2

NOTE:
THE OWNER/APPLICANT, SAN ANTONIO COMMUNITY DEVELOPMENT COUNCIL, INC. (SACDC) ACKNOWLEDGES THAT THIS DOCUMENT (SITE PLAN) IS SUBMITTED FOR REZONING PURPOSES ONLY. THEREFORE, THE STRUCTURES AND OTHER COMPONENTS DELINEATED ON THIS PROPERTY SITE PLAN ARE IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNITED DEVELOPMENT CODE. ADDITIONALLY, IT IS UNDERSTOOD THAT SAN ANTONIO CITY COUNCIL APPROVAL OF PROPOSED SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE THE OWNER/APPLICANT FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE CRITERIA:
LANDSCAPE AREA: 4,145 SQ.FT.
ASPHALT AREA (DRIVE WAY AND PARKING): 6,070 SQ.FT.
CONCRETE SIDEWALK(S): 2,072 SQ. FT.
PATIO— CONCRETE AND 12"x12" TILE : 2,200 SQ.FT.
CONCRETE CURB ON SITE: 500 L.F.
CONCRETE CURB AND GUTTER ON STREET: 460 L.F.

“IDZ-1 HS AHOD” Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in “MF-18” Low Density Multi-Family District and “NC” Neighborhood Commercial District”

303 El Paso St.: a masonry building of approximately 2,424 S.F. and has a building height of 15'-6".
Use: Office Space

307 El Paso St.: a masonry & wood frame structure of approximately 754 S.F.
Use: Office Space

309 El Paso St.: a wood frame structure of approximately 1,284 S.F.
Use: Office Space

303 El Paso St.: a masonry building of approximately 2,424 S.F. and has a building height of 15'-6".
Use: 4 Residential Units

307 El Paso St.: a masonry & wood frame structure of approximately 754 S.F.
Use: 1 Residential Unit

309 El Paso St.: a wood frame structure of approximately 1,284 S.F.
Use: 2 Residential Units

PECOS STREET
IH 35