



**Stipulations:**

i. That an updated setback diagram should be submitted for review and approval that shows the proposed new construction in context with the historic structures on the block.

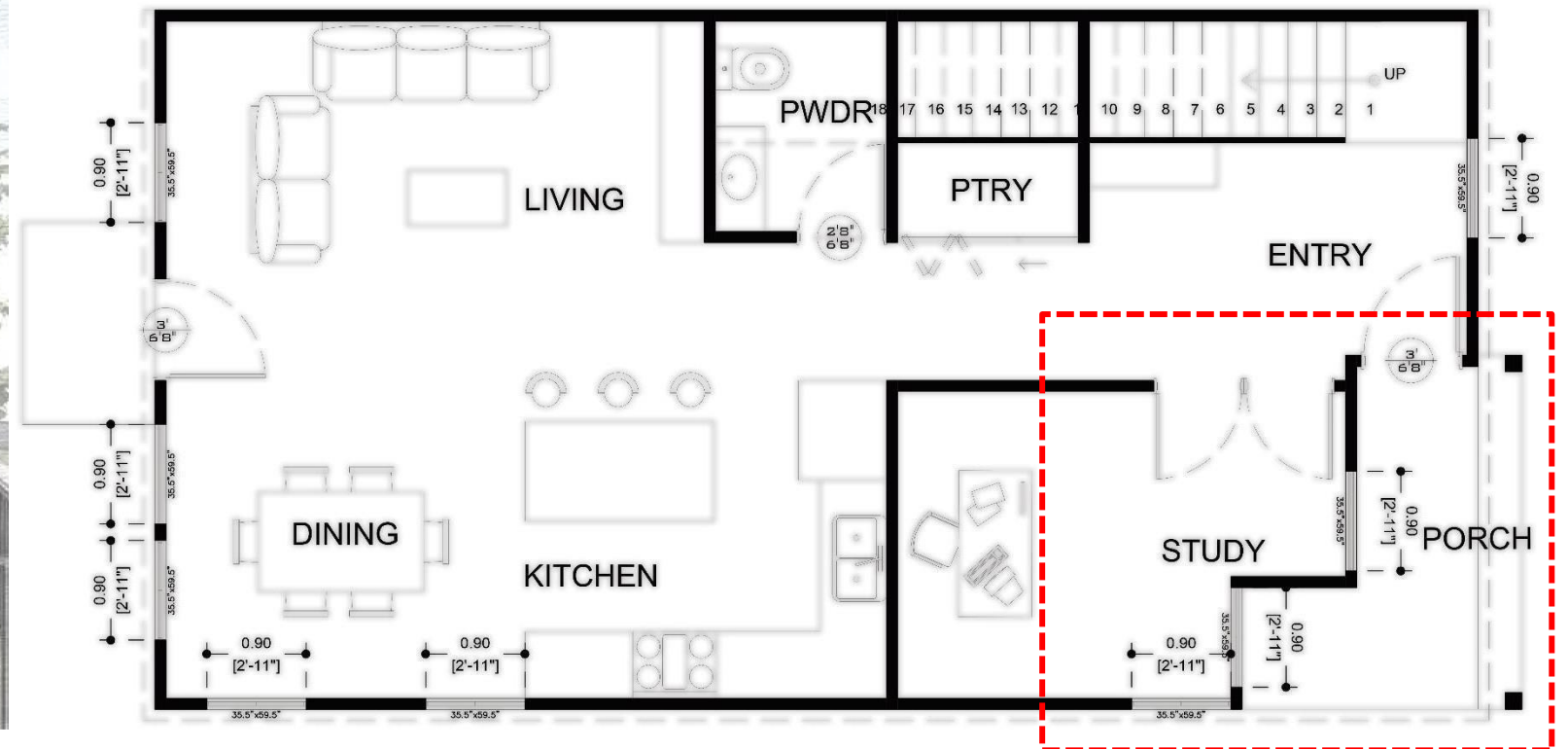
SETBACK DIAGRAM

MARCH, 2023





N. MESQUITE



UNIT 101

## Stipulations:

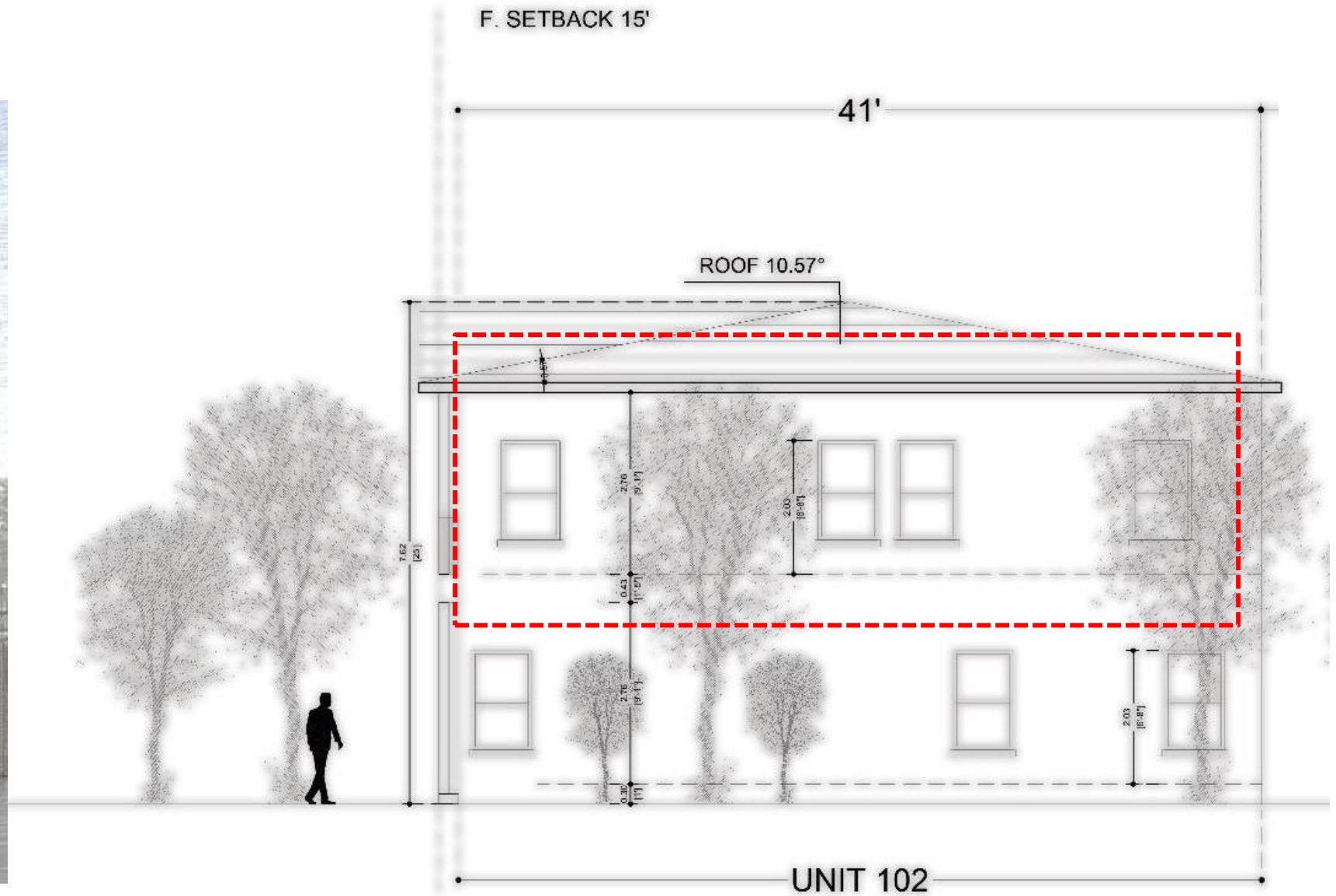
- ii. That additional porch and entrance elements be added to the southern structure. A wraparound porch or a porch that addresses both streets while being integrated into the massing of the overall structure should be incorporated into the design.

MARCH, 2023

# 103 PASO HONDO STIPULATIONS

103 PASO HONDO, SAN ANTONIO, TX 78210





ELEVATION EAST  
UNIT 102

### Stipulations:

- iii. That the applicant install Windows on the second floor of the east facade of unit 102, which is currently void of fenestration.

MARCH, 2023

# 103 PASO HONDO STIPULATIONS

103 PASO HONDO, SAN ANTONIO, TX 78210







N. MESQUITE

### Stipulations:

v. That the applicant submit final details and heights for all on site fencing, that the applicant consider paving the parking area with pervious materials and that all mechanical equipment be screened from view.

MARCH, 2023

## 103 PASO HONDO STIPULATIONS

103 PASO HONDO, SAN ANTONIO, TX 78210





Stipulations:

vi. Additional parking space.

N. MESQUITE

103 PASO HONDO  
STIPULATIONS  
103 PASO HONDO, SAN ANTONIO, TX 78210

MARCH, 2023



The project contemplates the creation of green spaces as private gardens for each of the units, where these, in addition to purifying the air, regulating the temperature and improving aesthetics, function as places for recreation and relaxation, and additionally add value to the property.

Thus, the area for cars was concentrated in the north area, with the area required for one parking space per unit. **According to Section 35-526, Table 526-3a, the minimum number of parking spaces is 1 per unit.** However, an additional parking space has been added to meet the requested requirement, in addition the project have scooters and bicycles spaces.

TABLE 526-3a

Parking in Residential Use Districts

Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
ACCESSORY USES (SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 6 OR FEWER RESIDENTS	0.3 per resident	1 per resident
ASSISTED LIVING, BOARDING HOME, OR COMMUNITY HOME WITH 7 OR MORE RESIDENTS	0.3 per resident plus 1 space for each employee	1 per resident plus 1 space for each employee
ATHLETIC FIELDS (NONCOMMERCIAL AND SUPPLEMENTAL TO THE RESIDENTIAL USE)	N/A	N/A
AUTOMOBILE NONCOMMERCIAL PARKING (Board of Adjustment)	1.5 per unit	2 per unit
BED and BREAKFAST	0.3 per room	1 per room
CEMETERY or MAUSOLEUM	N/A	N/A
CHILD - CARE INSTITUTION (BASIC)	1 per 375 sf GFA	1.5 per 375 sf GFA
CHURCH, TEMPLE, MOSQUE	1 per 8 seats	1 per 1.5 seats
DAY CARE CENTER (commercial or non-profit)	1 per 375 sf GFA	1.5 per 375 sf GFA
DWELLING - 1 FAMILY (Attached or townhouse) cluster parking allowed	1 per unit	N/A
DWELLING - 1 FAMILY (Detached) cluster parking allowed	1 per unit	N/A
DWELLING - 2 FAMILY cluster parking allowed	1 per unit	2 per unit

