



SITE & BUILDING DATA	
LOTS:	5
AREA:	13.633 AC
LEGAL DESCRIPTION:	BEING 6.923 ACRE TRACT OUT OF LOTS 20 AND 21, NCB 982, AND LOT 24, NCB 1766, LOT 18, BLK 3, NCB 965, LOTS 19, 20, AND 21, NCB 965, LOT A-32, NCB 984, LOTS 1 AND 2, NCB 1766, AND LOTS 20, 21, AND 22, NCB 1766; BEING ALSO 2.516 ACRE TRACT OUT OF LOTS 1-16, NCB 484, BEING ALSO 1.319 ACRE TRACT OUT OF LOTS 6 AND 7, BLK 2, AND LOTS 1 AND 2, BLK 3, NCB 485, LOTS 25-31, NCB 485, AND LOT A-4, BLK 2, NCB 485; BEING ALSO 2.685 ACRE TRACT OUT OF LOT 25, NCB 1766, LOT 13, NCB 982, AND LOT 22, NCB 982; BEING ALSO 0.191 ACRE TRACT OUT OF SOUTH 50' OF LOT 8, BLK 6, NCB 478.
PROPOSED ZONING:	IDZ (BASE) WITH USES PERMITTED IN RM-4, C-3, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS, BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK, NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR), LIVE ENTERTAINMENT WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS); FOOD SERVICE ESTABLISHMENTS WITH COVER CHARGE 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE); THE REQUESTED ZONING DOES NOT CHANGE ANY ALREADY-APPLICABLE HS AND AHOD OVERLAY DISTRICTS.

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PRELIMINARY
NOT FOR CONSTRUCTION
DRAWING OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
PETER RUSSELL YLACKER
P.E. #113228 ON
May 11, 2017

PROJECT: BROADWAY EAST
BROADWAY ST AND N ALAMO
SAN ANTONIO, BEAR COUNTY, TEXAS, 78215

SHEET TITLE: SAUSD IDZ SITE PLAN

DATE: 05/11/2017	DESIGNER: P. YLACKER
CHECKED BY: P. YLACKER	REVIEWER: P. YLACKER
DATE: 05/11/2017	REVISION: 01

SHEET

EXH