

AN ORDINANCE 2017-08-17-0582

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street from "C-2 IDZ RIO-2 UC-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "O-1 IDZ AHOD" Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, "MF-33 RIO-2 UC-2 AHOD" Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "IDZ RIO-2 UC-2 AHOD" Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage).

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.


SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

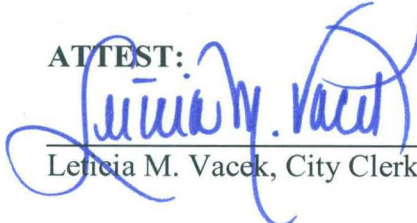
SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.


SECTION 6. This ordinance shall become effective the 27th day of August 2017.

PASSED AND APPROVED this 17th day of August 2017.


M A Y O R
For Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


For Andrew Segovia, City Attorney

| | | | | | | | |
|---------------------|---|--------------------|------------|------------|----------------|---------------|---------------|
| Agenda Item: | Z-5 (in consent vote: Z-2, P-1, Z-4, Z-5, Z-6, Z-7, Z-9, Z-11, Z-12, Z-14, Z-15, Z-19, Z-21, Z-22) | | | | | | |
| Date: | 08/17/2017 | | | | | | |
| Time: | 02:13:31 PM | | | | | | |
| Vote Type: | Motion to Approve | | | | | | |
| Description: | <p>ZONING CASE # Z2017155 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 IDZ RIO-2 UC-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "C-3 AHOD " General Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "O-1 IDZ AHOD" Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, "MF-33 RIO-2 UC-2 AHOD" Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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 c</p> | | | | | | |
| Result: | Passed | | | | | | |
| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
| Ron Nirenberg | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | |
| William Cruz Shaw | District 2 | | x | | | | x |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | x | | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Greg Brockhouse | District 6 | | x | | | | |
| Ana E. Sandoval | District 7 | | x | | | | |
| Manny Pelaez | District 8 | | x | | | | |
| John Courage | District 9 | | x | | | x | |
| Clayton H. Perry | District 10 | | x | | | | |

Z2017155

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

ZONING - 4 A

FIELD NOTES FOR 0.101 ACRES (4,438 SQFT) OF LAND

BEING 0.101 acres (4,438 sqft) of land being LOT 16, NCB 1766, City of San Antonio, Bexar County, Texas, being all that certain EXCEL ENTERPRISE 0.1024 acre tract recorded in Volume 8387, Page 1570, Official Public Records, Bexar County, Texas, (OPRBCT), said 0.101 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1 inch pinched pipe for a southwestern corner of this tract and said LOT 16, NCB 1766, at the intersection of the northeastern ROW of CARSON STREET (Variable Width Public ROW), with the southeastern ROW of NORTH ALAMO STREET (Variable width Public ROW);

THENCE North 17°14'13" East for 50.00 feet along a northwestern boundary of this tract and said LOT16, NCB 1766, the said southeastern ROW of NORTH ALAMO STREET, to a point for the northwestern corner of this tract and said LOT 16, NCB 1766;

THENCE South 78°42'04" East for 90.50 feet along the northeastern boundary of this tract and said LOT16, NCB 1766, a southwestern boundary of LOT 26, NCB 1766, recorded in Volume 5140, Page 115, being all that certain GENUINE PARTS COMPANY 0.5703 acre tract, to a point for the northeastern corner of this tract and said LOT 16, NCB 1766, a corner of said LOT 26, NCB 1766, a northwestern corner of LOT 15 of NCB 1766, City of San Antonio, Bexar County, Texas, the northwestern boundary of all that certain MARIO & VICTOR TOBIAS 0.1515 acre tract recorded in Volume 7880, Page 293, OPRBCT;

THENCE South 20°04'10" West for 50.32 feet along the southeastern boundary of this tract and said LOT 16, NCB 1766, the northwestern boundary of said LOT 15, NCB 1766, of said TOBIAS 0.151 acre tract to a point for the southeastern corner of this tract and said LOT 16, NCB 1766, the southwestern corner of said LOT 15, NCB 1766, on the northeastern ROW of CARSON STREET;

THENCE North 78°34'57" West for 88.00 feet along the southwestern boundary of this tract and said LOT 16, NCB 1766, the northeastern ROW of CARSON STREET, to the **POINT OF BEGINNING**.

CONTAINING: 0.101 acres, (4,438 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.

A handwritten signature in black ink, appearing to read "Douglas A. Kramer", written over a horizontal line.

Douglas A. Kramer, RPLS #6632
Job #11703011 (BA / DAK) March 27, 2017

Z2017155

TX LANDMARK SURVEYING

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TBPLS Firm No. 10164600

ZONING - 4 C

FIELD NOTES FOR 0.237 ACRES (10,358 SQFT) OF LAND

BEING 0.237 acres (10,358 sqft) of land comprised of portions of LOTS 7, 8, & 9, NCB 982, being all that certain THOMAS ANDREW CASIAS 0.238 acre tract, recorded in Volume 10698, Page 147, Official Public Records Bexar County, Texas (OPRBCT), said 0.237 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with plastic cap stamped "TXLMS #10164600" for the southwest corner of this tract and said LOT 7, NCB 982, the southeastern corner of LOT 8, NCB 1766, on the northeastern ROW of CARSON STREET (Variable Width ROW);

THENCE North 24°48'48" East for 74.60 feet along the northwestern boundary of this tract, the southeastern boundary of said LOT 8, NCB 1766, to a found 1/2" rebar with no identification for the northwest corner of this tract, the northwestern corner said THOMAS ANDREW CASIAS 0.238 acre tract, the southwestern corner of said LOT 22, NCB 982, recorded in Volume 4900, Page 88, Deed and Plat Records, Bexar County, Texas (DPRBCT);

THENCE South 83°36'12" East for 111.23 feet along a northeastern boundary of this tract and a portion of said LOT 9, NCB 982, the southwestern boundary of said LOT 22, NCB 982, to a point for the northeastern corner of this tract, a northwestern corner of additional portions of said LOTS 7, 8, & 9, NCB 982, City of San Antonio, Bexar County, Texas, being all that certain PROJECT M E N D INC 0.434 acre tract recorded in Volume 7723, Page 886, OPRBCT;

THENCE South 06°15'02" West for 95.17 feet along an eastern boundary of this tract and said THOMAS ANDREW CASIAS 0.238 acre tract, the western boundary of said PROJECT M E N D INC 0.434 acre tract, to a point for the southeastern corner of this tract and said THOMAS ANDREW CASIAS 0.238 acre tract, a southwestern corner of said PROJECT M E N D INC 0.434 acre tract, on the northeastern ROW of said CARSON STREET;

THENCE North 73°22'00" West for 137.22 feet along a southwestern boundary of this tract and said portion of LOT 7, NCB 982, the northeastern ROW of said CARSON STREET, to the **POINT OF BEGINNING**.

CONTAINING: 0.237 acres, (10,358 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703011 (BA / DAK) | March 30, 2017

Z2017155

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

ZONING - 4 B

FIELD NOTES FOR 0.927 ACRES (40,383 SQFT) OF LAND

BEING 0.927 acres (40,383 sqft) of land comprised of LOT 16, NEW CITY BLOCK (NCB) 982, recorded in Volume 2575, Page 49, Deed and Plat Records, Bexar County, Texas (DPRBCT), being all that certain CLEAR WATER INTEREST LP 0.9305 acre tract recorded in Volume 12151, Page 418, Official Public Records, Bexar County, Texas (OPRBCT), said 0.927 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with plastic cap stamped "TXLMS #10164600" for the northeast corner of this tract and said LOT 16, NCB 982, at the intersection of the northwestern ROW line of AUSTIN STREET (55.6' Public ROW) and the southwestern ROW of CARSON STREET (Variable Width Public ROW);

THENCE South 17°41'19" West for 123.00 feet along the southeastern line of this tract and said LOT 16, NCB 982, the northwestern ROW line of said AUSTIN STREET, to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southeastern corner of this tract and said LOT 16, NCB 982, the northeast corner of LOT 20, NCB 982, recorded in Volume 4305, Page 79, DPRBCT, a northeastern corner of the SAN ANTONIO ISD 6.9311 acre tract, recorded in Volume 5509, Page 1134, OPRBCT;

THENCE North 73°37'06" West for 319.04 feet along the southwestern line of this tract and said LOT 16, NCB 982, the northeastern line of said LOT 20, NCB 982, to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the southwestern corner of this tract and said LOT 16, NCB 982, the northwestern corner of said LOT 20, NCB 982, an angle point of LOT 24, NCB 1766, recorded in Volume 4305, Page 79, DPRBCT;

THENCE North 22°56'36" East for 34.03 feet along the northwestern line of this tract and said LOT 16, NCB 982, the southeastern line of LOT 24, NCB 1766, to an angle point of this tract and said LOT 16, NCB 982, a northeastern corner of said LOT 24, NCB 1766, a southeastern corner of LOT 22, NCB 1766, recorded in Volume 980, Page 416, DPRBCT;

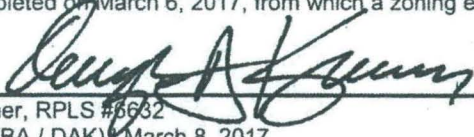
THENCE North 20°11'38" East for 100.00 feet, along the northwestern line of this tract and said LOT 16, NCB 982, the southeastern line of said LOT 22, NCB 1766, to a found 1" pipe for the northwestern corner of this tract and said LOT 16, NCB 982, on the southwest ROW of said CARSON STREET;

THENCE South 71°39'54" East for 311.49 feet along the northeast line of this tract and said LOT 16, NCB 982, the southwestern ROW of said CARSON STREET, to the **POINT OF BEGINNING**.

CONTAINING: 0.927 acres (40,383 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703011 (BA / DAK) March 8, 2017

Z2017155

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

ZONING - 3 A

FIELD NOTES FOR 0.797 ACRES (34,720 SQFT) OF LAND

BEING 0.797 acres (34,720 sqft) of land comprised of LOTS 39 through 43, NEW CITY BLOCK (NCB) 984, City of San Antonio, Bexar County, Texas, being all that certain KEM TEXAS LTD 0.7966 acre tract recorded in Volume 16822, Page 689, Official Public Records, Bexar County, Texas (OPRBCT), said 0.797 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with plastic cap stamped "TXLMS #10164600" for the southeastern corner of this tract and said LOT 43, at the intersection of the northeastern ROW line of CASA BLANCA (50' Public ROW) and the northwestern ROW line of AUSTIN STREET (55.6' Public ROW);

THENCE North 57°12'37" West for 266.67 feet along the southern line of this tract and said LOTS 39 through 43, the northeastern ROW line of said CASA BLANCA, to a found fence post for the southwest corner of this tract the southeast corner of LOT 38, of said NCB 984;

THENCE North 32°42'59" East for 140.20 feet along the northwestern line of this tract and said LOT 39, the southeast line of said LOT 38, to a point for the northwest corner of this tract, the northeast corner of said LOT 38, on the southern line of LOT A-32, NCB 984, City of San Antonio, Bexar County, Texas;

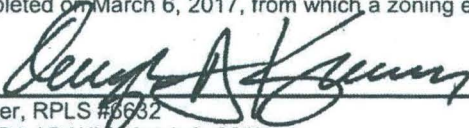
THENCE South 57°09'03" East for 229.08 feet along the northeastern line of this tract and said LOTS 39 through 43, the southwestern line of said LOT A-32, NCB 984, to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeastern corner of said LOT A-32, on the northwestern ROW of said AUSTIN STREET;

THENCE South 17°41'19" West for 144.97 feet, along the southeast line of this tract and said LOT 43, the northwestern ROW of said AUSTIN STREET to the **POINT OF BEGINNING**.

CONTAINING: 0.797 Acres, (34,721 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703011 (BA / DAK) | March 8, 2017

Z2017155

TX LANDMARK SURVEYING

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TBPLS Firm No. 10164600

ZONING - 3 B

FIELD NOTES FOR 2.969 ACRES (129,362 SQFT) OF LAND

BEING 2.969 acres (129,362 sqft) of land, said 2.969 acres being comprised of a remaining portion of LOT 6, BLOCK 4, NEW CITY BLOCK (NCB) 487, City of San Antonio, Bexar County, Texas, being all that certain CULLIGAN SOUTHWEST INC. tract recorded in Volume 7199, Page 1919, Official Public Records, Bexar County, Texas (OPRBCT), also LOT 25, BLOCK 4, NCB 487, as shown on the plat of CULLIGAN SOUTHWEST SUBDIVISION, recorded in Volume 9533, Page 170, Deed & Plat Records of Bexar County, Texas (DPRBCT), also LOT A, BLOCK 4, NCB 487, City of San Antonio, Bexar County, Texas, being all that certain CULLIGAN SOUTHWEST INC. 0.140 acre tract recorded in Volume 12596, Page 1930, OPRBCT, also the remaining portions of LOTS 14 & 15, BLOCK 4, NCB 487, City of San Antonio, Bexar County, Texas, being a portion of all that certain CULLIGAN SOUTHWEST INC. tract recorded in Volume 6871, Page 1601, OPRBCT, also the remaining portions of LOTS 10, 11, 12, & 13, BLOCK 4, NCB 487, City of San Antonio, Bexar County, Texas, being all that certain CULLIGAN SOUTHWEST INC. 0.339 acre tract recorded in Volume 18064, Page 2421, OPRBCT, said 2.969 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for a southwestern corner of this tract, the westernmost corner of said remaining portion of LOT 6, NCB 487, on the eastern ROW of AUSTIN STREET (55.6' PUBLIC ROW);

THENCE along the western boundary of this tract, the eastern ROW of AUSTIN STREET, the following courses and distances:

1. North 17°38'55" East for 13.45 feet, along the western boundary of said remaining portion of LOT 6, NCB 487, to a point for the northwestern corner of said remaining portion LOT 6, NCB 487;
2. North 89°39'15" East for 2.29 feet, along the northern boundary of said LOT 6, NCB 487, to a point for a southeastern corner of said LOT 25, NCB 487;
3. North 17°32'54" East for 253.47 feet, along the northwestern boundary of said LOT 25, NCB 487, to a point of curvature for a northwestern corner of said LOT 25, NCB 487, the intersection of the eastern ROW of AUSTIN STREET and the southern ROW of MASON STREET (55.55' PUBLIC ROW);

THENCE Northeasterly 12.60 feet along a curve to the right ($R=10.00'$, $\Delta=72^{\circ}10'55''$, $CB=\text{North } 53^{\circ}38'22'' \text{ East}$, $CH=11.78$), along the northwestern boundary of said LOT 25, NCB487, to a point of tangency for a northwestern corner of said LOT 25, NCB 487, a southeastern corner of the intersection of the eastern ROW of AUSTIN STREET with the southern ROW of MASON STREET;

THENCE along the northern boundary of this tract, the southern ROW of MASON STREET the following courses and distances:

1. North 89°43'49" East for 291.13 feet, along the northern boundary of said LOT 25, NCB 487, to a point for a northwestern corner of said LOT 25, NCB 487, on western boundary of said LOT A, NCB 487;
2. North 09°07'22" East for 2.28 feet, along the western boundary of said LOT A, NCB 487, to a point for the northwestern corner of said LOT A, NCB 487;
3. North 89°43'49" East for 52.37 feet, along the northern boundary of said LOT A, NCB 487, to a point for the northeastern corner of said LOT A, NCB 487, a southwestern corner of the intersection of the southern ROW of MASON STREET, with the western ROW of NORTH HACKBERRY STREET (55.6' PUBLIC ROW);

THENCE along the eastern boundary of this tract, the western ROW of NORTH HACKBERRY STREET, the following courses and distances:

1. South 00°23'42" East for 99.71 feet, along the eastern boundary of said LOT A, NCB 487, to a point for the southeastern corner of said LOT A, NCB 487;
2. South 89°36'18" West for 2.20 feet, along the southern boundary of said LOT A, NCB 487, to a point for a eastern corner of said LOT 25, NCB 487;
3. South 00°23'42" East for 149.56 feet, along the eastern boundary of said LOT 25, NCB 487, to a point for the southeastern corner of said LOT 25, NCB 487, on the northern boundary of said remaining portion of LOT 15, NCB 487;
4. North 89°36'18" East for 2.20 feet, along the northern boundary of said remaining portion of LOT 15, NCB 487, to a point for the northeastern corner of said remaining portion of LOT 15, NCB 487;
5. South 00°23'42" East for 49.86 feet, along the eastern boundary of said remaining portion of LOT 15, NCB 487, to a found 1/2" rebar with no identification for an angle point of said remaining portion of LOT 15, NCB 487;
6. South 11°27'56" West for 52.31 feet, along the southeastern boundary of said remaining portion of LOT 15, NCB 487, to a found 1/2" rebar with 3" TXDOT aluminum cap for a southeastern corner of said remaining portion of LOT 15, NCB 487, a northwestern corner of the intersection of the western ROW of NORTH HACKBERRY STREET, with the northern ROW of INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC ROW);

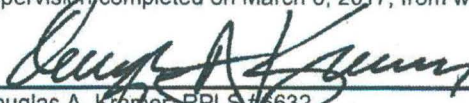
THENCE along the southern boundary of this tract, the northern ROW of INTERSTATE HIGHWAY 35, the following courses and distances:

1. South 89°47'42" West for 79.90 feet, along the southern boundary of said remaining portion of LOTS 14, & 15, NCB 487, to a found 1/2" rebar with 3" TXDOT aluminum cap for the southwestern corner of said remaining portion of LOT 14, NCB 487, the southeastern corner of said remaining portion of LOT 13, NCB 487;
2. North 79°07'11" West for 229.38 feet, partially along the southern boundary of said remaining portions of LOTS 10, 11, 12, & 13, NCB 487, partially along a southern boundary of a said LOT 25, NCB 487, to a found 1/2" rebar with 3" TXDOT aluminum cap for a southwestern corner of said LOT 25, NCB 487, a southeastern corner of said remaining portion of LOT 6, NCB 487;
3. South 89°39'15" West for 96.56 feet, along the southern boundary of said remaining portion of LOT 6, NCB 487, to a found 1/2" rebar with 3" TXDOT aluminum cap for the southwestern corner of said remaining portion of LOT 6, NCB 487;
4. North 31°28'27" West for 49.96 feet, along the southwestern boundary of said remaining portion of LOT 6, NCB 487, to the **POINT OF BEGINNING**.

CONTAINING: 2.969 acres (129,362 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703041 (JDB / DAK) | March 8, 2017

22017155

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

ZONING - 1

FIELD NOTES FOR 2.937 ACRES (127,968 SQFT) OF LAND

BEING 2.937 acres (127,968 sqft) of land, said 2.937 acres being comprised of LOTS 7,8 and 38, NCB 965, City of San Antonio, Bexar County, Texas, being all that certain GRAYSTREET BROADWAY, LP 0.441 acre tract recorded in Volume 17119, Page 2128, Official Public Records, Bexar County, Texas, (OPRBCT), also LOTS 5 and 6, NCB 965, City of San Antonio, being all that certain 1610 BROADWAY, LTD. 0.299 acre tract recorded in Volume 17344, Page 2290, OPRBCT, also LOTS 4 and 12, NCB 965, City of San Antonio, Bexar County, Texas, being all that certain GRAYSTREET 1600 BROADWAY, LLC 0.298 acre tract recorded in Volume 17344, Page 2256, OPRBCT, also LOTS 1,2,3 and 9, NCB 965, City of San Antonio, Bexar County, Texas, being all that certain GRAYSTREET BROADWAY, LP 0.699 acre tract recorded in Volume 17146, Page 345, OPRBCT, also including LOT 18, NCB 1765, City of San Antonio, Bexar County, Texas, being all that certain GRAYSTREET 1600 BROADWAY, LLC 0.150 acre tract recorded in Volume 17344, Page 2283, OPRBCT, also including LOTS 7, 8, 9, 16, and 17, NCB 1765, City of San Antonio, Bexar County, Texas, being all that certain GRAYSTREET 1706 BROADWAY, LP 0.749 acre tract recorded in Volume 16744, Page 2463, OPRBCT, also including LOTS 39 and 11, NCB 965, San Antonio, Bexar County, Texas, being all that certain GRAYSTREET BROADWAY, LP property recorded in Volume 17798, Page 1200, OPRBCT, said 2.937 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with plastic cap stamped "PAPE DAWSON" for the southernmost corner of this tract, the southeast corner of said LOT 8, NCB 965, the southwest corner of LOT 16, NCB 965, City of San Antonio, Bexar County, Texas, on the northeastern ROW of CASA BLANCA STREET (50' Public ROW);

THENCE North 72°22'32" West for 130.50 feet, along the southern boundary of this tract and said LOT 8, the northern ROW of CASA BLANCA, to a found 1/2" rebar with plastic cap stamped "TX LANDMARK SURVEYING" for the southwest corner of this tract and said LOT 8, NCB 965, at the intersection of the northern ROW of CASA BLANCA STREET with the eastern ROW of BROADWAY STREET (80' public ROW);

THENCE along the western boundary of this tract, the eastern ROW of BROADWAY STREET the following courses and distances:

1. North 17°15'57" East for 100.00 feet, along the western boundary of said LOT 8 and LOT 7, NCB 965, to a found 3" fence post for the northwest corner of said LOT 7, NCB 965, and the southwest corner of said LOT 6, NCB 965;
2. North 16°59'02" East for 100.22 feet, along the western boundary of said LOT 6 and LOT 5, NCB 965, to a found 5/8" rebar with no identification for the northwest corner of said LOT 5, NCB 965, the southwest corner of said LOT 4, NCB 965;
3. North 16°52'03" East for 49.69 feet, along the western boundary of said LOT 4, NCB 965, to a found MAG nail for the northwest corner of said LOT 4, NCB 965, the southwest corner of said LOT 3, NCB 965;
4. North 17°11'51" East for 100.15 feet, along the western boundary of said LOT 3 and LOT 2, NCB 965, to a found 1/2" rebar with no identification for the northwest corner of said LOT 2, NCB 965, the southwest corner of said LOT 1, NCB 965;
5. North 17°07'01" East for 57.35 feet along the western boundary of said LOT 1, NCB 965, to a found "X" cut in concrete for the northwest corner of said LOT 1, the southwest corner of said LOT 18, BLOCK 11, NCB 1765;
6. North 17°41'40" East for 150.49 feet, along the western boundary of said LOT 18, LOT 17, LOT 16, BLOCK 11, NCB 1765, to a found 1/2" rebar with plastic cap stamped "BPI" for the northwest corner of said LOT 16, BLOCK 11, NCB 1765, the southwest corner of LOT 19, NCB 1765, recorded in Volume 9623, Page 136, DPRBCT, being all that certain 1800 BROADWAY LLC 3.14 acre tract recorded in Volume 17038, Page 2197, OPRBCT;

THENCE South 76°45'53" East for 260.58 feet, along the northern boundary of this tract, the northern boundary of said LOT 16, NCB 1765, the northern boundary of LOT 7, NCB 1765, the southern boundary of said LOT 19, NCB 1765, to a found 1/2" bar with no identification for the northeast corner of this tract and said LOT 7, NCB 1765, the southeast corner of said LOT 19, BLOCK 11, NCB 1765, on the western ROW of NORTH ALAMO STREET;

THENCE along the eastern boundary of this tract, the western ROW of NORTH ALAMO STREET the following courses and distances:

1. South 17°09'30" West for 150.24 feet, along the eastern boundary of said LOTS 7,8 and 9 of NBC 1765, to a found 1/2" rebar with plastic cap stamped "PAPE DAWSON" for the southeast corner of said LOT 9, NCB 1765, the northeast corner of said LOT 9, NCB 965;
2. South 17°06'52" West for 75.04 feet, along the eastern boundary of said LOT 9, NCB 965, to a found 1/2" rebar with no identification for the southeast corner of said LOT 9, NCB 965;
3. North 73°05'45" West for 5.00 feet, along the southern boundary of said LOT 9, NCB 965, to a point for the northeast corner of LOT 39, NCB 965;
4. South 17°04'42" West for 50.50 feet, along the eastern boundary of said LOT 39, NCB 965, to a point for the southeast corner of said LOT 39, NCB 965 on the northern boundary of LOT 11, NCB 965;
5. South 72°54'46" East for 5.00 feet, along the northern boundary of said LOT 11, NCB 965, to a point for the northeast corner of said LOT 11, NCB 965;
6. South 17°04'42" West for 50.51 feet, along the eastern boundary of said LOT 11, NCB 965, to a found 1/2" rebar with no identification for the southeast corner of said LOT 11, NCB 965, the northeast corner of said LOT 12, NCB 965;
7. South 17°25'41" West for 49.85 feet, along the eastern boundary of said LOT 12, NCB 965, to a found 5/8" rebar with no identification for the southeast corner of said LOT 12, NCB 965, the northeast corner of said LOT 13, NCB 965, being all that certain INGRAM HUDSON BRYAN IV & YULIYAN VELCHEVA V 0.1492 acre tract recorded in Volume 16004, Page 921;

THENCE North 72°42'01" West for 130.64 feet, departing from the eastern ROW of NORTH ALAMO STREET, along a southern boundary of this tract, the southern boundary of said LOT 12, NCB 965, the northern boundary of said LOT 13, NCB 965, to a found 1/2" rebar with plastic cap stamped "TX LANDMARK SURVEYING" for an interior corner of this tract, the northwest corner of said LOT 13, NCB 965, the northeast corner of said LOT 5, NCB 965;

THENCE South 17°07'02" West for 100.06 feet, along an eastern boundary of this tract, the eastern boundary of said LOTS 5 & 6, NCB 965, the western boundary of said LOT 13, NCB 965, the western boundary of LOT 14, NCB 965, being all that certain HAROLD J. PUTMAN EST, ETAL, 0.1438 acre tract recorded in Volume 13192, Page 2210, OPRBCT, to a found 1/2" rebar with plastic cap stamped "TX LANDMARK SURVEYING" for an interior corner of this tract, the southeast corner of said LOT 6, NCB 965, the northwest corner of said LOT 38, NCB 965;

THENCE South 72°46'05" East for 125.76 feet, along a northern boundary of this tract, the southern boundary of said LOT 14, NCB 965, the northern boundary of said LOT 38, NCB 965 to a point for the northeast corner of said LOT 38, NCB 965, on the western ROW of NORTH ALAMO STREET;

THENCE South 17°27'30" West for 49.97 feet, along an eastern boundary of this tract, the eastern boundary of said LOT 38, NCB 965, the western ROW of NORTH ALAMO STREET to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002", for a southeast corner of this tract, the southeast corner of said LOT 38, on the northern boundary of said LOT 16, NCB 965;

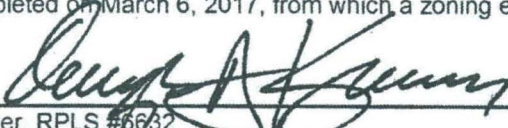
THENCE North 72°46'31" East for 125.46 feet, along a southern boundary of this tract and said LOT 38, NCB 965, the northern boundary of said LOT 16, NCB 965, to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS #6002" for an interior corner of this tract, the southwest corner of said LOT 38, the northwest corner of said LOT 16, NCB 965;

THENCE South 17°07'02" West for 50.91 feet, along an eastern boundary of this tract, the eastern boundary of said LOT 8, NCB 965, the western boundary of said LOT 16, NCB 965, to the **POINT OF BEGINNING**.

CONTAINING: 2.937 acres (127,968 sqft) of land.



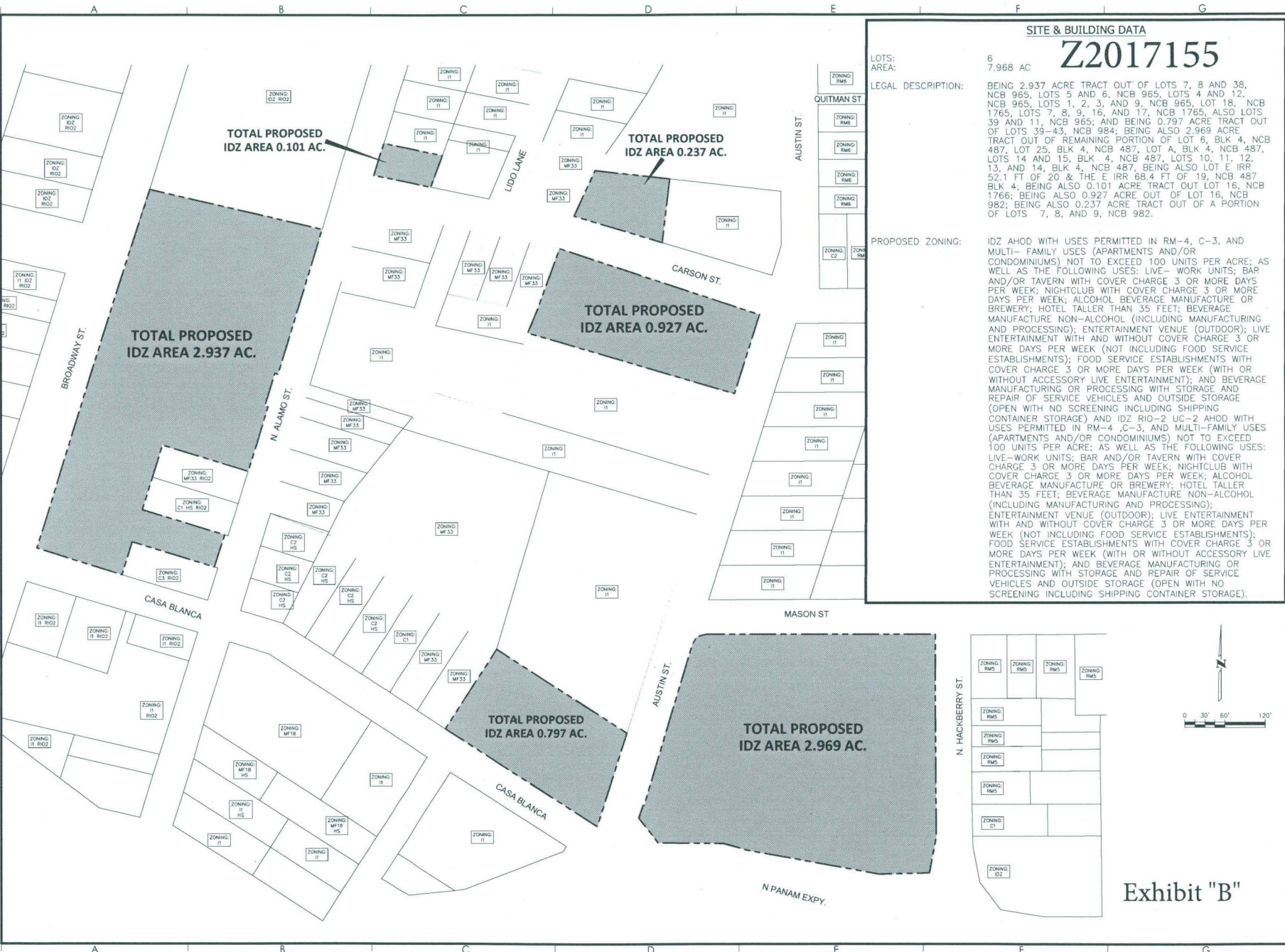
The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on March 6, 2017, from which a zoning exhibit was prepared.



Douglas A. Kramer, RPLS #6632
Job #11703011 (BA / DAK) March 27, 2017

PLEASE RECYCLE

LAST MODIFIED: JUL 15, 2017
DRAWN BY: MMR
CHECKED BY: JRM
DATE: 7/17/2017 4:02 PM
PROJECT: 1546110.DWG



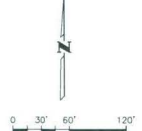
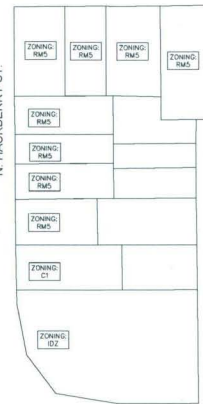
SITE & BUILDING DATA

Z2017155

LOTS: 6
AREA: 7.968 AC

LEGAL DESCRIPTION: BEING 2.937 ACRE TRACT OUT OF LOTS 7, 8 AND 38, NCB 965, LOTS 5 AND 6, NCB 965, LOTS 4 AND 12, NCB 965, LOTS 1, 2, 3, AND 9, NCB 965, LOT 18, NCB 1765, LOTS 7, 8, 9, 16, AND 17, NCB 1765, ALSO LOTS 39 AND 11, NCB 985; AND BEING 0.737 ACRE TRACT OUT OF LOTS 39-43, NCB 984; BEING ALSO 2.969 ACRE TRACT OUT OF REMAINING PORTION OF LOT 6, BLK 4, NCB 487, LOT 25, BLK 4, NCB 487, LOT A, BLK 4, NCB 487, LOTS 14 AND 15, BLK 4, NCB 487, LOTS 10, 11, 12, 13, AND 14, BLK 4, NCB 487; BEING ALSO LOT E IRR 52.1 FT OF 20 & THE E IRR 68.4 FT OF 19, NCB 487 BLK 4; BEING ALSO 0.101 ACRE TRACT OUT OF LOT 16, NCB 1766; BEING ALSO 0.927 ACRE OUT OF LOT 16, NCB 982; BEING ALSO 0.237 ACRE TRACT OUT OF A PORTION OF LOTS 7, 8, AND 9, NCB 982.

PROPOSED ZONING: IDZ AHOD 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); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE) AND IDZ R10-2 UC-2 AHOD 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); AND BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING INCLUDING SHIPPING CONTAINER STORAGE).



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| PROJECT: | BROADWAY EAST BROADWAY ST. AND N. ALAMO SAN ANTONIO, BEAR COUNTY, TEXAS, 78215 |
| SHEET TITLE: | BROADWAY EAST IDZ SITE PLAN |
| CLIENT: | MR. RUSSELL LEAFER |
| DATE: | JULY 11, 2017 |
| PREPARED BY: | PETER RUSSELL LEAFER |
| DATE: | JULY 11, 2017 |
| SCALE: | AS SHOWN |
| PROJECT NO.: | 1546110 |
| DRAWN BY: | MMR |
| CHECKED BY: | JRM |
| DATE: | 7/17/2017 |
| PROJECT: | BROADWAY EAST BROADWAY ST. AND N. ALAMO SAN ANTONIO, BEAR COUNTY, TEXAS, 78215 |
| SHEET TITLE: | BROADWAY EAST IDZ SITE PLAN |
| CLIENT: | MR. RUSSELL LEAFER |
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| SCALE: | AS SHOWN |
| PROJECT NO.: | 1546110 |
| DRAWN BY: | MMR |
| CHECKED BY: | JRM |
| DATE: | 7/17/2017 |

EXH