

A site plan map showing a proposed industrial development area. The map includes several rectangular lots, some of which are shaded in light blue. A large, irregularly shaped area in the center is outlined with a dashed line and labeled "TOTAL PROPOSED IDZ AREA 0.433 A.C.". The map is bounded by "CARSON ST." on the left and "AUSTIN ST." on the right. A vertical scale on the left side is marked with "A", "B", "C", "D", and "E". Small labels "ZONING 11" are present in several locations.

**TOTAL PROPOSED  
IDZ AREA 0.433 AC.**

AUSTIN ST

OLUTMAN ST

## SITE & BUILDING DATA

**LOTS:  
AREA:**

0.433 AC

## LEGAL DESCRIPTION

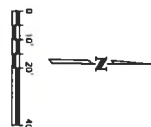
BEING 0.433 ACRE TRACT OUT OF A PORTION OF LOTS 7, 8  
AND 9, NCB 982.

**PROPOSED ZONING**

PROPOSED ZONING:

02 (BASE) AHOOD WITH USES PERMITTED IN RM-4A, C-3, I-1 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 OR LOBBY WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL; TAILOR THAN 35 FEET; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITH (NOT INCLUDING FOOD SERVICE ESTABLISHMENT) 3 OR MORE DAYS PER WEEK (WITH OR WITHOUT ACCESSORY LIVE 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).

Z2017166



EXH

SHEET

|                |
|----------------|
| CLIENT: GREY S |
| DRAWN BY: JRM  |
| DESIGNER: TA   |
| REVIEWER: PRY  |

PROJECT®

**SHEET TITLE**

**BROADWAY EAST  
BROADWAY ST. AND N. ALAMO  
SAN ANTONIO, BEXAR COUNTY, TEXAS, 78215**

PROJECT MEND IDZ SITE PLAN

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
BIDDING, OR PERMIT  
PURPOSES.

PREPARED UNDER THE  
SUPERVISION OF  
PETER RUSSELL YEAGER,  
P.E. 1113398 ON

100



ENGINEERING | CONSULTING  
5710 W. HAUSMAN ROAD, SUITE 110  
SAN ANTONIO, TEXAS 78248 • TEXAS REG. NO. F-11201

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

[illegible]

|     |      |
|-----|------|
| NO. | DATE |
|-----|------|