



Z2019-10700100

COVER CALCULATIONS	
TOTAL IMPERVIOUS COVER:	71,961.12 SF
TOTAL PERVIOUS COVER:	0 SF
PERCENT IMPERVIOUS COVER:	100.00%

OWNER NOTE:

WE, PAUL COVEY, AND DR. MARIO/CIO MARCUSHAMER FOR YOFFI PARTNERS, LLC, WITH THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE & BUILDING DATA

LOTS: 1

AREA: 1.652 AC

LEGAL DESCRIPTION: BEING 1.652 ACRE TRACT OUT OF LOT 25 AND LOT 26, NCB 1766.

PROPOSED ZONING:

IDZ-3 (BASE) 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); BEVERAGE
 MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR
 OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO
 SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE).

210.860.9224

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
PETER RUSSELL YEAGER,
P.E. #113399 ON
June 3, 2019

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

1808 N. ALAMO IDZ-3 SITE PLAN

PROJECT:

CLIENT: GREY STREET

DRAWN BY: KMK

DESIGNER: TA

REVIEWER: PRY

SHEET

EXH

FIRM NO: F-15085

U W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249

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1808 N. ALAMO IDZ-3 SITE PLAN

BRD PROJECT: 0560.10.009

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