

Z-2023-10700180 S

Address: 7615 Jones Maltsberger Road, SATX 78216

Legal Description: 2.5 Acres out of NCB 15829

From: "C-2" Commercial District and "O-2" High-Rise Office District

To: "C-2 S" Commercial District with a Specific Use Authorization for a Hotel

0 30 60 120

1 inch = 60 Feet

Existing Site Conditions



Jones Maltsberger Road (120' ROW)

Adjacent Parcel: NCB 15829, Block 1, Lot 3
Existing Gas Station - Zoning: "C-2"

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

Impervious Cover: +/- 110,000 Sq. Ft. (up to 100%)

Fencing: Existing 6' wood fence around portions of the property's perimeter (to remain). Fence may be removed, and may be replaced in whole or part with vegetation and/or with a fence or wall, up to 8' in height, constructed of wood, masonry, or any other materials permitted by Code except for chain-link.

Landscaping: Type A Landscape Bufferyard along Jones Maltsberger frontage where/if required in accordance with the UDC.

Parking: 134 existing surface parking spaces (123 standard; 11 handicap). Parking may be expanded or reduced to meet current UDC requirements (0.8 spaces per room plus 1 space per 800 sq. ft. (min) or 400 sq. ft (max) of public meeting area and restaurant space). Typical Stall Dimension: 9' (w) x 18' (d)

Setbacks: None required

253'

Drive Aisle +/- 26' wide

250'

270'

250'

Hotel Building + Outdoor Pool/Amenities Area

Up to 455,000 Sq. Ft.

Building Height: up to 150'

290'

Property Boundaries

186'

SURFACE PARKING

52'

Drive Aisle +/- 26' Wide

SURFACE PARKING

SURFACE PARKING

530'

Skipper Drive (60' ROW)

Oblate Drive (80' ROW)

Ingress/Egress

I, SAHY JM Real Estate LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all 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.