



IDZ SITE PLAN

3101 and 3105 Broadway,
San Antonio, TX 78209

Legal description:
NCB 6298 BLK 4 LOT 145 THRU 154

CURRENT ZONING: C-2
PROPOSED ZONING: IDZ-2 UC-2 RIO-1 AHOD with Uses
Permitted for "C-2", Hotel, and Outdoor Sport Courts.

1/16"=1'-0"

I, Jayson Seidman 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 TIME OF
PLAN SUBMITTAL FOR BUILDING PERMITS.

	EXISTING ARCHITECTURE (Ground floor)	8895 SF
	EXISTING ARCHITECTURE (Second floor)	1505 SF
	EXISTING EXTERNAL TERRACES	3185 SF
	PROPOSED ARCHITECTURE (Buildings)	1380 SF
	PROPOSED ARCHITECTURE (Roofs/pergolas only)	1940 SF
	LANDSCAPE WALL	202 LF
	PROPOSED IMPERVIOUS AREA Sports courts	7200 SF
	PROPOSED IMPERVIOUS AREA circulation	4027 SF
	PROPOSED PERMEABLE AREA	34,638 SF
TOTAL IMPERVIOUS AREA (hardscape, proposed and existing architecture inclusive)		28,132 SF
- - - - -		PROPERTY BOUNDARY

Z-2022-10700237

From:"C-2 RIO-1 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District and "C-2 UC-2 RIO-1 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District

To: "IDZ-2 RIO-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court



REV.	DATE	DESCRIPTION
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Revision:
Responsible:
Date:
Signature:

Sheet title:
IDZ Zoning use plan