

Z-2022-10700235

OWNER NOTE: I, TRIANGLE TRIO, LLC., 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: LOT 1, BLOCK 1, NEW CITY BLOCK 6230

AREA: 0.5078 Ac. (GROSS ACREAGE)

LEGAL DESCRIPTION: BEING A 0.5078 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOT 1, NCB 6230 OF H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOL. 638 PG. 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TX.

EXISTING ZONING: COMMERCIAL DISTRICT (C-3NA)

PROPOSED ZONING: IDZ-3 HS AHOD WITH USES PERMITTED IN C-2; MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 50 TOTAL UNITS; AS WELL AS THE FOLLOWING USES: BAR AND/OR TAVERN WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; ALCOHOL MICROBREWERY; ALCOHOL- WINERY WITH BOTTLING; ALCOHOL- DISILLATION, STORAGE; THEATRE INDOOR PERMITTING OVER 2 SCREENS AND/OR STAGES; BOWLING ALLEY; HOTEL; EXTENDED STAY HOTEL/MOTEL, OR CORPORATE APARTMENT; BEVERAGE MANUFACTURE NON-ALCOHOL (INCLUDING MANUFACTURING AND PROCESSING); ENTERTAINMENT VENUE (OUTDOOR); LIVE ENTERTAINMENT WITHOUT COVER CHARGE (NOT INCLUDING FOOD SERVICE ESTABLISHMENTS) DANCE HALL; FOOD SERVICE ESTABLISHMENTS (WITH OR WITHOUT ACCESSORY LIVE ENTERTAINMENT); AND HOTEL TALLER THAN 35 FEET (WHEN UNABLE TO ACHIEVE ADDITIONAL HEIGHT PURSUANT TO SECTION 35-517(D)).

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
TAYLOR J. ALLEN
P.E. #137939
ON 2022-07-29

TOUDOUZE DEVELOPMENT
4007 S. FLORES
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS 78214

IDZ SITEPLAN

SHEET
EXH

SAND: 6/10/2022 1:28 PM
ROUTED BY: DAVID GARRONES
DRAWING: P:\3050\2022\10700235\10700235.dwg