



IDZ SITE PLAN

3101 and 3015 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
------	------	-------------

Revision:  
Responsible:  
Date:  
Signature:

Sheet title:  
IDZ Zoning use plan