






<u>SITE & BUILDING DATA</u>	
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 WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH AND WITHOUT COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; ALCOHOL MICROBREWERY; 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 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); AND HOTEL TALLER THAN 35 FEET (WHEN UNABLE TO ACHIEVE ADDITIONAL HEIGHT PURSUANT TO SECTION 35-517(D)).

PROPERTY BOUNDARY 

PROPOSED BUILDABLE AREA (APPROXIMATE) 

SITE ACCESS (DIRECTIONAL) 

BUILDABLE AREA TABLE	
BUILDING	6396.44 SF
TOTAL BUILDABLE AREA	22119.73 SF

SHEET
EXH