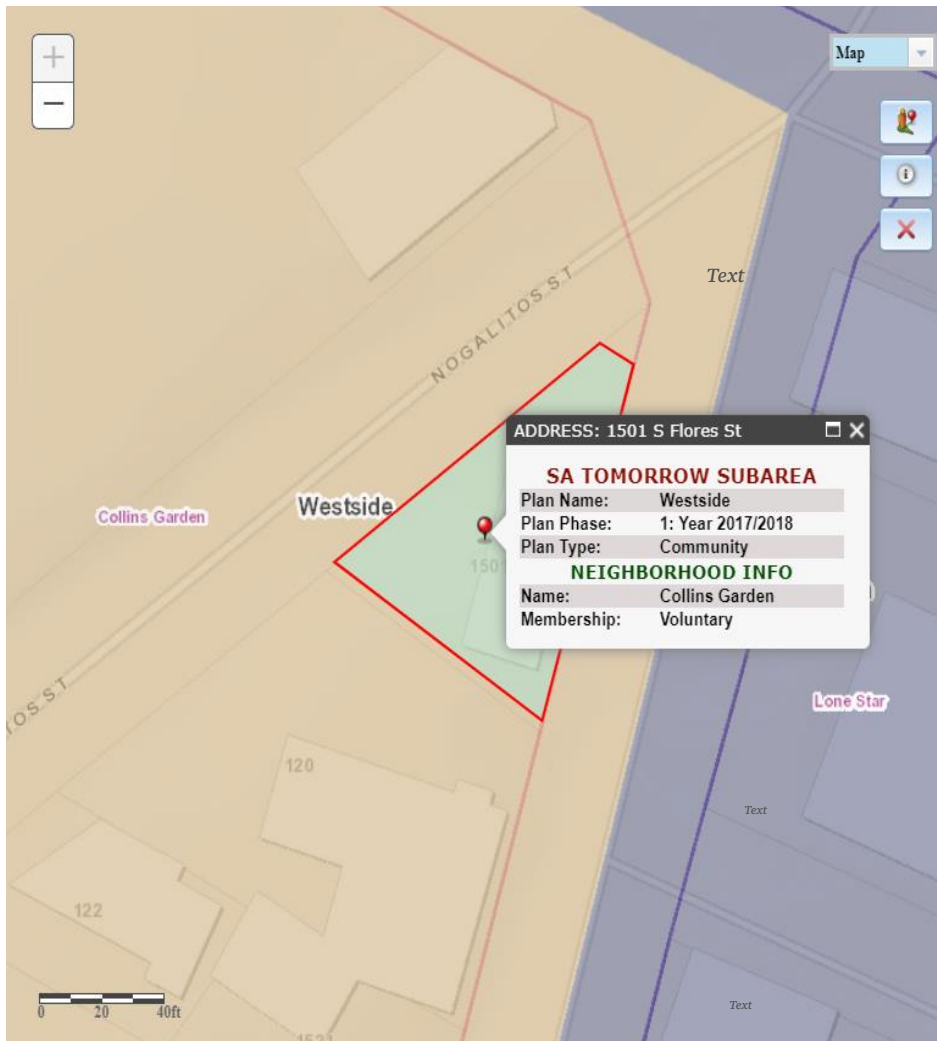


For Reference Only. Buyers must perform own due diligence.



Project Information

State: Texas


Lot Area: 5087 sqf

City: San Antonio

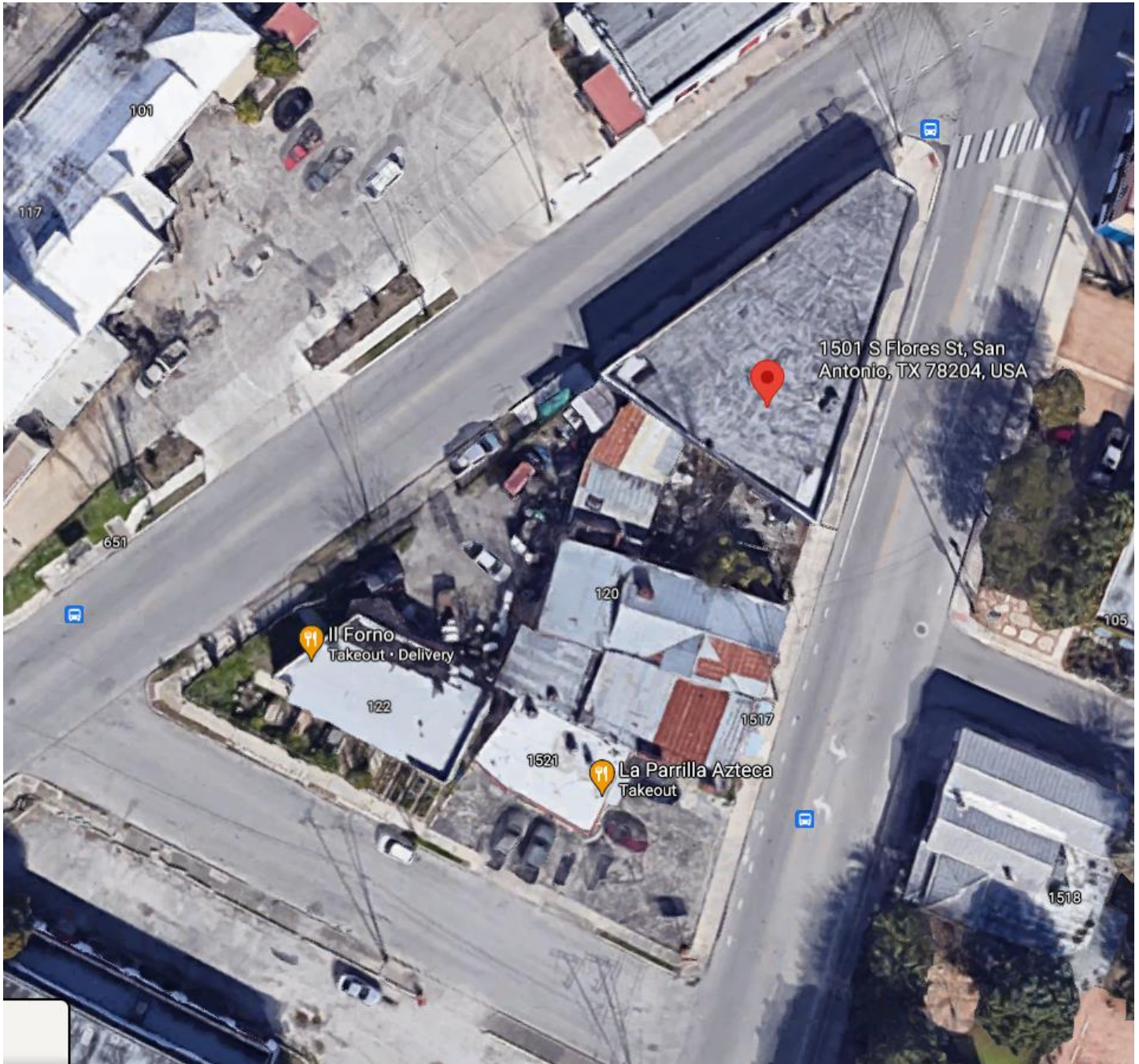
District: 1

Property ID: 111428

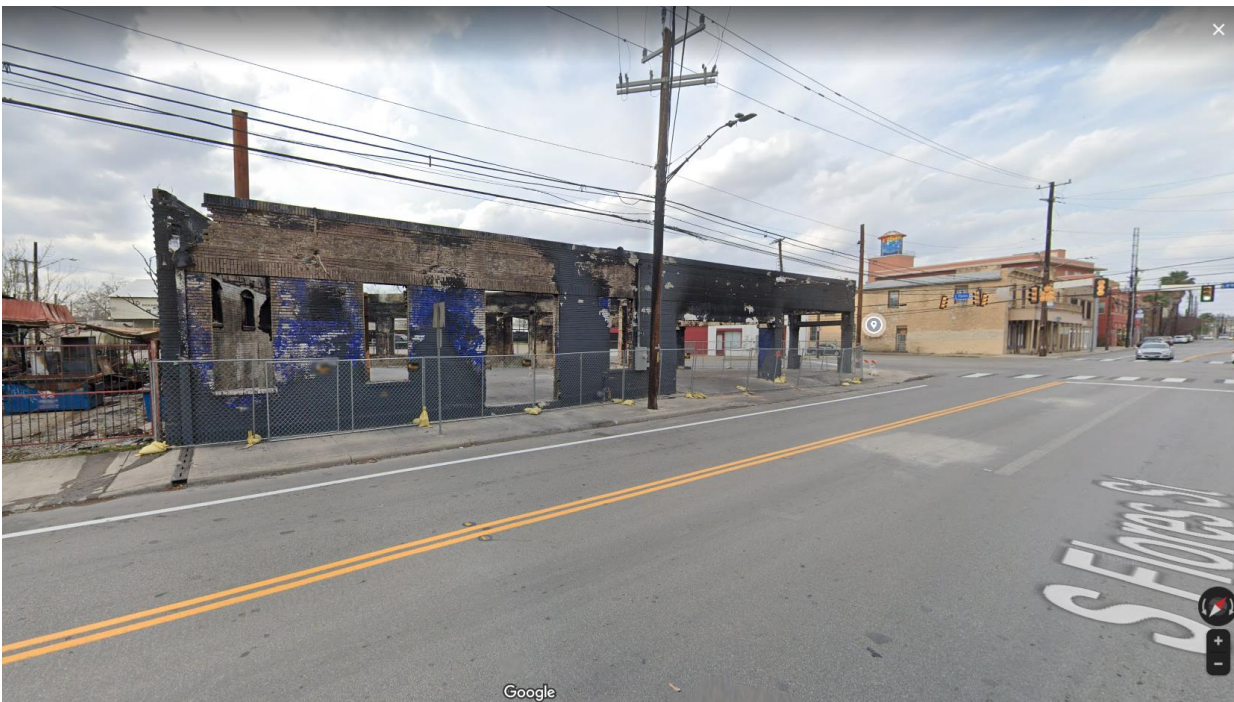
GIS DATA

Layer 	Description
Airport Hazard Overlay Districts (AHOD)	Name: AHOD
Aquifer	Zone: Artesian Zone
BCAD Parcels	Situs: 1501 S FLORES ST, SAN ANTONIO, TX 78204
City Council Districts	District: 1
COSA City Limit Boundary	Name: City of San Antonio
CoSA Parcels	Parcel Key: 6558
Future Land Use	Plan Name: Lone Star
Historic Landmark Sites	Name: Individual Landmark
Neighborhood Associations	Name: Collins Garden
Neighborhood Community Perimeter Plans	Plan Name: Lone Star
River District	Name: RIO-7E
SATomorrow SubArea Plans	Name: Westside
School Districts	District Name: San Antonio ISD
Tax Increment Reinvestment Zones (TIRZ)	Name: Westside
Watersheds	Watershed Name: Upper SAR
Zip Code Boundaries	Zipcode: 78204
Zoning	Zoning Detail: I-1
Zoning Overlay Label	Parcel Key: 6558

Existing Conditions



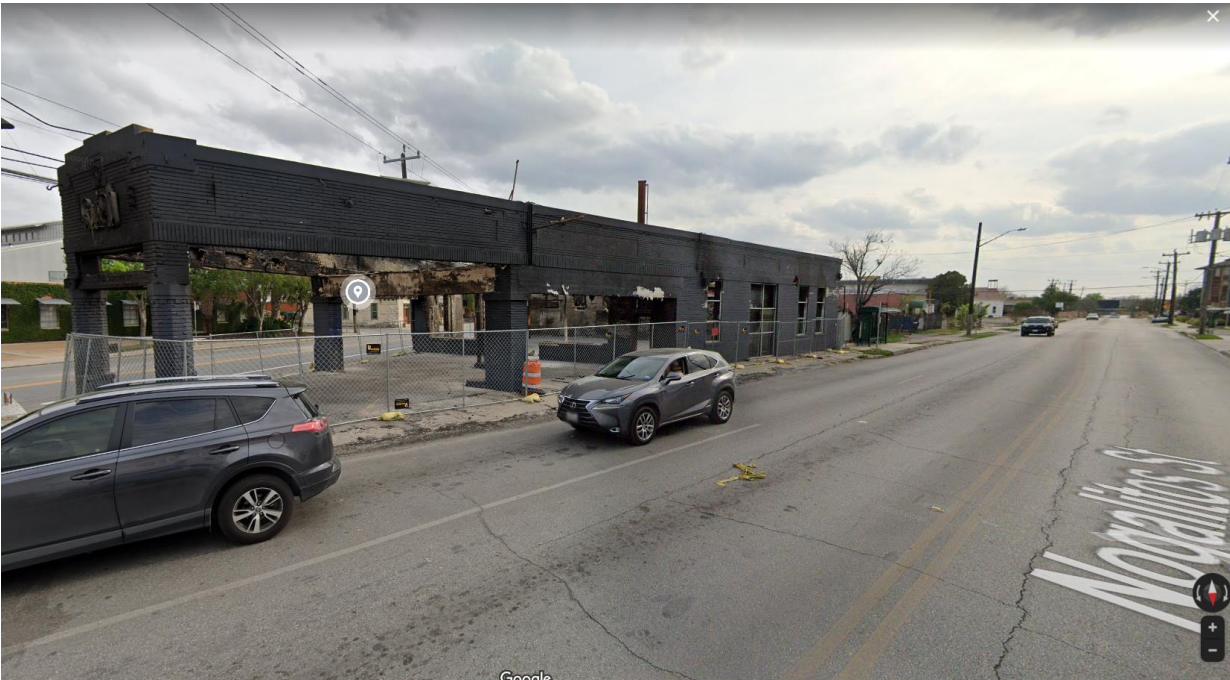
Satellite View of 1501 S Flores St.



Views at S Flores St.



View from Cevallos St.



View from Nogalitos St.

Zoning

Base Zoning: I-1 - General Industrial District (*not L-1*)

The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Overlay Zoning

Overlay Zone	Description
RIO 7-E	River Improvement Overlay Districts 7-E *See Detailed Information on special section of RIO Zoning Regulation
IDZ-3 Qualified for Overlay	Infill Development Special District
AHOD	Airport Hazard Overlay District
Artesian Zone	Aquifer Protection Plan
Lone Star Community Plan	High Density Mixed Use Zone
Historic Designation	HS - Historically Significant Landmark

Summary of Design Considerations

Subject	IDZ-3 overlay on I-3 (only IDZ-3 allows I-1 as base district for it to overlay)	IDZ-1 (City) overlay on C-1, O-1, R (Additional request to change the zone from I-1 to C-1 (mixed used, then apply for IDZ overlay)	IDZ-2 (City) Up to C-2, O-1.5,R	IDZ-3 (City) Up to C-3, O-2, I-1	Community Plan (Lone Star)	Airport Hazard Overlay District	RIO	Aquifer Zone is basically an environmental protection plan. No building requirements
Building Height	60 ft for I-3 (IDZ Overlay: unlimited)	2.5 Story or 35 ft As IDZ Base Zone special provision for property with abutment, but since we are in a corner lot, we are exempted. As Overlay to C-1: 25ft	4 Stories As IDZ Base Zone As Overlay to C-2: 25ft	Not Limited As IDZ Base Zone As Overlay to C-3: 35ft	1-4 Stories The vertical dimension of a building measured in stories. 1-2 additional stories of building height may be appropriate at corners and where the upper stories are stepped back a minimum of 10 feet from the building facade.	Max 200 ft to not violate AHOD	4 Story or 48 FT additional feet stated for focal point WE ARE A FOCAL POINT LOT	
Min Lot area for Rezoning to IDZ Overlay	1,250 sf	1,250 sf	1,250 sf	1,250 sf	-	-	-	-
Build-to Zone	-	0-20' (as C-1) overlay	0-35' (as C-2) overlay	No requirement (as C-3) overlay	0-20'		-	
Percent of Facade in Build-To Zone	-	-	-	-	75% primary streets (primary only as per corner lot provision)		-	
Retail-Ready Ground Floor Required	-	-	-	-	Not Required (This is a storefront provision - it is not discouraged either)		-	

Building and Tenant Entrances	For IDZ Overlay: see pdf: City Ordinance Amendment for IDZ, page 23-24	1 Main Entry in Front Street. Special Calculation, see pdf: City Ordinance Amendment for IDZ, page 23-24 (one 5 criteria for Compatible design)	1 Main Entry in Front Street. Special Calculation, see pdf: City Ordinance Amendment for IDZ, page 23-24 (one 5 criteria for Compatible design)	1 Main Entry in Front Street. Special Calculation, see pdf: City Ordinance Amendment for IDZ, page 23-24 (one 5 criteria for Compatible design)	Facing primary streets or secondary streets. Provide pedestrian access from San Pedro Creek		-	
Curb Cuts Along Primary Streets	-	-	-	-	Yes, but shared driveways encouraged	-	-	-
Location of Parking, Service Areas, Mechanical Equipment		up to two (2) rows of parking may be located to the front of the principal use or principal building. But suggested is: Parking shall be behind the front facade or behind principal building	Parking shall be behind the front facade or behind principal building	Parking shall be behind the front facade or behind principal building	Behind the building or in a side-yard. Should be screened from adjoining thoroughfares and San Pedro Creek.			
Transition to Single Family Residences	No	Complicated, I'm not sure if you can overlay IDZ with MXD Zone	no C-2		Yes. (see requirement at Lone Star Comm plan)			
Balcony	-	-	-	-	-			

Setbacks	As Overlay to I-1: Front: 30ft Side: None* Rear: None* As Base Zone IDZ-3: Front: None Side: 5ft Rear: 5ft *set back applies only to lots abutting residential lot or zone	As Overlay to C-1 Front: None Side: 10 Rear: 30 As Base Zone IDZ-1: Front: None Side: 5ft Rear: 5ft	As Overlay to C-2: Front: None Side: None* Rear: None* As Base Zone IDZ-2: Front: None Side: 5ft Rear: 5ft *set back applies only to lots abutting residential lot or zone	As Overlay to C-3: Front: None Side: None* Rear: None* As Base Zone IDZ-3: Front: None Side: 5ft Rear: 5ft *set back applies only to lots abutting residential lot or zone	Front: Side: Rear:	Front: Side: Rear:	Front: Side: Rear:	Front: Side: Rear:
Parking	As an IDZ overlay or base parking requirement is eliminated. More stringent zoning code shall not be considered.	As an IDZ overlay parking requirement is eliminated. More stringent zoning code shall not be considered.	As IDZ overlay parking requirement is eliminated. More stringent zone shall not be considered.	As IDZ overlay parking requirement is eliminated. More stringent zone shall not be considered.			Street parking at Main Street can only utilize 40% of Lot Line along South Flores St.	
Accessory Building (ADU)	No Mention	No mention	No mention	No mention	No mention	No mention	No mention	No mention
Pools & Spa	No mention	No mention	No mention	No mention	No Mention			
Total Floor Area	none	none	none	none	none			
Building Footprint	none	Single Building Pad: 5,000 SF (Base C-1, overlay IDF) 15,000 (Base C-1, overlay IDF)	none	none	none			
Garage	no provision	no provision	no provision	no provision				

Architectural Style	See pdf of City Ordinance Amendment for IDZ, page 22 Design Criteria must meet 2 of 5	See pdf of City Ordinance Amendment for IDZ, page 22 Design Criteria must meet 2 of 5	See pdf of City Ordinance Amendment for IDZ, page 22 Design Criteria must meet 2 of 5	See pdf of City Ordinance Amendment for IDZ, page 22 Design Criteria must meet 2 of 5	Traditional Building Materials Traditional includes masonry such as stone, brick, stucco, wood and cement fiberboard siding, glass, and architectural grade metal panels.		Property is considered a Focal Point. Special Design Provision at place. See Detailed PDF	
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Note: Sec.35-704. Change of Use Regulations : "I-1" use may be changed to any "C-3," "C-2," "C-1," Office, or "NC"

Applicable City Incentives:

- 1) ICRIIP (Inner City Reinvestment Policy) or City of San Antonio Fee Waiver Program
- 2) CCHIP (Center City Housing Incentive Program)
- 3) Business Development Fee Waiver Program
- 4) Westside Tax Increment Reinvestment Zones (TIRZ).

River Improvement Overlay Zone: 7E

"RIO-7e" River Improvement Overlay District 7e Design Objectives:

- a. Develop a Mixed Use Transition area as described in the Lone Star Community Plan.
- b. Provide high quality pedestrian connections between the creek and surrounding neighborhoods.
- c. Provide pedestrian links between the creek and the San Antonio River.
- d. Create a positive pedestrian experience along S. Flores Street.

Parking

Where parking is located on corner sites only the one (1) lot line along the primary street has to meet the requirements of the table. 40 Percent Maximum

(c) Views. The river or creek course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river, or where a street changes direction and a property appears to be a terminus at the end of a street.

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river or creek, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

- A. Additional height.
- B. Creation of a tower.
- C. Variation in roof shape.
- D. Change of color or materials.
- E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

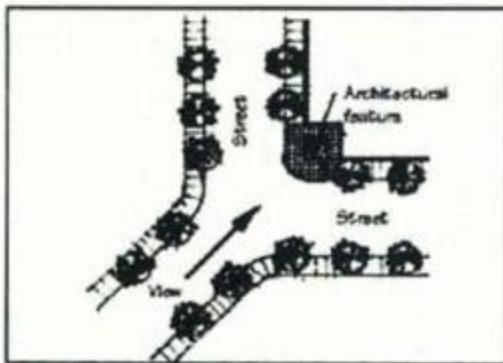


Figure 672-3

Renumber Figure to 672-5

Special Design for RIO 7-E

Sec. 35-674.02. - Building Design Principles in RIO 7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

(a) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.

(2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.

B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.

C. New buildings over seventy five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.

D. Where a new building is infilled between an existing historic buildings on a block:

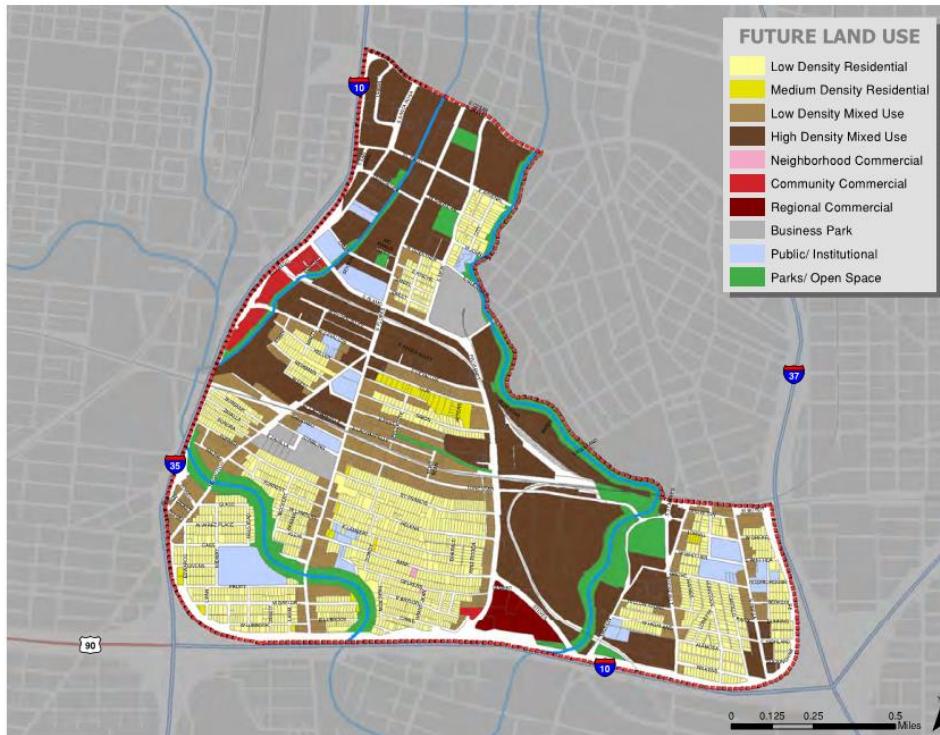
i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.

ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

iii. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

Lone Star Community Plan

FUTURE LAND USE MAP



The Future Land Use Map includes land use classifications for all properties located within the boundaries of the Plan area. Detailed descriptions of the future land use classifications are included on subsequent pages. The Physical Master Plan on page 46 provides a more detailed set of site and building design standards for properties designated as *low density mixed use* or *high density mixed use*.

Once adopted, the future land use map becomes a component of the City's Comprehensive Master Plan and may only be amended by City Council ordinance. Since the future land use plan may be amended from time to time, please contact DPCD for up-to-date land use classification information.

City of San Antonio Department of Planning & Community Development 41

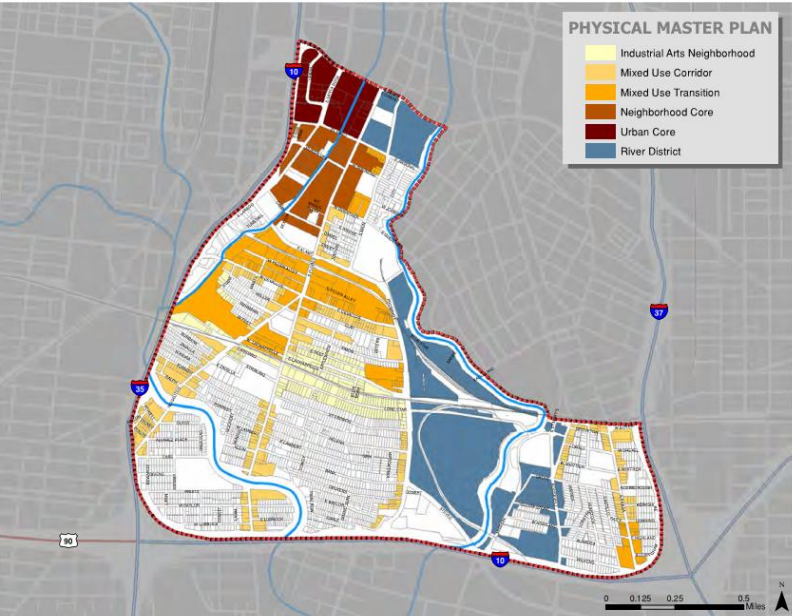


High Density Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. High Density Mixed Use incorporates high quality architecture and urban design features such as a strong street edge, attractive streetscapes, parks/plazas, and active ground floors. High Density Mixed Use is preferred in nodes along major arterials that are within 1/4 mile of a major transit stop.

Physical Master Plan Categories: Neighborhood Core, Urban Core, Mixed Use Transition

Corresponding Zoning Districts: MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3

Physical Master Plan



The Physical Master Plan provides calibrated site and building design standards for properties classified as Low Density Mixed Use or High Density Mixed Use on the Future Land Use Map. Brief descriptions of the Physical Master Plan Character Areas are included on page 47, guidelines for the Character Areas are included on page 48, and detailed descriptions of the character area identifiers begin on page 49.

The design standards can be attached to a zoning case when rezoning to the Infill Development Zone (IDZ) District and take the place of the regular IDZ urban design compatibility standards. The regular IDZ urban design compatibility standards require that a new development be compatible with the design of structures on adjacent lots. This requirement perpetuates poor design when the design of surrounding structures is poor or there is no discernible character. The Physical Master Plan provides an alternative that will facilitate quality design.

Character Area Identifiers* **	Mixed-Use Transition
Building Height	1-4 stories
Build-To Zone	0' - 20'
Percent of Facade in Build-To Zone	75% primary streets, 50% other streets
Retail-Ready Ground Floor Required	No
Building and Tenant Entrances	Facing primary streets or secondary streets. Provide pedestrian access from San Pedro Creek.
Curb Cuts Along Primary Streets	Yes, but shared driveways encouraged
Location of Parking, Service Areas, Mechanical Equipment	Behind the building or in a sideyard. Should be screened from adjoining thoroughfares and San Pedro Creek.
Building Materials	Traditional
Transition to Single-Family Residences	Yes
Landscape Character	Softer including small lawns
Privately Developed Open Space Character	Courtyards, paseos, small plazas, and squares
Essential Landscape Components	Street trees, parking lot shading, and parking lot screening
LID Strategies	Lot, Neighborhood, District
Appropriate Uses	Local or unique retail and restaurants, office, and urban residential
Corresponding Land Use Classification	High Density Mixed Use

IDZ ZONE

IDZ-1 Limited Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

IDZ-2 Medium Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

IDZ-3 High Intensity Infill Development Zone (Sec. 35-343.01)

Allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

INFILL DEVELOPMENT ZONE – “IDZ”

- As an **overlay** district:
 - Applicant keeps uses in the base district (like C-2)
 - Parking is eliminated
 - Development standards (where not relaxed) for the base district remain in effect. (i.e. height, number of units)
 - Site plan is **not** required

Parking

(k) **Parking.** The minimum vehicle parking requirements in subsection 35-526(b) shall not apply to IDZ-1”. Minimum parking requirements are also not required for “IDZ” when used as an overlay district. Within “IDZ-2” and “IDZ-3” the minimum parking requirements in subsection 35-526(b) may be reduced by fifty (50) percent. Where parking is provided, subsections 35-526(c) through 35-526(f) shall apply to infill development.

source: City Ordinance 18-6116 - ORD 2018-11-15-0913

Historical Landmark

Historic Designation: HS (Historic Significant Landmark as per City Ordinance - 68210)

Library Record

Title	City of San Antonio historic districts and landmarks zoning ordinance #68210
Author	San Antonio (Tex.)
Pub Date	Oct 27, 1988
Call #	352 9459 SAN
Summary	<p>The rezoning and reclassification of property designating it "Historic Exceptional Landmarks" (HE) or "Historic Significant Landmarks" (HS), including 1,343 structures, sites, objects and/or buildings, being those listed on the City of San Antonio Central City Cultural resources Inventory, 1983-1986, a map of which and a listing of which are on file in the Office of the City Clerk.</p> <p>Supercedes City of San Antonio Historic Districts and Landmarks Zoning Ordinance #64539, February 12, 1987.</p>
Type of Material	Book
Description	61 p. : map ; 30 cm.
Notes	Supercedes City of San Antonio Historic Districts and Landmarks Zoning Ordinance 64539, February 12, 1987.
Subjects	City planning--Texas--San Antonio. Historic Districts--Ordinances Historic Landmarks--Ordinances Ordinances--Historic
Search Terms	City planning Historic districts Law

Sec. 35-610. - Alteration, Restoration, Rehabilitation, and New Construction.



- (a) In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation and provisions adopted by city council as provided in this article. The historic and design review commission shall also utilize the Historic Design Guidelines as adopted by the city council, and any specific design guidelines adopted pursuant to the Unified Development Code and this article. If conflicting provisions of this chapter and city council approved guidelines have been approved, the city manager or the city manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable, this chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by city council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the city manager or the city manager's designee may be based on any inconsistency or nonconformance with the approved guidelines. Non-public interior spaces are exempt from this section. The only interior spaces to be considered for review, and therefore not exempt, are those publicly owned spaces that are, or were, accessible to the public (e.g., lobbies, corridors, rotundas, meeting halls, courtrooms), and those spaces, both public and privately owned, that are individually designated and are important to the public because of any significant historical, architectural, cultural or ceremonial value.
- (b) Signs shall conform to chapter 28 of the City Code as well as any other applicable provision of this chapter. Additionally, if an exception from the application of chapter 28 of the City Code of San Antonio has been approved for signage in historic districts or on historic landmarks, such exception shall control. If conflicting provisions of this chapter and city council approved guidelines have been approved, the city manager or the city manager's designee shall reconcile the conflict if possible so that effect may be given to each. If the conflict is irreconcilable, this chapter shall prevail. Applications shall be reviewed for consistency with the historic or district specific design guidelines adopted by city council. The application shall be reviewed for conformance to the general rules and principles contained in the guidelines. Applications should be approved if in general conformance with the guidelines but denial of an application by the city manager or the city manager's designee may be based on any inconsistency or nonconformance with the approved guidelines.