

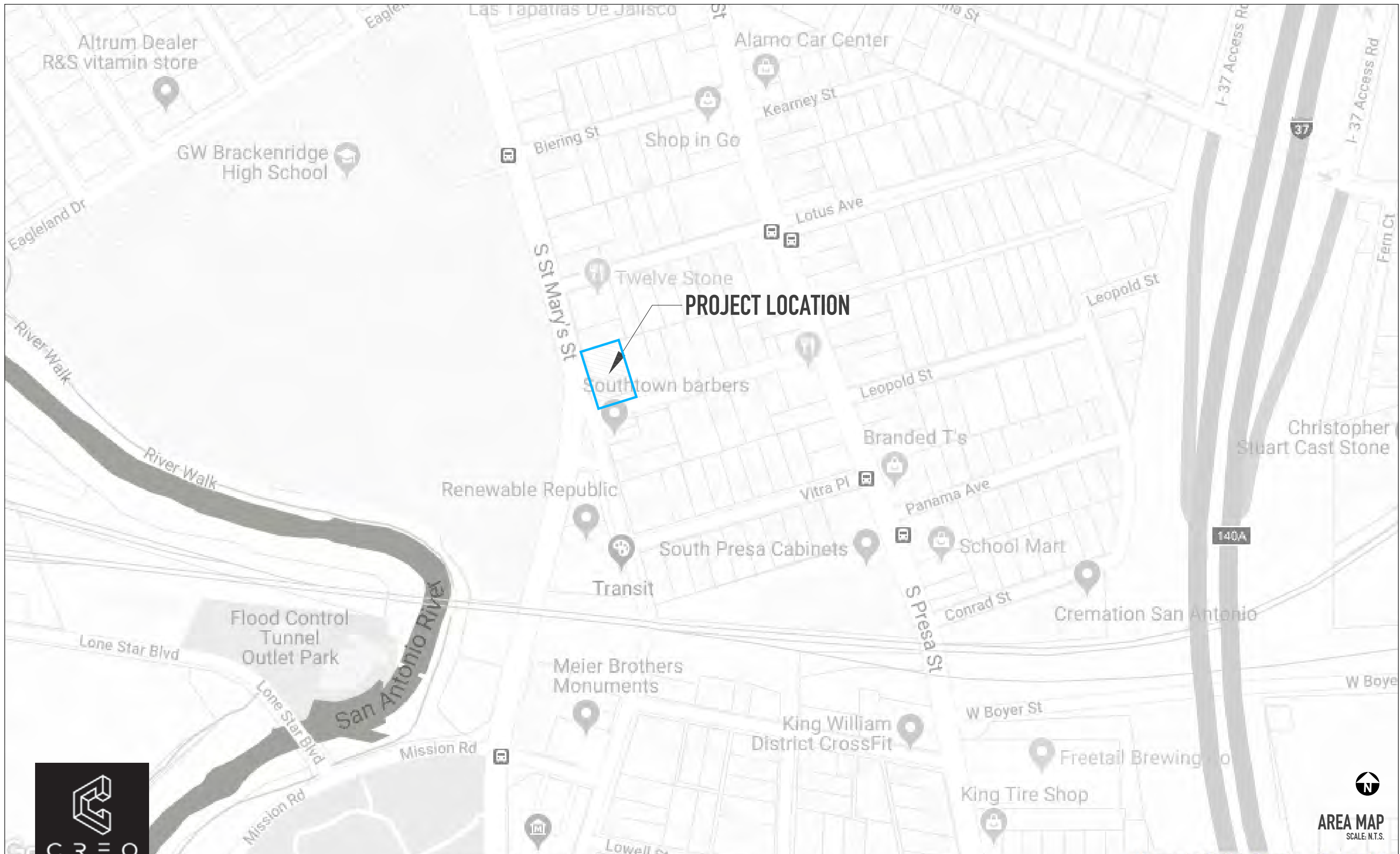


S. ST. MARY'S ST.

HARRIS BAY
— a real estate investment company —

Client:
HARRIS BAY
1714 S St. Mary's St
San Antonio, Texas 78210

HDRC Review Draft
October 31, 2019
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



SITE & BUILDING DATA

LOCATION:	1714, 1720 1722 S. ST. MARYS ST / 141, 143 JACOBS
LOTS:	5
LEGAL DESCRIPTION:	(1714 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1720 S ST MARYS) NCB 2979 BLK 0 LOT 10 (1722 S ST MARYS) NCB 2979 BLK 0 LOT 21 (141 JACOBS) NCB 2979 BLK 0 LOT 9 (143 JACOBS) NCB 2979 BLK 0 LOT 201
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LAVACA
PROPOSED USE:	MIXED USE / COMMERCIAL/MULTIFAMILY (UNITS) (82 UNITS/ACRE)

ZONING INFORMATION

ZONING: (1417 S ST MARYS, 1720 S ST MARYS) HS NCD-1 C3NA RIO-4 AHOD
(1722 S ST MARYS) NCD-1 C3NA RIO-4 AHOD
(141 JACOBS) NCD-1 RM4 AHOD
(143 JACOBS) NCD-1 IDZ AHOD

PROPOSED ZONING: IDZ-3 WITH 39 MULTI-FAMILY UNITS, C-2, AND HOTEL USES

IDZ ZONING STATEMENT

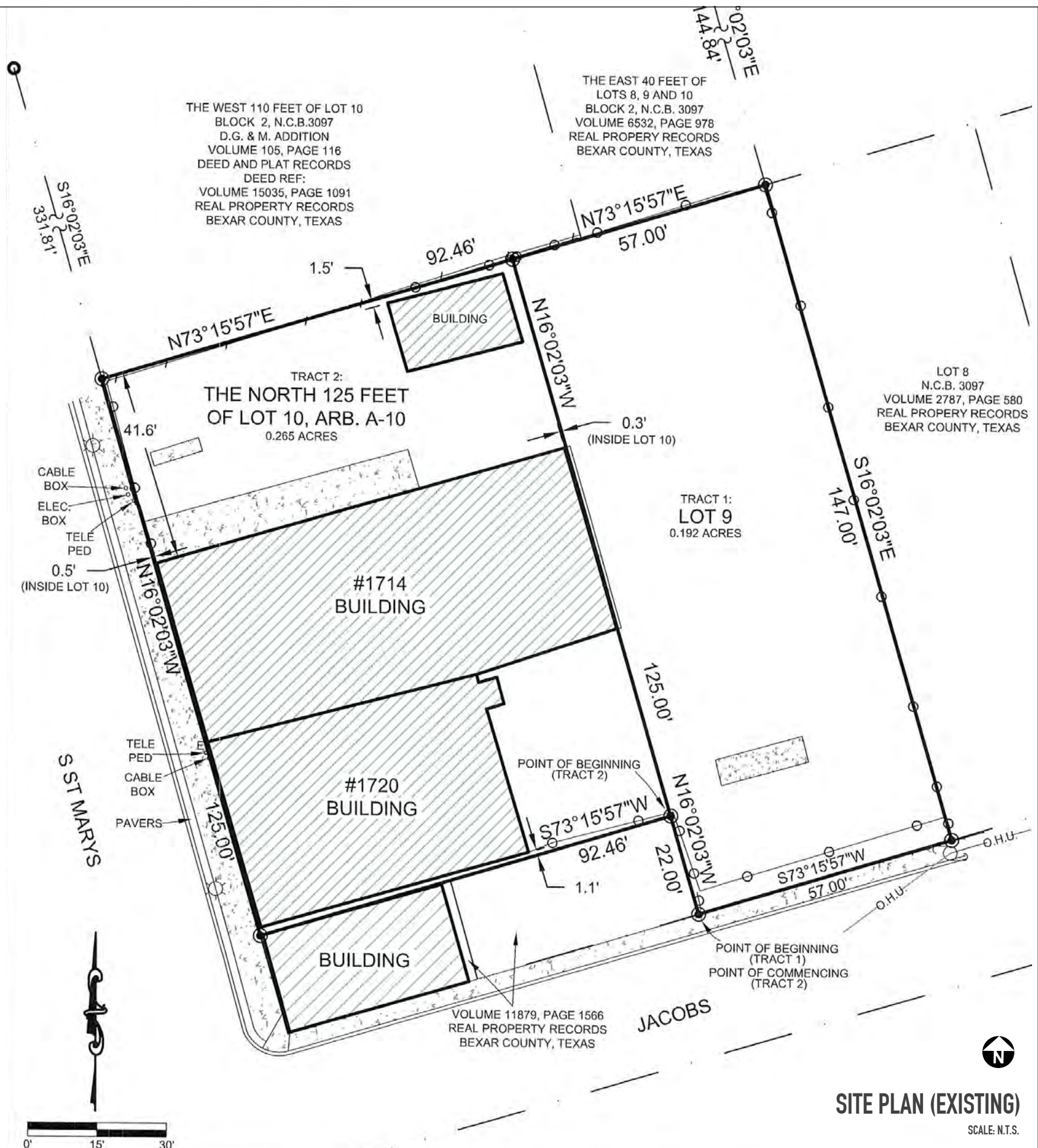
I, _____, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

ADDRESSES ASSOCIATED WITH PROPERTIES TO BE REZONED

1714 S ST MARYS
1720 S ST MARYS
1722 S ST MARYS
141 JACOBS
143 JACOBS

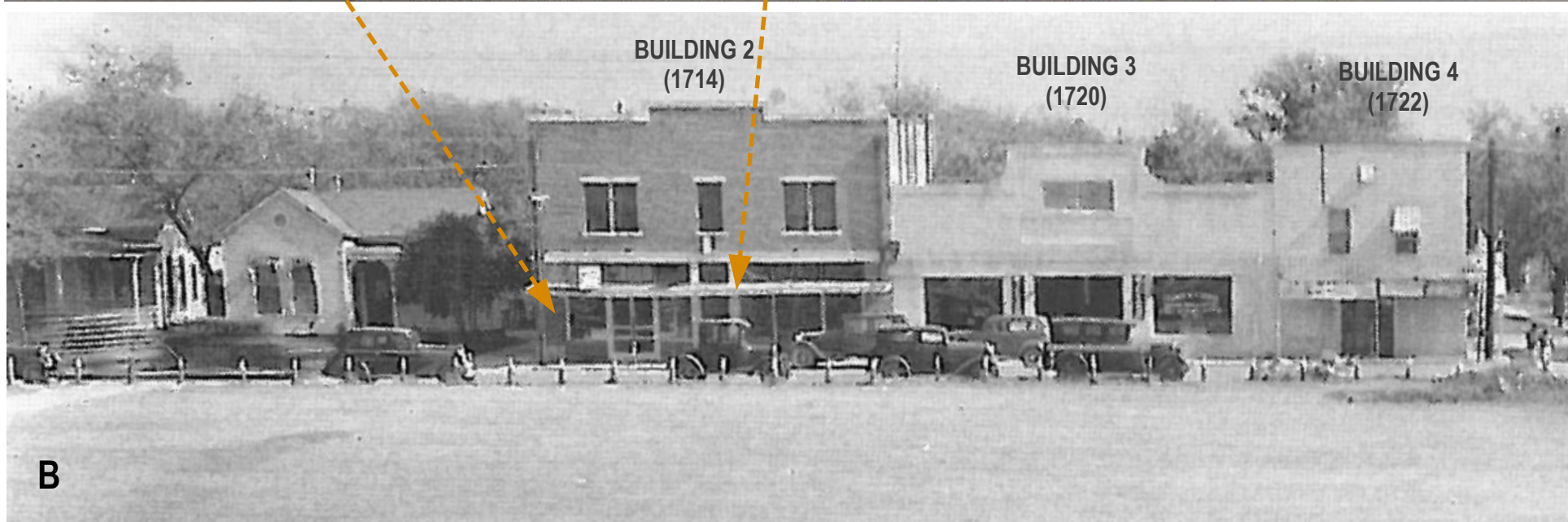


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EXISTING EXTERIOR CONDITION
(WEST ELEVATION)
SCALE: N.T.S.



- A - WEST ELEVATION (CURRENT)
- B - HISTORICAL IMAGE (1930'S)
- C - EAST ELEVATION
- D - NORTH ELEVATION



- ① NEW CANOPY TO BE INSTALLED SIMILAR TO HISTORICAL IMAGE
- ② REMOVE PAINT FROM FACE OF BRICK
- ③ NEW DOORS, SIM. TO HISTORICAL IMAGE
- ④ REMOVE BOARDS, NEW WINDOWS, SIM. TO HISTORICAL IMAGE
- ⑤ REMOVE PORTION OF BRICK TO CREATE EQUAL SIZE AS ON THE SOUTH END. SIM. TO HISTORICAL
- ⑥ NEW WINDOWS, SIM. TO HISTORICAL IMAGE
- ⑦ LOCATION OF PROPOSED NEW SIGN
- ⑧ PAINT STUCCO ON BOTH BUILDING WHITE TO MATCH
- ⑨ REPLACE CANOPY TO MATCH NEW PROPOSED CANOPY ON ADJACENT BUILDINGS
- ⑩ ADDING STORE FRONT, SEE ELEVATIONS

PHASE 2
NEW 4,000 SQFT 2 STORY
RESIDENTIAL STRUCTURE (8 UNITS)
WITH ROOF DECK

PHASE 1
RENOVATION OF 7,400 SQFT 2 STORY BLDG.
FIRST FLOOR - COMMERCIAL & LIVE/WORK
SECOND FLOOR - RESIDENTIAL UNITS

PHASE 3
NEW 9,800 SQFT 4 STORY RESIDENTIAL
STURCTURE (16 UNITS) MAINTAIN
EXISTING ST. MARYS STOREFRONT

PHASE 4
RENOVATION OF 1,600 SQFT 2 STORY
RESIDENTIAL DUPLEX

SITE PLAN LEGEND

PROPERTY LINE

(E) LIGHT POST

(E) GUY POLE

(E) OVERHEAD ELECTRIC

41 RESIDENTIAL UNITS
21 PAKRING SPACES

141 JACOBS

143 JACOBS

SITE PLAN (PROPOSED)

SCALE: 1" = 20'-0"



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NEW 4,000 SQFT 2 STORY
RESIDENTIAL STRUCTURE (8 UNITS)
WITH ROOF DECK

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RENOVATION OF 7,400 SQFT 2 STORY BLDG.
FIRST FLOOR - COMMERCIAL & LIVE/WORK
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NEW 9,800 SQFT 4 STORY RESIDENTIAL
STURCTURE (16 UNITS) MAINTAIN
EXISTING ST. MARYS STOREFRONT

PHASE 4
RENOVATION OF 1,600 SQFT 2 STORY
RESIDENTIAL DUPLEX

BUILDING 1
(PROPOSED)

BUILDING 2
(1714)

BUILDING 3
(1720)

BUILDING 4
(1722)

S. ST. MARY'S ST.

JACOBS ST.

SITE PLAN LEGEND	
	PROPERTY LINE
	(E) LIGHT POST
	(E) GUY POLE
	(E) OVERHEAD ELECTRIC

30 FUTURE
PARKING SPACES

FLOOR PLAN LEVEL 1

SCALE: 1" = 20'-0"



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WITH ROOF DECK

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FIRST FLOOR - COMMERCIAL & LIVE/WORK
SECOND FLOOR - RESIDENTIAL UNITS

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STURCTURE (16 UNITS) MAINTAIN
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PHASE 4
RENOVATION OF 1,600 SQFT 2 STORY
RESIDENTIAL DUPLEX

BUILDING 1
(PROPOSED)

BUILDING 2
(1714)

BUILDING 3
(1720)

BUILDING 4
(1722)

S. ST. MARY'S ST.

JACOBS ST.

SITE PLAN LEGEND

- PROPERTY LINE
- (E) LIGHT POST
- (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC

FLOOR PLAN LEVEL 2

SCALE: 1" = 20'-0"



PHASE 2
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RESIDENTIAL STRUCTURE (8 UNITS)
WITH ROOF DECK

PHASE 1
RENOVATION OF 7,400 SQFT 2 STORY BLDG.
FIRST FLOOR - COMMERCIAL & LIVE/WORK
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BUILDING 1
(PROPOSED)

BUILDING 2
(1714)

BUILDING 3
(1720)

BUILDING 4
(1722)

S. ST. MARY'S ST.

JACOBS ST.

SITE PLAN LEGEND

- PROPERTY LINE
- (E) LIGHT POST
- (E) GUY POLE
- E— (E) OVERHEAD ELECTRIC

FLOOR PLAN LEVEL 3-4

SCALE: 1" = 20'-0"





**BUILDING 1
(PROPOSED)**

**BUILDING 2
(1714)**

* AS APPROVED BY
HDRC 11.13.2017

**BUILDING 3
(1720)**

**BUILDING 4
(1722)**

WEST ELEVATION
SCALE: 1" = 10'-0"



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**BUILDING 2
(1714)**

* AS APPROVED BY
HDRC 11.13.2017

NORTH ELEVATION
SCALE: 1" = 10'-0"



STUCCO

NEW WINDOWS

REPLACE RAILING AND DECK

NEW CANOPY

NEW DOORS

BUILDING 4
(1722)

SOUTH ELEVATION

SCALE: 1" = 10'-0"





BUILDING 4
(1722)

BUILDING 3
(1720)

BUILDING 2
(1714)

BUILDING 1
(PROPOSED)

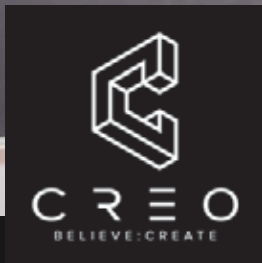
WEST ELEVATION

SCALE: 1/4" = 1'-0"

HARRIS BAY
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San Antonio, Texas | S. ST. MARY'S ST.

October 31, 2019 | **A13**





CREO

BELIEVE:CREATE