O|M ORTIZ MCKNIGHT PLLC

October 29, 2026

Mr. Cory Edwards
Office of Historic Preservation
City of San Antonio
100 W. Houston St.
San Antonio, TX 78205

Re: Request for a Certificate of Appropriateness for new construction at a property located at 1603-1611 Broadway, in the City of San Antonio ("City"), Bexar County, Texas (the "Subject Property"; *see* **Exhibit "1"**); *Our File No. 8026.010*

Dear Mr. Edwards:

On behalf of Graystreet 1611 Broadway LP (the "Property Owner"), please find attached information for a request for final approval of proposed new construction on the Subject Property.

The Subject Property is approximately 0.6887 acres located at Broadway and Newell, near the junction of U.S. 281 & I-35. The Property's base zoning is "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone, River Improvement Overlay, Development Node, Broadway Urban Corridor, Airport Hazard Overlay District with uses permitted in RM-4, C-3, Multi-Family Uses up to 100 units/acre; and other uses as listed in ordinance (*see* **Exhibit "2"**). The Subject Property is currently vacant and is currently used for seasonal, family-friendly events such as a pumpkin patch and ice rink.

The Subject Property is located in a walkable entertainment area in San Antonio's urban core. The Applicant intends to develop the Subject Property with amusement and entertainment uses that will complement the surrounding venues, hotels and commercial amenities that exist today. The development will include an open-concept plaza and a 148-foot-tall observation wheel. The unique nature and limited context for the proposed use limits the focus of this application to the design elements related to the RIO-2 Development Node designation on the Subject Property. In September of this year, the Subject Property was issued a Certificate of Appropriateness for the construction of permanent masonry accessory structures which address the elements of the development that can been seen from the pedestrian right-of-way (*see* **Exhibit "3"**).

Pursuant to UDC Section 35-338, a Development Node allows the building height to increase by fifty (50) percent from the requirements set out in Article VI. The Development Node in RIO-2 permits the height to be increased by fifty percent to 15 stories and 180 feet by right (*see* **Exhibit "4"**). Additionally, on May 21, 2018, a 5-story and 80-foot variance from the RIO-2 and Development Node Regulations and a 60-foot variance from the AHOD regulations was granted to permit a structure to be 20 stories and 260 feet in height on the Subject Property (*see* **Exhibit "5"**). The proposed observation

wheel will be 148 feet in height, which is within the permitted height limitations of the Subject Property.

Included with this letter are conceptual drawings which illustrate the overall design, scale and orientation of the proposed observation wheel. The site will be accessible by pedestrians; there will not be any automobile traffic on the property.

Please do not hesitate to call if you have any questions or concerns regarding this request. Thank you for your time and consideration.

Sincerely,
ORTIZ MCKNIGHT, PLLC

BY: Anisa Schell
Anisa Schell

EXHIBIT 1

Bexar CAD

Property Search Results > 110726 GRAYSTREET 1611 BROADWAY LP for Year 2026

Tax Year: 2026

Property

Account

Property ID:	110726	Legal Description:	NCB 964 BLK 18 LOT 6
Geographic ID:	00964-018-0062	Zoning:	IDZ
Type:	Real	Agent Code:	60075
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:	NTA-AG(Notice to Appear - Agents)
Informal Date:	
Formal Date:	06/15/2026 09:00 AM

Location

Address:	1603 BROADWAY ST SAN ANTONIO, TX 78215	Mapsco:	617A3
Neighborhood:	NBHD code11280	Map ID:	
Neighborhood CD:	11280	E-File Eligible	

Owner

Name:	GRAYSTREET 1611 BROADWAY LP	Owner ID:	2916284
Mailing Address:	4515 SAN PEDRO AVE SAN ANTONIO, TX 78212-1410	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$1,109,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$1,109,100	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$1,109,100	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$1,109,100	

Taxing Jurisdiction

Owner: GRAYSTREET 1611 BROADWAY LP
% Ownership: 100.0000000000%
Total Value: $1,109,100

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	$1,109,100	$1,109,100	$262.50
08	SA RIVER AUTH	0.018300	$1,109,100	$1,109,100	$202.97
09	ALAMO COM COLLEGE	0.149150	$1,109,100	$1,109,100	$1,654.23
10	UNIVERSITY HEALTH	0.276235	$1,109,100	$1,109,100	$3,063.72
11	BEXAR COUNTY	0.276331	$1,109,100	$1,109,100	$3,064.79
21	CITY OF SAN ANTONIO	0.541590	$1,109,100	$1,109,100	$6,006.78
57	SAN ANTONIO ISD	1.155200	$1,109,100	$1,109,100	$12,812.32
CAD	BEXAR CENTRAL APPRAISAL DISTRICT	0.000000	$1,109,100	$1,109,100	$0.00
SA031	San Antonio TIF #31 Midtown	0.000000	$1,109,100	$1,109,100	$0.00
	Total Tax Rate:	2.440474			
				Taxes w/Current Exemptions:	$27,067.31
				Taxes w/o Exemptions:	$27,067.31

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.1722	7500.00	0.00	0.00	$1,109,100	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2026	$0	$1,109,100	0	1,109,100	$0	$1,109,100
2025	$0	$1,064,550	0	1,064,550	$0	$1,064,550
2024	$0	$1,020,000	0	1,020,000	$0	$944,268
2023	$0	$786,890	0	786,890	$0	$786,890
2022	$0	$648,000	0	648,000	$0	$648,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/18/2014	SWD	Special Warranty Deed	BROADWAY CAR WASH LLC	GRAYSTREET 1611 BROADWAY LP	16829	2383	20140143400
2	7/23/2004	GWD	General Warranty Deed	PADRON MICHAEL A & MARIA D	BROADWAY CAR WASH LLC	10912	2220	20040184900
3	6/11/2004	Deed	Deed		PADRON, MICHAEL A & MARIA D	10799	1955	0

2026 data current as of May 27 2026 2:00AM.
2025 and prior year data current as of May 8 2026 7:12AM
For property information, contact (210) 242-2432 or (210) 224-8511 or access our Help Center.
For website information, contact (210) 242-2500.

Website version: 1.2.2.33 Database last updated on: 5/27/2026 2:00 AM © N. Harris Computer Corporation

Property Identification #: 110726

Geo ID: 00964-018-0062
Situs Address: 1603 BROADWAY ST SAN ANTONIO, TX 78215
Property Type: Real
State Code: C1

Property Information: 2026

Legal Description: NCB 964 BLK 18 LOT 6
Abstract: S00964
Neighborhood: NBHD code11280
Appraised Value: $1,109,100.00
Jurisdictions: 21, 57, 10, CAD, 09, 06, SA031, 11, 08

Owner Identification #: 2916284

Name: GRAYSTREET 1611 BROADWAY LP
Exemptions:
DBA: PROPOSED NEW 20 STORY OFFICE/RETAIL BLD



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 110727 GRAYSTREET 1611 BROADWAY LP for Year 2026

Tax Year: 2026

Property

Account

Property ID:	110727	Legal Description:	NCB 964 BLK 18 LOTS 7, 8 AND 9
Geographic ID:	00964-018-0070	Zoning:	IDZ
Type:	Real	Agent Code:	60075
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:	NTA-AG(Notice to Appear - Agents)
Informal Date:	
Formal Date:	06/08/2026 09:00 AM

Location

Address:	1611 BROADWAY ST SAN ANTONIO, TX 78215	Mapsco:	617A3
Neighborhood:	NBHD code11280	Map ID:	
Neighborhood CD:	11280	E-File Eligible	

Owner

Name:	GRAYSTREET 1611 BROADWAY LP	Owner ID:	2916284
Mailing Address:	4515 SAN PEDRO AVE SAN ANTONIO, TX 78212-1410	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$3,327,300	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$3,327,300	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$3,327,300	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$3,327,300	

Taxing Jurisdiction

Owner: GRAYSTREET 1611 BROADWAY LP
% Ownership: 100.0000000000%
Total Value: $3,327,300

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	$3,327,300	$3,327,300	$787.51
08	SA RIVER AUTH	0.018300	$3,327,300	$3,327,300	$608.90
09	ALAMO COM COLLEGE	0.149150	$3,327,300	$3,327,300	$4,962.67
10	UNIVERSITY HEALTH	0.276235	$3,327,300	$3,327,300	$9,191.16
11	BEXAR COUNTY	0.276331	$3,327,300	$3,327,300	$9,194.36
21	CITY OF SAN ANTONIO	0.541590	$3,327,300	$3,327,300	$18,020.32
57	SAN ANTONIO ISD	1.155200	$3,327,300	$3,327,300	$38,436.97
CAD	BEXAR CENTRAL APPRAISAL DISTRICT	0.000000	$3,327,300	$3,327,300	$0.00
SA031	San Antonio TIF #31 Midtown	0.000000	$3,327,300	$3,327,300	$0.00
	Total Tax Rate:	2.440474			
				Taxes w/Current Exemptions:	$81,201.89
				Taxes w/o Exemptions:	$81,201.89

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	0.5165	22500.00	0.00	0.00	$3,327,300	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2026	$0	$3,327,300	0	3,327,300	$0	$3,327,300
2025	$0	$3,181,910	0	3,181,910	$0	$3,181,910
2024	$0	$3,036,510	0	3,036,510	$0	$2,832,792
2023	$0	$2,360,660	0	2,360,660	$0	$2,360,660
2022	$0	$1,942,000	0	1,942,000	$0	$1,942,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/18/2014	SWD	Special Warranty Deed	BROADWAY CAR WASH LLC	GRAYSTREET 1611 BROADWAY LP	16829	2383	20140143400
2	7/23/2004	GWD	General Warranty Deed	PADRON MICHAEL A & MARIA D	BROADWAY CAR WASH LLC	10912	2220	20040184900
3	6/11/2004	Deed	Deed		PADRON, MICHAEL A & MARIA D	10799	1958	0

2026 data current as of May 27 2026 2:00AM.
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Website version: 1.2.2.33 Database last updated on: 5/27/2026 2:00 AM © N. Harris Computer Corporation

Property Identification #: 110727

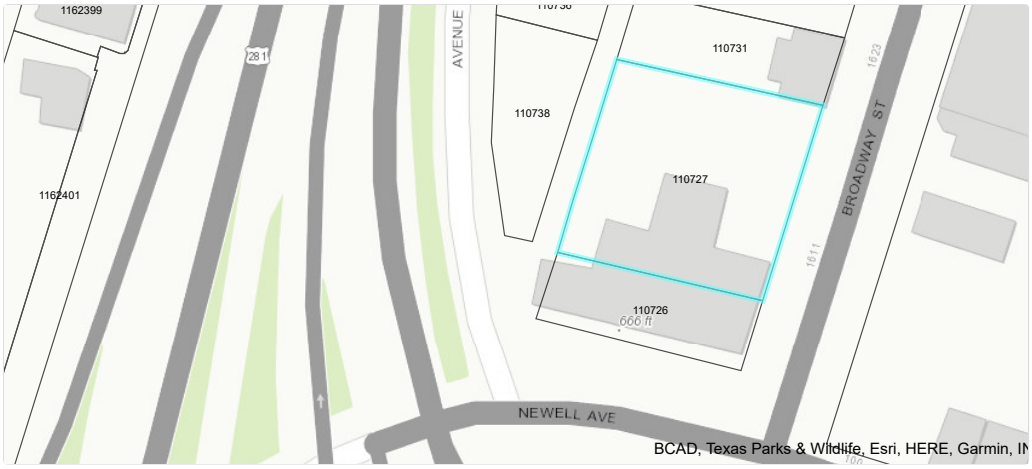
Geo ID: 00964-018-0070
Situs Address: 1611 BROADWAY ST SAN ANTONIO, TX 78215
Property Type: Real
State Code: C1

Property Information: 2026

Legal Description: NCB 964 BLK 18 LOTS 7, 8 AND 9
Abstract: S00964
Neighborhood: NBHD code11280
Appraised Value: $3,327,300.00
Jurisdictions: 21, 11, 09, 10, SA031, CAD, 57, 06, 08

Owner Identification #: 2916284

Name: GRAYSTREET 1611 BROADWAY LP
Exemptions:
DBA: Null



Bexar CAD Map Search

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EXHIBIT
2

SG/lj
03/01/2018
Z-2

CASE NO. Z2018072

AN ORDINANCE 2018-03-01-0165

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 0.957 acres out of NCB 964 from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (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); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (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); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage).

SECTION 2. A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "B"** and made a part hereof and incorporated herein for all purposes.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 5. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective March 11, 2018.

PASSED AND APPROVED this 1st day of March 2018.

M A Y O R
Ron Nirenberg

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Andrew Segovia, City Attorney

Agenda Item:	**Z-2 (in consent vote: Z-1, Z-2, Z-3, Z-4, Z-8, Z-9, P-4, Z-10)**
Date:	03/01/2018
Time:	02:10:23 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2018072 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (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); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufactur
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x			x	
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SG/lj
03/01/2018
Item No. Z-2

Exhibit "A"

Z2018072

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.822.0394
Texas Registered Surveying Firm No. 10164600

FIELD NOTES
FOR 0.686 ACRES OF LAND

BEING 0.686 acres of land, being Lots 6,7,8 and 9, Block 18, San Antonio New City Block 964, Bexar County, Texas, as recorded in Volume 10912, Page 2220, Deed and Plat Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2" rebar with no identification for the southeast corner of the herein described lot and being at the intersection of the western ROW of Broadway Street (80' public ROW) with the northern ROW of Newell Avenue (variable width public ROW);

THENCE North 77° 34' 36" West for 150.01 feet (North 77° 17' 16" West for 150.00 feet, R1) along the southern boundary of this tract, the northern ROW of Newell Avenue to a found 1/2" rebar with no identification for the southwest corner of this tract at the intersection of the northern ROW of Newell Avenue with the eastern line of a 12' wide alley in NCB 964;

THENCE North 17° 14' 55" East for 200.14 feet (North 17° 27' 57" East for 200.00 feet, R1) along the western boundary of this tract, the eastern line of said 12' wide alley in NCB 964 to a MAG nail set for the northwest corner of this tract, the southwest corner of Lot 10, Block 18, NCB 964;

THENCE South 77° 33' 13" East for 149.92 feet (South 77° 17' 16" East for 150.00 feet, R1) along the northern boundary of this tract, the southern boundary of said Lot 10 to a found 1/2" rebar with no identification for the northwest corner of the herein described tract, the southeast corner of said Lot 10, located on the western ROW of Broadway Street;

THENCE South 17° 13' 27" West for 200.07 feet (South 17° 27' 57" West for 200.00 feet, R1) along the eastern boundary of this tract, the western ROW of Broadway Street to the **POINT OF BEGINNING.**

CONTAINING: 0.686 acres (29,903 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on June 30, 2014, from which an exhibit was prepared.

Robert S. Rugloski, RPLS #6002
Job #11407281 (DAK / RSR) | August 20, 2014

Exhibit "A"

Z2018075

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR 0.171 ACRES (7,480 SQFT) OF LAND

BEING 0.171 acres (7,480 sqft) of land, being LOT 10, BLOCK 18, NEW CITY BLOCK (NCB) 964, as shown on the City of San Antonio New City Block Map, Bexar County, Texas (R1), said 0.171 acres being all of that certain 0.17 acre tract described in Volume 7494, Page 844, Official Public Records, Bexar County, Texas (OPRBCT), said 0.171 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for the northeast corner of this tract, the southeast corner of LOT A-11, BLOCK 18, of said NCB 964, located on the western ROW line of Broadway Street (80' Public ROW) as shown on said NCB 964;

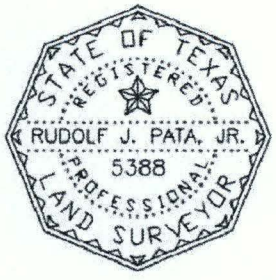
THENCE South 17° 23' 33" West for 49.98 feet (50.0', R1) along the eastern boundary line of this tract, the western ROW line of said Broadway Street, to a found 1/2" rebar with no identification for the southeast corner of this tract, the northeast corner of LOT 9, BLOCK 18 of said NCB 964;

THENCE North 77° 33' 13" West for 149.92 feet (150.0', R1) along the southern boundary line of this tract, the northern boundary line of said LOT 9, to a found MAG nail with washer stamped "TXLMS.COM RPLS #6002" for the southwest corner of this tract, the northwest corner of said Lot 9, located on the eastern ROW line of a 12' ALLEY as shown on said NCB 964;

THENCE North 17° 11' 02" East for 50.11 feet (50.0', R1) along the western boundary line of this tract, the eastern ROW line of said 12' ALLEY, to a found 1/2" rebar with no identification for the northwest corner of this tract, the southwest corner of said LOT A-11;

THENCE South 77° 29' 52" East for 150.09 feet (150.0', R1) along the northern boundary line of this tract, the southern boundary line of said LOT A-11, to the **POINT OF BEGINNING.**

CONTAINING: 0.171 acres (7,480 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on September 12, 2016 from which an exhibit was prepared.

Rudolf J. Pata, Jr., RPLS #5388
Job #11609061 (DAK / RJP) | September 23, 2016

Exhibit "A"

Z2018072

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR 0.100 ACRES (4,385 SQFT) OF LAND

BEING 0.100 acres (4,385 sqft) of land comprised of the southern 5' of LOT 14, BLOCK 18, NEW CITY BLOCK (NCB) 964 and all of LOT 15, BLOCK 18, NEW CITY BLOCK (NCB) 964, as shown on the City of San Antonio New City Block Map, Bexar County, Texas (R1), said 0.100 acres being all of that certain 0.1001 acre tract described in Volume 9293, Page 2408, Official Public Records, Bexar County, Texas (OPRBCT), said 0.100 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar with no identification for the northwest corner of this tract, the southwest corner of LOT A-14, BLOCK 18, of said NCB 964, on the eastern ROW line of Avenue B (variable width Public ROW) as shown on said NCB 964;

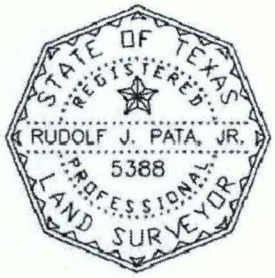
THENCE South 77° 16' 16" East for 86.17 feet (86.17', R1) along the northern boundary line of this tract, the southern boundary line of said LOT A-14, to a set MAG nail with washer stamped "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of said LOT A-14, located on the western ROW line of a 12' ALLEY as shown on said NCB 964;

THENCE South 17° 15' 34" West for 54.66 feet (55.0', R1) along the eastern boundary line of this tract, the western ROW line of said 12' ALLEY to a found 1/2" rebar with no identification for the southeast corner of this tract, the northeast corner of LOT 16, BLOCK 18 of said NCB 964;

THENCE North 77° 38' 42" West for 74.07 feet (74', R1) along the southern boundary line of this tract and said LOT 15, the northern boundary line of said LOT 16, to a found 1/2" rebar with cap stamped "PAPE-DAWSON" for the southwest corner of this tract and said LOT 15, the northwest corner of said LOT 16, on the eastern ROW line of said Avenue B;

THENCE North 4° 40' 26" East for 55.52 feet (55.34', R1) along the western boundary line of this tract, the eastern ROW line of said Avenue B, to the **POINT OF BEGINNING.**

CONTAINING: 0.100 acres (4,385 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on September 12, 2016 from which an exhibit was prepared.

Rudolf J. Pata, Jr., RPLS #5388
Job #11609062 (DAK / RJP) | September 26, 2016

Exhibit "A"

SG/lj
03/01/2018
Item No. Z-2

Exhibit "B"

Z2018072

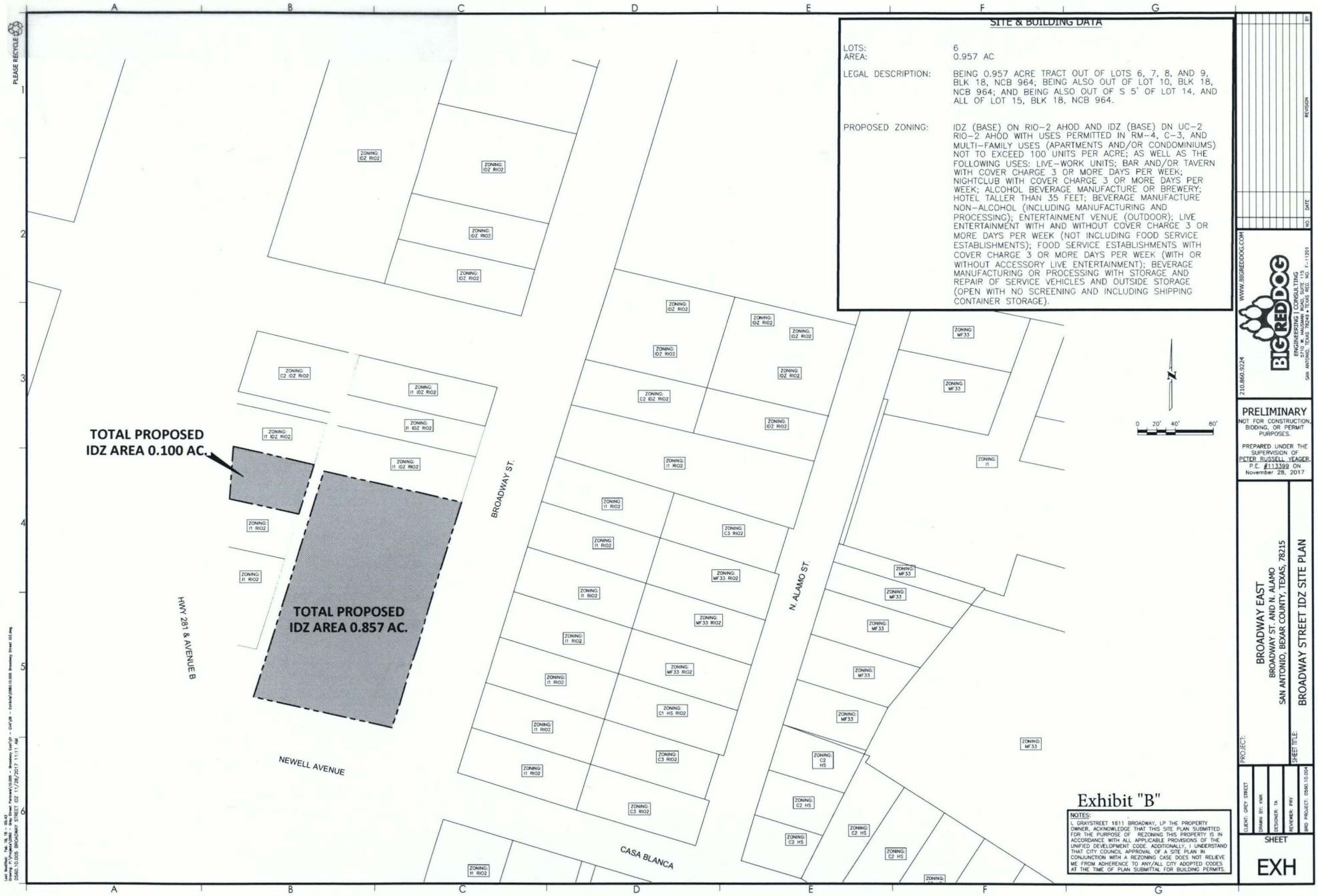

SITE & BUILDING DATA
LOTS: 6
AREA: 0.957 AC
LEGAL DESCRIPTION: BEING 0.957 ACRE TRACT OUT OF LOTS 6, 7, 8, AND 9, BLK 18, NCB 964; BEING ALSO OUT OF LOT 10, BLK 18, NCB 964; AND BEING ALSO OUT OF S 5' OF LOT 14, AND ALL OF LOT 15, BLK 18, NCB 964.
PROPOSED ZONING: IDZ (BASE) ON RIO-2 AHOD AND IDZ (BASE) DN UC-2 RIO-2 AHOD WITH USES PERMITTED IN RM-4, C-3, AND MULTI-FAMILY USES (APARTMENTS AND/OR CONDOMINIUMS) NOT TO EXCEED 100 UNITS PER ACRE; AS WELL AS THE FOLLOWING USES: LIVE-WORK UNITS; BAR AND/OR TAVERN WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; NIGHTCLUB WITH COVER CHARGE 3 OR MORE DAYS PER WEEK; ALCOHOL BEVERAGE MANUFACTURE OR BREWERY; HOTEL TALLER THAN 35 FEET; 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); BEVERAGE MANUFACTURING OR PROCESSING WITH STORAGE AND REPAIR OF SERVICE VEHICLES AND OUTSIDE STORAGE (OPEN WITH NO SCREENING AND INCLUDING SHIPPING CONTAINER STORAGE).
TOTAL PROPOSED IDZ AREA 0.100 AC.
TOTAL PROPOSED IDZ AREA 0.857 AC.
BROADWAY ST.
N. ALAMO ST.
HWY 281 & AVENUE B
NEWELL AVENUE
CASA BLANCA
0 20' 40' 80'
Exhibit "B"
NOTES:
I, GRAYSTREET 1611 BROADWAY, LP 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.
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF PETER RUSSELL YEAGER, P.E. #113399 ON November 28, 2017
BIG RED DOG ENGINEERING | CONSULTING
WWW.BIGREDDOG.COM
210.860.9224
PROJECT: BROADWAY EAST
BROADWAY ST. AND N. ALAMO
SAN ANTONIO, BEXAR COUNTY, TEXAS, 78215
SHEET TITLE: BROADWAY STREET IDZ SITE PLAN
CLIENT: GREY STREET
DRAWN BY: KMC
DESIGNER: TA
REVIEWER: PRY
BRD PROJECT: 0560.10.004
SHEET
EXH

EXHIBIT 3

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

September 2, 2026

HDRC CASE NO:	**2026-228**
ADDRESS:	1611 BROADWAY
LEGAL DESCRIPTION:	NCB 964 BLK 18 LOTS 7, 8 AND 9
PUBLIC PROPERTY:	No
APPLICANT:	Lorena Gomez-Farias/KP+J - 300 WEST BITTERS
OWNER:	Paul Covey/GRAYSTREET 1611 BROADWAY LP - 4515 SAN PEDRO AVE
TYPE OF WORK:	Exterior lighting, Foundation/skirting, Landscaping/hardscaping/irrigation, New Construction of Accessory Building

REQUEST:

1. The consideration and approval of a waiver pursuant to the Unified Development Code Section 35-608(g) to accept and review the application submitted for the request noted below in request item 2.
2. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction at 1611 Broadway. Within this request, the applicant has proposed to remove a previously proposed generator pad and to revise the design of a dumpster enclosure.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction at 1611 Broadway. Within this request, the applicant has proposed to remove a previously proposed generator pad and to revise the design of a dumpster enclosure. PREVIOUS HDRC REVIEW – The Historic and Design Review Commission approved the construction of a restroom structure, the construction of an auxiliary structure with an attached dumpster enclosure, and site and landscaping work at the April 15, 2026, HDRC hearing with the following stipulations:

i. That a detailed landscaping plan should be submitted prior to the issuance of a Certificate of Appropriateness to ensure consistent with the UDC Section 35-672 and 35-673.

ii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

iii. That additional landscaping, including trees, is incorporated into the proposed site design.

iv. That building 1 is relocated to the west side of the site against the alley.

b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 25, 2026. At that meeting Committee members provided recommendations on brick detailing for the dumpster enclosure and for landscaping. Committee members noted they believed the revised design substantiated a significant change for approval of a waiver pursuant to the UDC Section 35-608(g).

c. CONSIDERATION AND APPROVAL OF A WAIVER – According to the UDC Section 35-608(g), in the case of disapproval of an application, a new application for the same work shall not be resubmitted for consideration until one (1) year has elapsed from the date of disapproval. The Commission, by a majority of its membership, may waive the aforementioned time limitation if the application presents substantial new evidence that was not considered in the previous action, or incorporates changes based on the previous recommendations of the Commission. Until such waiver is granted, a new application shall not be considered complete and is not subject to the review periods outlined in subsection f. If a motion to approve such a waiver fails to receive the requisite number of votes, the application shall be considered disapproved; a revised application maybe submitted in accordance with this section.

d. CONSIDERATION AND APPROVAL OF A WAIVER – The applicant has reduced the overall prominence of equipment that is located parallel to Newell Avenue. Generally, staff finds this to be appropriate and constitutes a design change based on previous feedback from the Commission.

e. AUXILIARY STRUCTURE – The applicant has proposed to construct an auxiliary structure at the southern side of the site to feature approximately 870 square feet. The applicant has proposed for the structure to feature brick facades, metal doors, and

low-sloped TPO roofs. The applicant has proposed to remove the previously proposed mechanical pad, locate the dumpster enclosure on the west façade of the auxiliary structure, and clad the enclosure in brick. Staff finds the proposed revisions to be appropriate and consistent with the UDC.
f. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:
1. Staff recommends approval of request item #1, the approval of a waiver to accept and review a subsequent application under the Unified Development Code Section 35-608(g), based on findings c and d.
2. Staff recommends approval of item #2 based on finding e, with the stipulation that landscaping, including trees, is incorporated into the proposed design. A detailed landscaping plan is to be submitted to OHP staff for review and approval.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

COMMISSION ACTION:
Approval of item #1.

Approval of item #2 with staff's stipulations.



Cory Edwards
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that,all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

EXHIBIT 4

AN ORDINANCE 2022-11-03-0831

AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, PURSUANT TO SECTION 35-111 OF THE UNIFIED DEVELOPMENT CODE BY CORRECTING CLERICAL AND FORMATTING ITEMS; MAKING MAJOR AMENDMENTS; MAKING MINOR AMENDMENTS; CLARIFYING ITEMS; AND AMENDING DEFINITIONS; PROVIDING FOR PUBLICATION; AND DIRECTING THE INTITIATION OF THE REZONING PROCESS FOR CERTAIN PROPERTIES PURSUANT TO AMENDMENTS.

* * * * *

WHEREAS, the San Antonio City Council adopted the revised Unified Development Code on May 3, 2001 and reenacted the Unified Development Code, 2005 Edition on September 22, 2005; and

WHEREAS, Section 35-111 requires that requests for amendments to the Unified Development Code be submitted every five years to the Zoning Commission and the Planning Commission; and

WHEREAS, the Unified Development Code amendment program was suspended in 2020 as a result of the COVID-19 pandemic and resumed in October 2021; and

WHEREAS, public hearings were held after notice and publication regarding these amendments to the Unified Development Code at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, on July 5, 2022 the Zoning Commission held a public hearing and made recommendations pertaining to these amendments; and

WHEREAS, on July 18, 2022 the Board of Adjustments held a public hearing and made recommendations pertaining to these amendments; and

WHEREAS, on July 20, 2022 the Historic and Design Review Commission held a public hearing and made recommendations pertaining to these amendments; and

WHEREAS, on July 27, 2022 the Planning Commission held a public hearing and made recommendations pertaining to these amendments; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35 of the City Code of San Antonio, Texas is hereby amended by adding language that is underlined (<u>added</u>) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article I, Section 35-102 is amended as follows:

Specific purposes of the river improvement overlay are as follows:

- *Protect and enhance the overall character of the San Antonio River, ~~and~~ San Pedro Creek, and the Woodlawn Lake area.*
- *Protect and enhance the unique experiences along the length of the river or creek as well as define development nodes of greater activity.*
- *Preserve and protect the distinctive historic character of the Riverwalk and the Hugman features.*
- *Promote the integration of the street and river or creek levels.*
- *Prevent the negative impacts caused by incompatible and insensitive development and promotenew compatible development.*
- *Maintain the openness and natural habitat of the river or creek, access to its trails and provide safety for its users.*
- *Assure that development near the river or creek is compatible with a future vision of a series of mixed-use neighborhoods with commercial and residential nodes that orient to the river or creek and/or stimulate redevelopment of existing commercial corridors.*
- *Preserve the scenic and natural qualities of Woodlawn Lake including existing outward views from Woodlawn Lake Park.*

*****

(b) **Zoning Classification.**

*****

(3) **Development Nodes.** It is the intent of this section that a river improvement overlay district development node shall be restricted to areas lying fully within a river improvement overlay district that are located at 1) the intersection of a major thoroughfare and the San Antonio River or 2) the intersection of two (2) major thoroughfares or 3) if not located at an above mentioned intersection, abut the San Antonio River and be a minimum of twelve (12) acres. Development nodes must range in size from three (3) to twenty (20) acres and shall be located a minimum of one-half (½) mile apart. A development node must include property located on both sides of the street and/or river. A development node must provide at least two (2) of the following uses: office, retail and multi-family residential. Designation of a development node provides for a minimum setback of zero (0) feet from all property lines including riverside and the ability to increase the building height by fifty (50) percent from therequirements set out in article VI. Adoption of a new Development Node within a RIO district requires review and recommendation by the Historic and Design Review Commission and Zoning Commission.

*****

EXHIBIT
5

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 I SAN ANTONIO TEXAS 78283-3966

ACCREDITED

Board of Adjustment
Notification of Decision

May 22, 2018

Graystreet 1611 Broadway, LP
4515 San Pedro Avenue
San Antonio, TX 78212

RE: Case: A-18-078
Legal: NCB 964 BLK 18 LOTS 6, 7, 8, 9, and 10
1603, 1611, and 1615 Broadway

Dear Graystreet 1611 Broadway, LP:

At its meeting on May 21st, 2018 the City of San Antonio Board of Adjustment made a motion to approve your requests for 1) a 5-story variance and an 80-foot variance from the RIO-2 and Development Node regulations to allow for a structure to be 20 stories and 260 feet in height and (2) a 60-foot variance from the AHOD regulations to allow for a structure to be 20 stories and 260 feet in height, which PASSED. The Board's decision is not final until the meeting minutes are adopted. Hearing minutes are adopted by the Board at a later Board of Adjustment hearing. This variance must be exercised (i.e. obtain a building permit or submit plans) within twelve (12) months of the adoption of the Board's minutes, or these variances will be rendered void. While the Board's decision is not final until minutes are adopted, Development Services Department may issue conditional building permits following the Board hearing, subject to a final decision.

If you wish, a copy of the Board's minute records from the May 21st, 2018 meeting will be made available to you for your records once they are approved by the Board. If you have further questions or concerns, please do not hesitate to contact me at 210.207.3074 or via email at Debora.gonzalez@sanantonio.gov.

Sincerely,

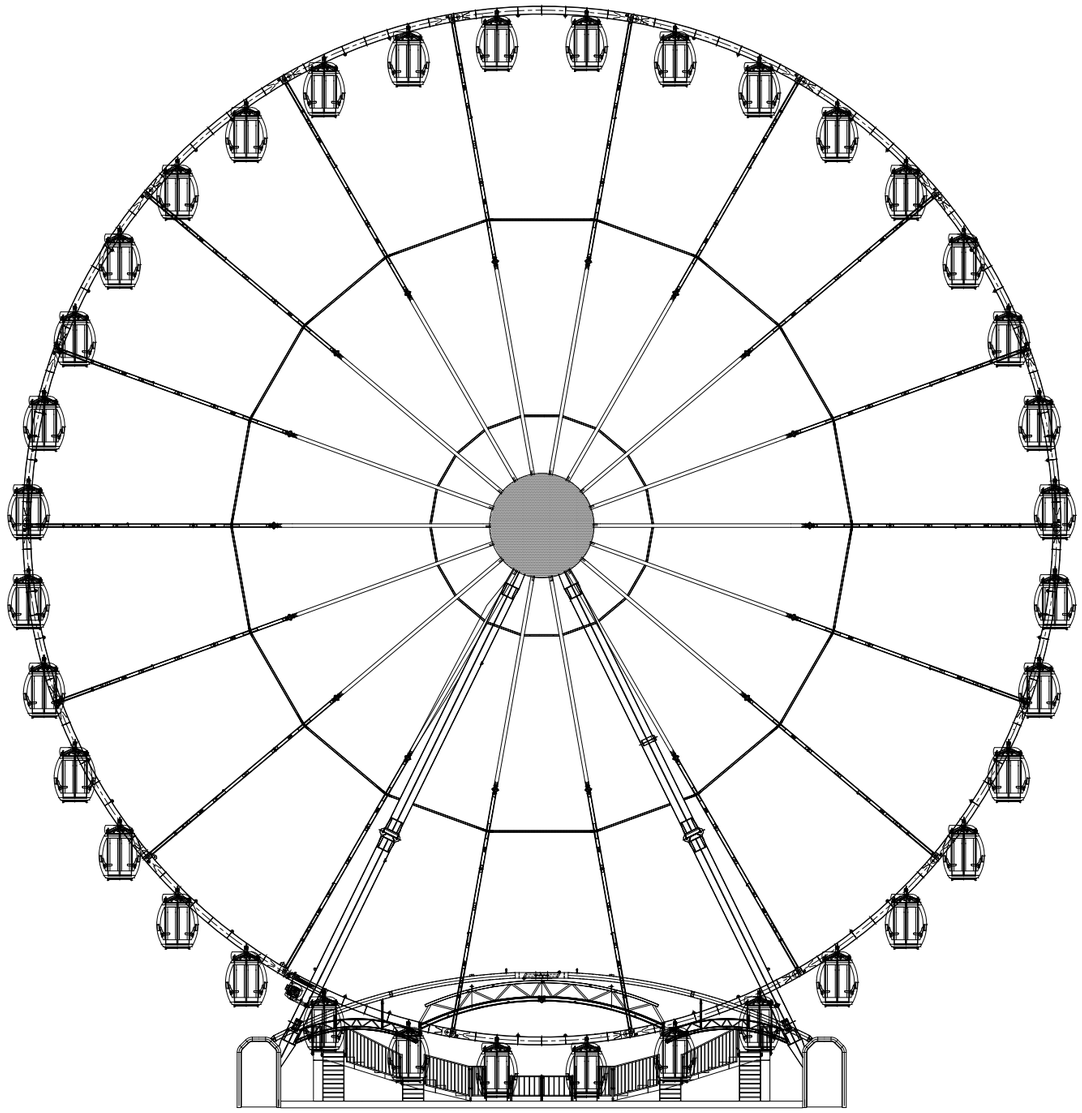
Debora Gonzalez
Senior Planner

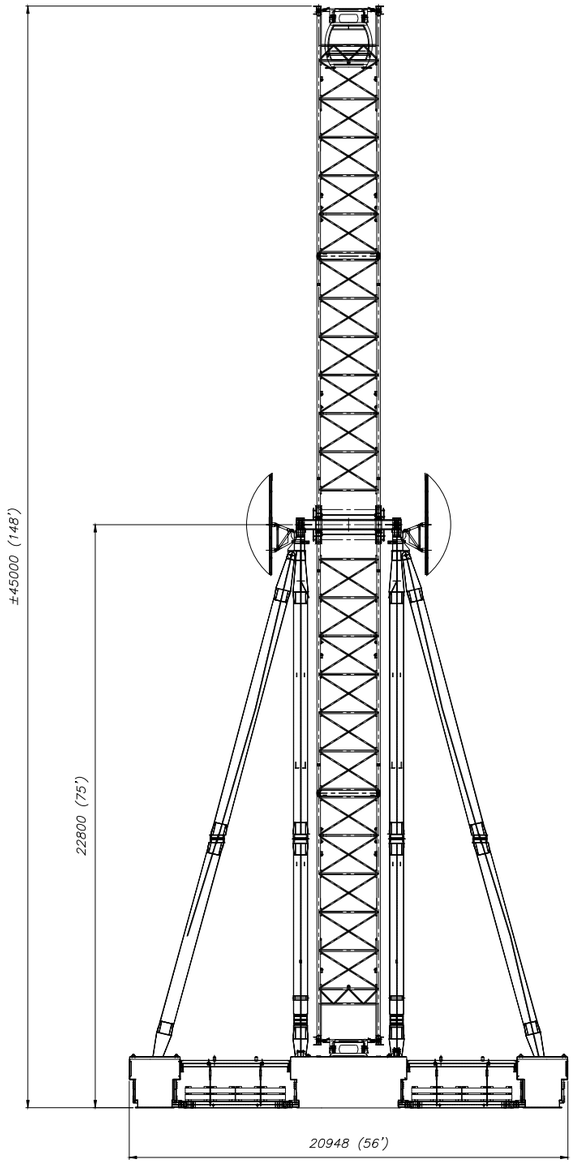
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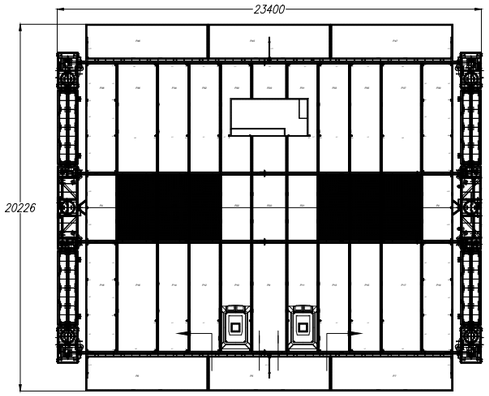












TECHNICAL DATA R50

WHEEL HEIGHT	: ± 45 m (approx. 148 ft.)
WHEEL DIAMETER	: 40.6 m (approx. 133 ft.)
HEIGHT MAIN_AXLE	: 22.8 m (approx. 75 ft)
NUMBER OF GONDOLAS	: 36 pcs.
NUMBER OF SPOKES	: 18 pcs.
REVOLUTIONS	: 2 rpm
SPEED	: 4 m/s
WEIGHT– AND WINDCALCULATIONS	: DIN 1055 and DIN 4112
LOAD PER GONDOLA	: 8 persons each 75 kg (±168 lbf)=600 kg (approx. 1323 lbf)
MAXIMUM LOAD	: 288 persons each 75 kg (±168 lbf)=21600 kg (approx. 47620 lbf)
BASE WIDTH	: 23.4 m (approx. 77 ft.)
BASE DEPTH	: 17.14 m (approx. 56 ft.)

Dimension notation:	ISO 406	Roughness notation:	ISO 1302	Welding tolerances:	ISO 13920-AE
Geometric notation:	ISO 5459	Cutting tolerances:	ISO 9013	Machining tolerances:	ISO 2768-mK

Format A4

Dimensions in mm

Material:

Drawn by:	JWE	25-10-2024
Checked by:		
Approved by design:		
Approved for release:		

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Project name:	GIANT WHEEL R50SP
Project Area/Land:	
Scale:	
Weight:	

Drawing Title:

R50SP 5012.09

Article number:

Dutch Wheels

Drawing number	
Revision	0
CAD-File:	
Sheet 1 of 1	