

Z-2024-10700142

Address: 2603 E. Commerce, 500  
and 506 Belmont

Legal Description: NCB 1434,  
BLK 11, Lots 1, 2, 15, and 15

Current Zoning: AE-2 EP-1  
MLOD-3 MLR-2 AHOD and R-4  
EP-1 MLOD-3 MLR-2 AHOD

Proposed Zoning: IDZ-1 EP-1  
MLOD-3 MLR-2 AHOD with  
Uses Permitted in C-1.

Acreage: 0.5975

Parking: 25 Spaces (Typical Size:  
9' x 18')

Setbacks --  
Front: 0' Minimum  
Side and Rear: 5' Minimum

Height: 2.5 stories/35' Maximum

Building Size: 6200 SF

Fencing: Eastern perimeter/  
boundary fencing as permitted by  
Code at time of zoning approval.

I, Mahmoud Rafati, 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  
submission for building permits.

Ingress/Egress on S. Walters

S WALTERS STREET

20' DRIVE

25' DRIVE

155'-0"

6,200 SF  
MULTI-TENANT  
RETAIL SPACE

10' - 0"

11

4

40'-0"

5

25' DRIVE

Ingress/Egress on E. Commerce