Zoning Case No. Z-2024-10700063
Address: 100 Appler Street

Legal Description: NCB 1763 BLK 33 LOTS 1-4, 7-12, P-100-103, & P-105-106 (Portion of Closed Alley)

Current Zoning: IDZ RIO-1 DN UC-2 NCD-9 AHOD with Uses Permitted in O-2, C-2 and a Bar/Tavern with or without cover charge 3 or more days per week.

Proposed Zoning: IDZ-2 RIO-1 DN UC-2 NCD-9 AHOD with Uses Permitted in C-2, a Hotel over 35' a Bar/Tavern with or without cover charge 3 or more days per week and Club-Private.

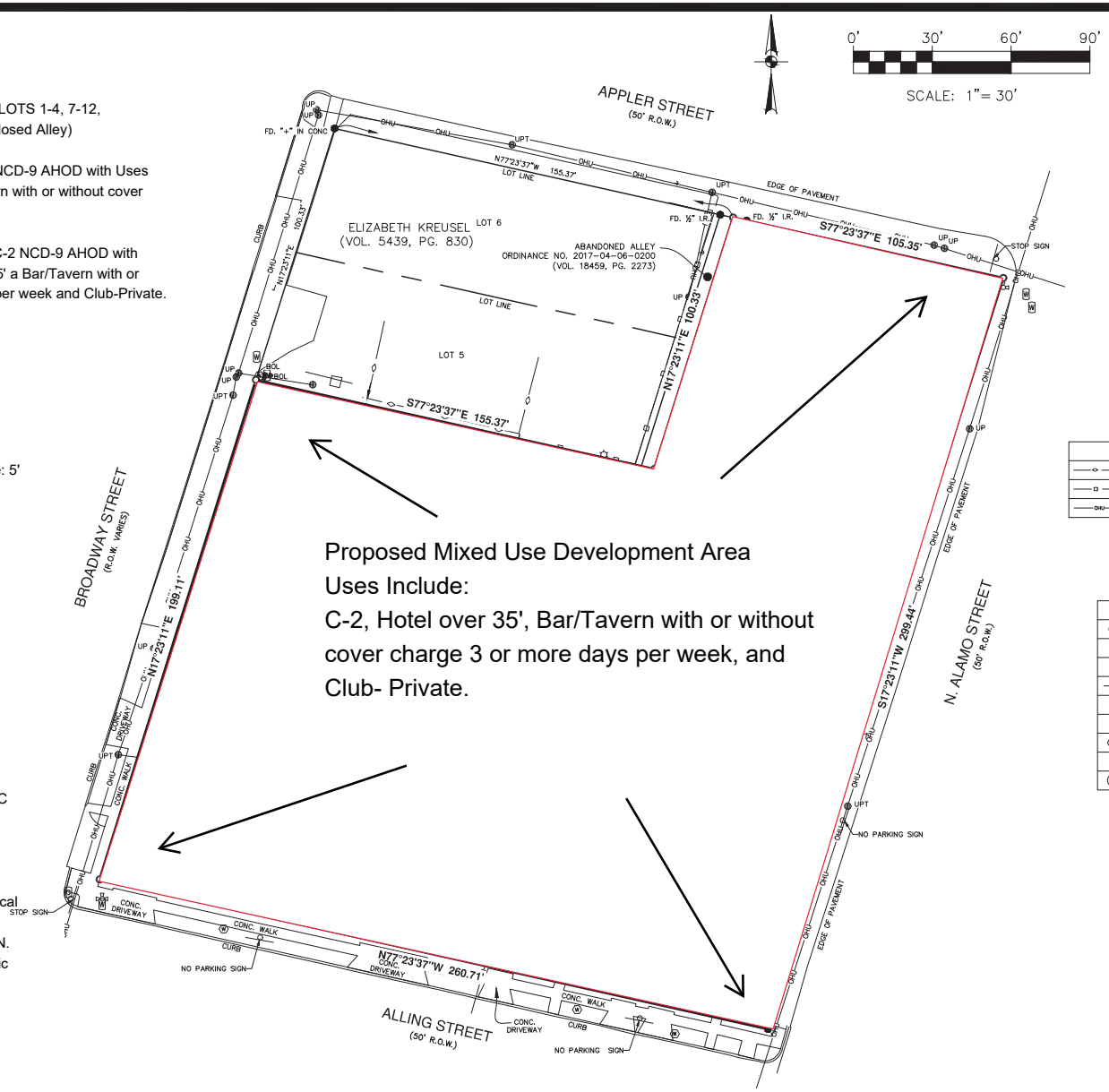
Total Acreage: 1.4290
Residential Density: Zero (0) Units
Commercial Acreage: 1.4290
Industrial Acreage: Zero (0)
Office Acreage: Zero (0)
Open Space Acreage: Zero (0)
Side and Rear Setbacks where applicable: 5'
Maximum Building Height: 75'

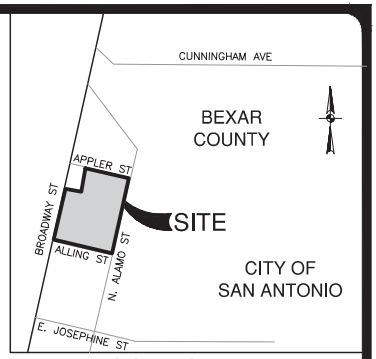
LEGEND

CA.T.V.	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FD.	FOUND
HC	HANDICAP SPACE
I.R.	1/2" IRON ROD
I.P.	IRON PIPE
(PD)	PAPE-DAWSON CAP
	SET 1/2" I.R.(PD)
	FOUND

Parking: parking shall satisfy 75% of the minimum required in accordance with UDC Section 35-526, Table 526-3b, as of the effective date of the IDZ-2 zoning. Typical parking stall measurements are 9' x 18'.

Screening: Dumpsters and other mechanical equipment (excepting any required transformers) along Appler Street and/or N. Alamo Street shall be screened from public view. This screening shall be defined as a minimum 7-foot tall solid screen wall and access gate.





LOCATION MAP

NOT-TO-SCALE

LINE LEGEND

	CHAIN LINK FENCE
	POST & RAIL/HOG WIRE FENCE
	OVERHEAD UTILITY

SYMBOL LEGEND

	FIRE HYDRANT
GUY	GUY ANCHOR
	LAMP POST
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
UP	UTILITY POLE
UPT	UTILITY POLE W/TRANSFORMER
W	WATER METER
WV	WATER VALVE
CO	SANITARY SEWER CLEANOUT

I, 4M Broadway, LLC, 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.

NO.	REVISION	DATE

Date: Feb. 27, 2024, 1:20pm User ID: mfiedler
File: N:\Survey18\18-9100\9115-18\659115-18.dwg