

**Case Number Z-2024-10700229**

**141 Lavaca St**

**IDZ-3 Site Plan**

**City Council District 1**

Current Zoning:  
O-2 H HS AHOD & RM-4 H AHOD

Proposed Zoning:

141 Lavaca St: IDZ-3 H HS AHOD with uses permitted in C-2 & O-2, with Multi-family dwelling units (apartments/condominiums) not to exceed 325 units; as well as the following uses: Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel taller than 35 feet, Studio- Sound and Recording, Club- Private, Spa, Warehouse (Flex Space)  
620 Matagorda St: IDZ-3 H AHOD with uses permitted in C-2, O-1.5, & RM-4 with Multi-family dwelling units (apartments/condominiums) not to exceed 31 units; as well as the following uses: Timeshares or Corporate Apartment, Hotel, Studio- Sound and Recording, Club- Private, Spa

Addresses:  
141 Lavaca St & 620 Matagorda St

Legal Descriptions:  
Southtown Aldea Subdivision  
Lot 2, Block 4, NCB 13815  
Lot 24, Block 7, NCB 707

Property Total Acreage: 4.684 acres  
Total Buildable Area: 204,035 square feet (ground level)

Ingress/Egress: As shown

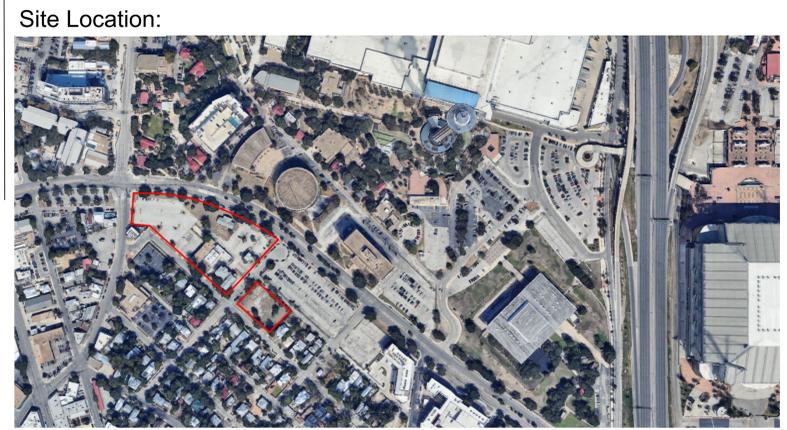
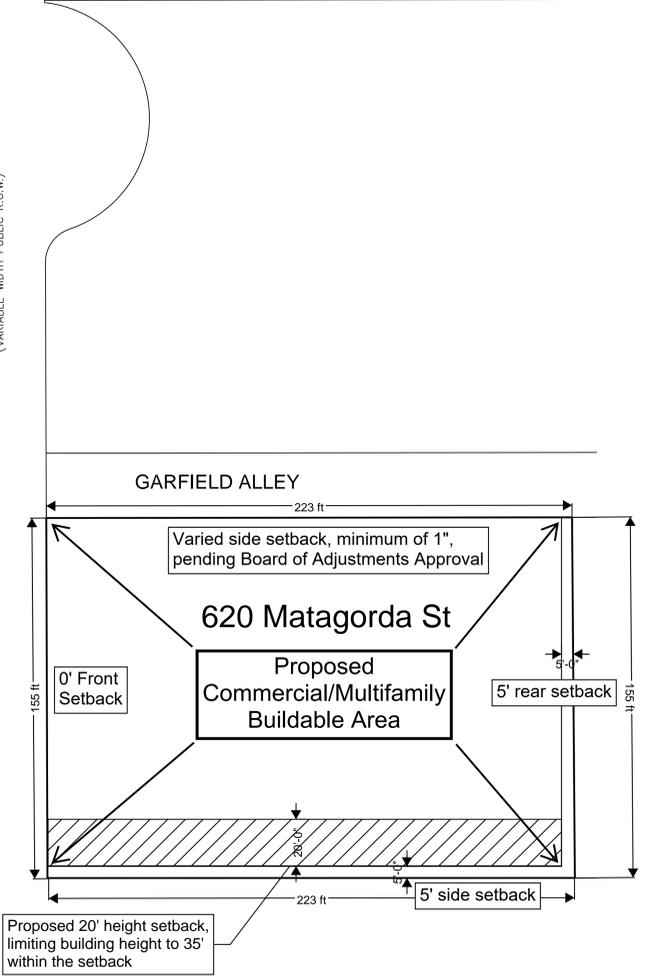
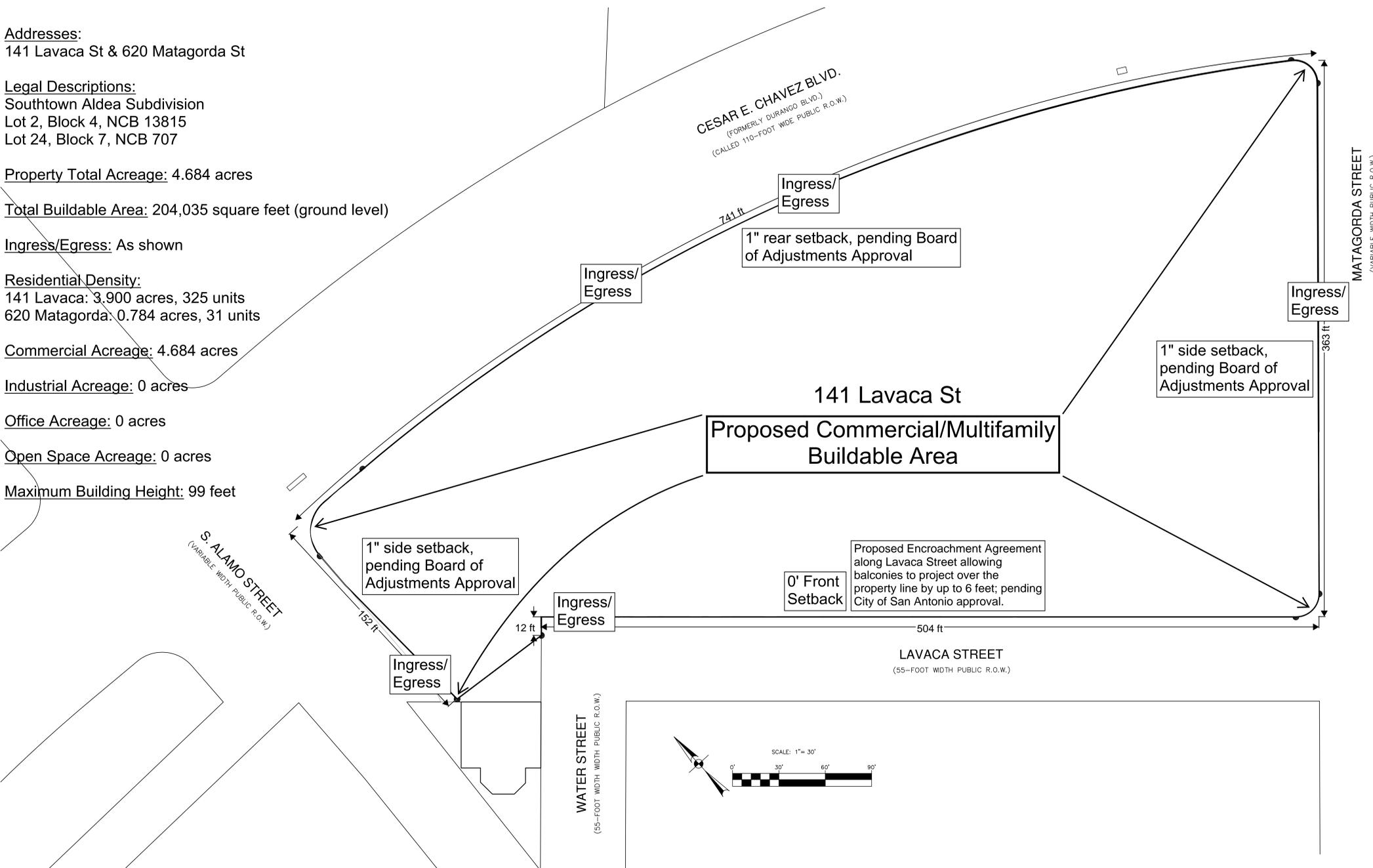
Residential Density:  
141 Lavaca: 3.900 acres, 325 units  
620 Matagorda: 0.784 acres, 31 units

Commercial Acreage: 4.684 acres  
Industrial Acreage: 0 acres

Office Acreage: 0 acres

Open Space Acreage: 0 acres

Maximum Building Height: 99 feet



I, Oxbow Real Estate, 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.