

Z-2024-10700225

Address: 419 South Hackberry Street

Legal Description: the north 45 feet of Lot 27, Block 20, NCB 617

Overall Square Footage: 2083 sf

Impervious Coverage: 1500 sf

Parking Space: 1 in front, 18'x10'

Building Square Footage: 776 sf

Fencing:

- 3' wood fence along north and east property lines
- 6' wood fence along west property line

No proposed landscaping

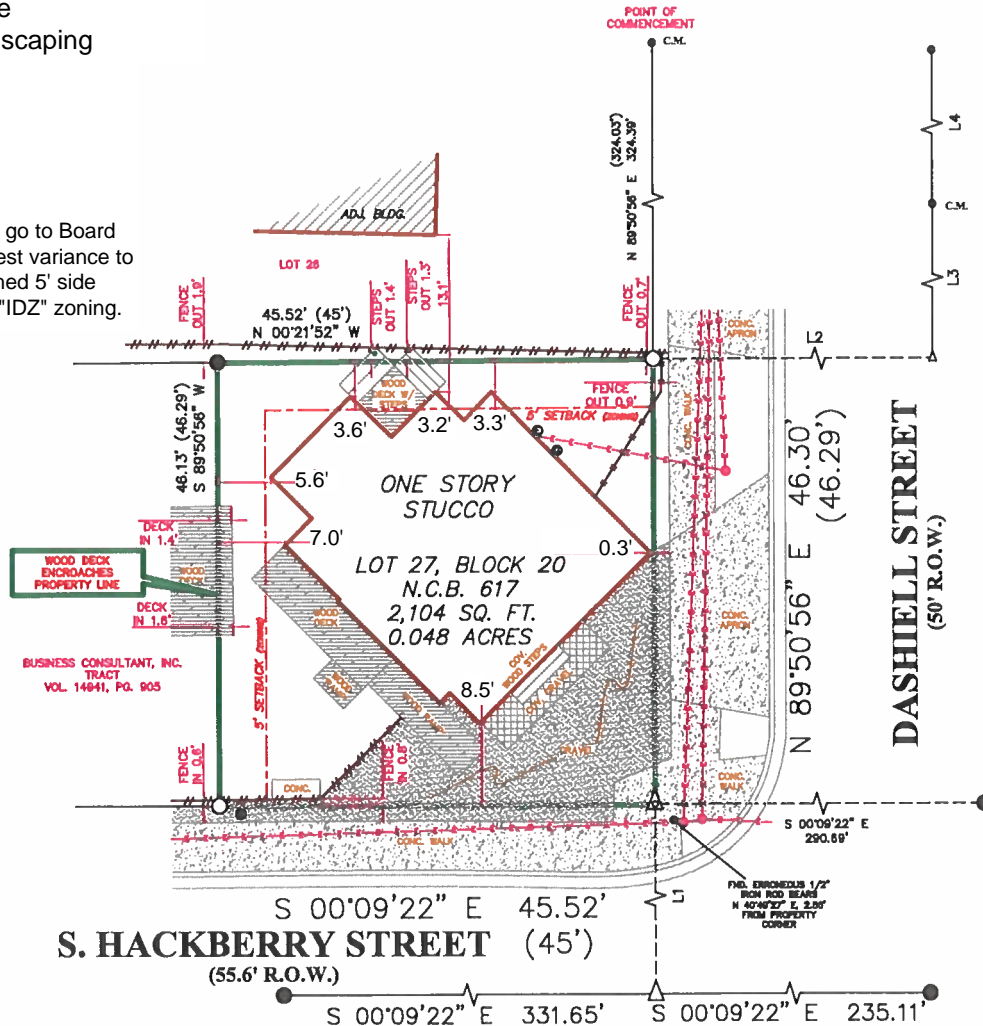
Setbacks:

- North: 0.3'
- South: 5.6'
- East: 8.5'
- West: 3.2'*

*Applicant will have to go to Board of Adjustment to request variance to encroach the established 5' side and rear setbacks for "IDZ" zoning.

SCALE: 1"=20'

| LINE | BEARING | DISTANCE |
|------|---------------|-----------------|
| L1 | N 89°50'56" E | 55.60' |
| L2 | N 00°09'04" W | 50.00' |
| L3 | S 89°50'56" W | 46.34' (46.29') |
| L4 | S 89°50'56" W | 46.57' (46.29') |



SITE PLAN 419 S. HACKBERRY STREET

FROM: "IDZ-2" with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week

TO: "IDZ-2" with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment to increase the building square footage to 776sf and reduce the setback to 0.3 feet on the north property line, 3.2 feet on the west property line, and 5.6 feet from the south property line

I, Michael Perez, 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.