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

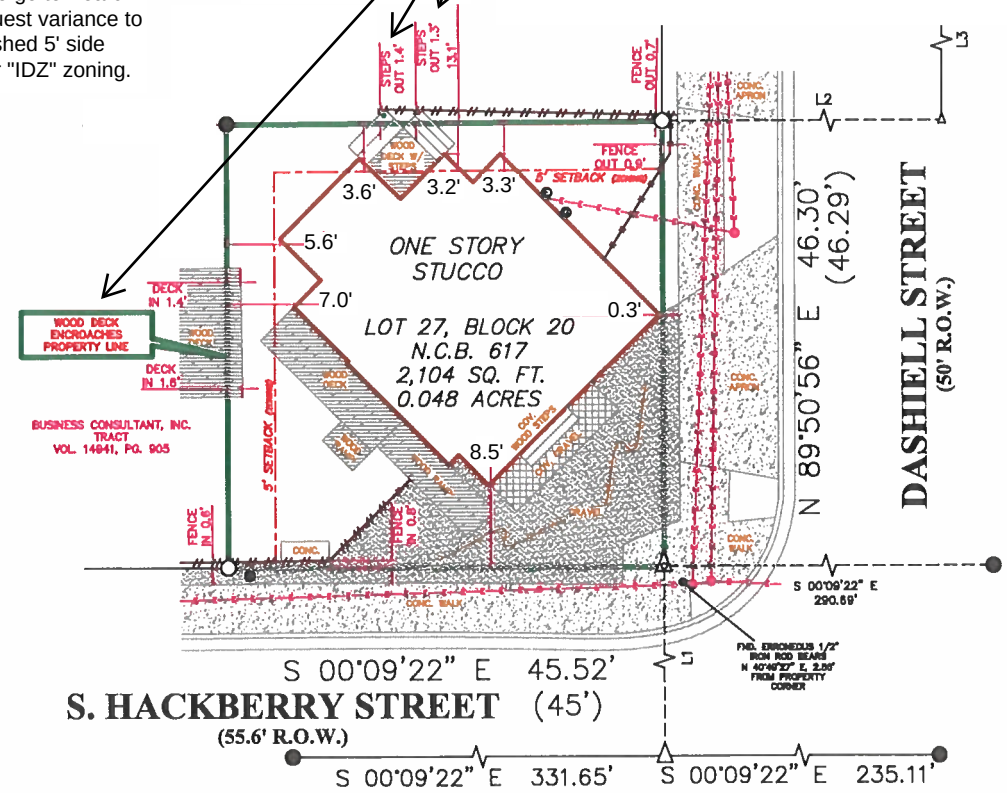
No proposed landscaping
Setbacks:
- North: 0.3'
- South: 5.6'
- East: 8.5'
- West: 3.2'*

*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')

All encroachments into abutting properties are not to be reviewed by City Council. Those structures must be permitted by agreement with abutting property owners.



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.