

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: Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio- Sound and Recording, Club- Private, Spa, Warehouse (Flex Space), Fitness Center and Sport Court with Outdoor Uses Permitted

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

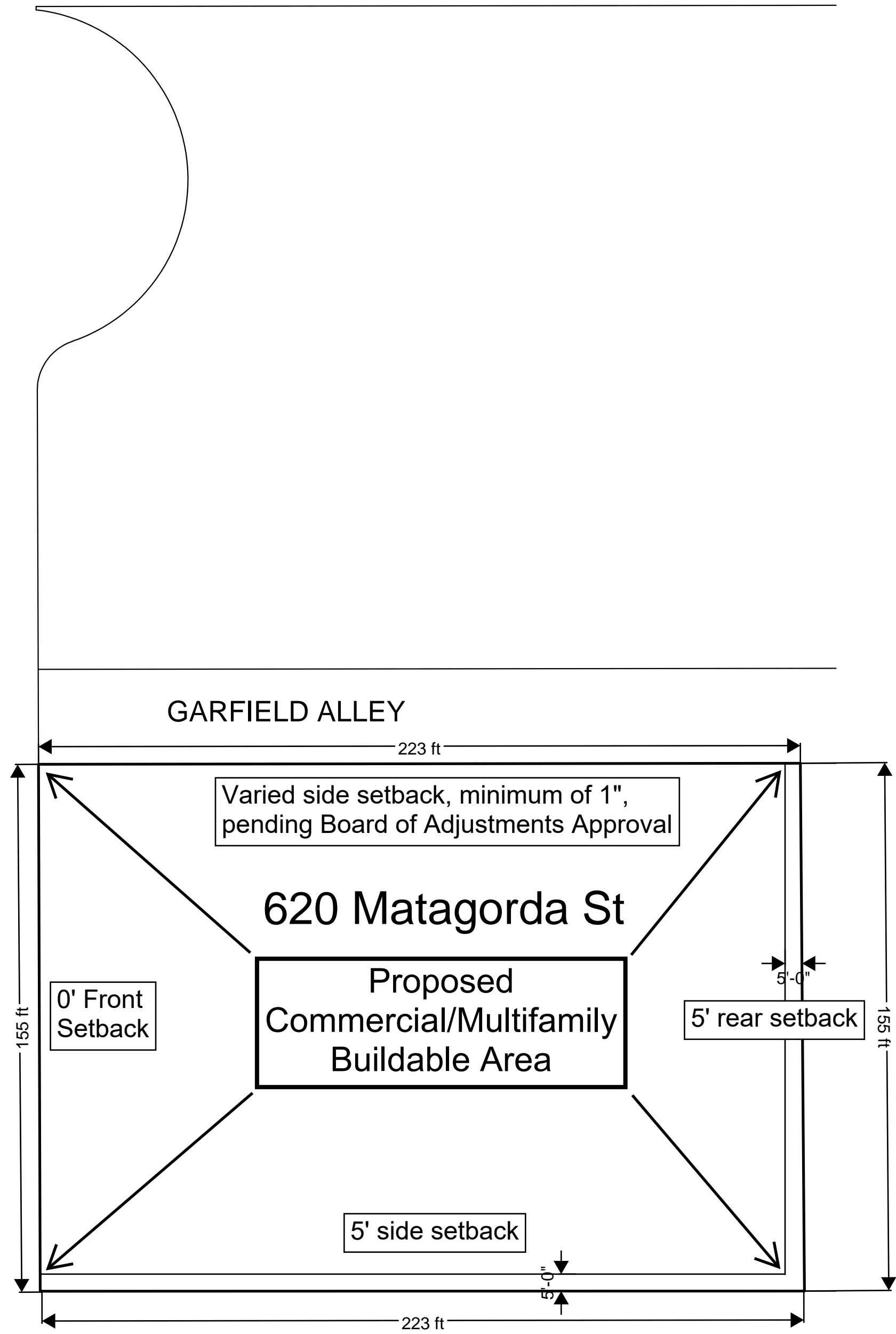
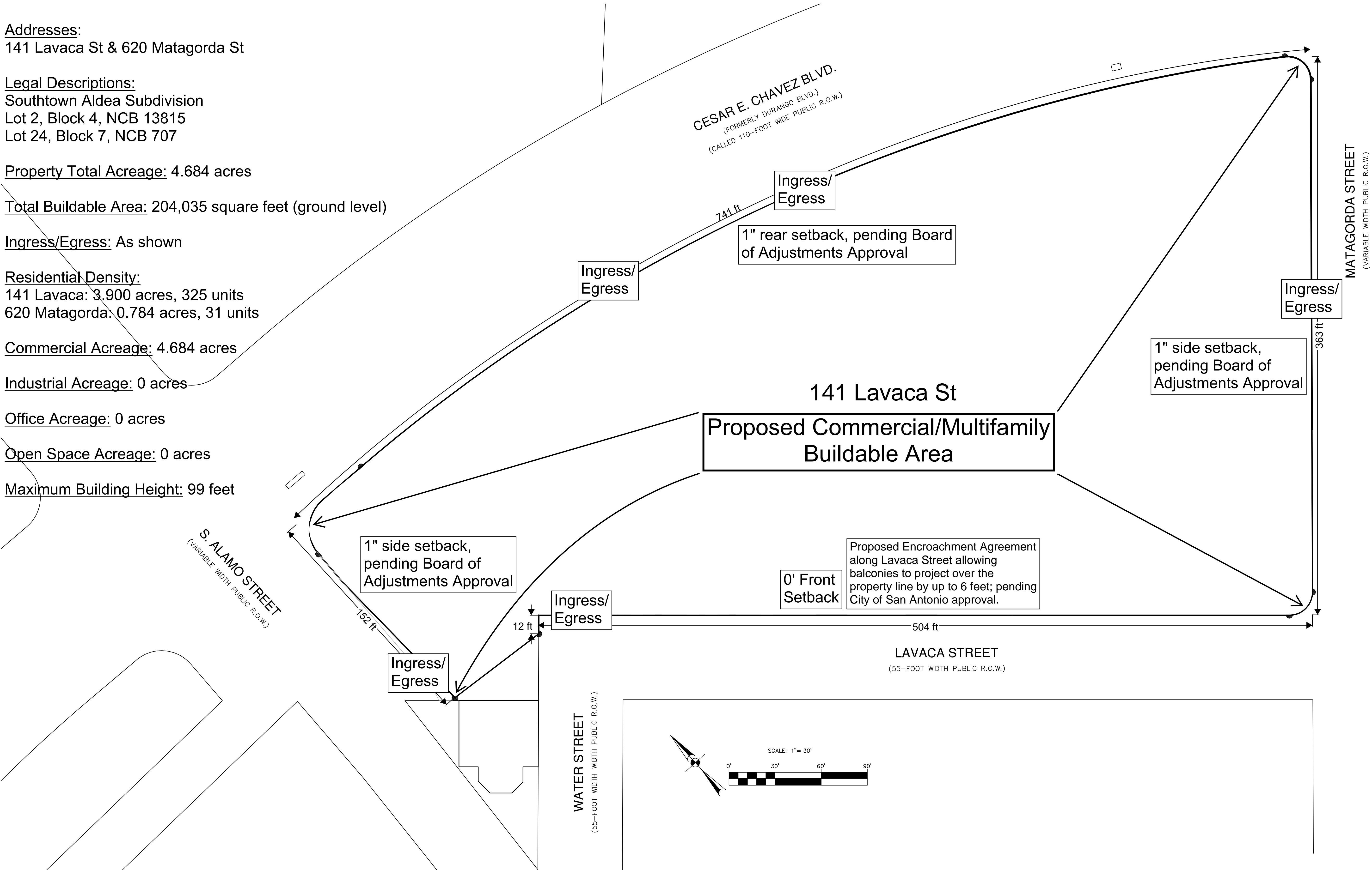
Commercial Acreage: 4.684 acres

Industrial Acreage: 0 acres

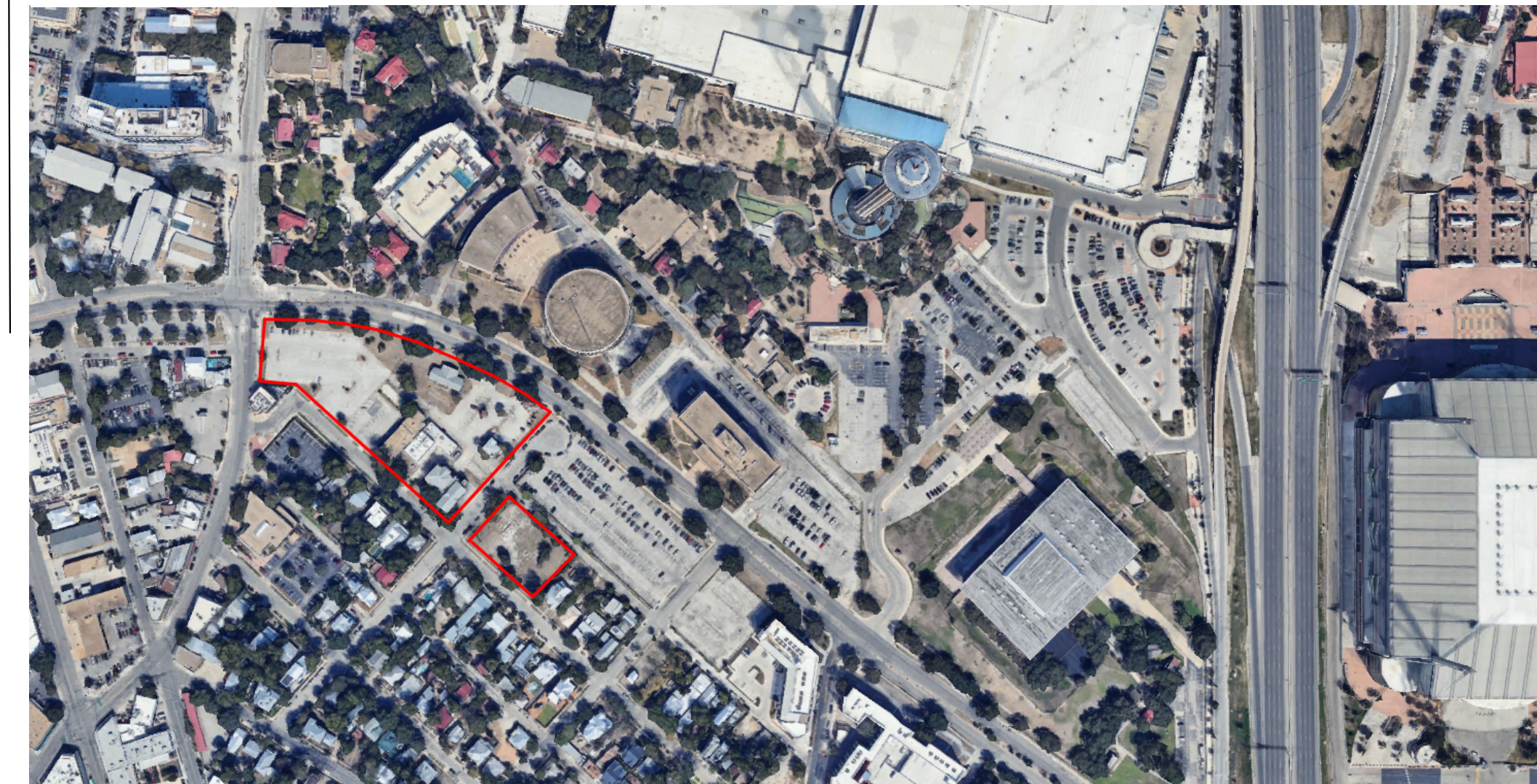
Office Acreage: 0 acres

Open Space Acreage: 0 acres

Maximum Building Height: 99 feet



Site Location:



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.