

Z-2024-10700144

Address:  
302 West Josephine Street, 312 West Josephine Street,  
407 West Grayson Street, 111 Polk Street, 115 Polk Street,  
and 119 Polk Street

Legal Description:  
Lot 12, Lot 13, Lot 14, Lot 20, the south 142.5 feet of  
Lot 4, the north 48.3 feet of Lot 11, the north 48.33 feet of  
the south 96.66 feet of Lot 11, Block 2, NCB 3027 and 0.046  
acres out of NCB 3027

Zoning Request:  
From "C-3NA UC-4 AHOD" General Commercial Nonalcoholic  
Sales North St. Mary's Street Urban Corridor Overlay Airport  
Hazard Overlay District, "C-3NA AHOD" General Commercial  
Nonalcoholic Sales Airport Hazard Overlay District, and "IDZ-3  
AHOD" High Intensity Infill Development Zone Airport Hazard  
Overlay District with uses permitted in "C-2" Commercial  
District, 900 dwelling units, and Bar and/or Tavern to "IDZ-3 UC-  
4 AHOD" High Intensity Infill Development Zone North St.  
Mary's Street Urban Corridor Overlay Airport Hazard Overlay  
District with uses permitted in "C-2" Commercial District, 260  
dwelling units, and Bar And/Or Tavern Without Cover Charge 3  
or More Days Per Week and "IDZ-3 AHOD" High Intensity Infill  
Development Zone Airport Hazard Overlay District with uses  
permitted in "C-2" Commercial District, 260 dwelling units, and  
Bar And/Or Tavern Without Cover Charge 3 or More Days Per  
Week

PROPOSED METRICS:

SITE B: BUILDABLE AREA  
260 RESIDENTIAL UNITS  
5,000 SF - COMMERCIAL  
135 PARKING SPOTS  
78' MAX HEIGHT  
5' PERIMETER SETBACKS

I, Troy M Jessee Construction LP, 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.

Additional information required under Table  
B101-1 may be found through various  
Development Service Department records,  
including those associated with platting,  
addressing, building and permits.  
Reference to those records as required for  
zoning review is incorporated herein for Site  
Plan purposes under Chapter 35 (Unified  
Development Code).



08/08/2024 REVISION



**SITE PLAN**  
SCALE 1"=50'