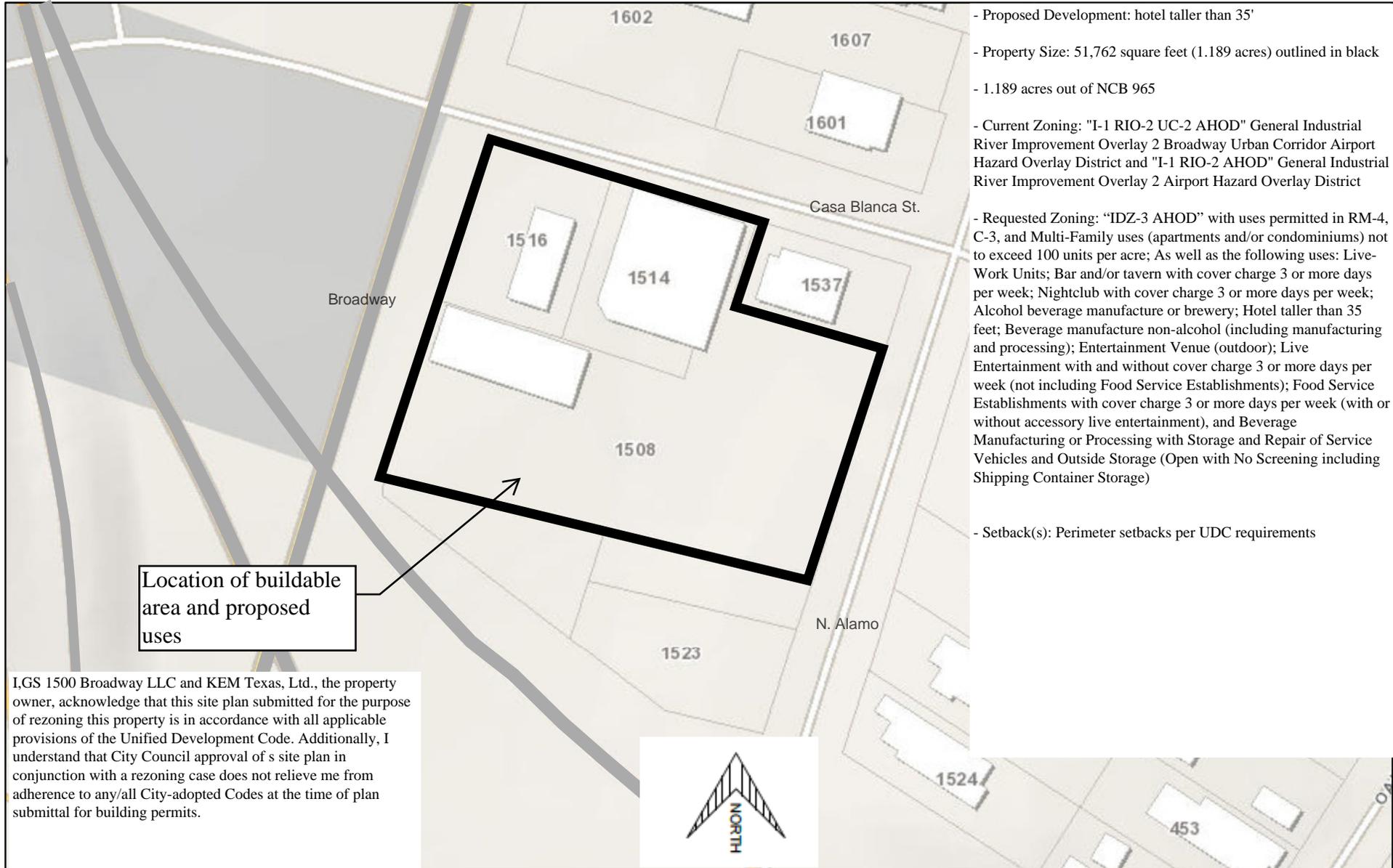


# Z-2023-10700225



Location of buildable area and proposed uses

I, G/S 1500 Broadway LLC and KEM Texas, Ltd., 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 this 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.

- Proposed Development: hotel taller than 35'
- Property Size: 51,762 square feet (1.189 acres) outlined in black
- 1.189 acres out of NCB 965
- Current Zoning: "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District
- Requested Zoning: "IDZ-3 AHOD" with uses permitted in RM-4, C-3, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; As well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage)
- Setback(s): Perimeter setbacks per UDC requirements

