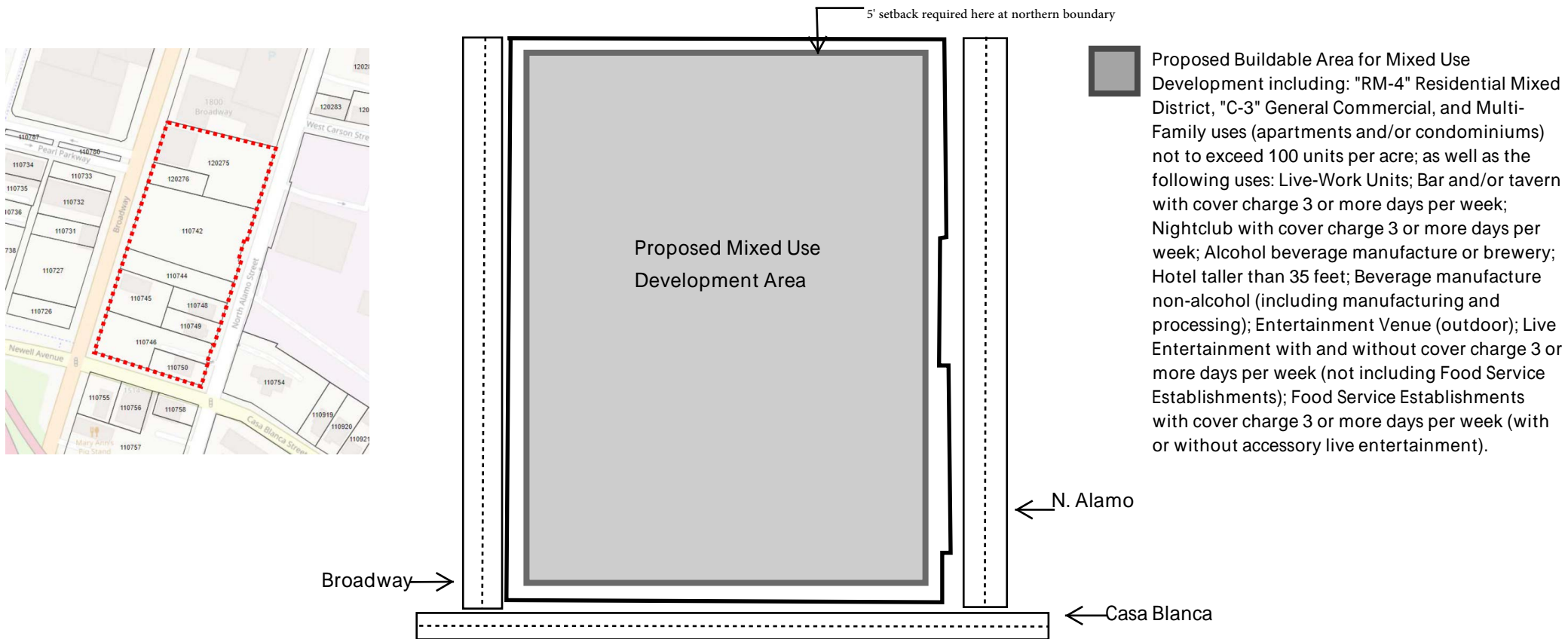


# BESA Rezoning -- Z-2022-10700216

**Current Zoning:** MF-33 C-1, C-3 and IDZ (all applicable overlays) with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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).

**Proposed Zoning:** IDZ-3 (with all overlays remaining the same) DN (Development Node) with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, 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).

*Note: Multi-Family units may be clustered in one or more lots within the rezoning area provided the overall density does not exceed the total units permitted (100 units/acre)*



**Property Location:** 1602, 1610, 1616, 1630, 1702 and 1706 Broadway; 1601, 1611, and 1613 N. Alamo

**Legal Description:** NCB 965 Lots 1-9, 11-14, 16, 38-39; NCB 1765 BLK 11 LOTS 7-9, 16-18.

**Lot Size:** 3.3861 Acres

**Buildable Area:** 140,000 SF

**Ingress/Egress Facilities:** may be located where and if permissible on Broadway, Casa Blanca, and/or N. Alamo

I, BESA Land Partners 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.