

I, Michael A. Guerrero, Manager of Guerrero & Morales, 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 Code at the time of plan submittal for building permits.



SCALE: 1"=30'

LIVE OAK

(N 00°02'00" W)
N 00°15'26" W 140.28'

BROOKLYN
(80' R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT
BACK OF CURB
BACK OF CURB
BACK OF CURB

(S 52°14'45" E 193.29')
S 52°28'11" E 193.28'

Address: 201 Burnet Street

SUBJECT TRACT
12,342 SQ. FT.
0.283 ACRES

Legal Description: Lots S IRR 140.28ft of 11, S 60ft of 12 and S 21.32ft of 13, Block 24, NCB 534
Current Use: Vacant ("D")
Proposed Use: Mobile Food Court ("IDZ" with uses permitted in "D" and a Mobile Food Court)

Driveway Access
S 89°32'33" W 152.75'
(S 89°46'00" W)

BACK OF CURB

BURNET
(55.6' R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG
UTILITY, AND TRANSFORMER EASEMENT

POINT OF COMMENCEMENT

N 00°05'15" W
55.60'
C.M.

SISTERS OF THE
HOLY SPIRIT
2.406 ACRES
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S 89°32'33" W 315.68'
(S 89°46'00" W 314.7')

C.M.

The following Downtown Design Guide Regulations will be incorporated into the design of the property:

- Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
- Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban spaces and plazas
- Parking and security lights shall not provide spillover to neighboring residential properties
- Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk
- Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shades, clustered in groups near site features like fountains and plazas, etc.
- All fascia signage shall be integrated into the architecture
- The signage material will be weather proof and fade resistant
- Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures