TIRZ#3
Yucatan Margarita Factory
213 S Chaparral Street

November 8, 2021

Property History

- Built in 1949
- 3175 Sqft.
- The Birthplace of South Beach Grill has been closed and the building has been vacant for over a decade
- Ryan Joseph wanted to bring a new restaurant that would be an asset to the Downtown area dining scene.

Proposed Project:

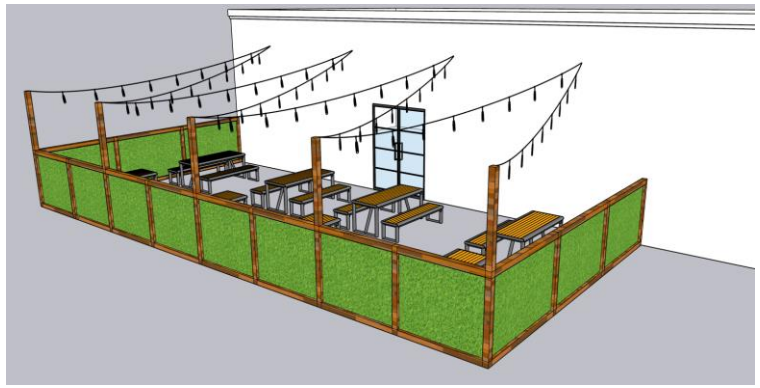
- New Mexican Margarita Kitchen and Bar
- Streetscape Improvements
- New mural for the side of the building

Aerial View

Entravision Communications
Brookdale Trinity Towers
Shook Enterprises
N Chaparral St
544
Coopers Alley
Subject Property
Shook Enterprises
Coopers Alley
413 Coopers Alley Parking
S Chaparral St
FedEx Drop Box
Ronjo V
Borden Insurance
S Upper Broadway
221 N Water St Parking
IBC Bank
Aloe Tile Works
S Chaparral
544
Kinney St
Aloe Tile Works
S Chaparral St
Annex
S Water St
304 N Shoreline Blvd Parking
Shoreline Blvd
Google

Current Condition

Project Concept



Project Cost

Project Costs	
Description	Estimate
Streetscape Improvements	$103,547
Total Project Costs	103,547

Project Costs	
Description	**Estimate**
Exterior Repairs	$36,534
Paint	$19,864
Fence	$9,688
Gutter Replacement	$2,490
New Signage & Awnings	$15,617
Patio Lighting	$4,400
Surveillance Camera System	$7,500
Mural	$5,000
Permit & fees	$2,454
Total Project Costs	**$103,574**

Streetscape & Safety Parameters

- Exterior Improvements
- Half Cost is Eligible for Reimbursement

Recommendation

Program	Total	Period
• Streetscape & Safety Improvement Program	**$51,774**	One-time

- Activates a vacant property
- Motion to Approve Agreement
- Completion Date (November 1, 2022)