

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: February 12, 2026

CALENDAR NO. 35,334

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN

AN ORDINANCE to establish a conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District, on Square 1539, Lot 11, in the Third Municipal District, bounded by North Broad Street, Duels Street, and Bruxelles Street (Municipal Address: 2037 North Broad Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 63/25 was initiated by Danny M. Nassar and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated January 2, 2026, presented in **Zoning Docket Number 63/25**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to one (1) proviso as stated in Motion Number M-26-66 of the Council of the City of New Orleans on January 27, 2026.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That a conditional use to permit the retail sale of packaged alcoholic beverages in an
3 MU-1 Medium Intensity Mixed-Use District, on Square 1539, Lot 11, in the Third Municipal
4 District, bounded by North Broad Street, Duels Street, and Bruxelles Street (Municipal Address:

5 2037 North Broad Street); is hereby authorized and approved, subject to the following proviso, as
6 specifically set forth herein:

7 **PROVISO:**

8 1. No City department shall issue alcoholic beverage outlet licenses for this project until final
9 development plans are approved by the City Planning Commission and recorded with the
10 Office of Conveyances. Failure to complete the conditional use process by properly
11 recording plans within a one-year time period or failure to request an administrative
12 extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning
13 Ordinance will void the conditional use approval.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything
2 required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or
3 remedies the law prescribes.

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this
2 conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation
3 have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which
4 impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing
5 or ongoing obligation is based on the City Planning Commission's approval of the final site plan,
6 which shall be submitted within one year of adoption of this Ordinance by the City Council, unless
7 extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the
8 City Planning Commission shall verify that the development plan incorporate all conditions set
9 forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved
10 plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans,
11 within 30 days of the date of final approval, and evidence of such recordation shall be submitted
12 to the City Planning Commission. No use or occupancy certificates or permits, other than the

13 building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is
14 recorded and evidence of recordation is submitted to the City Planning Commission. If the
15 development plan is not approved and recorded, within the timeframes provided in the
16 Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal force
17 or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive
18 Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2
19 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will
20 be null and void. The preceding deadlines may be extended via motion in accordance with the
21 Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED: