



Zoning Case #0319-01
Greer Evans and Halaj Trust

Rezoning for a Property at
5813 and 6002 Old Brownsville Road

Planning Commission Presentation
March 6, 2019

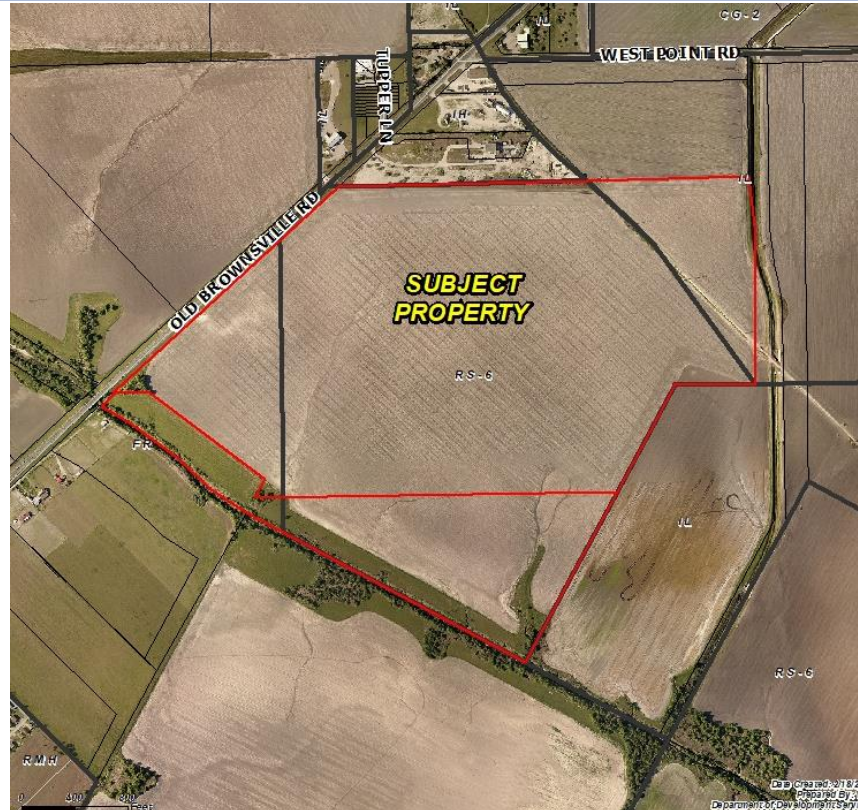


Aerial Overview





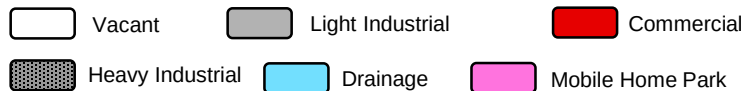
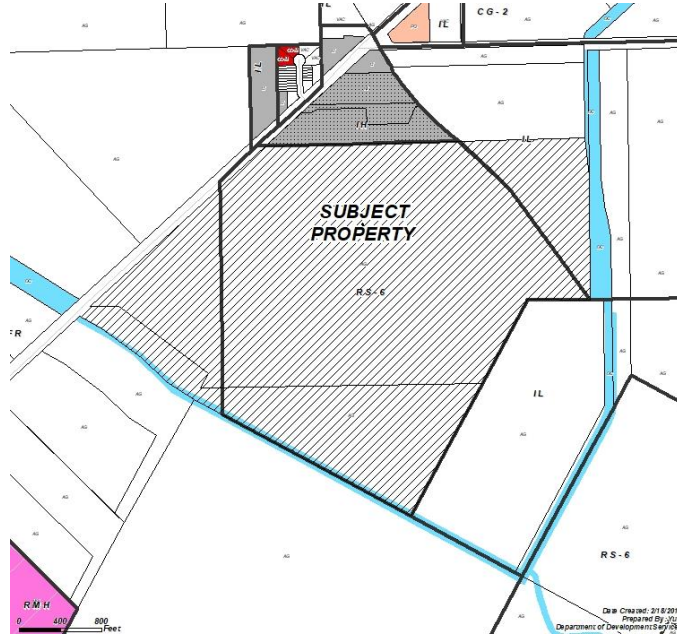
Subject Property at 5813 and 6002 Old Brownsville Road



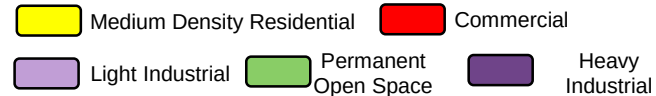
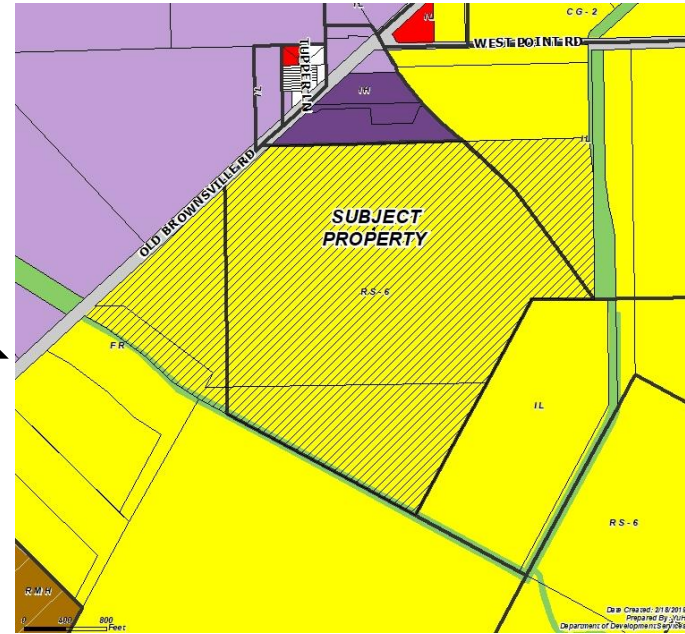


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Old Brownsville Road





Old Brownsville Road, South of Subject Property





Old Brownsville Road, West of Subject Property





Old Brownsville Road, North of Subject Property



Subject Property



Public Notification

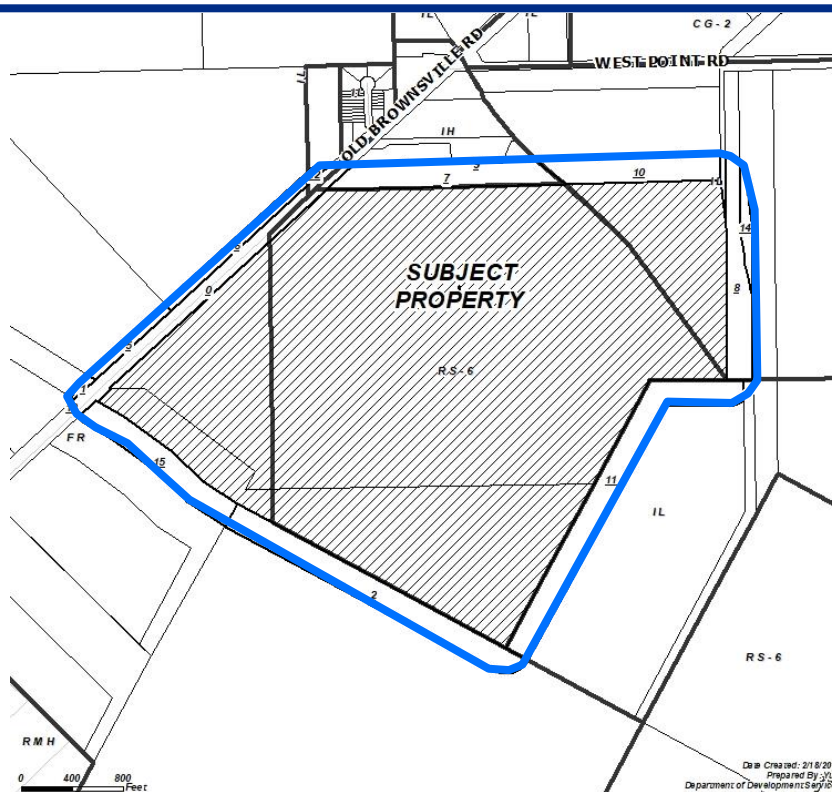
15 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



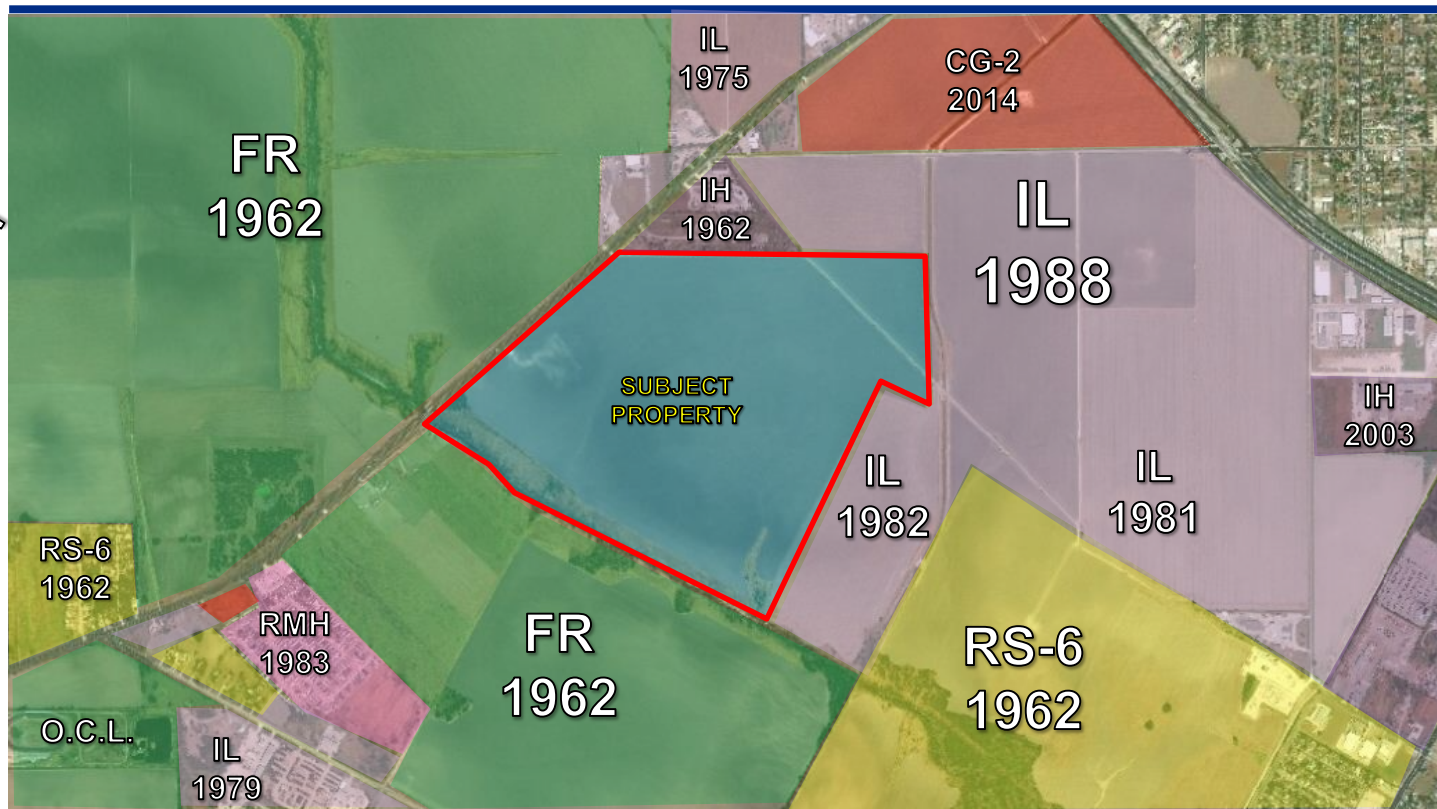
In Favor: 0





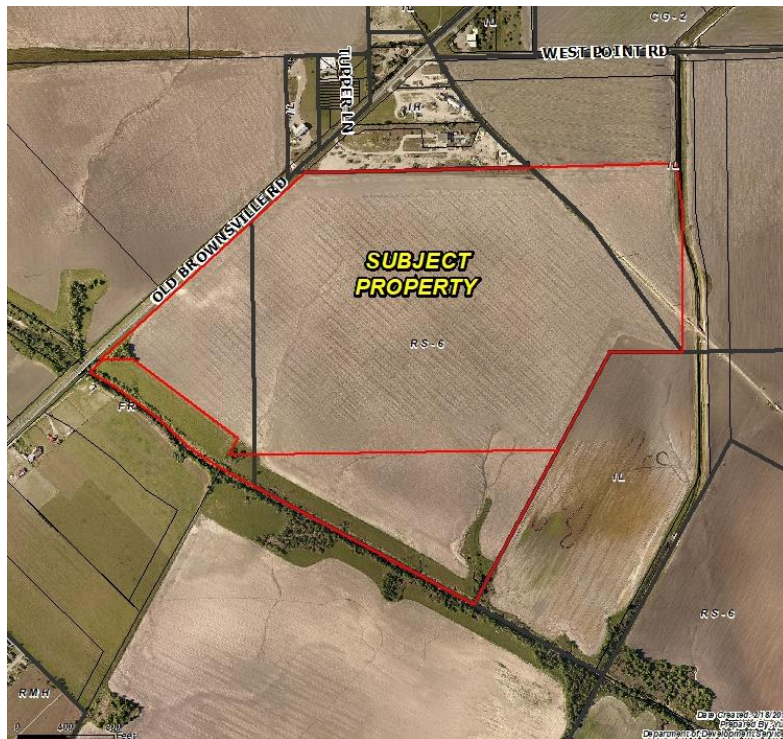
Zoning Pattern

State Highway 187





UDC Requirements



Buffer Yards:

N/A

Setbacks:

Street: 20 feet

Parking:

1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and
Lighting Standards.

Uses Allowed:

Light Industrial, Retail, Offices,
Vehicle Sales, Bars, and Storage



Utilities



Water:
8-inch ACP

Wastewater:
Not Available.
2,700 feet to NE

Gas:
16-inch Service Line

Storm Water:
Kelly Drainage ROW



AICUZ





Staff Recommendation

Denial of the
“IL” Light Industrial District

in lieu thereof

Approval of the
“IC” Industrial Compatible District