



Zoning Case #0719-05
Mostagashi Investment Trust

Rezoning for a Property at
Northwest Blvd & CR 69
From “RS-6” to “CN-2”

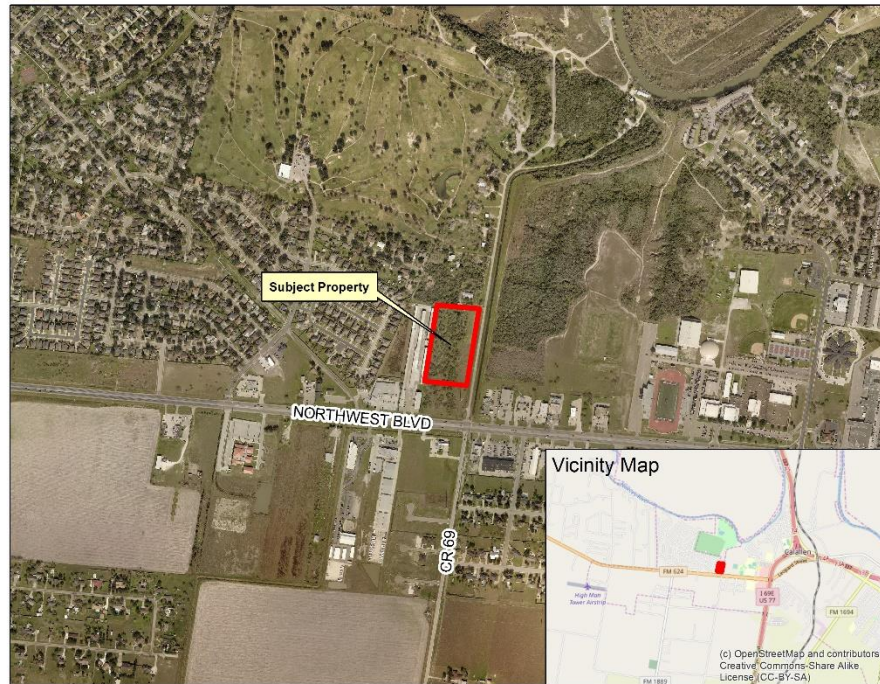
City Council Presentation
September 6, 2019



Aerial Overview



Aerial Overview



Vicinity Map



(c) OpenStreetMap and contributors,
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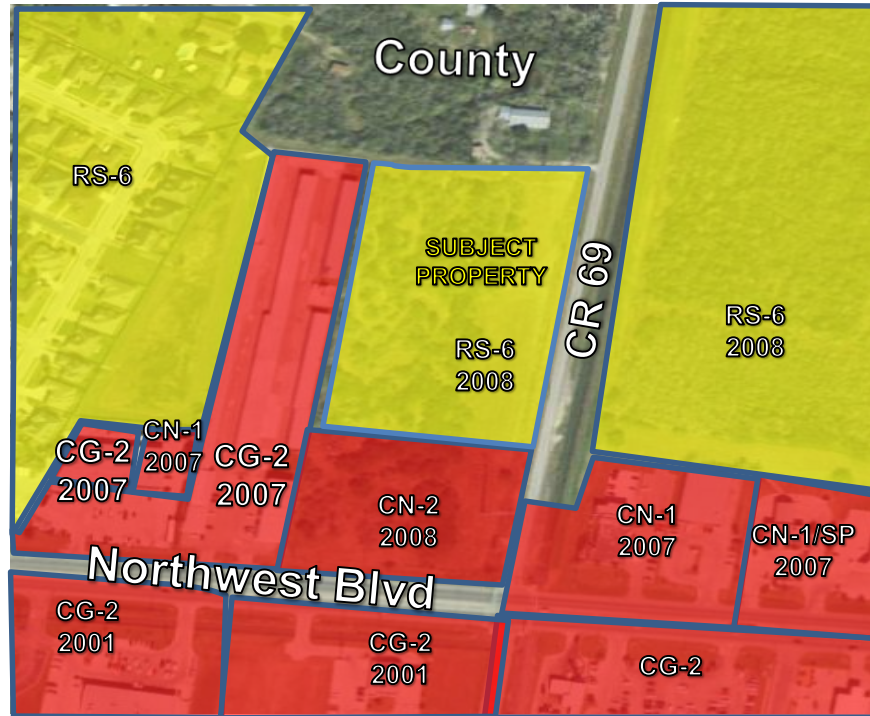


Subject Property at Northwest Blvd & CR 69





Zoning Pattern





Planning Commission and Staff Recommendation

Approval of the “CN-2” Neighborhood
Commercial District



Public Notification

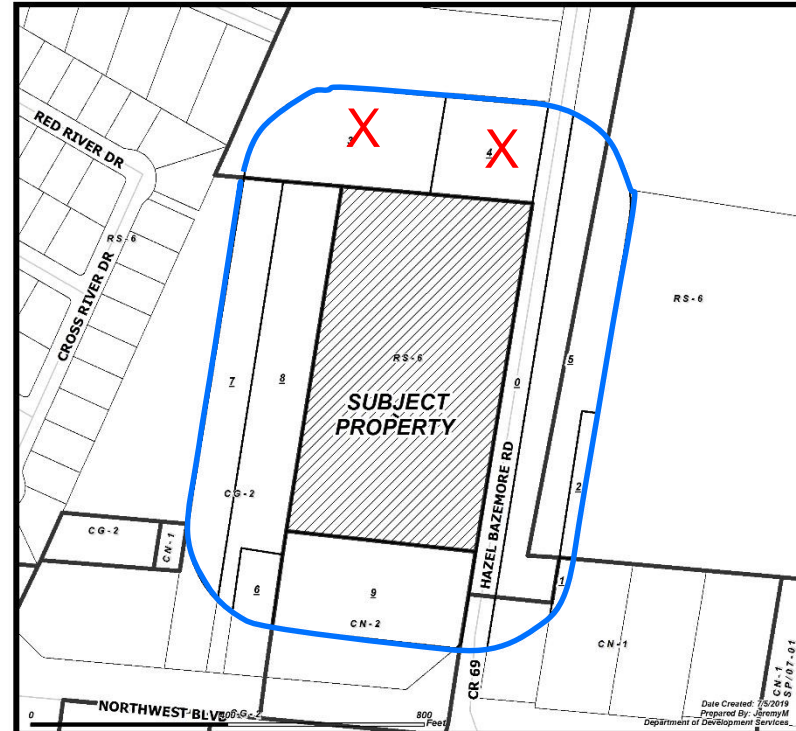
9 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: (19.55%)



In Favor:(0%)





UDC Requirements



Buffer Yards: None

Setbacks:

CN-2: Street: 20'; Side/Rear: 10'

Parking:

1:250 sq. ft. GFA (Retail)

Landscaping, Screening, and Lighting Standards.

Uses Allowed:

Retail, Offices, and Restaurants



Calallen West Elementary Traffic Circulation

County Road 69

