



Zoning Case #0717-02

Bradley W. Shirley & Valerie V. Shirley

From: "RS-6" Single-Family District

To: "IL" Light Industrial District

Planning Commission Presentation
July 26, 2017



Aerial Overview



Aerial Overview



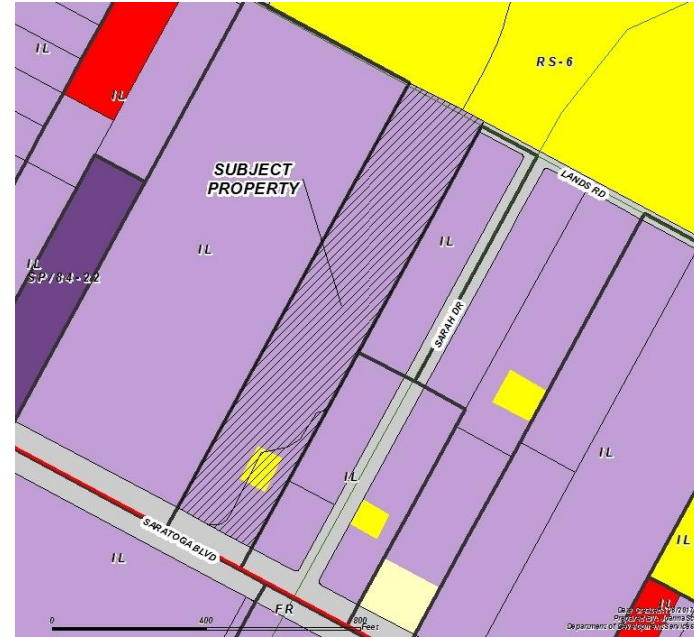


Existing Land Use



- | | |
|-------------------------|------------------|
| Vacant | Light Industrial |
| Low Density Residential | Commercial |

Future Land Use



- | | |
|----------------------------|------------------|
| Medium Density Residential | Commercial |
| Light Industrial | Heavy Industrial |





Subject Property, North on Saratoga Boulevard





Saratoga Boulevard, West of Subject Property



Subject Property



Saratoga Boulevard, East of Subject Property



NOTICE
OF PUBLIC
Zoning
Change

DATE
07/26/17

3:00 P.M.
CITY HALL
COUNCIL
CHAMBERS

HEARING
Case #
0717-02

FOR INFORMATION,
CALL: (361) 825-3240

ALL INTERESTED
PARTIES MAY ATTEND



Saratoga Boulevard, South of Subject Property





Public Notification

11 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

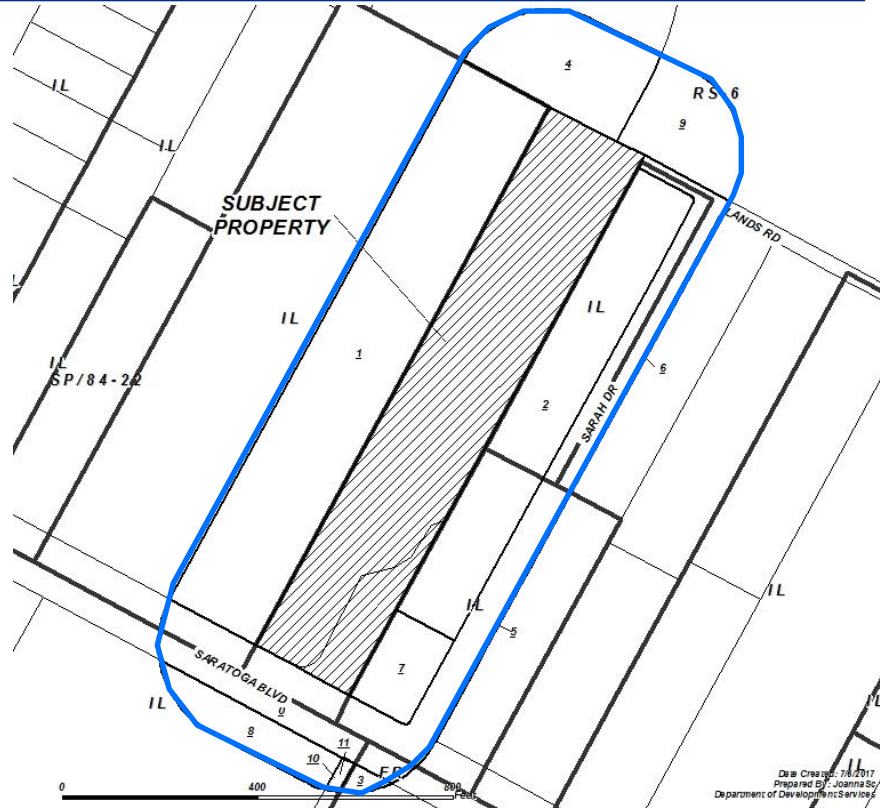
Notification Area



Opposed: 0 (0.00%)

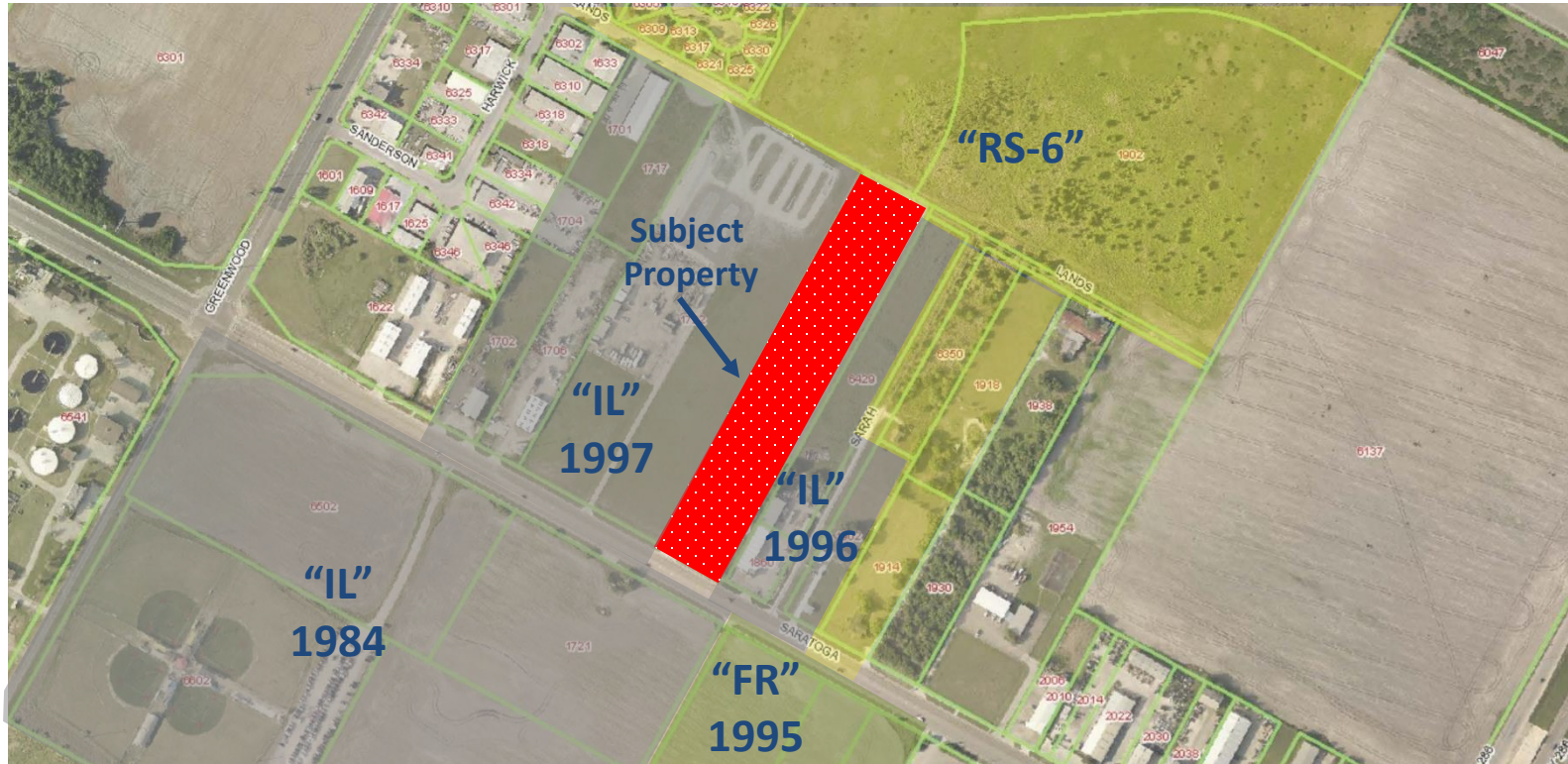


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: "IL" to "RS-6"
Type D: 20'/20 pts.

Setbacks:

Street: 20 feet

Side: 0 feet

Rear: 40 feet (Residential)

Height: 2:1 Restriction

Uses Allowed: Warehouse, Freight, Retail,
Offices



Staff Recommendation

Approval of the “IL” Light Industrial District