



Zoning Case #0617-04 Gulfway Shopping Center

From: “FR” Farm Rural District

To: “RS-4.5” Single-Family 4.5 District

Planning Commission Presentation
August 23, 2017

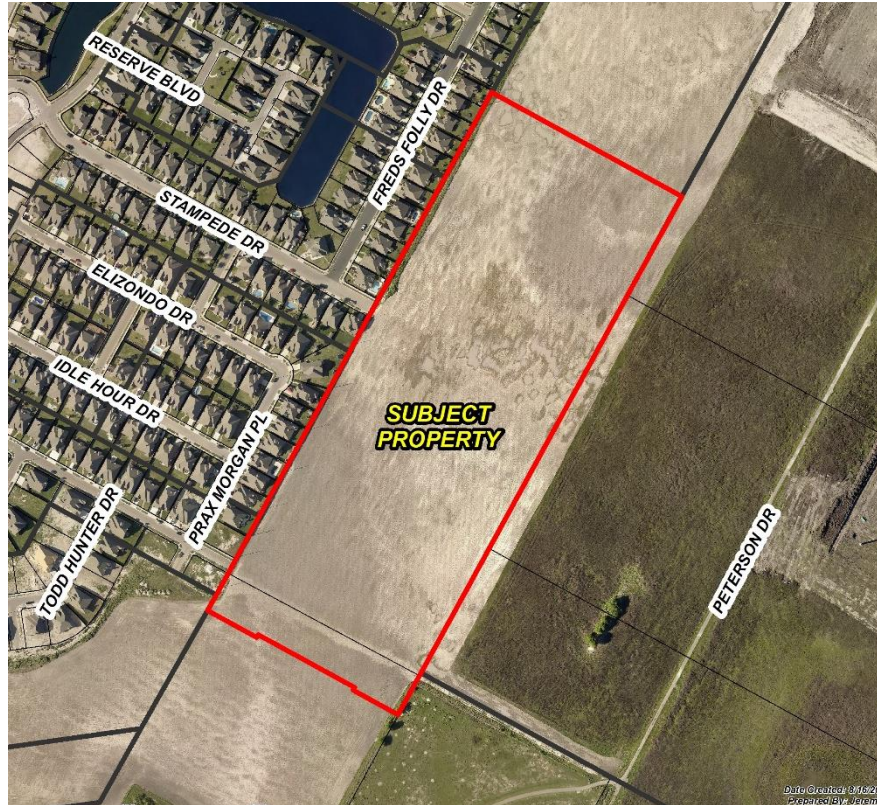


Aerial Overview



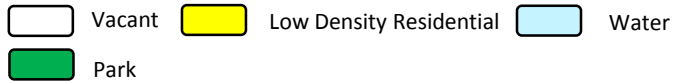
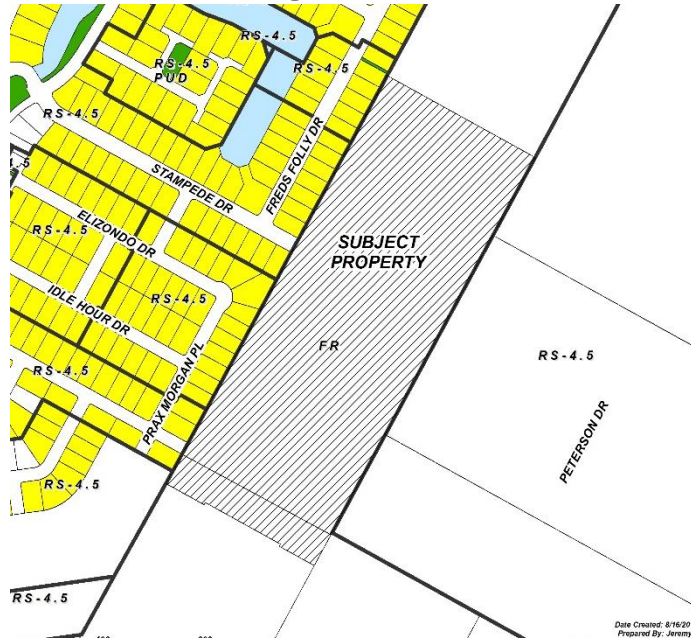


Subject Property at 7601 Yorktown Boulevard

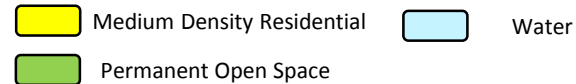
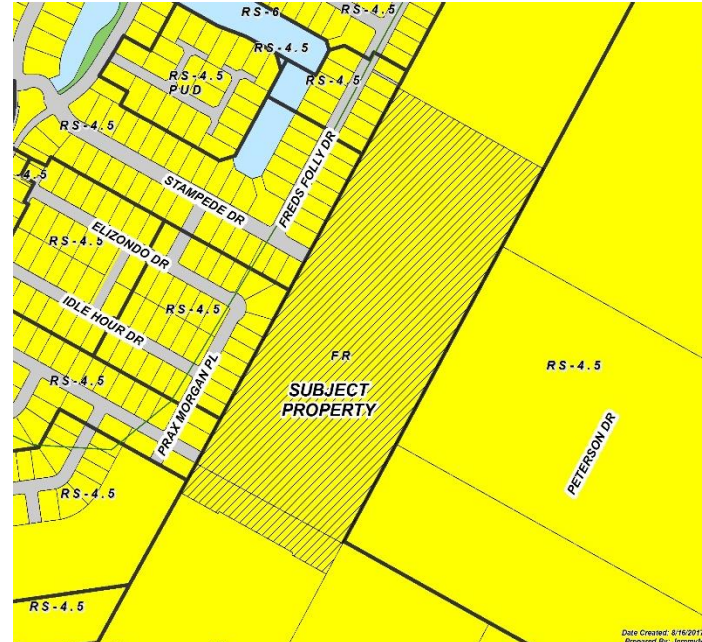




Existing Land Use



Future Land Use





Subject Property, East on Stampede Drive and Dr. Hector P. Garcia Drive





Stampede Drive, North of Subject Property





Stampede Drive and Dr. Hector P. Garcia Drive, West of Subject Property





Stampede Drive, South of Subject Property





Public Notification

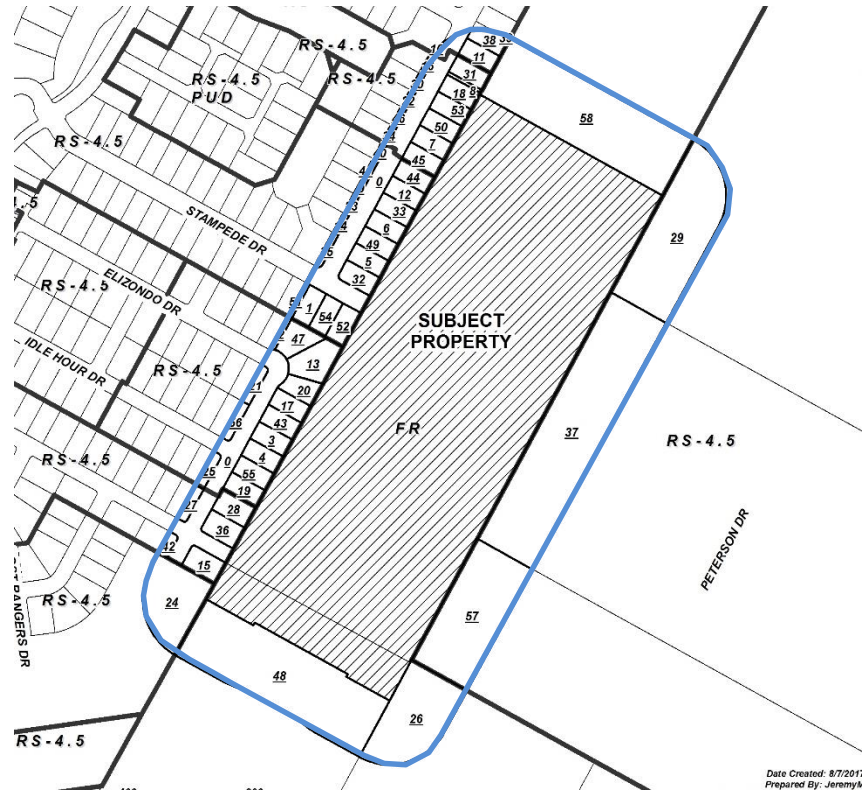
58 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



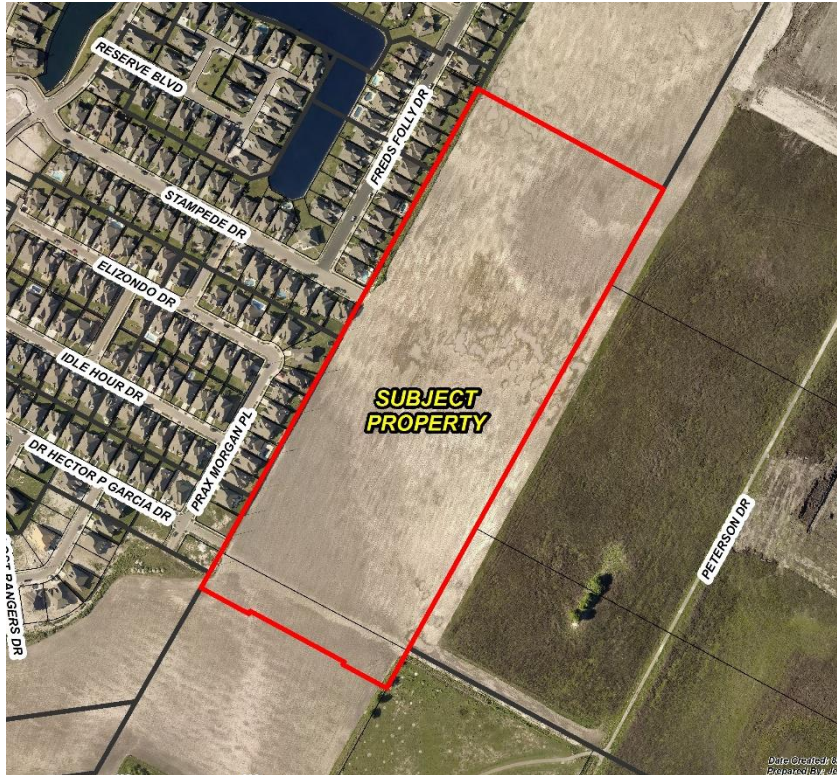


Zoning Pattern





UDC Requirements



Setbacks:

- Front: 20'
- Rear and sides: 5'



Staff Recommendation

Approval of the “RS-4.5” Single-Family Residential District