



Zoning Case #0614-01
Dalia Ayala Holdings, LLC. & Gonzalez
Family Partnership, Ltd.

From: "RS-6" Residential District

To: "CG-2" General Commercial District on Tract 1

and to "CN-1" Neighborhood Commercial on Tract 2



Planning Commission
June 4, 2014

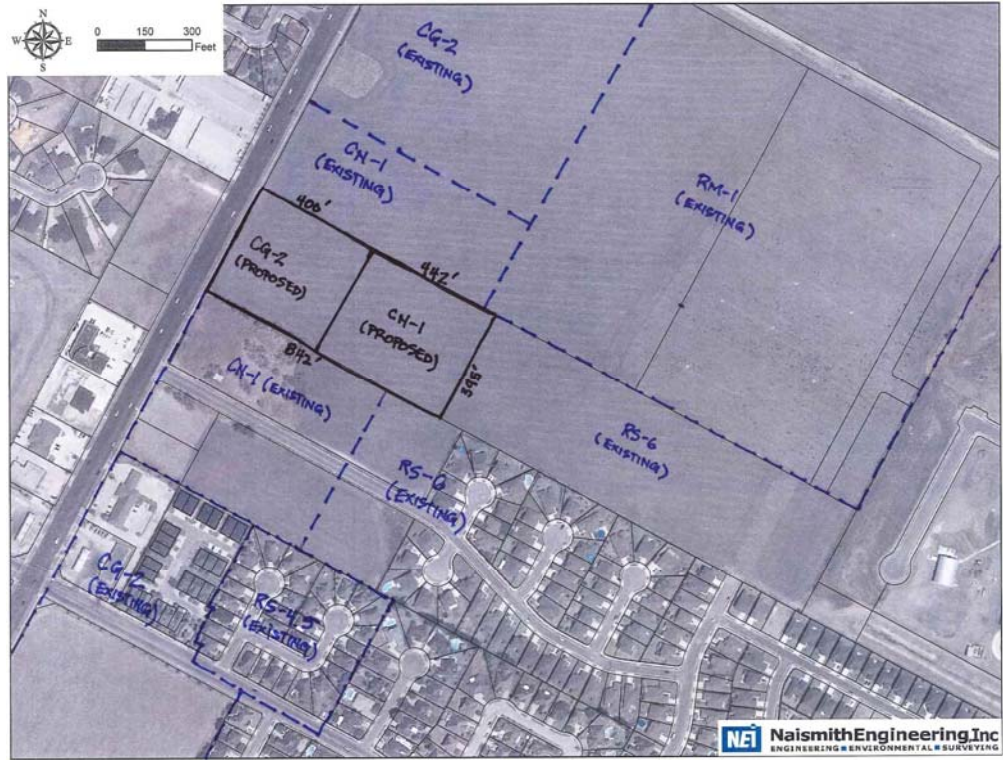


Aerial



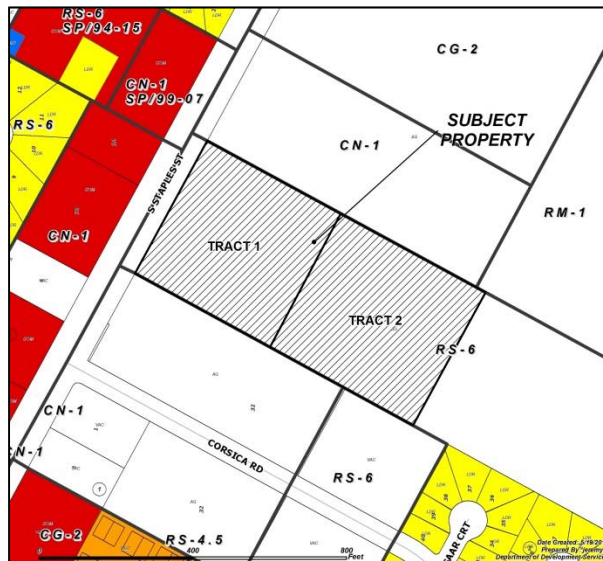


Zoning Exhibit

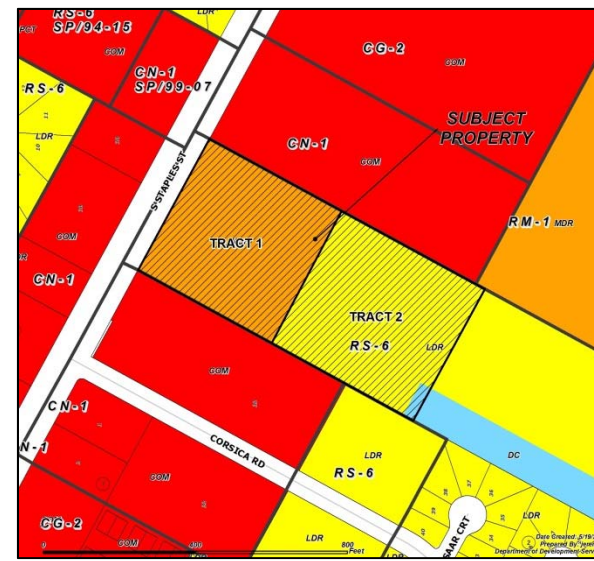




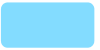




Existing Land Use



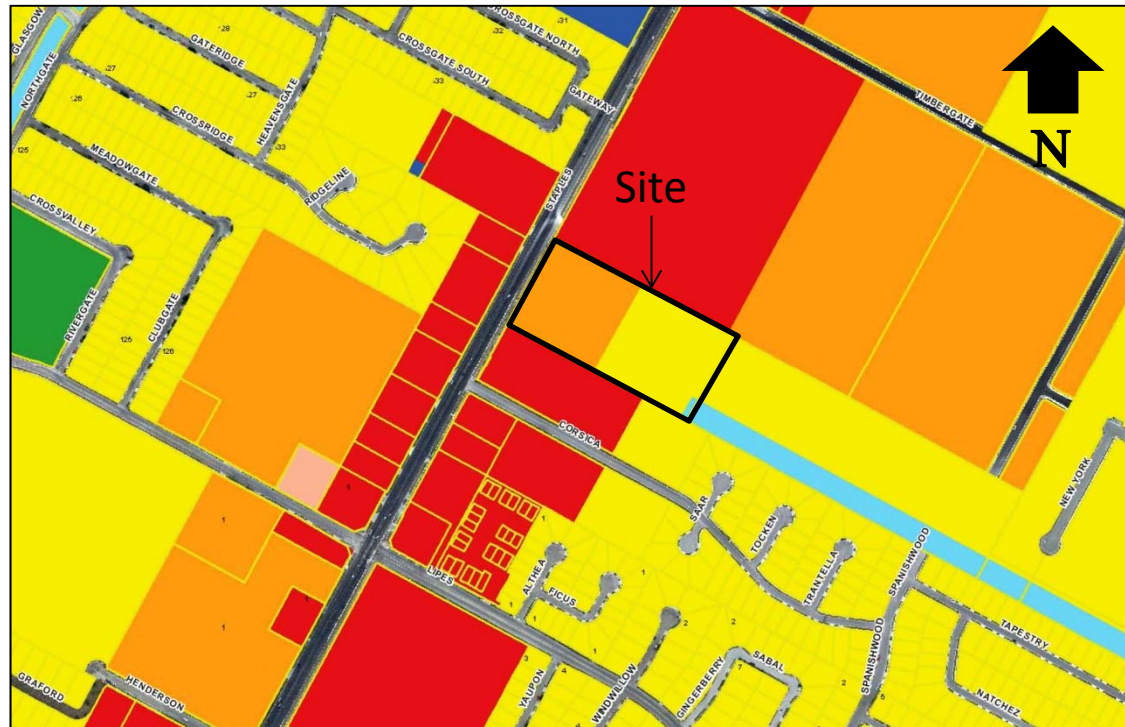
Future Land Use



- | | | | | | |
|---|------------|---|----------------------------|---|-------------------|
|  | Vacant |  | Medium Density Residential |  | Drainage Corridor |
|  | Commercial |  | Low Density Residential | | |



Future Land Use Map





Site Photos



Subject Property
(Looking East)





Site Photos



South on S. Staples Street (Vacant Commercial)



North on S. Staples Street (Vacant Commercial)





Site Photos



West across S. Staples Street
(Vacant Commercial)



New Automotive Repair across S.
Staples Street





Public Notification



11 Notices mailed inside 200' buffer
9 Notice mailed outside 200' buffer

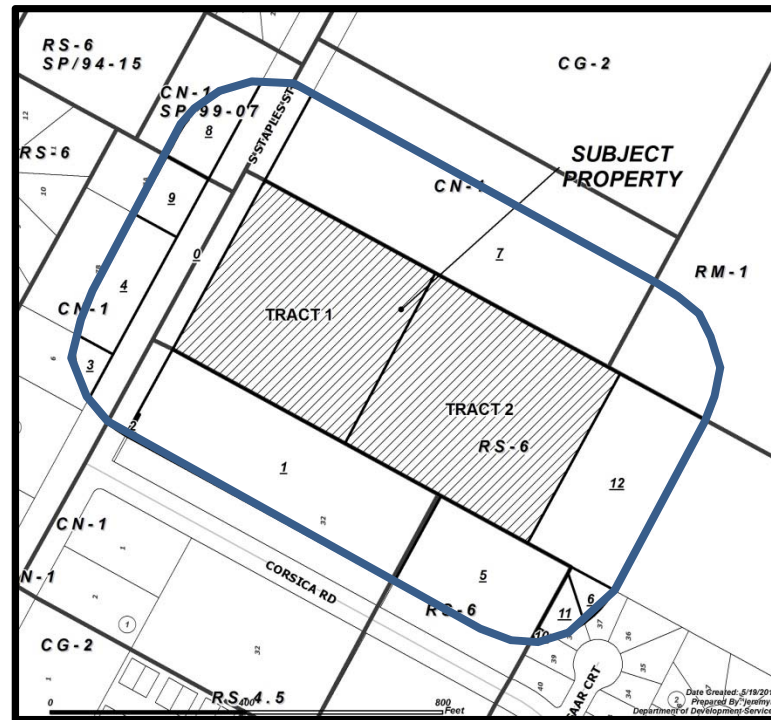
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation



Approval of the
“CG-2” General Commercial District on
Tract 1
and to “CN-1” Neighborhood
Commercial on Tract 2