



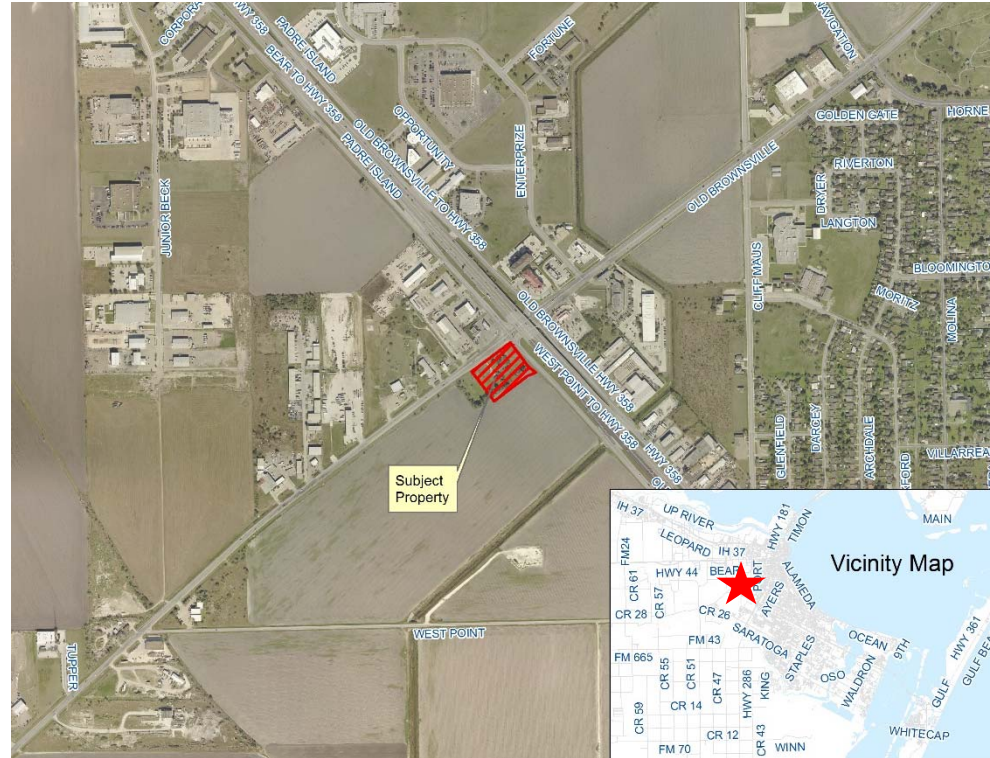
# **Zoning Case #0715-04 Peterson Properties, Ltd.**

**From:** "CG-2" General Commercial District  
**To:** "IL" Light Industrial District

Planning Commission  
Presentation  
July 29, 2015

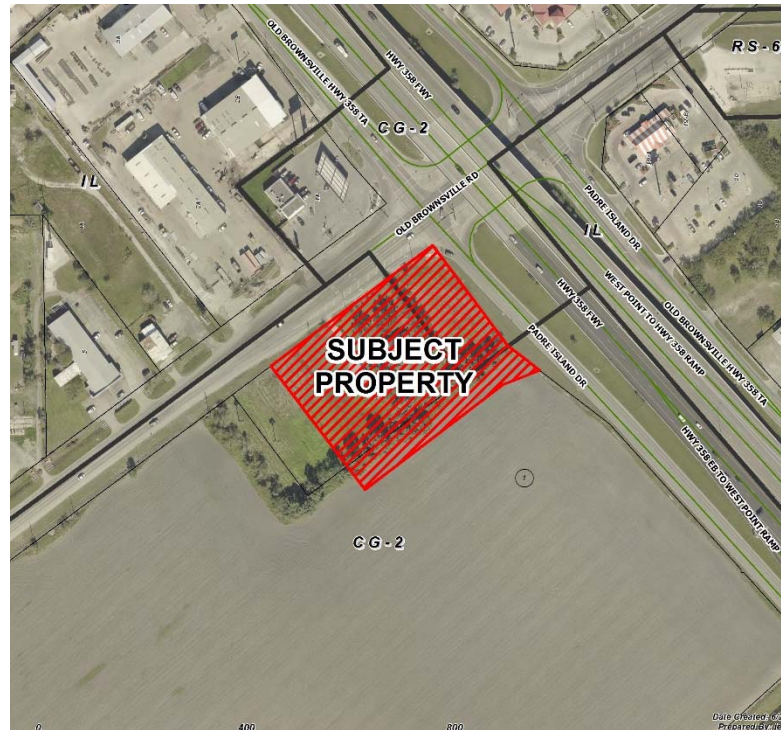


# Aerial Overview



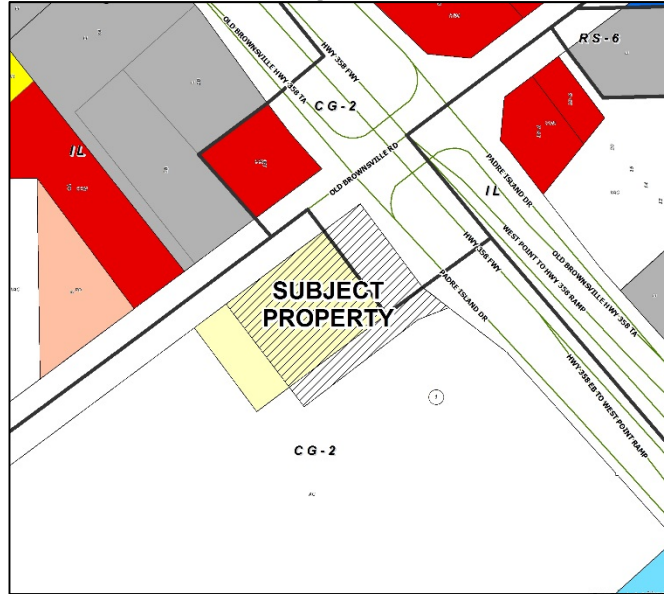






# Aerial



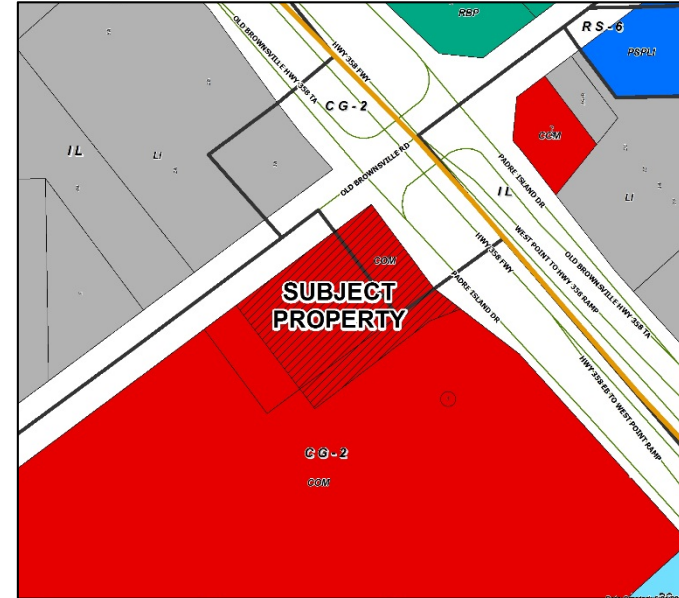






## Existing Land Use



- |   |   |
|---|---|
|  Vacant              |  Commercial          |
|  Professional Office |  Public/ Semi-Public |

## Future Land Use

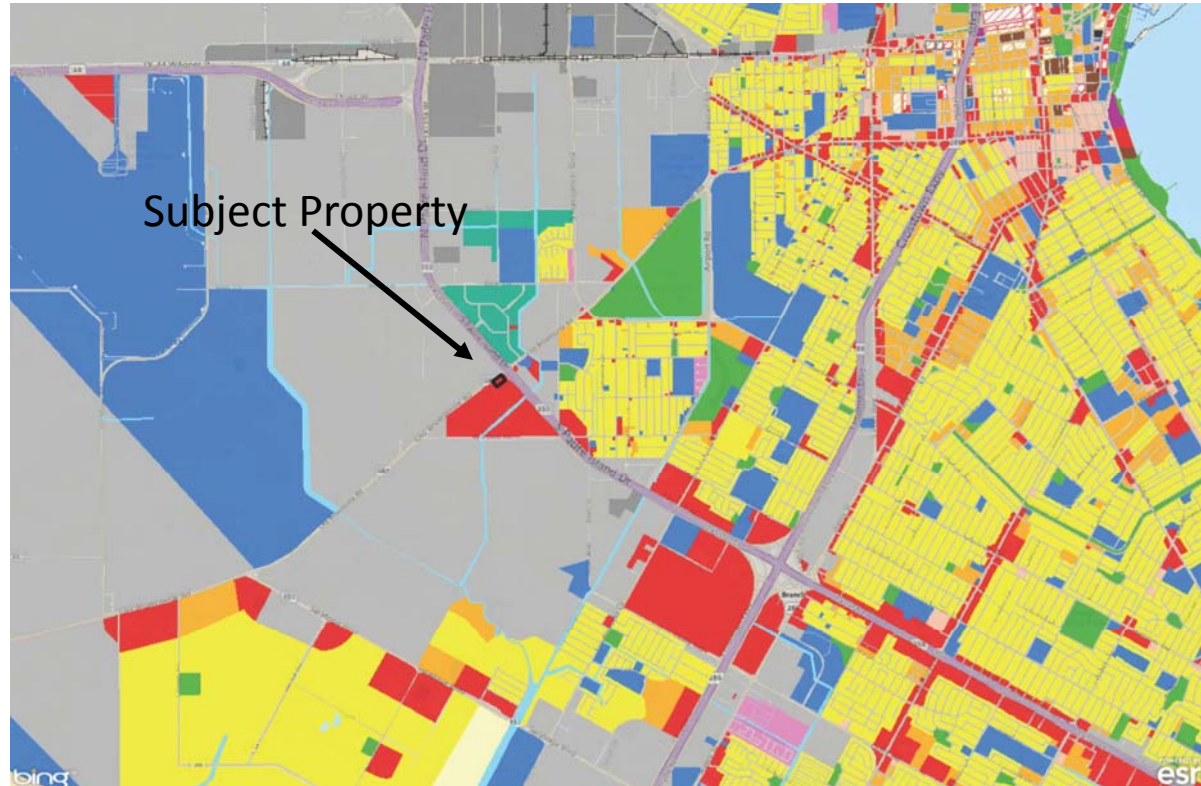


- |   |   |
|---|---|
|  Estate Residential     |  Light Industrial  |
|  Research/Business Park |  Drainage Corridor |





# Future Land Use Map





# Frontage Along Old Brownsville Road

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## Residence on North End of Subject Property at Corner of Old Brownsville Road

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## South End of Subject Property Along Old Brownsville Road

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# South on Old Brownsville Road

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# North on Old Brownsville Road





# Across Old Brownsville Road from Subject Property

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# Frontage Along Eastbound Padre Island Drive

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# Public Notification

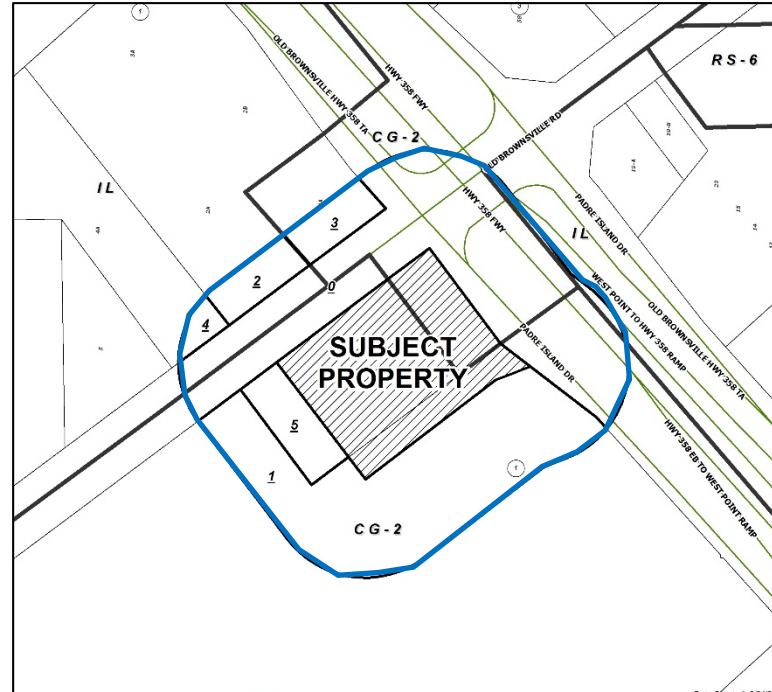
5 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Staff Recommendation

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## **Approval of the “IL” Light Industrial District**