



# **Zoning Case #0817-01 Plains Capital Bank**

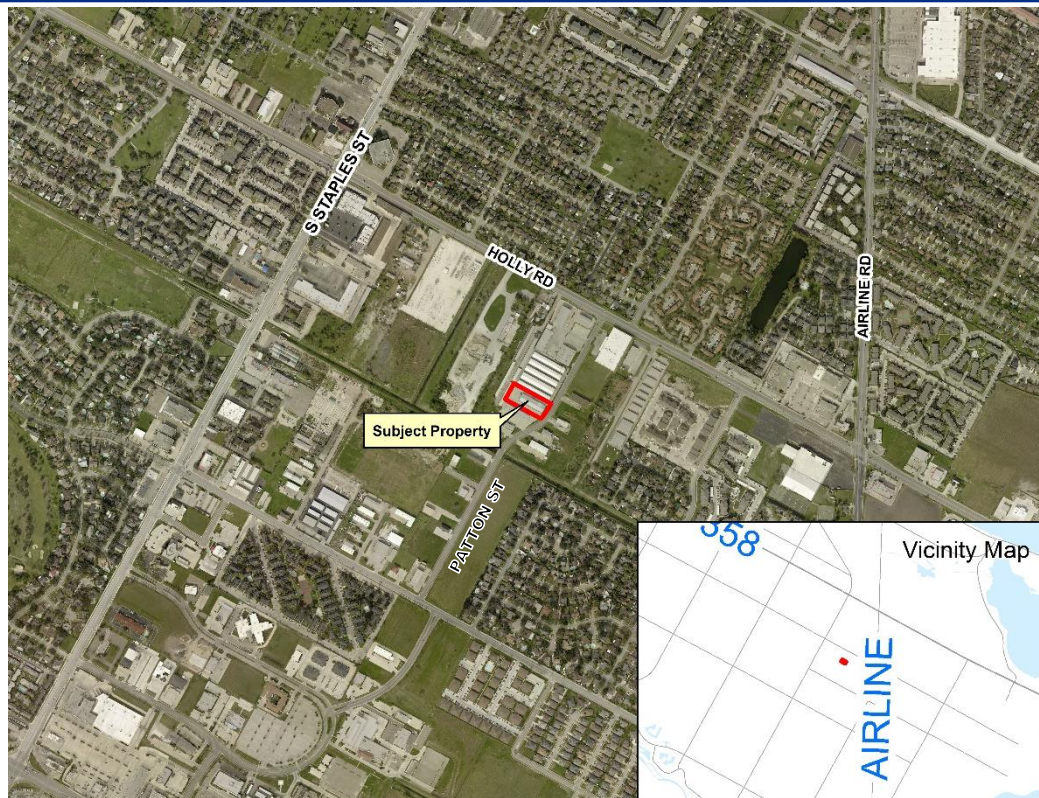
**From:** “IL” Light Industrial District

**To:** “CG-1” General Commercial District

Planning Commission Presentation  
August 23, 2017



# Aerial Overview





# Subject Property at 5801 Patton Street



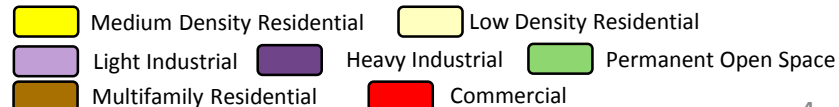




## Existing Land Use



## Future Land Use





# Subject Property, West on Patton Street







# Patton Street, North of Subject Property





# Patton Street, East of Subject Property





# Patton Street, South of Subject Property







# Public Notification

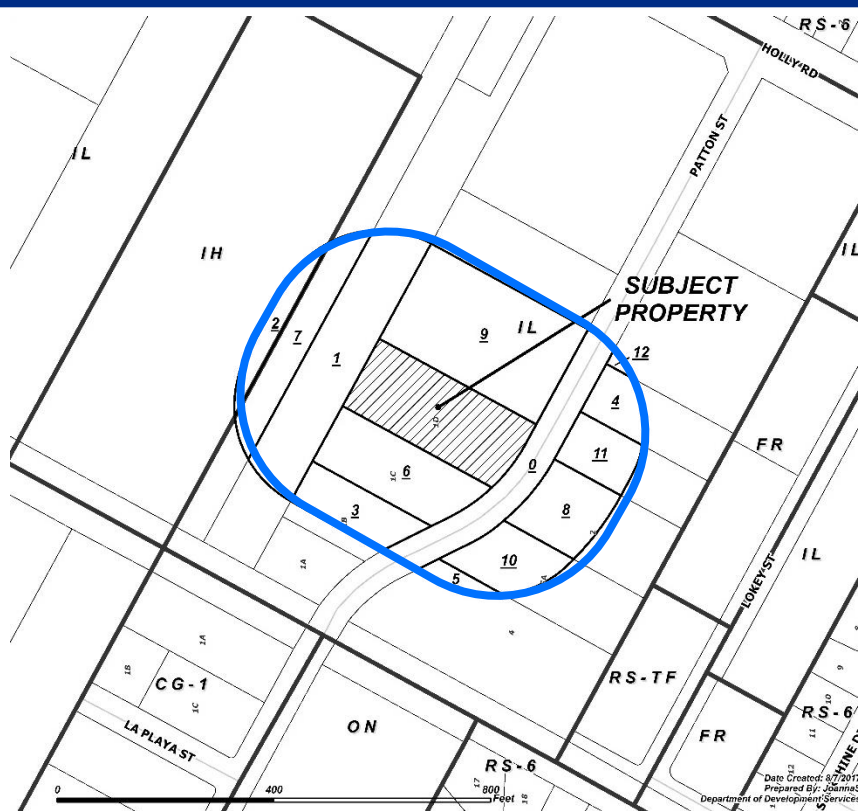
12 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

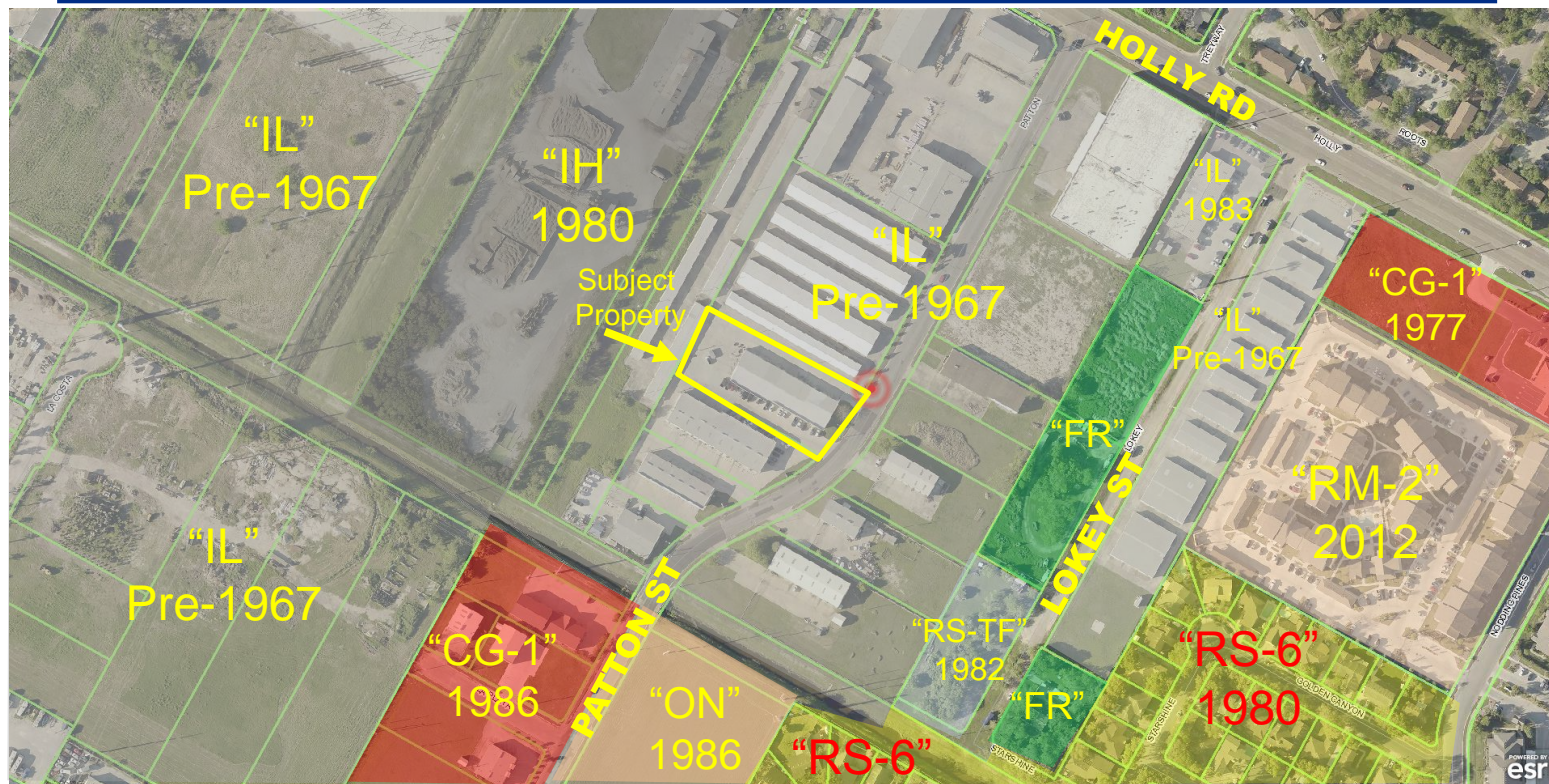


In Favor: 0





# Zoning Pattern







# UDC Requirements



Buffer Yards: Type A – 5 Points

Setbacks:

Street: 20 feet

Side: 0 feet

Rear: 0 feet

Parking:

10 per classroom

Other Uses Allowed:

Retail, Offices, Vehicle Sales, Bars,  
and Storage





# Site Plan





# Staff Recommendation

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## **Approval of the “CG-1” General Commercial District**