



Zoning Case #0418-01

4821 Ayers, LLC. and Tawil Enterprises, LLC.

From: “IL” Light Industrial District

To: “CG-2” General Commercial District

Planning Commission Presentation
May 2, 2018



Aerial Overview





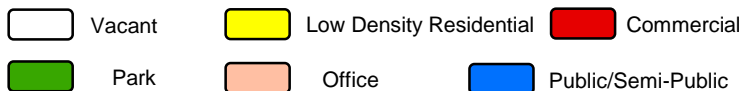
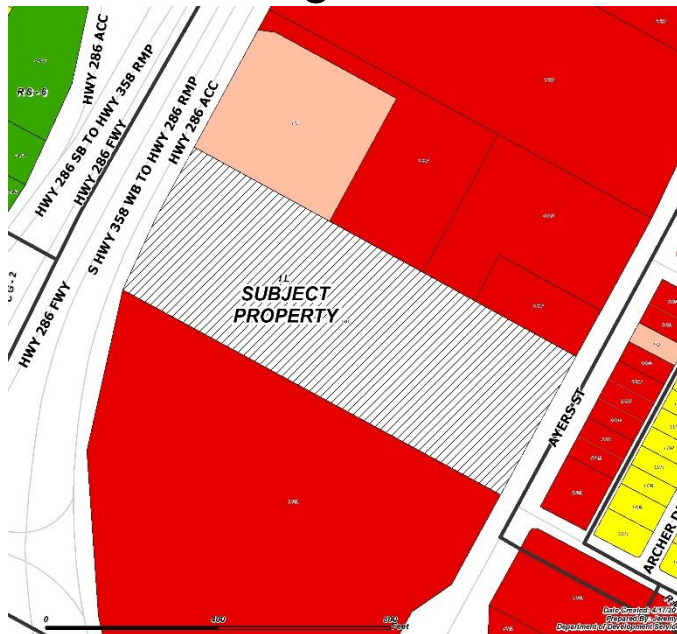
Subject Property at 4821 Ayers Street



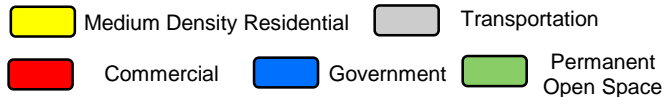
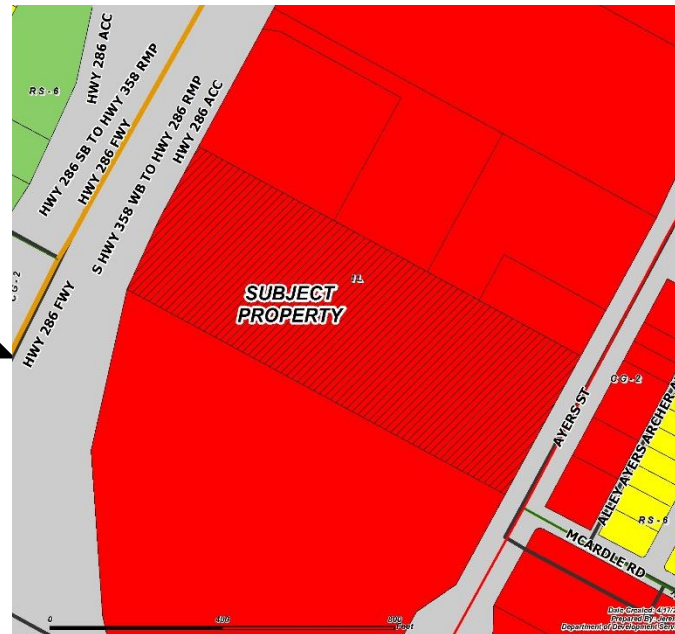


Land Use

Existing Land Use



Future Land Use





Subject Property, West on Ayers Street





Ayers Street, North of Subject Property



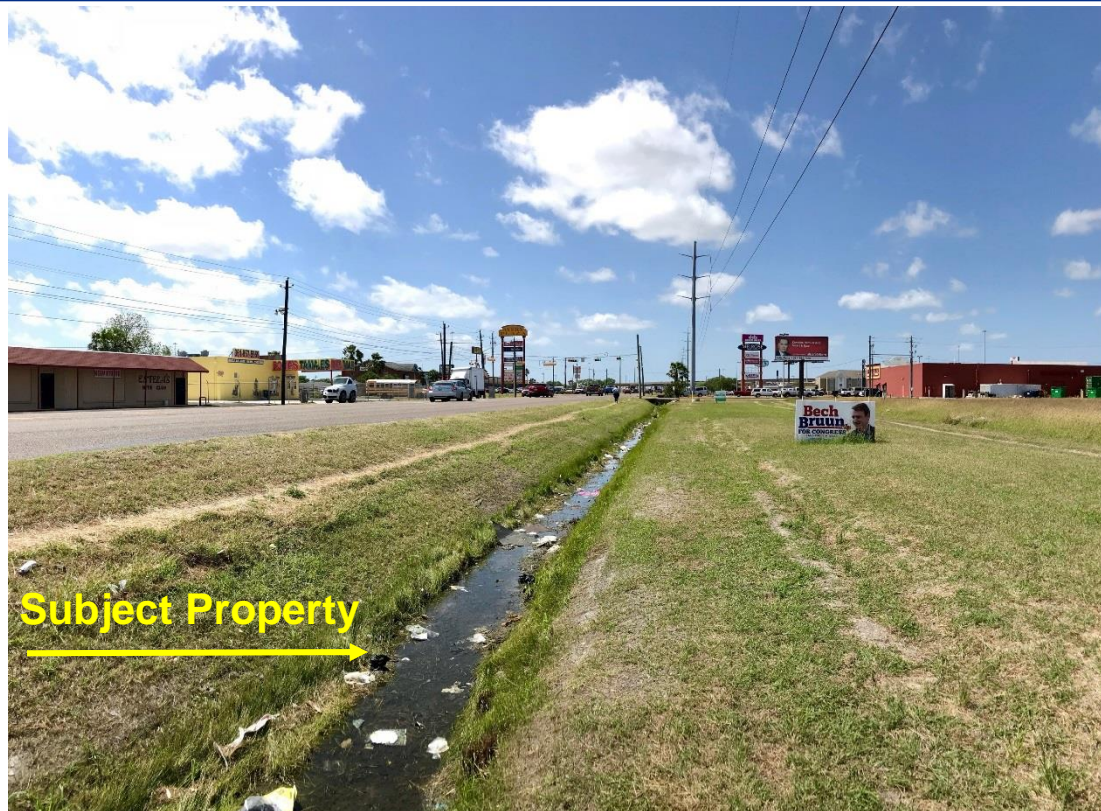


Ayers Street, East of Subject Property





Ayers Street, South of Subject Property





Subject Property, East on State Highway 286





Public Notification

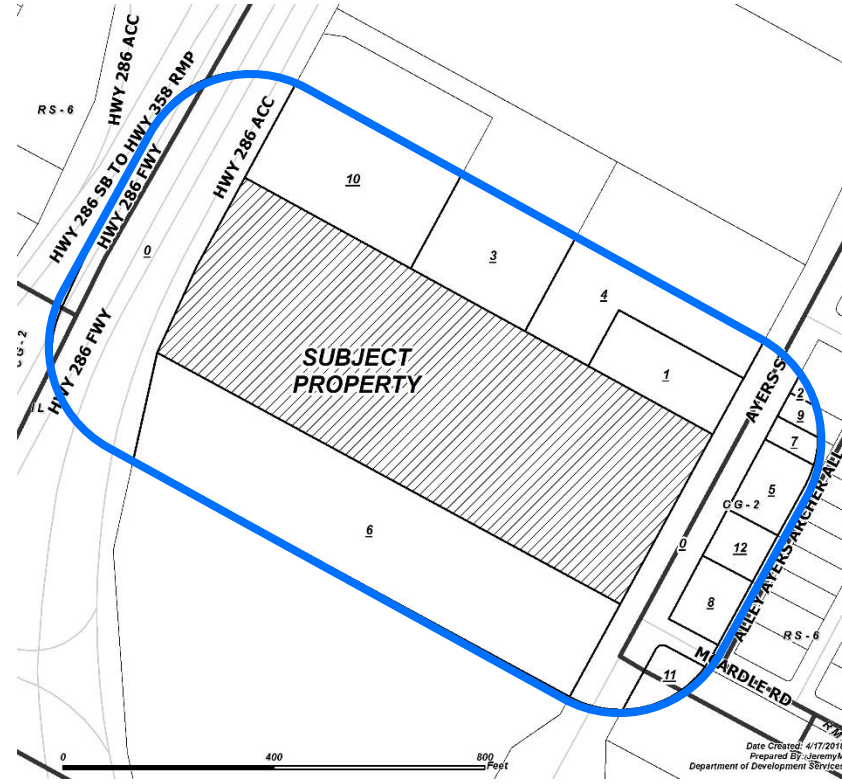
12 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





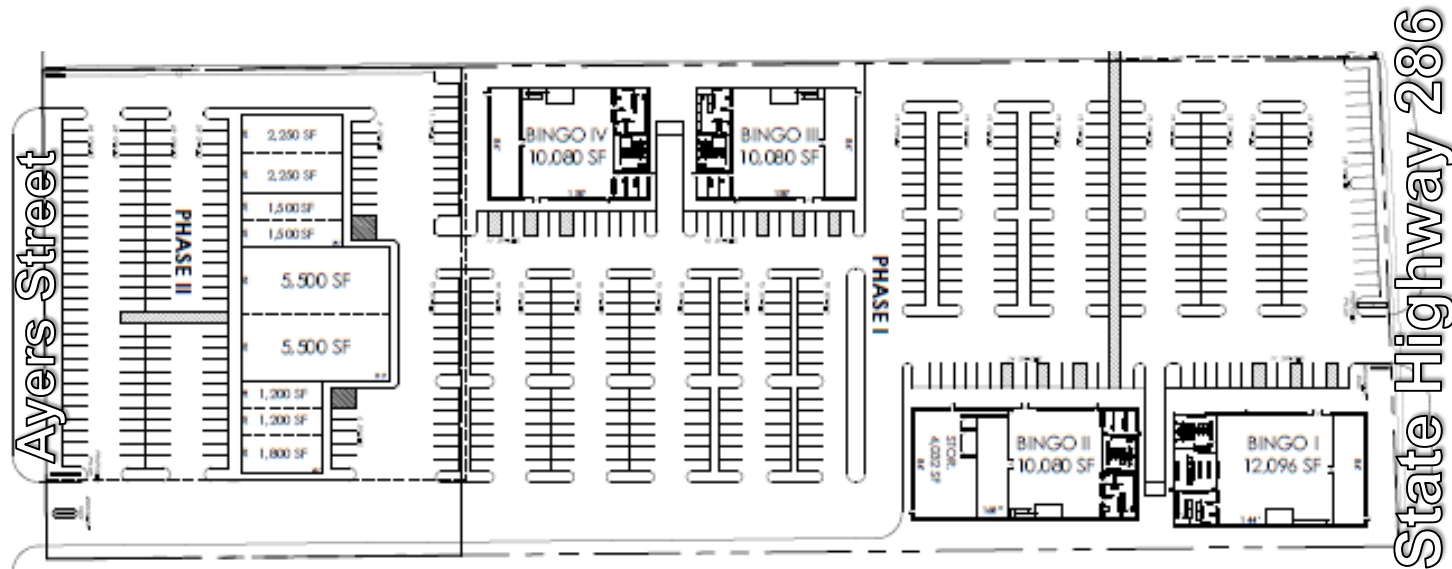
Zoning Pattern







Site Plan





UDC Requirements



Buffer Yards: CG-2 to IL: 10' & 5 pts.

Setbacks: Street: 20 feet
Side & Rear: 0 feet

Parking: 1:100 sf. GFA
1:250 sf, net retail area

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Office, Indoor
Recreation, Bars, Vehicle Sales,
Self-Storage, and Multifamily Uses.



Staff Recommendation

Approval of the change of zoning from the
“IL” Light Industrial District to the “CG-2”
General Commercial District.