



**Zoning Case #0319-01**  
**Greer Evans and Halaj Trust**

**Rezoning for a Property at**  
**5813 and 6002 Old Brownsville Road**

Planning Commission Presentation  
March 6, 2019

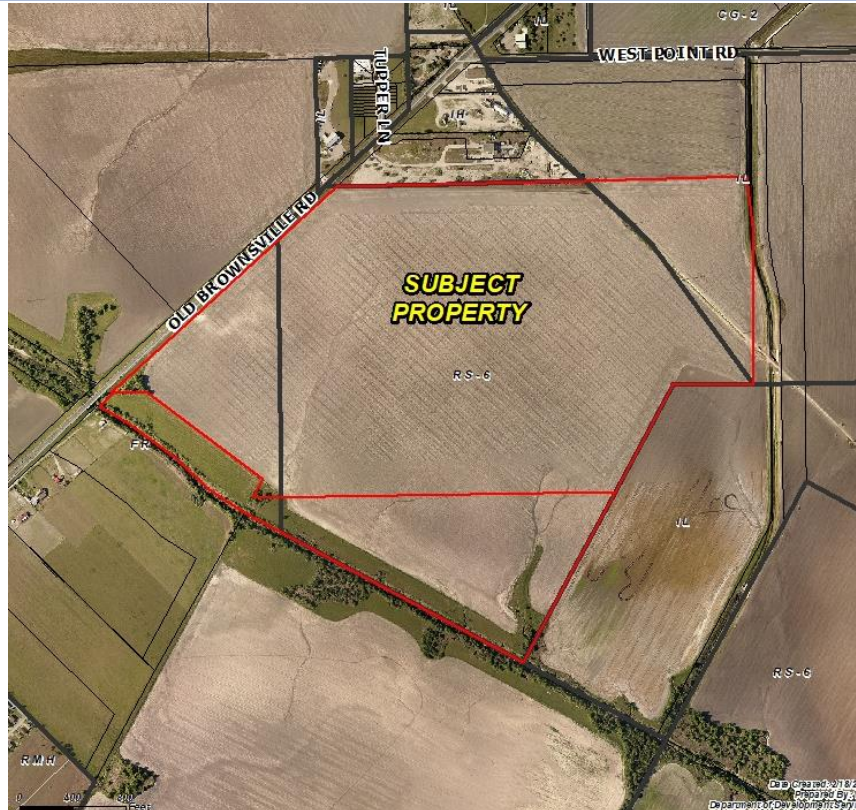


# Aerial Overview





# Subject Property at 5813 and 6002 Old Brownsville Road

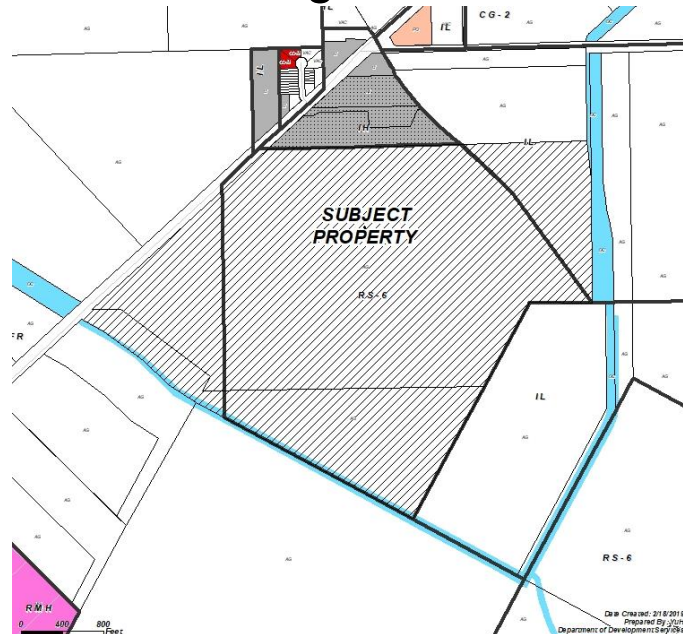




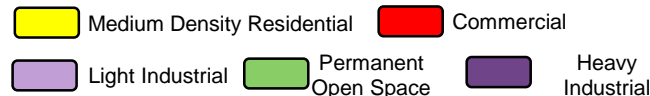
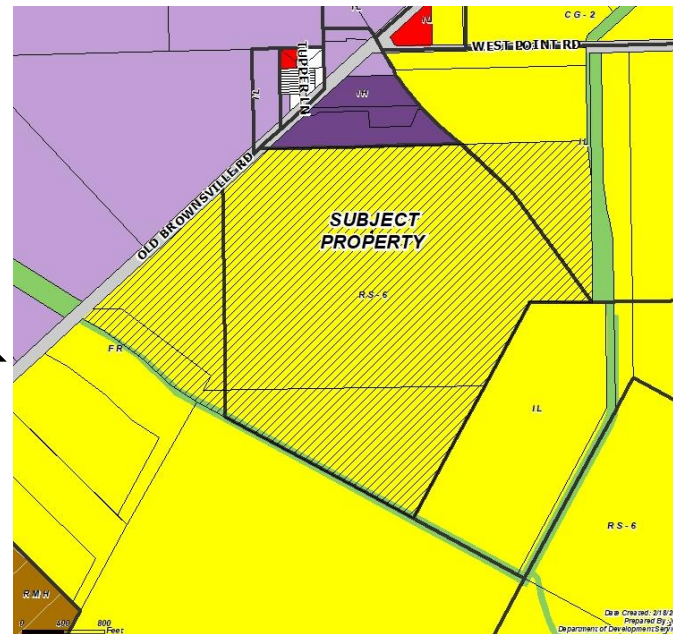


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, East on Old Brownsville Road





# Old Brownsville Road, South of Subject Property







# Old Brownsville Road, West of Subject Property





# Old Brownsville Road, North of Subject Property



**Subject Property**





# Public Notification

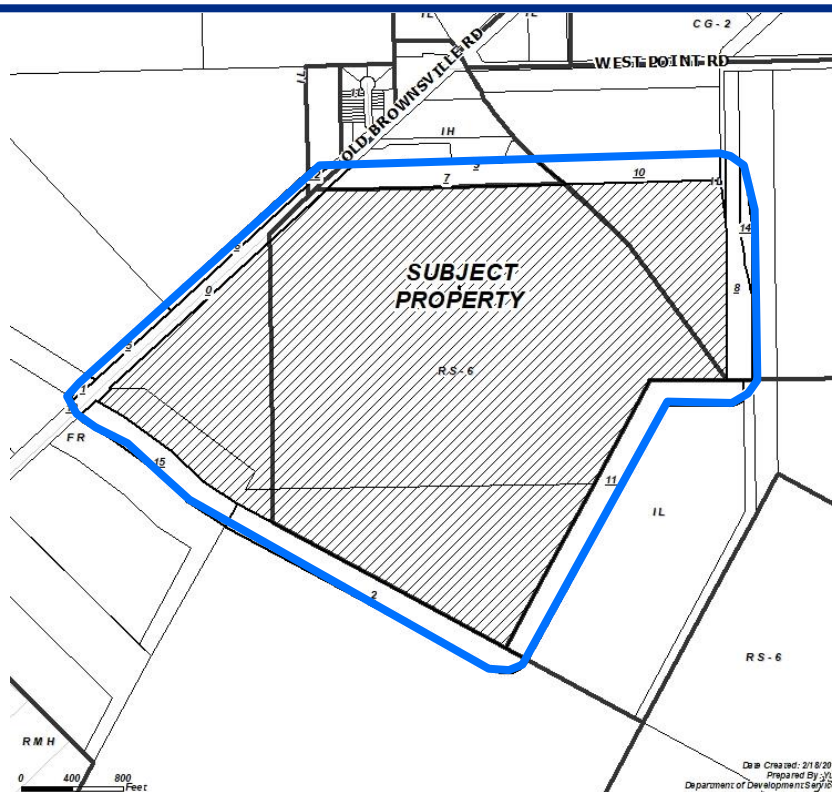
15 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



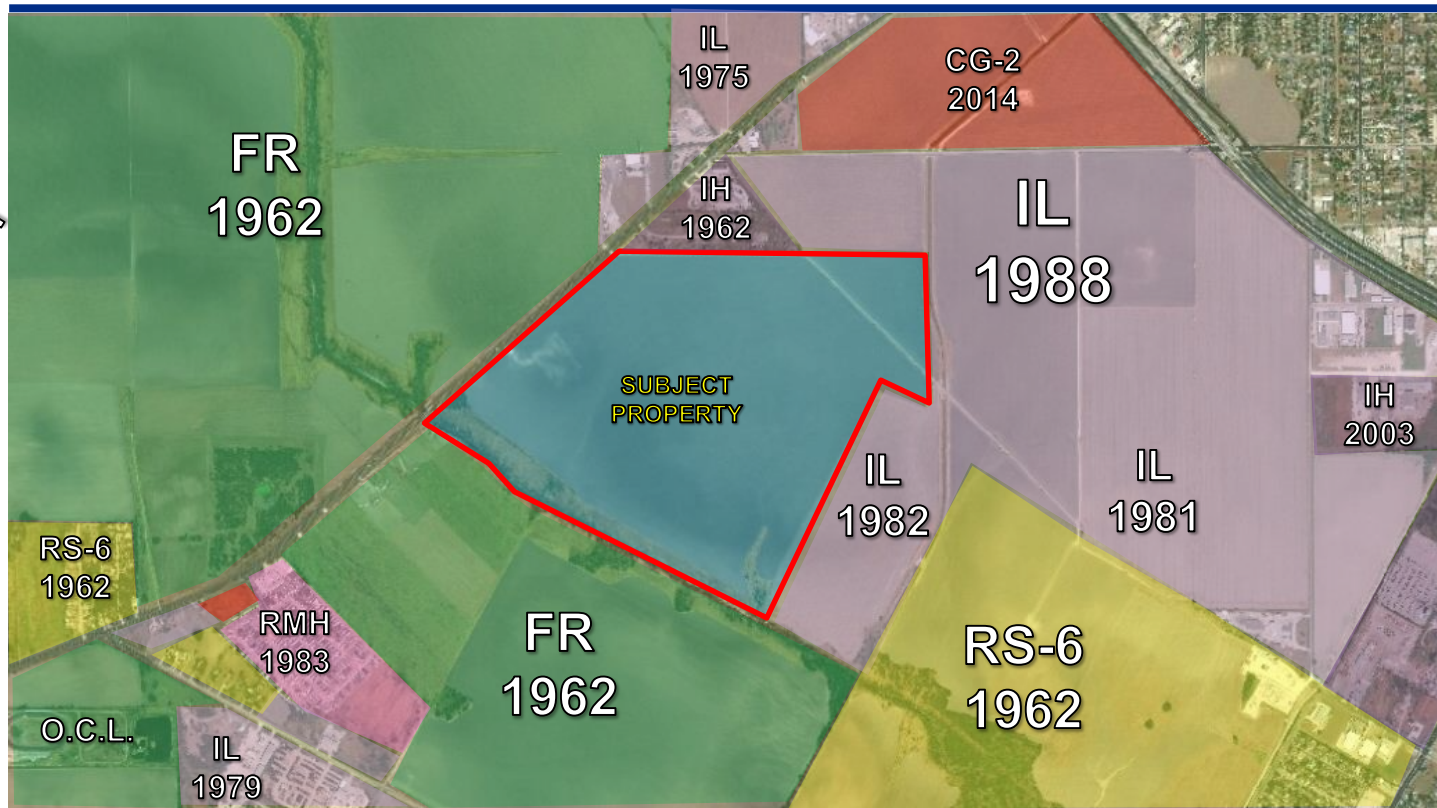
In Favor: 0





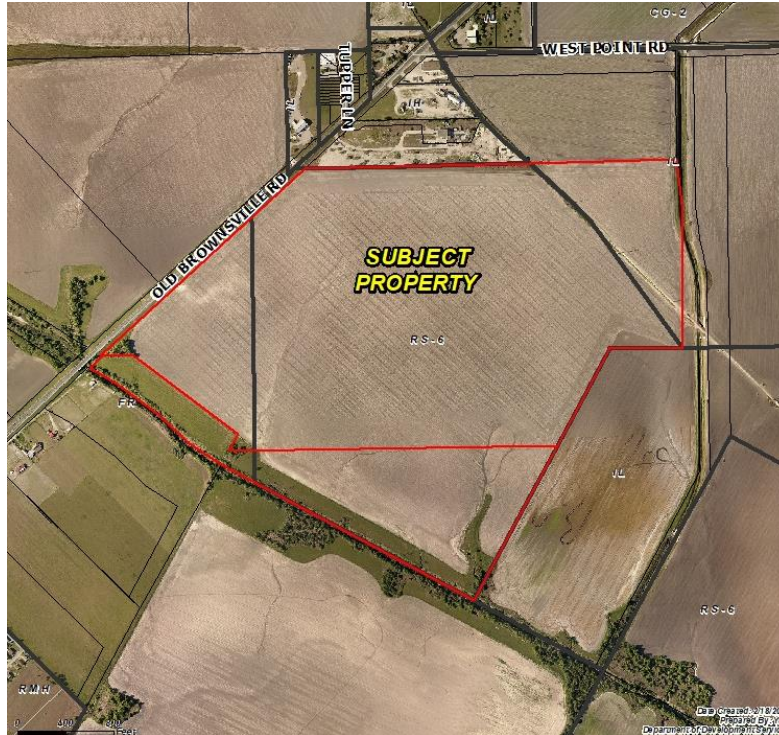
# Zoning Pattern

State Highway 187





# UDC Requirements



Buffer Yards:  
N/A

Setbacks:  
Street: 20 feet

Parking:  
1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and  
Lighting Standards.

Uses Allowed:  
Light Industrial, Retail, Offices,  
Vehicle Sales, Bars, and Storage





**Wastewater:**  
Not Available.  
2,700 feet to NE

**Gas:**  
16-inch Service Line

## Storm Water: Kelly Drainage ROW





# Staff Recommendation

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**Denial** of the  
“IL” Light Industrial District  
  
in lieu thereof

**Approval** of the  
“IC” Industrial Compatible District