



**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



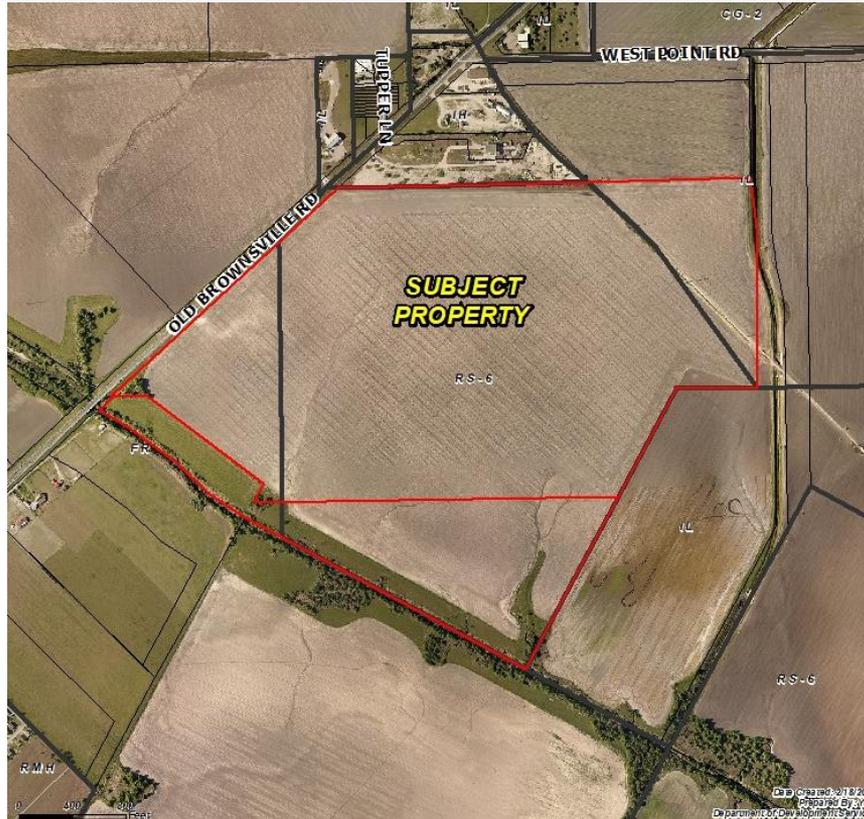
Aerial Overview



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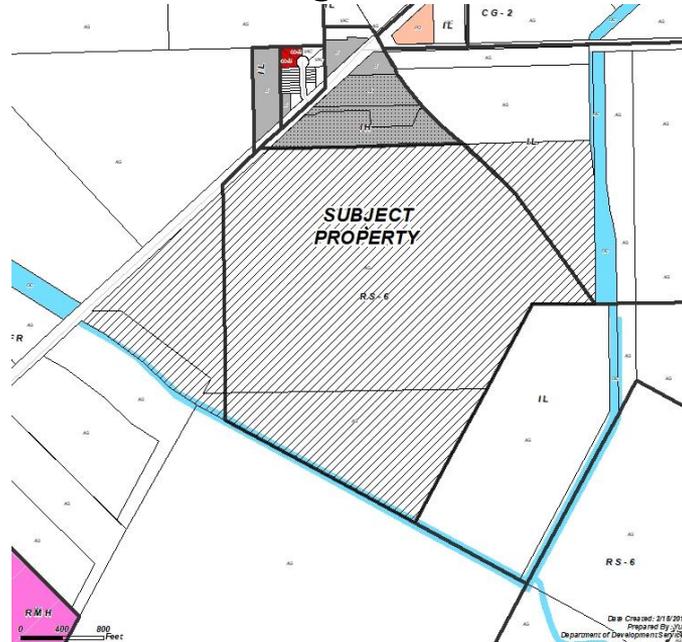
Subject Property at 5813 and 6002 Old Brownsville Road



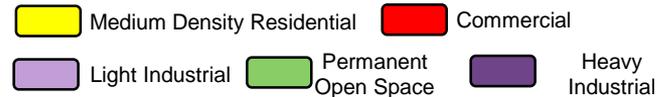
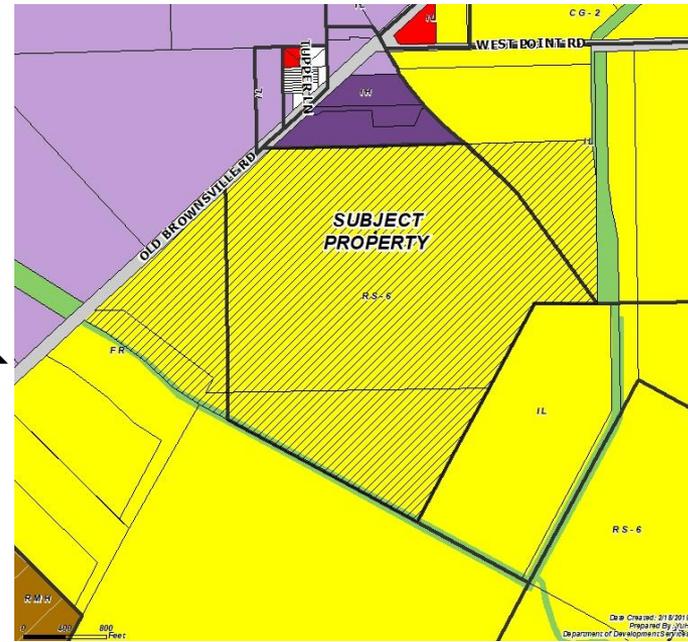


Land Use

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





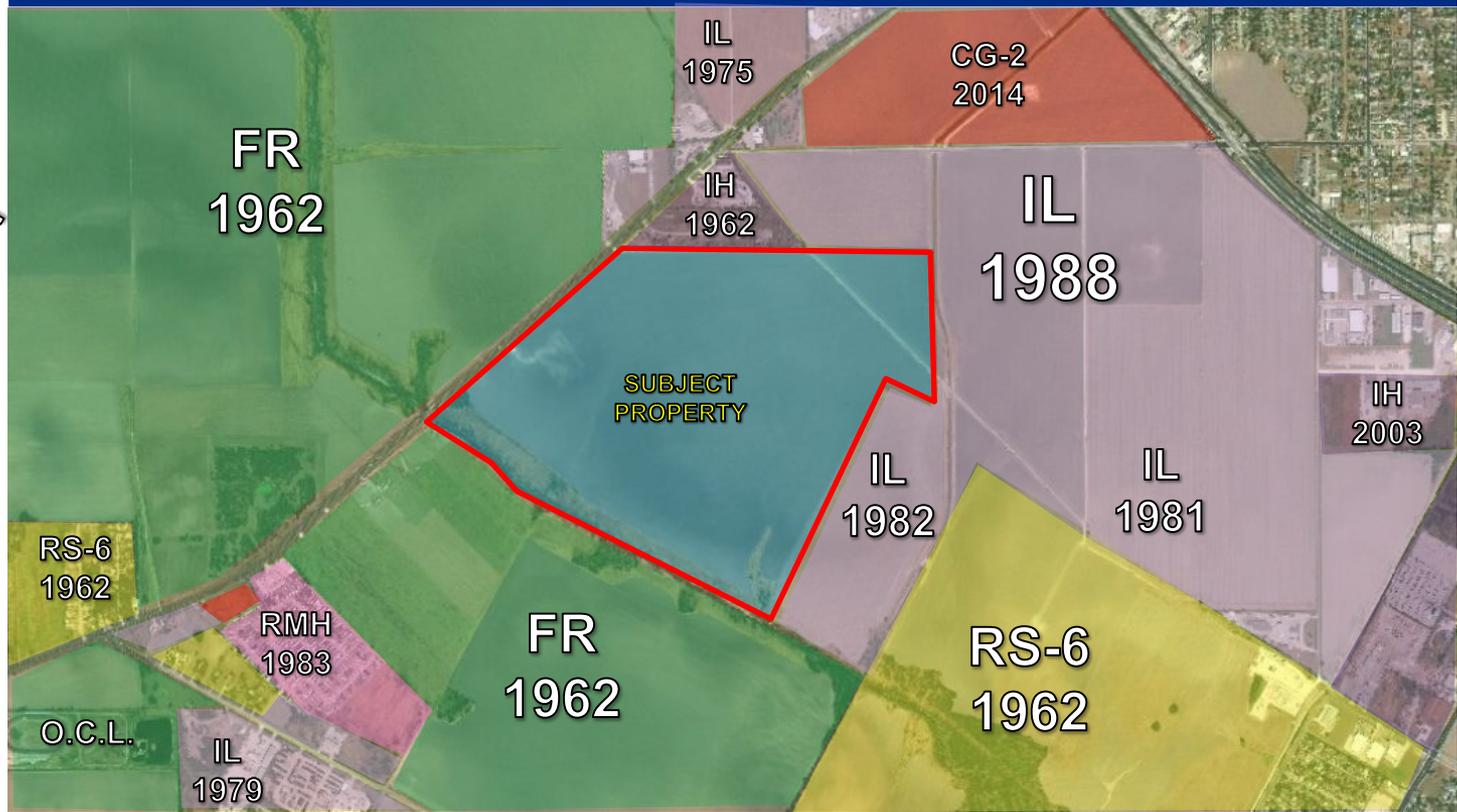
Old Brownsville Road, North of Subject Property





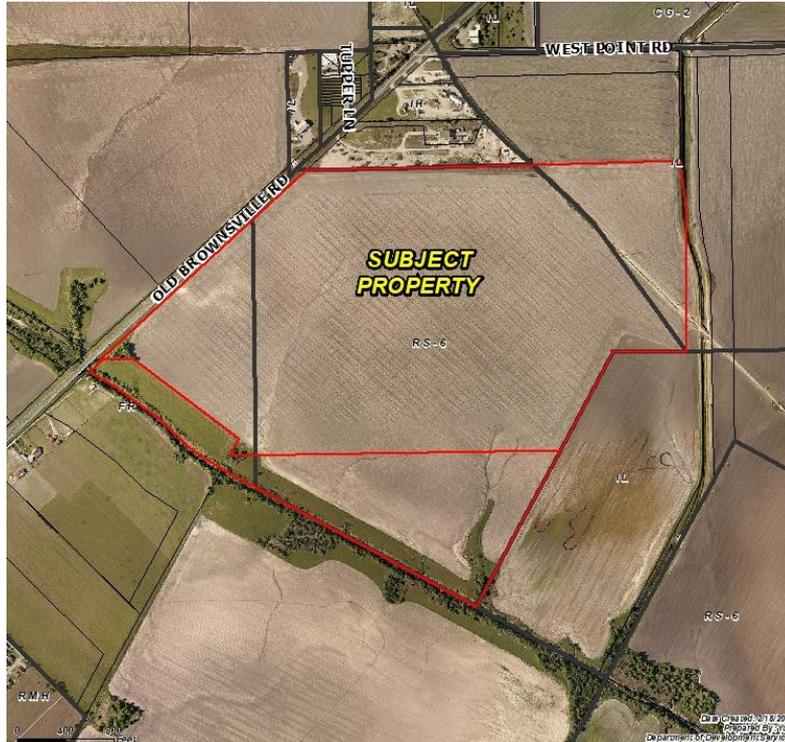
Zoning Pattern

State Highway 161





UDC Requirements



Buffer Yards:
N/A

Setbacks:
Street: 20 feet

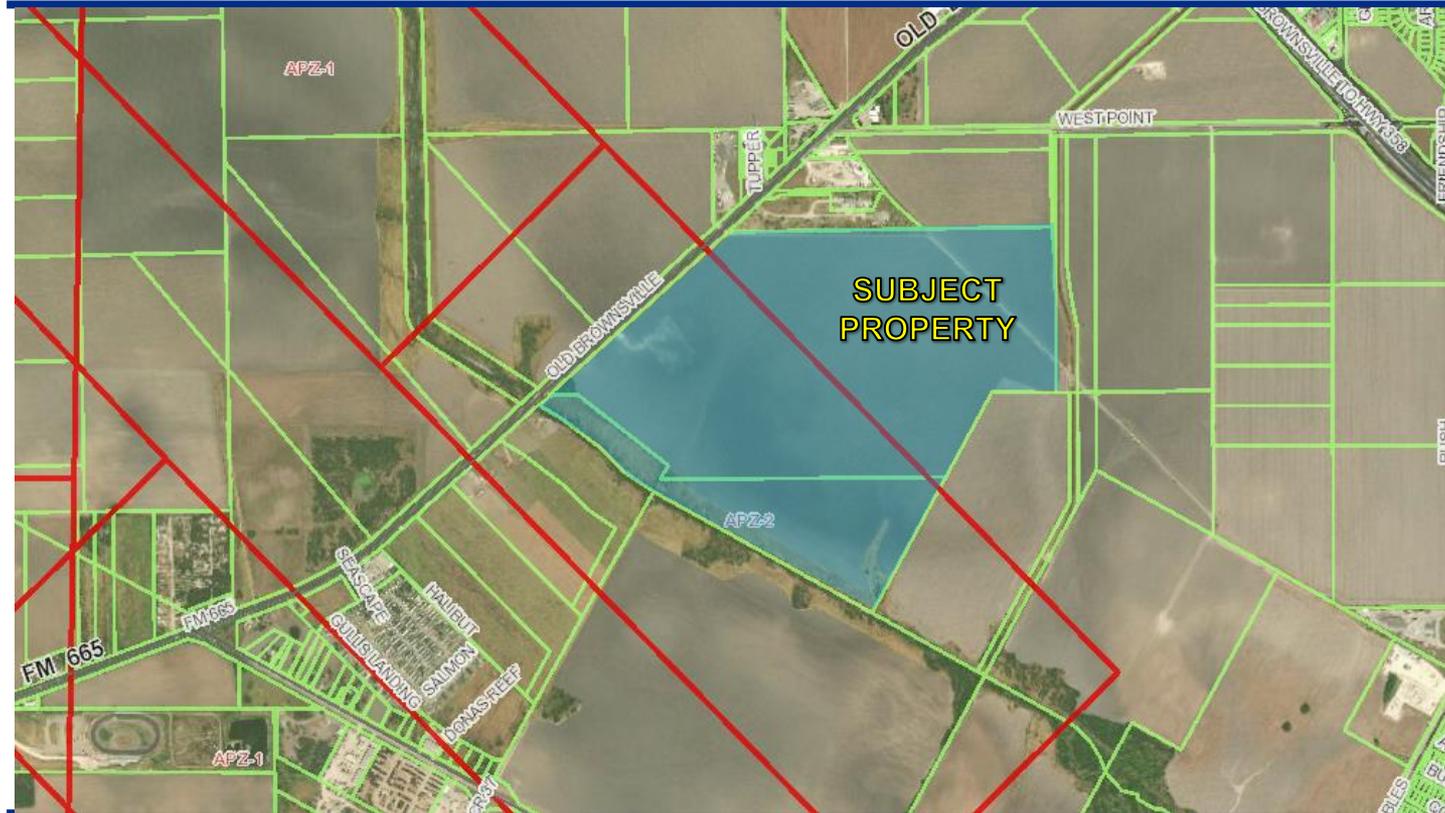
Parking:
1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and
Lighting Standards.

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



AICUZ





Staff Recommendation

Denial of the
“IL” Light Industrial District

in lieu thereof

Approval of the
“IC” Industrial Compatible District
