

Zoning Case #0120-01

Johnson Development
Rezoning for a Property at 5102 Old Brownsville Road
From “RS-6” To “CN1”

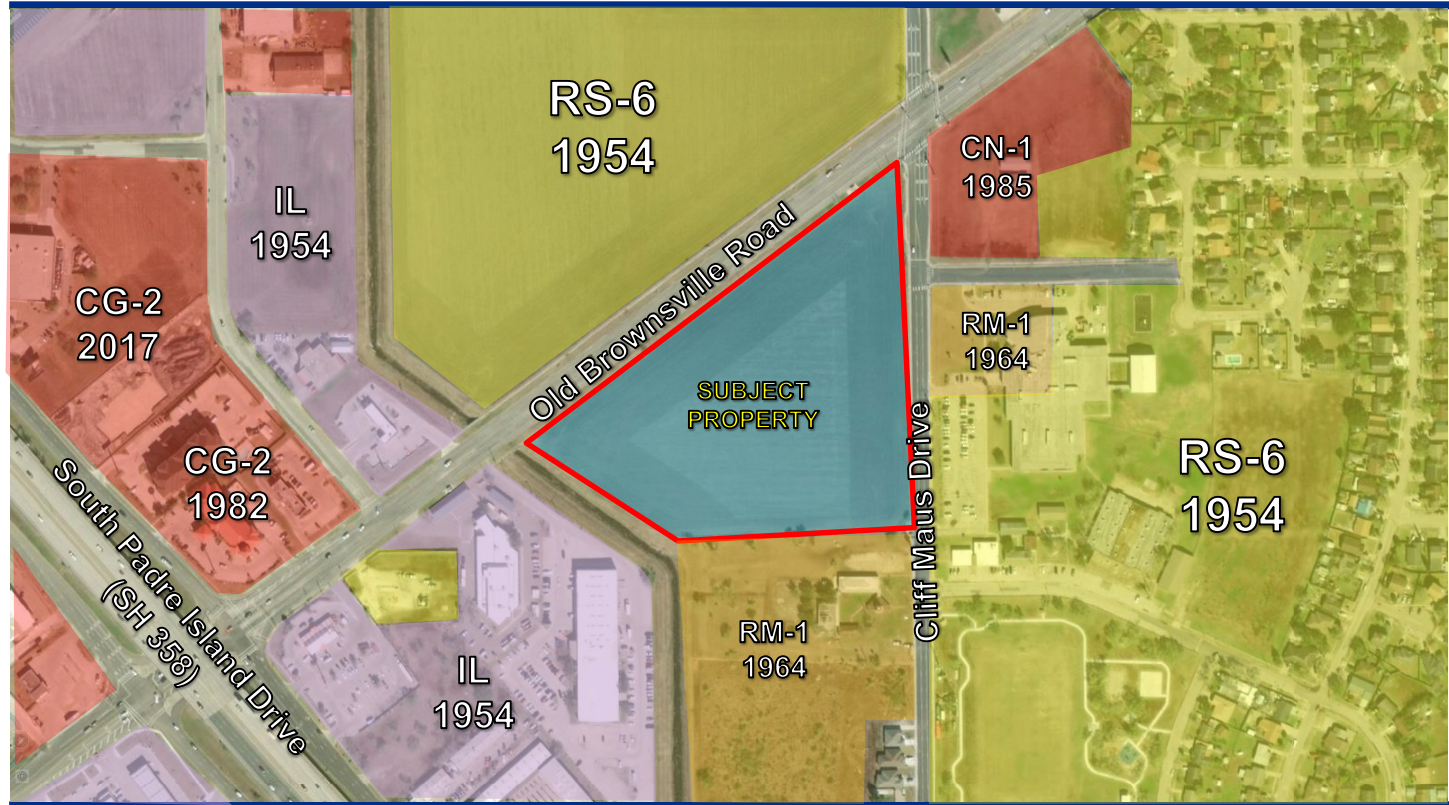


Planning Commission
January 8, 2020

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

CN-1 to RM-1: Type B: 10' & 10 pts.

Setbacks:

Street: 20 feet

Side & Rear: 0 feet

Parking:

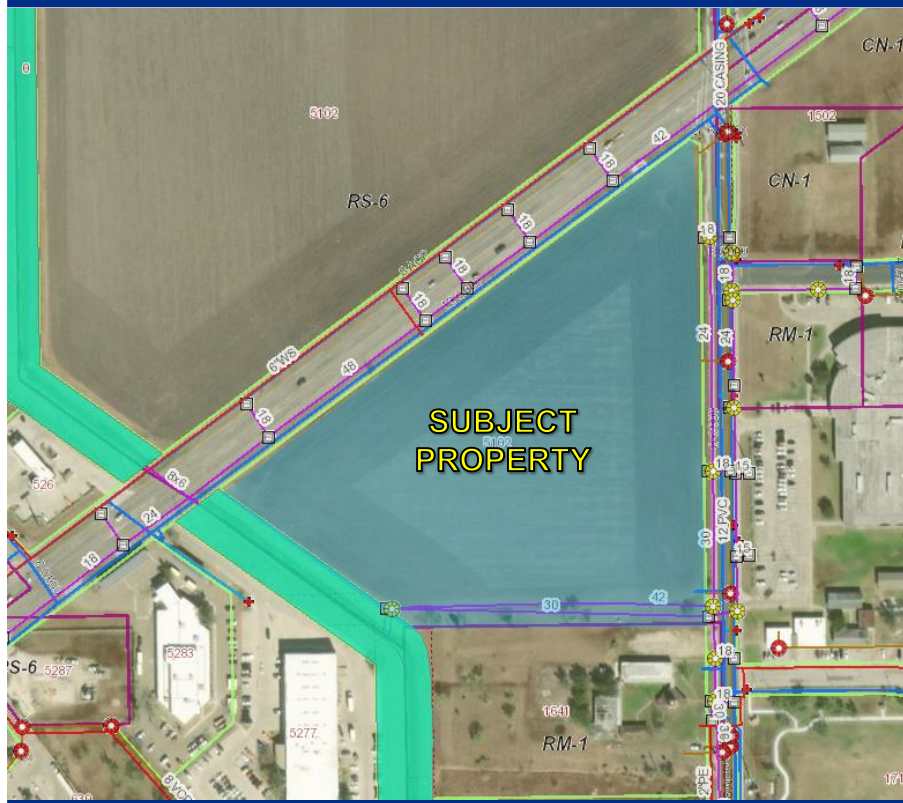
1:225 Square feet





Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Offices,
Multifamily

*Bars/Nightclubs Not Allowed in
"CN-1"

Utilities



-  **Water:**
12-inch C900
-  **Wastewater:**
12-inch PVC
-  **Gas:**
6-inch Service Line
-  **Storm Water:**
42-inch Line

Public Notification

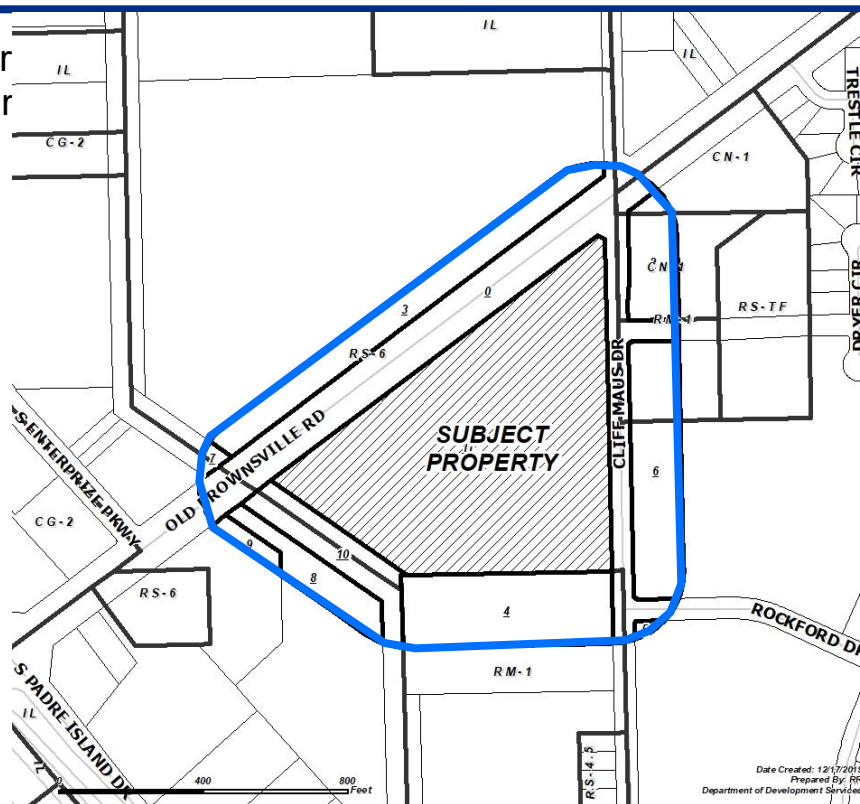
10 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

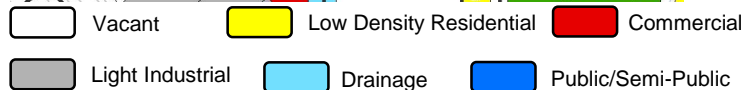
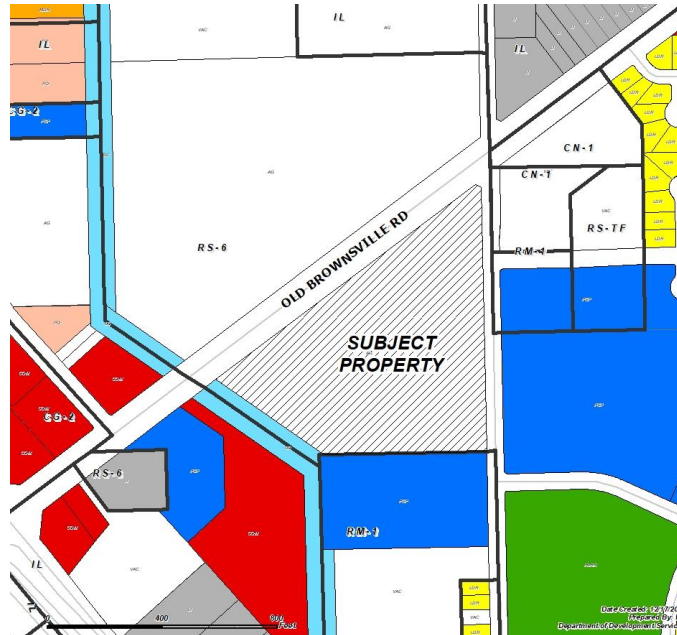


Staff Recommendation

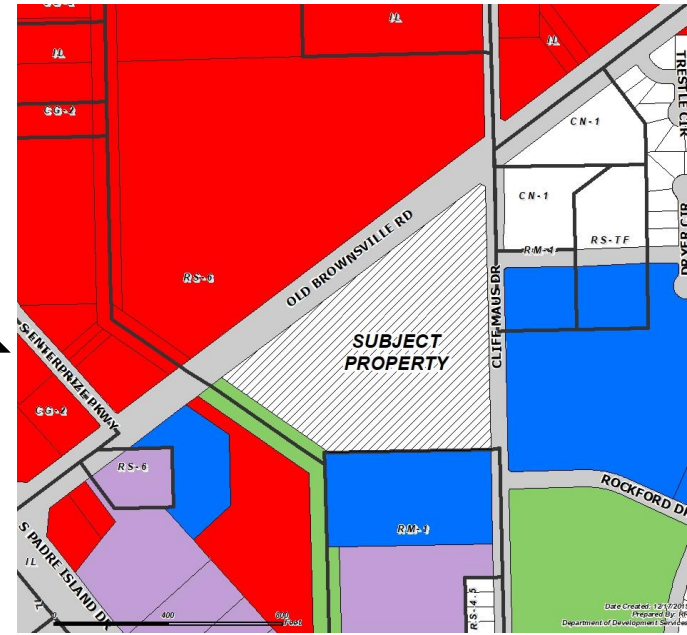
Approval of the
“CN-1” Neighborhood Commercial District

Land Use

Existing Land Use



Future Land Use



Subject Property, West on Cliff Maus Drive



Cliff Maus Drive, North of Subject Property



Cliff Maus Drive, East of Subject Property



Cliff Maus Drive, South of Subject Property

