

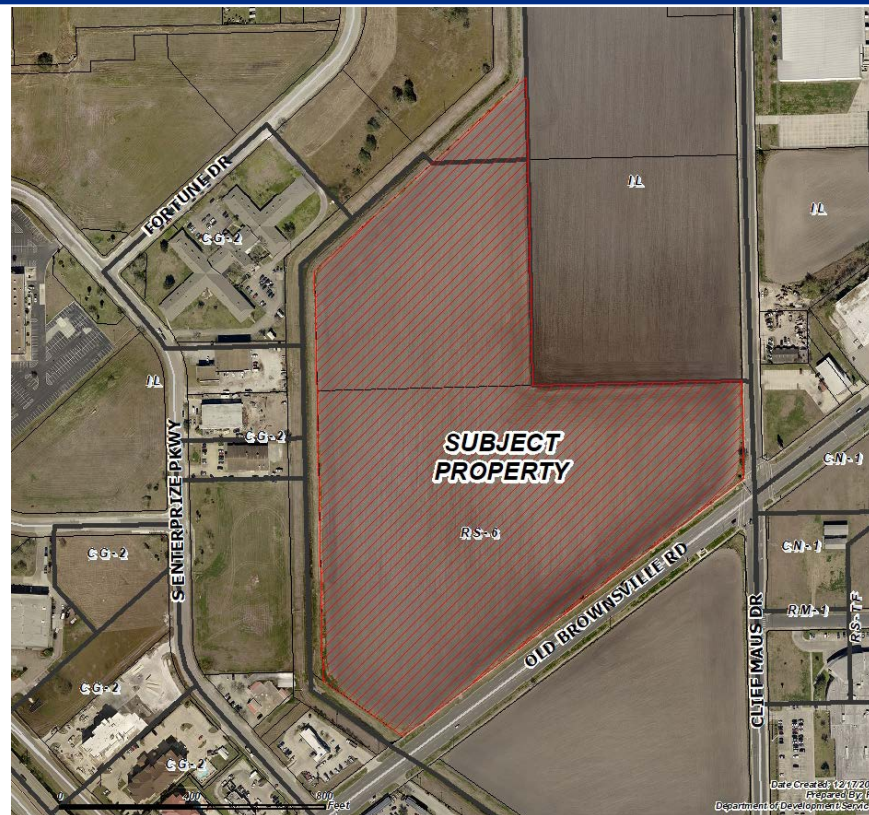
# Zoning Case #0120-03

**Hobbs, High Ground Advisors, Texas Scottish Rite Hospital, and TAMU  
Rezoning for a Property at 5102 Old Brownsville Road  
From “IL” and “RS-6” To “CG-2”**

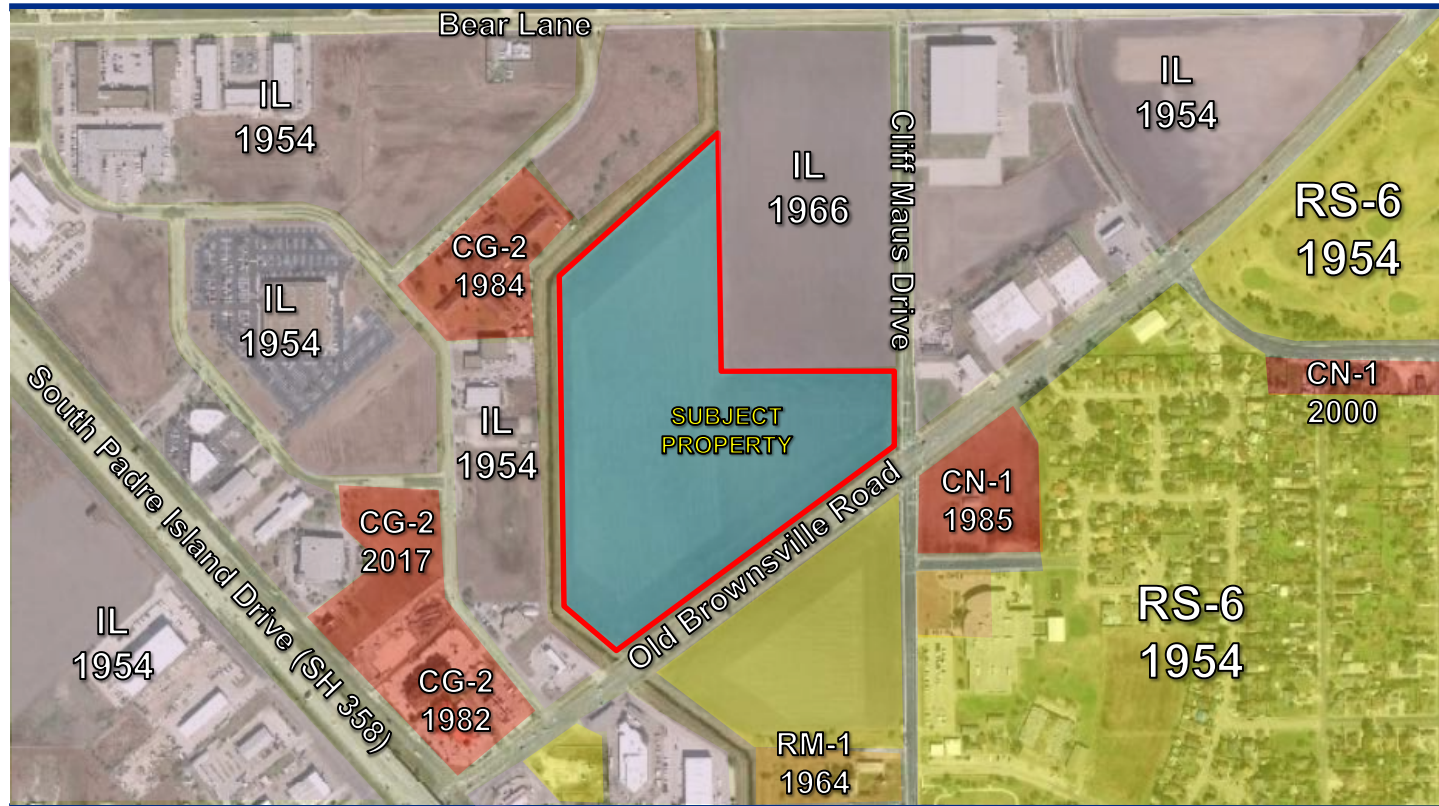


City Council  
February 25, 2020

# Aerial Overview



# Zoning Pattern



# Planning Commission and Staff Recommendation

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**Approval** of the  
“CG-2” General Commercial District



# Public Notification

23 Notices mailed inside 200' buffer

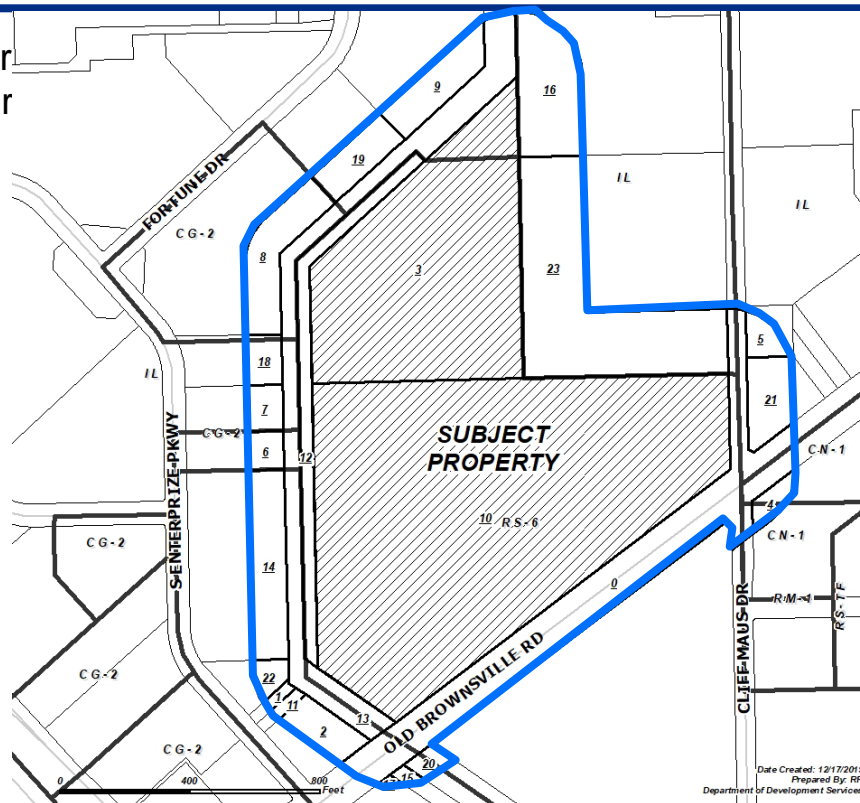
5 Notices mailed outside 200' buffer

Notification Area

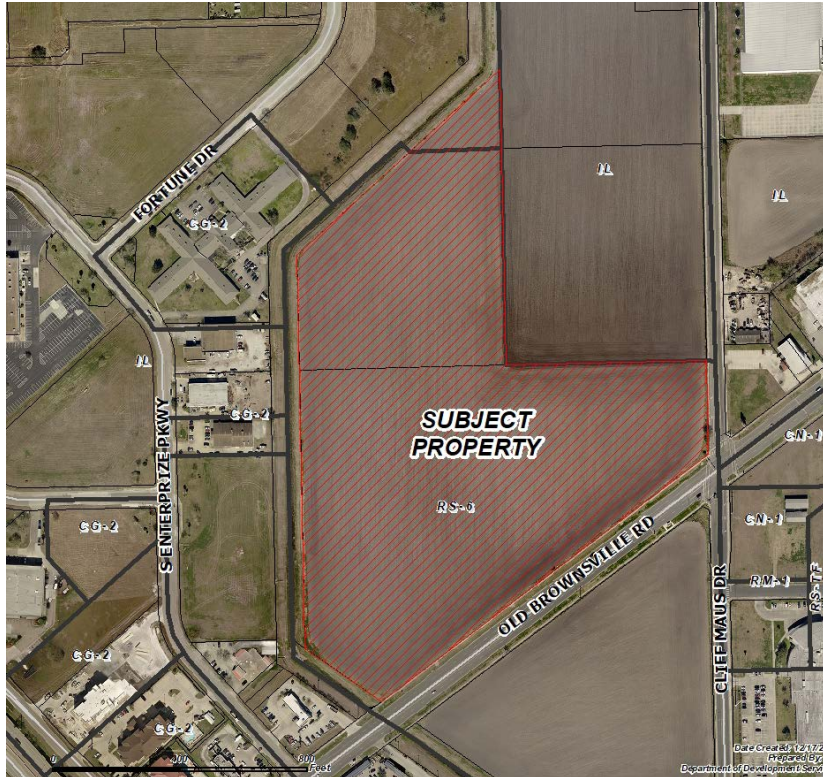
Opposed: 0 (0.00%)



In Favor: 0



# UDC Requirements



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

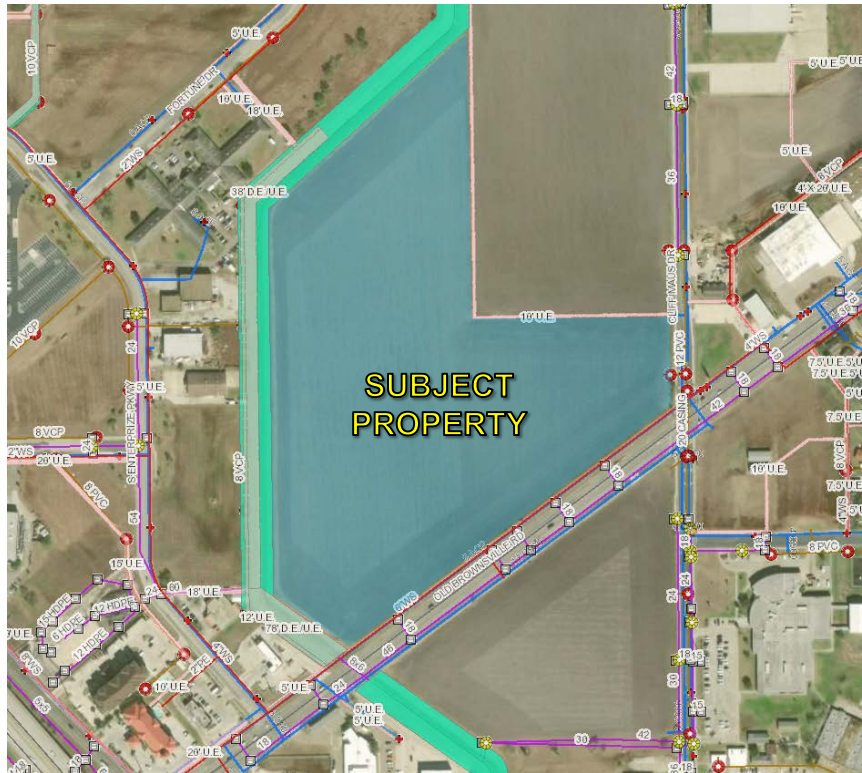
Setbacks:  
Street: 20 feet  
Side & Rear: 0 feet

Parking:  
1:225 Square feet

Landscaping, Screening, and  
Lighting Standards

Uses Allowed: Multifamily,  
Offices, Medical, Restaurants,  
Retail, Bars, and Hotels.

# Utilities



**Water:**  
12-inch C900



**Wastewater:**  
12-inch PVC



**Gas:**  
6-inch Service Line



**Storm Water:**  
42-inch Line