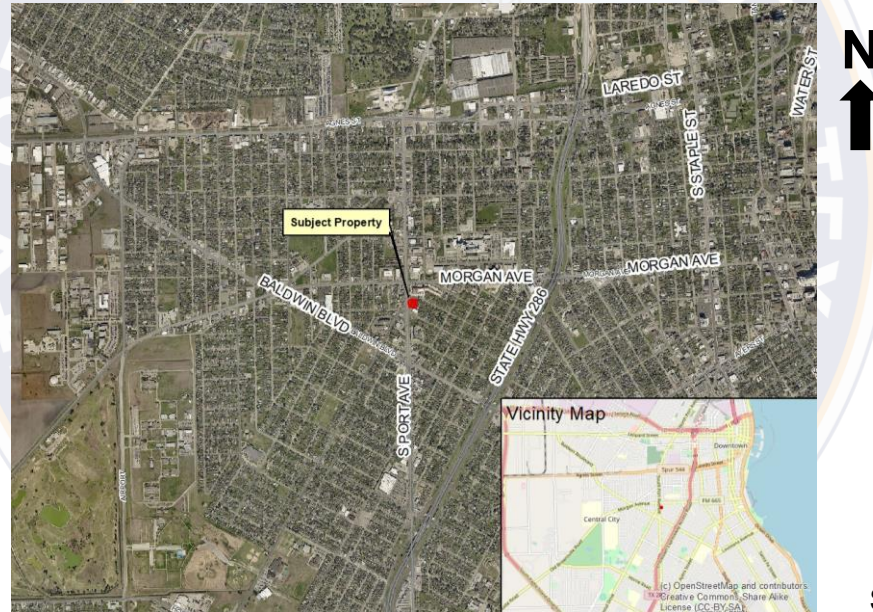


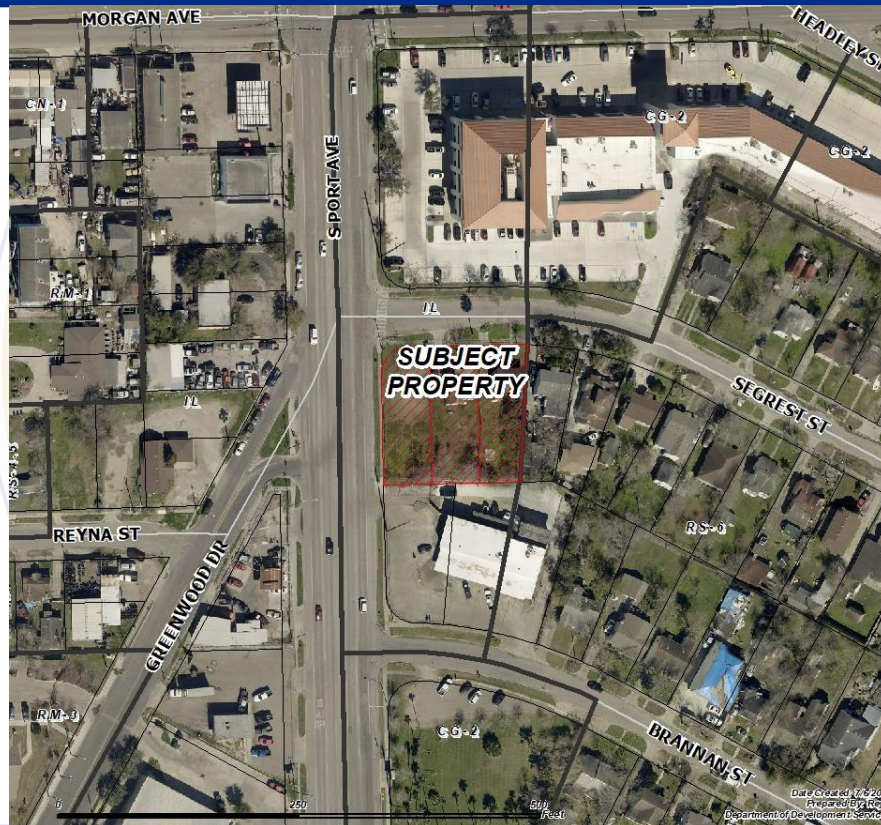
# Zoning Case #0720-03

Ruben Bonilla, Jr,  
Rezoning for a Property at 2713 Segrest Street  
From “IL” To “CN-1”



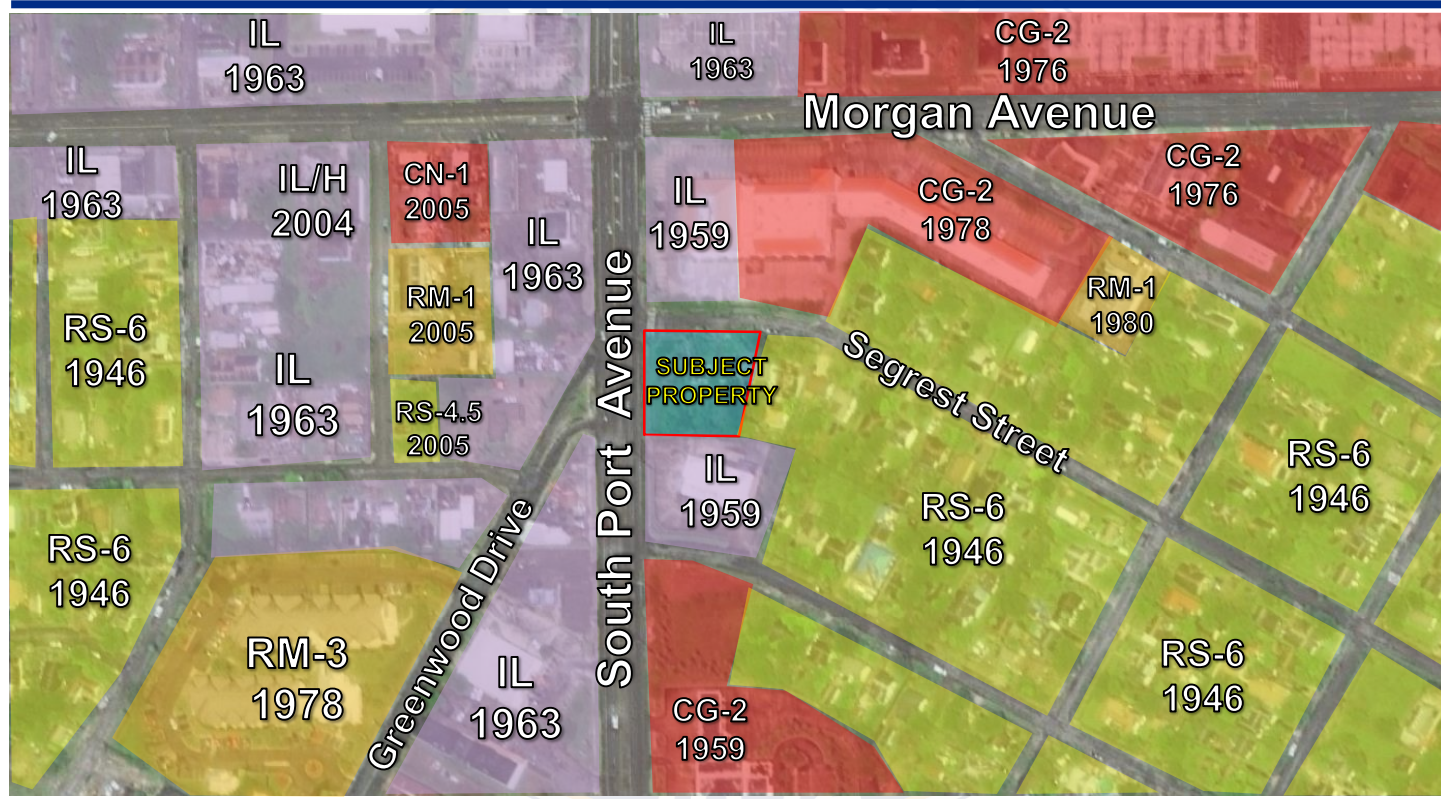
City Council  
September 8, 2020

# Aerial Overview





# Zoning Pattern



# Planning Commission and Staff Recommendation

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**Approval** of the  
“CN-1” Neighborhood Commercial District

# Public Notification

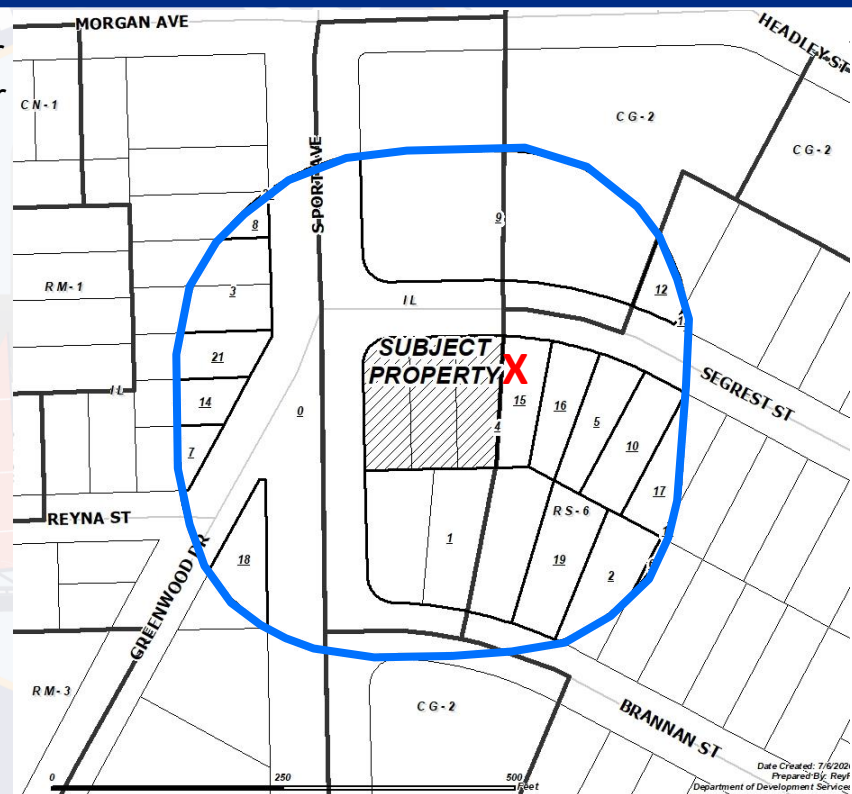
21 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (2.84%)



In Favor: 0



# Utilities

**Water:**  
8-inch A

**Wastew**  
8-inch P

**Gas:**  
2-inch s

**Storm V**  
24-inch



**Water:**  
8-inch ACP

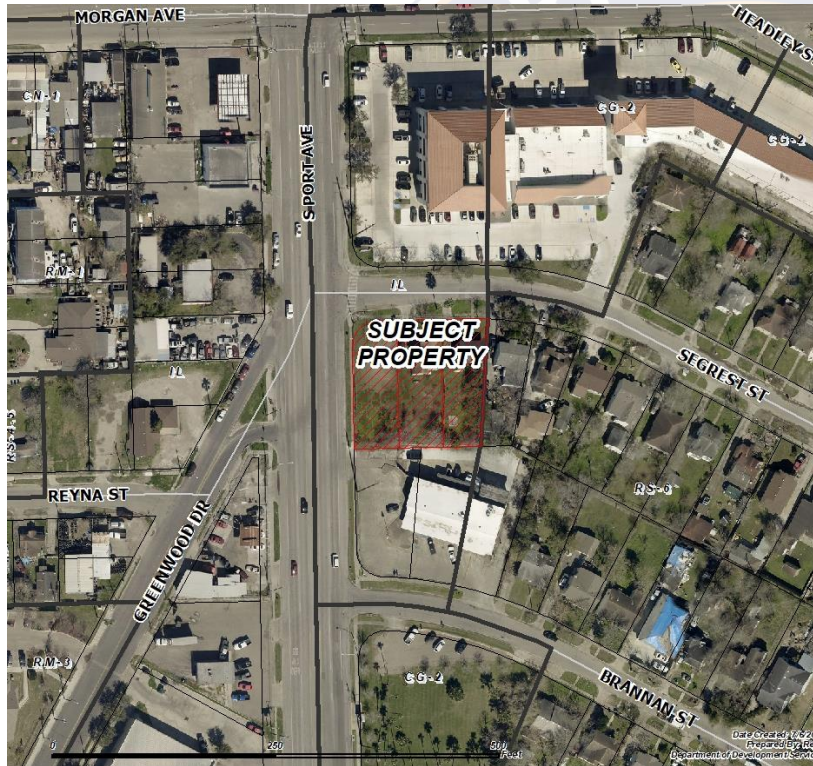
**Wastewater:**  
8-inch PVC

**Gas:**  
2-inch service line

**Storm Water:**  
24-inch



# UDC Requirements



## Buffer Yards:

CN-1 to RS-6: Type B: 10' & 10 pts.

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

## Setbacks:

Street: 20 feet

Side & Rear: 10 feet

## Parking:

Office: 2.4 per 1,000 square feet

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Offices, Multifamily

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