

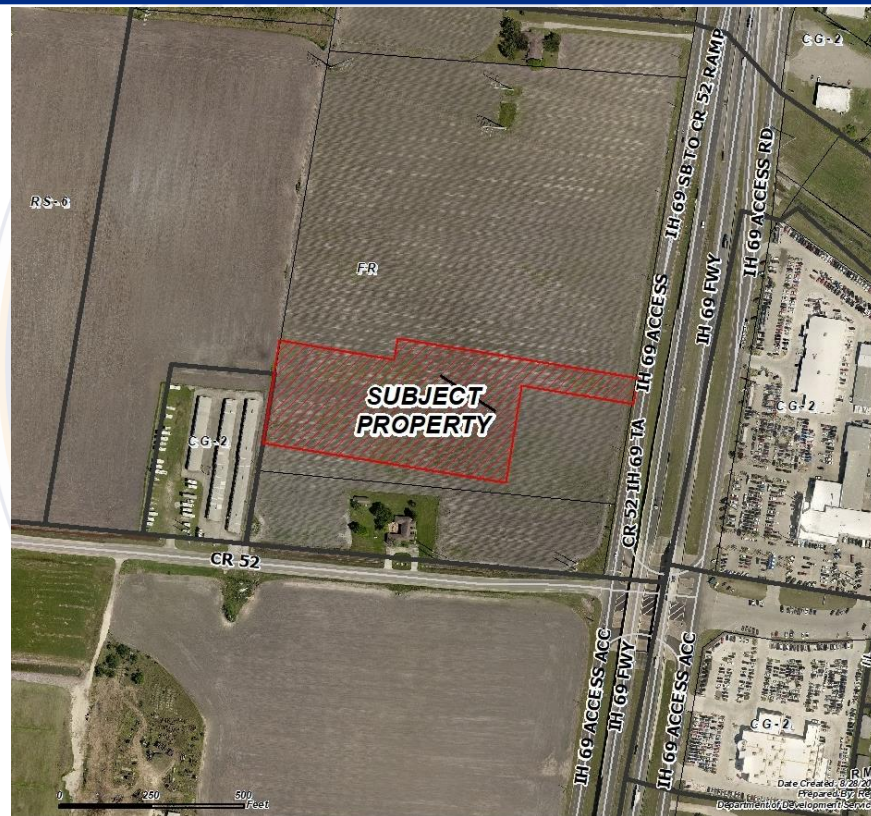
Zoning Case #0920-01

Nemec Family Properties, Ltd.
Rezoning for a Property at 3601 Interstate 69
From “FR” To “CG-2”



City Council
November 10, 2020

Aerial Overview



Zoning Pattern



Planning Commission and Staff Recommendation

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

Public Notification

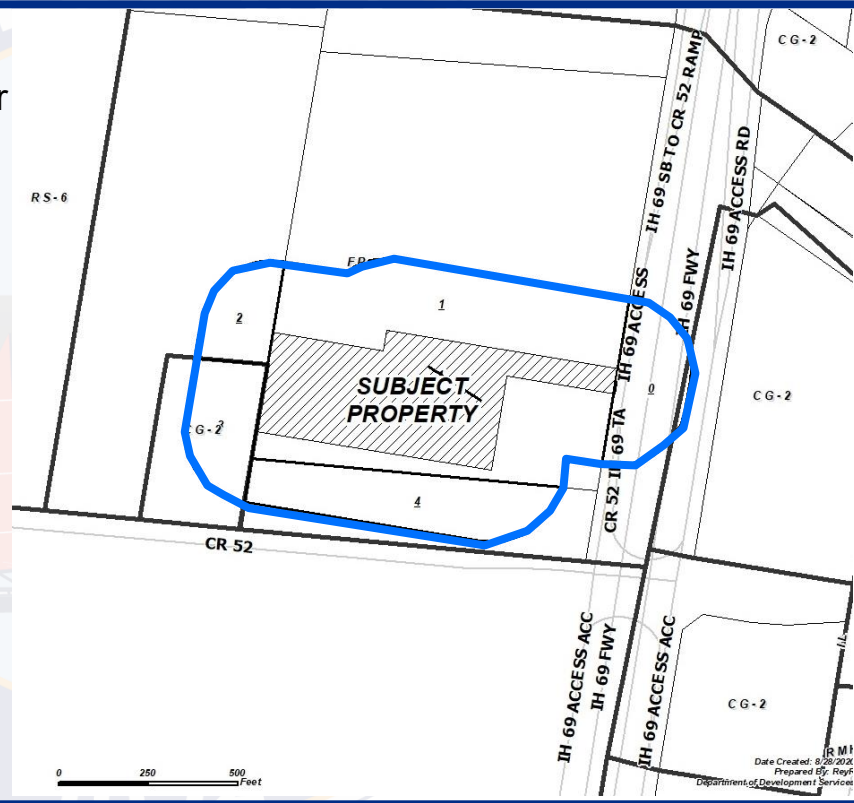
4 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

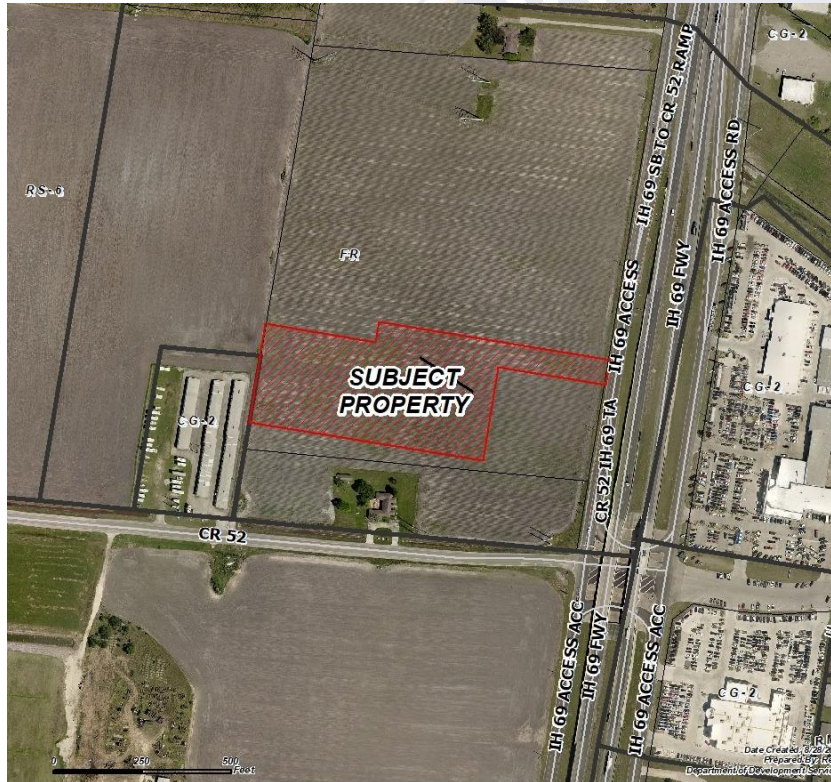
Opposed: 0 (0.00%)



In Favor: 0



UDC Requirements



Buffer Yards:

CG-2 to FR: N/A

CG-2 to RS-6: Type C: 15' & 15 pts

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

Parking:

1:250 square feet

Landscaping, Screening, and
Lighting Standards

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

Utilities



Water:
12-inch PVC



Wastewater:
6-inch PVC



Gas:
6-inch line



Storm Water:
20-inch line