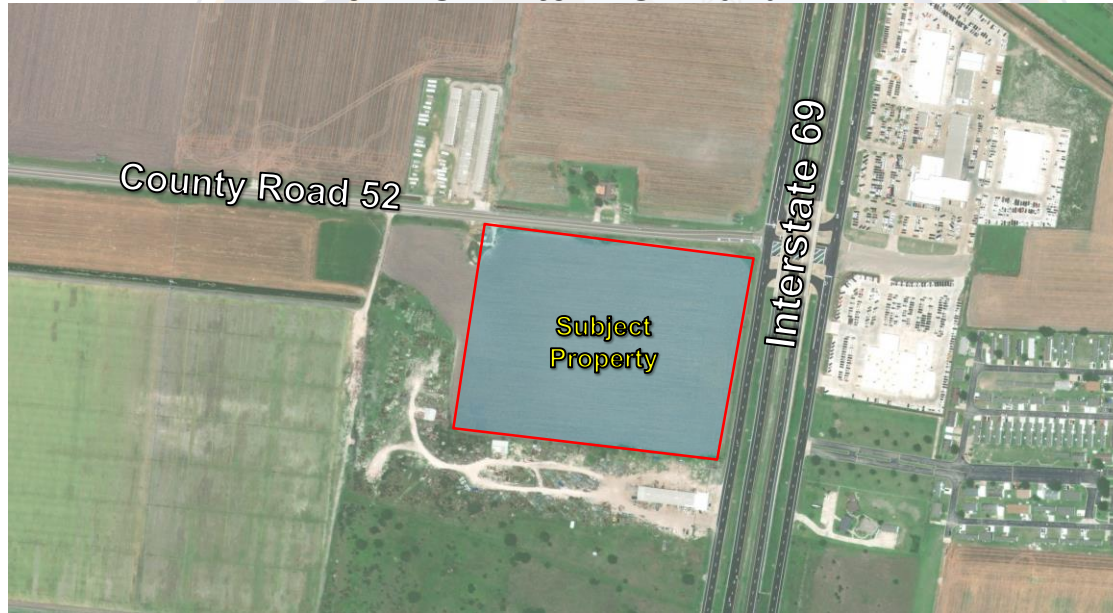


Zoning Case #0421-02

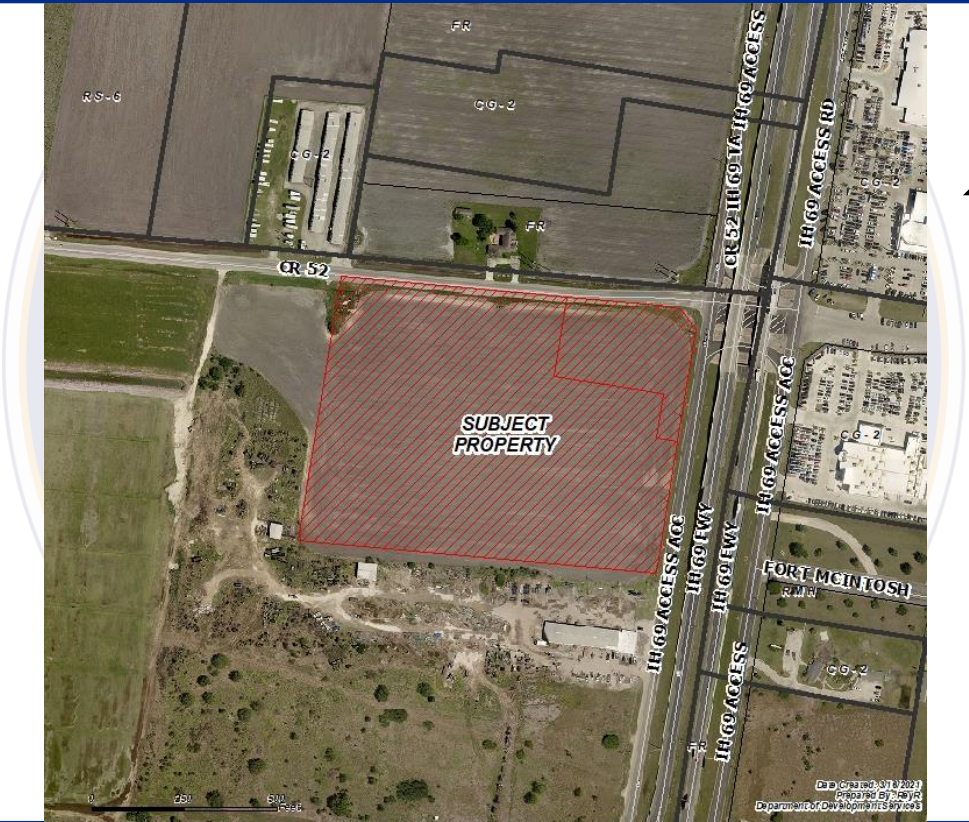
LD Calallen CCTX Hwy 77, LLC.

**Rezoning for a Property at intersection of CR 52 and I-69
From “OCL” to “CG-2” and “RM-2”**



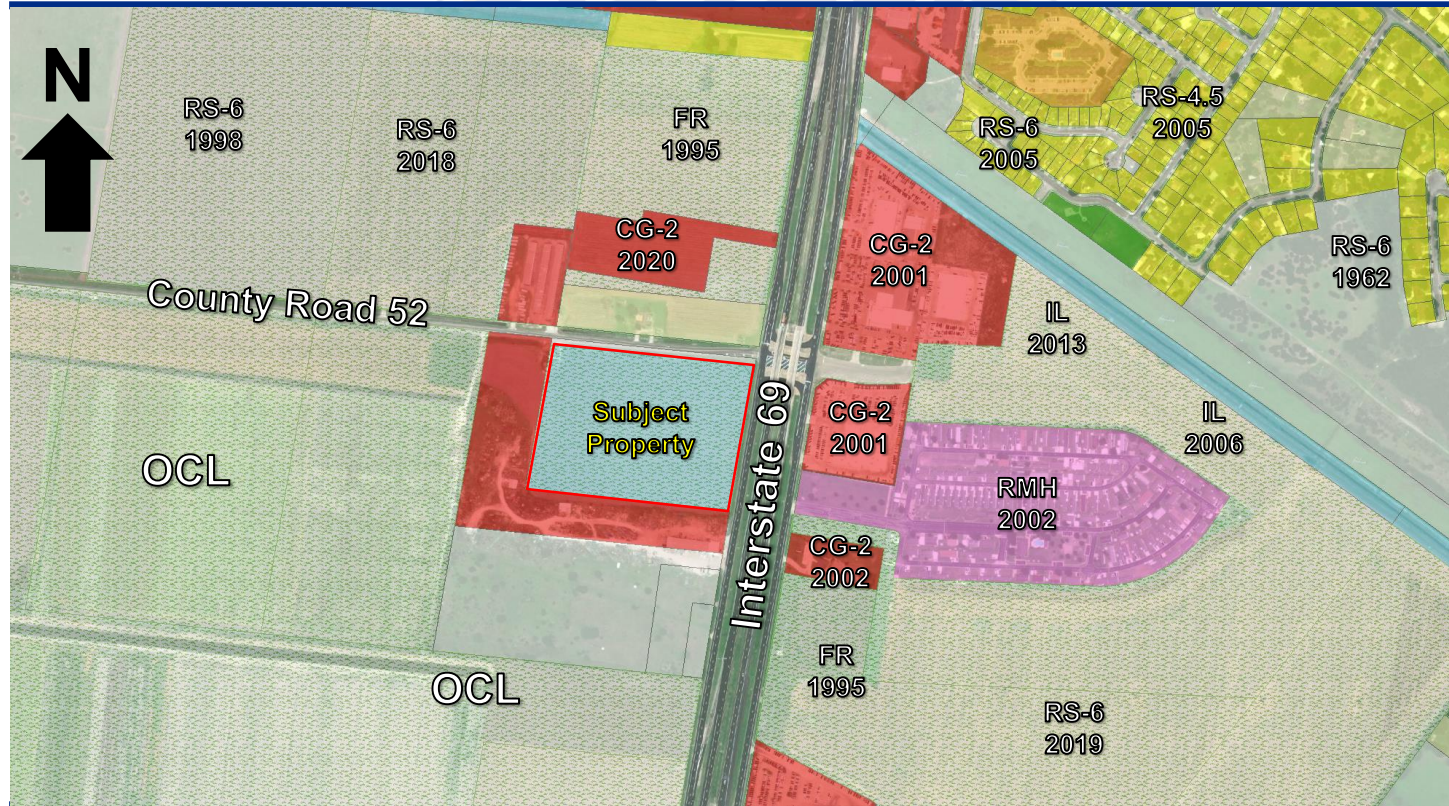
Planning
Commission
March 31, 2021

Aerial Overview



N


Zoning Pattern



UDC Requirements



Buffer Yards:

N/A

Setbacks:

RM-2: Street: 20 feet
Side/Rear: 10 feet

CG-2: Street: 20 feet
Side/Rear: 0 feet


Uses Allowed:

RM-2: Single-family, Multifamily, Day Care, place of Worship.


CG-2: Multifamily, Retail, Office, Restaurants, Hotels, Vehicle Sales, and Storage.

Utilities



 **Water:** Nueces County Water Control District #3

 **Wastewater:** 6-inch PVC

 **Gas:** 6-inch line

 **Storm Water:** 18-inch line

Public Notification

3 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

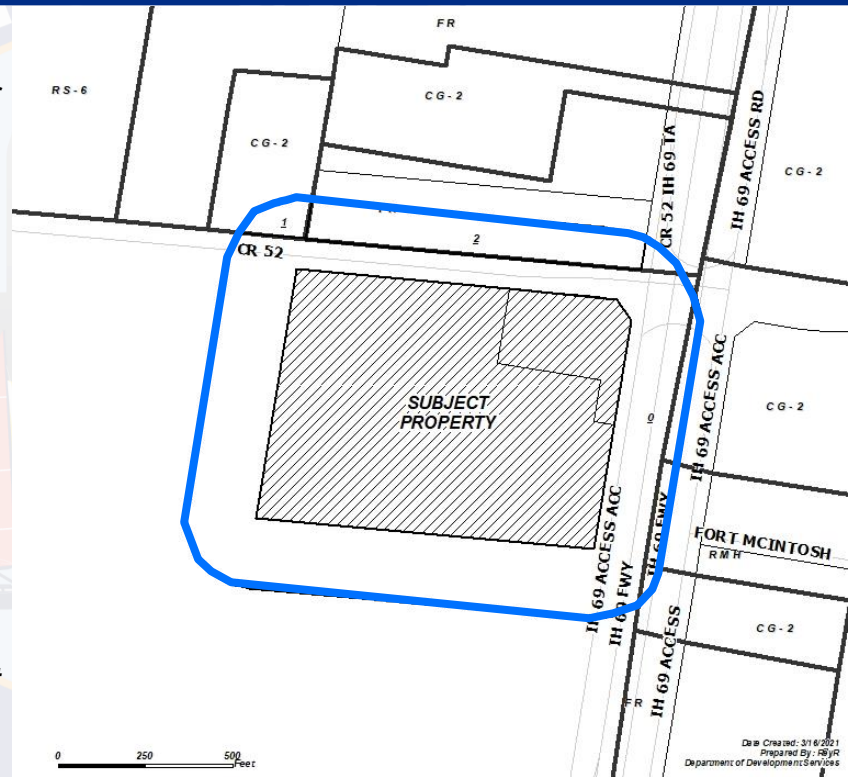
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00 %)



*Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition*

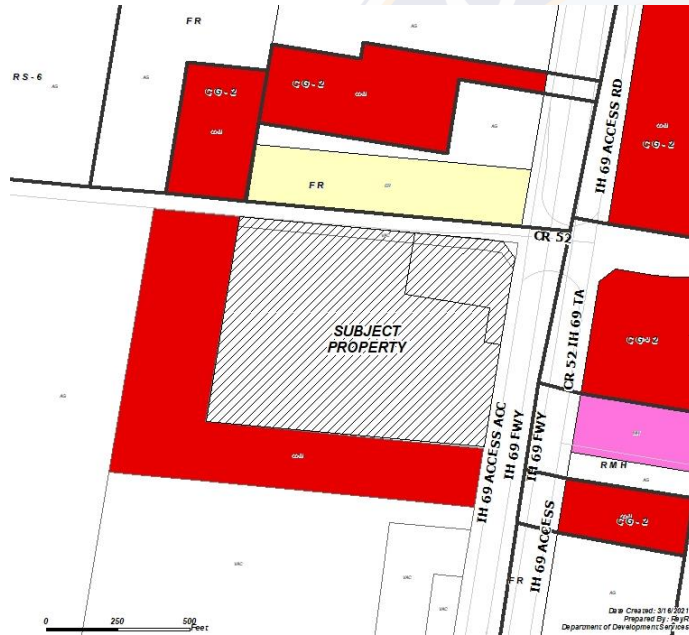


Staff Recommendation

Approval of the change of zoning

Land Use

Existing Land Use



Future Land Use

