

ZONING CASE #5191

Applicant: Gorge Figueroa (Uno Real Estate, LLC)

Location: 612 Michael Drive

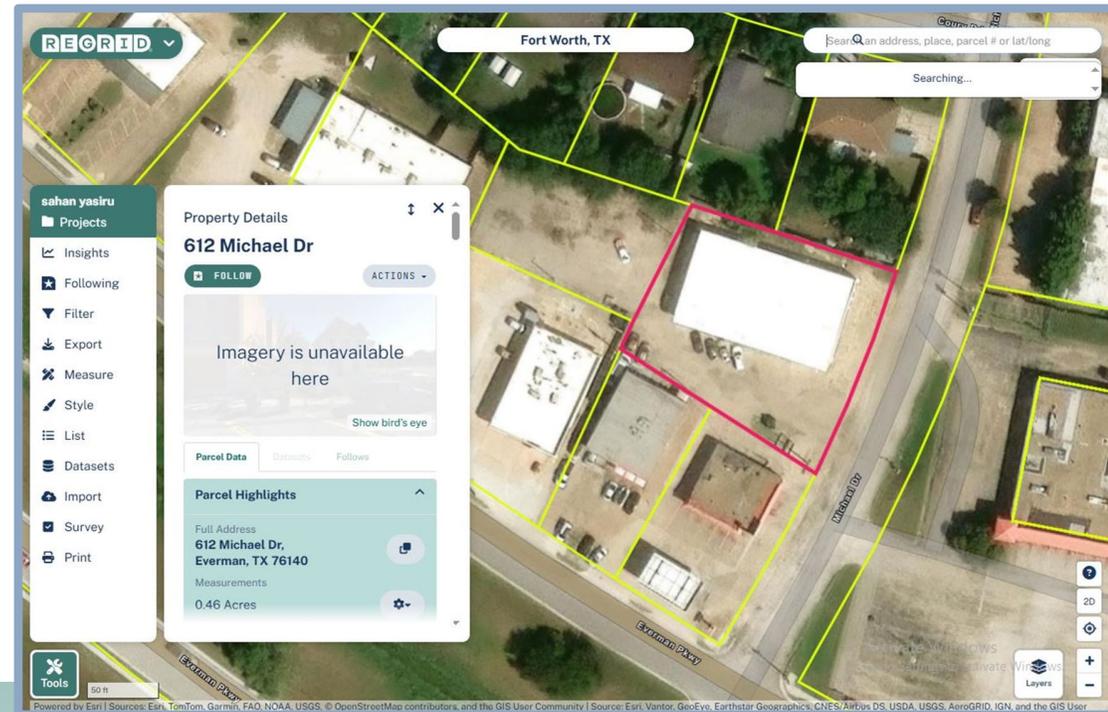
Current Zoning: C-1 Neighborhood Commercial

Requested Zoning: C-2 General Commercial

Staff Recommendation: Denial

Staff Comments:

C-2 Zoning is not compatible with immediately abutting A-2 Residential. Future Land Use identifies property as commercial, but does not specify type. Proposed uses do not align with CDC Strategic Development Initiatives.



C-1 PERMISSIBLE USES

RESIDENTIAL

- Assisted Living
- Independent Senior Living

RELIGIOUS

- Religious Institutions

EDUCATION

- Public Schools
- Child Day Care
- Private Business or Professional Schools

COMMUNITY FACILITIES

- Government Facilities
- Parks
- Open Space
- Golf Course
- Public Swimming Pools
- Art Gallery or Museum
- Athletic Fields/Stadiums

TRANSPORTATION

- Mass Transit Pick-up Station
- Commercial Parking Lots
- Parking Lot Structure (Multi-Story)

RETAIL SALES/TRADE

- Convenience, grocery stores & supermarkets with/without gasoline sales
- Bakery and confectionery shops—non-industrial
- Restaurants, cafes, cafeterias, drive through service

- Package liquor stores, cocktail lounges and taverns (see section 8.7)
- Drug, apothecaries, pharmacies and sundry
- Book, stationary, newsstands, gift tobacco, souvenir and novelty shop
- Hardware and appliance stores
- Garden shop
- Landscape services, plant and garden (retail)
- Arts, crafts, hobby and fabric shops
- Household furnishings and fixtures stores
- Home improvement store
- Retail shops
- Antique shop
- Bicycle shop and repair service
- Building materials and lumber yards (indoor storage)
- Auto parts and accessory sales
- Temporary sales of christmas trees, etc.
- Used merchandise

SERVICES - PERSONAL

- Hotel
- Barber, Beauty Shops, Salons
- Laundromat
- Instructed Music, Dance, Art, and Drama Studios
- Fitness Center
- Private Ambulance Service
- Pet Grooming (Not Boarding)

SERVICES – MEDICAL & VET

- Medical, Dental, Chiropractic, Optometry, etc.
- Animal Hospitals

- Medical Laboratories and Services
- Nursing Home

SERVICES – BUSINESS & PROF SVCS

- Office Center
- Financial Institutions
- Utility Offices & Bill Pay Stations
- Printing, Mailing, and Office Supplies

SERVICES – General

- Apparel Alterations and Repair
- Camera, Jewelry, Instrument, and Watch Repair
- General Fix-It Repair
- Plumbing, HVAC, Electrical
- Piano & Musical Instrument Repair

ENTERTAINMENT

- Motion Picture Theaters
- Ice & Roller Skating Rinks
- Bowling Alleys
- Dance Halls and Ball Rooms
- Commercial and Private Clubs, Lodges, Frats
- Amusement (Indoor)
- Commercially operated swim and/or tennis

INDUSTRIAL

- Telecommunication Towers

C-2 PERMISSIBLE USES (ANYTHING IN C-1 PLUS.....)

RETAIL

- Feed and seed stores
- Stone monuments (excluding cutting slabs)
- Building materials and lumber yards (outdoor storage)
- Used merchandise
- Pawn shops

RETAIL SALES/TRADE – Auto/Marine/Farm

- Motorcycle and Scooter Sales and Service
- Boats and Marine Craft Sales and Svc
- Farm Machinery
- Auto Rentals and Sales
- Motor Home & RV Sales and Service
- Auto Glass, Trim, Upholstery
- Auto Repair Garage (Minor)
- Car Wash

SERVICES – Personal

- Laundry (Dry Cleaning and Dyeing)
- Funeral Homes and Mortuaries
- Sign Shops
- Food Catering Services

SERVICES – Medical & Vet

- Hospital, Clinics

SERVICES – Business

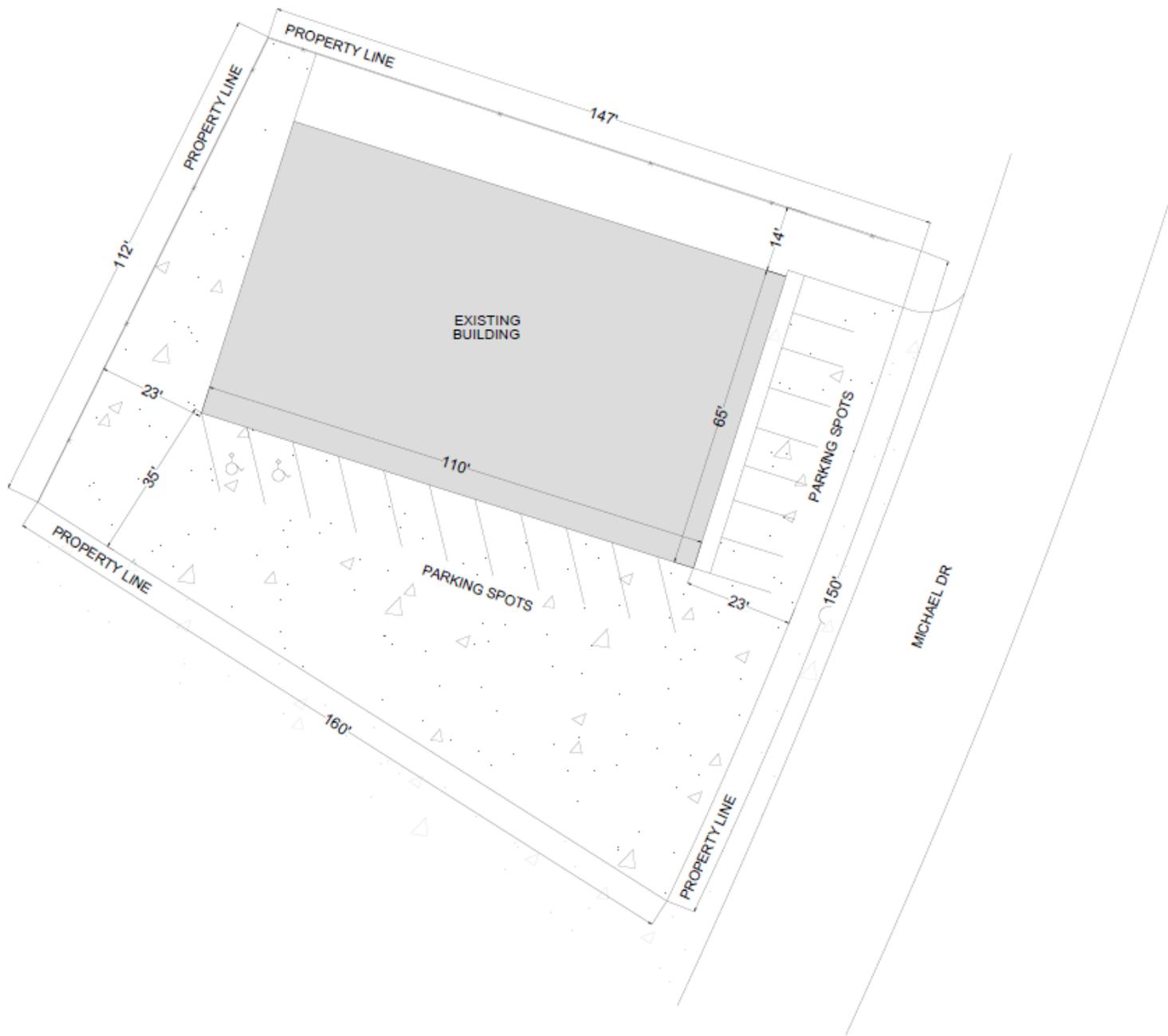
- Building and Related Construction

SERVICES – General

- Upholstery

INDUSTRIAL

- Food Processing
- Cabinet Shops and Furniture Manufacturing



NOTES:

ADDRESS:
 612 MICHAEL DR
 EVERMAN, TX 76140

PARCEL ID: 04147227

SITE PLAN

LOT AREA: 0.46 ACRES

PLOT SIZE: 8.5' X 11"

WEBSITE: USASITEPLANS.COM

DRAWING SCALE: 1"=30'

