

# Item #8.3

Brazos Moving and Storage #7

Rezoning

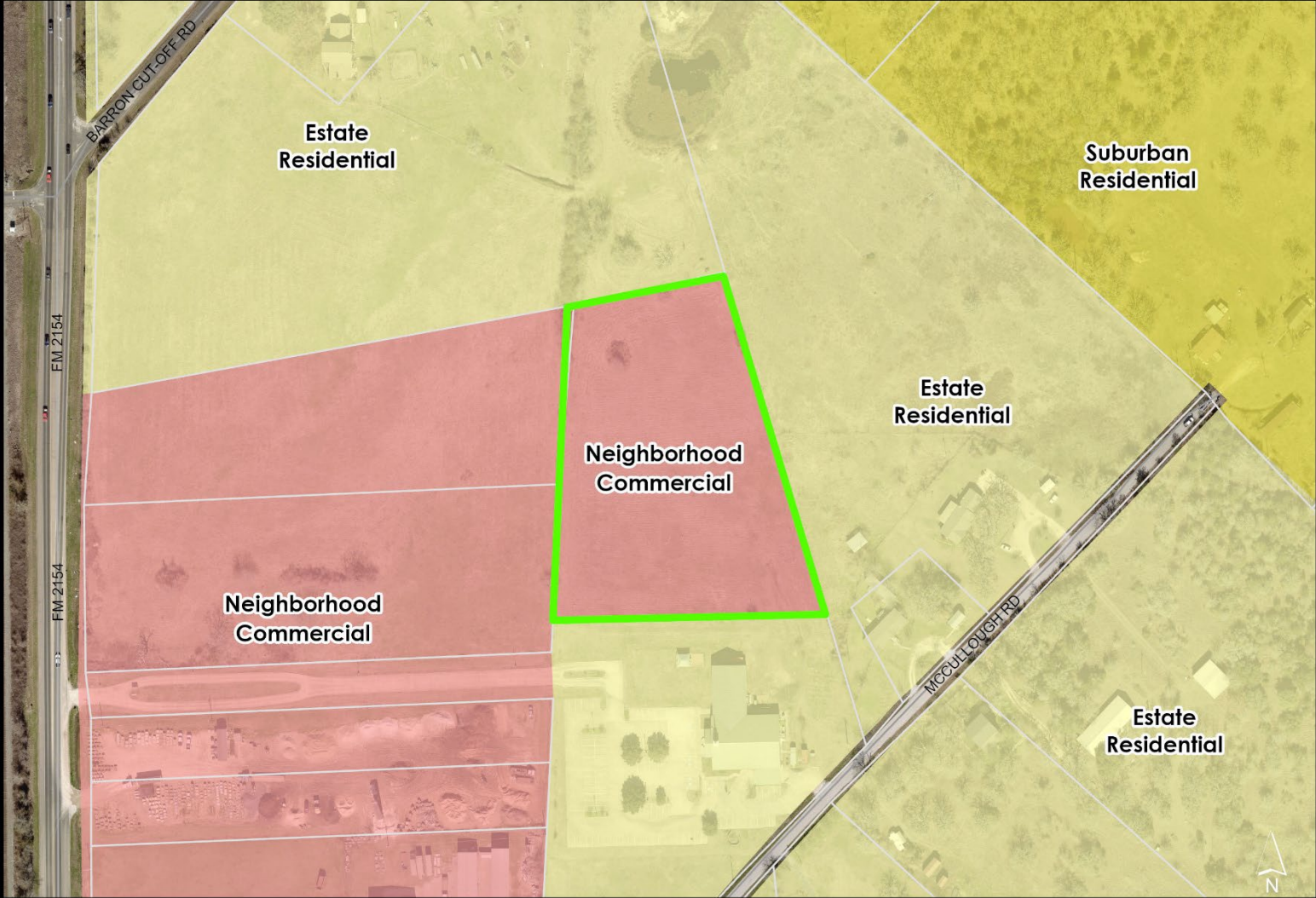




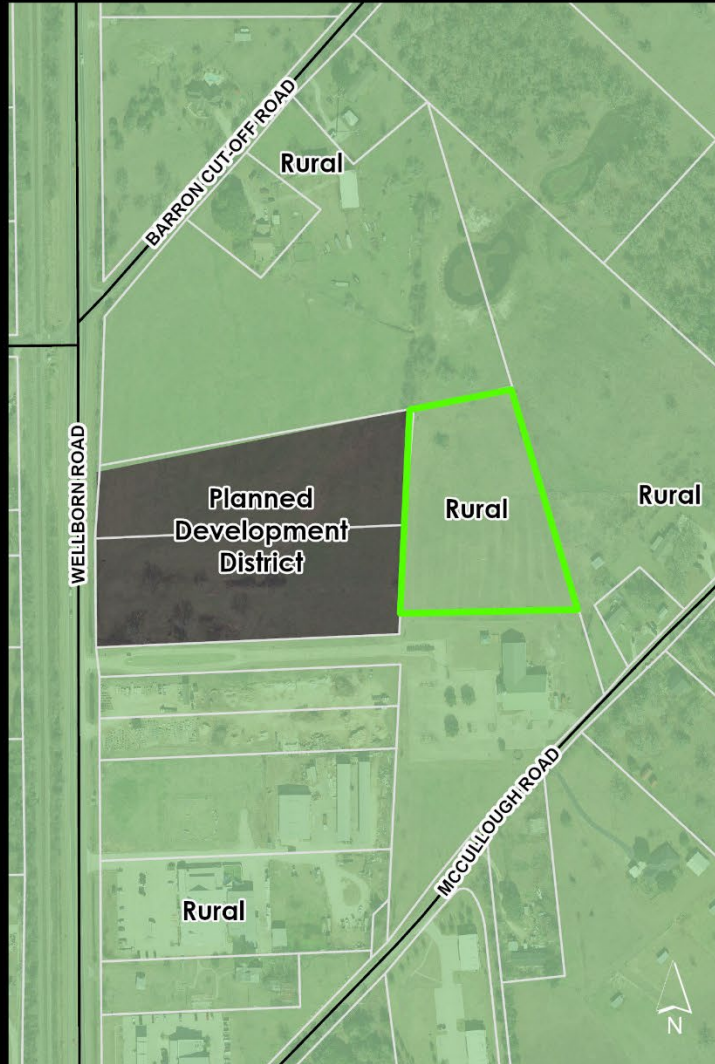
**BRAZOS MOVING & STORAGE #7**

Case: REZ2025-000006 **REZONING**

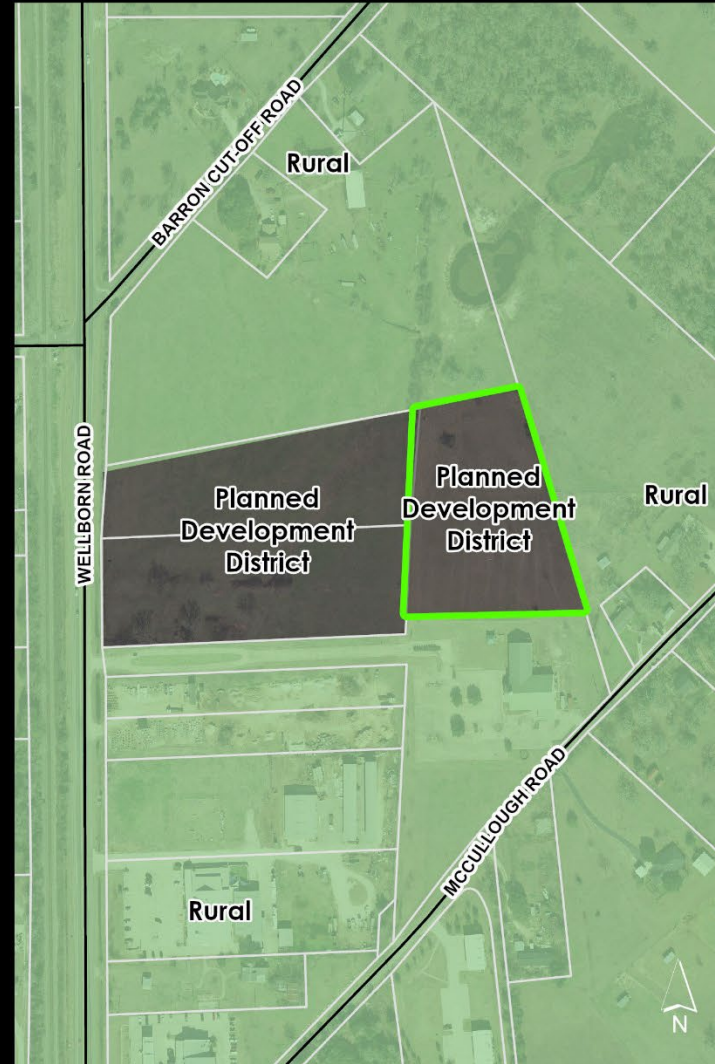
# EXISTING Future Land Use



# EXISTING Zoning



# PROPOSED Zoning





## General Standards:

1. Allowed uses in Section 6.3
2. Prohibited uses in Section 6.3
3. Wellborn Commercial (WC) NRA Standards
  - Covered porch
  - Façade articulation
  - Architectural relief elements
4. Roof pitch required to be 4"/12"
5. Parking not allowed between building and adjacent residential uses

## Modification Requested:

1. Additional allowed Uses:
  - Wholesales/ Services
  - Warehousing/ Distribution
  - Self- storage
  - Educational Facilities
2. Additional prohibited Uses:
  - Commercial daycares
  - Restaurants
3. Wellborn Commercial (WC) Non-Residential Architectural Standards will not apply to this site
4. Roof pitch reduced to 3"/12"
5. Allow parking adjacent to residential uses



## Proposed Community Benefits:

1. 30-foot landscaped buffer on 3 sides
  - Min. of two (2) 1.25" caliper non-canopy trees per 15'
  - Min. of two (2) 2" caliper canopy tree per 25'
2. All buildings will be single-story and will not exceed 25'

