

Zoning Case #0821-04

Michael Gallardo and Nancy Torres
Rezoning for a Property at 4110 Molina Drive
From “CN-1” To “RS-6”



City Council
October 12, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



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

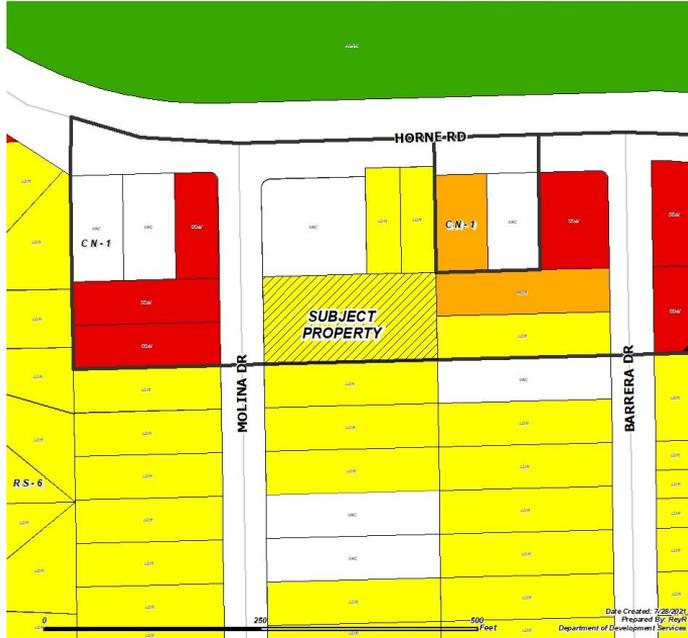
Setbacks:
Street: 25 feet
Side & Rear: 5 feet

Parking:
2 per single-family home

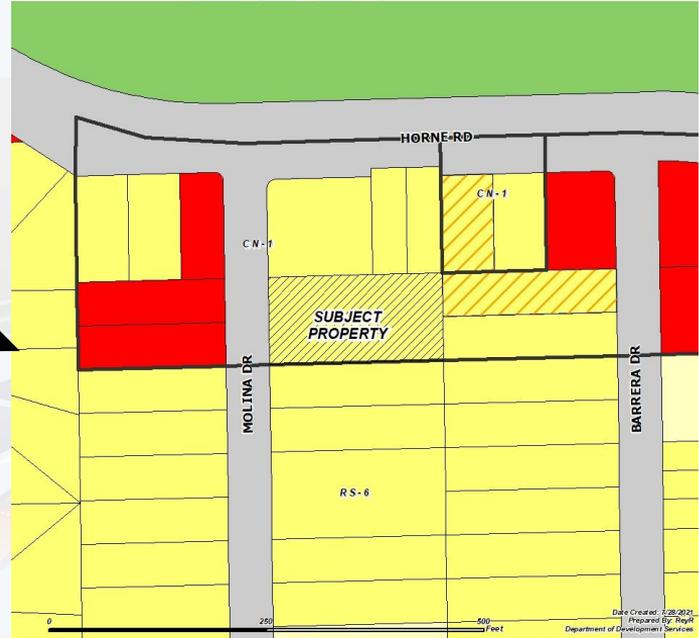
Uses Allowed: Single-Family Detached Housing, Day care home, Educational Facilities, Place of Worship.

Land Use

Existing Land Use



Future Land Use



- | | | | | | |
|-------------------------|--------------------------|------------|-------------------------|--------------------------|----------------------|
| Vacant | Med. Density Residential | Commercial | Low Density Residential | Commercial | Mixed Use |
| Low Density Residential | Professional Office | Park | Government | Med. Density Residential | Permanent Open Space |

Public Notification

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

Notification Area

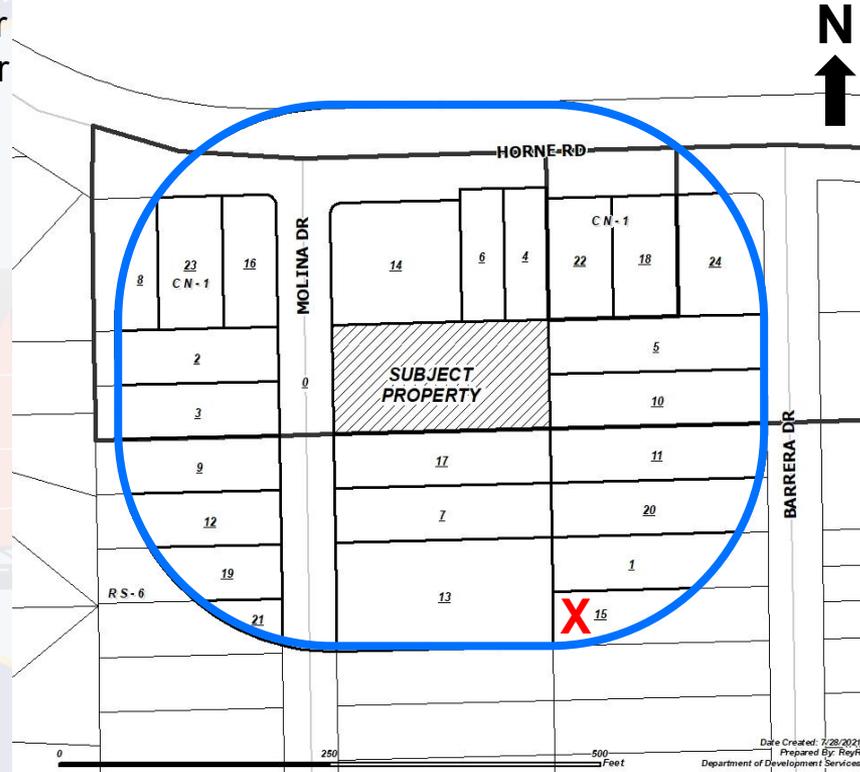
Opposed: 1 (1.88%)
 Separate Opposed Owners: 1



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

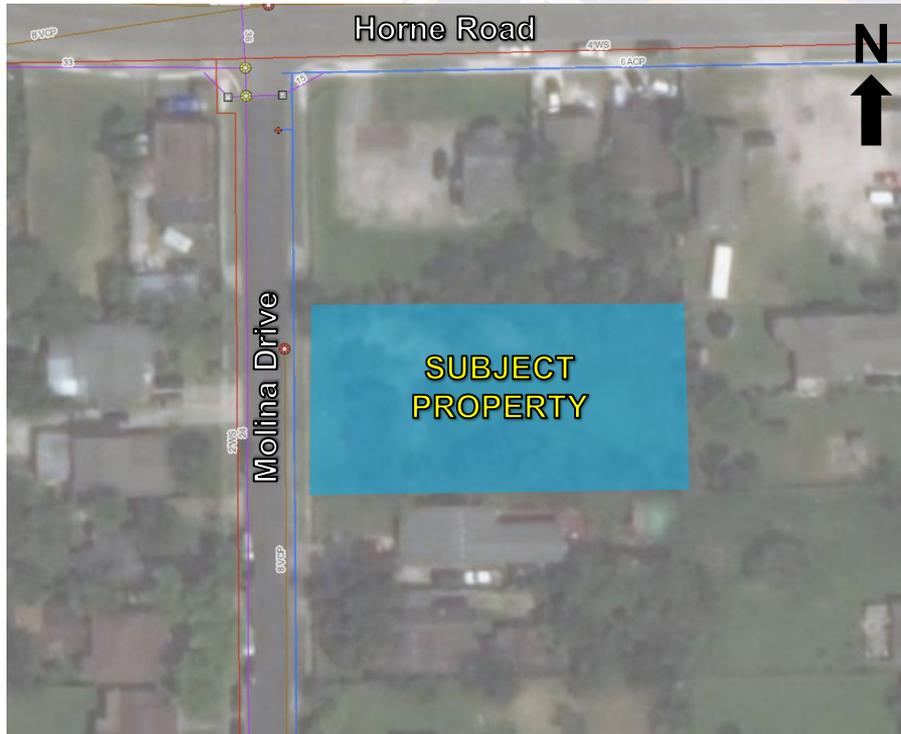


Planning Commission and Staff Recommendation

Approval of the
“RS-6” Single-Family 6 District



Utilities



Water:
8-inch ACP



Wastewater:
8-inch VCP



Gas:
2-inch Service Line



Storm Water:
24-inch Line