

Zoning Case #0821-04

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

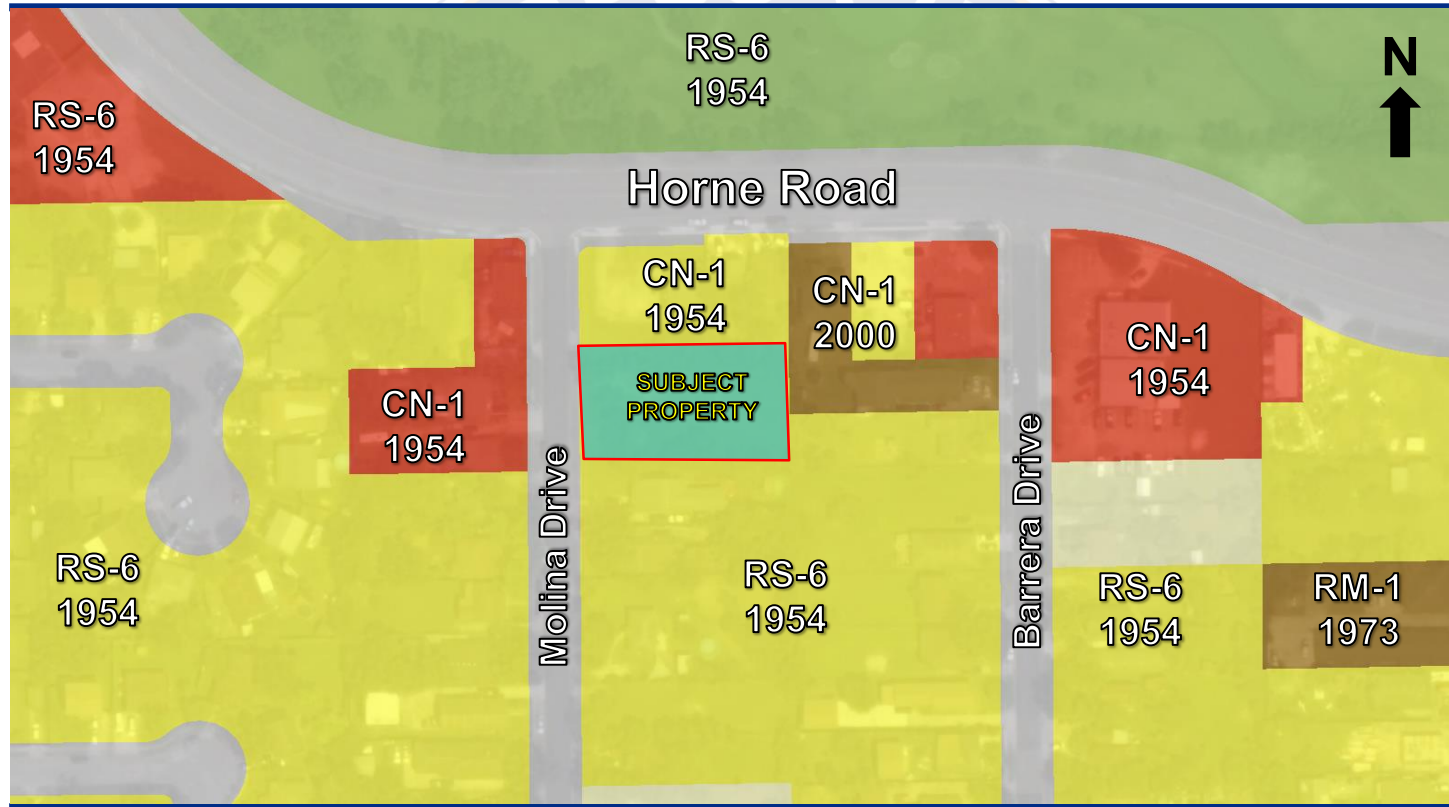


Planning
Commission
August 18, 2021

Aerial Overview



Zoning Pattern



UDC Requirements



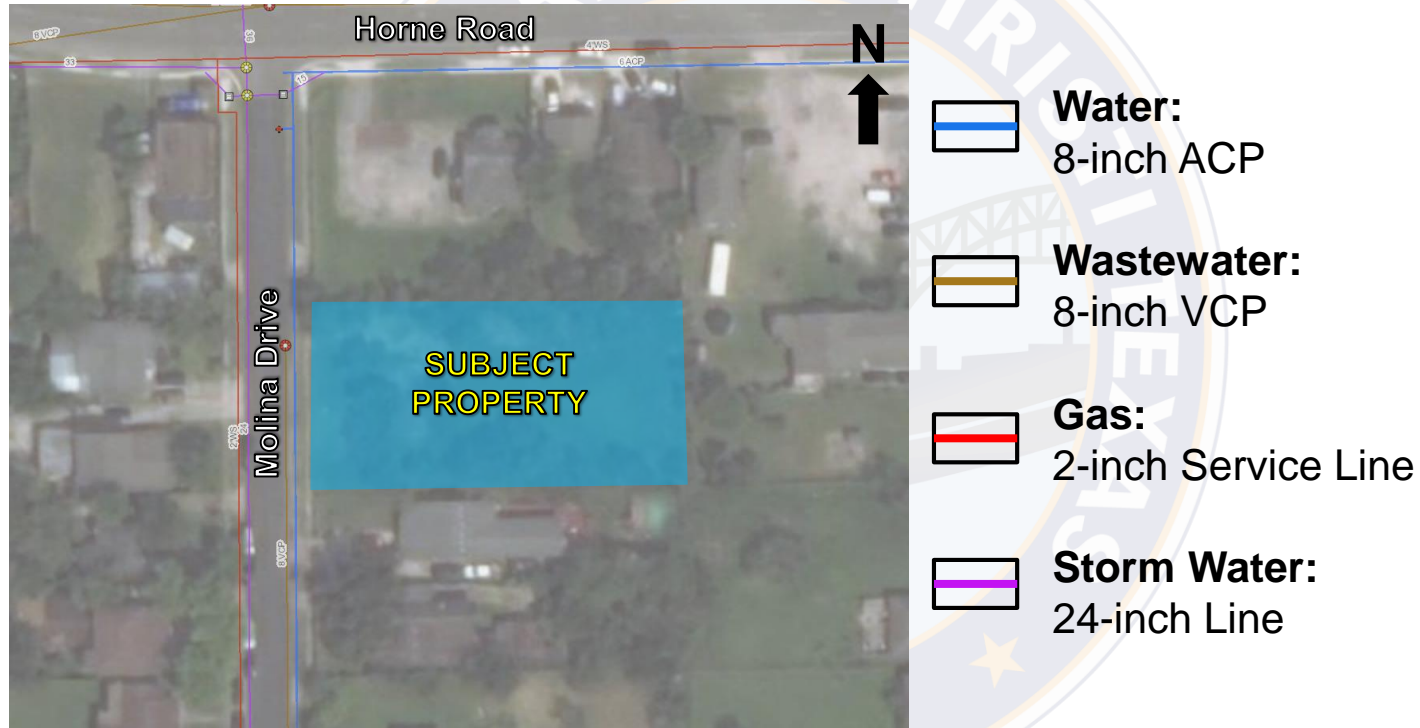
Buffer Yards:
RS-6 to CN-1: Type B: 10' & 10 pts.

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.

Utilities



Public Notification

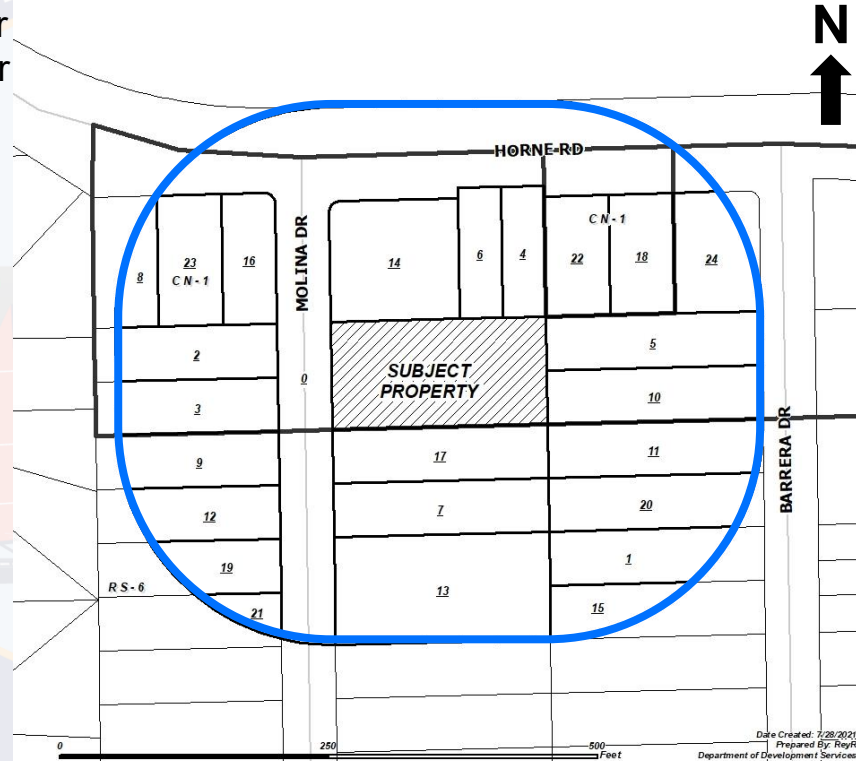
24 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

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

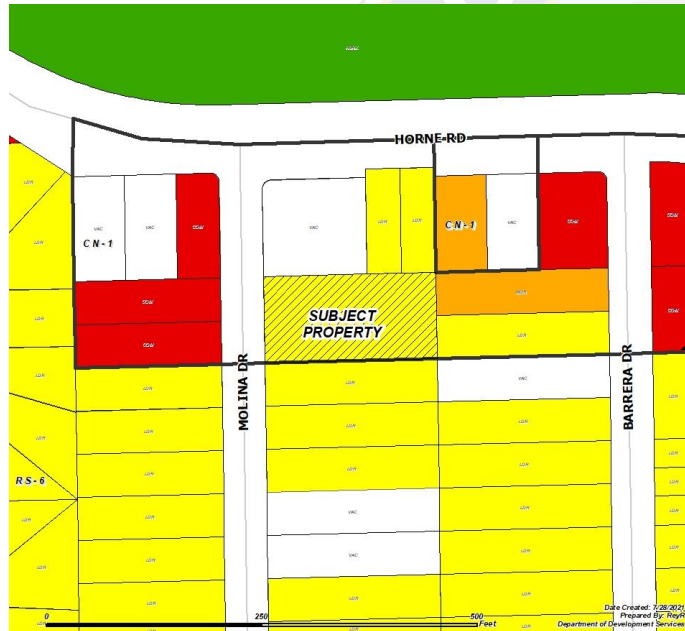


Staff Recommendation

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

Land Use

Existing Land Use



Future Land Use

