

# Zoning Case ZN8281

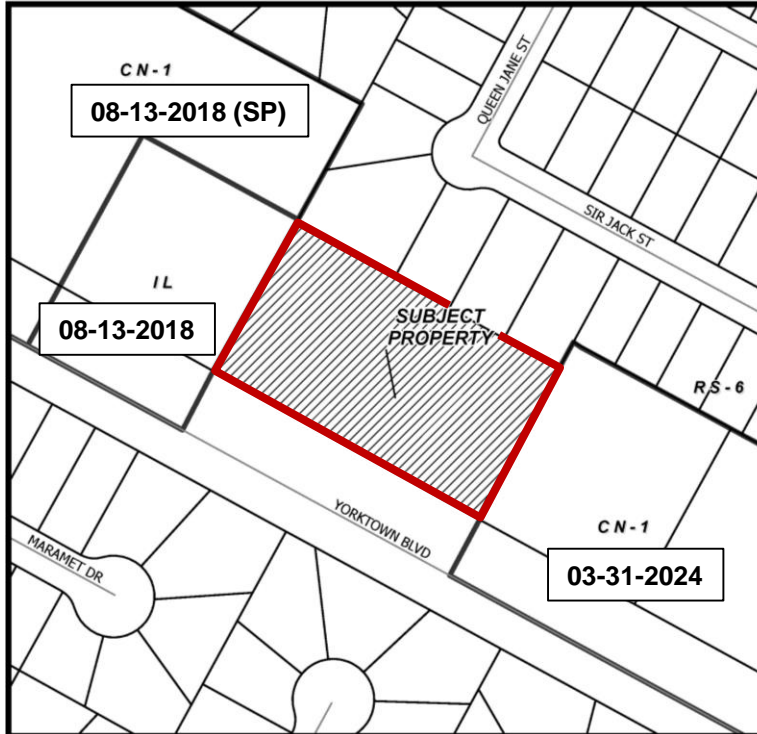
**Oliver & Saiedeh Ommani, & Valiollah Ommani**  
District 5

Rezoning for a property at or near  
6004 Yorktown Boulevard  
From the "RS-6" Single-Family District  
To the "CN-2" Neighborhood Commercial District



City Council  
July 23, 2024

# Zoning and Land Use



## Proposed Use:

To allow for a retail center.

## ADP (Area Development Plan):

Southside ADP (Adopted on March 17, 2020)

## FLUM (Future Land Use Map):

Commercial

## Existing Zoning District:

“RS-6” Single-Family 6 District; the property is not platted.

## Adjacent Land Uses:

North: Industrial, Low-Density Residential; Zoned: RS-6, IL

South: ROW, Low-Density Residential; Zoned: RS-6

East: Low-Density Residential, Commercial, ROW;  
Zoned: RS-6, CG-2

West: Industrial, ROW, Low-Density Residential;  
Zoned: IL, RS-6



# Public Notification

23 Notices mailed inside the 200' buffer  
6 Notices mailed outside the 200' buffer

## Notification Area

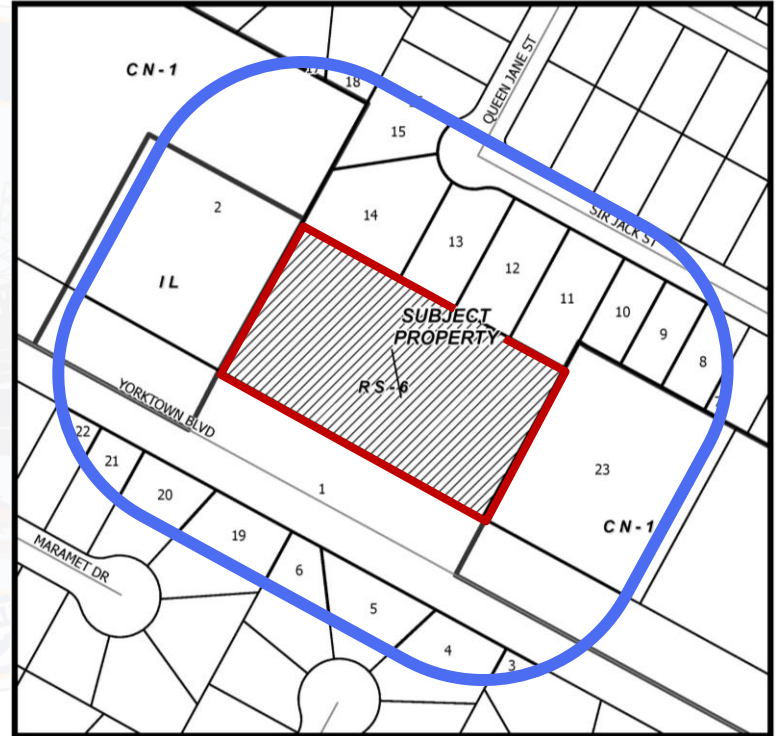


**Opposed: 0 (0.00%)**

Separate Opposed Owners: (0)



**In Favor: 0 (0.00%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with the Comprehensive, (Plan CC) and the Future Land Use Map's designation of Commercial.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard and with the general character of the surrounding area.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL.  
TO THE "CN-2" NEIGHBORHOOD COMMERCIAL DISTRICT**