



Zoning Case #0119-02 NP Homes, LLC.

Rezoning for a Property at 1752 Rand Morgan Road

Planning Commission Presentation
January 9, 2019



Aerial Overview





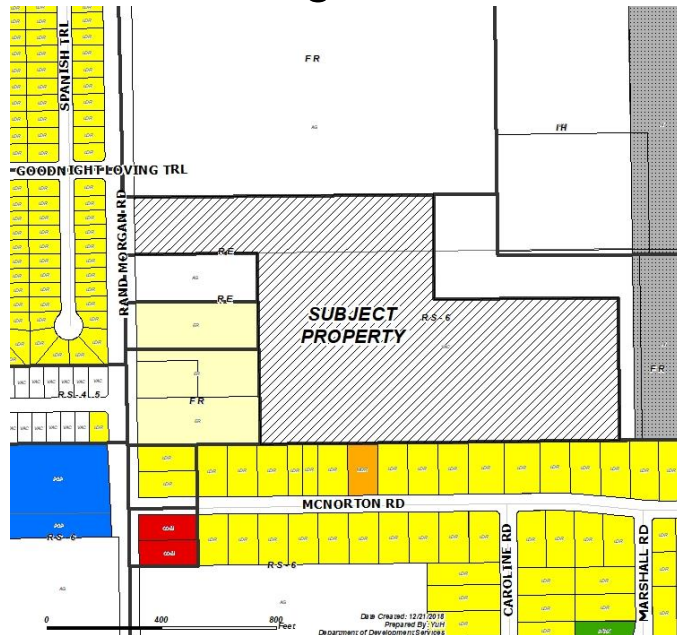
Subject Property at 1752 Rand Morgan Road



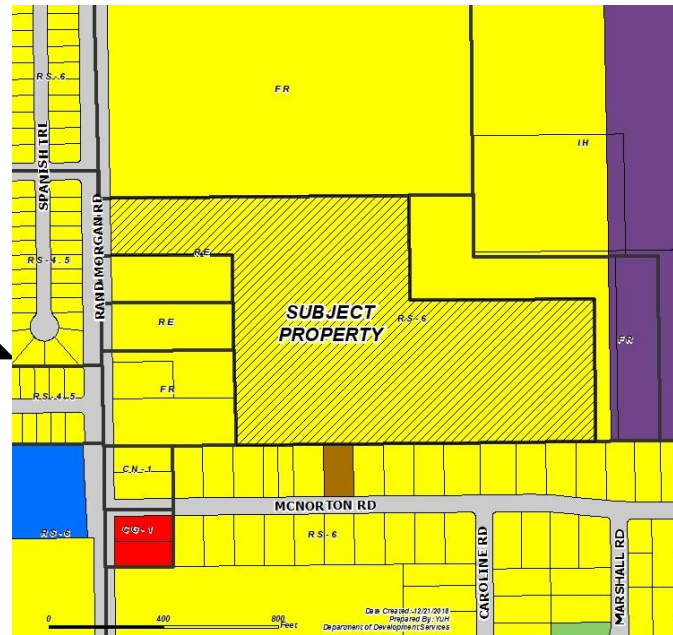
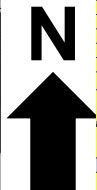


Land Use

Existing Land Use



Future Land Use





Subject Property, East on Rand Morgan Road





Rand Morgan Road, South of Subject Property





Rand Morgan Road, West of Subject Property





Rand Morgan Road, North of Subject Property





Public Notification

39 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

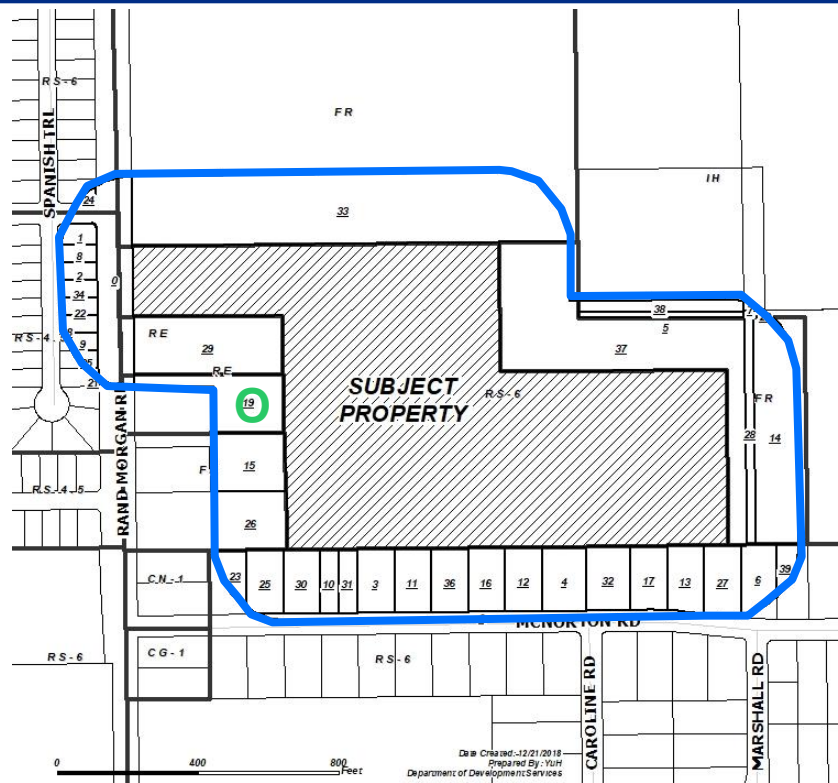
Notification Area

Opposed: 1 (0.00%)



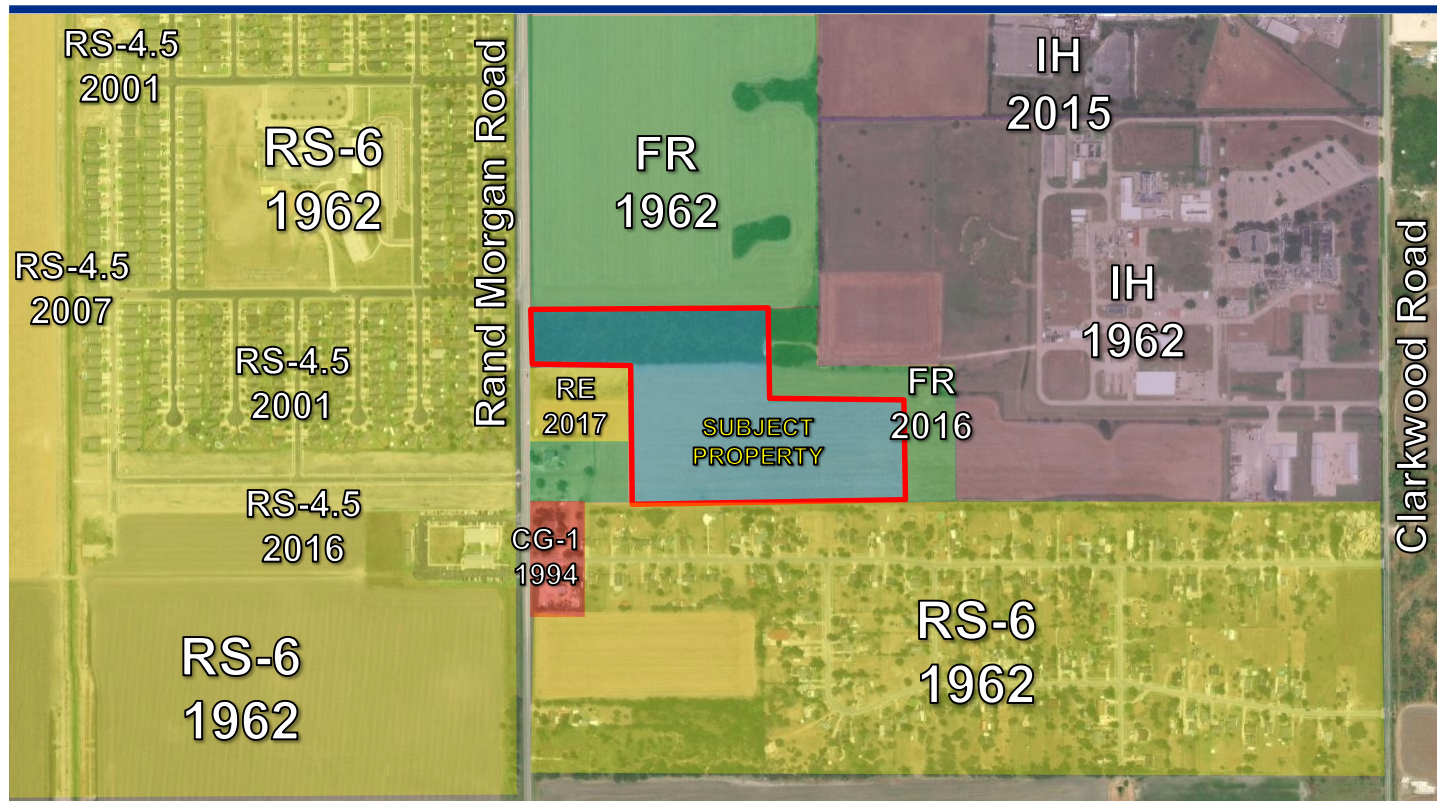
T-M ISD Opposed

In Favor: 1





Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet
Side/Rear: 5 feet

Parking: 2 per dwelling unit

Uses Allowed: Single-Family Homes, Home Occupations, Group Homes.



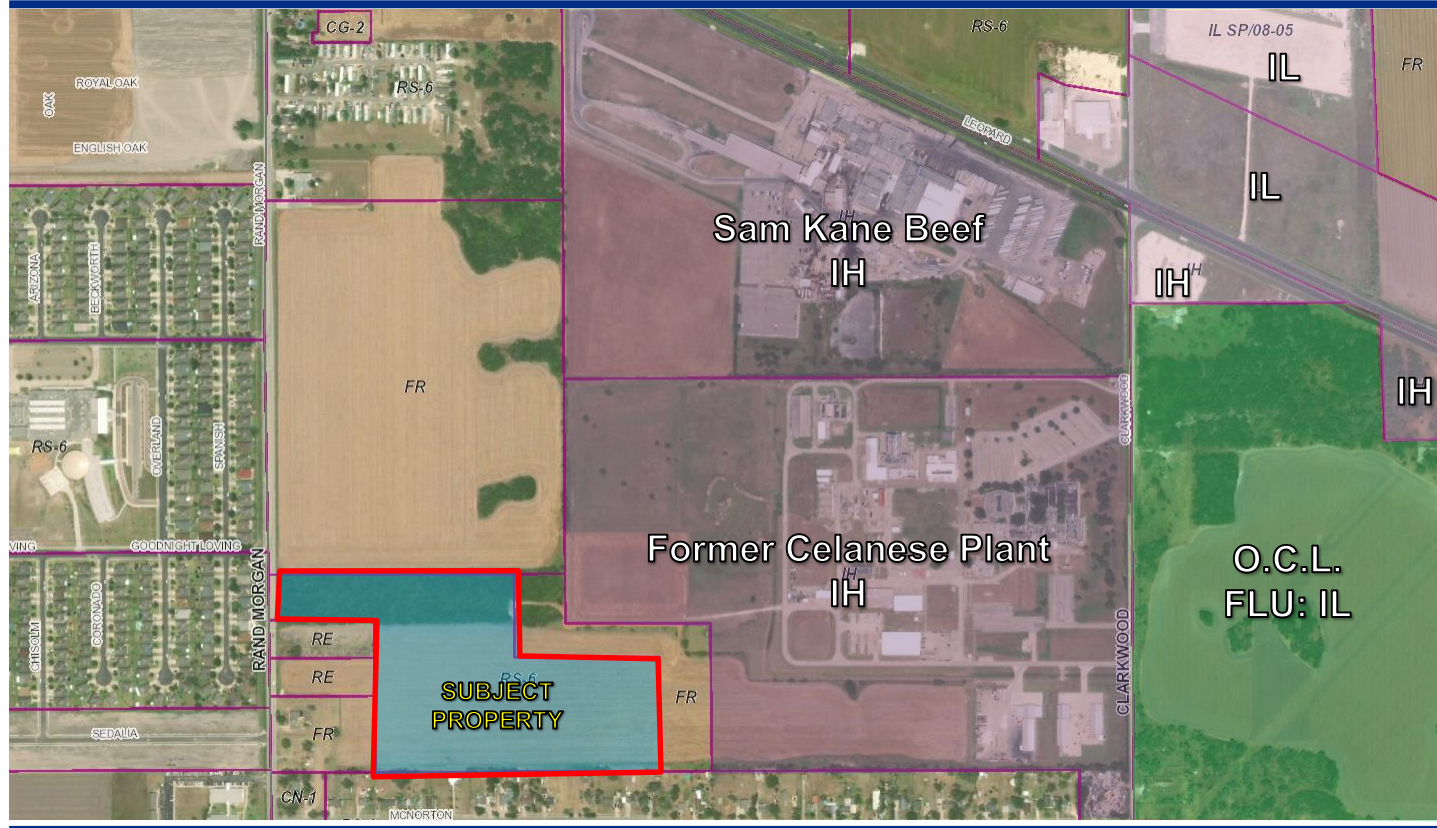
Wastewater: 8-inch PVC

Gas: 4-inch Service Line

Storm Water: Road side drainage along SH 286 and Martin Street.



Industrial Areas





Staff Recommendation

Denial of the “RS-4.5”
Single-Family 4.5 District