

# Zoning Case #0420-01

**Mostaghasi Enterprises, Inc.**  
**Rezoning for a Property at 8102 Yorktown Boulevard**  
**From “FR” To “RS-6” and “CG-2”**

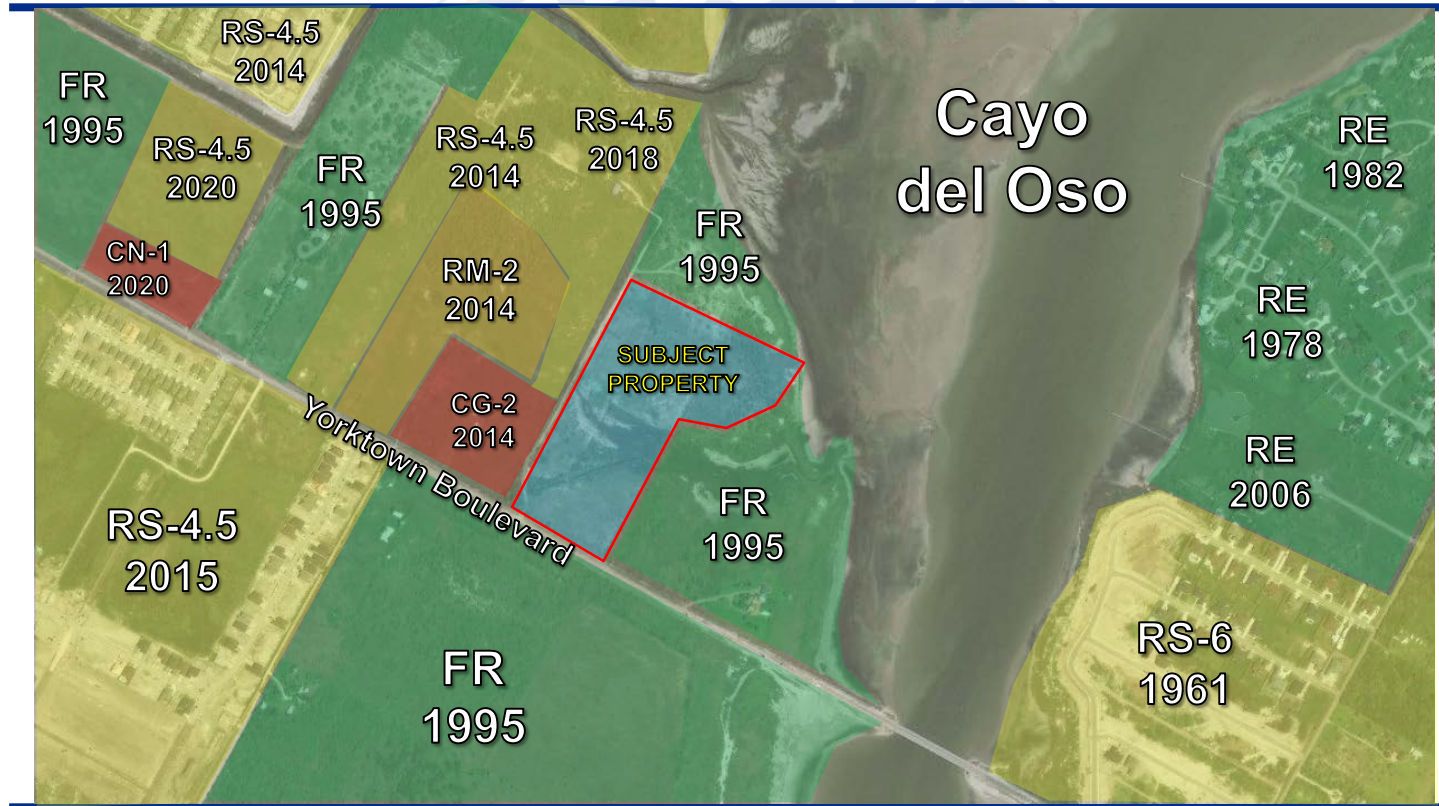


City Council  
June 9, 2020

# Aerial Overview



# Zoning Pattern



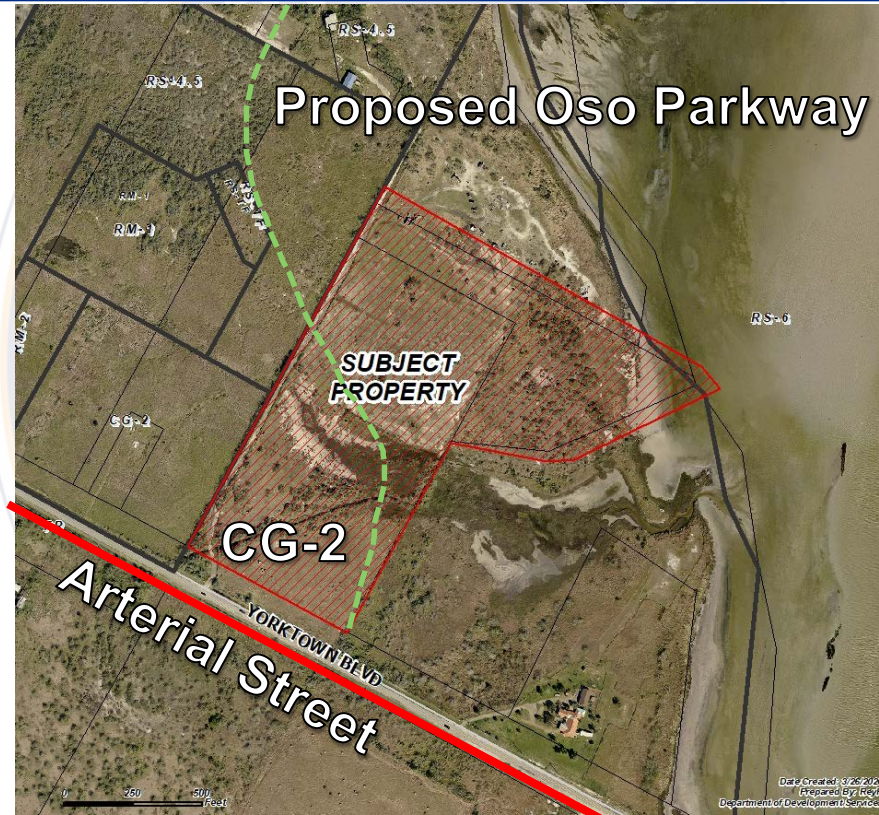


# Planning Commission and Staff Recommendation

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**Approval** of the  
“RS-6” Single-Family 6 District and “CG-2”  
General Commercial District

# Transportation Plan



# Public Notification

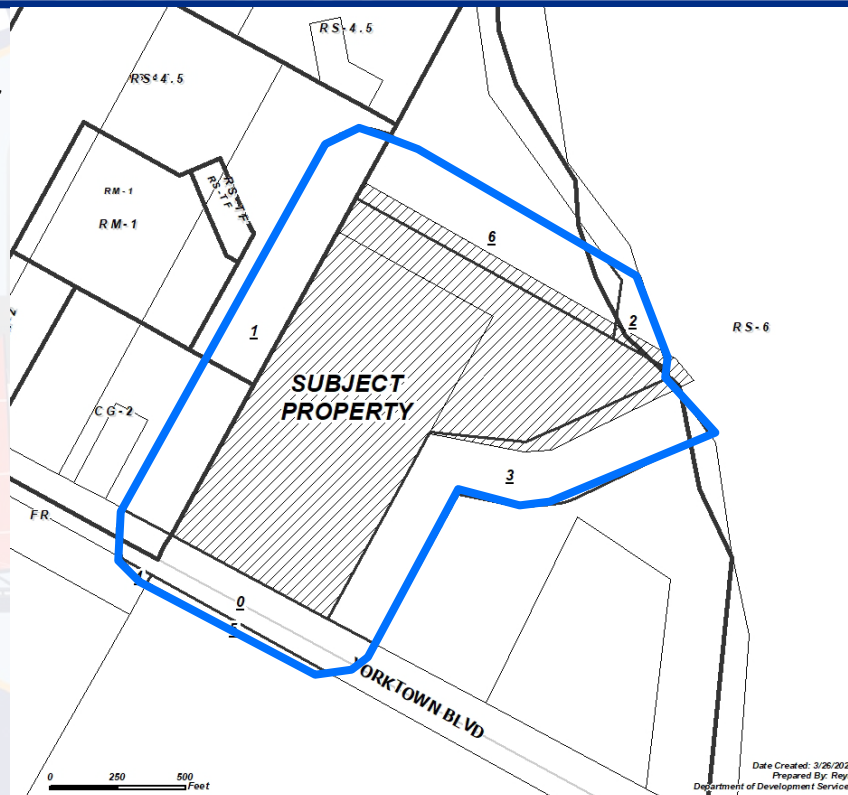
6 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# UDC Requirements



## Buffer Yards:

RS-6 to CG-2: Type C: 15' & 15-pts.

|              |         |         |
|--------------|---------|---------|
| Setbacks:    | RS-6    | CG-2    |
| Street:      | 20 feet | 20 feet |
| Side & Rear: | 5 feet  | 0 feet  |

## Parking:

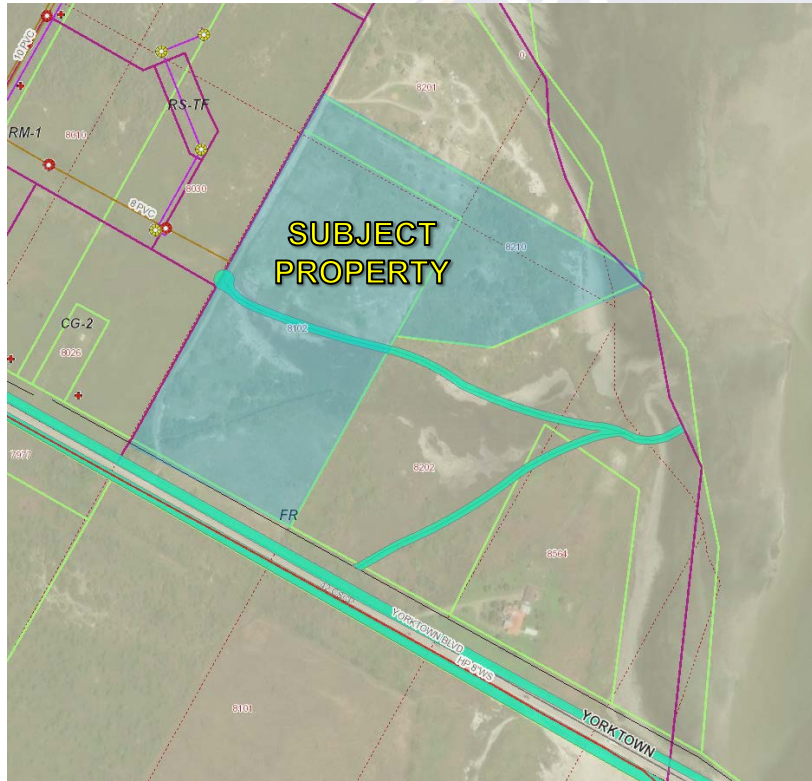
2 per unit (Residential)

1:250 (Commercial)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Multifamily, Offices, Medical, Restaurants, Retail, Bars, and Hotels.

# Utilities



**Water:**  
12-inch C900



**Wastewater:**  
12-inch PVC



**Gas:**  
8-inch service line



**Storm Water:**  
Roadside –  
Yorktown Blvd.