

Zoning Case #0720-01

Bobak Mostaghassi

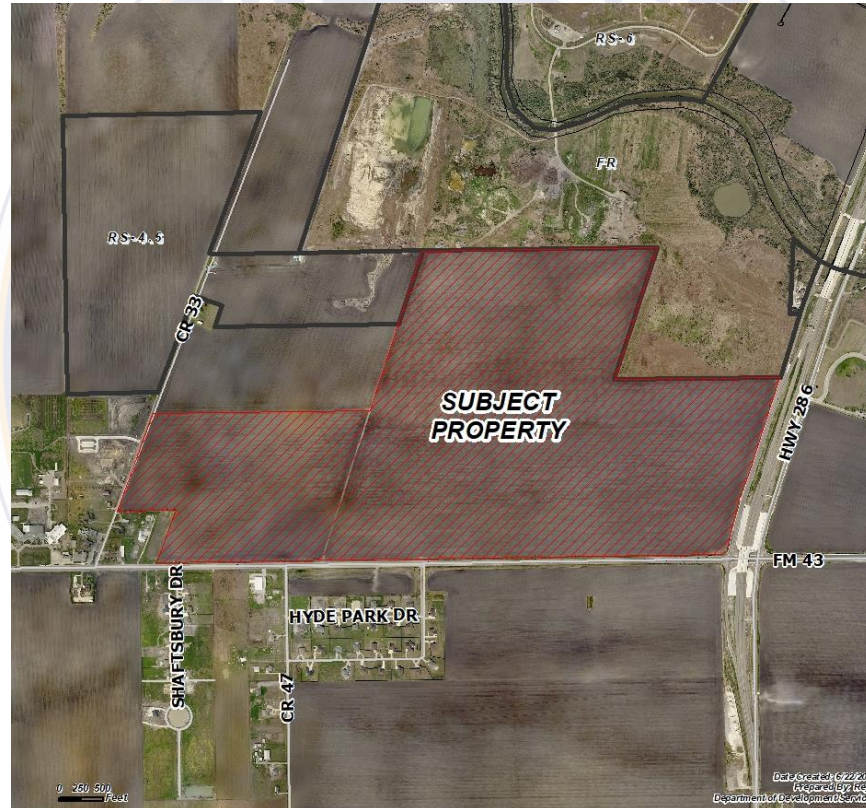
Rezoning for a Property at 0 FM 43 (Weber Rd.)

From “FR” To “CG-2” and “CN-1”

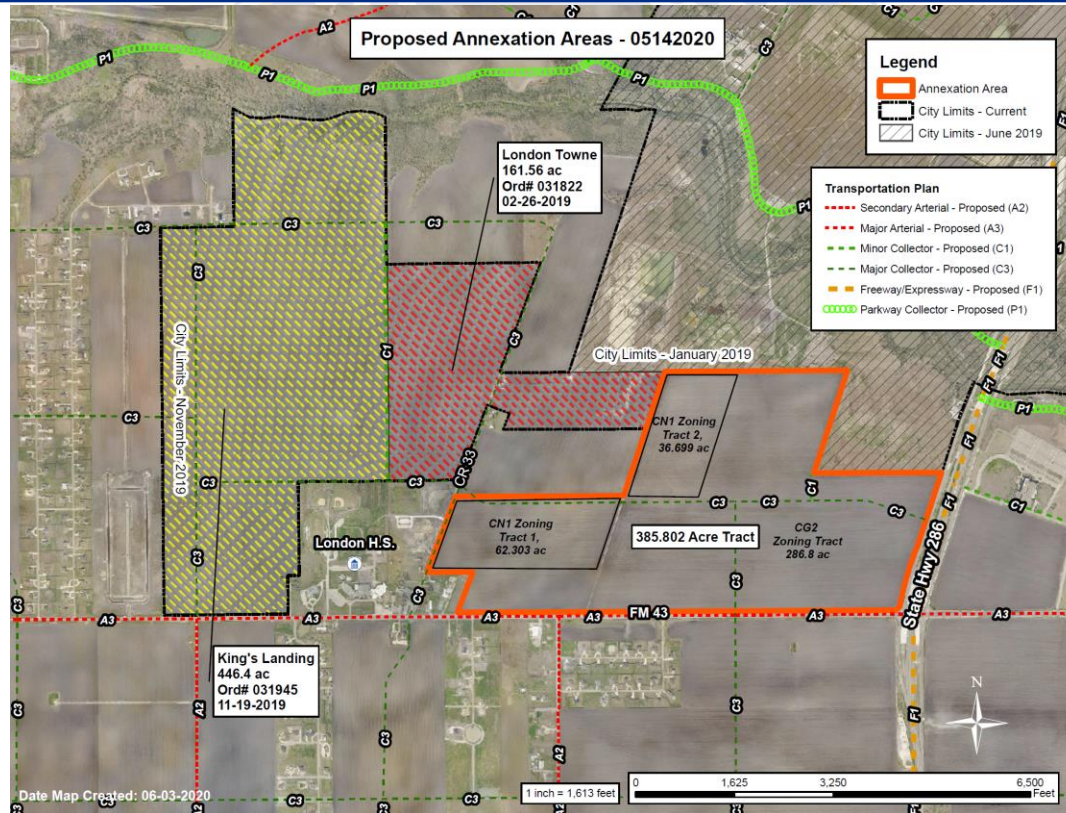


Planning Commission
July 8, 2020

Aerial Overview



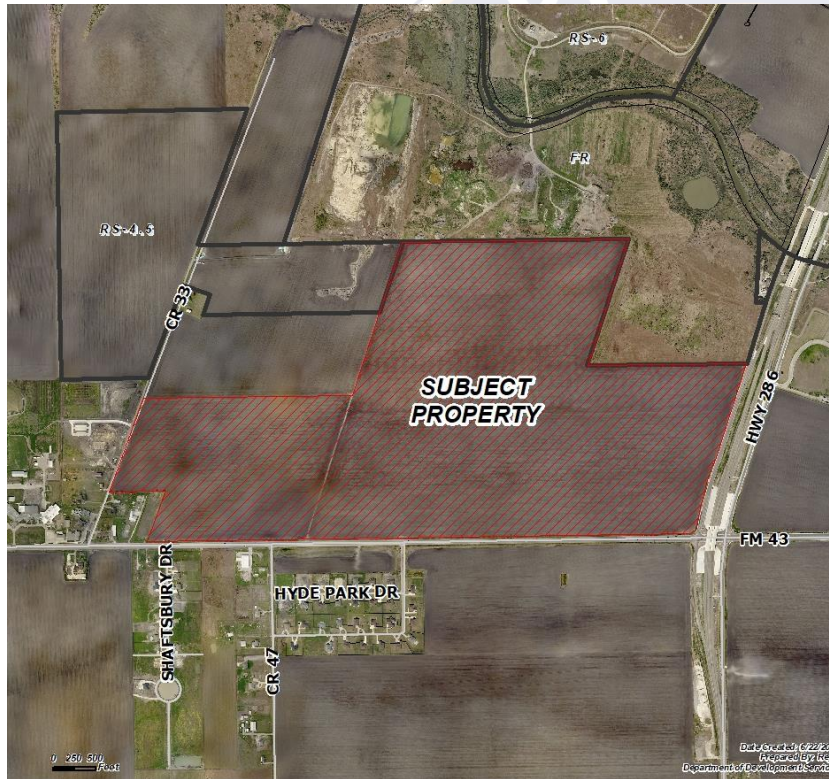
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
CN-1 to RS-4.5: Type B: 10' & 10 pts.

Setbacks:
Street: 20 feet
Side & Rear: 10 feet

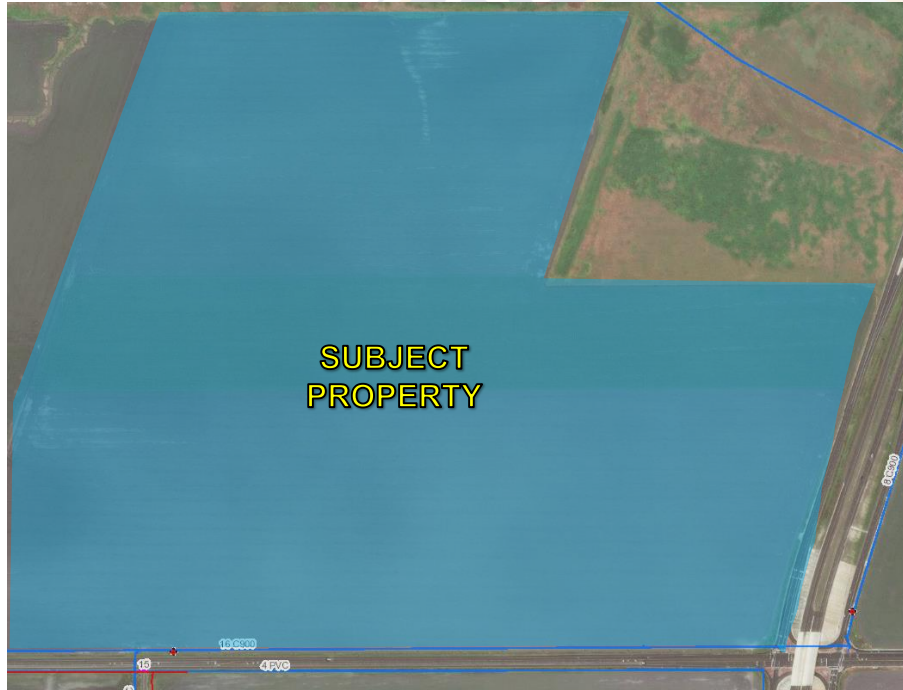
Parking:
1:250 GFA (Retail)

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices, and
Multifamily

*Bars/Nightclubs Not Allowed in "CN-1"

Utilities



Water:
16-inch C900



Wastewater:
N/A



Gas:
N/A



Storm Water:
N/A

Public Notification

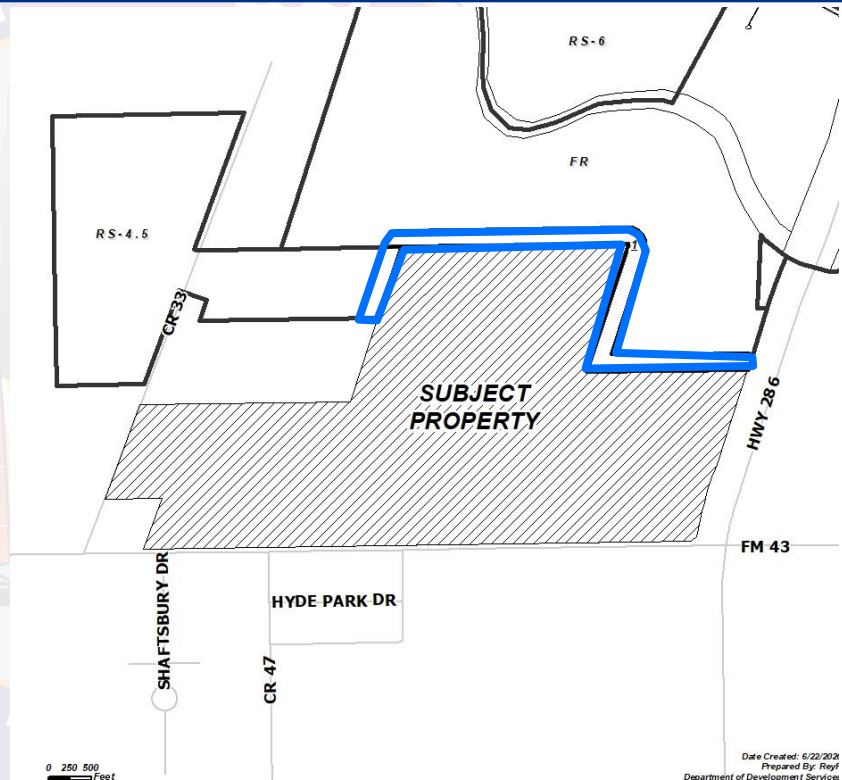
1 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



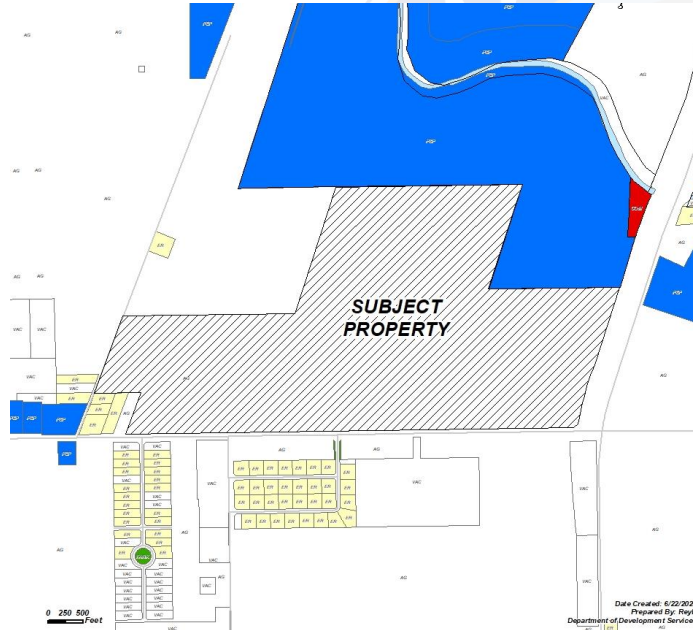
Staff Recommendation

Approval of the
“CG-2” General Commercial District

Denial of the
“CN-1” Neighborhood Commercial
District, in lieu thereof, “ON”
Neighborhood Office District

Land Use

Existing Land Use



Future Land Use

