

# Zoning Case #0720-01

**Bobak Mostaghassi**

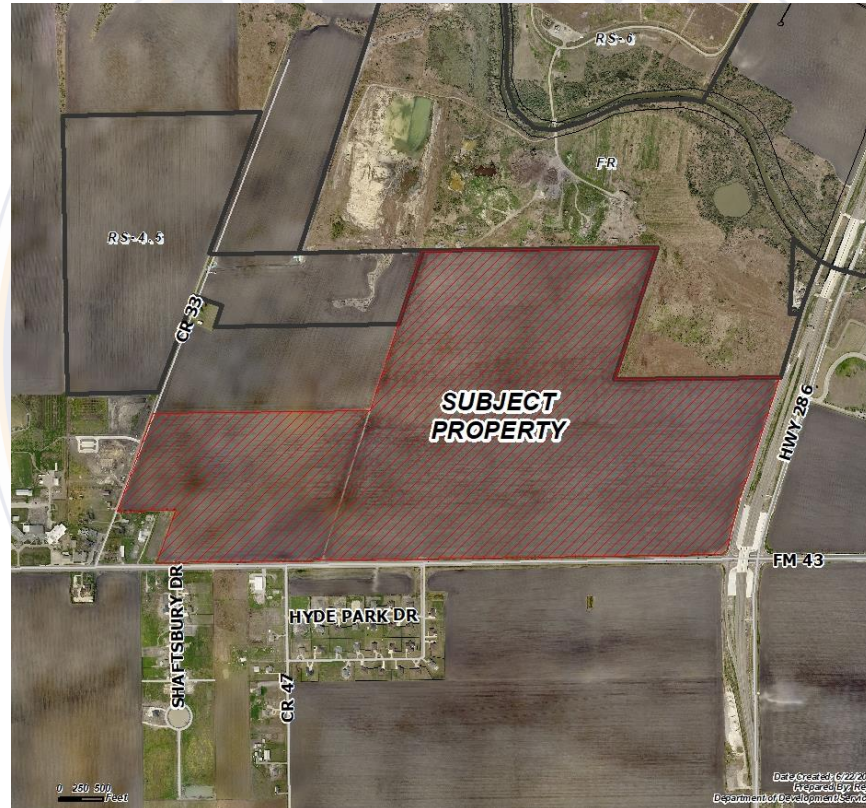
**Rezoning for a Property at 0 FM 43 (Weber Rd.)**

**From “FR” To “CG-2” and “CN-1”**

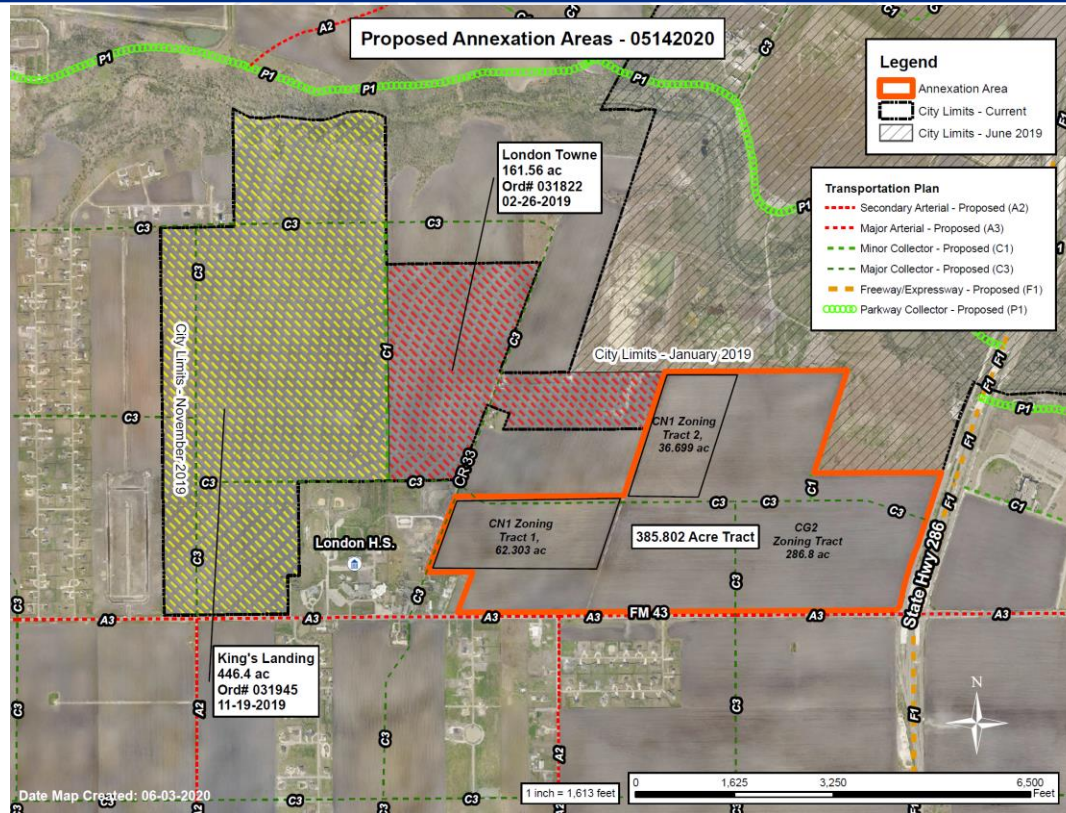


City Council  
August 25, 2020

# Aerial Overview



# Aerial Overview



# Zoning Pattern



# Planning Commission Recommendation

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**Approval** of the  
“CG-2” General Commercial District and  
“CN-1” Neighborhood Commercial District

# Staff Recommendation

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**Approval** of the  
“CG-2” General Commercial District

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

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# Public Notification

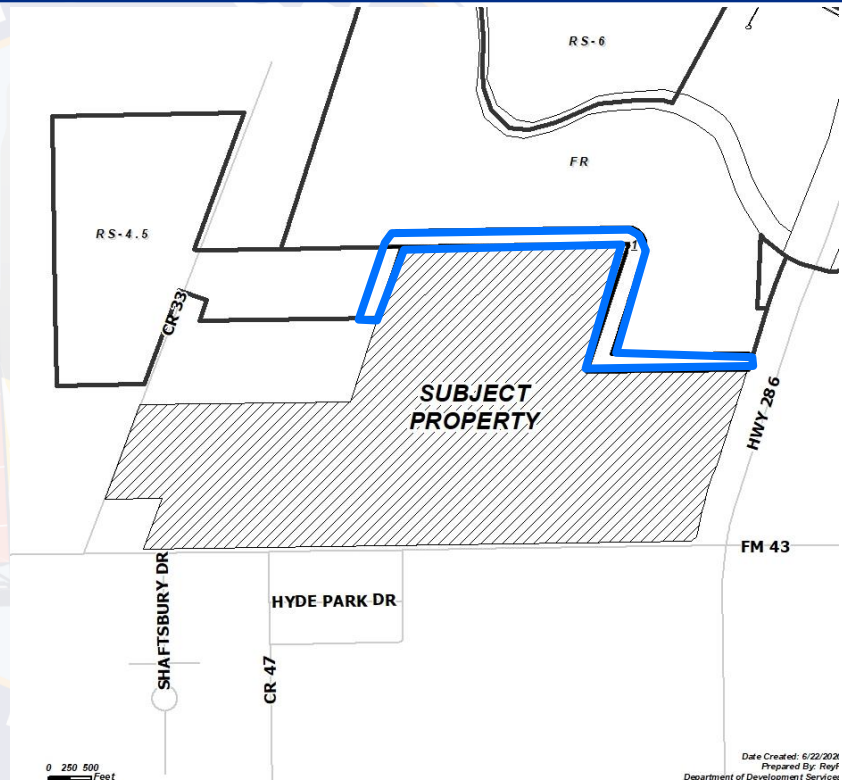
1 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

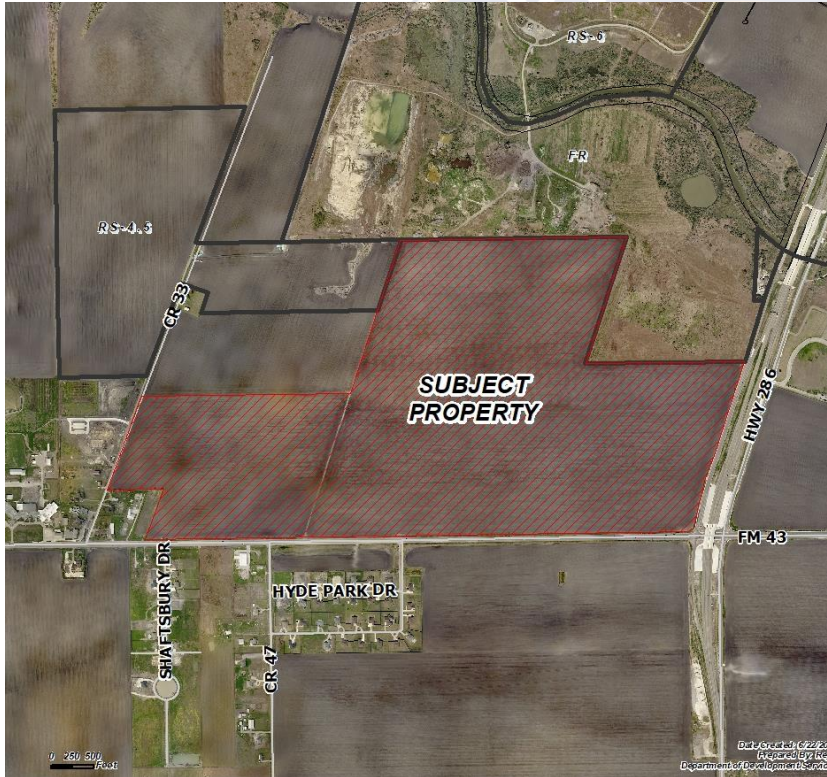
Opposed: 0 (0.00%)



In Favor: 0



# UDC Requirements



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

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

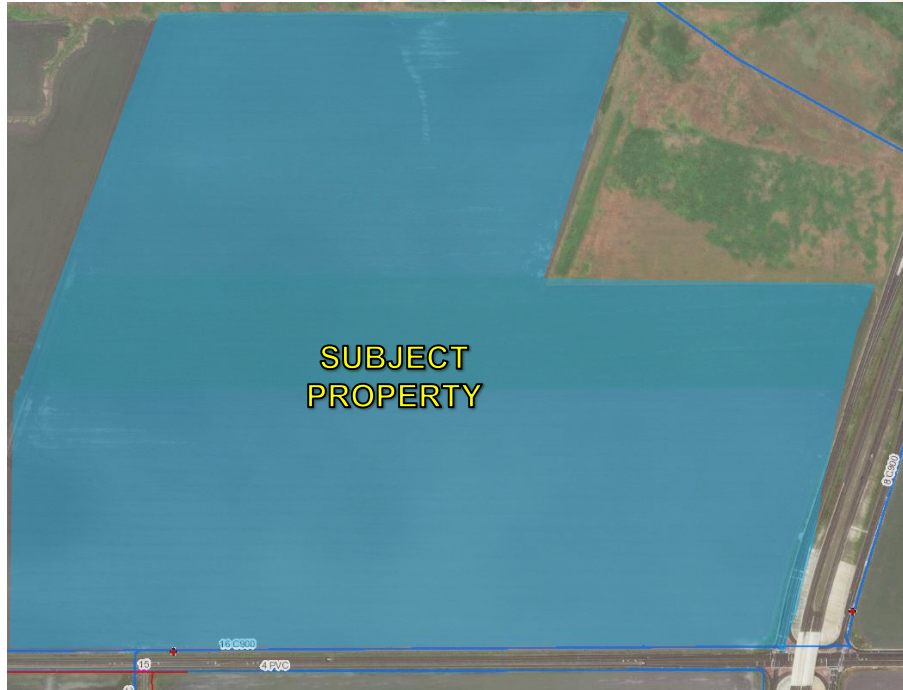
Parking:  
1:250 GFA (Retail)

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