

Zoning Case #0421-04

Jackie Homes, LLC.

**Rezoning for a Property at 7602 Yorktown Boulevard
From “FR” To “RS-4.5” and “CN-1”**

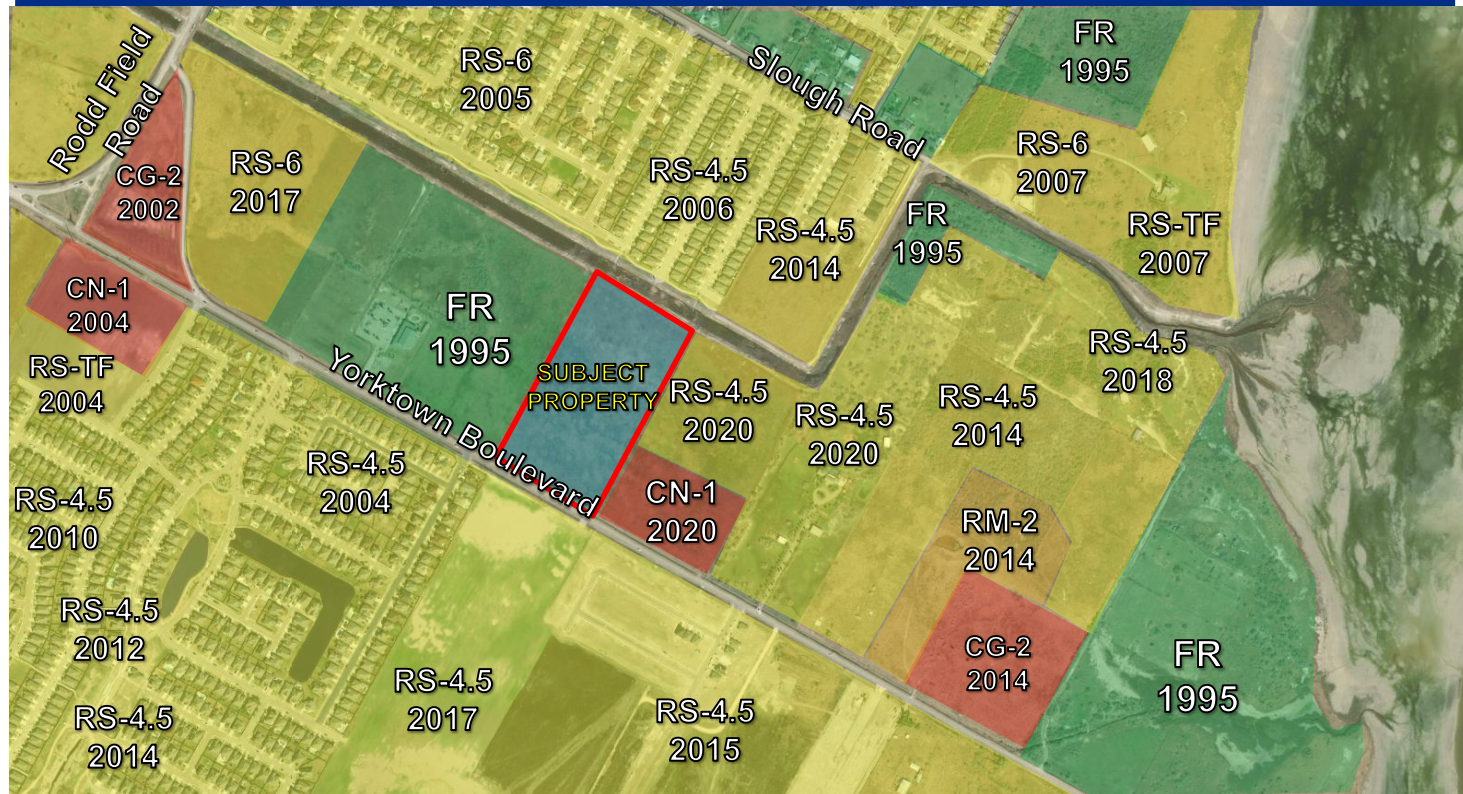


Planning Commission
April 28, 2021

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
N/A

Setbacks:	RS-4.5	CN-1
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: Retail, Offices,
Multifamily

*Bars/Nightclubs Not Allowed in “CN-1”

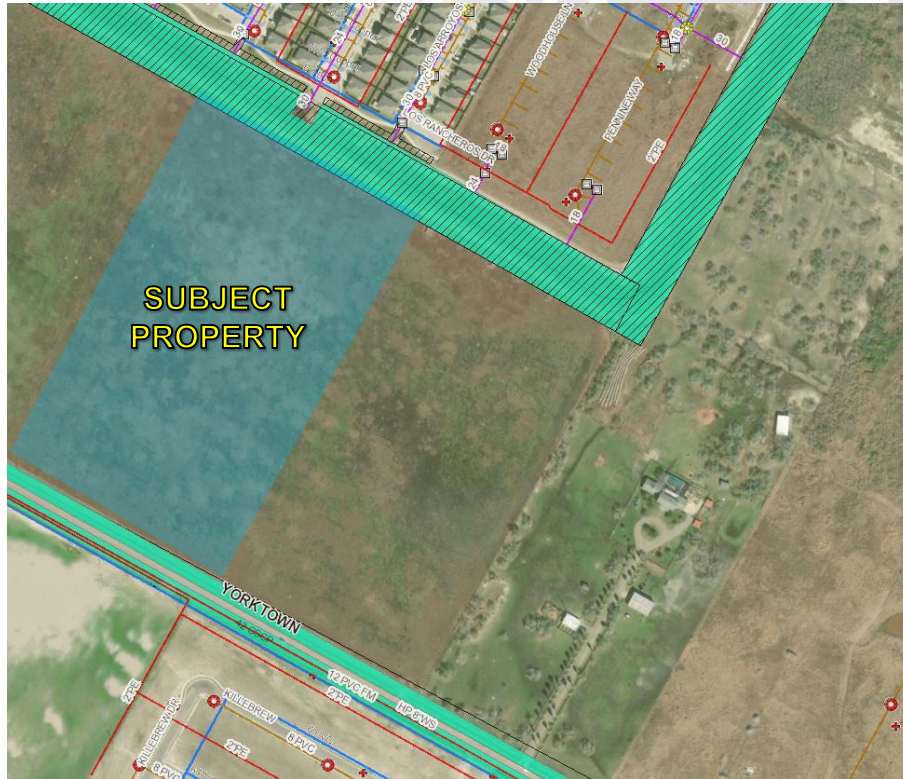
Utilities

Water:
12-inch

Wastewater:
12-inch

Gas:
8-inch

Storm Water:
Roadside



Water:

12-inch C900



Wastewater:

12-inch PVC FM



Gas:

8-inch Service Line



Storm Water:

Roadside ditches

Public Notification

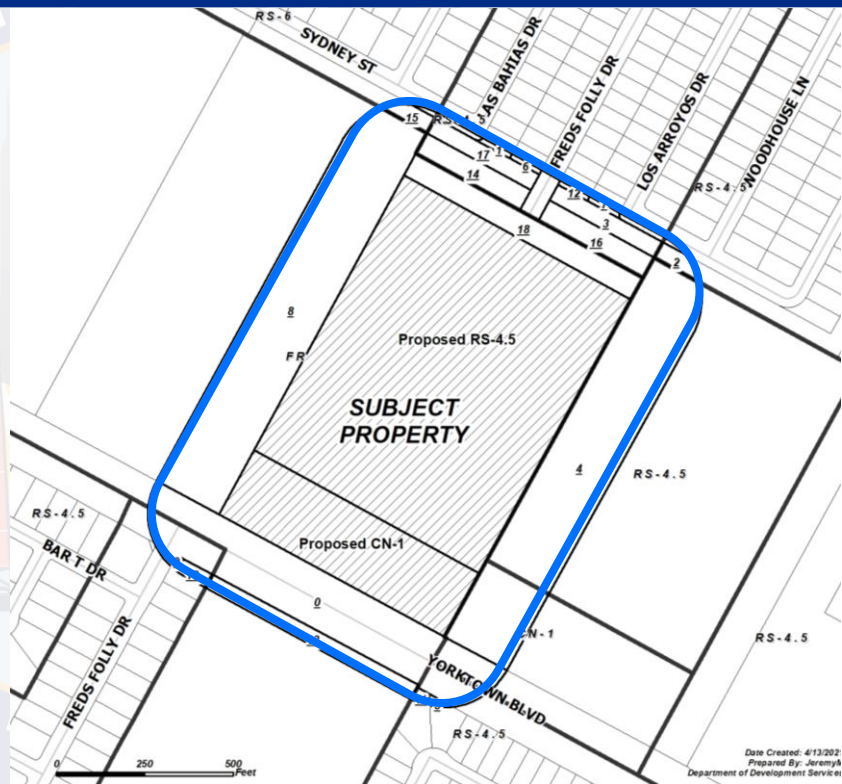
17 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0

Notified property owner's land in square
feet / Total square footage of all property in
the notification area =
Percentage of public opposition



Staff Recommendation

Approval of the
“RS-4.5” Single-Family 4.5 District and
“CN-1” Neighborhood Commercial District