

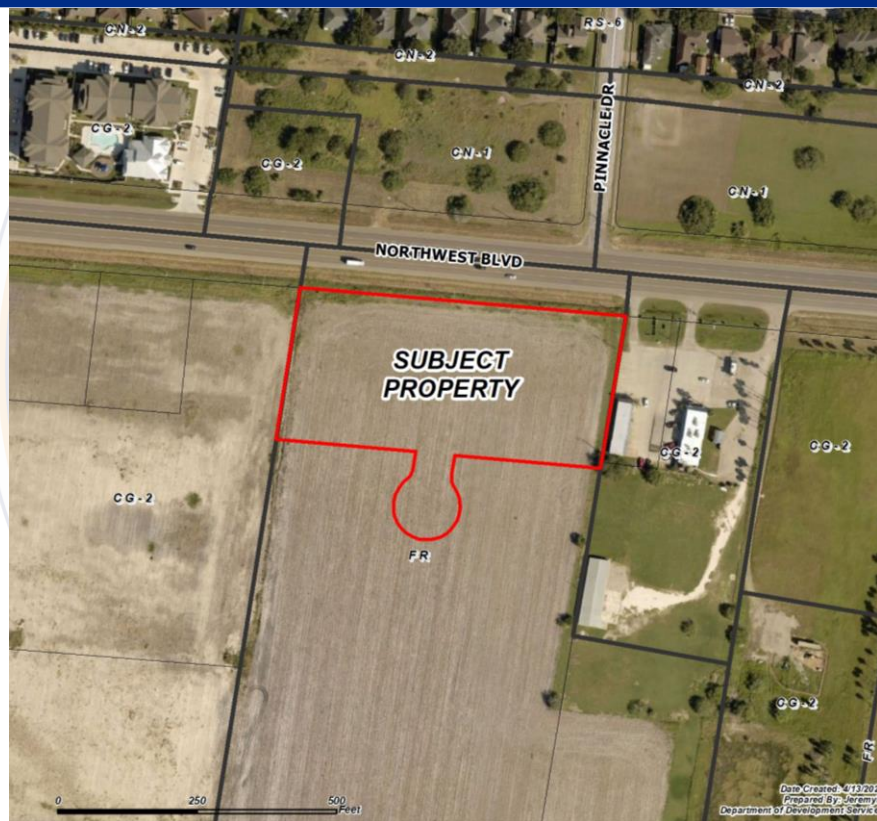
Zoning Case #0421-05

Vision Twenty Investments, LLC.
Rezoning for a Property at 14702 Northwest Boulevard (FM 624)
From “FR” To “CG-2”

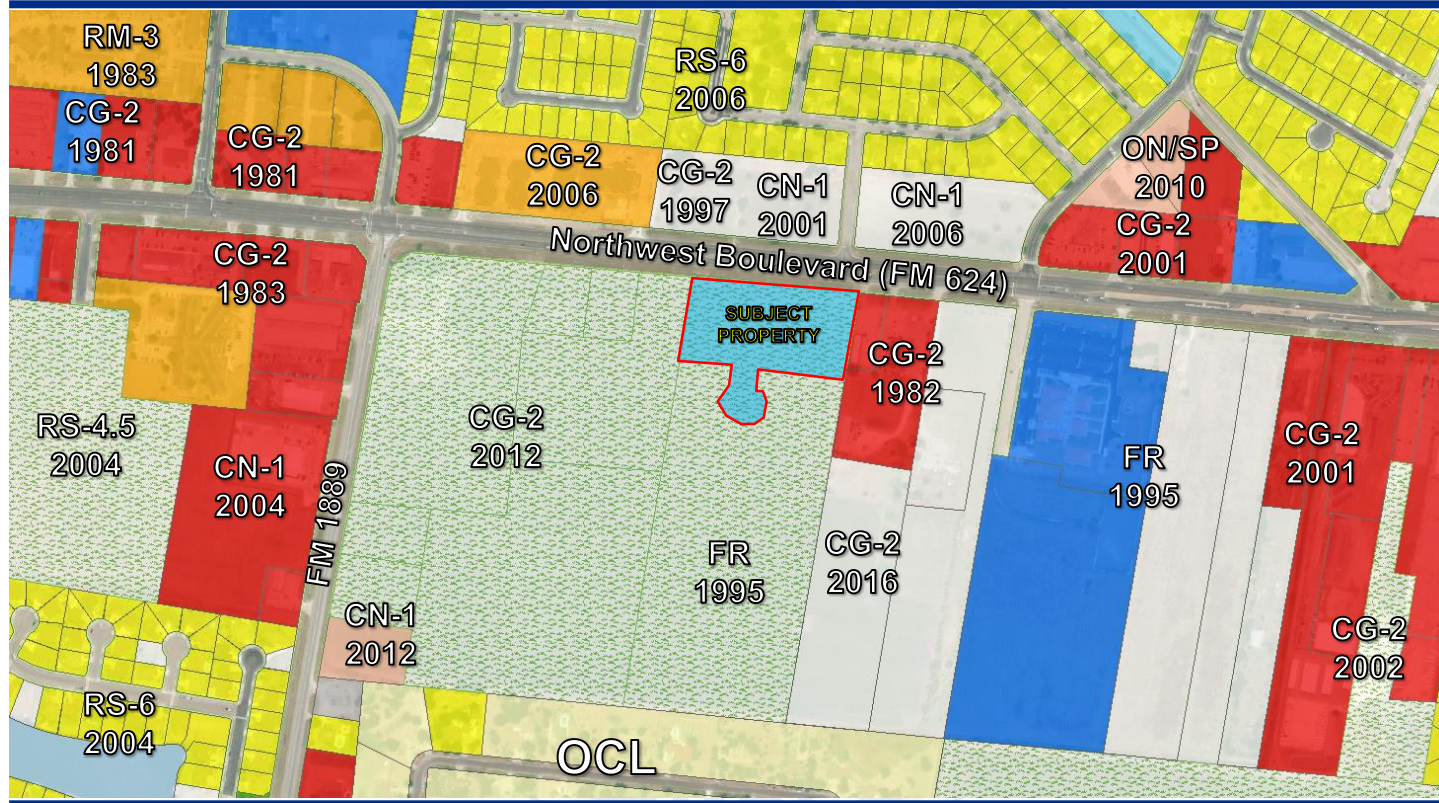


Planning Commission
April 28, 2021

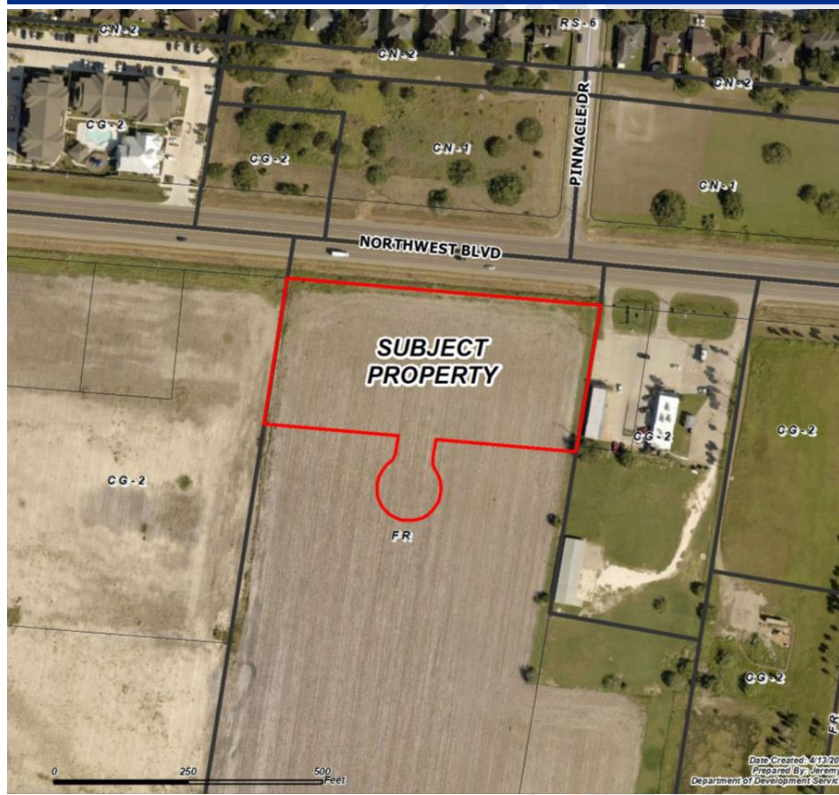
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
CG-2 to FR: N/A
CG-2 to CG-2: N/A

Setbacks:
Street: 20 feet
Side/Rear: 0 feet

Parking:
1:250 square feet

Landscaping, Screening, and
Lighting Standards

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

Utilities



Water:
12-inch ACP



Wastewater:
12-inch PVC



Gas:
6-inch Service Line



Storm Water: Roadside ditches

Public Notification

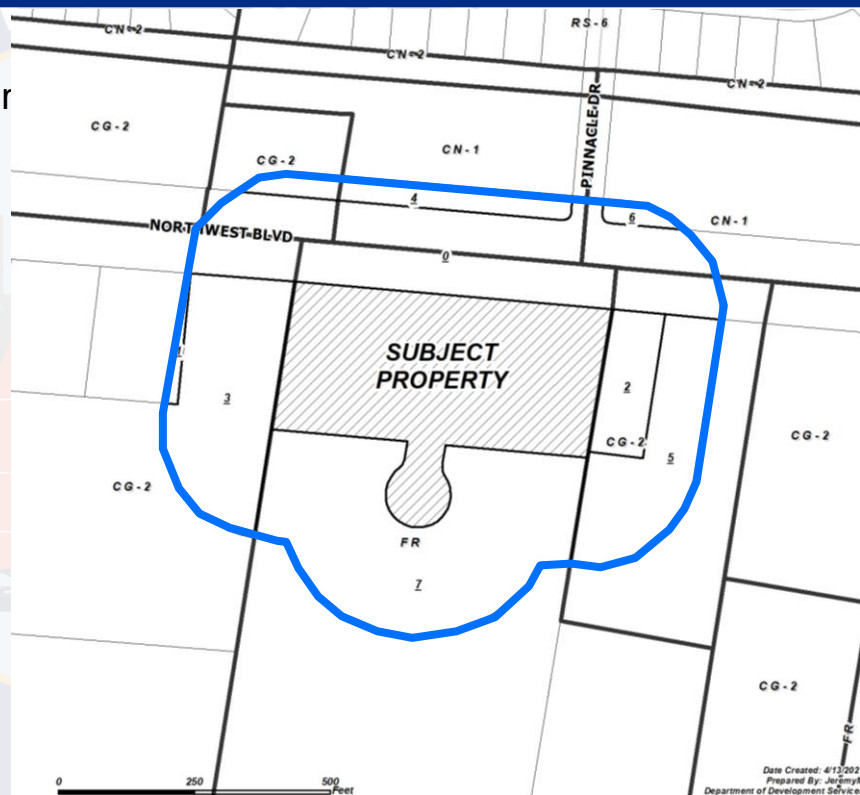
7 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

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
“CG-2” General Commercial District