

Zoning Case #0621-07

John C. Tamez

**Rezoning for a Property at 2302 County Road 43
From “FR” to “RS-4.5”**

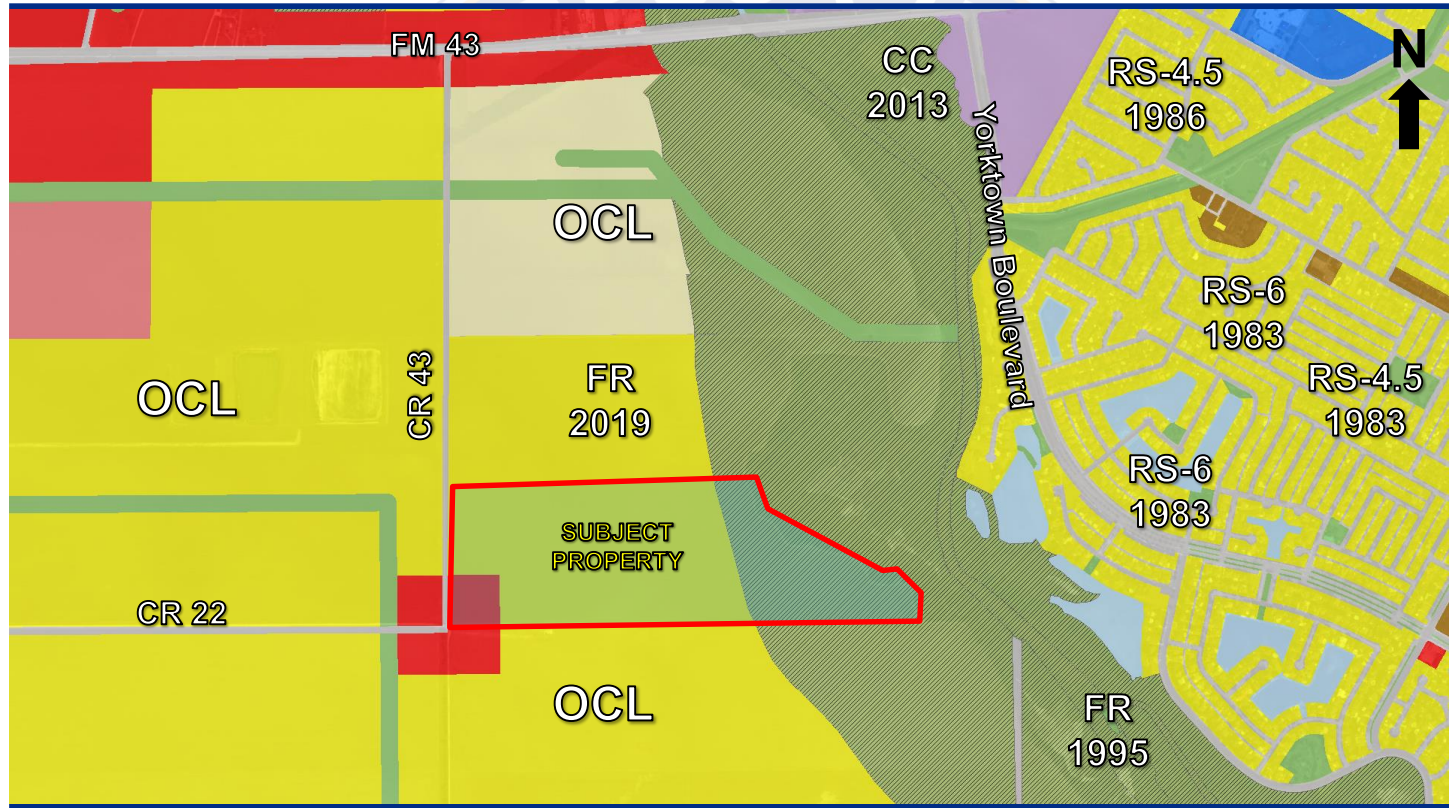


Planning
Commission
August 4, 2021

Aerial Overview



Zoning Pattern



UDC Requirements



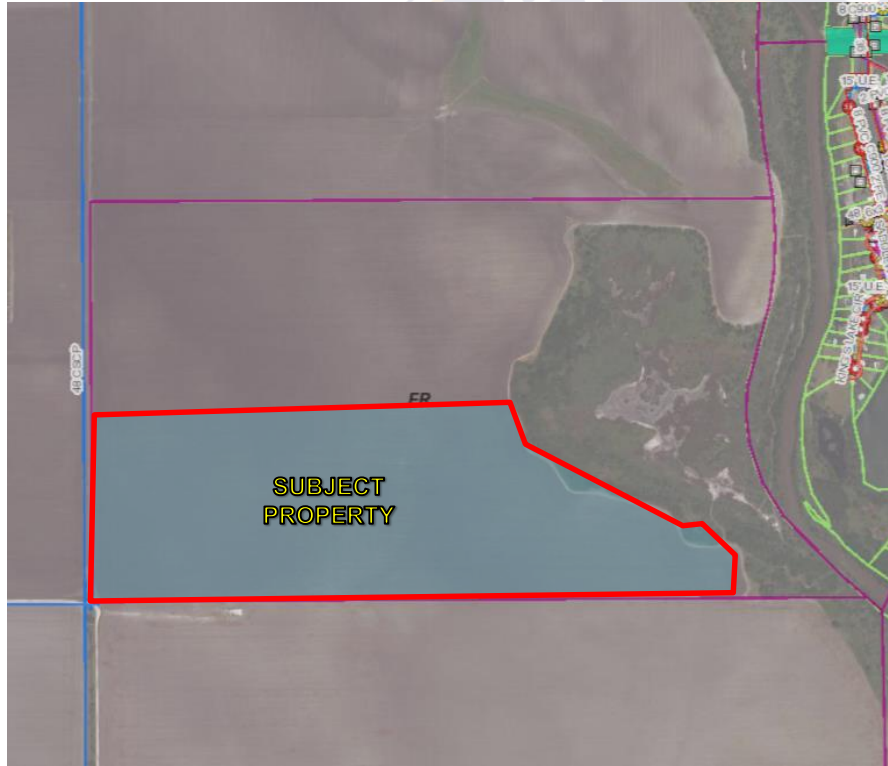
Buffer Yards:
N/A





Setbacks:
Street: 20 feet
Side/Rear: 5 feet

Parking:
2 per dwelling

Uses Allowed:
Single-Family Homes, Home
Occupations, Group Homes.

Utilities



-  **Water:**
48-inch CSCP
-  **Wastewater:**
In process
-  **Gas:**
Not Available
-  **Storm Water:**
Not Available

Public Notification

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

Notification Area

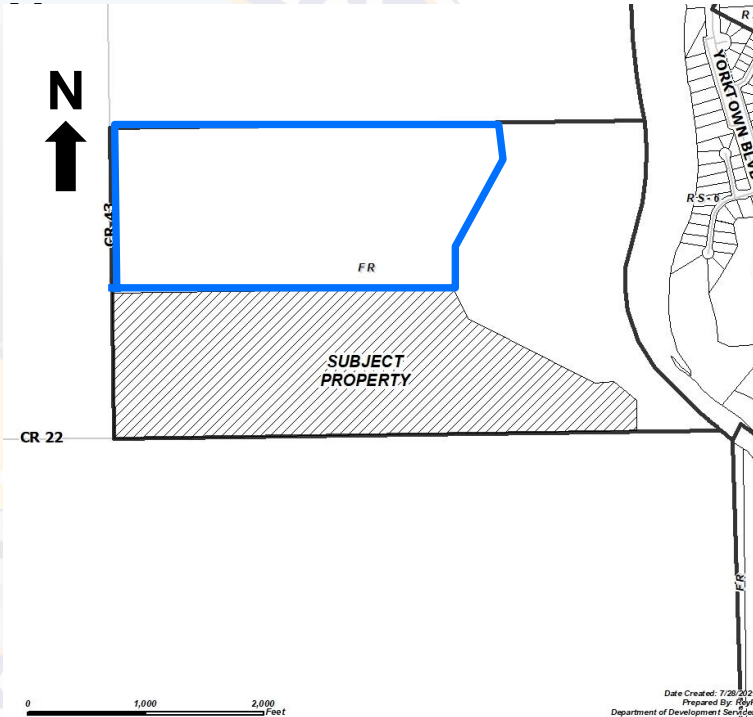
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



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

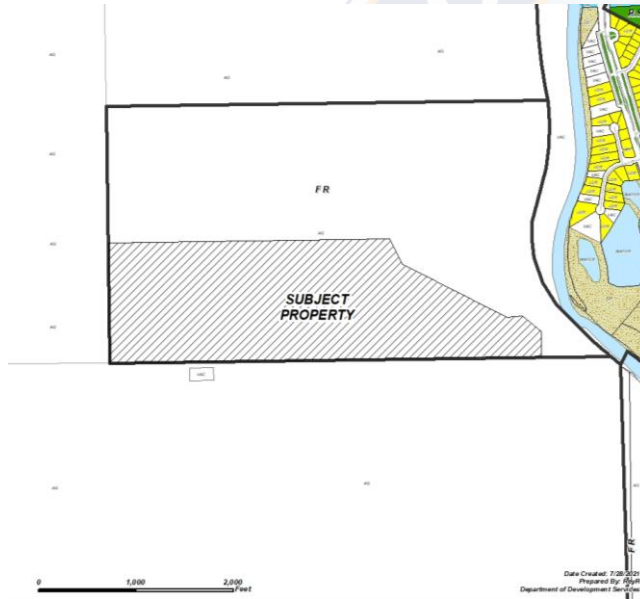


Staff Recommendation

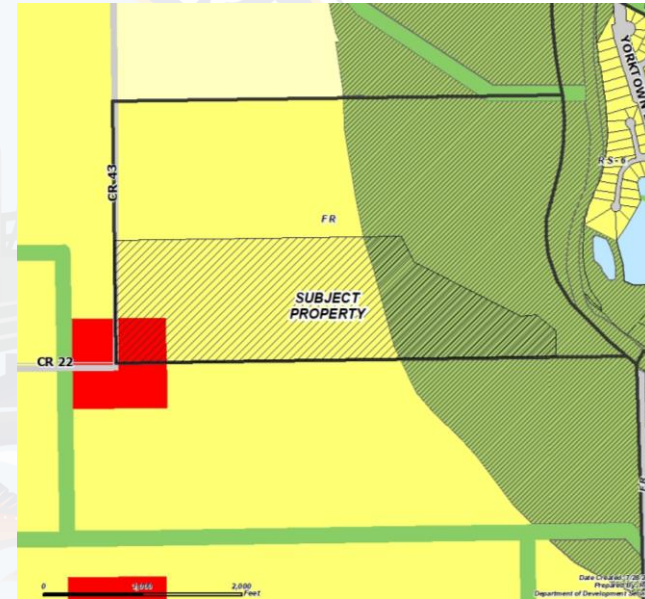
Approval of the
“RS-4.5” Single-Family 4.5 District

Land Use

Existing Land Use



Future Land Use



Site plan for Laurel Park Tracts, showing residential lots, streets, and flood hazard areas. The plan includes labels for 'AREA OF MINIMAL FLOOD HAZARD', '1% ANNUAL CHANCE FLOOD HAZARD', and 'FLOODWAY'. It also shows 'TAMER TOWN LAUREL PARK TRACTS' and 'LAUREL PARK TRACTS'.

[illegible]

Previous Notice Area

