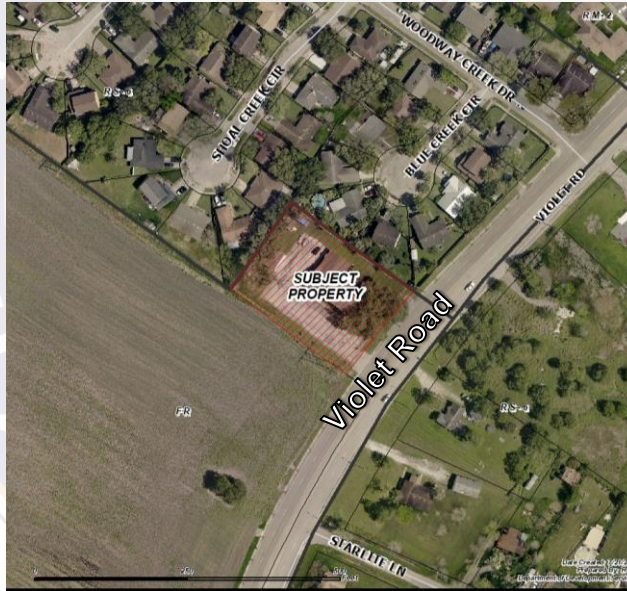


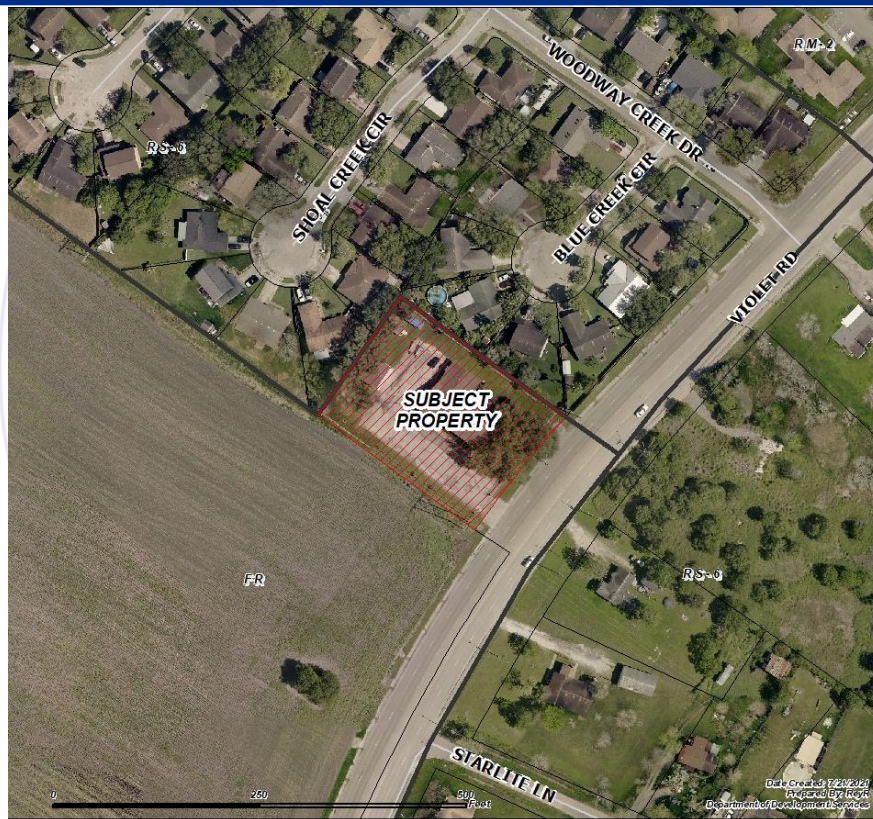
Zoning Case #0821-02

Dominga Flores
Rezoning for a Property at 3617 Violet Road
From “FR” To “RS-22”

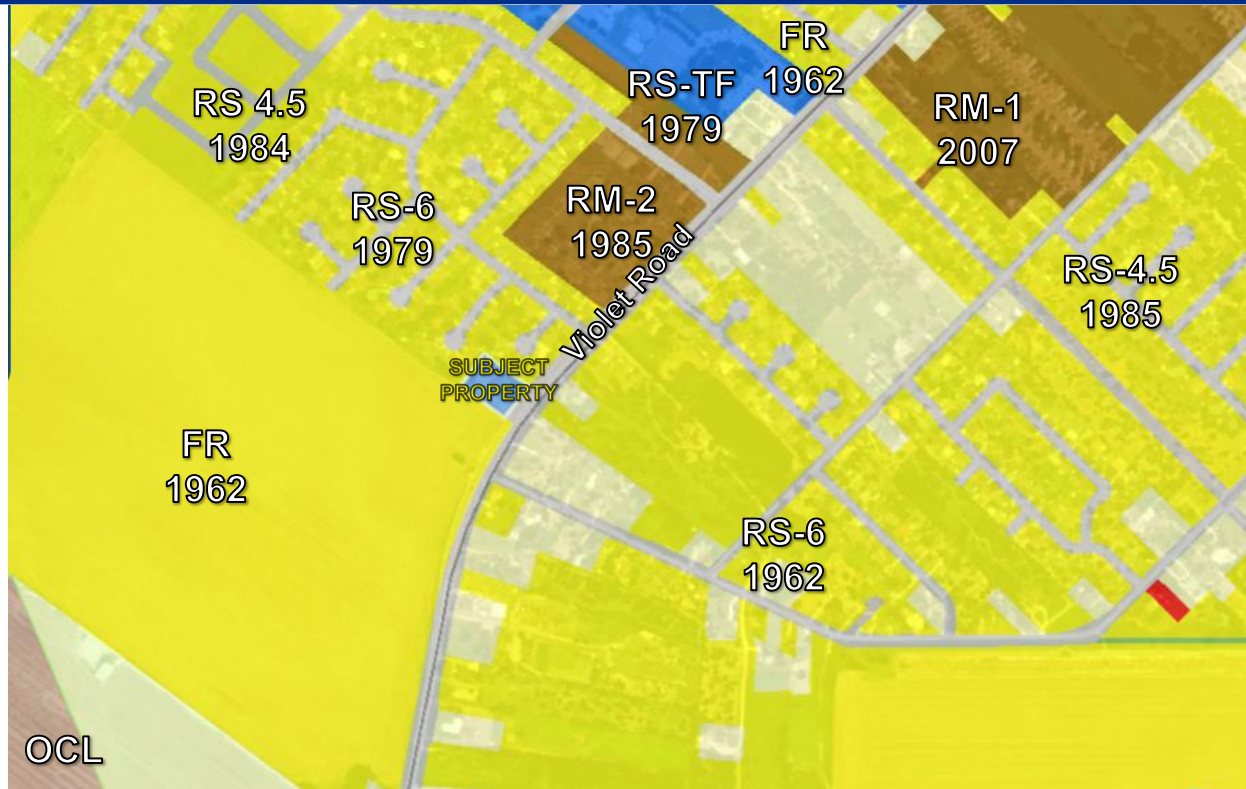


Planning
Commission
August 4, 2021

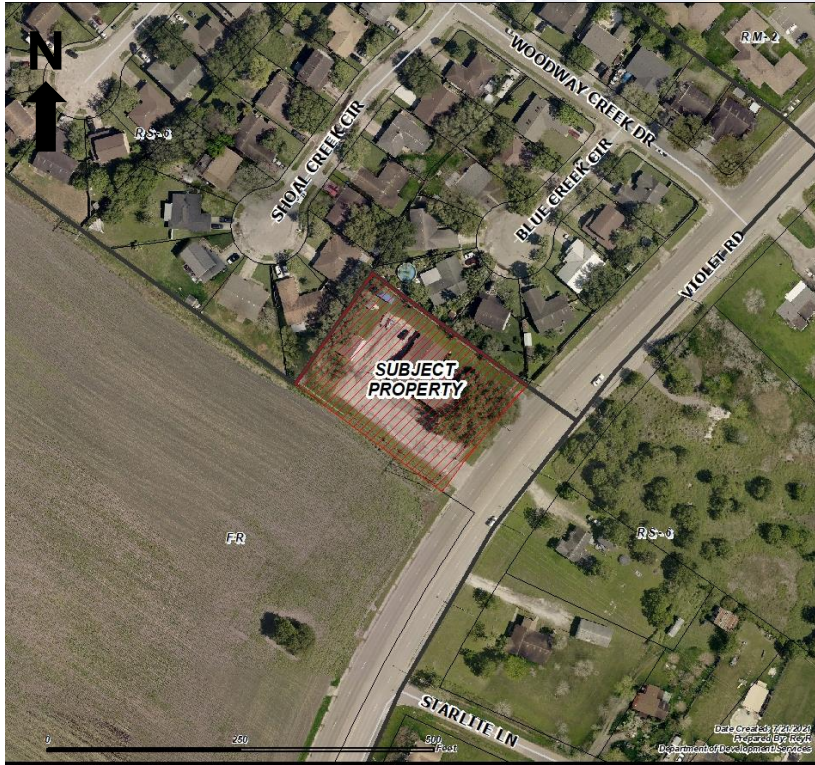
Aerial Overview



Zoning Pattern



UDC Requirements



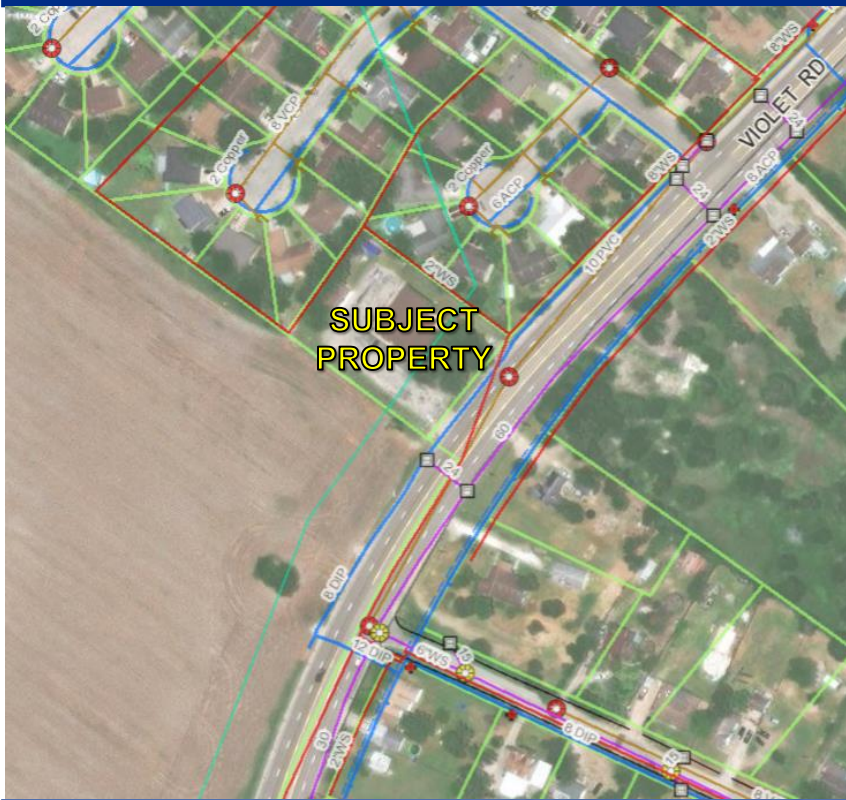
Buffer Yards:
N/A

Setbacks:
Street: 25 feet
Side/Rear: 10 feet

Parking:
2 per dwelling

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

Utilities



Water:
8-inch DIP



Wastewater:
10-inch PVC



Gas:
8-inch



Storm Water:
60-inch RCP

Public Notification

24 Notices mailed inside 200' buffer
2 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-22” Single-Family 22 District

Land Use

Existing Land Use



Future Land Use

