

C-3R

R-6

R-6

Entrance

C-1

R-6

Drainage

MF-25

C-2

20' SANITARY SEWER, WATER, ELECTRIC, & CATV EASEMENT
25' BUILDING SETBACK LINE PER SURVEY

R-4

TEZEL ROAD

MF-25

C-2

C-3

R-4

MF-25

Entrance

ACCESS EASEMENT

25' BUILDING SETBACK LINE PER SURVEY

C-3

C-3

R-4

Generally located in the 5000 block of Tezel Road

2/12/2025

Z-2025-10700014

Requested zoning: MXD AHOD w/ MF-25 and C-1 uses

-Description: Lot 13, Block 92, NCB 18792

-Property size: 5.76 acres (250,905.6 sf)

-Current zoning: C-3 AHOD

-Residential acreage: 5.26 ac

-Commercial acreage: 0.50 ac

-Business Park acreage: 0.0 ac

-Open Space: 0.0 ac

-Impervious cover as prescribed by UDC

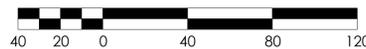
-Parking as prescribed by UDC

-Density: 25 units/acre

-Residential Height: Not to exceed 45 feet

-Commercial Height: Not to exceed 25 feet

NRP Group, for the property owner, acknowledges that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the UDC. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted codes at the time of plan submittal for building permits.



SCALE 1" = 40'-0"