



Zoning Case #0917-05

AN Corpus Christi Chevrolet, LP

From: “CG-1” General Commercial District

To: “IL” Light Industrial District

Planning Commission Presentation
October 4, 2017



Aerial Overview



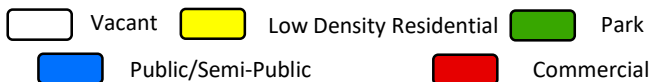
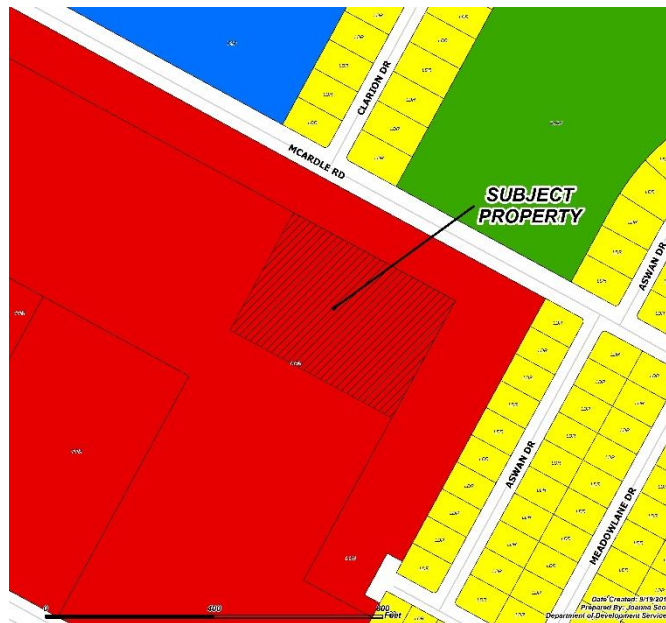


Subject Property at 6686 South Padre Island Drive

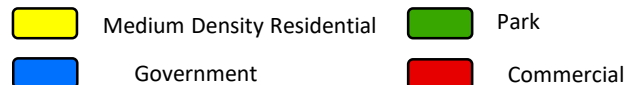




Existing Land Use



Future Land Use





Subject Property, North on South Padre Island Drive



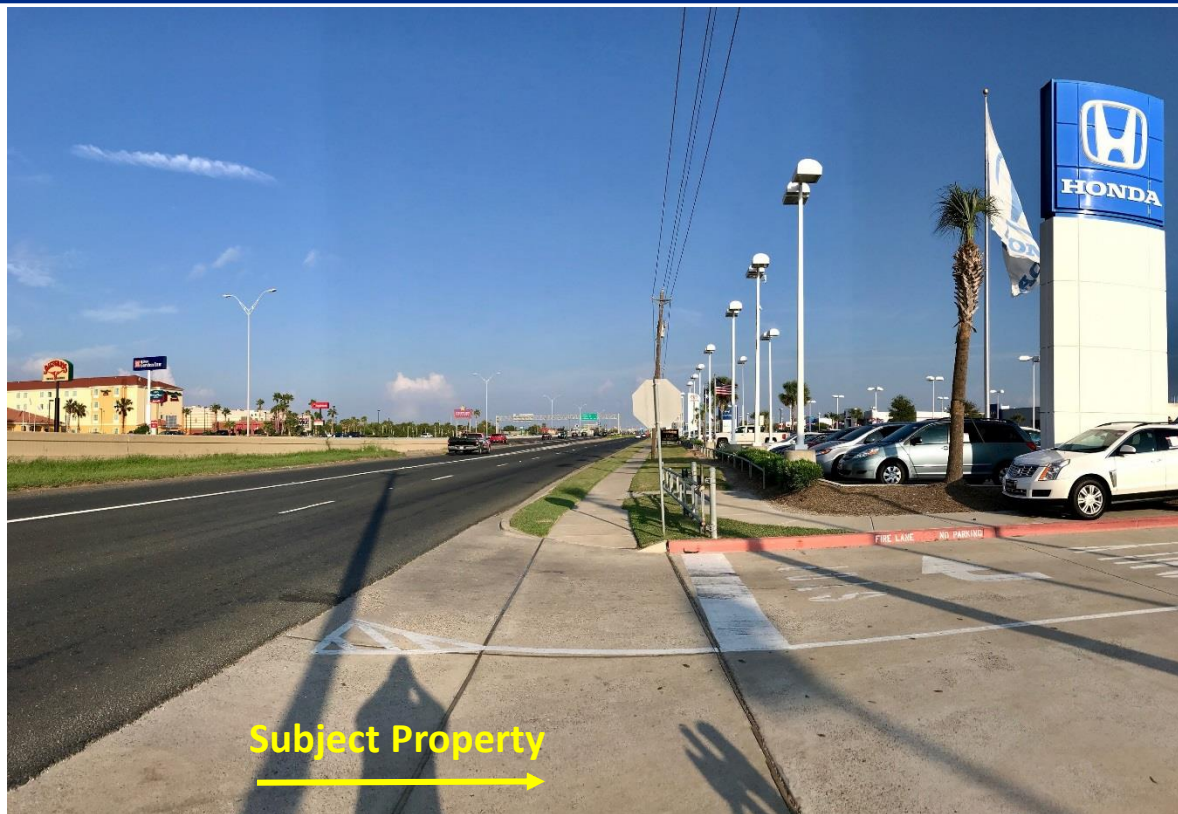


South Padre Island Drive, East of Subject Property





South Padre Island Drive, West of Subject Property





Subject Property, East on Daly Street





Daly Street, South of Subject Property





Daly Street, West of Subject Property





Daly Street, North of Subject Property





Public Notification

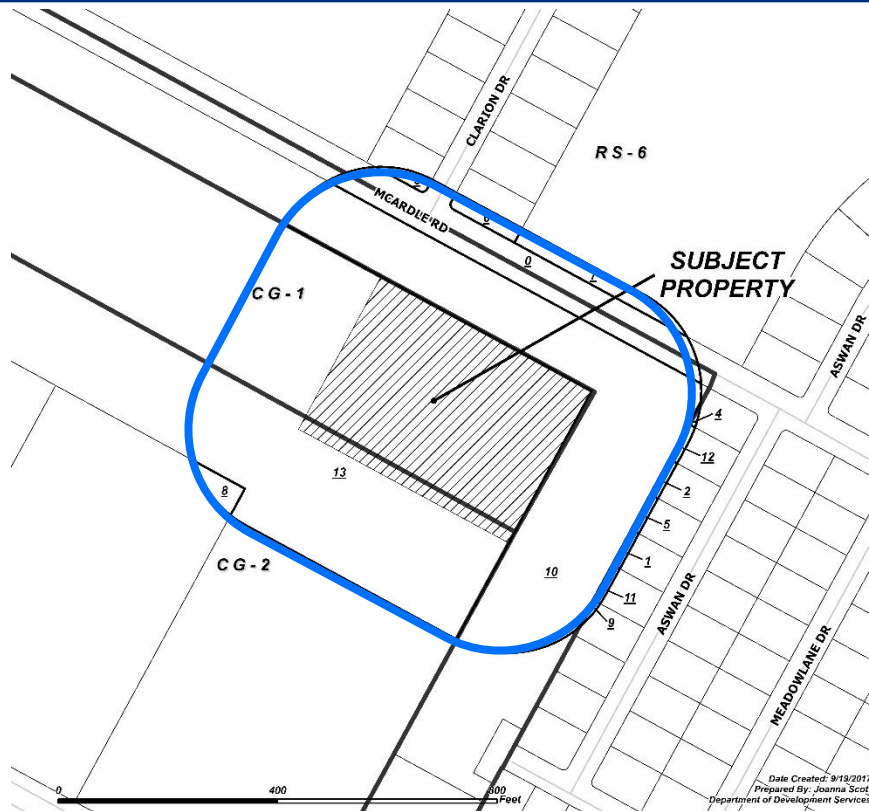
13 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

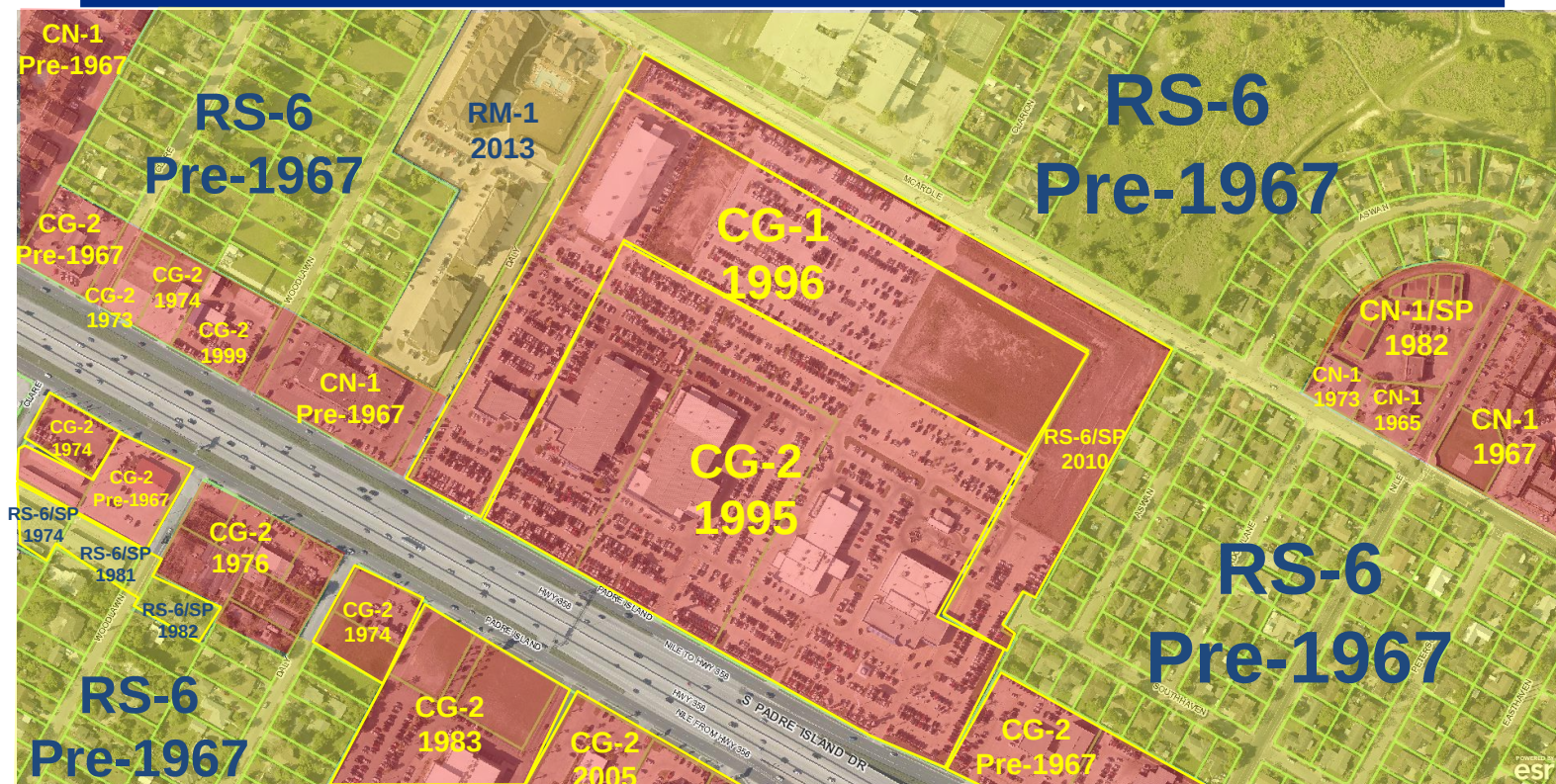


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: Type B
5 feet & 10 points

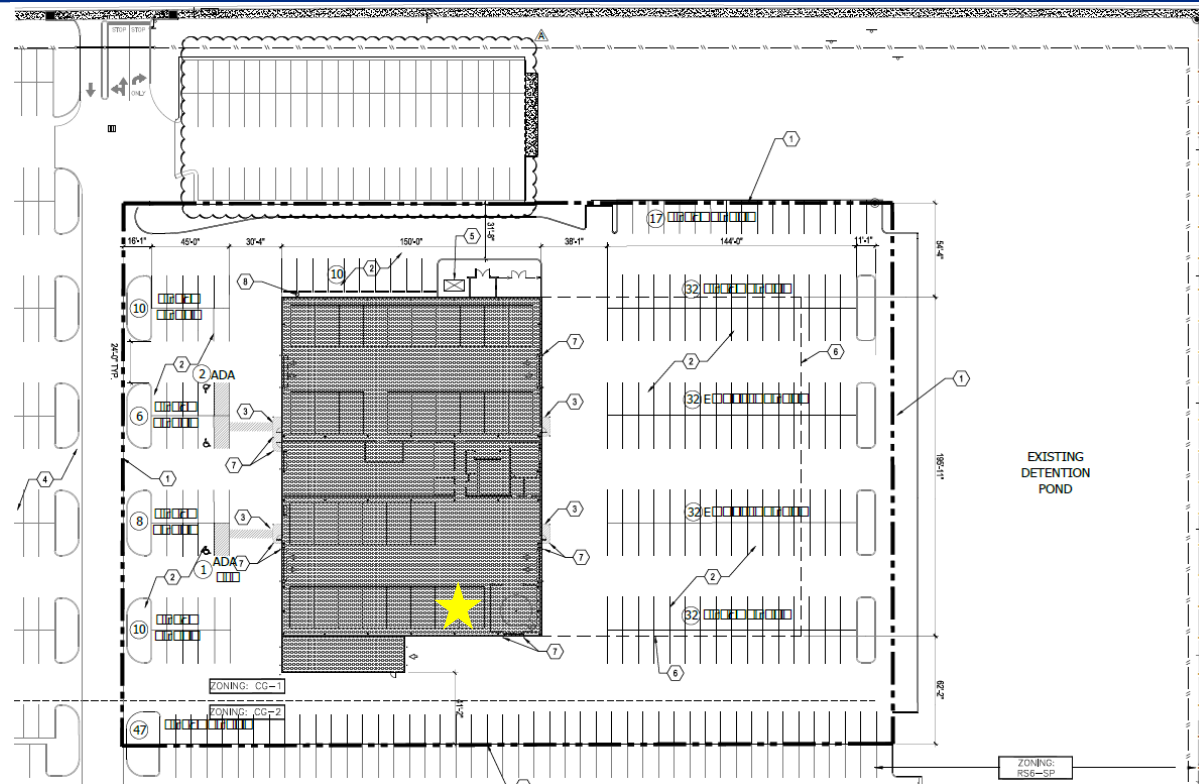
Setbacks:
Side: 0 feet
Rear: 0 feet

Parking:
1:500 sf. indoor GFA
1:10,000 sf. outdoor lot area

Uses Allowed:
Retail, Offices, Vehicle Sales, Bars,
and Storage

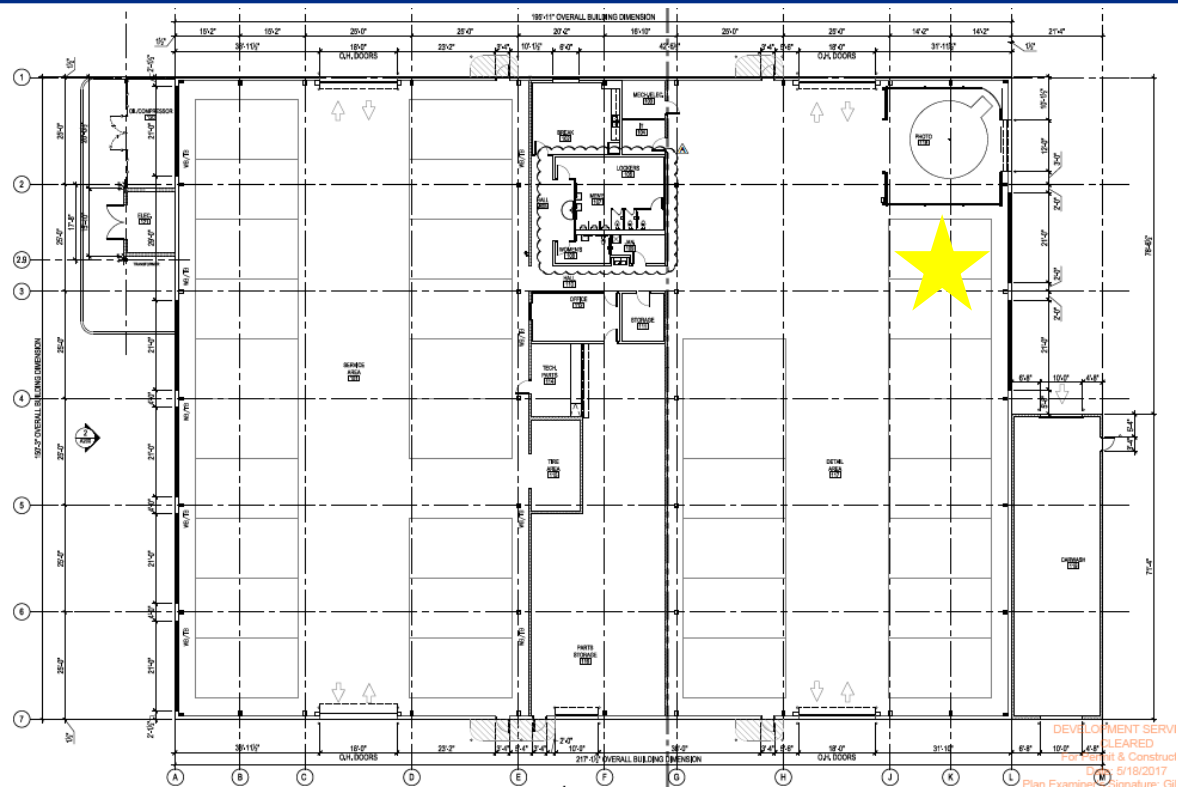


Site Plan



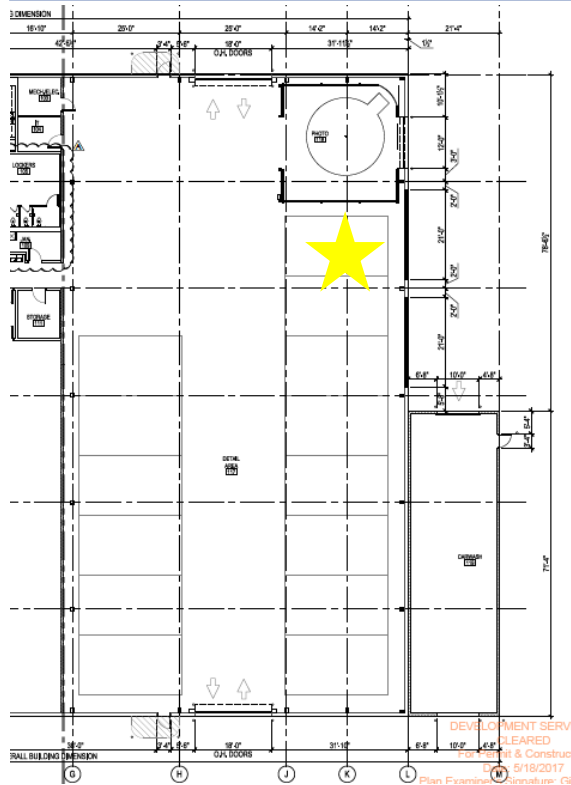


Building Plan





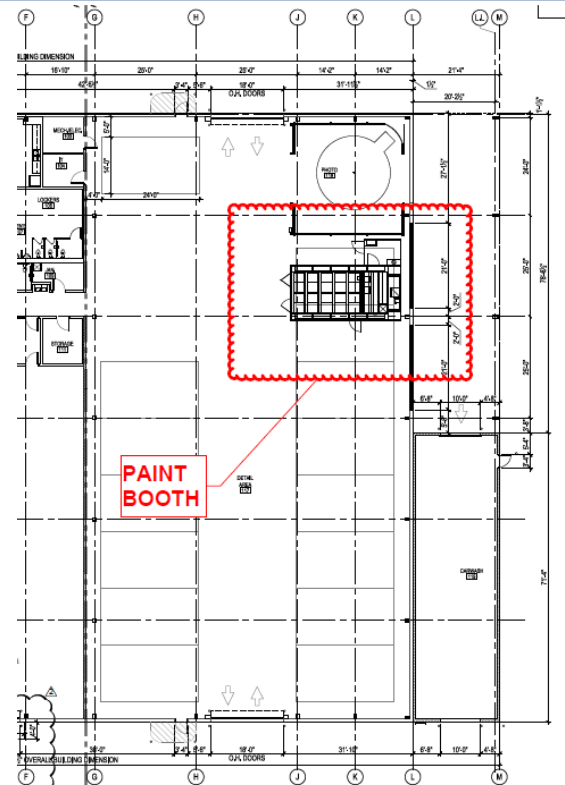
Building Plan Comparison



Previously
Approved



Proposed





Staff Recommendation

**Denial of the
“IL” Light Industrial District
in lieu thereof**

**Approval of the
“CG-1” General Commercial District
with a Special Permit (SP).**



Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Vehicle Service, Heavy” as defined by the Unified Development Code (UDC). All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
 2. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Saturday.
 3. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
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Special Permit Conditions

4. **Dumpster Screening**: Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
 5. **Outdoor paging systems/Intercom systems**: Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
 6. **Other Requirements**: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 7. **Time Limit**: In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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