



**Zoning Case #0718-04
May Dev, LP.**

**Rezoning for a Property at
7601 South Padre Island Drive (SH 358)
and 5246 Lexington Road**

Planning Commission Presentation
July 25, 2018



Aerial Overview



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Flour Bluff



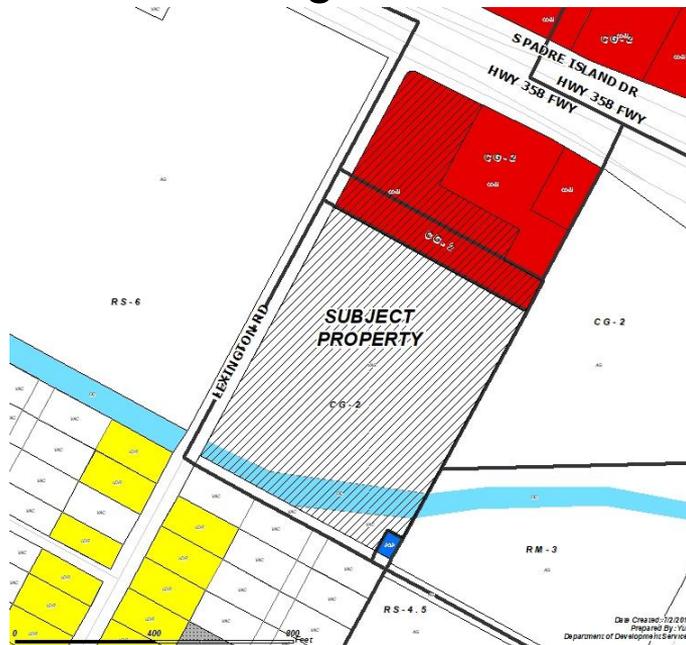
Subject Property at 7601 South Padre Island Drive (SH 358) and 5246 Lexington Road



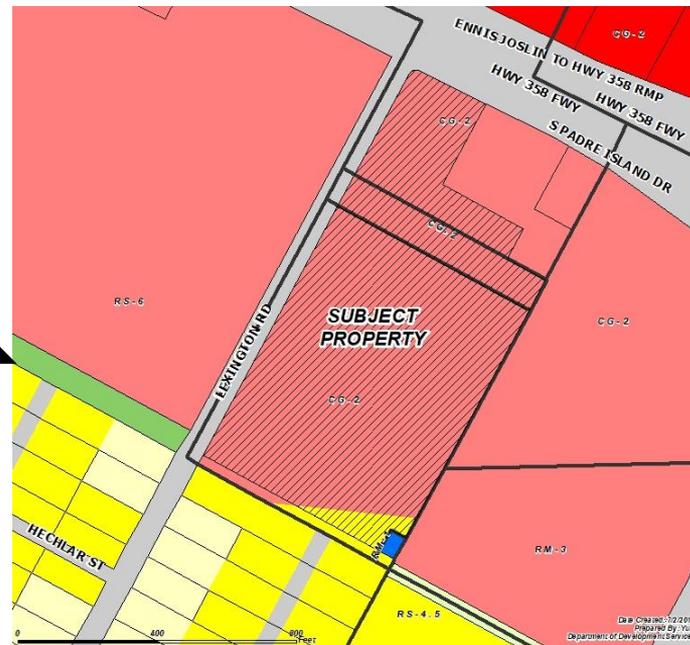


Land Use

Existing Land Use



Future Land Use



- | | | |
|--------------------|-------------------------|--------------------|
| Vacant | Low Density Residential | Commercial |
| Estate Residential | Drainage | Public/Semi-Public |

- | | |
|----------------------------|------------|
| Medium Density Residential | Mixed Use |
| Commercial | Government |
| Permanent Open Space | |



Subject Property, East on Lexington Road



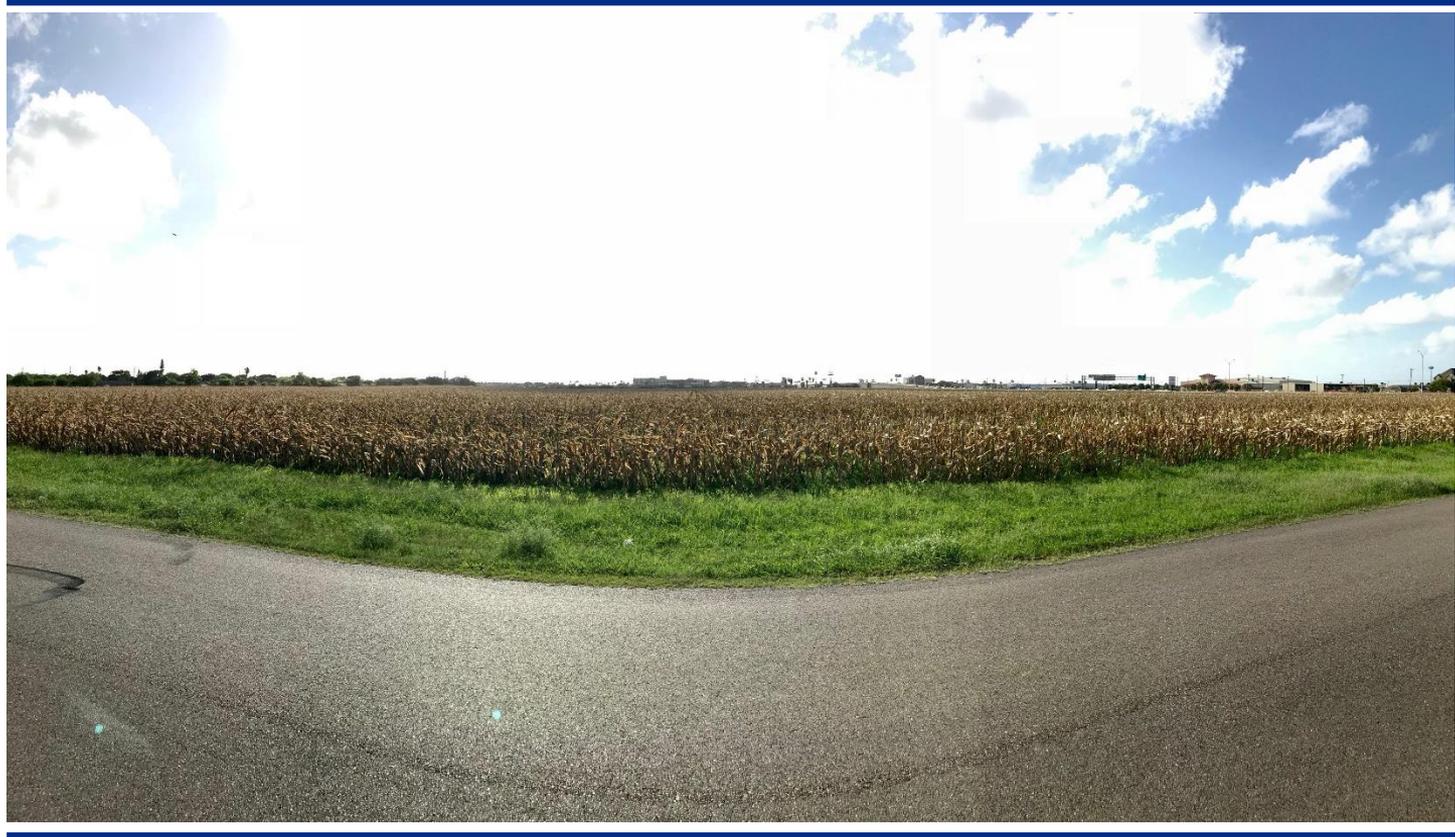


Lexington Road, South of Subject Property





Lexington Road, West of Subject Property

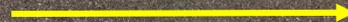




Lexington Road, North of Subject Property



Subject Property





Public Notification

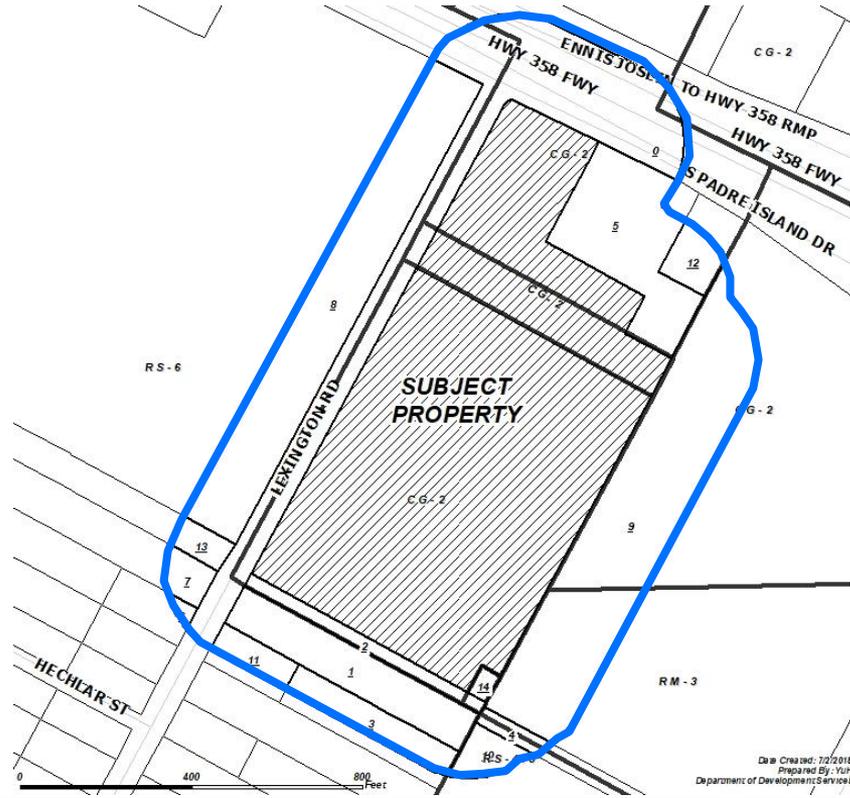
14 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

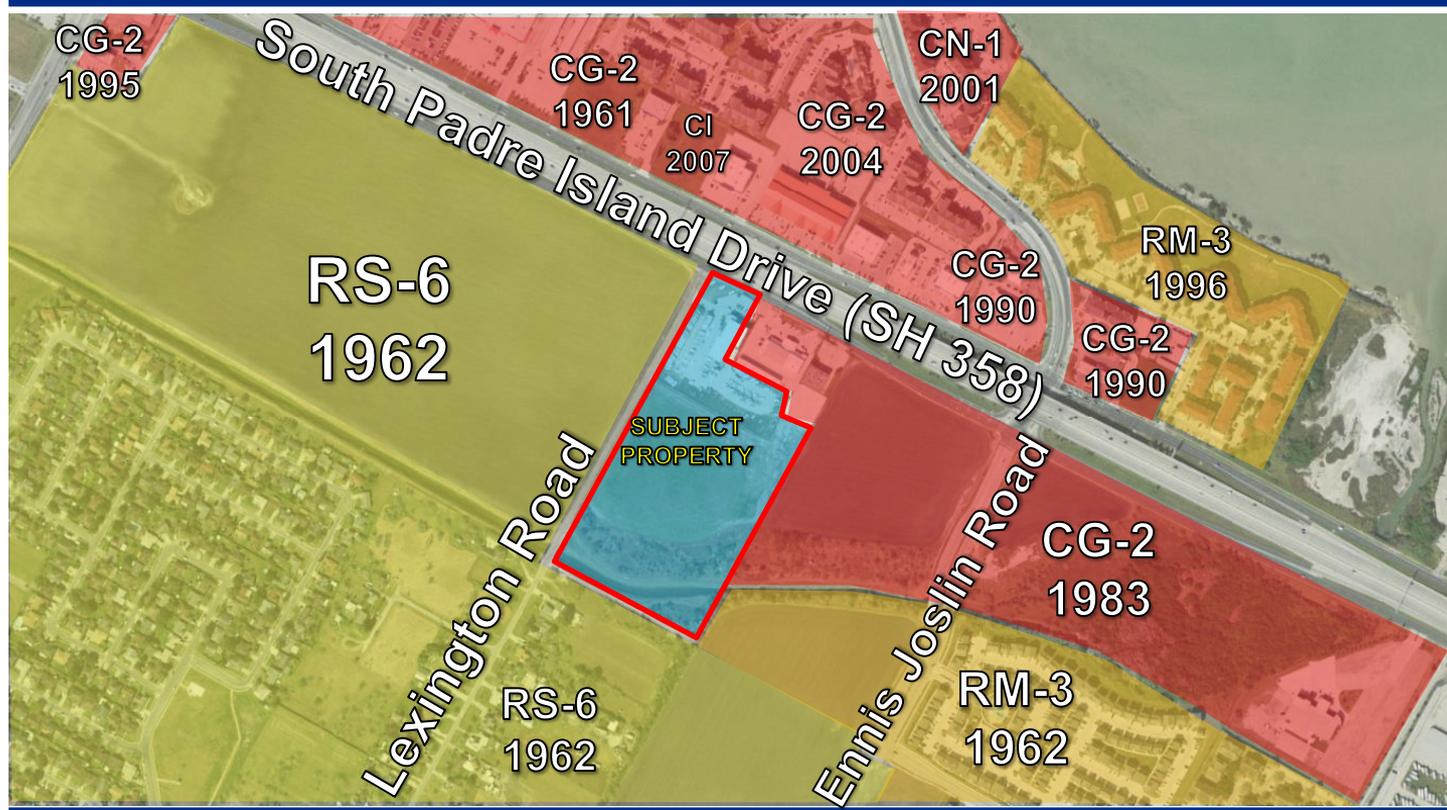


In Favor: 0





Zoning Pattern





UDC Requirements



Buffer Yards: IL to RS-6:

Type D: 20' & 20 pts.

IL to RM-3:

Type C: 15' & 15 pts.

IL to CG-2:

Type A: 10' & 5 pts.

Setbacks:

Street: 20 feet

Side: 40 feet (Res. Adj.)

Rear: 40 feet (Res. Adj.)

Parking: 1:500 SF GFA (Indoor)

1:10,000 SF (Outdoor Lot)

Landscaping, Screening, and Lighting Standards

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



Staff Recommendation

Denial of the
“IL” Light Industrial District

in lieu thereof

Approval of the
“CG-2/SP” 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. **Setback:** A setback at a minimum of 20 feet shall be maintained from the eastern property line. No buildings or storage shall be allowed within the setback.
 3. **Screening:** A solid 6-foot screening fence shall be installed along the eastern property line.
 4. **Hours of Operation:** The hours of operation shall be from 7:00 AM to 9:00 PM Monday through Saturday.
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Special Permit Conditions

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5. **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.
 6. **Outdoor Paging Systems/Intercom Systems:** Outside paging, speakers, telephone bells, or similar devices are prohibited.
 7. **Vehicular Access:** Exiting of vehicular traffic shall be limited to right turn only onto Lexington Road and shall not drive thru the residential neighborhood located to the south of the subject property.
 8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 9. **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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