

Zoning Case #1021-04

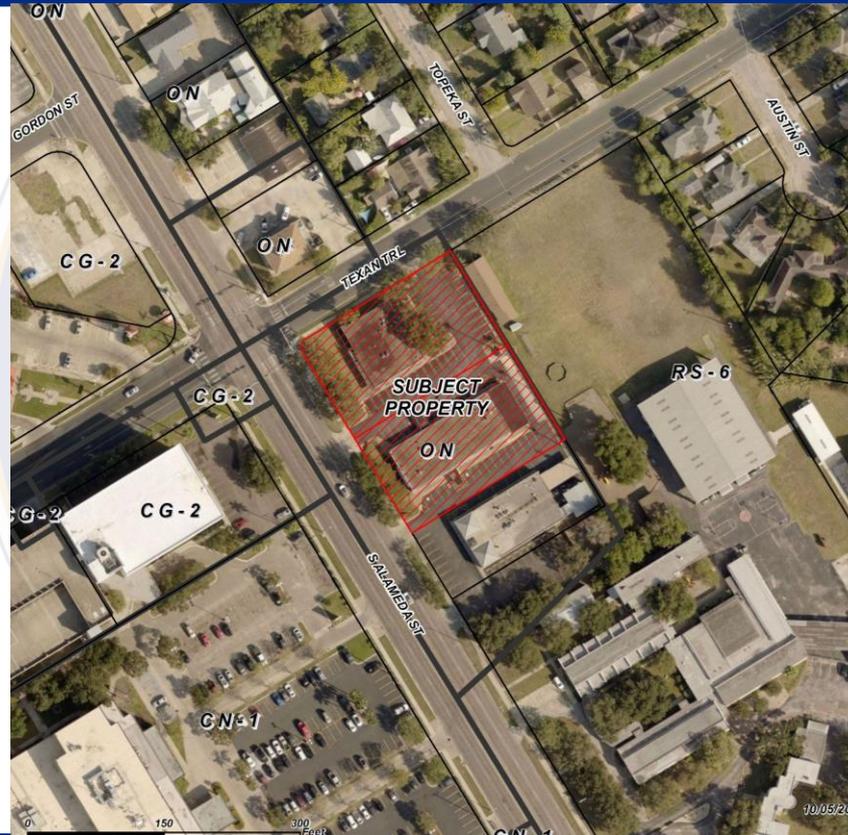
Doc Five

Rezoning for a Property at 3302 South Alameda Street
From "ON" To "ON/SP"



Planning
Commission
Dec. 8, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Buffer Yards:

“CN-1” to “RS-6”: Type B: 10' & 10 pts.
Points: Solid Screening Fence and Landscaping

Setbacks:

CN-1: Street: 20 feet
Side/Rear: 10 feet

Additional UDC Requirements:

1. Outdoor lighting of the automated car wash use must abide by all requirements of Section 7.6 Outdoor Lighting.
2. Noise generated by the automated car wash use must be compliant with Section 31-3 of the Corpus Christi Code of Ordinances.
3. The hours of operation of the automated car wash use shall be limited to between the hours of 7:00 am to 9:00 pm.

Uses Allowed:

Townhouses, Apartments, Retail Sales and Service, Car Wash (Automated) is limited, Overnight Accommodations.

Land Use

Existing Land Use

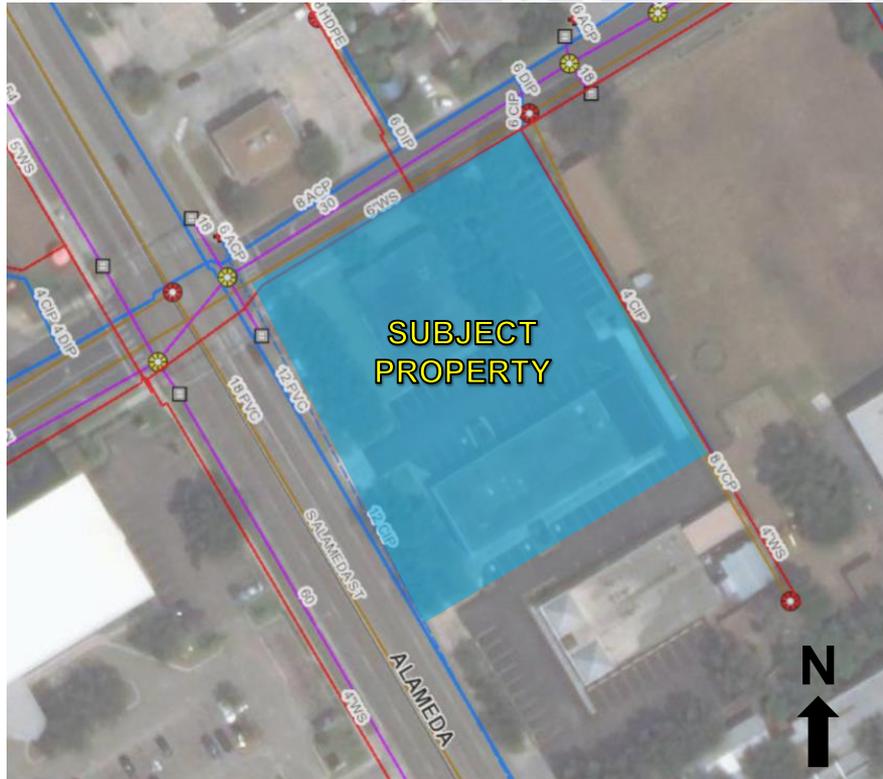


Future Land Use



- | | | | | | |
|-------------------------|--------------------------|--------------------|--------------------------|--------------------------|----------------------|
| Vacant | Med. Density Residential | Commercial | High Density Residential | Commercial | Mixed Use |
| Low Density Residential | Professional Office | Public/Semi-Public | Institutional | Med. Density Residential | Permanent Open Space |

Utilities



-  **Water:**
12-inch PVC
-  **Wastewater:**
10-inch VCP
-  **Gas:**
6-inch Service Line
-  **Storm Water:**
30-inch Line

Public Notification

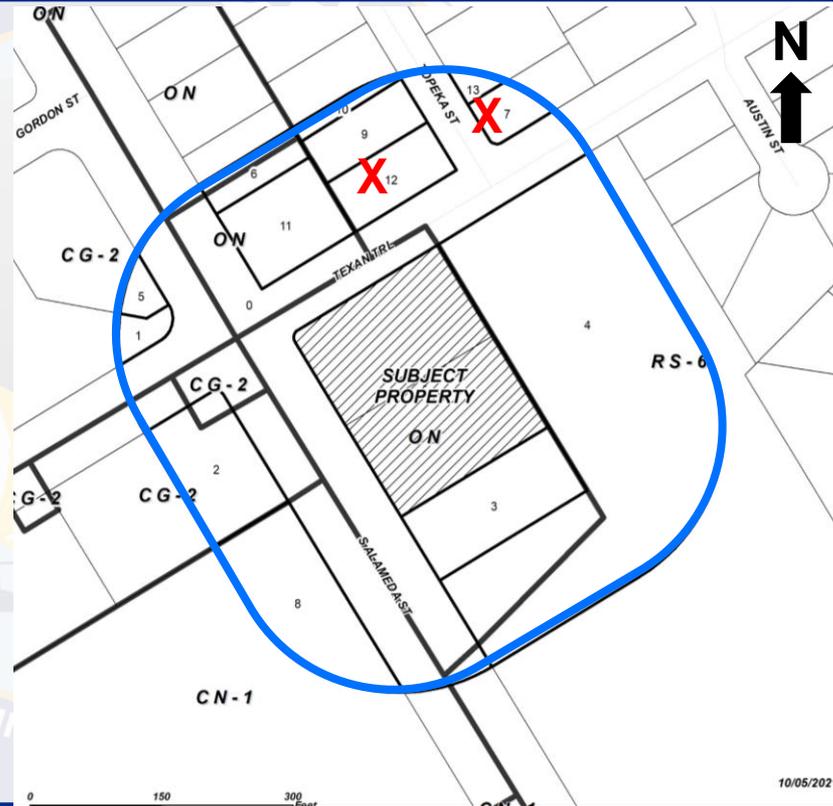
13 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (4.11%)
Separate Opposed Owners: 2

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 “ON/SP” Neighborhood Office District with a Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).
 2. **Buffer Yard:** The buffer yard requirement shall be 10-feet and a 7-foot masonry wall shall be constructed and maintained along the property line shared with Saint Patrick’s Church and School. No buildings, dumpsters, and/or compactors shall be allowed within the buffer yard.
 3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
 4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
 5. **Lighting:** All security lighting must be shielded and directed away from abutting properties 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 developments.
 6. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
 7. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 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.
-