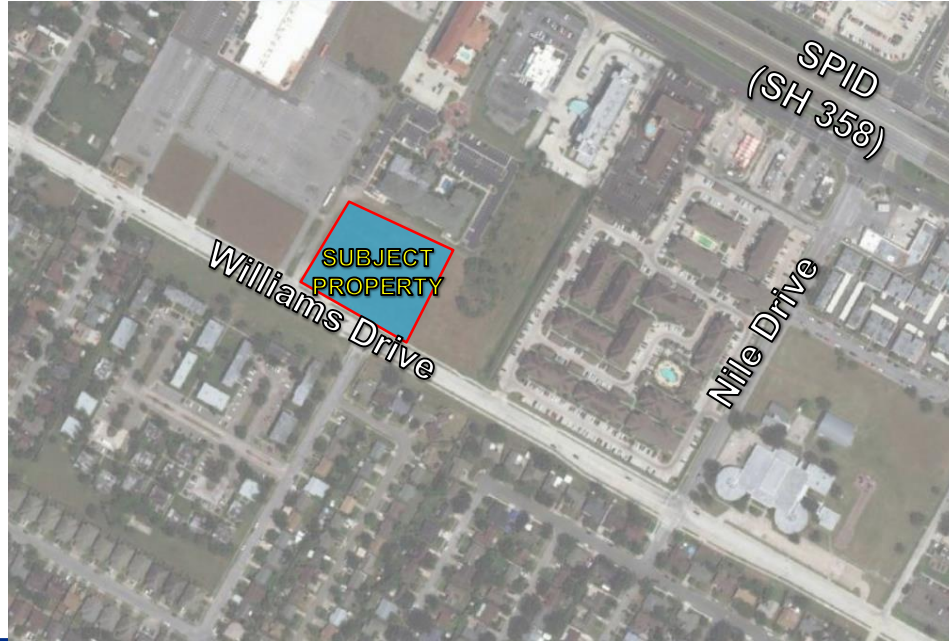


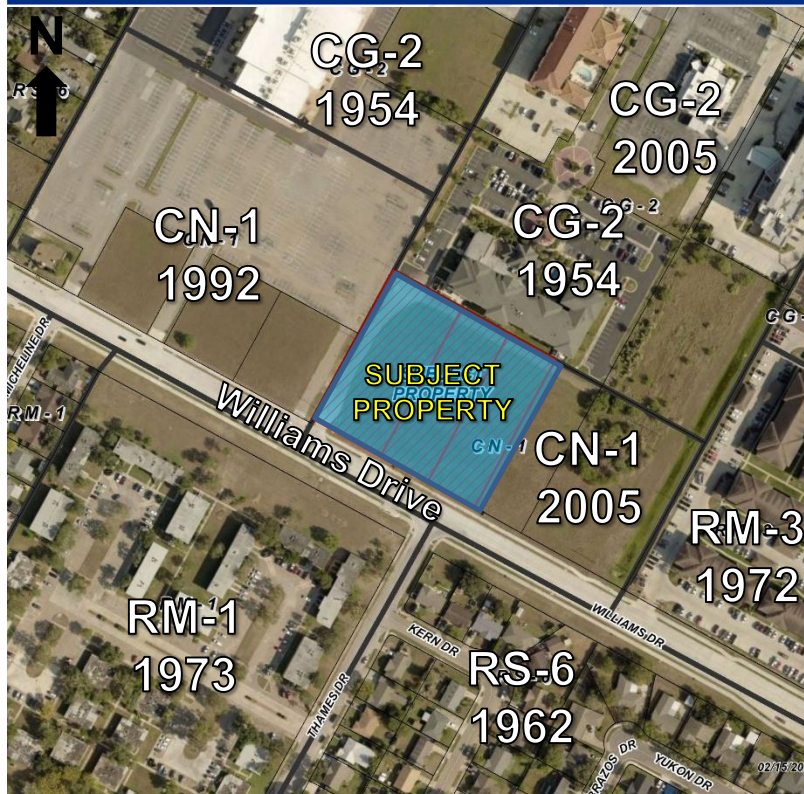
Zoning Case #0322-01

**South Texas Rainbow, LP.
Rezoning for a property at 6626 Williams Drive
From “CN-1” To “CN-1/SP”**



City Council
April 19, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:

“CN-1” Neighborhood Commercial District

Proposed Use:

Commercial Use

Surrounding Uses:

- North:
 - Commercial (Hotel)
 - “CG-2” District
- South:
 - Vacant and Low Density Residential
 - “RM-1” District
- East:
 - Vacant
 - “CN-1” District
- West:
 - Commercial (Movie Theater)
 - “CN-1” District

Public Notification

12 Notices mailed inside 200' buffer
1 Notices mailed outside 200' buffer

Notification Area

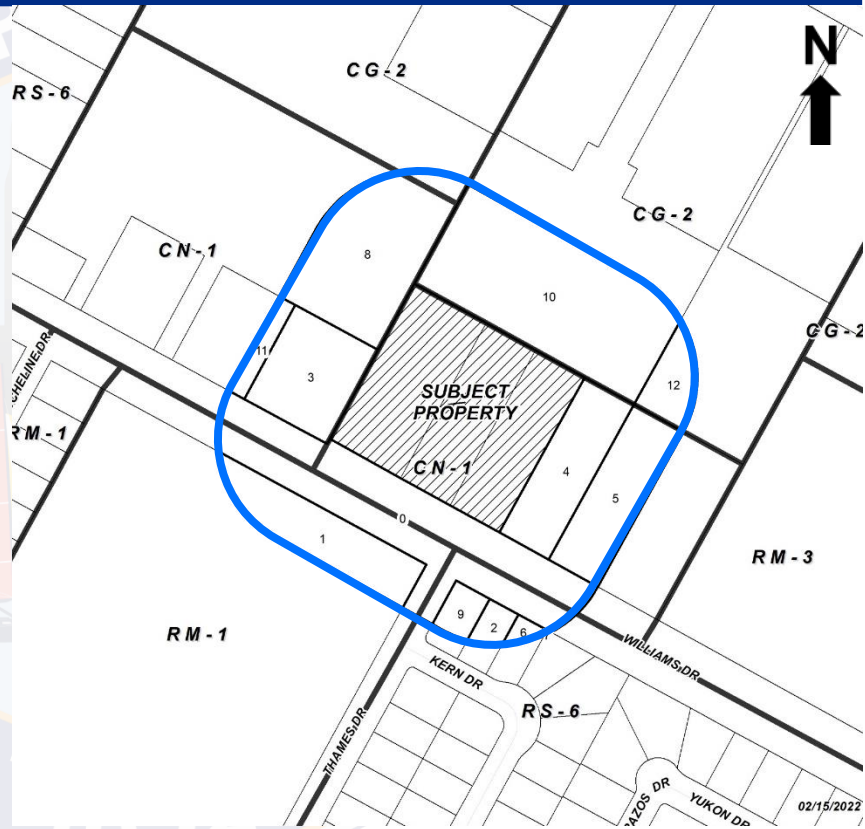
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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 Analysis and Recommendation



- The subject property has the future land use designation of commercial and has been vacant since annexation in 1954.
- The proposed rezoning is compatible with neighboring properties that are zoned commercial as the subject property is part of a larger commercial node that has like or greater zoning designations.
- The applicant is requesting a special permit to allow for the storage of the overflow of vehicles from the Mike Shaw Kia dealership which is located 0.50 miles away. The subject property will have a small building to serve as an office. The site will not be open to the public and will additionally provide the preparatory cleaning prior to being moved to the main dealership. Any vehicles delivered to the subject property will not be allowed to be unloaded on a public right-of-way.
- **Planning Commission and Staff Recommendation:** Approval of a Special Permit

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 Storage” and “Auto Detailing” as categorized by Unified Development Code (UDC) Section 5.1.4.1.
 2. **Screening:** The subject property shall be screened by a solid material at a minimum of 6-feet in height.
 3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
 4. **Vehicle Delivery:** Any vehicle deliveries to the subject property shall not occur between the hours of 9:00 pm to 7:00 am.
 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. **Landscaping:** Landscaping shall be installed as required by the Unified Development Code (UDC).
 8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 9. **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.
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