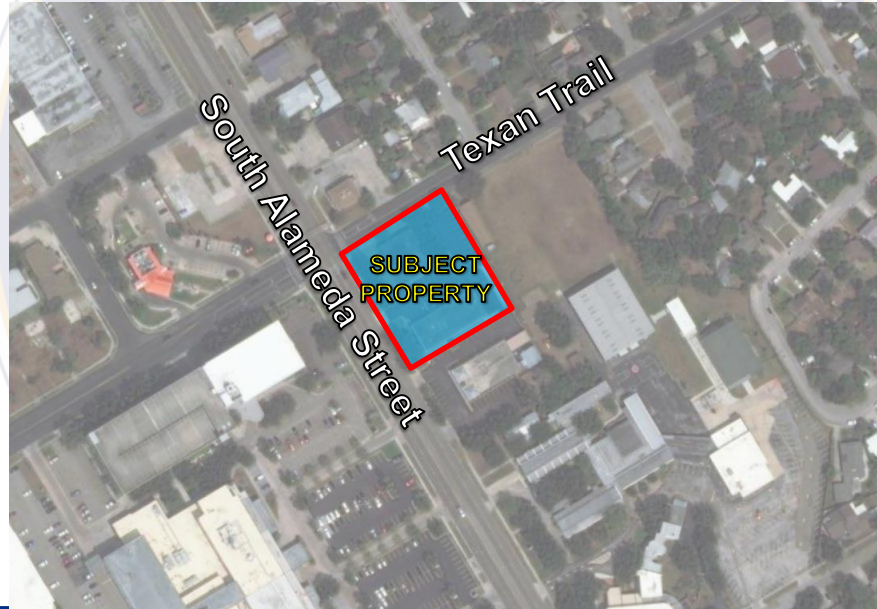


# Zoning Case #1021-04

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## Doc Five

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



City Council  
February 8, 2022

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# Zoning Pattern and Adjacent Development



Currently Zoned:  
"ON" Neighborhood Office District

Proposed Use:  
Automated Tunnel Car Wash

Surrounding Uses:

- North: Across South Alameda Street is a restaurant, medical offices, and single-family homes
- South: Medical offices and Saint Patrick's Church and School
- East: Saint Patrick's Church and School athletic field
- West: Doctor's Regional Hospital and medical offices

# Public Notification

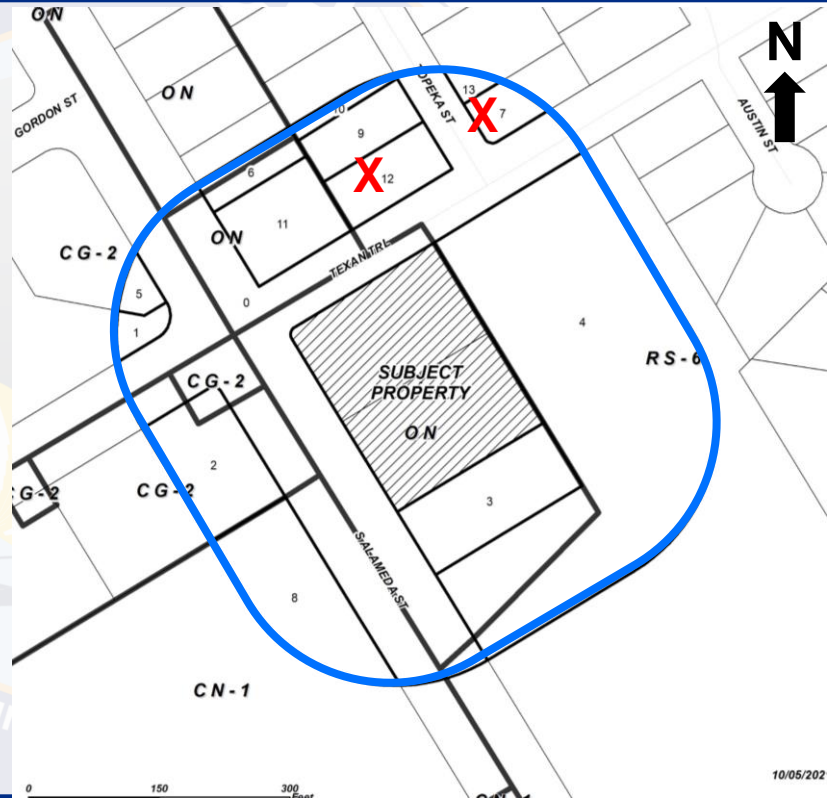
13 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

Notification Area

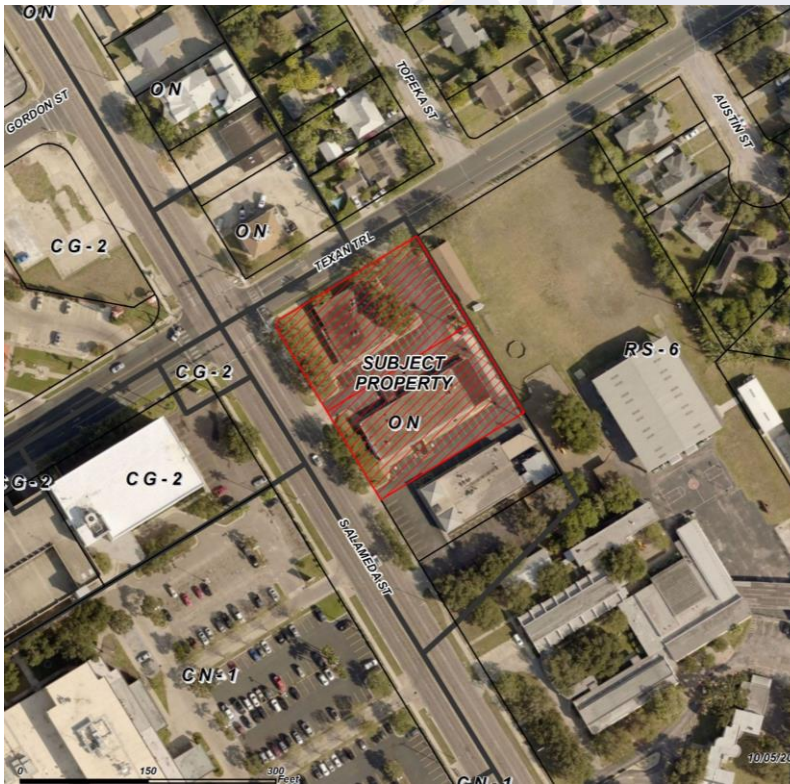
Opposed: 2 (4.11%)  
Separate Opposed Owners: 2

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*



# Analysis and Recommendation



- Consistent with the adopted Comprehensive Plan (Plan CC).
- The subject property is located at a major intersection. (South Alameda Street and Texas Trail).
- Adjacent properties consist of similar intensity of zoning.
- The Planning Commission tabled the rezoning case at the October 27th meeting. The applicant has amended their application to the "ON/SP" Neighborhood Office District with a Special Permit and agreed to the conditions of the Special Permit.
- Planning Commission Recommendation: Denial
- Staff Recommendation: Approval

# Special Permit Conditions

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## Approval of the “ON/SP” Neighborhood Office District with a Special Permit

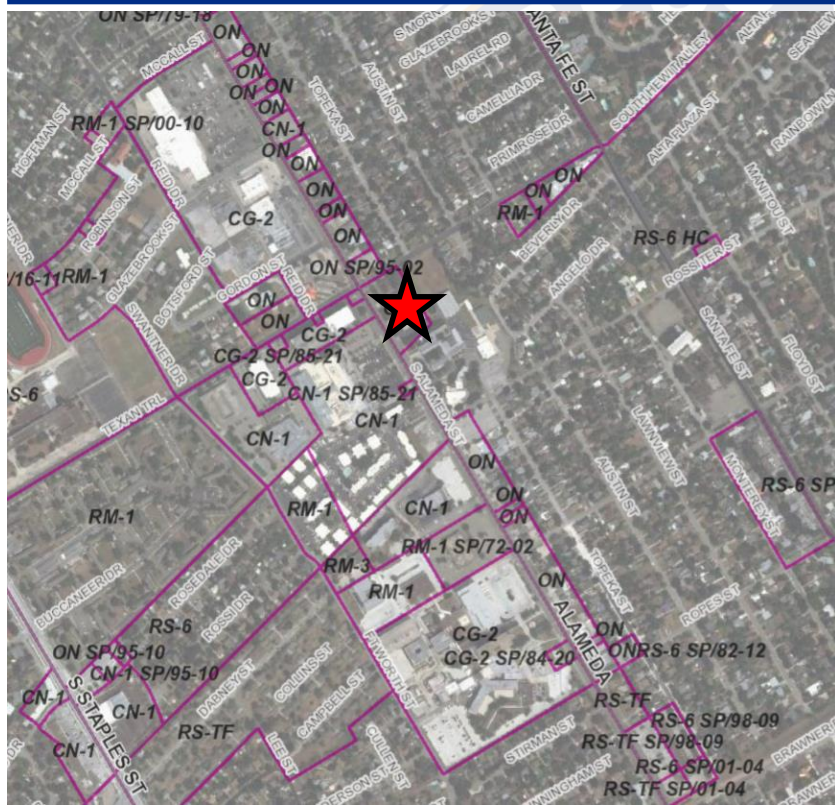
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).
  2. **Buffer Yard:** The buffer yard requirement shall be 10-feet and a 7-foot masonry wall shall be 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.
-

# Existing Buildings

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# South Alameda Street Corridor



- **Within ½ Mile to the north:**
- Shopping Center
  - HEB
  - 24 Hr. Gym
  - CVS
  - Dollar Tree
  - Fast Food
- Whataburger
- Oil Change Business
- Multiple Medical Offices
- **Within ½ Mile to the south:**
- Two Major Hospitals
- Two Churches
- Catholic School (K-6)
- Multifamily Complexes
- Multiple Medical and Professional Offices

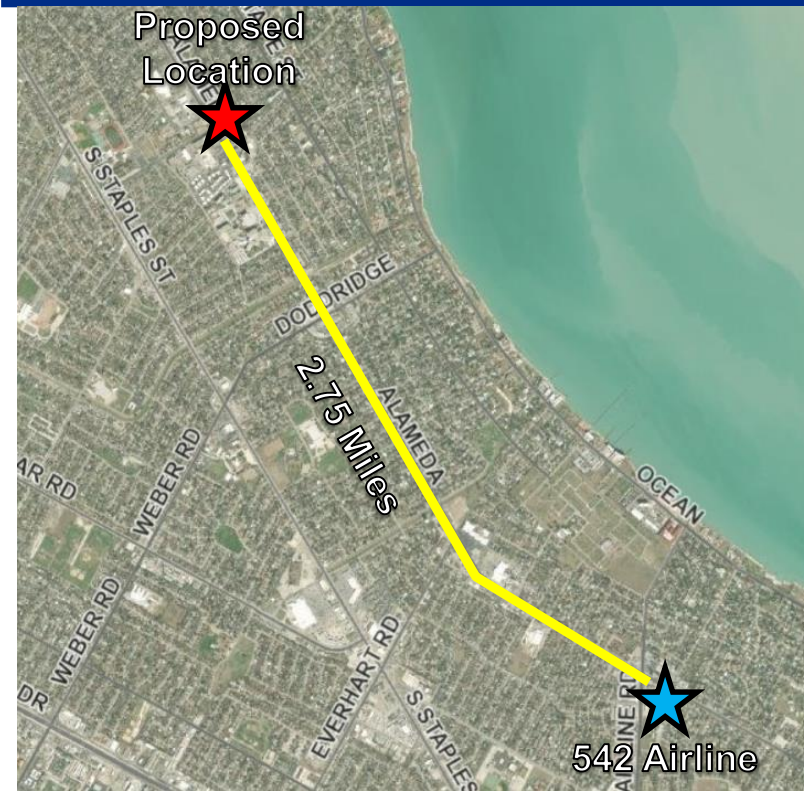
# Latest Commercial Development

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# Quick Quack Locations



- Quick Quack Locations:
  - 542 Airline Road
    - \$649,316\*
  - 2409 Airline Road
    - \$906,370\*
  - 3901 Saratoga Boulevard
    - \$973,316\*
  - 14058 Northwest Boulevard (Under Construction)
  - 9513 South Padre Island Drive (Under Construction)
  - 7406 South Staples Street (Under Construction)
  - 4421 Violet Road (Under Construction)

\* Total Assessed Value; Nueces County Appraisal District

- Zero Code Enforcement Complaints/Citations