

Zoning Case #0415-08

Corpus Bayside Investments

From: “CG-1” General Commercial District

To: “IL” Light Industrial District



Planning Commission
April 22, 2015



Aerial Overview



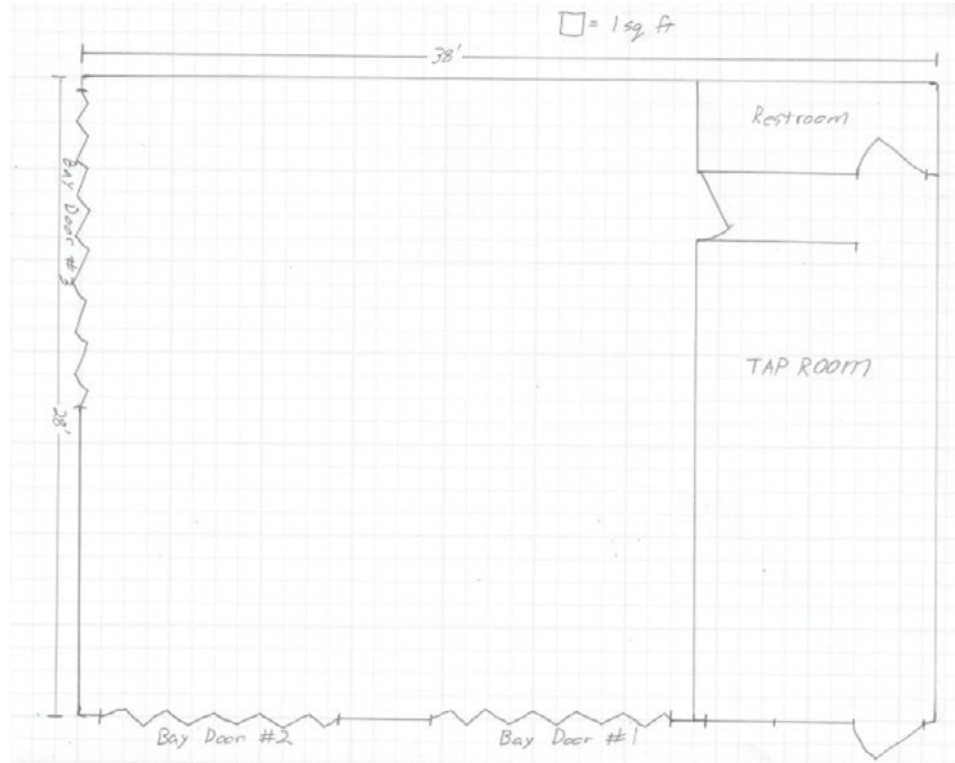


Aerial



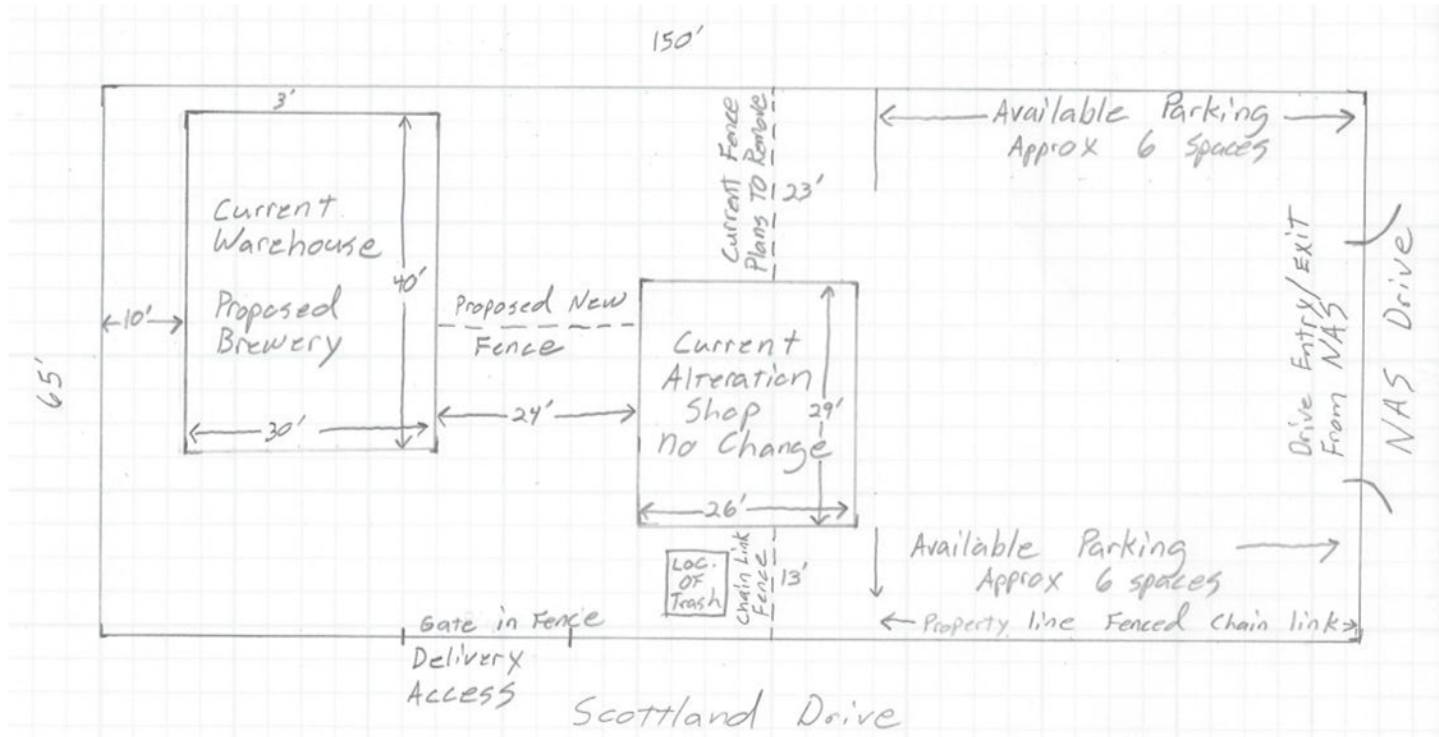


Floor Layout





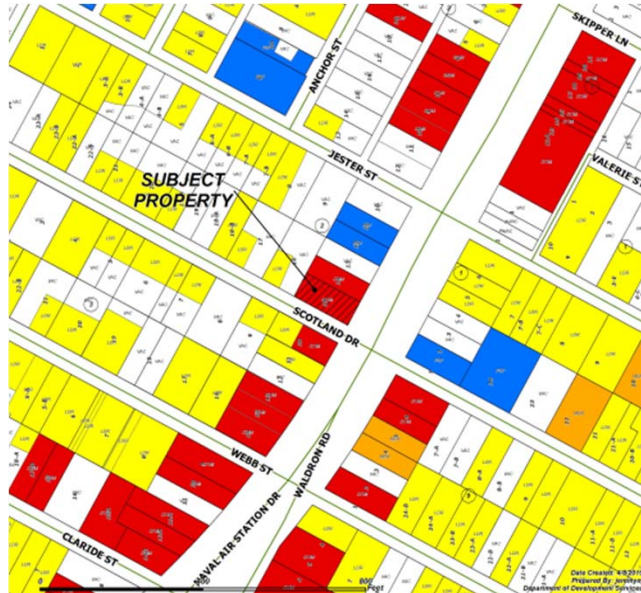
Site Plan



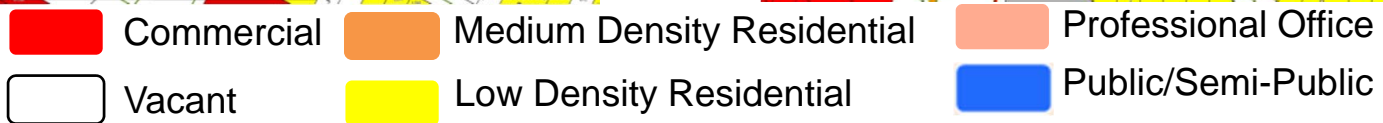
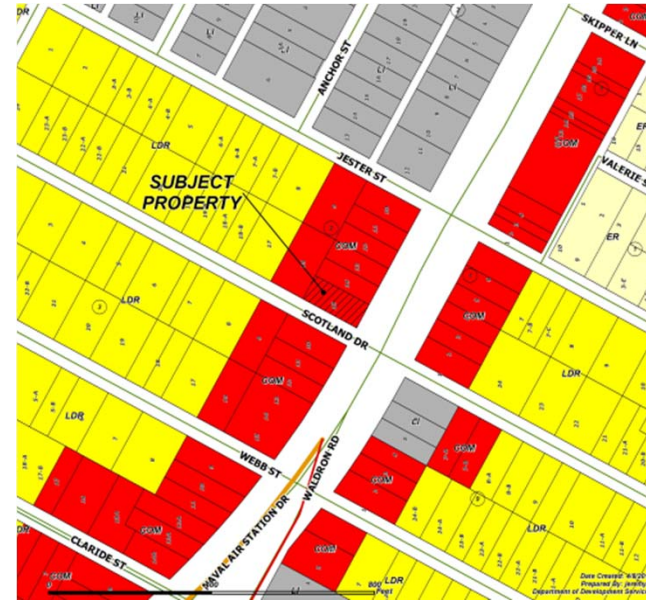


Land Use

Existing Land Use



Future Land Use





Site Photos

Subject Property and west from N.A.S. Drive





Site Photos

North from N.A.S. Drive





Site Photos

East from N.A.S. Drive





Site Photos

South from N.A.S. Drive





Site Photos

Subject Property and north from Scotland Drive





Public Notification

21 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

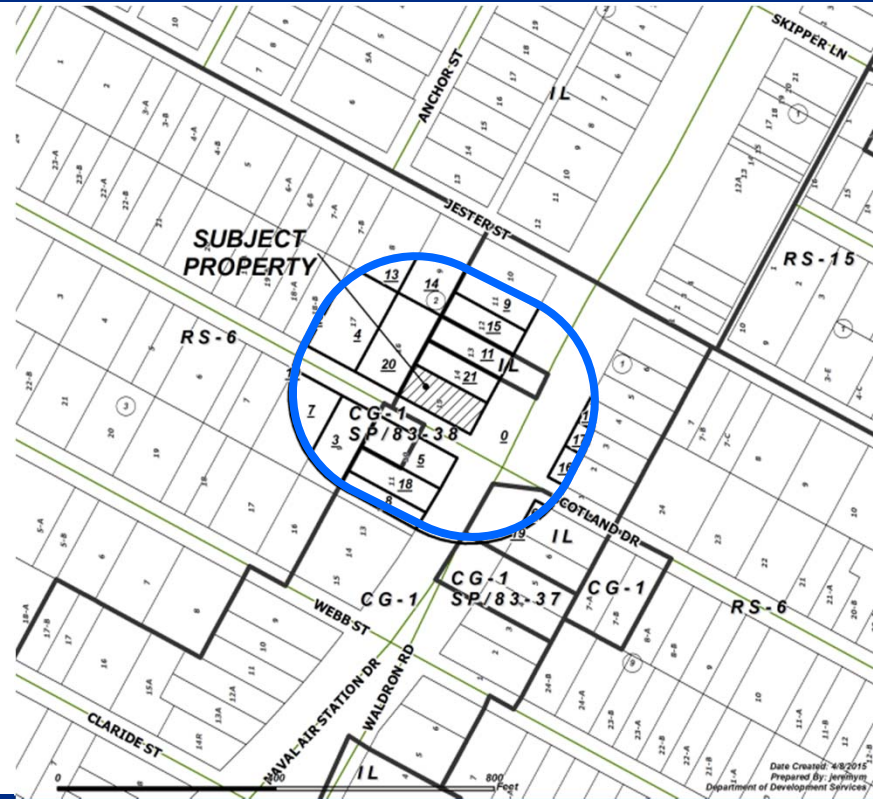
Notification Area



Opposed: 0



In Favor: 0





Staff Recommendation

Denial of the change of zoning to the “IL” Light Industrial District

Approval of the “CG-1/SP”
General Commercial District with a Special Permit



Special Permit Conditions

1. Maximum number of barrels of beer that may be manufactured at this property shall be limited to 5,000 gallons per year.
2. Business operations shall include retail on-site consumption of beer with a minimum area consisting of 230 square feet dedicated to the retail component of the business. Elimination of the retail component will result in the termination of the Special Permit.
3. Hours of operation shall be 8:00 A.M. to 6:00 P.M.



Special Permit Conditions

4. Deliveries: An 18 wheeler shall not deliver or pick up from the premises more than once a week and deliveries shall occur between 8:00 A.M. and 5:00 P.M.

5. Time Limit: 12 months