

Zoning Case #1021-02

BHHN, LLC.

**Rezoning for a Property at 8902 State Highway 44
From "RS-6" To "IC"**

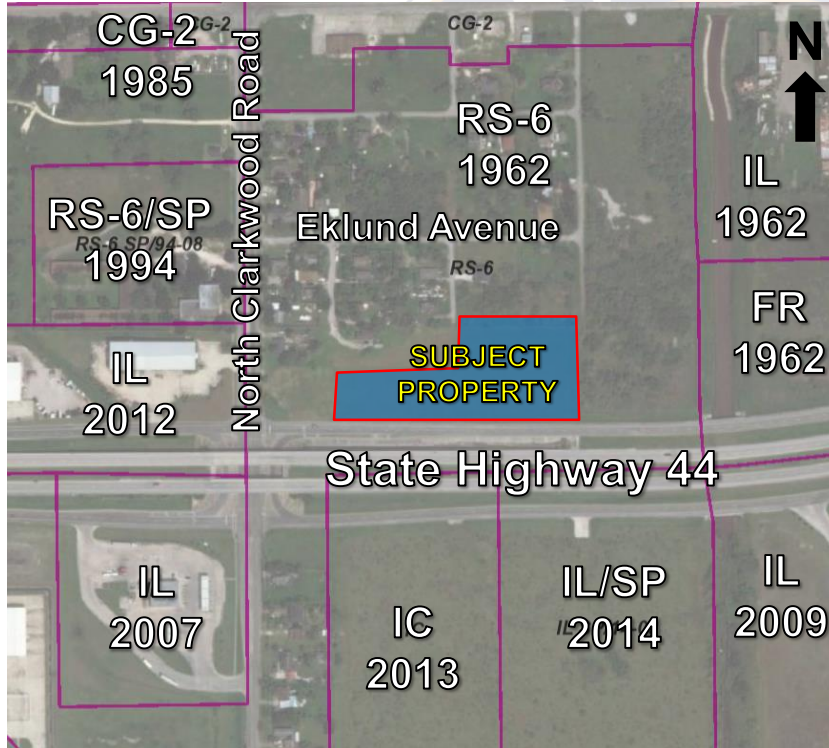


City Council
December 7, 2021

Aerial Overview



Zoning Pattern and Adjacent Development



Buffer Yards:

IC to RS-6 or RS-6: Type D: 20' & 20 pts.
Points: Setbacks, Fencing, Landscaping, etc.

Setbacks:

Street: 20 feet
Side: 5 feet
Rear: 10 feet
Rear: 2:1 Setback (height) and a max of 25 feet

Parking:

1: 2,500 square feet (indoor storage)

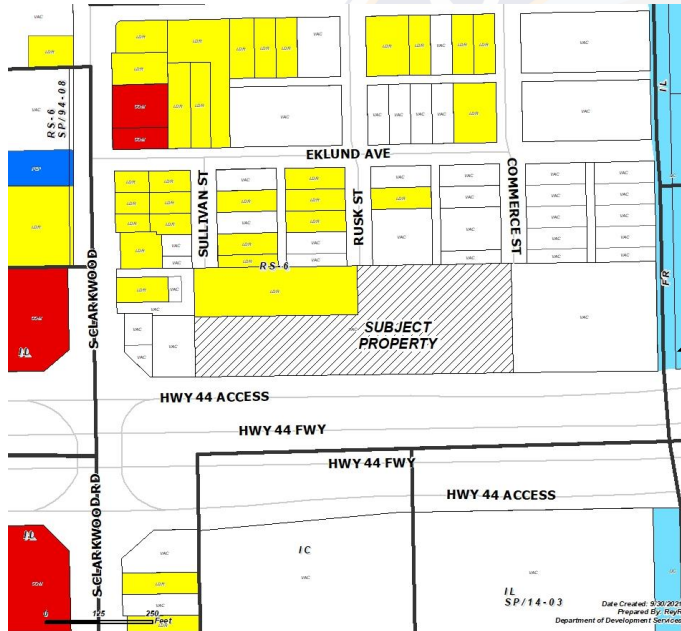
Landscaping, Screening, and Lighting Standards

Uses Allowed: (Floor Area Ratios)

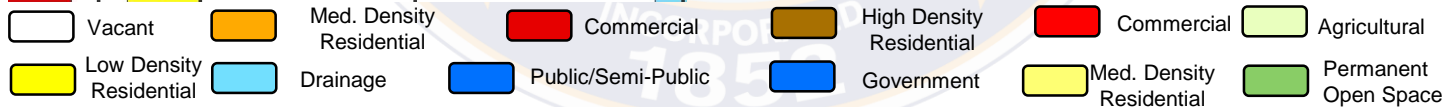
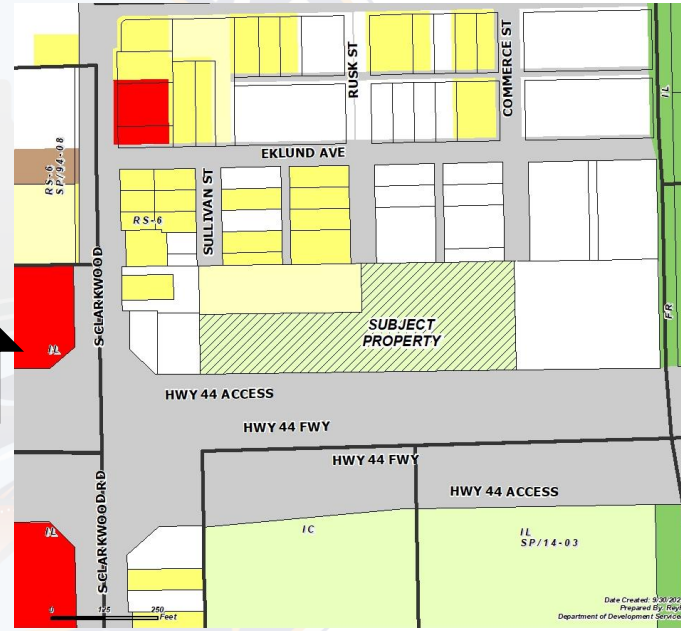
Offices, Retail, Vehicle Sales/Service, Self-Storage, and Warehousing.

Land Use

Existing Land Use



Future Land Use



Public Notification

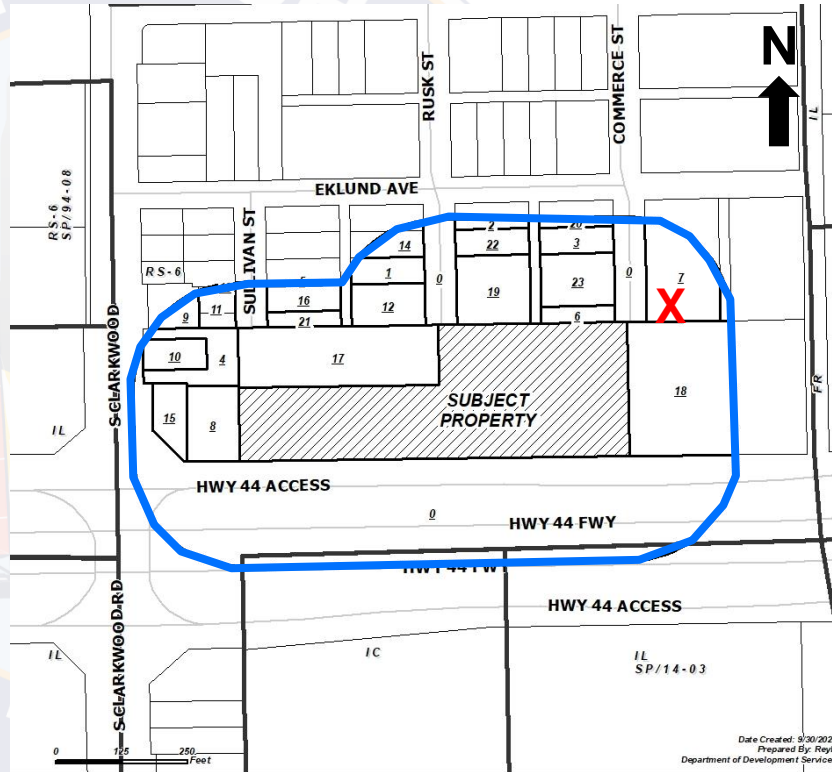
23 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (4.42%)
Separate Opposed Owners: 1

In Favor: 0 (0.00%)
TMISD is in favor

Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition







Planning Commission and Staff Recommendation

Denial of the “IC” District in lieu of “CC/SP” District with Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by UDC in Section 5.1.5.B “Warehouse and Freight Movement” and regulated per Section 4.8.2 “Permitted Uses” of the UDC. Additionally, outdoor storage is prohibited.
2. **Setback:** A setback at a minimum of 20 feet shall be maintained from any residential property. No buildings, dumpsters, and/or compactors shall be allowed within the setback.
3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 15-feet and 15 points as per Section 7.9.5 of the UDC.
4. **Lighting:** All 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.
5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
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.

Utilities



-  **Water:**
2-inch PVC
-  **Wastewater:**
8-inch VCP
-  **Gas:**
2-inch Service Line
-  **Storm Water:**
30-inch Line