



Zoning Case #0418-02

Corpus Christi's Limousines Unlimited, Inc.

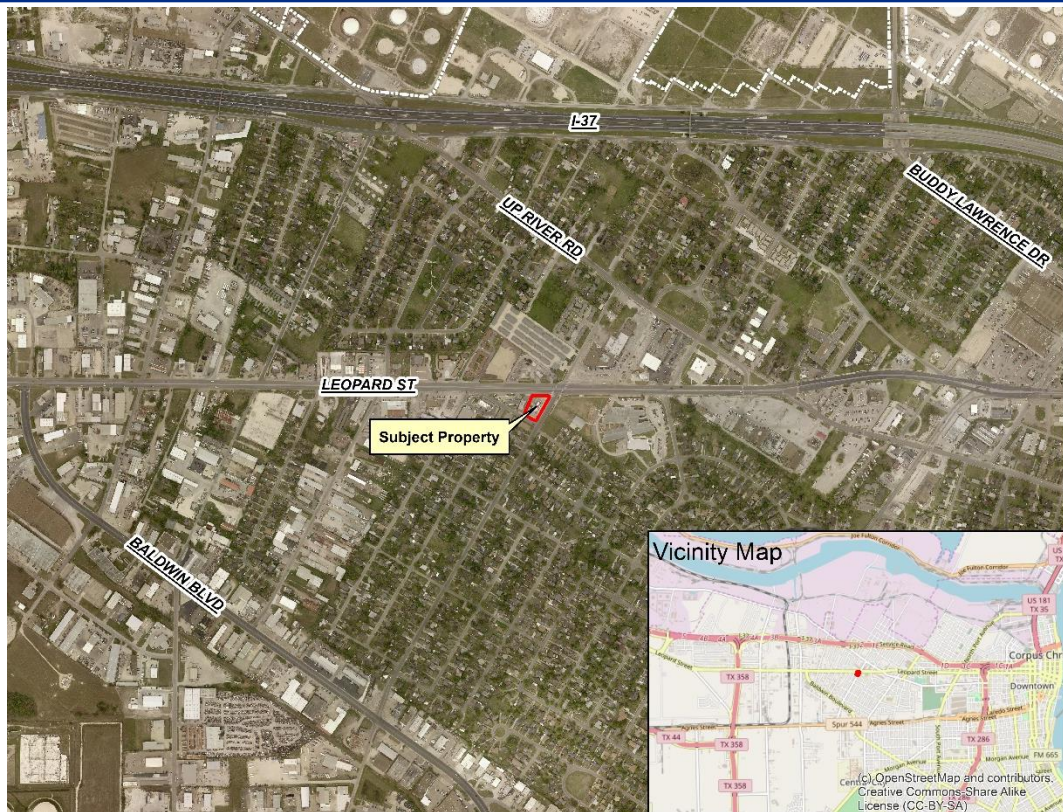
From: "CG-2" General Commercial District

To: "IL" Light Industrial District

Planning Commission Presentation
May 2, 2018



Aerial Overview





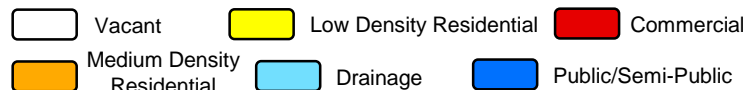
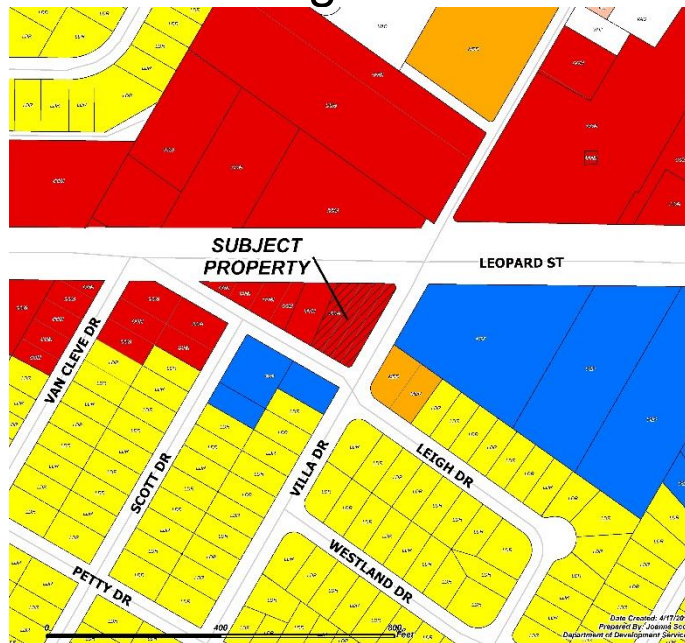
Subject Property at 4001 Leopard Street



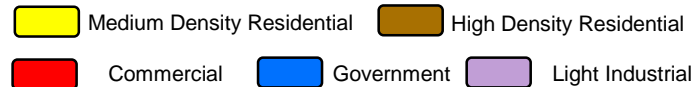
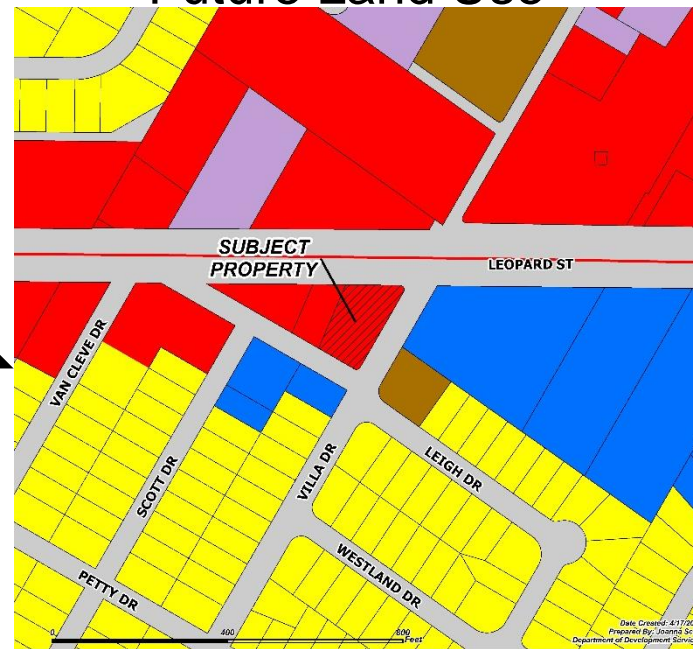


Land Use

Existing Land Use



Future Land Use





Subject Property, South on Leopard Street





Leopard Street, West of Subject Property





Leopard Street, North of Subject Property





Leopard Street, East of Subject Property





Subject Property, North on Leigh Drive





Subject Property, West on Villa Street





Public Notification

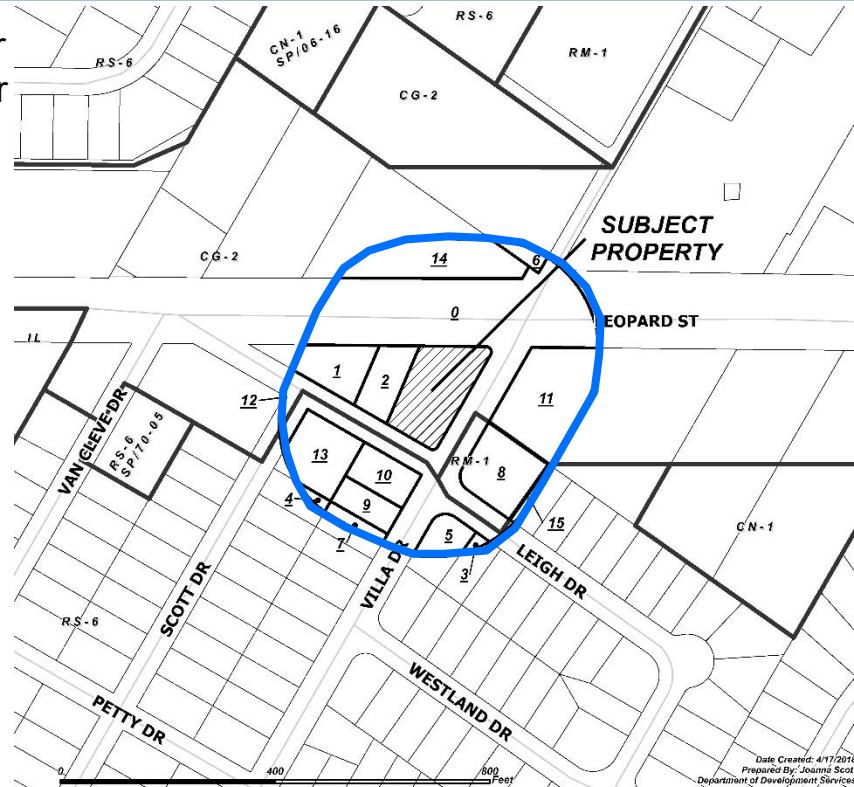
15 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

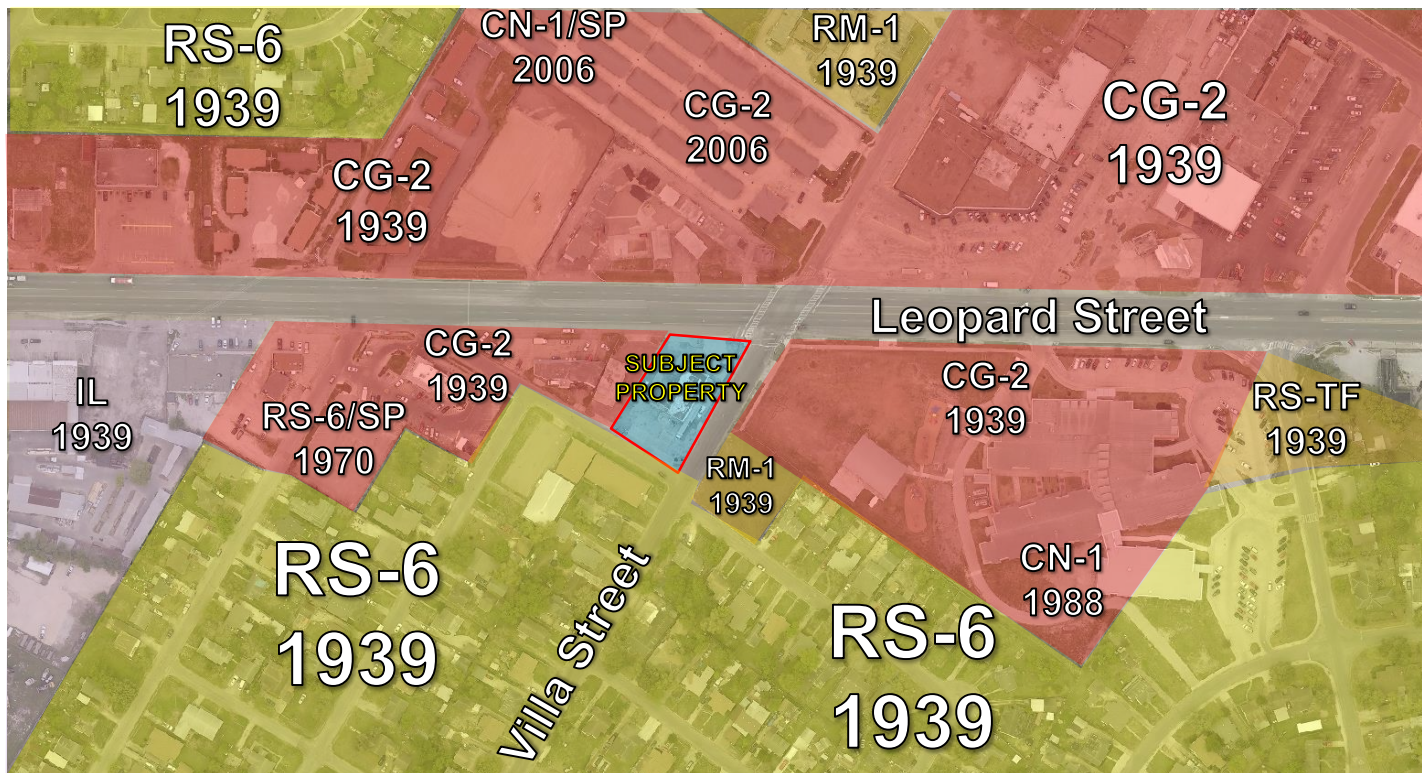


In Favor: 0



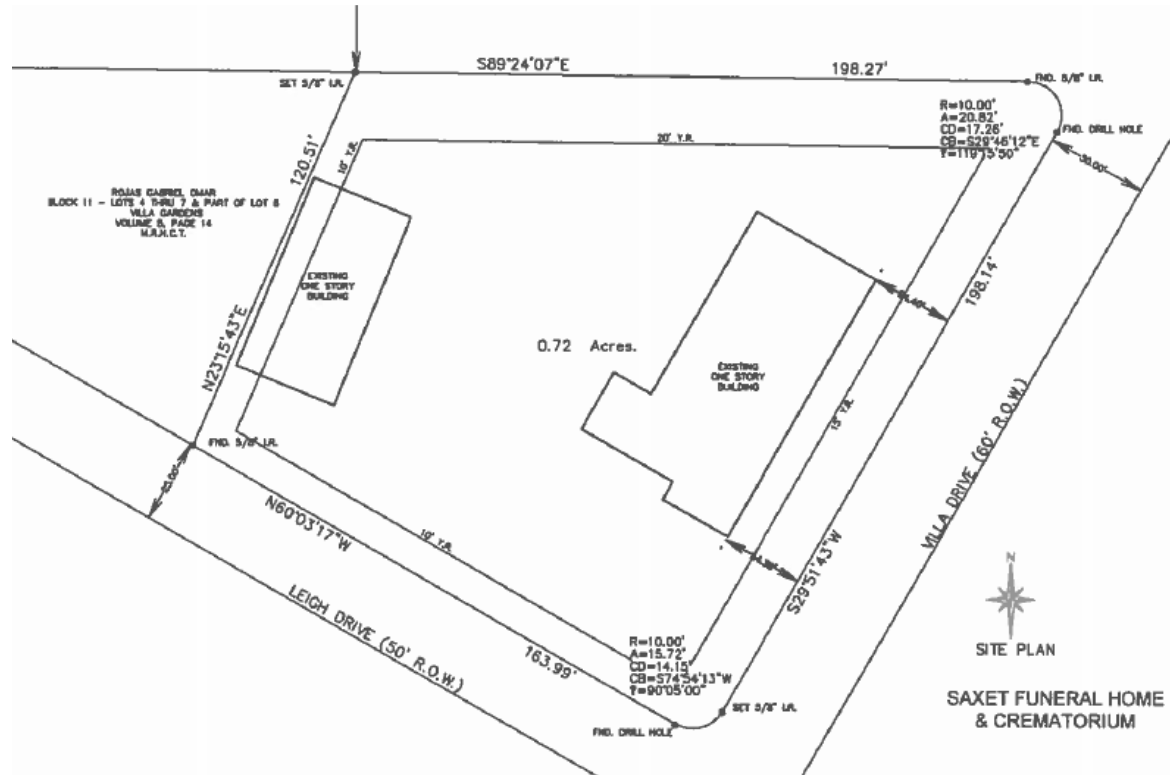


Zoning Pattern



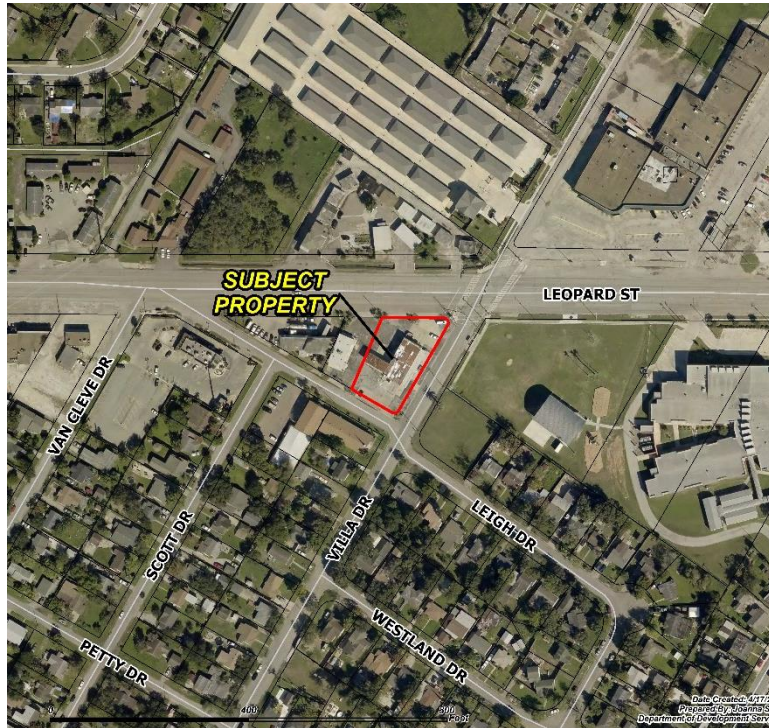


Site Plan





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet
Street Corner: 15 feet

Parking: 1:5 seats (Funeral Home)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Light Industrial, Retail, Offices, Vehicle Sales, Bars, and Storage



Staff Recommendation

**Denial of the
“IL” Light Industrial District
in lieu thereof**

**Approval of the
“CG-2/SP” General Commercial District
with a Special Permit (SP).**



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 “Crematorium” as defined by the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation of the crematorium shall be daily from 7:00 AM to 10:00 PM.
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) 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.