



Zoning Case #0818-02

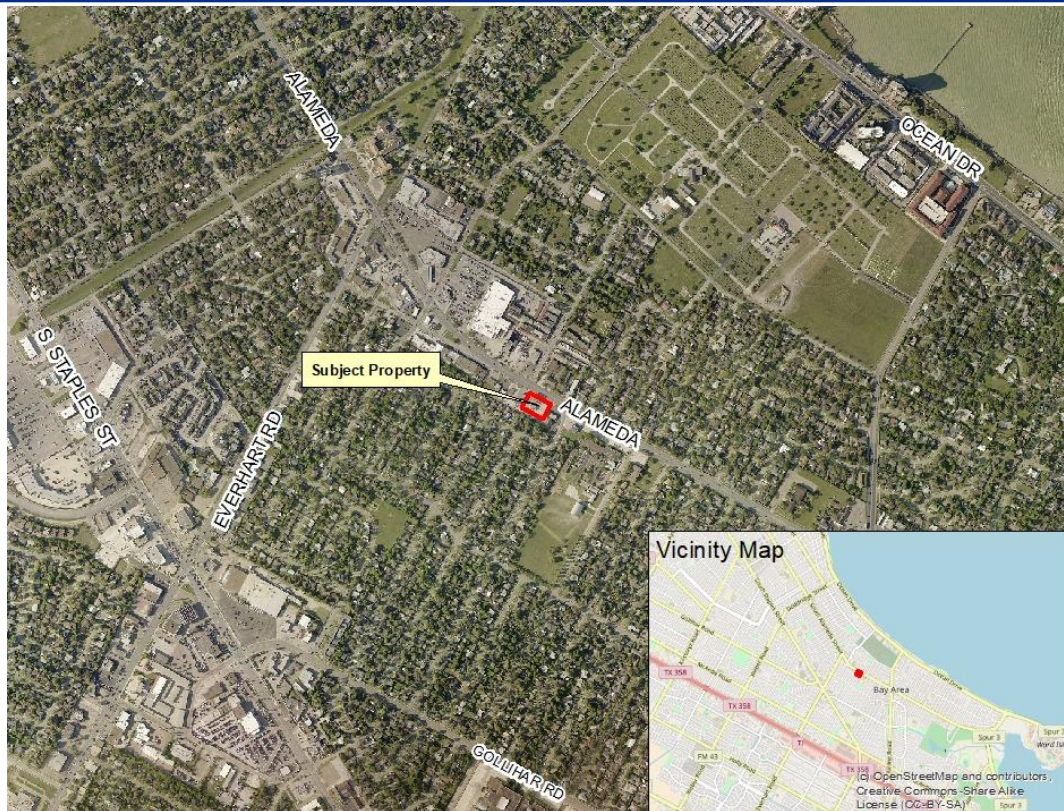
Texas Star Investments, Inc.

**Rezoning for a Property at
4441 South Alameda Street**

Planning Commission Presentation
August 8, 2018

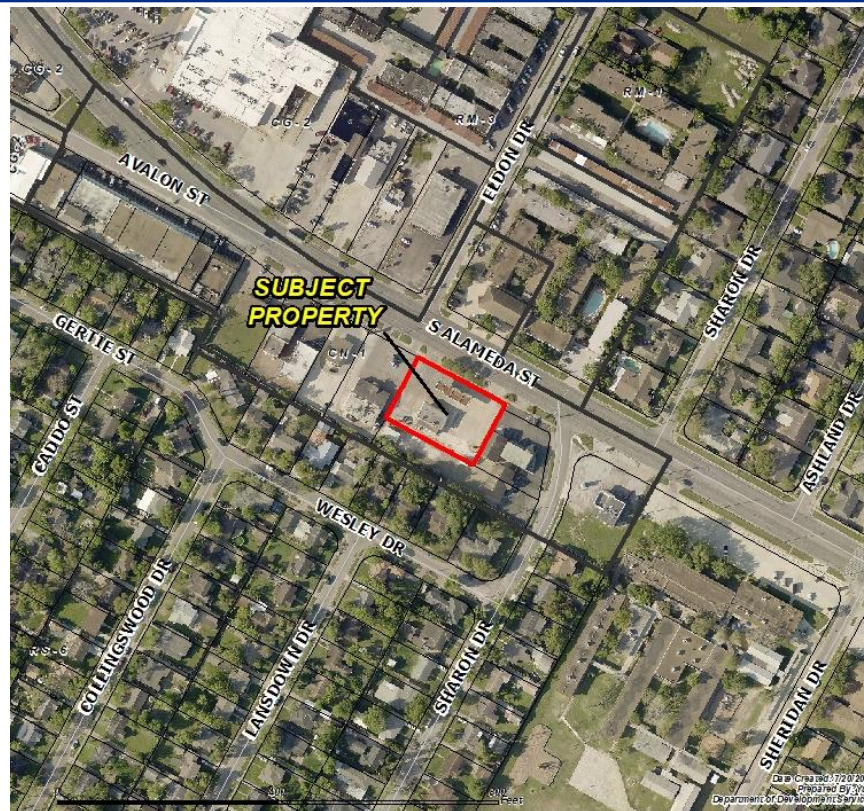


Aerial Overview





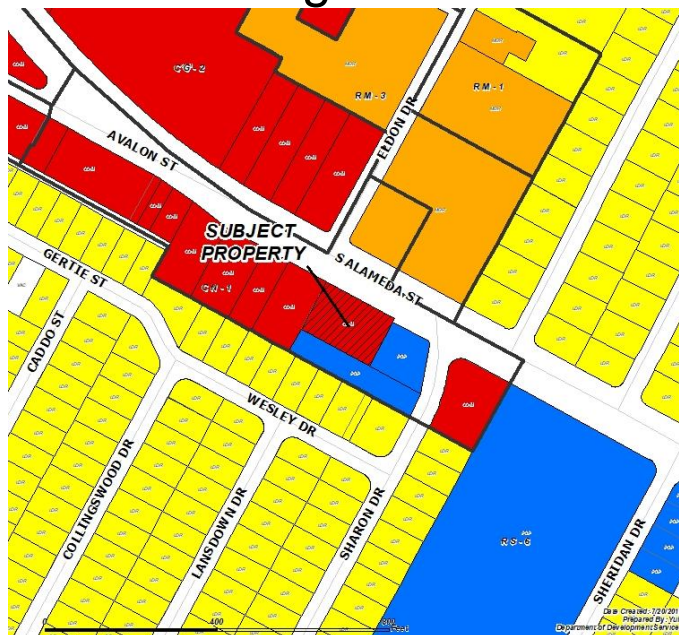
Subject Property at 4441 South Alameda Street



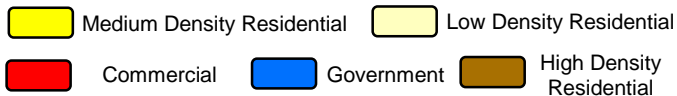
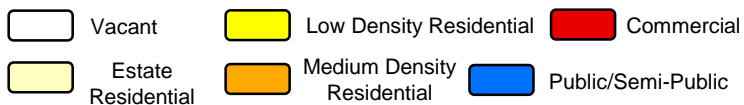
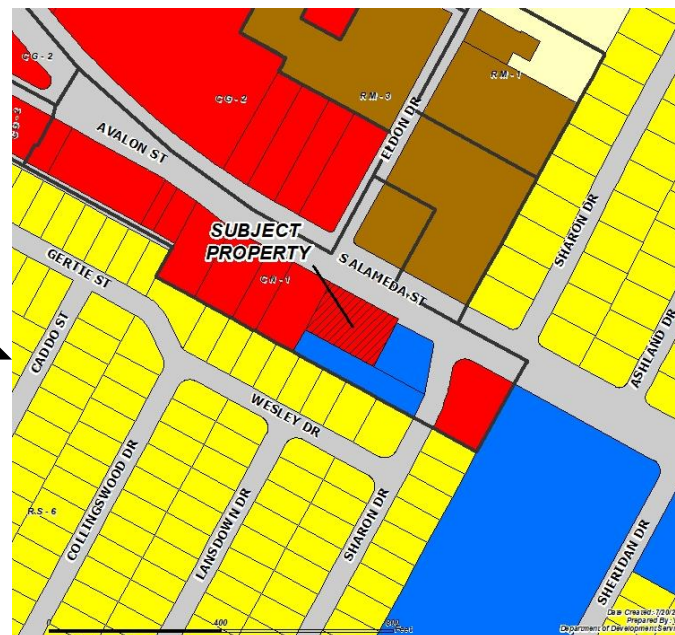


Land Use

Existing Land Use



Future Land Use





Subject Property, South on South Alameda Street





South Alameda Street, West of Subject Property





South Alameda Street, North of Subject Property





South Alameda Street, East of Subject Property





Public Notification

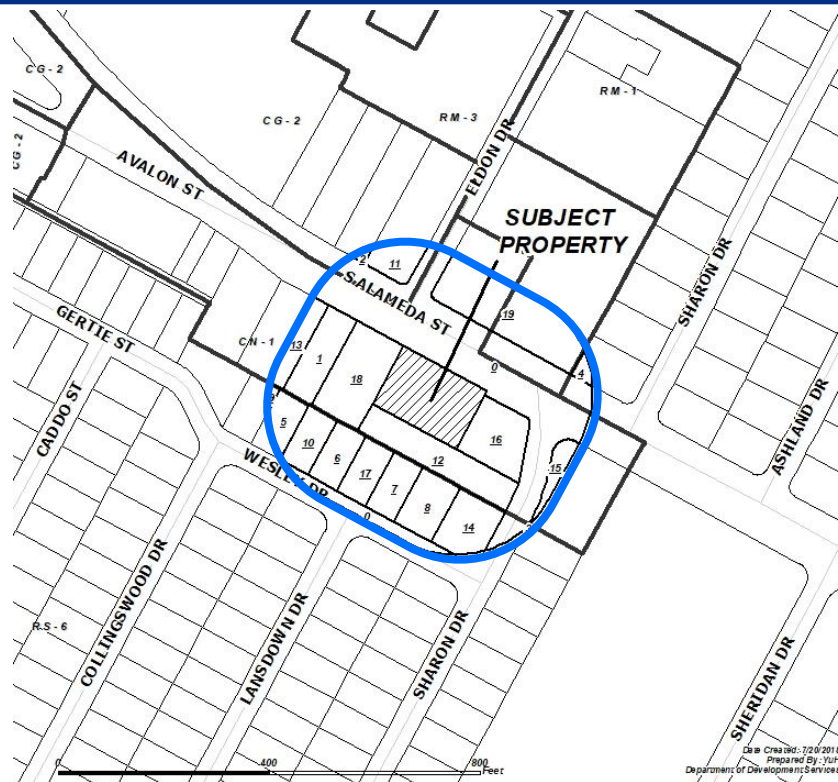
19 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



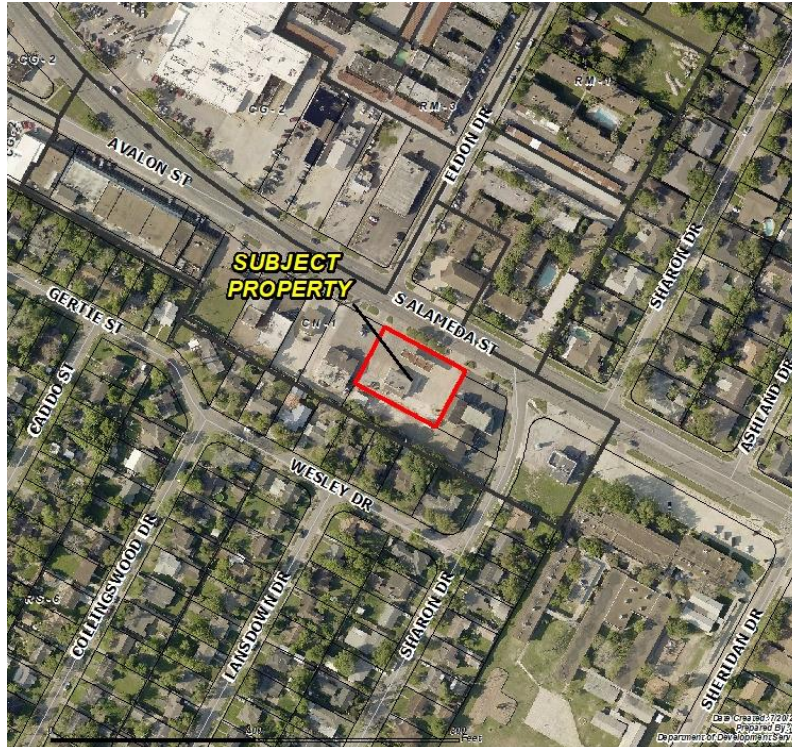


Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet
Side/Rear: 0 feet

Parking: 2 per car wash bay

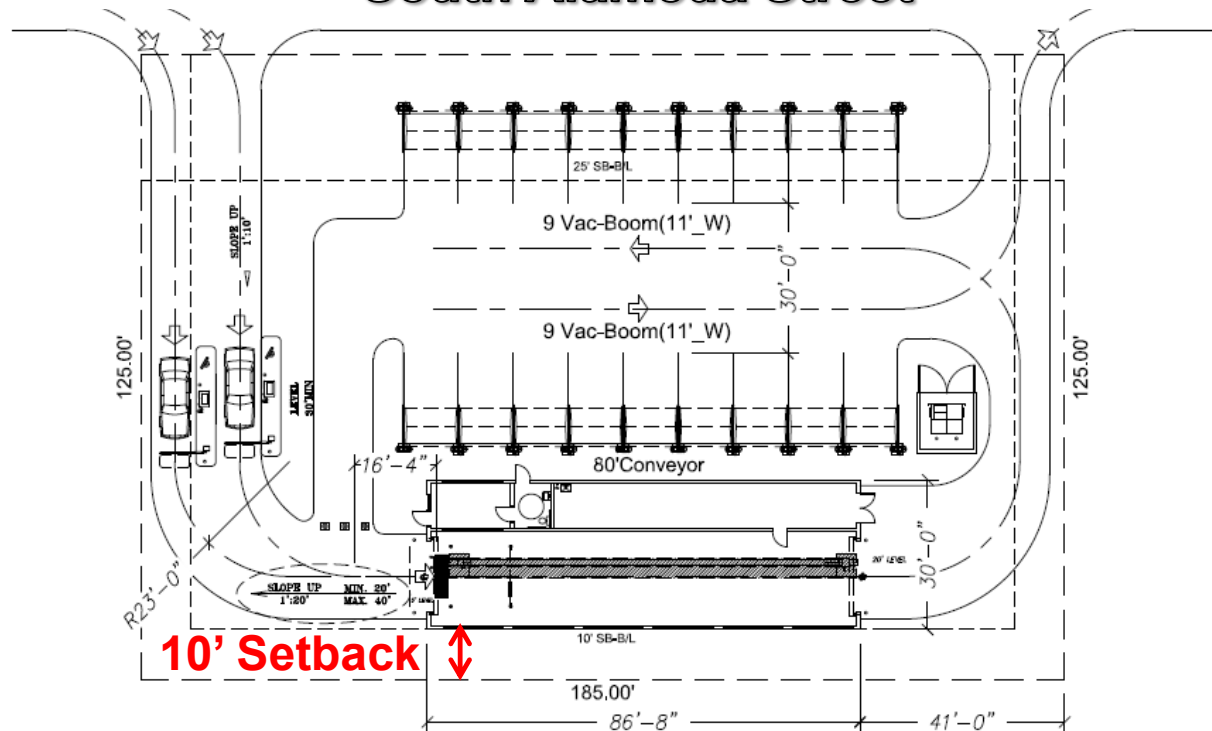
Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Office, Indoor
Recreation, Bars, Vehicle Sales,
Self-Storage, Car Washes, and
Multifamily Uses.



Site Plan

South Alameda Street





Staff Recommendation

Denial of the
“CG-2” General Industrial District

in lieu thereof

Approval of the
“CN-1/SP” Neighborhood 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 “Car Wash, automated” as defined by the Unified Development Code (UDC). All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
 2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the rear property line. A 6-foot solid screening fence shall be built along the rear property line.
 3. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 8:00 PM.
 4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
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Special Permit Conditions

5. **Lighting:** All security 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 near all public roadways and residential development.
 6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
 7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
 8. **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.
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