



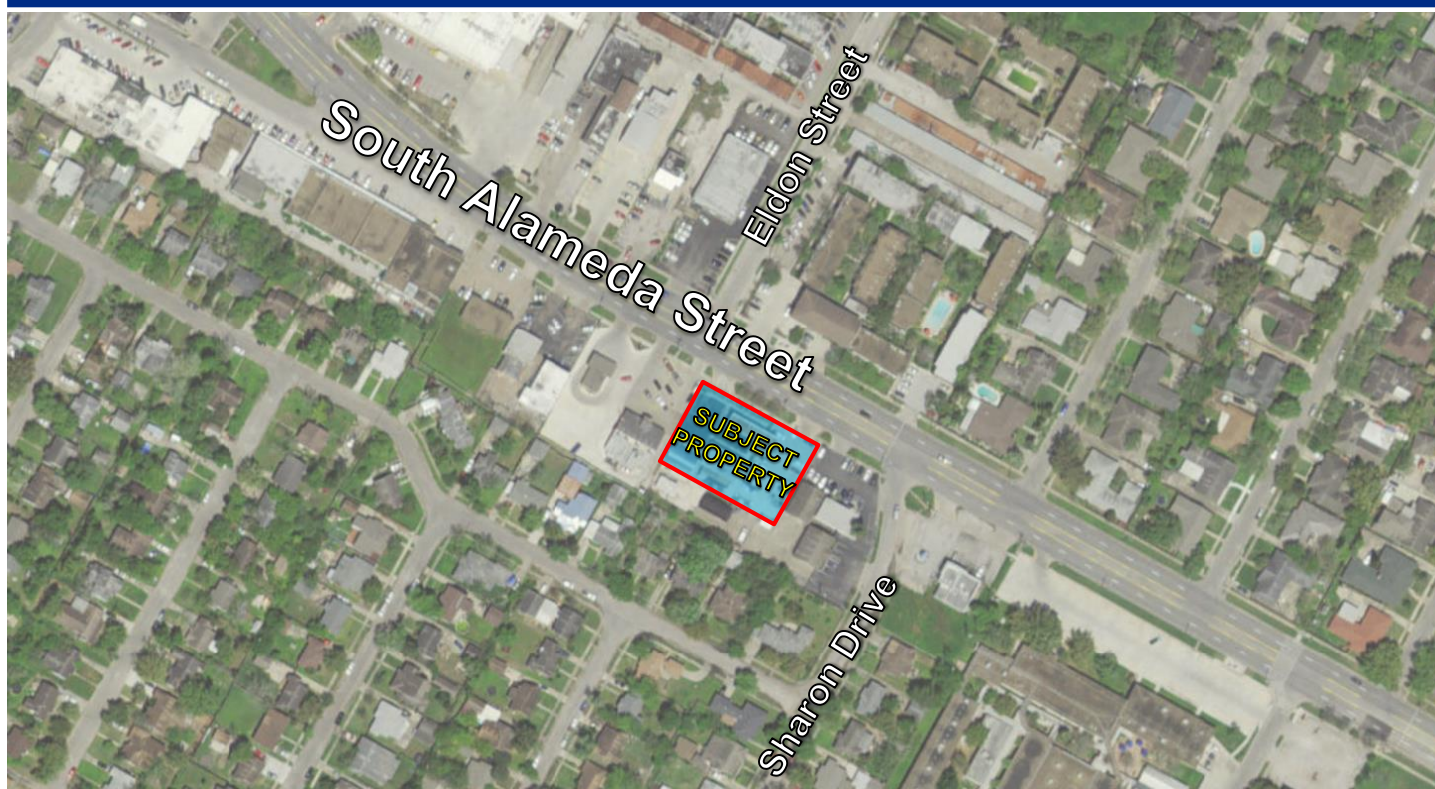
**Zoning Case #0818-02**  
**Texas Star Investments, Inc.**

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

City Council Presentation  
September 18, 2018

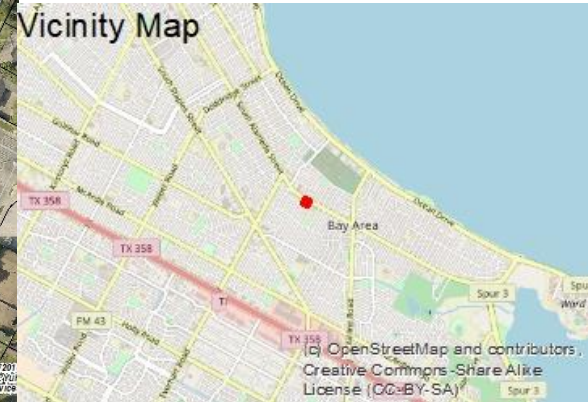


# Aerial Overview





# Subject Property at 4441 South Alameda Street







# Zoning Pattern





# Planning Commission and Staff Recommendation

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**Denial** of the  
“CG-2” General Commercial District

in lieu thereof

**Approval** of the  
“CN-1/SP” Neighborhood Commercial District  
with a Special Permit (SP).



# Special Permit Conditions

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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

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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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