



# **Zoning Case #0918-01**

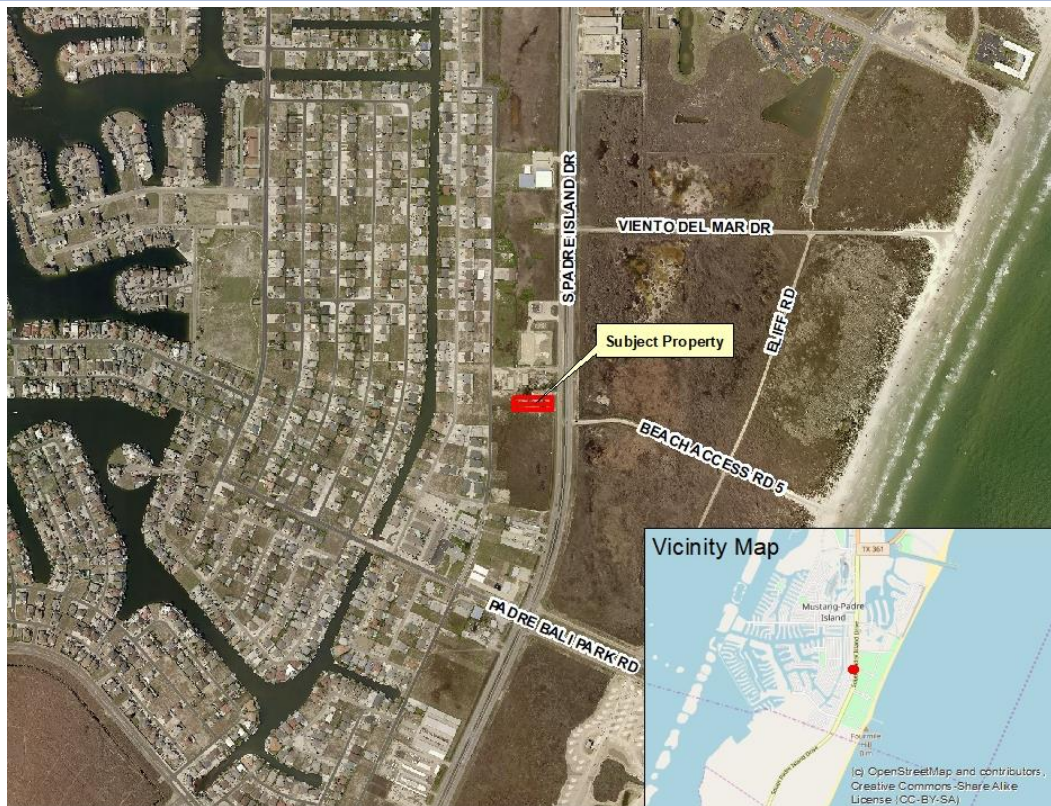
## **Rakesh Patel**

### **Rezoning for a Property at 15621 and 15625 South Padre Island Drive (Park Road 22)**

Planning Commission Presentation  
September 19, 2018



# Aerial Overview





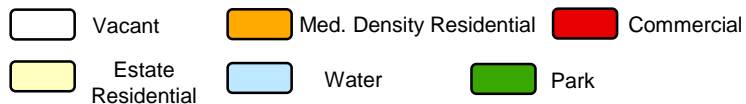
# Subject Property at 15621 and 15625 South Padre Island Drive (Park Road 22)



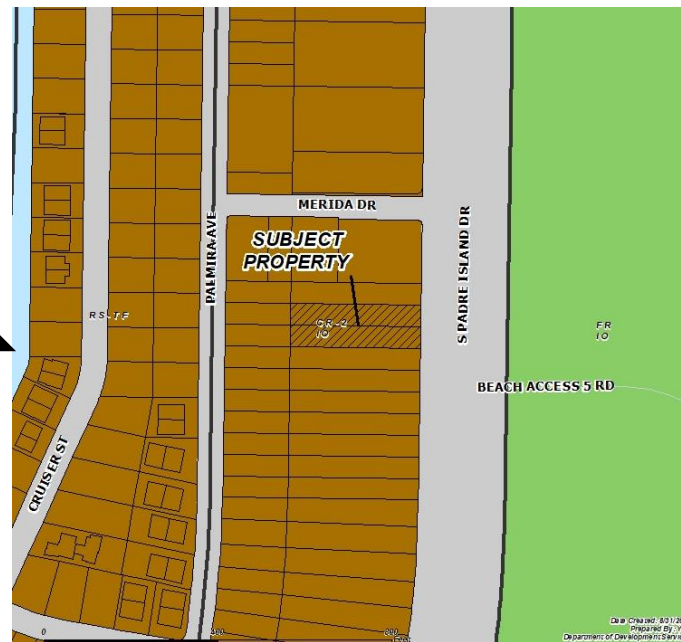


# Land Use

## Existing Land Use



## Future Land Use







# Subject Property, West on South Padre Island Drive (Park Road 22)





# South Padre Island Drive (Park Road 22), North of Subject Property







## South Padre Island Drive (Park Road 22), East of Subject Property





# South Padre Island Drive (Park Road 22), South of Subject Property







# Public Notification

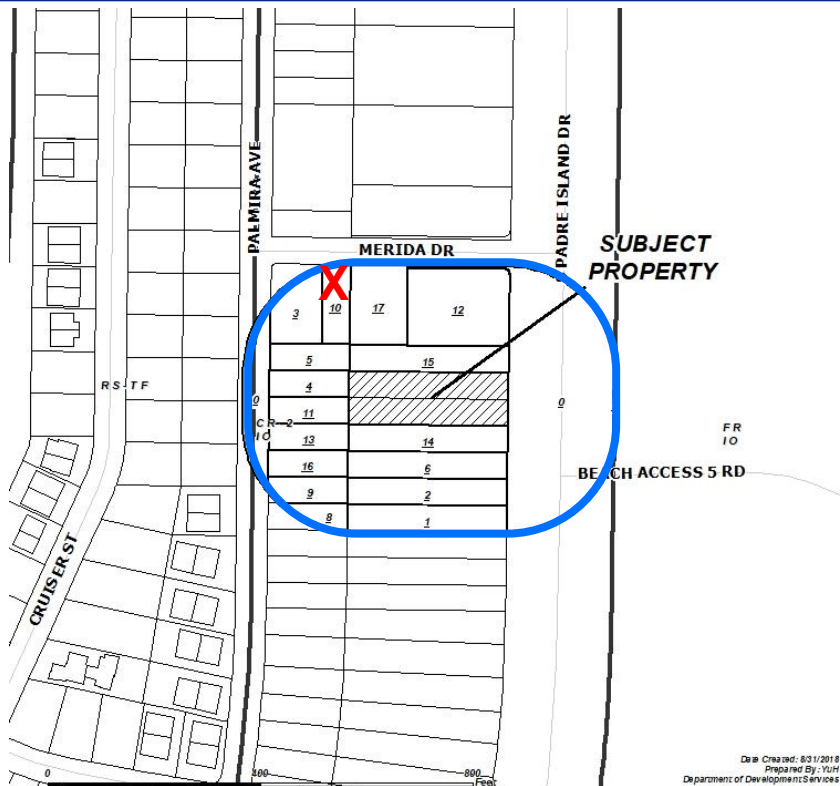
17 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 1 (2.72%)

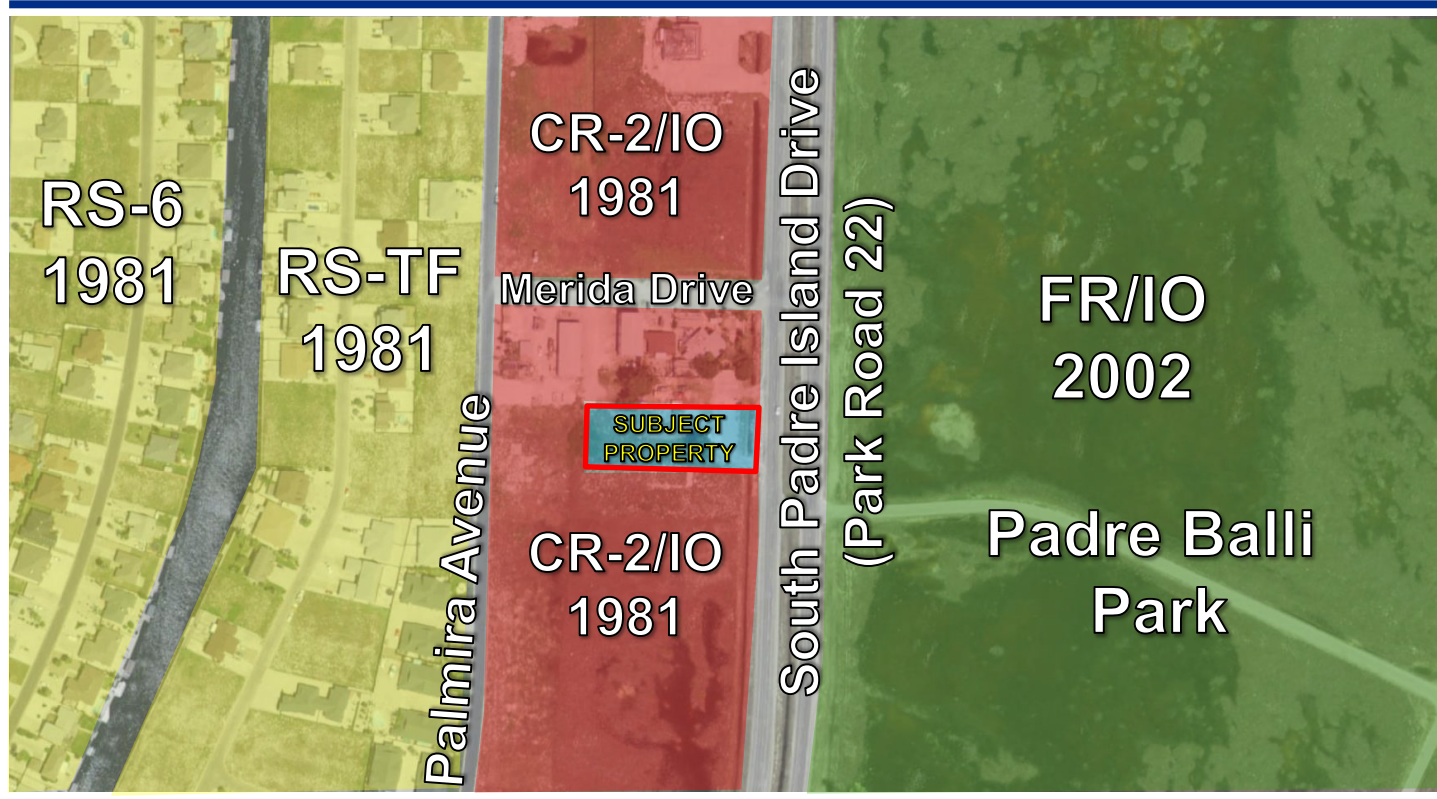


In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards: IL to CR-2  
Type B: 10' & 10 pts.

Setbacks: Street: 20 feet

Parking: 1:1,000 GFA  
(Outdoor Facility)

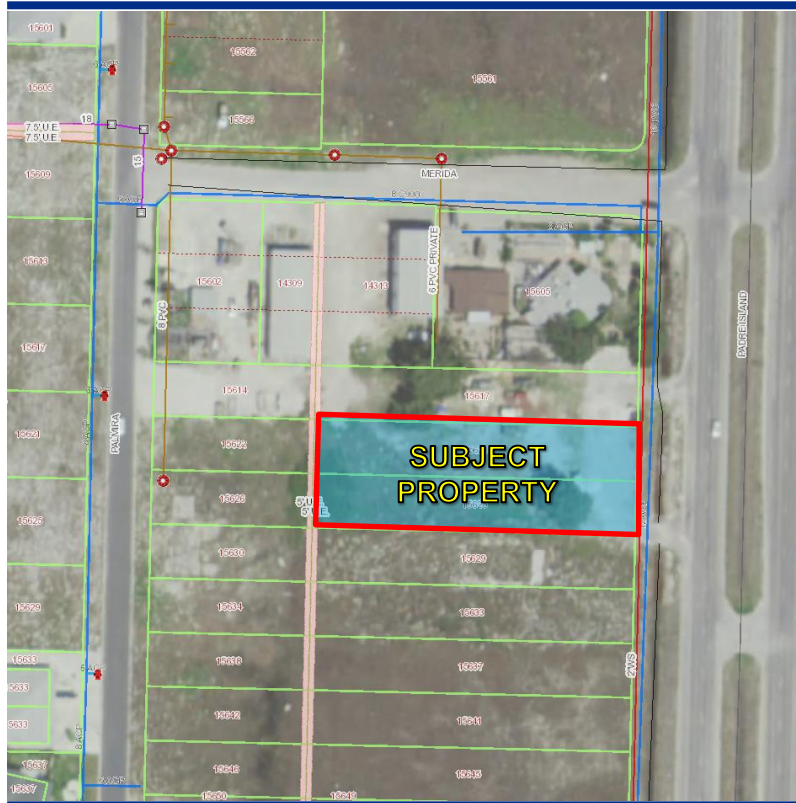
Landscaping, Screening, and  
Lighting Standards

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





# Utilities



- **Water:** 12-inch ACP Line
- **Wastewater:** Wastewater service is currently unavailable to the subject property. The closest available wastewater manhole is approximately 145 feet to the west along Palmira Avenue
- **Gas:** 2-inch Service Line
- **Storm Water:** Road side drainage





# Staff Recommendation

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**Denial** of the  
“IL” Light Industrial District

in lieu thereof

**Approval** of the  
“CR-2/SP” Resort Commercial District  
with a Special Permit





# Special Permit Conditions

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 the Unified Development Code (UDC) in Section 5.1.5.B “Warehouse and Freight Movement” except bus barn, coal and coke storage and sales, food locker, household moving and general freight storage, milk distributing station, produce and storage warehouse, truck or transfer terminal, and warehouse used for storage of retail goods.
2. **Outdoor Storage:** Outdoor storage is permitted and must remain screened at all times. Storage includes trailers, construction equipment, aggregate materials, and other items related to a landscaping business. Piles of loose aggregate materials shall be no taller than 6-feet in height. Any dumpsters must be screened from view of the public.
3. **Screening Fence:** A solid screening fence at minimum of six (6) feet shall be installed and maintained to provide a visual barrier around the perimeter of the property.
4. **Landscaping:** Landscaping shall be installed in accordance with the requirements of the Unified Development Code (UDC) along South Padre Island Drive (Park Road 22).
5. **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.



# Special Permit Conditions

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6. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
7. **Hours of Operation:** Business may only be conducted daily between the hours of 6:00 AM to 9:00 PM. All deliveries must occur within these operating hours.
8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
9. **Island Overlay:** The subject property shall be exempt from the conditions of the Island Overlay as described in Section 6.4 of the Unified Development Code (UDC). Construction or installation of an office shall conform to the requirements of the Island Overlay.
10. **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, a certificate of occupancy or a letter of UDC compliance has been issued, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.