



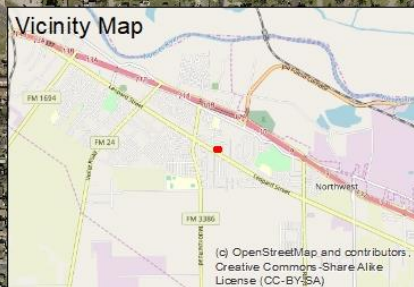
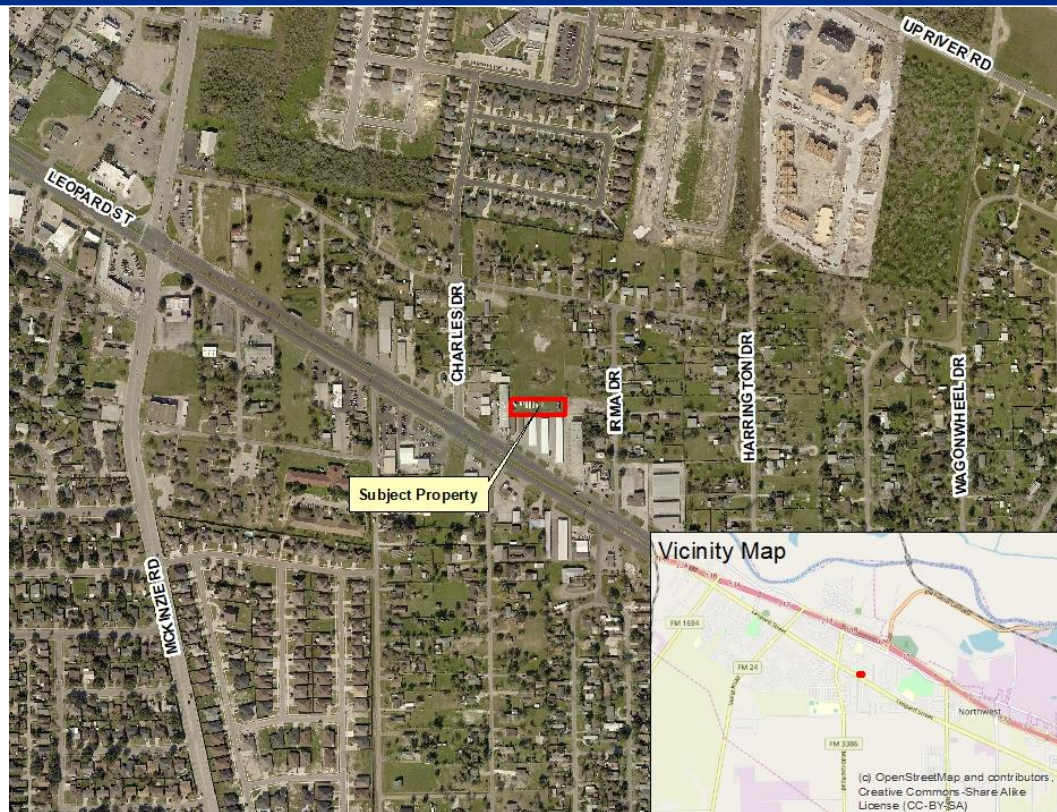
Zoning Case #0419-03
Corpus Christi Storage Solutions, LLC.

Rezoning for a Property at
10224 Leopard Street

Planning Commission Presentation
April 17, 2019



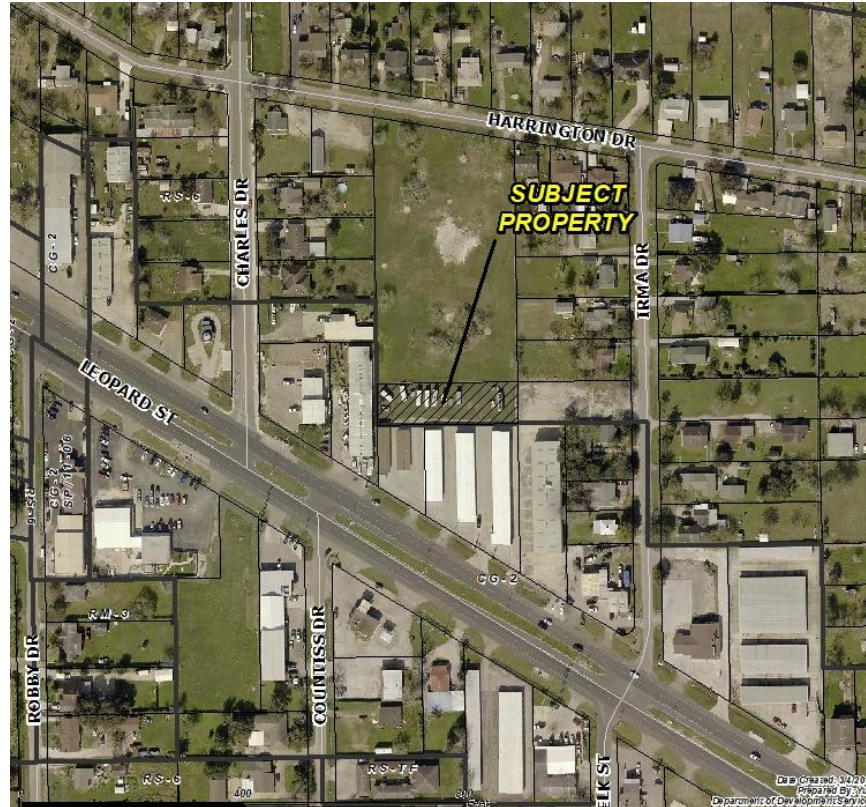
Aerial Overview



(c) OpenStreetMap and contributors,
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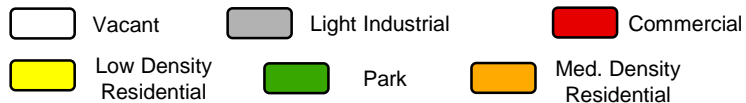
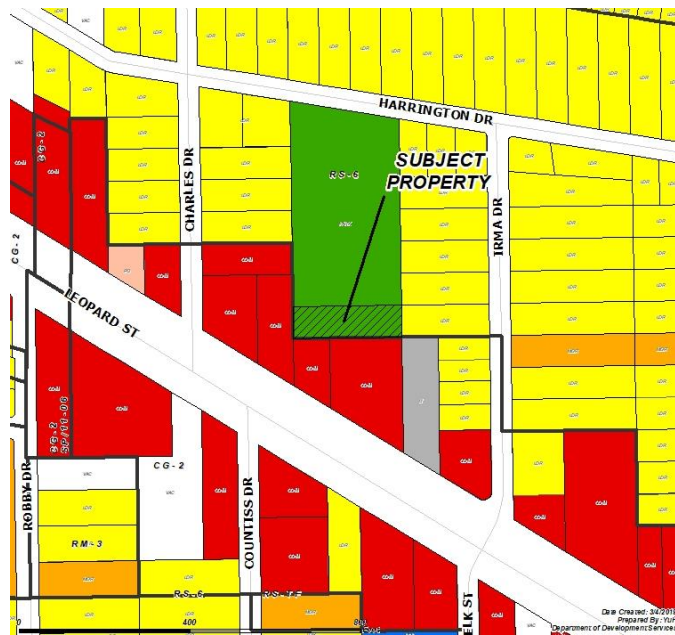
Subject Property at 10224 Leopard Street



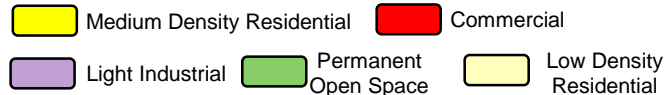
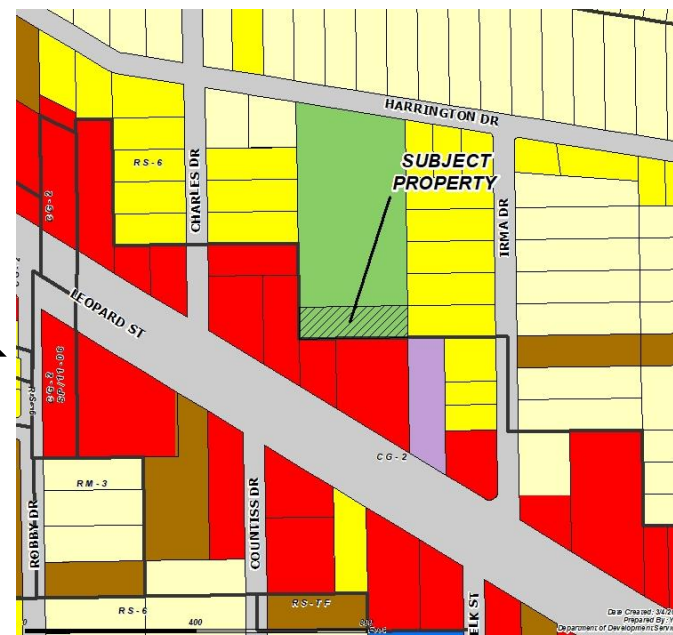


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Leopard Street





Leopard Street, East of Subject Property



Subject Property



Leopard Street, South of Subject Property





Leopard Street, West of Subject Property



Subject Property



Public Notification

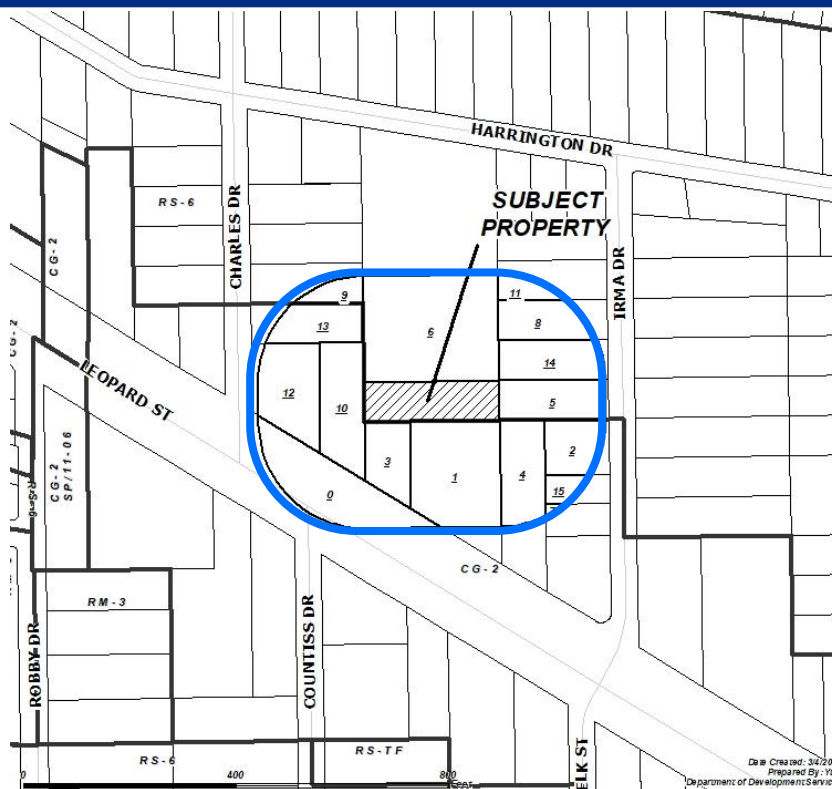
15 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



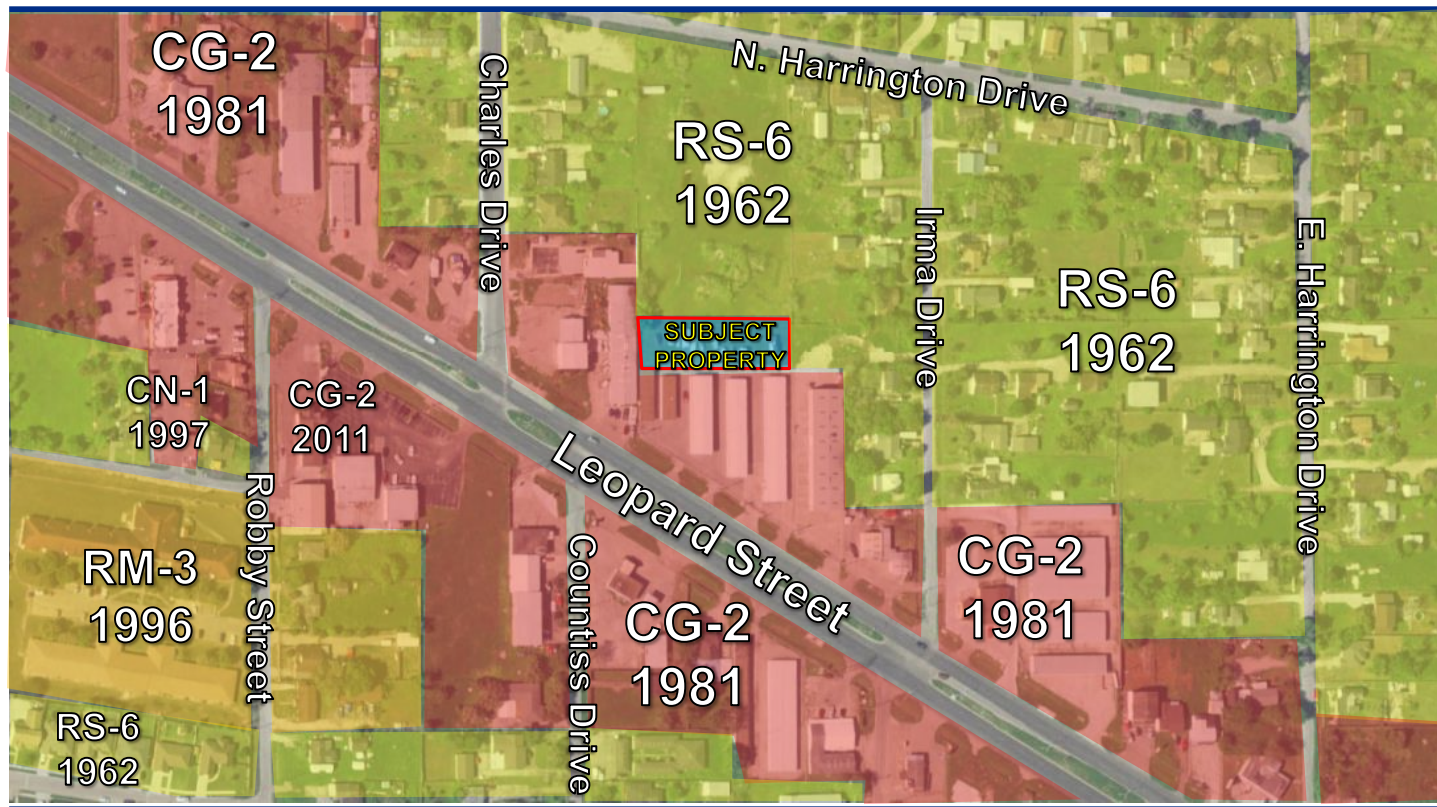
In Favor: 0



Date Created: 3/2/2019
Prepared By: Yuni
Department of Development Services

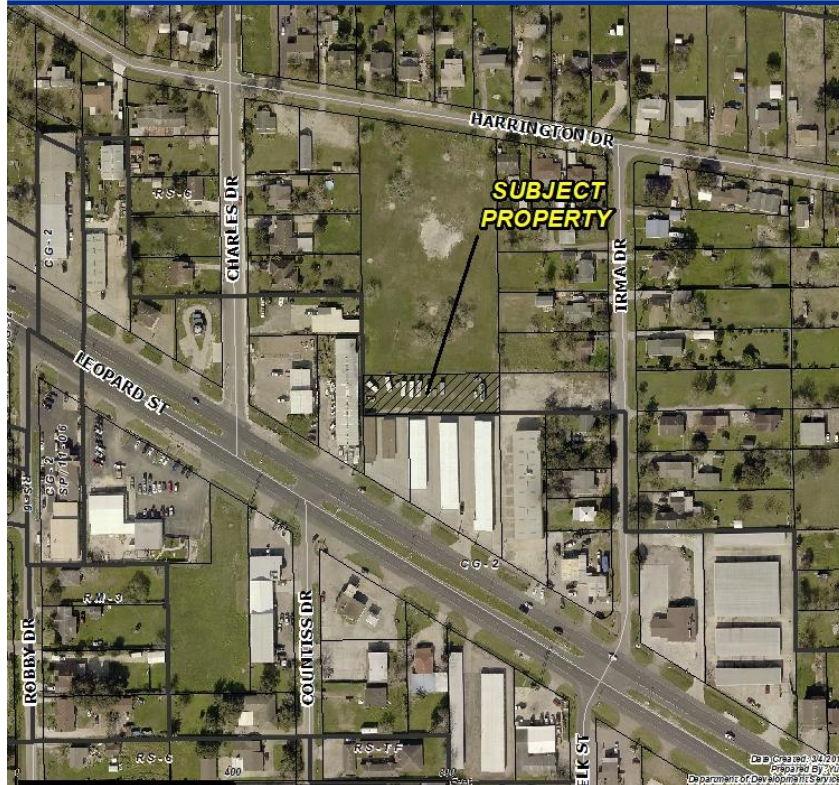


Zoning Pattern





UDC Requirements



Buffer Yards:
CG-2 to RS-6: Type C: 15' & 15 pts.

Setbacks:
N/A

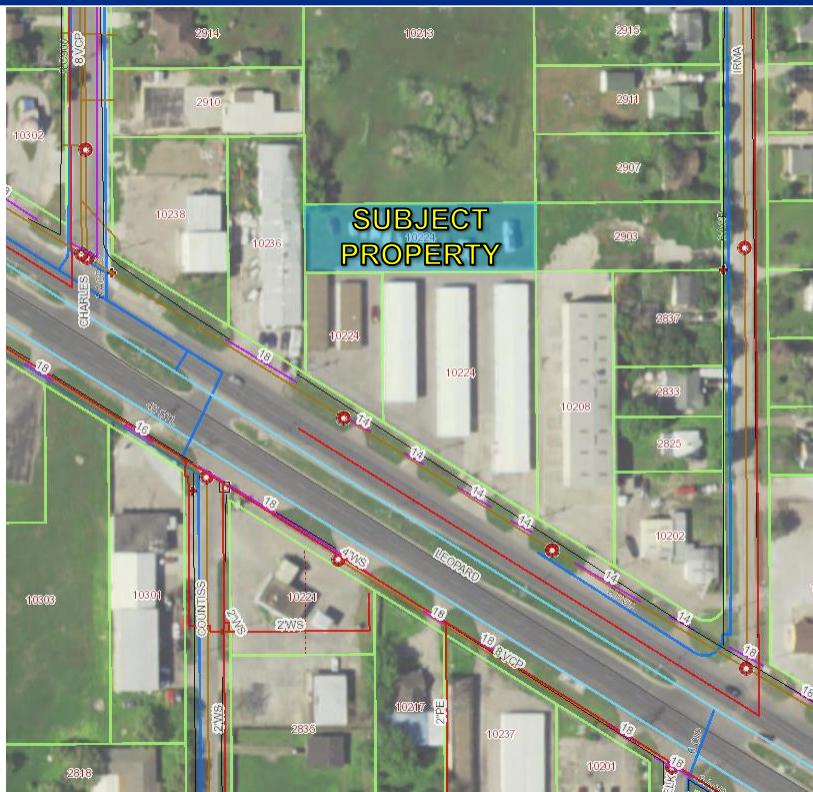
Parking:
1:250 GFA (Office)

Landscaping, Screening, and
Lighting Standards.

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



Utilities



Water:

8-inch ACP

Wastewater:

10-inch VCP

Gas:

2-inch Service Line

Storm Water:

Roadside Drainage



Staff Recommendation

Denial of the
“CG-2” General Commercial District

in lieu thereof

Approval of the
“RS-6/SP” Single-Family 6 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 a “Boat and Recreational Vehicle Storage” as described in Section 5.1.4.H “Self-Service Storage” of the Unified Development Code (UDC).
 2. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
 3. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 4. **Buffer Yard:** A Type C Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
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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 fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
 6. **Use Requirements:** The use must adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC) in regards to a Boat and Recreational Vehicle Storage use.
 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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