



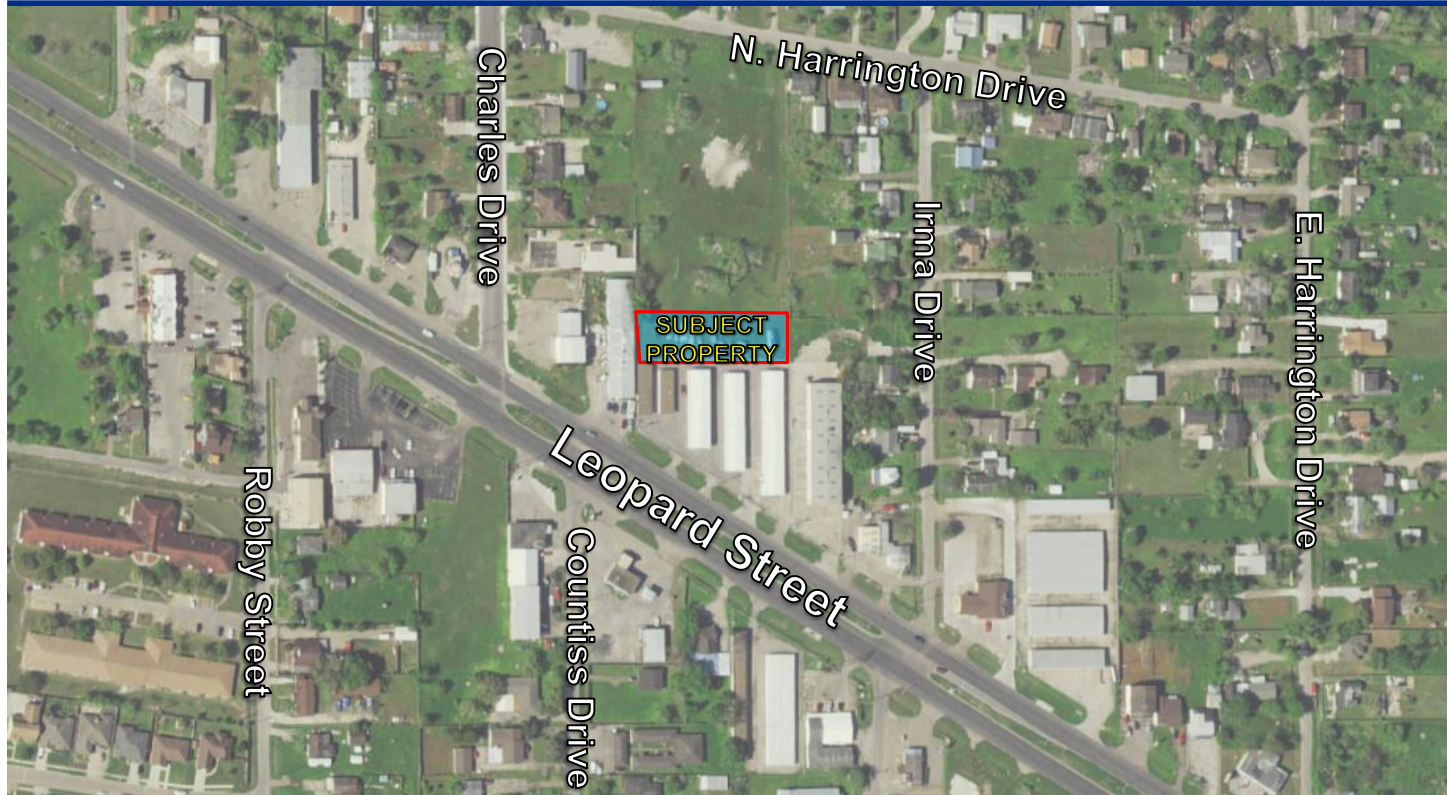
**Zoning Case #0419-03**  
**Corpus Christi Storage Solutions, LLC.**

**Rezoning for a Property at**  
**10224 Leopard Street**

City Council Presentation  
May 21, 2019

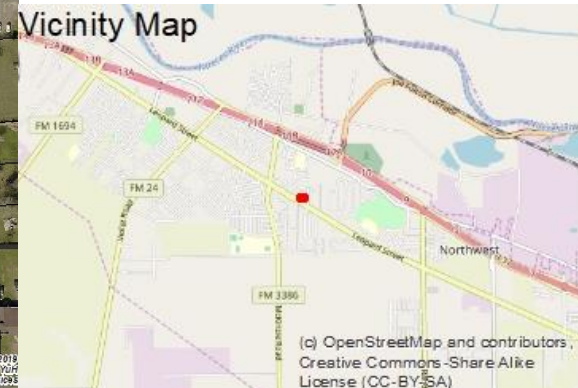
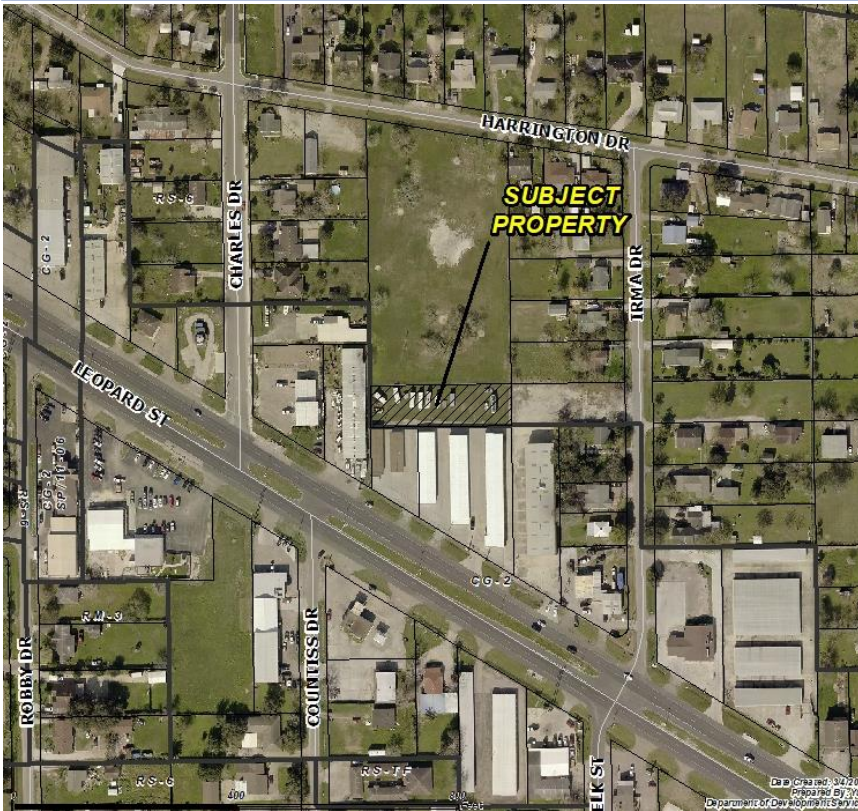


# Aerial Overview





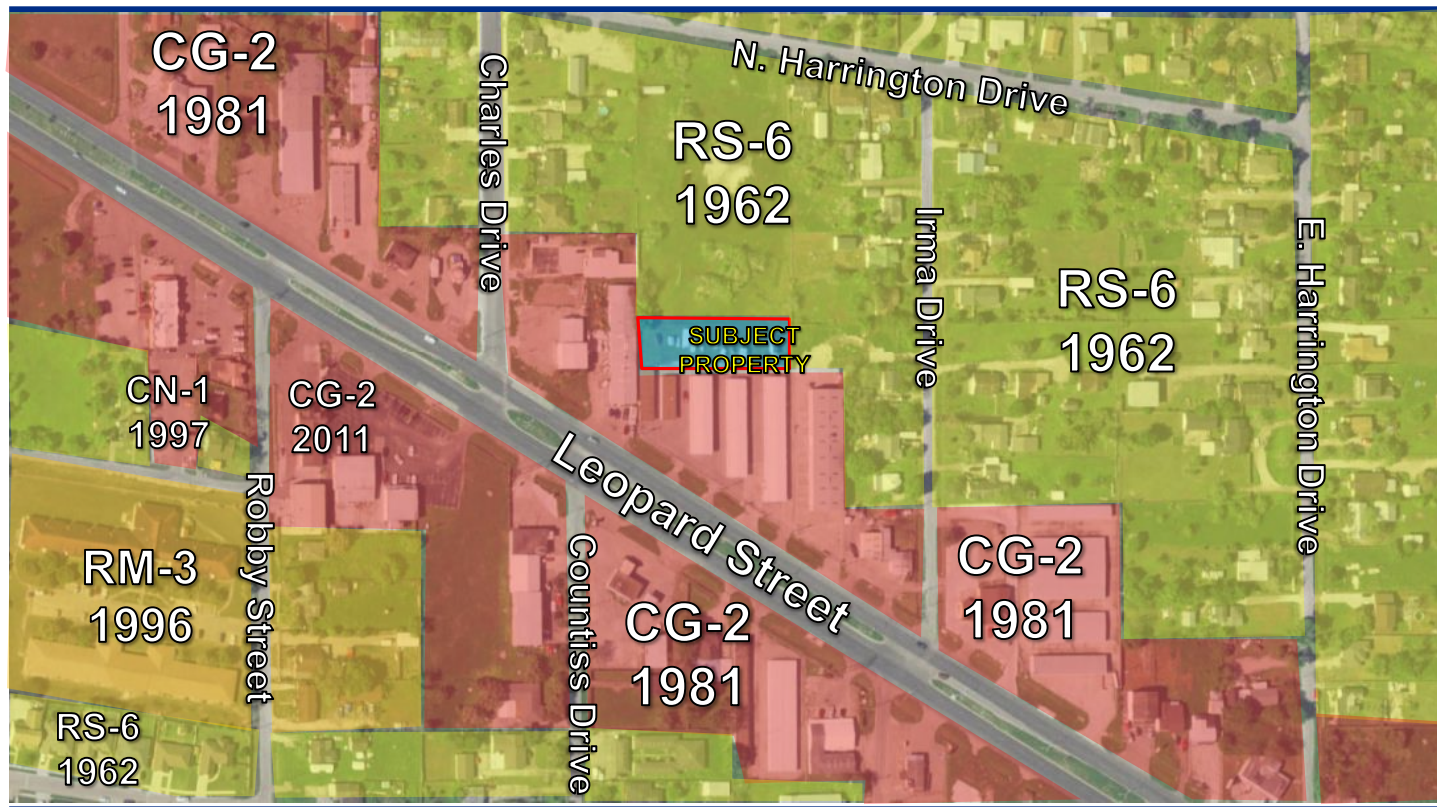
# Subject Property at 10224 Leopard Street







# 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  
“RS-6/SP” Single-Family 6 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 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

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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 fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
  6. **Use Requirements:** The use must adhere the 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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