

Zoning Case #0220-01

Cliff Investments, Inc.

**Rezoning for a Property at 430 North Padre Island Drive (State Highway 358)
From “RM-3” and “CG-2” To “IL”**

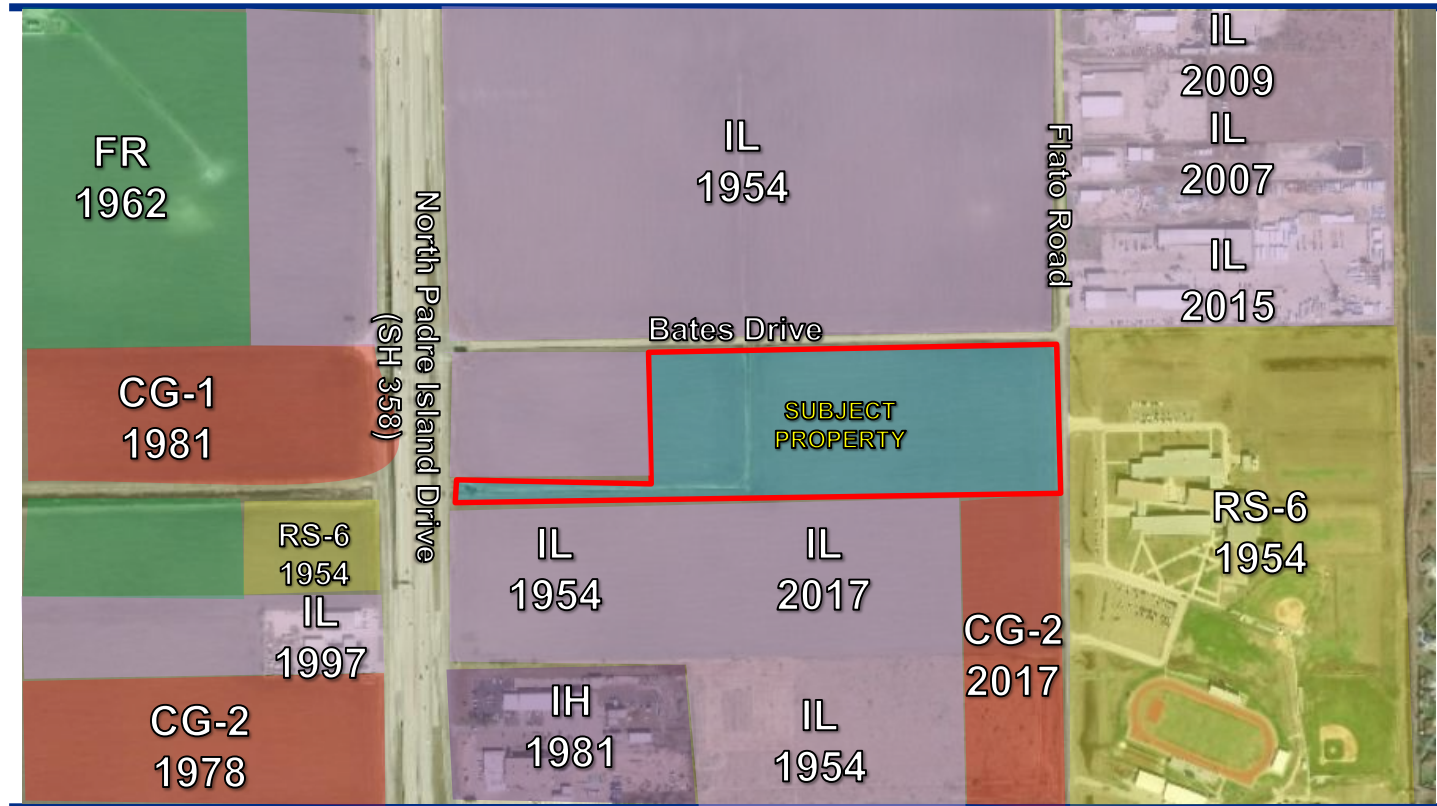


Planning Commission
February 5, 2020

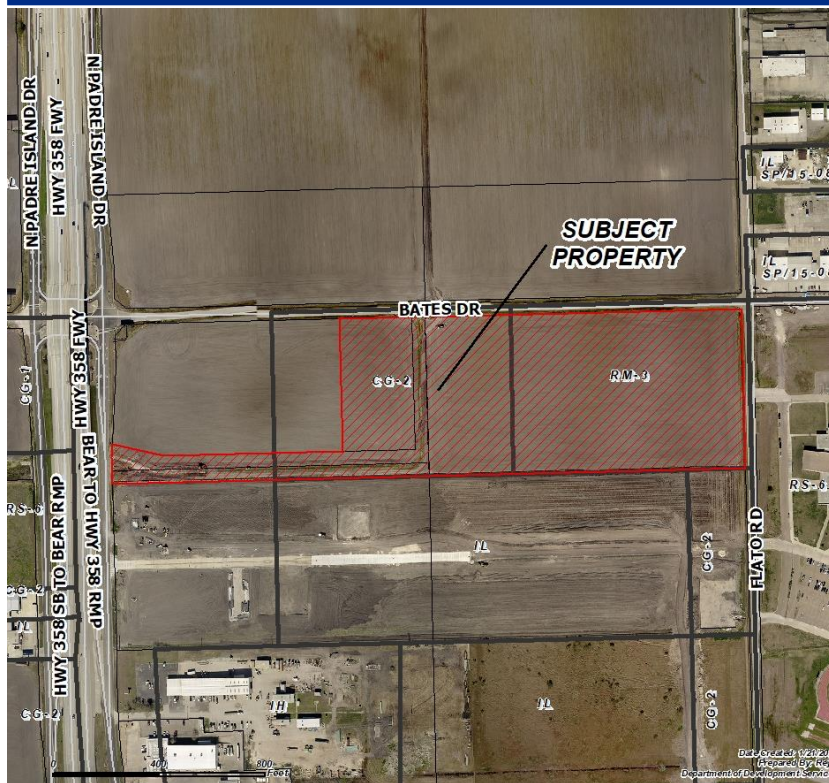
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

IL to CG-2: Type A: 10' & 5 pts.

Setbacks:

Street: 20 feet

Side/Rear: 0 feet

Parking:

N/A

Landscaping, Screening, and Lighting Standards

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

Utilities



Water:
6-inch C900



Wastewater:
42-inch CIPP



Gas:
8-inch Service Line



Storm Water:
Roadside Ditch

Public Notification

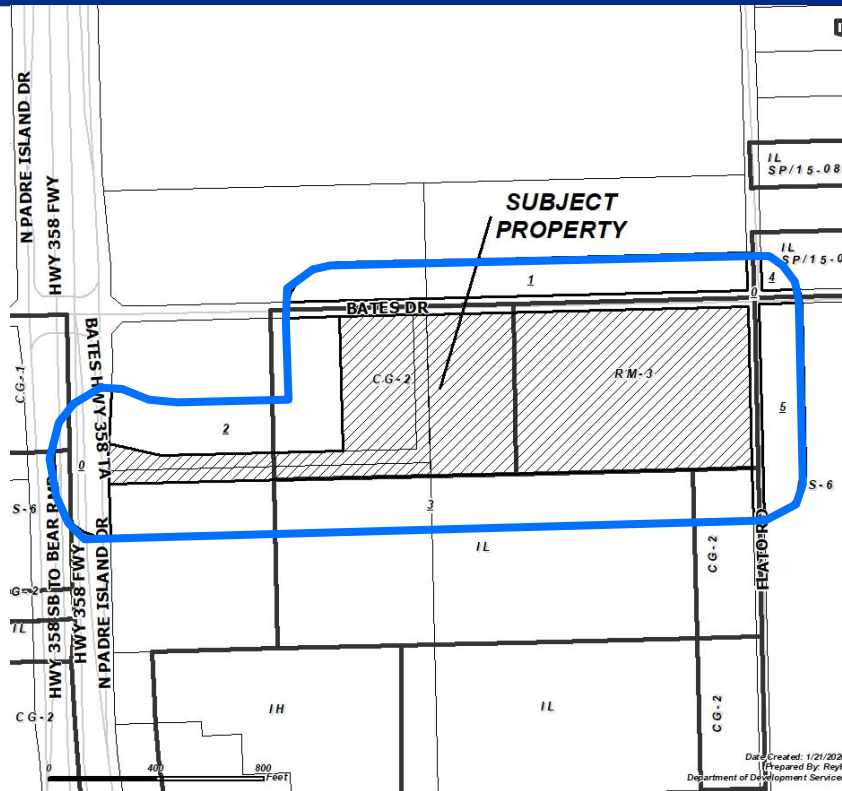
5 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

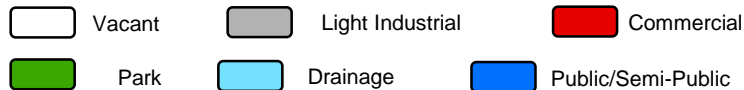
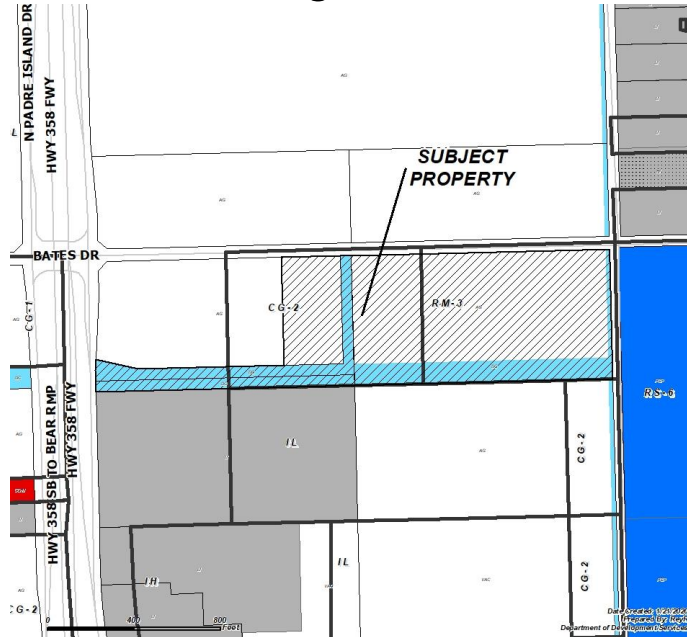


Staff Recommendation

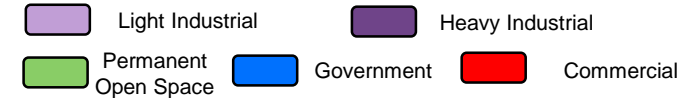
Approval of the
“IL” Light Industrial District

Land Use

Existing Land Use



Future Land Use



Subject Property, South on Bates Drive



Bates Drive, West of Subject Property



Bates Drive, North of Subject Property



Bates Drive, East of Subject Property

