

Zoning Case #1020-01

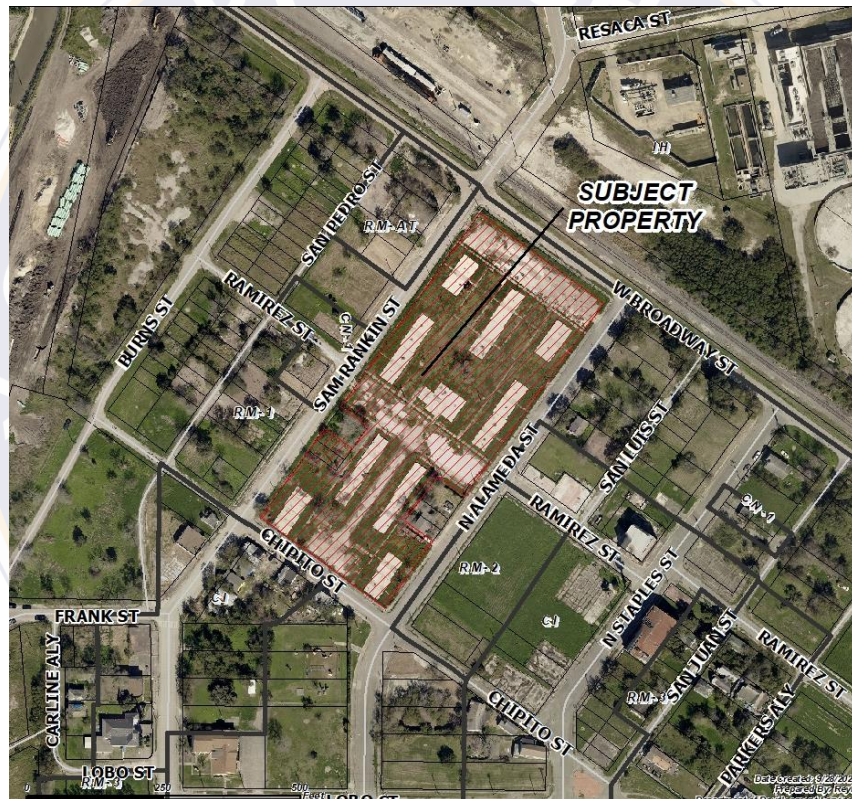
Tex-Isle, LLC.

**Rezoning for a Property at 1401 North Alameda Street
From “RM-1” To “IL”**



City Council
February 9,
2020

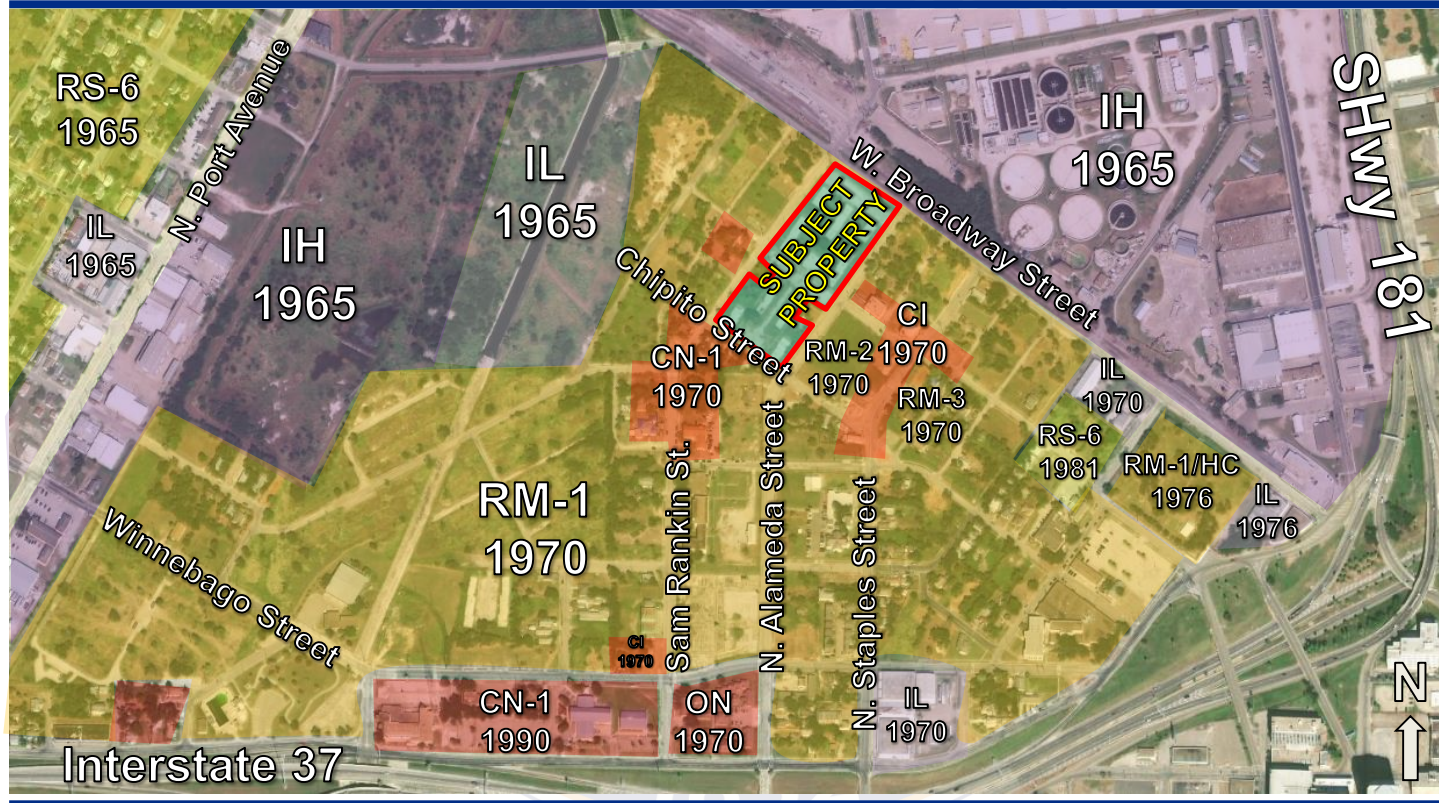
Aerial Overview



Neighborhood Amenities



Adjacent Development and Zoning

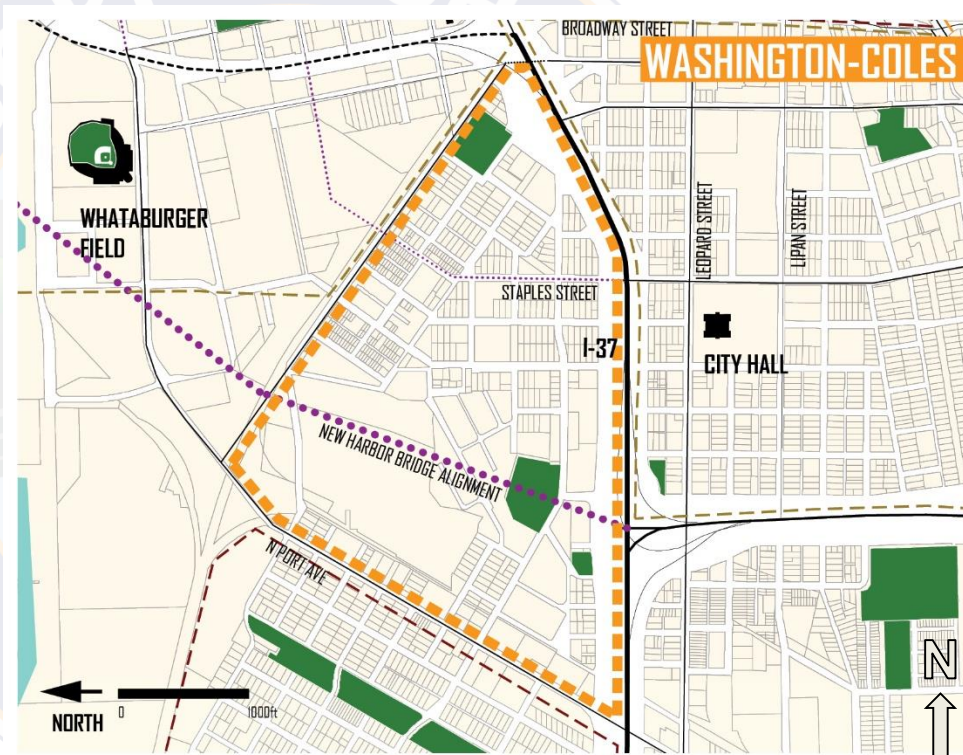


Washington-Coles Neighborhood



Washington-Coles Neighborhood

- Not located in voluntary acquisition and relocation program boundary.
- Close proximity to jobs in Uptown & SEA Districts.
- Movement of New Harbor Bridge to the west creates opportunity to reconnect with Downtown activity.



Washington-Coles Neighborhood



- Within Opportunity Zone
- Oveal-Williams Senior Center
- Solomon-Coles High School
- Churches
- Programmed parks and trails investments with \$6 Million in funding allocated
- Historic Bayview Cemetery

Public Notification

52 Notices mailed inside 200' buffer

6 Notices mailed outside 200' buffer

Notification Area

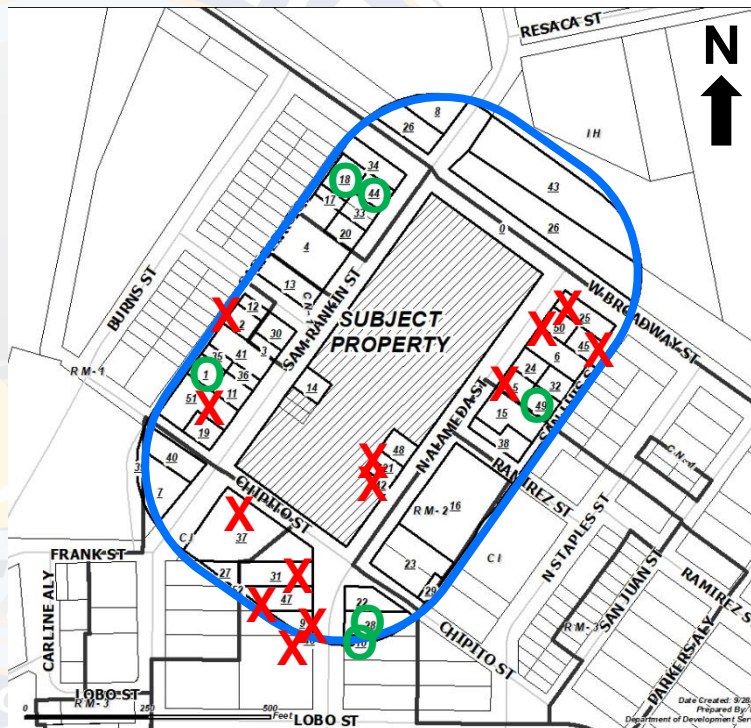
Opposed: 13 (13.52%)
Separate Opposed Owners: 3



In Favor: 6
(One Owner)



Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition



Planning Commission and Staff Recommendation

Denial of the change of zoning
to the “IL” Light Industrial District

Special Permit Conditions

1. **Uses:** The only principal use authorized by this Special Permit other than uses permitted by right in the base zoning district is a “Truck or transfer terminal” as described in Section 5.1.5.B. “Warehouse and Freight Movement” of the Unified Development Code (UDC). The only accessory uses allowed are an associated office and an outdoor storage yard. Storage of hazardous materials is prohibited.
 2. **Hours of Operation:** The hours of operation will occur daily within the hours of 6:00 AM to 8:00 PM except off-hour deliveries of cargo.
 3. **Buffer Yard:** A Type D 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 uses not owned by the applicant.
 4. **Dumpsters:** 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

5. **Nuisance:** The use is prohibited from creating any hazard or nuisance such as, noise, smoke, vibration, dust, and/or odors.
 6. **Dust:** Any dust generated by the operation of the outdoor storage use must be mitigated. Examples of mitigation are by application of a hardscape, by watering, or by use of a soil stabilizer/epoxy.
 7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
 8. **Access:** No commercial truck traffic south of Chipito Street. Driveway access to or from Chipito Street is prohibited. Access to Sam Rankin Street and North Alameda Street shall be exit only and shall be channelized by means of physical delineators to prevent truck traffic from turning south.
 9. **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.
 10. **Landscaping:** Landscaping shall be installed in accordance with the requirements of Section 7.3.11.A of the Unified Development Code (UDC).
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Special Permit Conditions

11. **Screening:** The subject property must completely screened by a screening fence as defined in Section 1.11 of the UDC from view of the public right-of-way and adjacent non-industrial uses.
12. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
13. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in five (5) years unless a time extension is approved by the City Council.

Rendering



UDC Requirements



Buffer Yards:

“IL” to “RM-1”

Type C: 15-feet and 15 points

Setbacks:

Street: 20 feet

40 feet when adjacent to Residential

Parking:

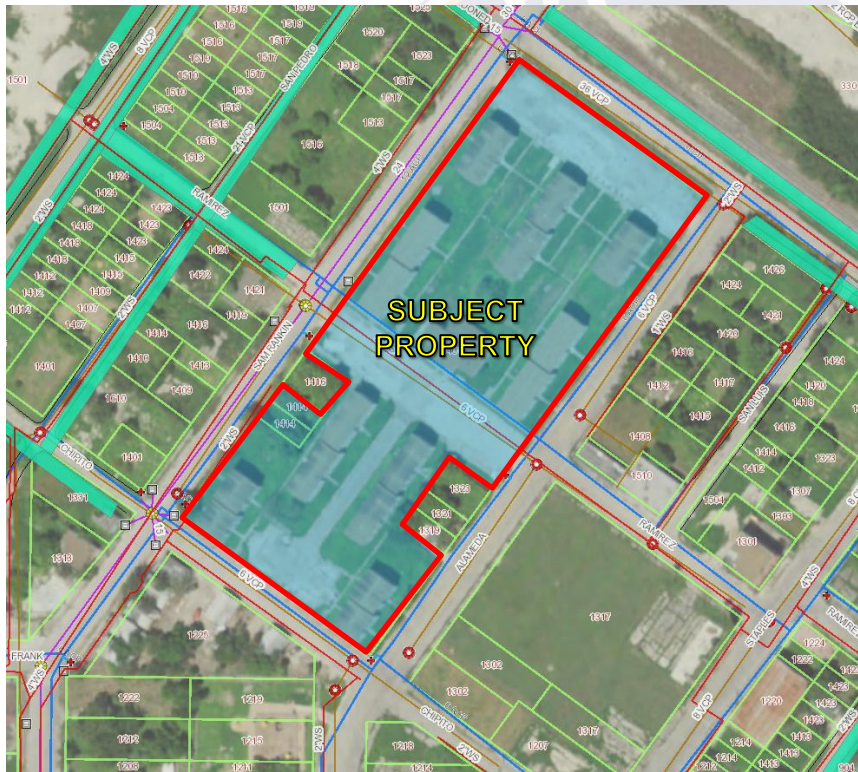
1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and
Lighting Standards.

Uses Allowed:

Light Industrial, Retail, Offices,
Vehicle Sales, Bars, and Storage

Utilities



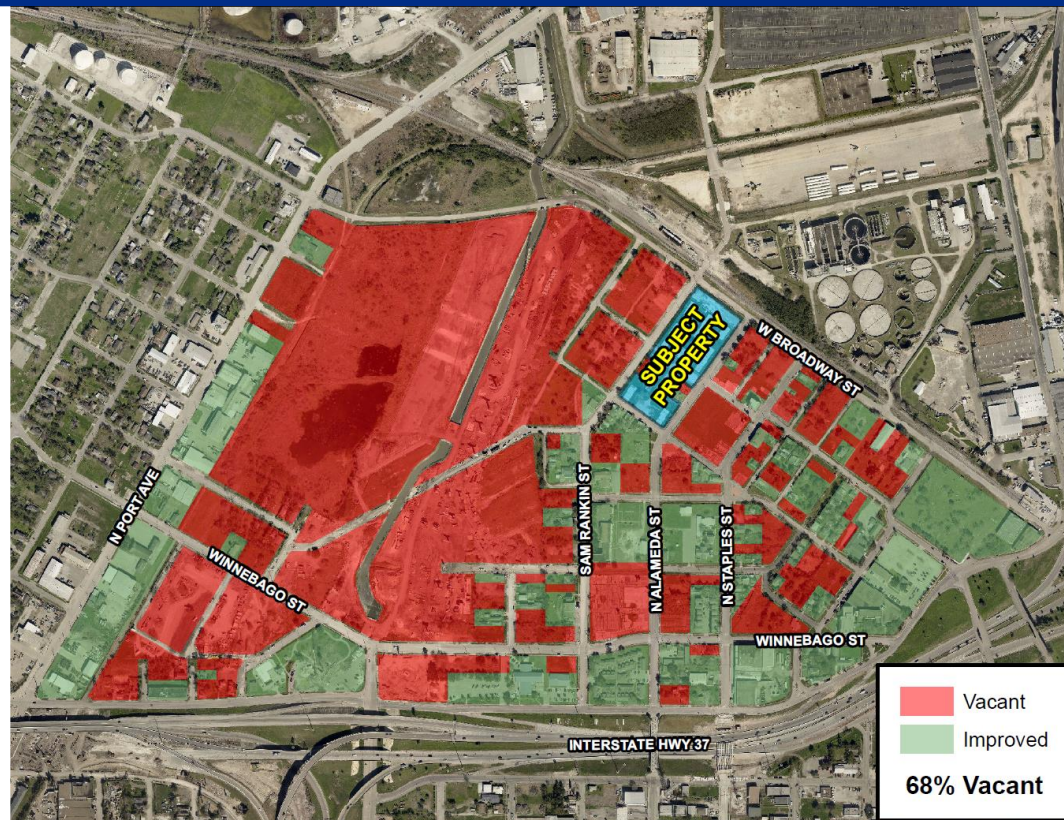
Water: 12-inch ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

Wastewater: 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and a 21-inch VCP line along West Broadway Street.

Gas: 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

Storm Water: 24-inch line located along Sam Rankin Street.

Vacant Lots



Transportation Access

