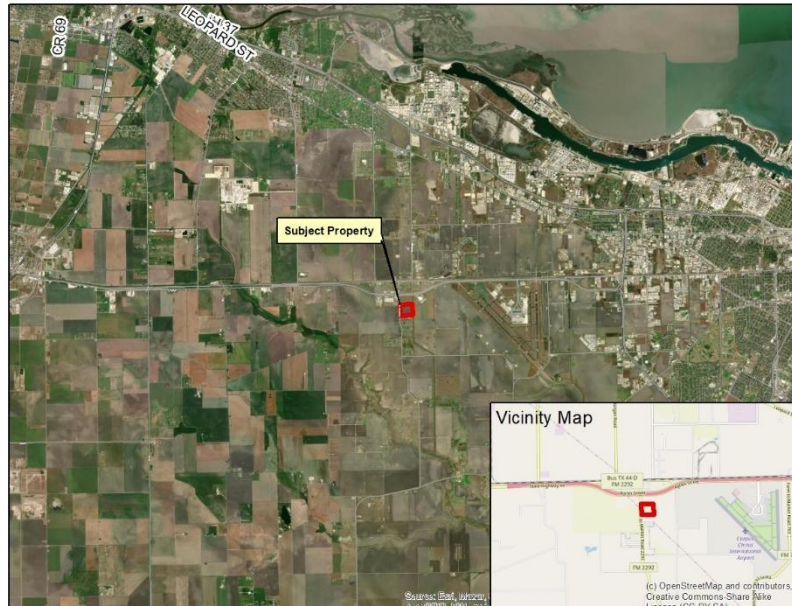


# Zoning Case #0221-01

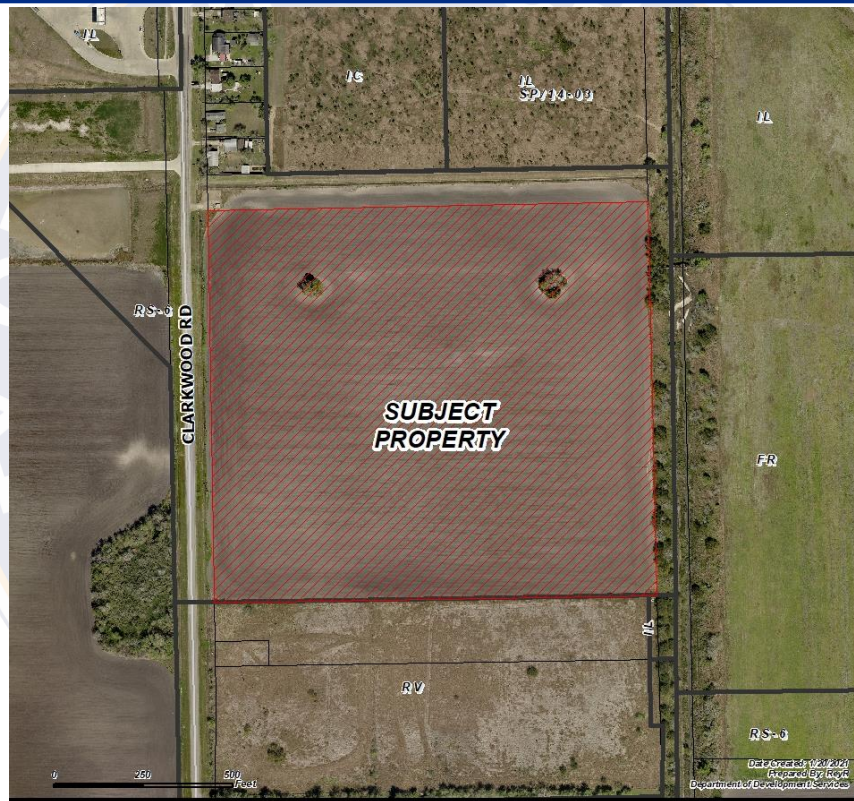
**Adhub, LLC**

**Rezoning for a Property at 502 South Clarkwood Road  
From “RS-6” to “IL”**



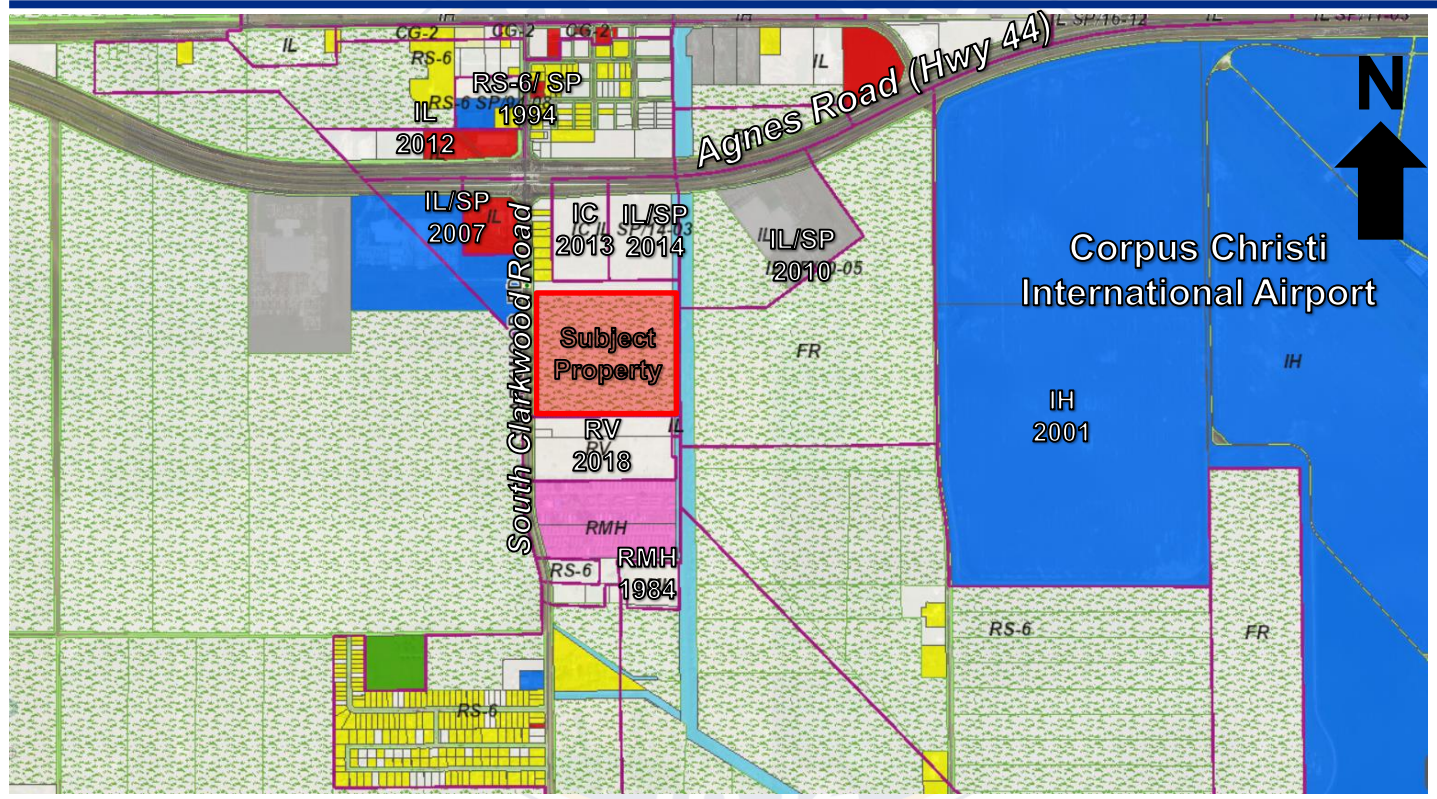
City Council  
March 16, 2021

# Aerial Overview

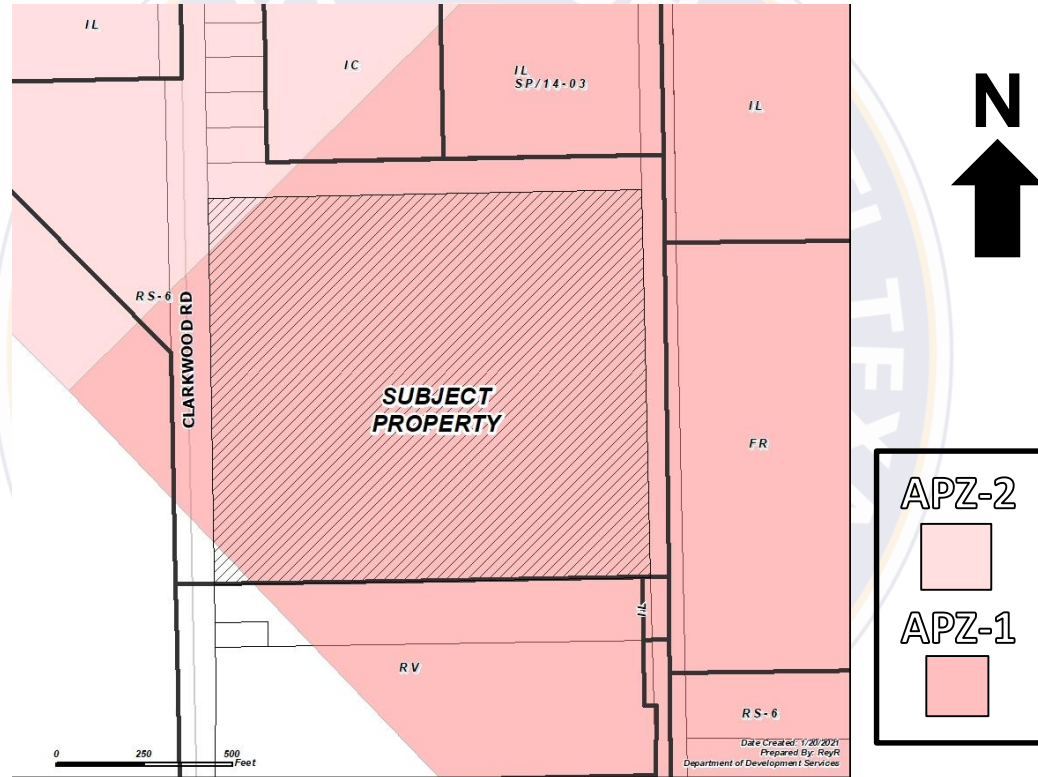




# Zoning Pattern



# Air Installation Compatibility Use Zone



# Public Notification

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

## Notification Area

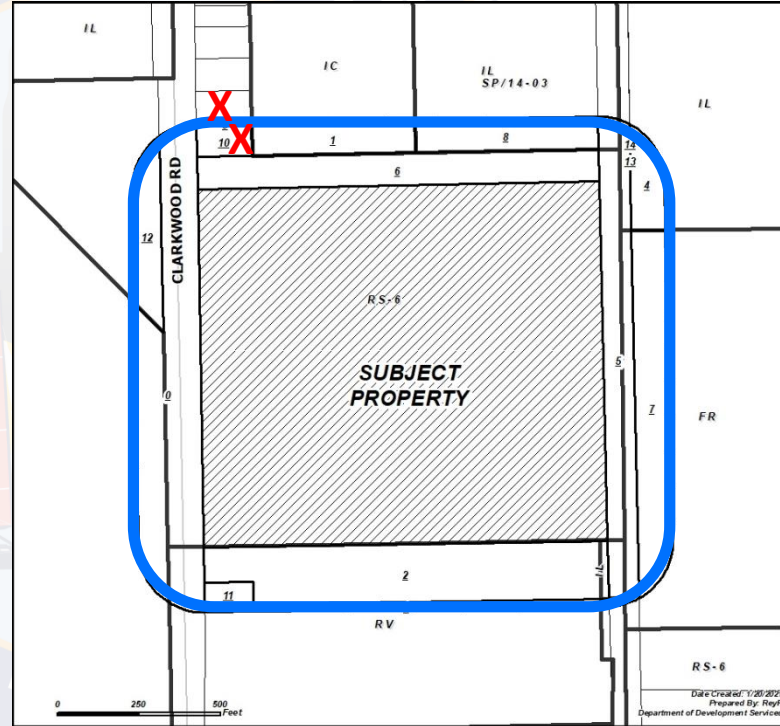
Opposed: 2 (2.54%)  
Separate Opposed Owners: 2



In Favor: 0 (0.00 %)



*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

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**Denial** of the change of zoning  
to the “IL” Light Industrial District  
and lieu thereof

**Approval** of the change of zoning to the  
“IC” Industrial Compatible District w/ a  
Special Permit

# Proposed Special Permit

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## Special Permit Requirements:

1. **Height:** The maximum height of any structure shall not exceed 35 feet. Stacking containers shall not exceed three containers high.
2. **Buffer Yard:** The required buffer yard along the southern property line shall be 30-feet in width and must include a solid screening fence at least 8-feet in height along the property line.
3. **Federal Aviation Administration (FAA):** Prior to obtaining building permits or beginning any construction, a Notice of Proposed Construction or Alteration (Form 7460) shall be submitted and a determination rendered by the FAA of no hazard to air navigation and/or flight operations to/from the Corpus Christi International Airport (CCIA) regarding any construction at the site or temporary structures such as construction cranes on site.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



# UDC Requirements



## Buffer Yards:

“IL” to “RV”

Type C: 15-points, 15-feet wide

## Setbacks:

Street: 20 feet

Side: 40 feet adjacent to any residential

Rear: 40 feet adjacent to any residential use

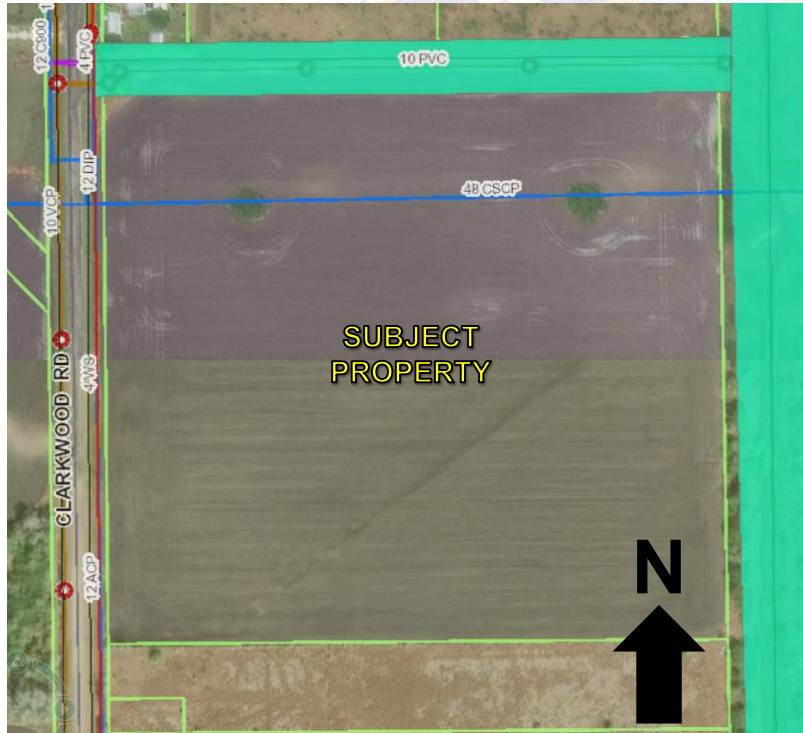
## UDC Requirements:


1:2 Slope Building Setback Height


**Uses Allowed:** Warehouse and Freight Movement, Wholesale Trade Uses, Waste-Related Services, Commercial Parking, Restaurant Uses, etc.





# Utilities



 **Water:** 12-inch ACP line along the property on the west. A 48-inch CSCP line runs through the property.

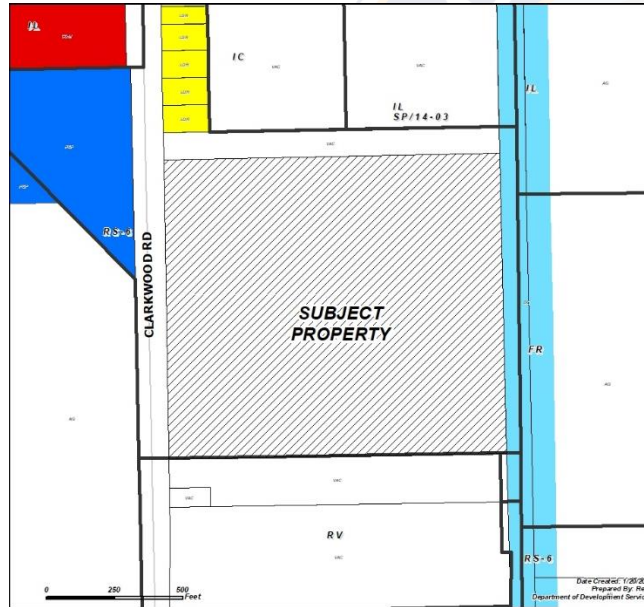
 **Wastewater:** 10-inch VCP line along to the north of the property.

 **Gas:** 4-inch gas line located along the property on the west.

 **Storm Water:** 43-inch line across South Clarkwood Road to the north. Stormwater drainage ditches are available to the north and east.

# Land Use

## Existing Land Use



## Future Land Use

