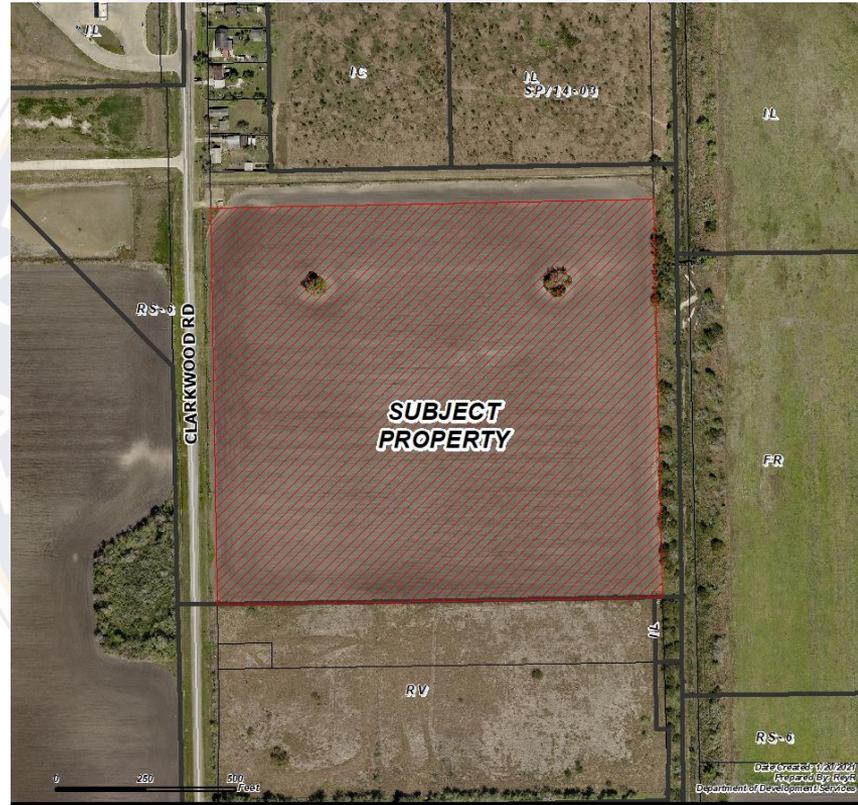
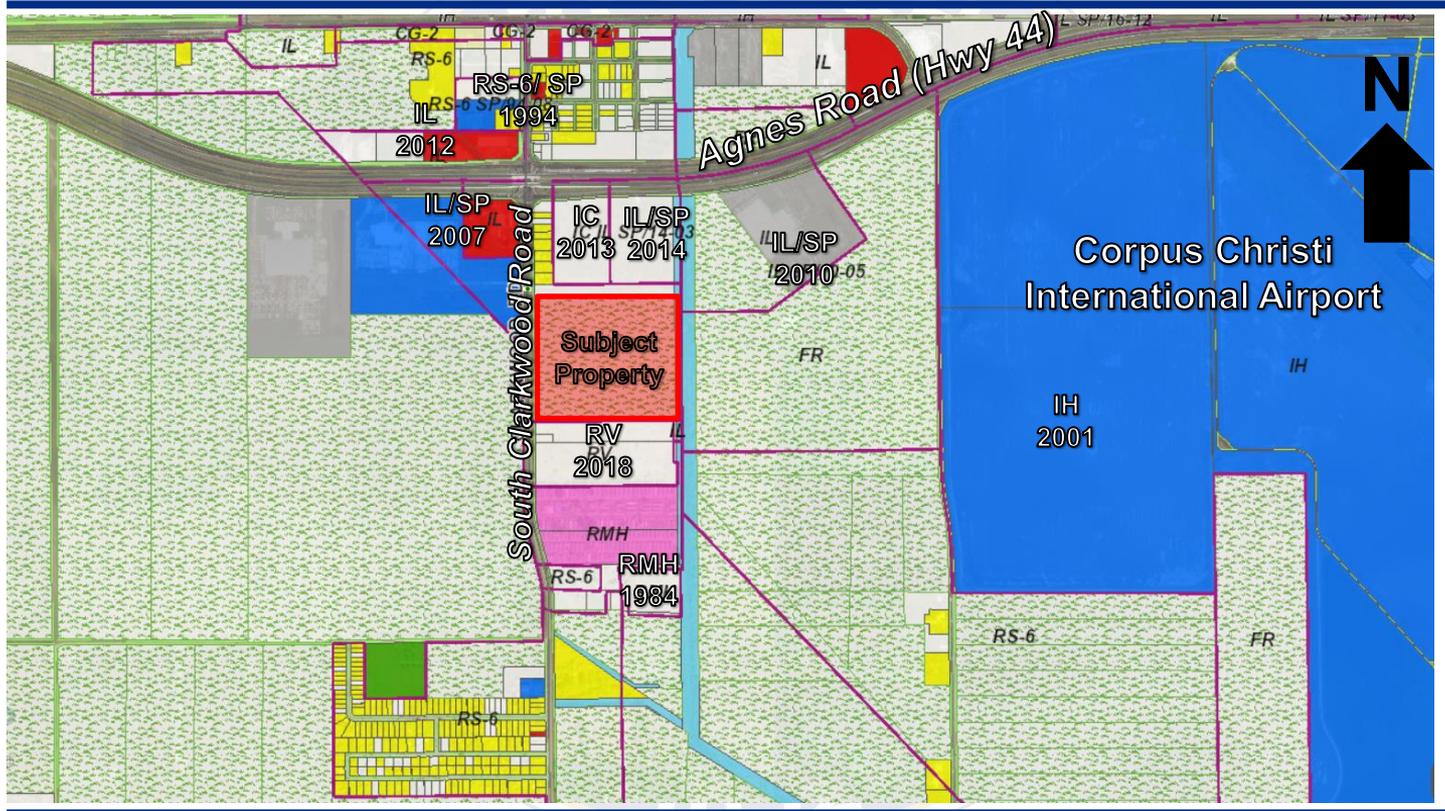


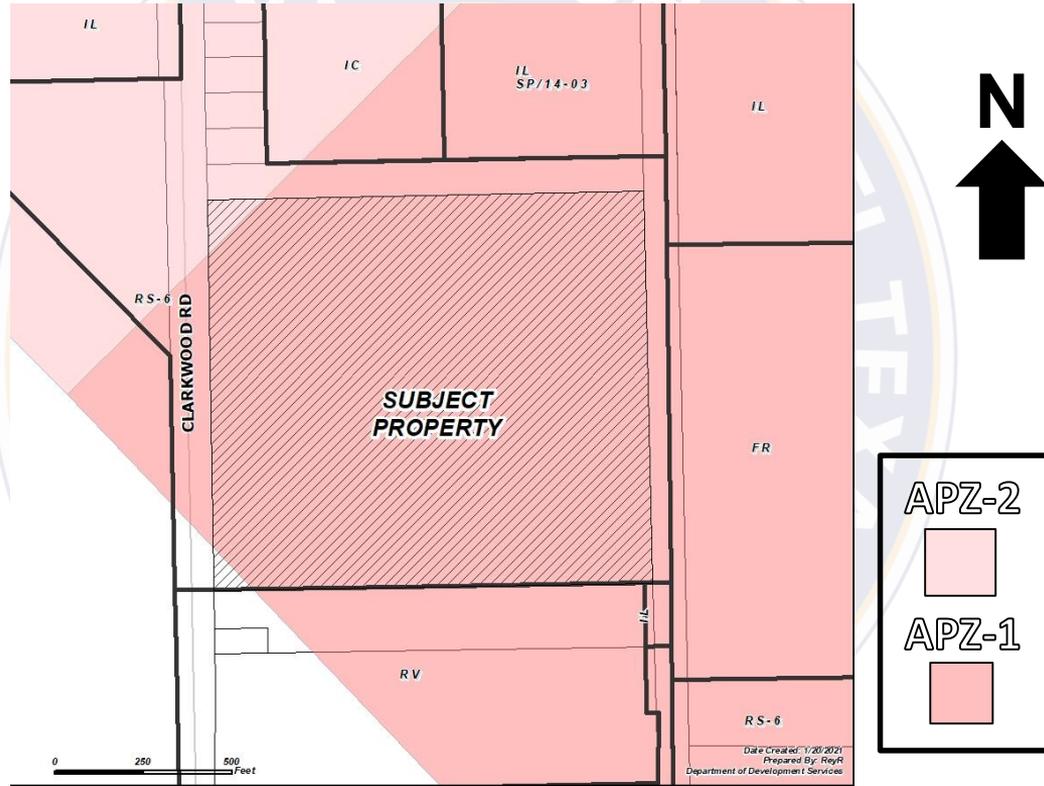
Aerial Overview



Zoning Pattern



Air Installation Compatibility Use Zone



Public Notification

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

Notification Area

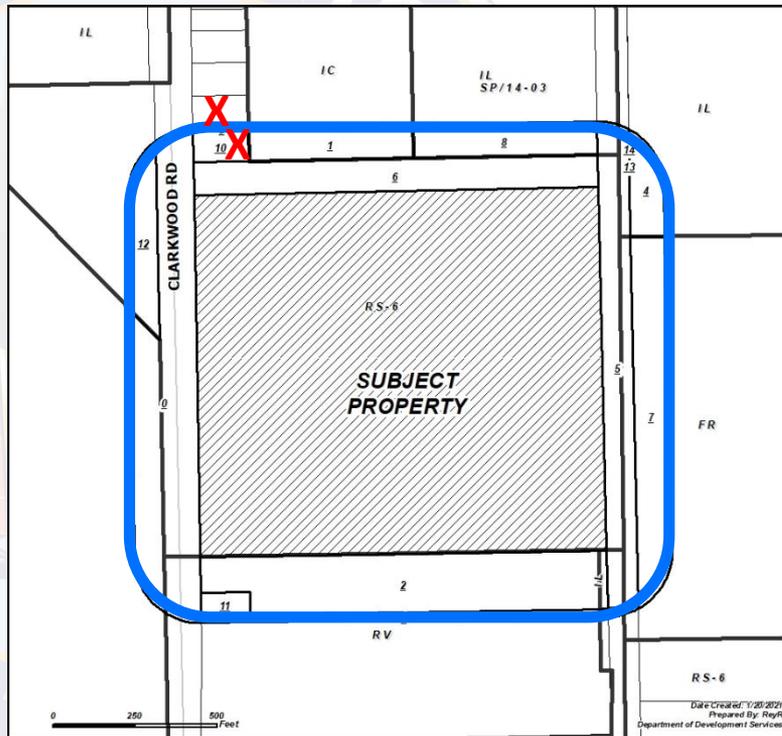
Opposed: 2 (2.54%)
Separate Opposed Owners: 2



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

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

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-foot wide

Setbacks:

Street: 20 feet

Side: 40 feet adjacent to any residential

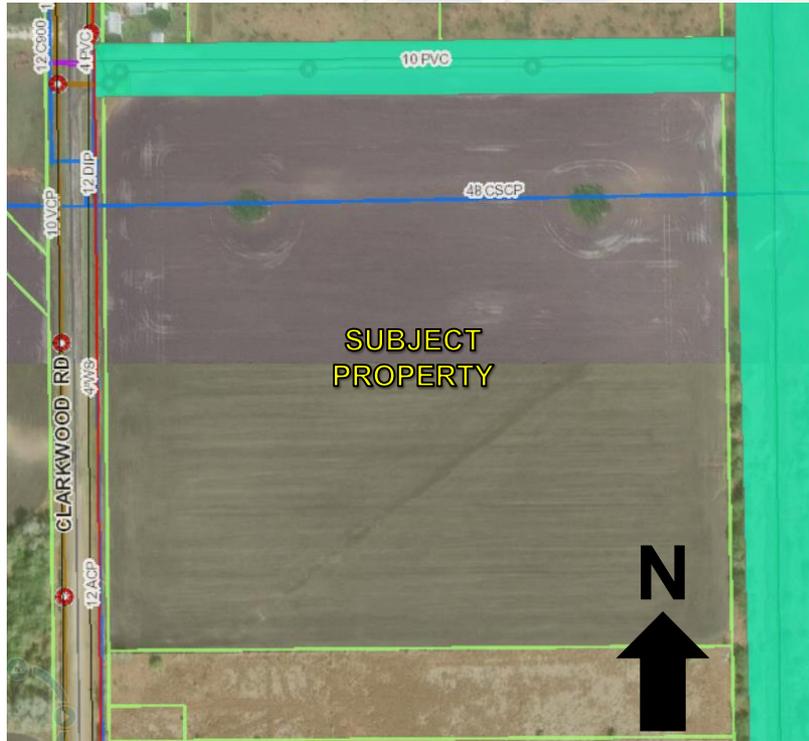
Rear: 40 feet adjacent to any residential use

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.

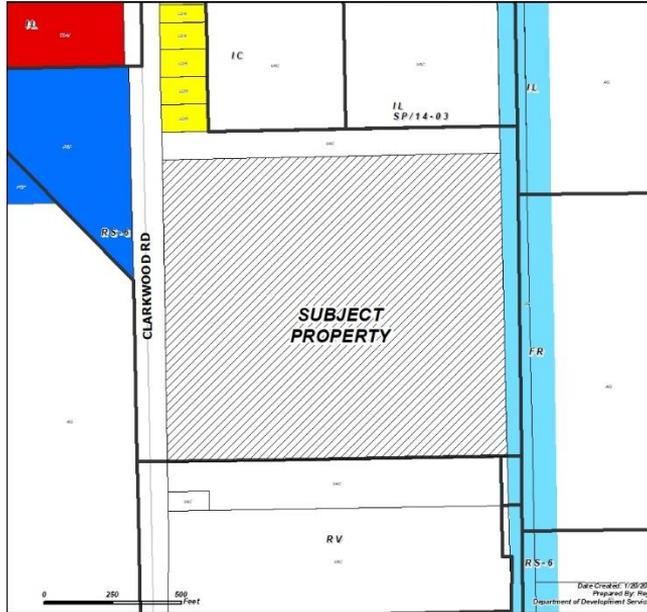
 **Wastewater:** 10-inch VCP line along to the north of the property.

 **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

