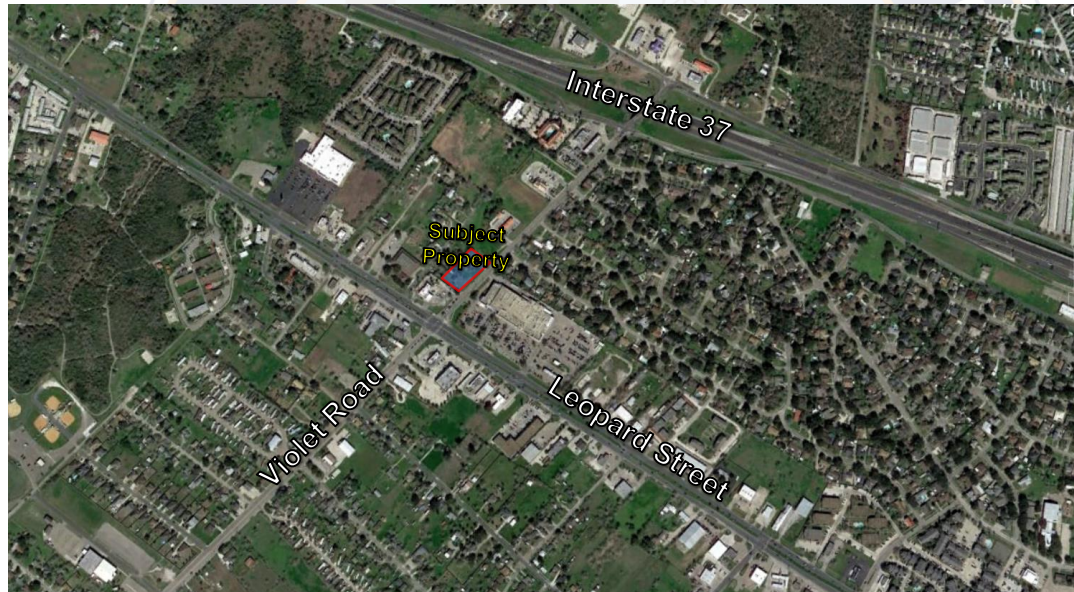


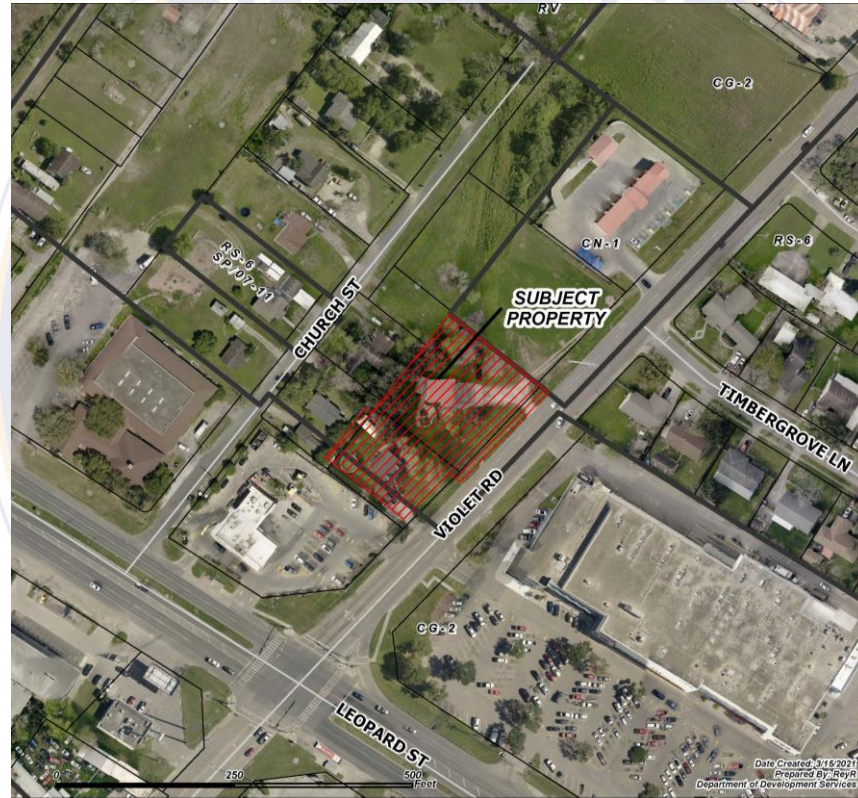
Zoning Case #0421-01

Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron
Rezoning for a Property at 4421 and 4427 Violet Road
From “RS-6” to “CN-1”

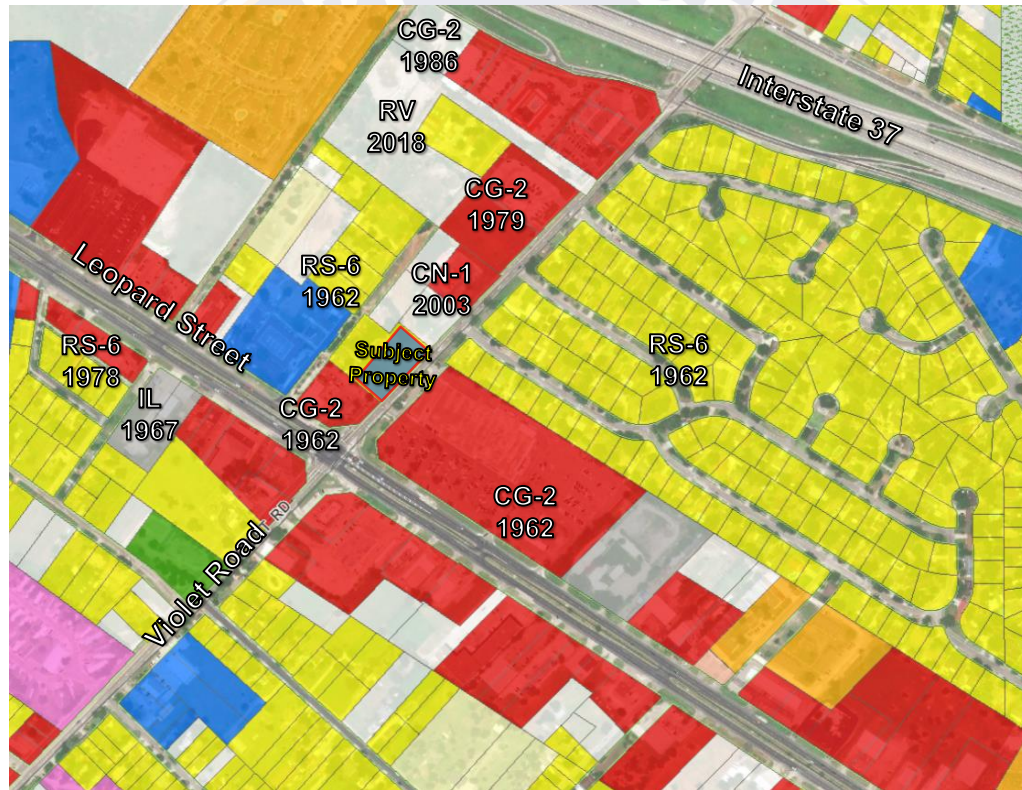


Planning
Commission
March 31, 2021

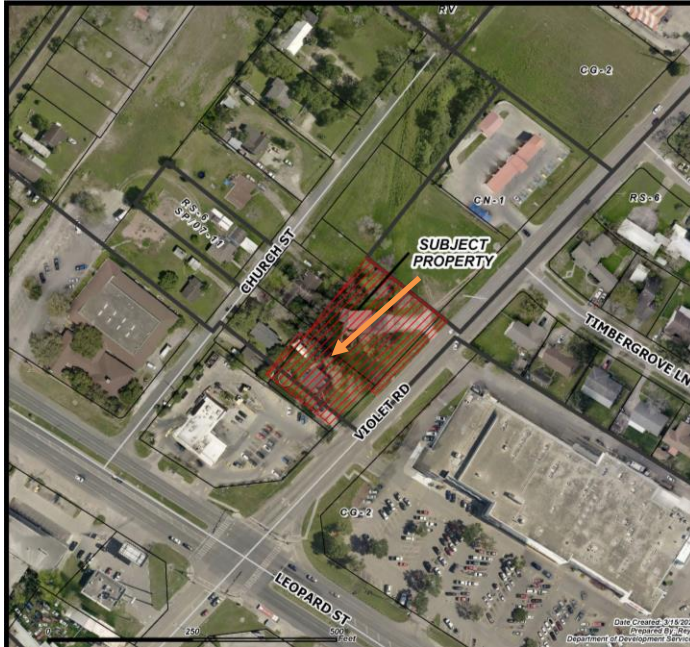
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

"CN-1" to "RS-6": Type A: 5 pts.

"CN-1" to "CG-2": None

Setbacks:

CN-1: Street: 20 feet

Side/Rear: 10 feet

Additional UDC Requirements:

1. Outdoor lighting of the automated car wash use must abide by all requirements of Section 7.6 Outdoor Lighting.
2. Noise generated by the automated car wash use must be compliant with Section 31-3 of the Corpus Christi Code of Ordinances.
3. The hours of operation of the automated car wash use shall be limited to between the hours of 7:00 am to 9:00 pm.

Uses Allowed:

Townhouses, Apartments, Retail Sales and Service, Car Wash (Automated) is limited, Overnight Accommodations.

Utilities



 **Water**: 8-inch ACP line

 **Wastewater**: 8-inch VCP line

 **Gas**: 4-inch gas line.

 **Storm Water**: 72-inch line.

Public Notification

17 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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

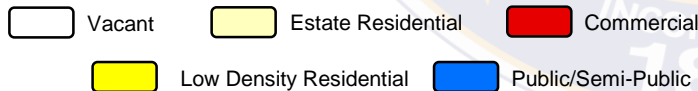
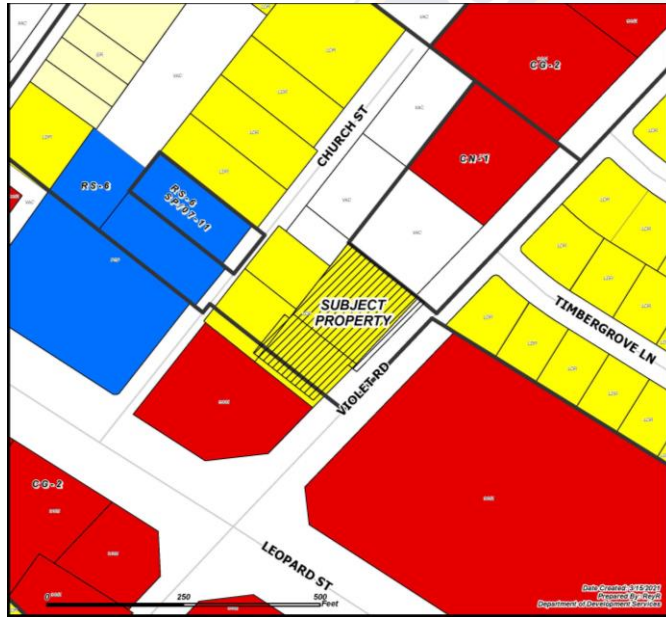


Staff Recommendation

Approval of the
change of zoning

Land Use

Existing Land Use



Future Land Use

