

# ZONING REPORT

Case No.: 0212-04

**Planning Commission Hearing Date:** February 15, 2012

<b>Applicant &amp; Legal Description</b>	<b>Applicant:</b> City of Corpus Christi <b>Owner:</b> Ramey & Son Homes, LLC <b>Representative:</b> City of Corpus Christi <b>Legal Description/Location:</b> Cimarron Center, Block 2, Lot 9A, located on the southwest corner at the intersection of Dunbarton Oak Drive and Earnhart Drive.			
<b>Zoning Request</b>	<b>From:</b> "CN-1" Neighborhood Commercial District <b>To:</b> "RS-4.5" Single-family 4.5 District <b>Area:</b> 0.138 Acre (6,011 square feet) <b>Purpose of Request:</b> To allow for the construction of a single family residential home.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>North</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>South</i>	"RS-4.5" Single-family 4.5	Low Density Residential	Low Density Residential
	<i>East</i>	"RS-4.5" Single-family 4.5	Low Density Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-family 6	Low Density Residential	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located in the Southside Area Development Plan (ADP) and is planned for commercial. The proposed change in zoning to the "RS-4.5" Single-family 4.5 District is not consistent with the Southside ADP or the adopted Future Land Use Map. <b>Map No.:</b> 043,033 <b>Zoning Violations:</b> None			

## Staff's Summary:

- **Requested Zoning:** The purpose of the requested "RS-4.5" Single-family 4.5 District is to allow for the construction of a single family residence.
- **Transportation and Circulation:** This corner lot property fronts on Dunbarton Oak Drive and Earnhart Drive with driveway access permitted onto Earnhart Drive. Dunbarton Oak Drive has restricted driveway access and serves as a minor collector connecting traffic between Cimarron Boulevard to the east and Patti Drive to the west. Earnhart Drive serves as a local residential street.

Street R.O.W.	Street	Existing R.O.W. and Paved Section	Planned R.O.W. and Paved Section	Urban Trans. Plan Type	Traffic Volume 2007
	Dun Barton Oak Drive	60' R.O.W., 40' paved	60' R.O.W., 40' paved	Collector	N/A
	Earnhart Drive	50' R.O.W., 28' paved	50' R.O.W., 28' paved	Local	N/A

- **Relationship to Smart Growth:**

The proposed change of zoning will allow an increased capability of constructing a home. Existing infrastructure will be utilized and the proposed change of zoning would have minimal to no impact regarding smart growth. The proposed change of zoning although not consistent with the future land use does create continuity within the neighborhood by removing what would be an undersized and isolated commercial lot.

• **Comprehensive Plan & Southside Area Development Plan Consistency:**

The Comprehensive Plan and the Southside Area Development Plan (ADP) slate the subject property for commercial use. The proposed change in zoning is inconsistent with both the adopted Future Land Use Map of the Comprehensive Plan and Southside Area Development Plan; however, over the past several years and since the adoption of the aforementioned plans development trends and the alignment of existing right-of-ways has changed. The Comprehensive Plan and Southside ADP encourage residential development and with the demand for more affordable housing on the increase staff supports the applicant's request of rezoning from "CN-1" Neighborhood Commercial to the "RS-4.5" Single-Family 4.5 allowing for the proposed residential construction.

**Plat Status:** Subject property is platted as Lot 9A, Block 2, Cimarron Center.

**Department Comments:**

- The proposed change of zoning is immediately adjacent to two large single-family residential communities, Dunbarton Oaks Subdivision to the west and Cimarron Estates Subdivision to the south. North of the subject property and across Dunbarton Oak Drive is a newly constructed Wal-Mart Retail Center and to the east of the site is the eastward extension of Dunbarton Oak Drive.
- Lot 9A, Block 2, Cimarron Center is one of the last single-family size lots at approximately 6,010 square feet available for new home construction in this immediate area. This lot will comfortably accommodate the planned construction of a one-story single-family residential structure with driveway access onto Earhart Drive.
- The proposed change is inconsistent with the projected future land use of the area but because of the Dunbarton Oak Drive realignment and the residual "CN-1" Neighborhood Commercial District boundary which was based on the original alignment of Dunbarton Oak Drive, the subject property is left essentially as an isolated and undersized "CN-1" District lot. The rezoning of this property from the "CN-1" District to the "RS-4.5" Single-Family 4.5 District would be in the best interest of the neighborhood and in keeping with the overall community and continuity of the area.

**Planning Commission and Staff Recommendation:** Approval of the change of zoning to the "RS-4.5" Single-family 4.5 District.

<b>Pending. Comments Received</b>	Number of Notices Mailed Total – 17 within 200' notification area; 0 outside notification area	
	Favor	– 0 (inside notification area); 0 (outside notification area)
	Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0.0% As of February 15, 2012	

Attachments:

1. Site – Existing Zoning, Notice Area, & Ownership map