

PLANNING COMMISSION FINAL REPORT

Case No. 0914-01

HTE No. 14-10000033

Planning Commission Hearing Date: September 24, 2014

Applicant & Legal Description	<p>Applicant/Owner: Patrick H. Nolan and Amy L. Nolan Representative: Balusek-Frankson (Courtland Frankson) Legal Description/Location: Being a 1.34 acre portion of Lot 1, Block 3, Cimarron Center, located on the southwest corner of Dunbarton Oak Drive and Cimarron Boulevard.</p>			
Zoning Request	<p>From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 1.34 acres Purpose of Request: To allow the construction of self-service storage facility.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial
	<i>North</i>	"CN-1" Neighborhood Commercial District	Vacant	Commercial
	<i>South</i>	"RM-2" Multifamily 2	Vacant	Medium Density Residential
	<i>East</i>	"CG-2" General Commercial District	Commercial	Commercial
	<i>West</i>	"RS-4.5" Single Family 4.5 District	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for a commercial use. The proposed change of zoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan. Map No.: 043032, 043033 Zoning Violations: None</p>			

Trans- portation	Transportation and Circulation: The subject property has 188 feet of frontage along the south side of Dunbarton Oak Drive, which is a “C1” Minor Residential Collector Street. The subject property also has 50 feet of frontage along the west side of Cimarron Boulevard, which is an “A1” Minor Arterial Undivided Street. A Traffic Impact Analysis (TIA) was not required due to the trip factor not exceeding the 501 peak trips per the Unified Development Code (UDC).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Dunbarton Oak Drive	“C1” Minor Residential Collector	60’ ROW 40’ paved	65’ ROW 41’ paved	Not Available
	Cimarron Boulevard	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	80’ ROW 60’ paved	10,946 ADT (2010)

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from “CN-1” Neighborhood Commercial District to “CG-2” General Commercial District to allow construction of a self-service storage facility.

Applicant’s Development Plan: In the proposed “CG-2” General Commercial zoning, the applicant is proposing to develop an additional self-storage unit to the storage unit built to the east. A building of 24,000 square feet will be added. The building will be a pre-engineered metal building and will be serviced by the existing office and driveway. The first rezoning occurred in November 2012 for the existing mini storage.

Existing Land Uses & Zoning: The property has 188 feet of frontage along the south side of Dunbarton Oak Drive. North of the subject property is vacant land zoned “CN-1” Neighborhood Commercial District. East of the subject property is an existing mini storage. South of the subject property is vacant land zoned “RM-2” Multifamily 2 District. West of the subject property is a single-family neighborhood zoned “RS-4.5” Single-Family 4.5 District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning to the “CG-2” General Commercial District is not consistent with the Comprehensive Plan though it is consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. A rezoning to grant a Special Permit for

the mini-storage subject to development conditions is more consistent with elements of the Comprehensive Plan such as:

- 1.) Commercial service areas designed to serve local neighborhoods should be conveniently located and in harmony with the surrounding neighborhood. (Comprehensive Plan, Commercial Policy Statement G).
- 2.) Infill should be encouraged on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement H).
- 3.) Minimize the impact of commercial areas on adjacent, existing, or future residential areas through the use of compact designs, screening fences, open space, and landscaping (Comprehensive Plan, Commercial Policy Statement B).

Plat Status: The subject property is currently platted.

Department Comments:

- The configuration of this rezoning will leave a 15-foot buffer between the subject property and the residential neighborhood.
- The proposed storage facility will have convenient access to Dunbarton Oak Drive, which is designated as a “C1” Minor Residential Collector, and connects to Cimarron Boulevard, an “A1” Minor Arterial Undivided Street. This will help curve traffic flows away from residential areas.
- The proposed rezoning would negatively impact the adjacent residential uses if zoned “CG-2” General Commercial District.
- Other incompatible uses could be developed on the property with the requested zoning. Uses such as vehicle sales and service, bars, and night clubs are allowed in the “CG-2” General Commercial District. These uses would not be compatible with the adjacent residentially zoned properties.

Planning Commission and Staff Recommendation:

Denial of the “CG-2” General Commercial District and, in lieu thereof, approval of a Special Permit subject to a site plan and the following conditions.

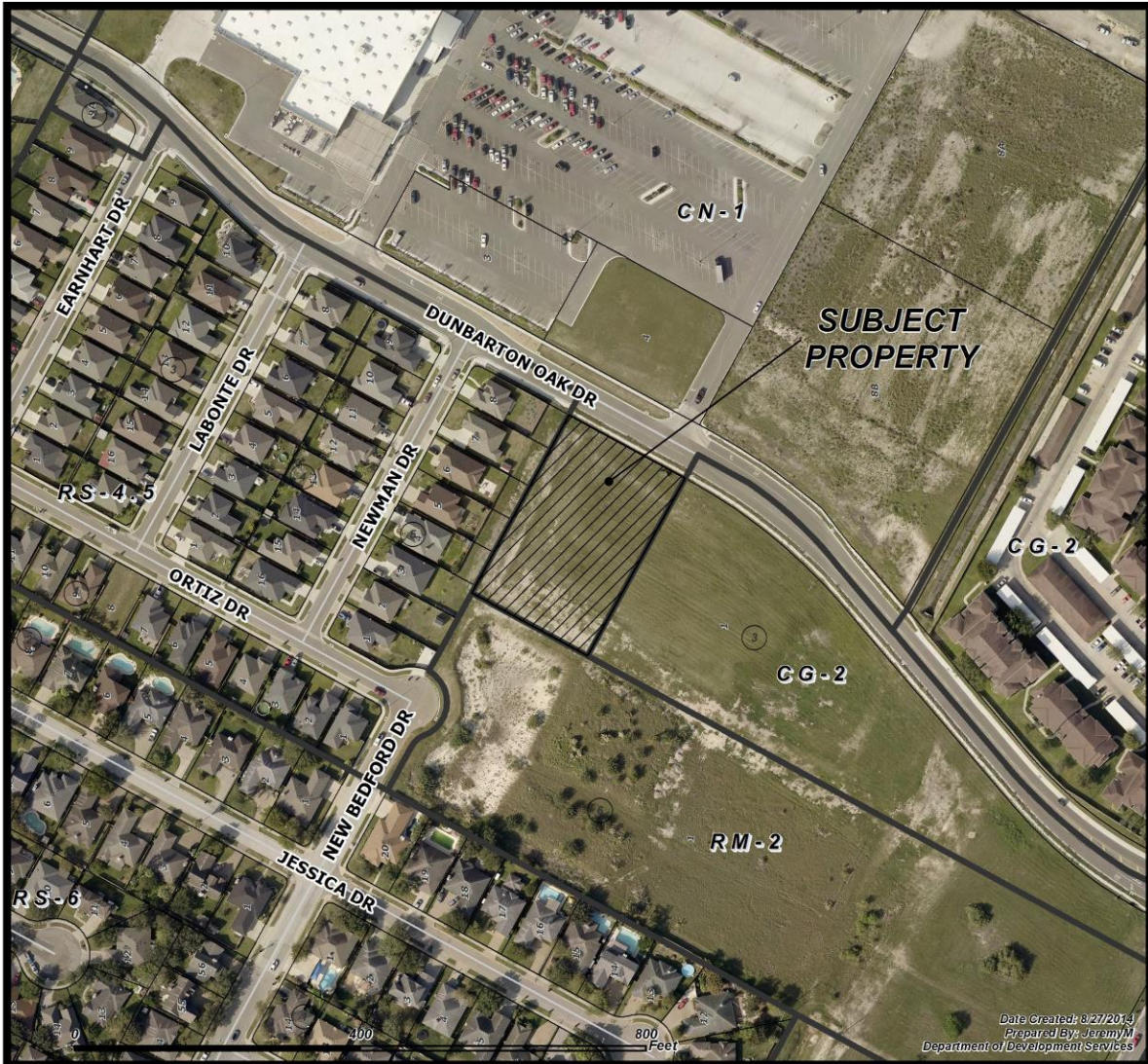
1. **Use Regulation:** The only use allowed other than those allowed by right in the “CN-1” Neighborhood Commercial District is a self-service storage facility providing separate storage areas for personal or business use designed to allow private access by the tenant for storing personal property.
2. **Loading Doors:** Loading doors shall be allowed to face east only on building G. Emergency man doors, as required by City Building Code, may be located on any side of the building.
3. **Buffer Yard:** Fifteen-foot buffer yard with 15 buffer points shall be required on the west property line. Canopy trees of 2.5-inch caliper shall be planted every 30 feet on center along the west property line.
4. **Set Back:** Minimum 15-foot setback from residential properties.

5. **Building Height:** The maximum height of any structure on the Property shall not exceed 26 feet.
6. **Fence:** A solid screening fence of not less than 6-feet in height must be maintained along the south and west side of the property.
7. **Lighting:** No freestanding lights within 50 feet of a residentially zoned property. No light source shall exceed the roof height of the buildings or 15 feet, whichever is less. No light source on west side of building G, except as required by building code.
8. **Signage:** No additional freestanding sign is permitted. Any wall sign placed on the buildings shall not face the residential properties.
9. **Hours of Operation:** The hours of operation shall be limited to the hours between 9:00 AM and 6:00 PM.
10. **Time Limit:** The Special Permit will expire in one year from the date of the approved ordinance unless a building permit application has been submitted.

Public Notification	Number of Notices Mailed – 13 within 200-foot notification area 5 outside notification area
	<u>As of October 6, 2014:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 1 (inside notification area); 0 (outside notification area)
	Totaling 2.637% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Aerial Location Map
- B. Overall Site Plan
- C. Preliminary Site Plan



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2013 AERIAL



Exhibit A

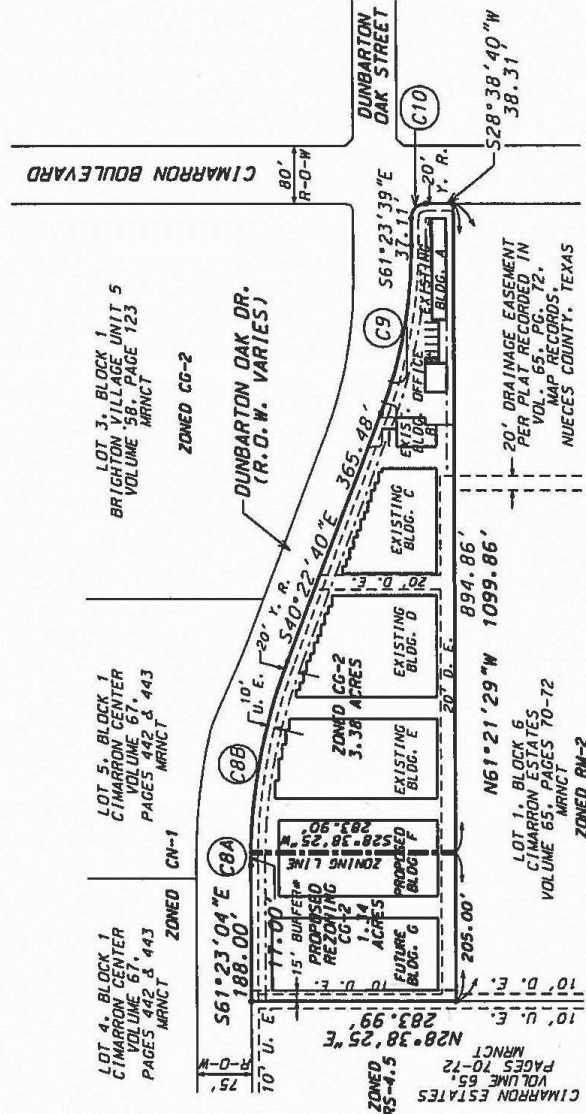
CURVE DATA

C8A: Δ = 01°14'27"
 R = 785.00'
 L = 17.00'
 Ch = 560°45'55"E
 17.00'

C8B: Δ = 19°45'57"
 R = 785.00'
 L = 287.81'
 Ch = 550°52'52"E
 286.20'

C9: Δ = 21°00'59"
 R = 647.00'
 L = 237.32'
 Ch = 550°53'09"E
 236.00'

C10: Δ = 90°02'19"
 R = 20.00'
 L = 31.43'
 Ch = 516°22'30"E
 28.29'



SITE PLAN

LOT 1, BLOCK 3,
 CIMARRON CENTER
 VOLUME 67, PAGES 442 & 443
 MAP RECORDS, NUECES COUNTY, TEXAS
 CORPUS CHRISTI, TEXAS

SCALE: 1" = 200'

* NOTE:
 NO LOADING DOORS
 IN THIS WALL.

Exhibit B

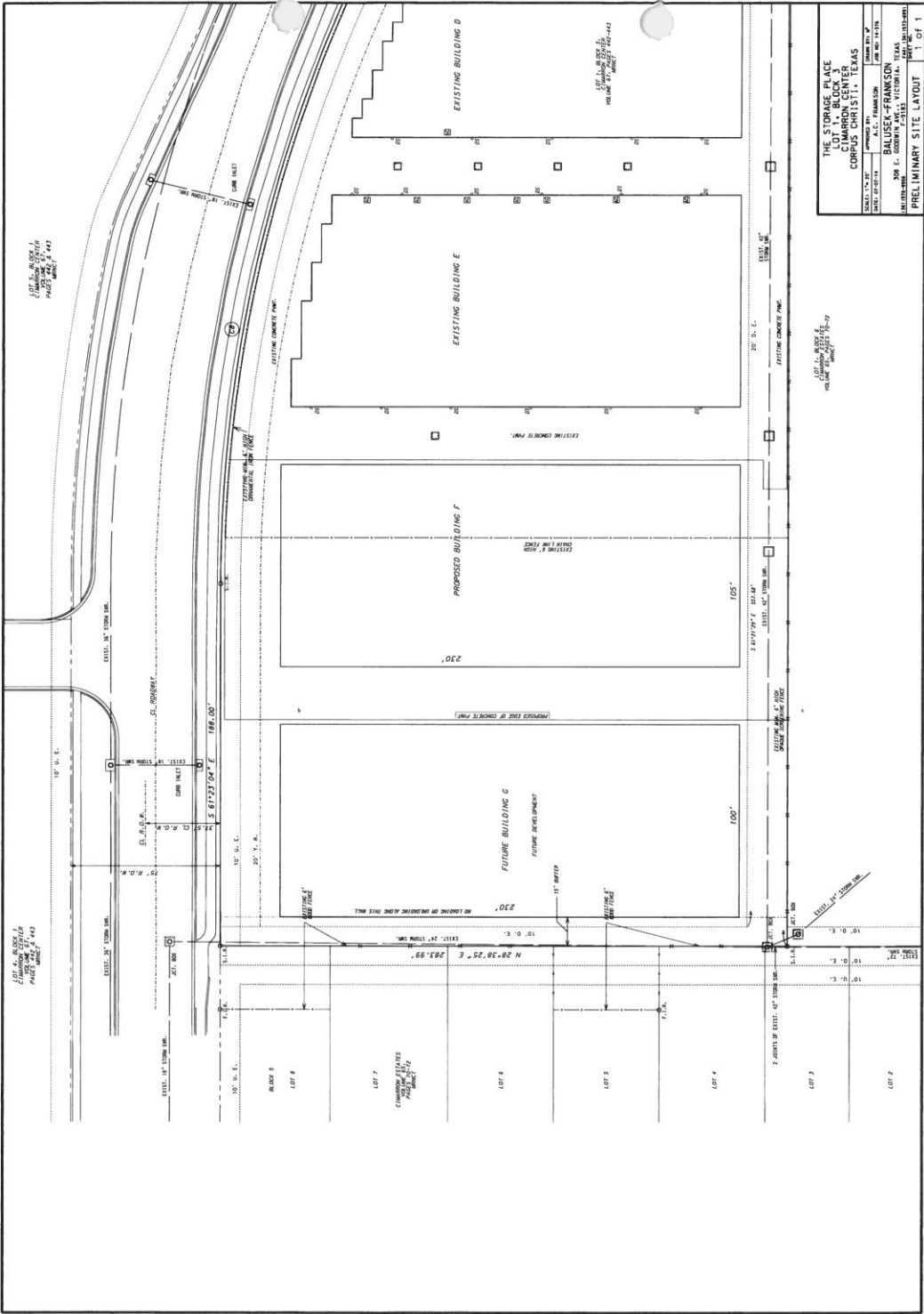


Exhibit C