



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 13, 2012
Second Reading/Action Item for the City Council Meeting of November 20, 2012

DATE: October 15, 2012

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Interim Director, Department of Development Services
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PUBLIC HEARING – CHANGE OF ZONING
Saratoga Highway Properties, LLC (Case No. 1012-02)
Change from “CN-1” Neighborhood Commercial District to
“CG-2” General Commercial District
Property Address: 6197 Dunbarton Oak Drive

CAPTION:

Case No. 1012-02 Saratoga Highway Properties, LLC: A change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, without resulting in a change of future land use. The property to be rezoned is described as being a 3.38-acre tract of land out of Lot 1, Block 3, Cimarron Center, located on the southwest corner of Dunbarton Oak Drive and Cimarron Boulevard.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a self-service storage facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation (October 10, 2012):

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

BACKGROUND AND FINDINGS:

The applicant is requesting a change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District to allow construction of a self-service storage facility with a caretaker’s quarters. There will be five storage buildings that will range from 2,050 to 23,800 square feet. The tallest building, which will be the office with upper story caretaker’s quarters, will be 22 feet tall and is within the height regulations of the “CG-2” General Commercial District. The business would operate during the hours of 8:00 A.M. to 6:00 P.M. and the facility would be constructed in multiple phases. This facility would not abut the single-family neighborhood to the west, a 188-foot wide or 1.34-acre lot zoned “CN-1” Neighborhood Commercial will remain and serve as a buffer. There will be convenient access to Cimarron Road, which is an arterial street, via Dunbarton Oak Drive

North of the subject property is vacant land and the Arbors on Saratoga apartment complex, which are zoned “CN-1” Neighborhood Commercial District and “CG-2” General Commercial

District respectively. East of the subject property is Cimarron Boulevard and a low density residential neighborhood zoned "RS-6" Single-Family 6 District. South of the subject property is vacant land that is zoned "RM-2" Multifamily 2 District. West of the subject property is a vacant 1.34-acre tract of land owned by the applicant and zoned the "CN-1" Neighborhood Commercial District.

By rezoning only a portion of the property, there will be a 188-foot buffer between the subject property and the residential neighborhood. The proposed storage facility will have convenient access to Cimarron Boulevard, which is an arterial street. Traffic from the facility will flow away from residential areas and will not impact the surrounding subdivisions.

ALTERNATIVES:

1. Approve an intermediate zoning district or Special Permit; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with elements of the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a commercial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning, Legal, and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- 1.) Aerial Overview Map
- 2.) Zoning Report with Attachments
- 3.) Ordinance with Exhibit