



Zoning Case #1016-05

City of Corpus Christi
From: "RS-6" Single-Family 6

To: "CG-2" General Commercial District

Planning Commission Presentation
October 19, 2016

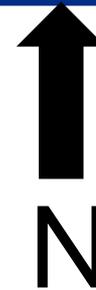


Aerial Overview



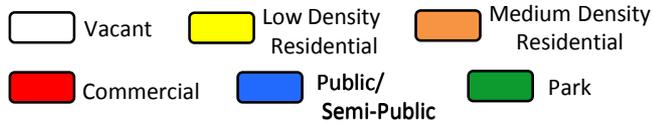


Aerial

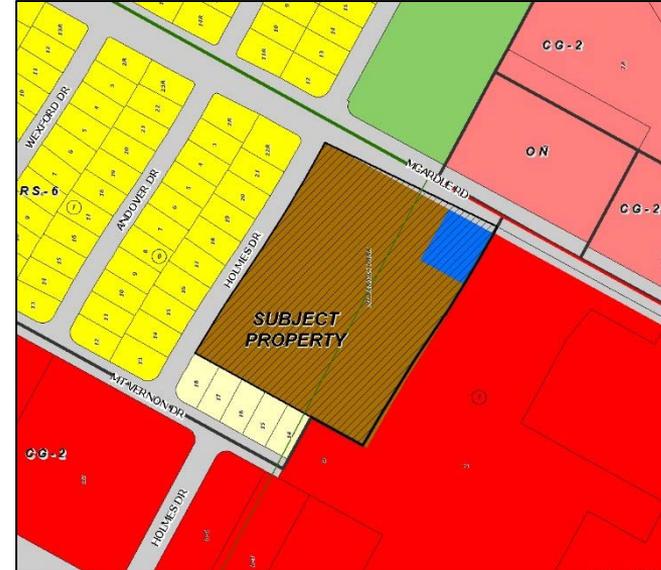




Existing Land Use

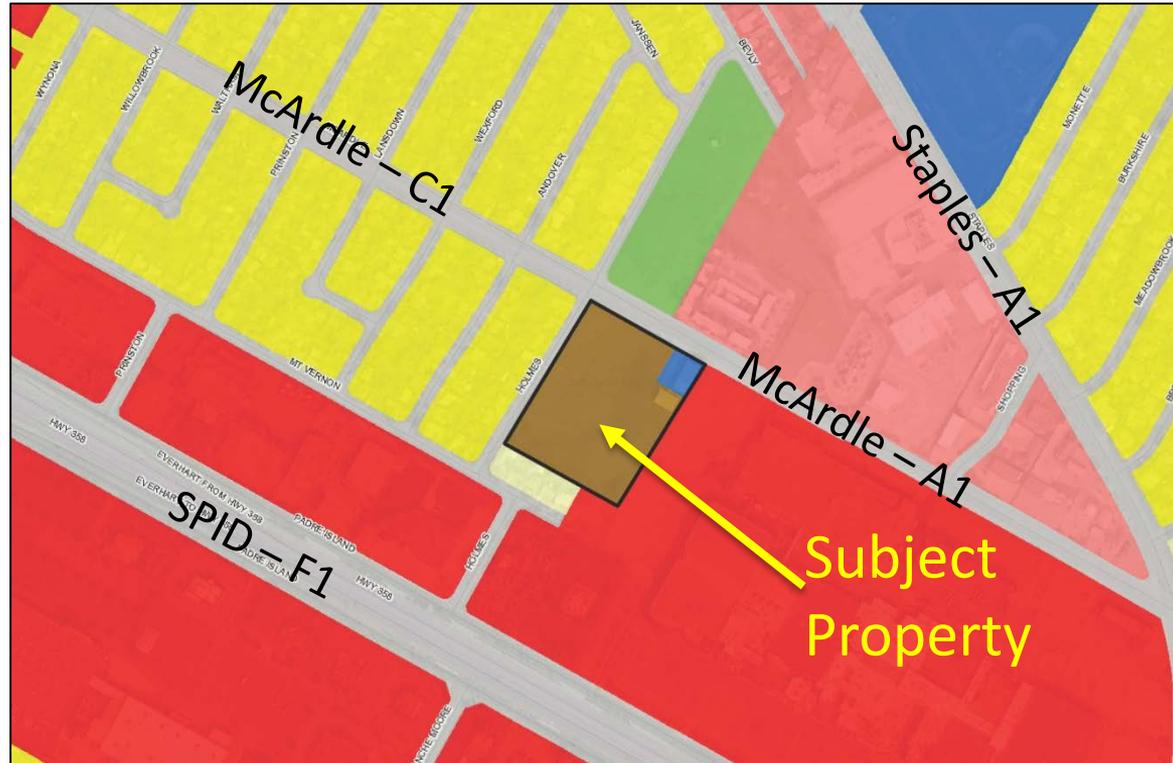


Future Land Use





Future Land Use Map





Northwest View of Subject Property





West View of Subject Property





Southwest View of Subject Property



Subject Property



Commercial Property to the East of Subject Property





Commercial Property on East Side of Subject Property



Corpus Christi Area Council
for the Deaf, Inc.

Subject Property



Medium Density Use Across McArdle Road





Eastbound on McArdle
← Road

Westbound on McArdle
Road →





Public Notification

37 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

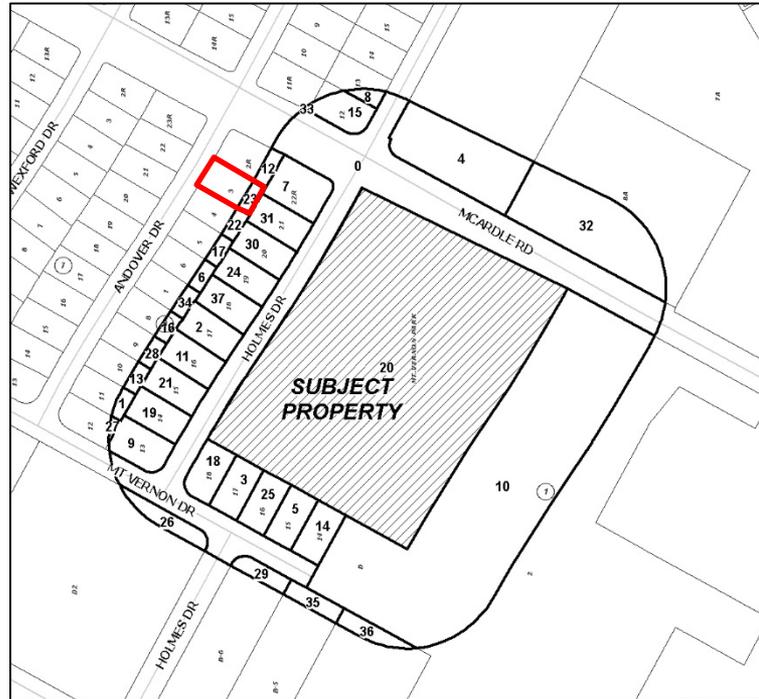
Notification Area



Opposed: 1 (0.22%)

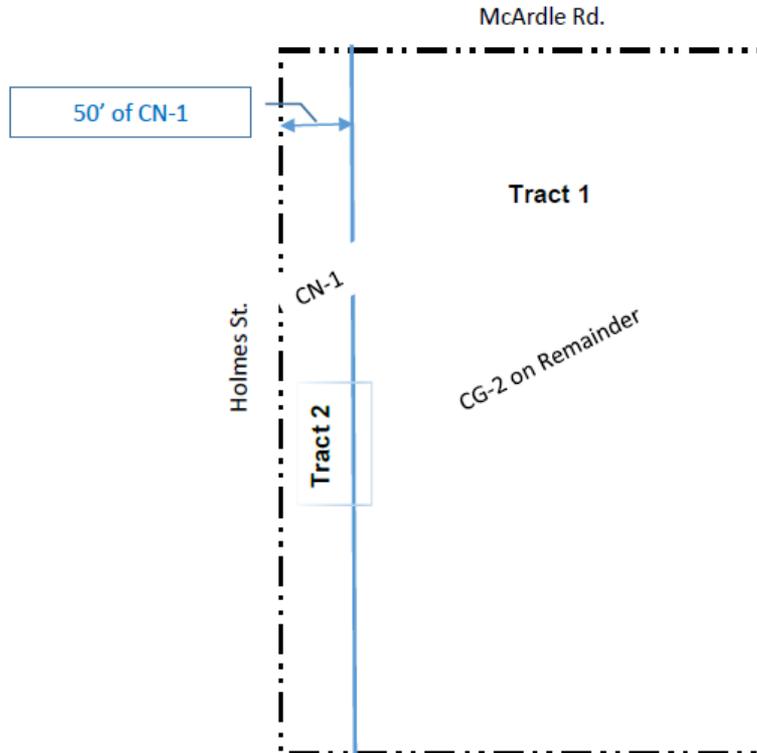


In Favor: 0





Staff Recommendation





Staff Recommendation

Tract 1: **Approval** of the change of zoning from the “RS-6” Single-Family 6 District to the **“CG-2” General Commercial District** except for that portion of the tract abutting Holmes Drive and extending to a depth of 50 feet measured from the Holmes Drive right-of-way line. (See Tract Exhibit)

Tract 2: Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District and in lieu thereof approval of the **“CN-1” Neighborhood Commercial District for that portion of the property abutting Homes Drive to a depth of 50 feet** measured from the Homes Drive right-of-way line (See Tract Exhibit) and the following deed restrictions:



Deed Restrictions

- **Landscape Buffer** Yard of 10 foot in width with one 2 ½” caliper tree for every 30 linear feet of buffer yard
 - **Building Height:** Buildings along Holmes Drive shall utilize a building setback based on Section 4.2.8.C of the Unified Development Code, calculated as [(height to plate – 12’) x 2], and such building setback shall be measured from the west property line/east ROW line along Holmes Drive.
 - **Driveways:** No driveways onto Holmes Drive as long as the west side of Holmes Drive is occupied by residential uses.
 - **Uses:** No bars, taverns, pubs, nightclubs, discotheques or pool halls are allowed on the subject property.
-