

Zoning Case #0914-01
Patrick H. Nolan and Amy L. Nolan

From: “CN-1” Neighborhood Commercial District
To: “CG-2” General Commercial District



Planning Commission
September 24, 2014



Aerial Overview



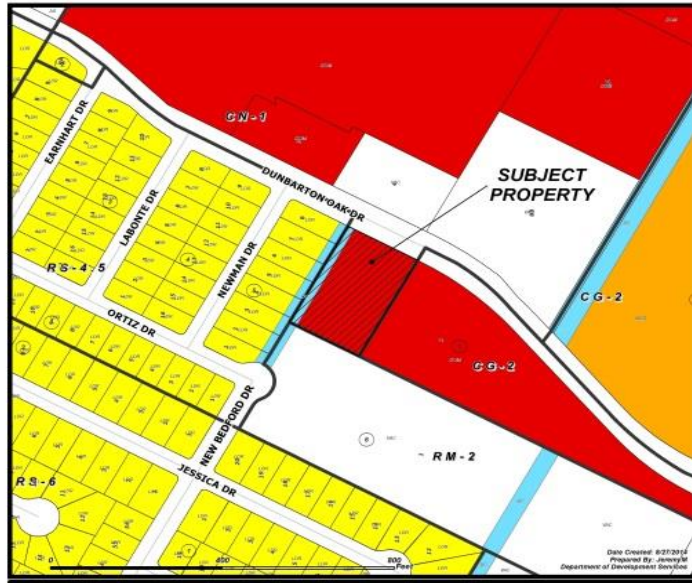


Aerial

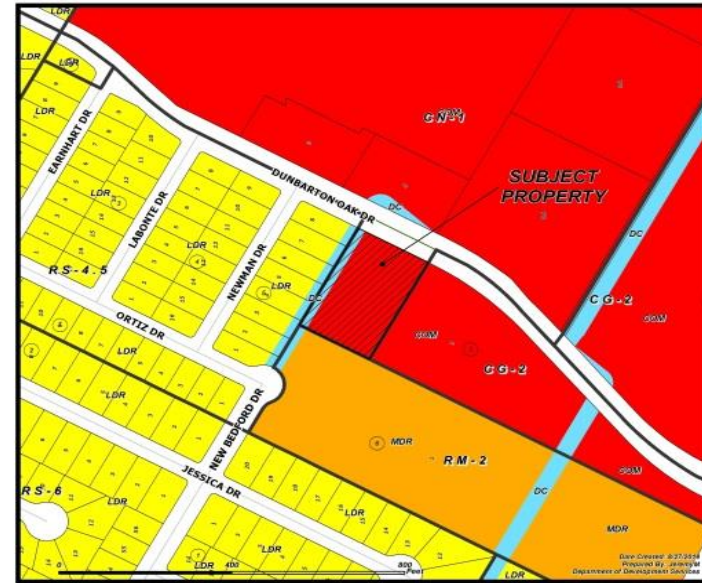




Existing Land Use



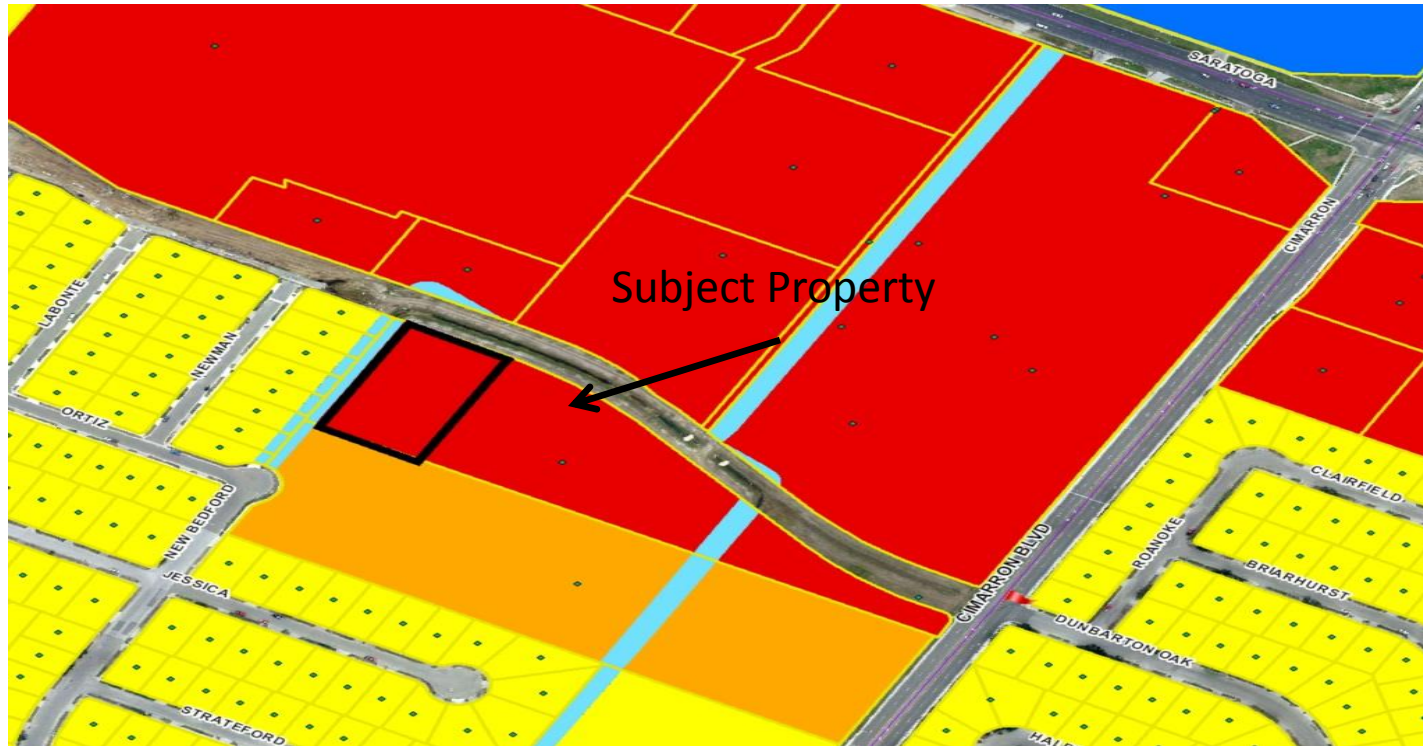
Future Land Use



- | | | | |
|--|------------|--|----------------------------|
|  | Commercial |  | Low Density Residential |
|  | Vacant |  | Medium Density Residential |



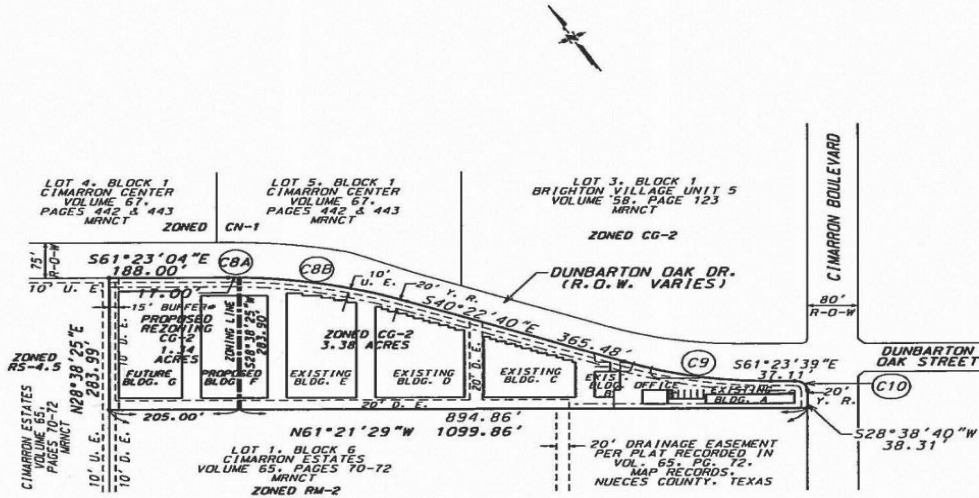
Future Land Use Map





Site Plan

The Storage Place



* NOTE:
NO LOADING DOORS
IN THIS WALL.

SCALE: 1" = 200'

CURVE DATA

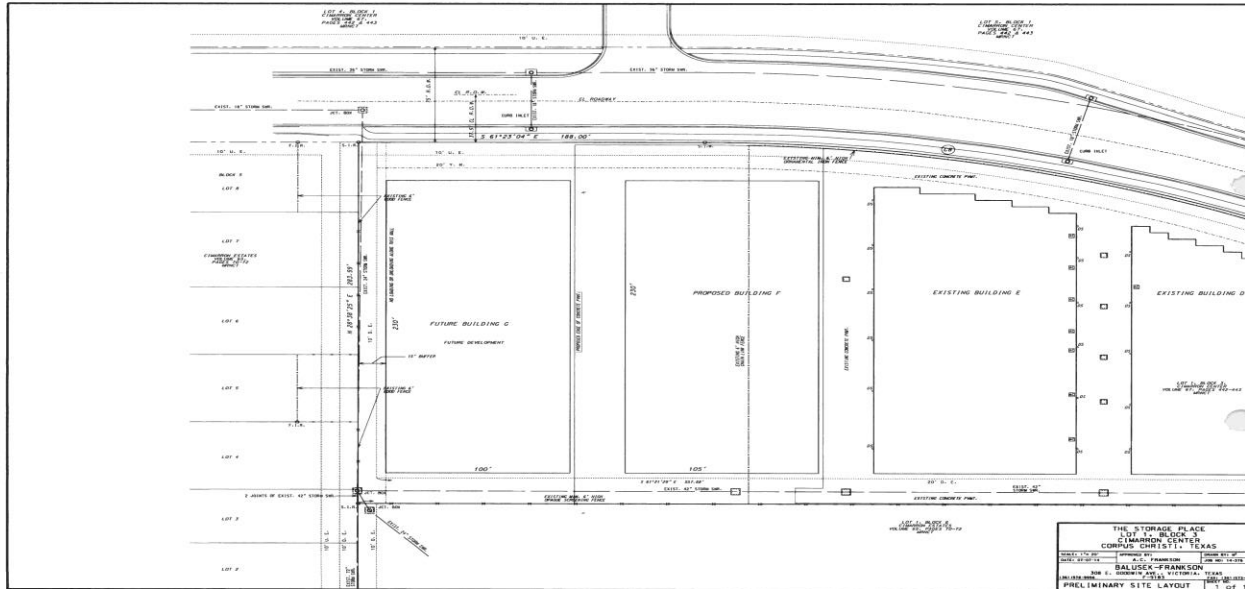
CBA: Δ = 01°14'27"
R = 785.00'
L = 17.00'
Ch = 560°45'55"E
17.00'
CBB: Δ = 19°45'57"
R = 785.00'
L = 297.81'
Ch = 550°52'52"E
286.20'
C9: Δ = 21°00'59"
R = 647.00'
L = 237.32'
Ch = 550°53'09"E
236.00'
C10: Δ = 90°02'19"
R = 20.00'
L = 31.43'
Ch = 516°22'30"E
28.29'

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



Preliminary Site Layout

The Storage Place





Pictures

North along Dunbarton Oak Drive





Pictures

South of Dunbarton Oak Drive





Pictures

East along Dunbarton Oak Drive



West along Dunbarton Oak Drive





Public Notification

13 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

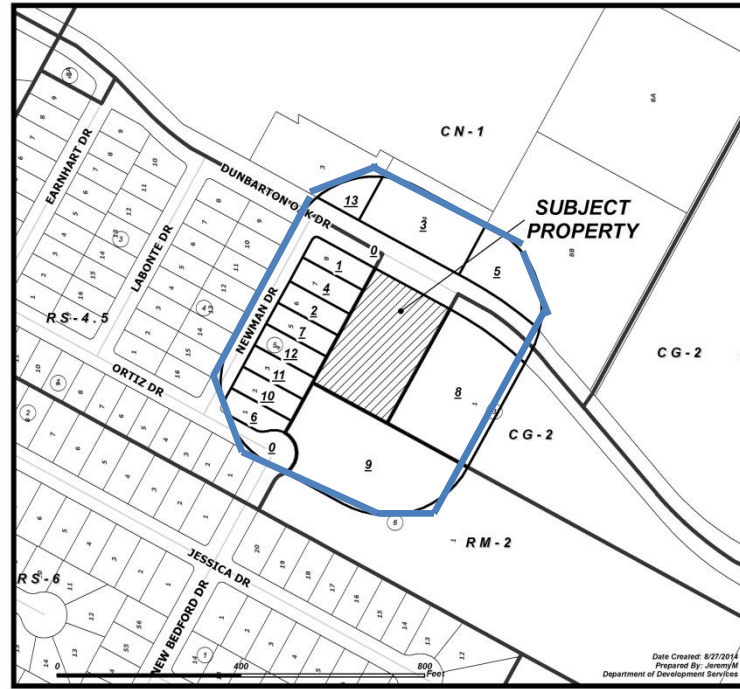
Opposed:

0



In Favor:

0





Special Permit 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.



Special Permit Conditions

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.



Staff Recommendation

**Denial of the
“CG-2” General Commercial District**

**Approval of the
“CN-1/SP” Neighborhood Commercial District
with a Special Permit**