

# ZONING REPORT

Case No.: 1012-02  
 HTE No. 12-1000031

**Planning Commission Hearing Date:** October 10, 2012

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Saratoga Highway Properties, LLC  <b>Representative:</b> Balusek-Frankson (Courtland Frankson)  <b>Legal Description/Location:</b> 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.</p>				
<b>Zoning Request</b>	<p><b>From:</b> "CN-1" Neighborhood Commercial District  <b>To:</b> "CG-2" General Commercial District  <b>Area:</b> 3.38 acres  <b>Purpose of Request:</b> To allow the construction of a self-service storage facility.</p>				
<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 & "CG-2" General Commercial	Vacant & Medium Density Residential	Commercial	
	<i>South</i>	"RM-2" Multifamily 2	Vacant	Medium Density Residential	
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>West</i>	"CN-1" Neighborhood Commercial	Vacant	Commercial	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> 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.  <b>Map No.:</b> 043032, 043033  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has 950 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.</p>				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume (2011)</b>
	Dunbarton Oak Dr.	"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 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.

**Applicant’s Development Plan:** The applicant is proposing a self-service storage facility consisting of five storage buildings and one office building containing 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. No individual storage unit can exceed 400 square feet. The office would staff one full-time employee and a part-time assistant. The top floor of the office will be used as a caretaker’s quarters and will comply with all standards defined in the Unified Development Code (UDC). The business would operate during the hours of 8:00 A.M. to 6:00 P.M. This project would be constructed in multiple phases.

**Existing Land Uses & Zoning:** 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 1.34-acre tract of land owned by Saratoga Highway Properties, LLC, which is zoned the “CN-1” Neighborhood Commercial District and will serve as a buffer between the self-service storage facility and the single-family neighborhood to the west.

**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 is consistent with elements of the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a commercial use. The rezoning is consistent with relevant 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 188-foot buffer between the subject property and the residential neighborhood.
- The proposed storage facility will have convenient access to Dunbarton Oak Street, 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.

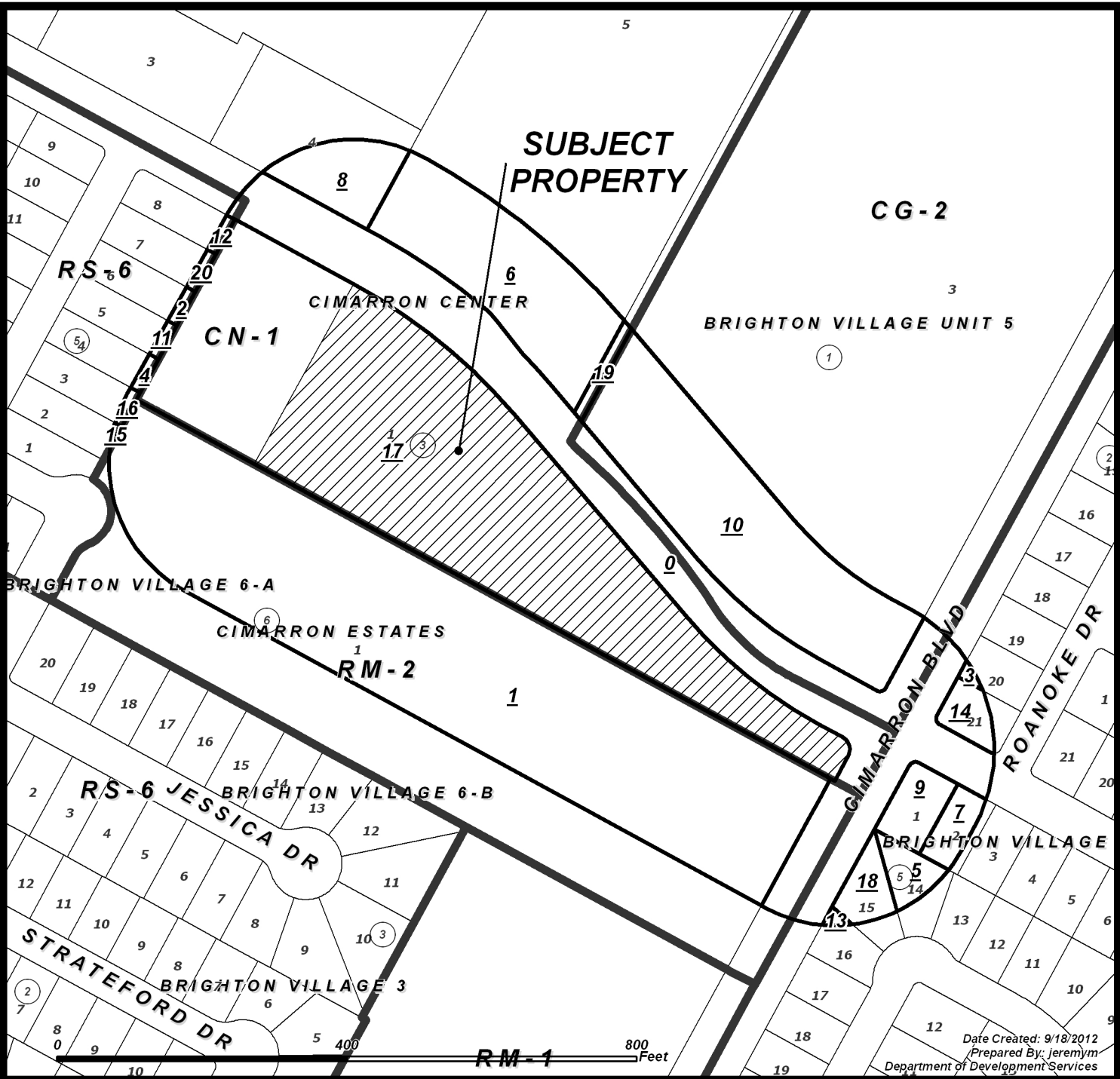
- The proposed self-service storage facility will serve the surrounding single-family and multifamily developments.

**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.

<b>Public Notification</b>	Number of Notices Mailed – 20 within 200’ notification area; 1 outside notification area
	<u>As of October 15, 2012:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
For 0.00% in opposition.	

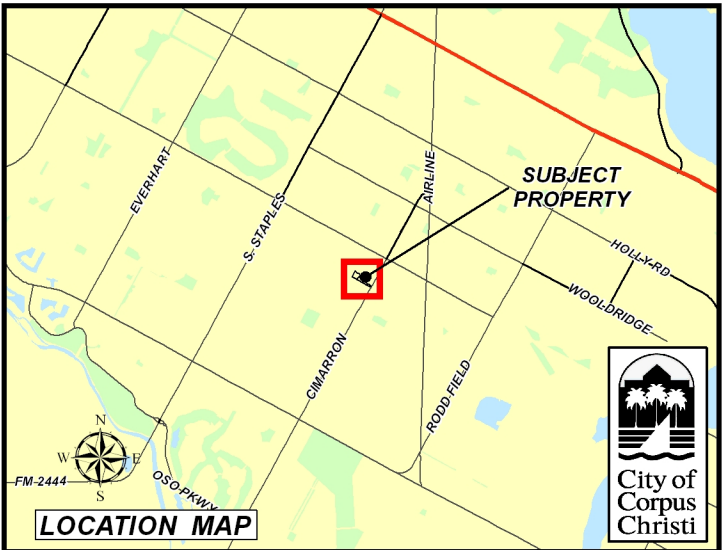
- Attachments:            1. Location Map (Existing Zoning & Notice Area)  
                                  2. Site Plan



**CASE: 1012-02**  
**2. SITE - EXISTING ZONING,**  
**NOTICE AREA & OWNERSHIP**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



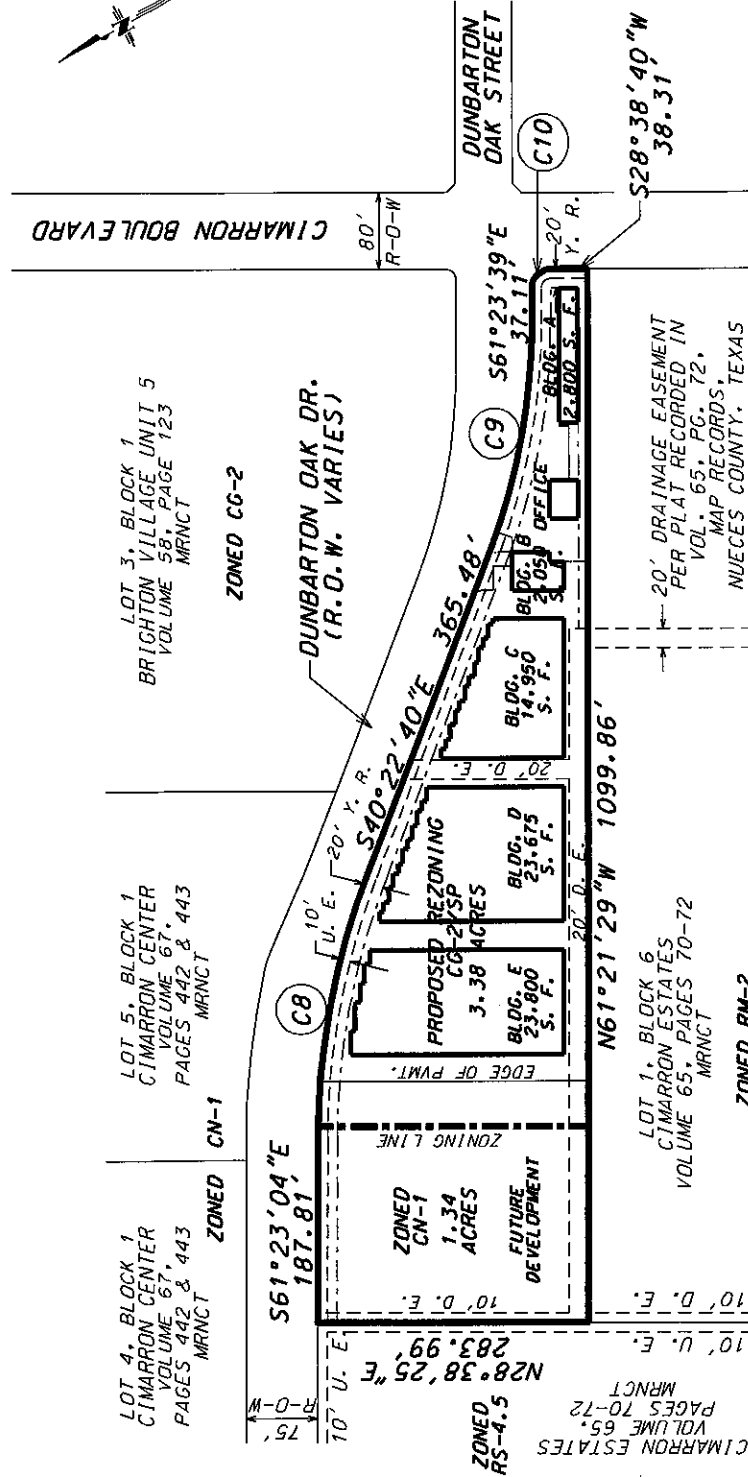
Date Created: 9/18/2012  
 Prepared By: jeremym  
 Department of Development Services

CURVE DATA

C8: Δ = 21°00'24"  
 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