

**CITY COUNCIL ACTION ITEM
ROUTING /APPROVAL FORM**

Future Agenda Item / Council Meeting Date: March 27, 2012
Action Item - Council Meeting Date: April 10, 2012

Brief Description: Public Hearing to Consider a Change of Zoning (Case No. 0212-04)

FINANCE

Submit to: Evelyn Desrosiers, ext. 3613

**** Please route to Olga Plomarity, Budget Office, Ext. 3622 ****

BUDGET

Submit to: Olga Plomarity, ext. 3622

APPROVED: _____

Eddie Houlihan, Asst. Director of Management and Budget

**** Please route Rudy Garza, ACM****

ACM

Submit to: Rudy Garza (ACM) **Due on:** 3/8/2012 by 2:00 p.m.

APPROVED: _____

Assistant City Manager

****Please route to Esther Velazquez, CM's Office, ext. 3220****

City Manager

Submit to: Rebecca Huerta c/o Esther Velazquez (Asst. to CM) **Due on:** 3/15/2012 by 2:00 p.m.

APPROVED: _____

City Manager

Department Contact Information

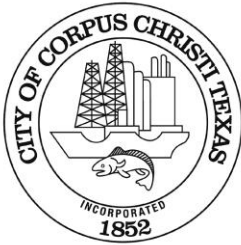
Preparer: Miguel S. Saldaña, AICP
Phone: 826-3568

Alternate: Jennifer Ramirez
Phone: 826-3585

Please indicate type of item:

**PLACEMENT ON AGENDA
TYPE OF ACTION ITEM**

**PUBLIC HEARING
ORDINANCE, Emergency**



AGENDA MEMORANDUM
for the City Council Meeting of April 10, 2012

DATE: 3/6/2012

TO: Ronald L. Olson, City Manager

FROM: Stephen Draper, Director/Building Official, Development Services
StephenD@cctexas.com
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING
City of Corpus Christi (Case No. 0212-04)
Change from “CN-1” Neighborhood Commercial District to “RS-4.5” Single-family 4.5 District
Property Addresses: 6093 Dunbarton Oak Drive

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0212-04: City of Corpus Christi: The applicant is requesting a change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-4.5” Single-family 4.5 District, resulting in a change of future land use from commercial to low density residential. The property to be rezoned is Cimarron Center, Block 2, Lot 9A, located on the southwest corner at the intersection of Dunbarton Oak Drive and Earnhart Drive.

Planning Commission and Staff’s Recommendation (February 15, 2012): Approval of the change of zoning to the “RS-4.5” Single-family 4.5 District.

BACKGROUND AND FINDINGS:

- Lot 9A, Block 2, Cimarron Center is one of the last single-family size lots at approximately 6,010 square feet available for new home construction in this immediate area. This lot will comfortably accommodate the planned construction of a one-story single-family residential structure with driveway access onto Earhart Drive.
- The proposed change is inconsistent with the projected future land use of the area but because of the Dunbarton Oak Drive realignment and the residual “CN-1” Neighborhood Commercial District boundary which was based on the original alignment of Dunbarton Oak Drive, the subject property is left essentially as an isolated and undersized “CN-1” District lot. The rezoning of this property from the “CN-1” District to the “RS-4.5” Single-Family 4.5 District would be in the best interest of the neighborhood and in keeping with the overall community and continuity of the area.

ALTERNATIVES: Denial of the requested change of zoning to the “RS-4.5” Single-family 4.5 District.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Southside Area Development Plan (ADP) slate the subject property for commercial use. The proposed change in zoning is inconsistent with both the adopted Future Land Use Map of the Comprehensive Plan and Southside Area Development Plan; however, over the past several years and since the adoption of the aforementioned plans development trends and the alignment of existing right-of-ways has changed. The Comprehensive Plan and Southside ADP encourage residential development and with the demand for more affordable housing on the increase staff supports the applicant's request of rezoning from "CN-1" Neighborhood Commercial to the "RS-4.5" Single-Family 4.5 allowing for the proposed residential construction.

EMERGENCY / NON-EMERGENCY: Emergency

DEPARTMENTAL CLEARANCES: N/A

FINANCIAL IMPACT: 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:

RECOMMENDATION:

Planning Commission and Staff's Recommendation (February 15, 2012): Approval of the change of zoning to the "RS-4.5" Single-family 4.5 District.

LIST OF SUPPORTING DOCUMENTS:

- Zoning Report
- Ordinance

Approvals: Deborah Brown, Assistant City Attorney
Rudy Garza, Assistant City Manager
Toby Futrell, Interim Assistant City Manager