

PLANNING COMMISSION FINAL REPORT

Case No. 0620-02
 INFOR No. 20ZN1014

Planning Commission Hearing Date: July 8, 2020

Applicant & Legal Description	<p>Owner: One Rail Group, LLC. Applicant: One Rail Group, LLC. Location Address: 501 Heinsohn Road Legal Description: Being 80.144 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of the south half of Block 2 of the J.C. Russell Farm Blocks, 27.361 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 14, 17 & 18 and all of Lots 22, 25 & 26 of the Johnny C. Wilson Farm Lots, 9.192 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 2, 6 & 10 of the Johnny C. Wilson Farm Lots, 0.192 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lot 2 of the Johnny C. Wilson Farm Lots, 98.382 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of the north half of Block 2 of the J.C. Russell Farm Blocks, 5.380 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of Lot 21 of the Johnny C. Wilson Farm Lots, 9.072 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 3, 4, 7 & 8 of the Johnny C. Wilson Farm Lots, located along the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive).</p>			
Zoning Request	<p>From: "FR" Farm Rural District and "IL" Light Industrial District To: "IL" Light Industrial District Area: 230 acres Purpose of Request: To allow for the construction of a rail storage terminal.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural and "IL" Light Industrial	Vacant	Light Industrial
	<i>North</i>	"IH" Heavy Industrial	Heavy Industrial	Heavy Industrial and Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"FR" Farm Rural and "IL" Light Industrial	Vacant and Light Industrial	Light Industrial
	<i>West</i>	"FR" Farm Rural, "IH" Heavy Industrial, and "IL" Light Industrial	Vacant and Heavy Industrial	Heavy Industrial and Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 053043 City Council District: 3 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 160 feet of street frontage along State Highway 44 (Agnes Street) which is designated as a “F1” Freeway/Expressway Street and has approximately 3,600 feet of street frontage along Heinsohn Road which is designated as a “A2” Secondary Arterial Street. According to the Urban Transportation Plan, “A2” Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 44 (Agnes Street)	“F1” Freeway/Expressway	450’ ROW 180’ paved	400’ ROW Varies paved	N/A
	Heinsohn Road	“A2” Secondary Arterial	100’ ROW 54’ paved	45’ ROW 21’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District to allow for the construction and operation of a Rail Storage Terminal.

Development Plan: The subject property is 230 acres in size. The proposed use is the construction and operation of a Rail Storage Terminal. The rail terminal will be serviced by the Kansas City Railroad and will potentially serve all industries in the immediate area. The only building structures planned at this time will be an approximate 2,500 square foot office that will be submitted for approval to the City for review. No object higher than 35-feet is planned to be constructed on the site. The project will be phased to grow larger as customer contracts grow. The number of employees will be 25 or less. Hours of operation are seven days per week 6:00 am to 6:00 pm. No signage will be required at this location other than industry safety signage located in and around the rail facility. Access to the facility will be from Heinsohn Road. Very low volume is assumed at this time on Heinsohn Road and 50 trips peak am and 50 trips peak pm are assumed after construction is complete.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District and “IL” Light Industrial District and consists of vacant property. The property was annexed in 1962. To the north across State Highway 44 (Agnes Street) are vacant properties zoned “IL” Light Industrial District. To the south are vacant properties zoned “IL” Light Industrial District. To the east are businesses and vacant properties zoned “IL” Light Industrial District and “FR” Farm Rural District. To the west vacant properties zoned “IH” Heavy Industrial District and “FR” Farm Rural District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). No comments were received from either the Corpus Christi International Airport nor the Naval Air Station in opposition of the rezoning.

Plat Status: The property is not platted.

Utilities:

- Water:** 8-inch ACP line located along Heinsohn Road.
- Wastewater:** 8-inch PVC line located along Agnes Street.
- Gas:** 2-inch Service Line located along Heinsohn Road.
- Storm Water:** 24-inch line located along Agnes Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the “IL” Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the surrounding uses, and does not have a negative impact upon adjacent properties.

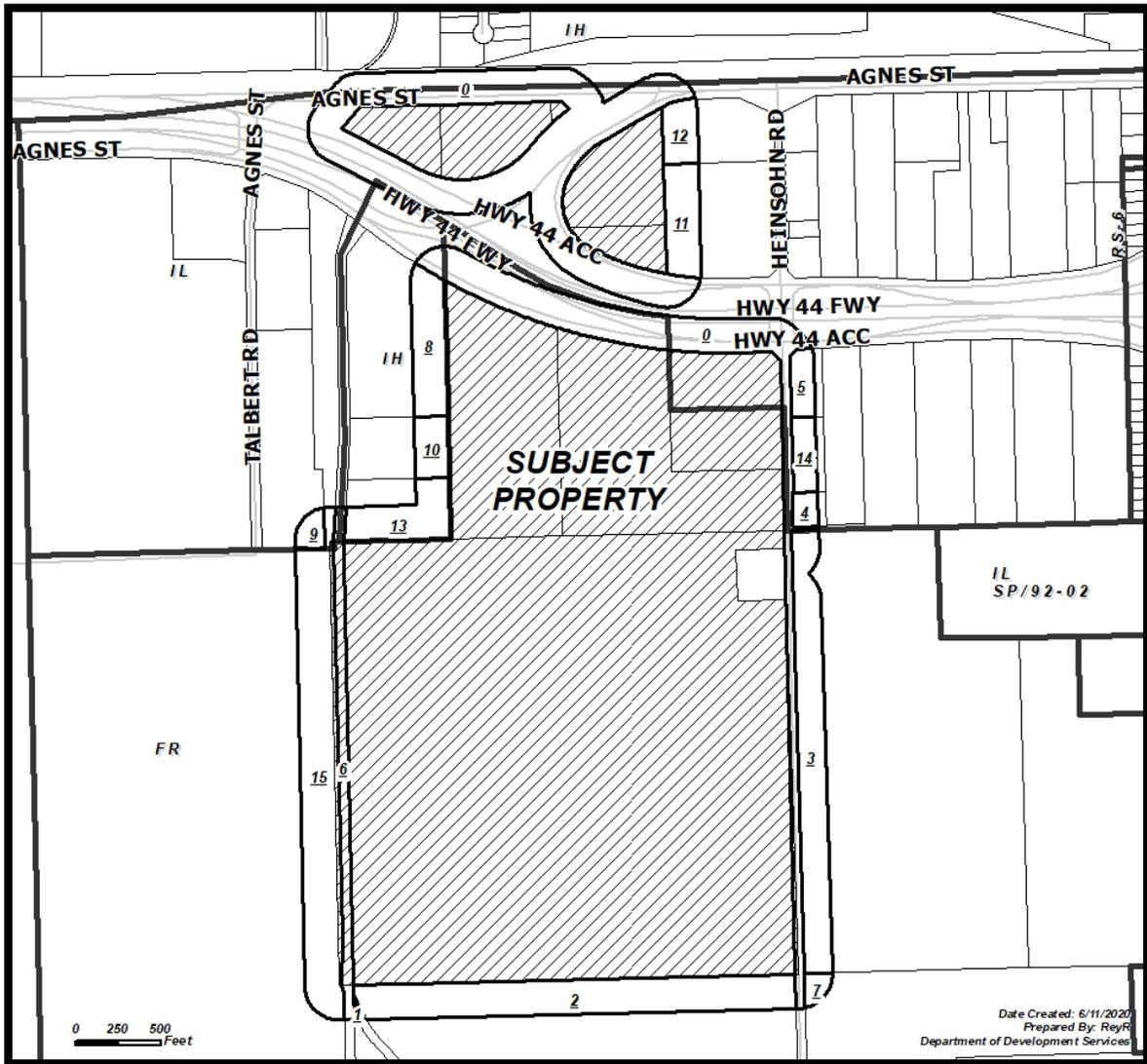
Planning Commission and Staff Recommendation (July 22, 2020):

Approval of the change of zoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 15 within 200-foot notification area 5 outside notification area	
	<u>As of July 3, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.		

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



CASE: 0620-02
ZONING & NOTICE AREA

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

