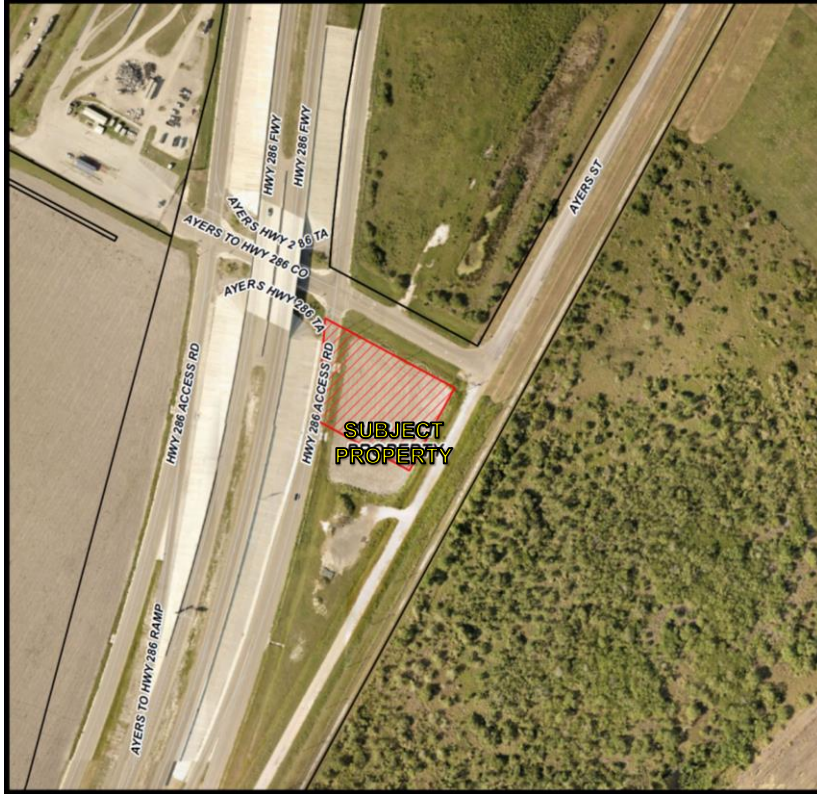


Zoning Case 0922-01



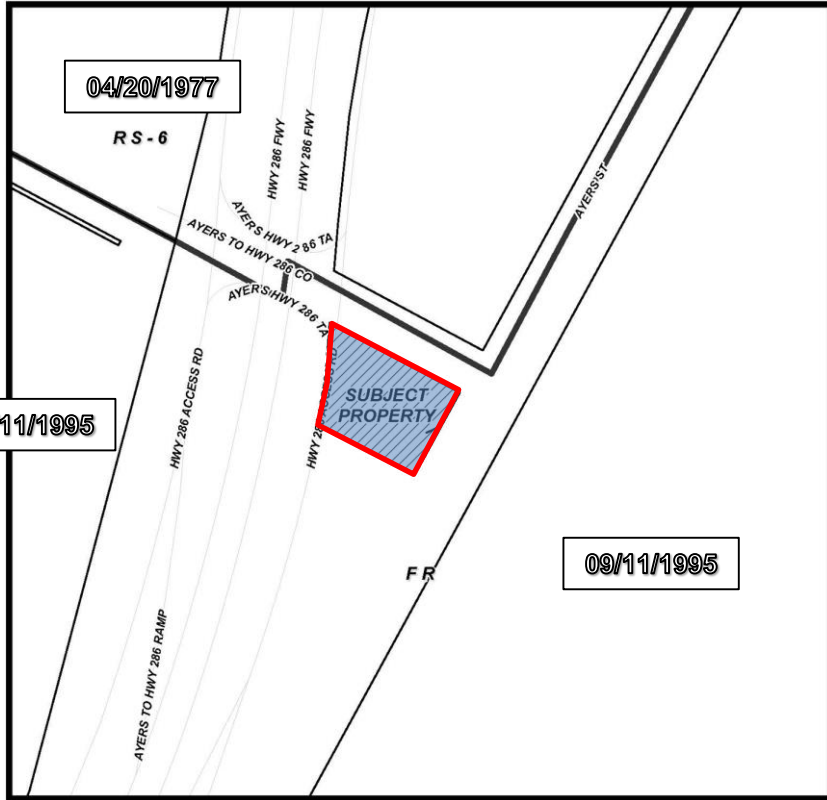
Ryan Thurman
DISTRICT 3

Rezoning for a property at
7017 Ayers Street
From “FR” to “IL”



City Council
October 25, 2022

Zoning and Land Use



Proposed Use:

Boat Repair Facility with a Marine Construction Office

Area Development Plan:

Southside (Adopted March 17, 2020)

Military Compatibility Area Overlay District:

Light and Vertical Obstruction Subzone (Effective August 22, 2022)

Future Land Use Map:

Agricultural/Rural Enterprise

Existing Zoning:

"FR" Farm Rural

Adjacent Land Uses:

- North: Public/Semi-Public
- South: Outside City Limit
- East: Public/Semi-Public
- West: Public/Semi-Public



Public Notification

2 Notices mailed inside 200' buffer
2 Notice(s) mailed outside 200' buffer

Notification Area

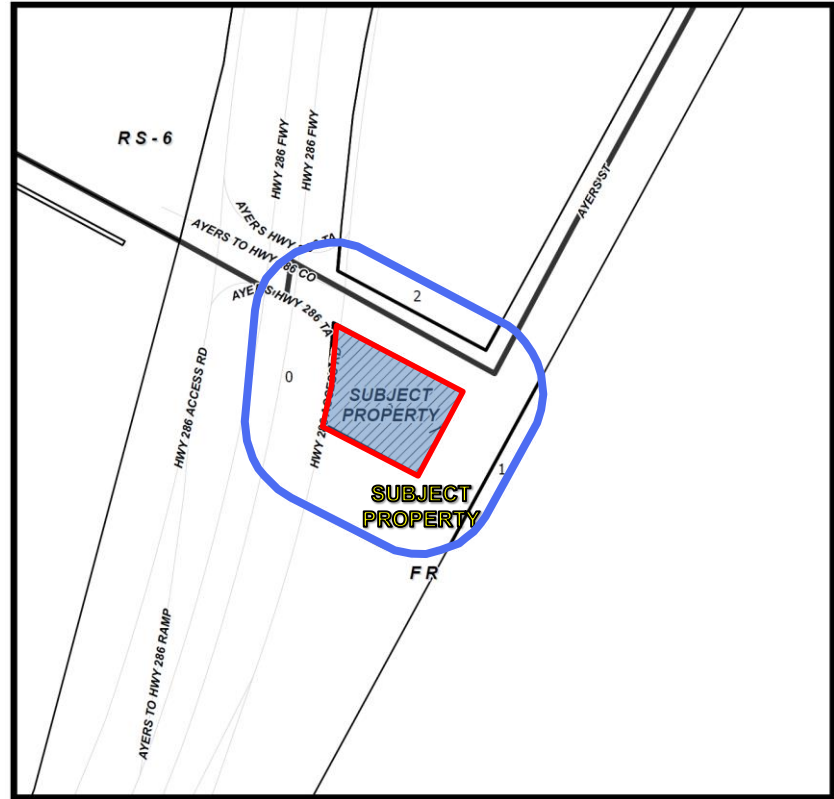
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Analysis And Recommendation

- The proposed rezoning is inconsistent with the Future Land Use Map; however, it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses. The Unified Development Code (UDC) allows landfill and landing field uses under a Light Industrial District. (Adjacent to the site are the J.S. Elliott Landfill and the Cabaniss Naval Outlying Landing Field)
- The site is within the Cabaniss Naval Outlying Landing Field (NOLF) Military Compatibility Area Overlay District's (MCAOD) Light and Vertical Obstruction Subzones.
 - The Light Subzone regulates lighting to prevent visual interference during training and operation.
 - The Vertical Obstruction Subzone regulates the height of structures for safe flight approaches, departures, and pattern operations.
- The proposed development, although outside of the Clear Zone (CZ), Accident Potential Zone 1 (APZ-1), and Accident Potential Zone (APZ-2), would have an approximate Floor Area Ratio (FAR) 0.14. A repair type development is allowed with a maximum FAR of 0.11 in the APZ-1 zone and 0.22 in the APZ-2 zone with structures prohibited in the CZ zone.

PLANNING COMMISSION AND STAFF RECOMMENDATION: Approval of the rezoning request from “FR” Farm Rural District to “IL” Light Industrial District.