



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of August 27, 2013
Second Reading Ordinance for the City Council Meeting of September 10, 2013

DATE: August 1, 2013

TO: Ronald L. Olson, City Manager

FROM: Pete Anaya, P.E., Director, Planning and Environmental Services
Department
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**Rezoning from Light Industrial to Industrial Compatible by
City of Corpus Christi for properties near Cabaniss Field
Property Location: Brezina Road between Weber and Bratton Roads**

CAPTION:

Case No. 0713-01 City of Corpus Christi: A change of zoning from the "IL" Light Industrial District to the "IC" Industrial Compatible District, not resulting in a change to the Future Land Use Plan. The property is described as being a 1.205-acre tract of land out of Lot 4-A, Block 1, and all of Lots 4-B and 4-C, Block 2, Brezina Farm Tracts, located along Brezina Road, approximately 1,350 feet south of Bratton Road.

PURPOSE:

The purpose of this item is to rezone the subject properties to a zoning district that is compatible with Navy flight patterns and consistent with the City's Comprehensive Plan.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 31, 2013):
Approval of the change of zoning from the "IL" Light Industrial District to the "IC" Industrial Compatible District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the City of Corpus Christi is proposing a rezoning from the "IL" Light Industrial District to the "IC" Industrial Compatible District. The "IC" District was created for use where there is a potential threat to public health and safety and where residential uses or uses that congregate large groups of people should be avoided. The current "IL" District allows certain uses that are likely to congregate large groups of people or which could present a greater hazard in an

Accident Potential Zone. Some of the uses in the Light Industrial District which are not allowed in the "IC" Industrial Compatible District include: auditoriums, detention facilities, cafeterias, medial facilities, vocational trade or business schools, above ground fuel tanks.

This rezoning will create greater compatibility and protect public health and safety under Navy flight patterns. The property requested for rezoning is under an Accident Potential Zone 1 (APZ-1) as defined in the Navy's 2009 Air Installation Compatible Use Zone Study. The study recommends residential uses or uses that could congregate large groups of people to be prohibited under Accident Potential Zone 1. Prior to the Navy's 2009 AICUZ Study, the subject property was not designated as an Accident Potential Zone.

As a follow up to the 2009 Navy AICUZ Study, the City conducted a Joint Land Use Study (JLUS). The JLUS Study recommendation LU-3B recommends that the City rezoning undeveloped property around Cabaniss Field to ensure compatibility of new development. Rezoning the property to the IC District will help to prevent incompatible uses under the Cabaniss Field Runway 31 flight pattern.

The subject property is currently developed with two uses that are allowed in the "IC" Industrial Compatible District. A recent national assessment of land use compatibility was conducted at all Navy installations. While the assessment was not made available to the public, DOD personnel familiar with the study indicated that NASCC has a comparatively large number of incompatible structures under Navy flight patterns. Rezoning to the "IC" Industrial Compatible District will help to protect public health, safety and welfare by preventing new uses that are not compatible with Navy use guidelines.

ALTERNATIVES:

1. Approve an intermediate zoning district;
2. Approval of a special permit; or
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning is consistent with the Future Land Use Plan, which slates the properties for a light industrial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, Development Services, and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

PowerPoint
Zoning Report with Attachments
Ordinance with Exhibits