



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of September 10, 2013
Second Reading Ordinance for the City Council Meeting of September 17, 2013

DATE: August 1, 2013
TO: Ronald L. Olson, City Manager
FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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**Rezoning from Residential to Heavy Industrial by the
Port of Corpus Christi Authority of Nueces County, Texas
Property Location: South of La Quinta Road and bayward of the City limit line.**

CAPTION:

Case No. 0713-05 Port of Corpus Christi Authority of Nueces County, Texas: A change of zoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District. The property is described as being a 268.68-acre tract of land out of the Geronimo Valdez Survey, Abstract 269, the John Garreghty Survey, Abstract 139, the T.T. Williamson Surveys, Abstracts Nos. 284, 285, 286, 287, 288, and 289, and the State Mineral Tract Nos. 1, 11, and 12, located south of La Quinta Road and bayward of the City limit line.

PURPOSE:

The purpose of this item is to rezone the property to allow heavy industrial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 31, 2013):
Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the Port of Corpus Christi Authority (the Port) is proposing a rezoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District in order to allow future heavy industrial uses along the property's 3,800-foot shoreline. The Port plans to develop this property with docks and wharfs to support the landside construction of industrial facilities that are part of the Port's future La Quinta Gateway Terminal.

The proposed rezoning is compatible with the heavy industrial uses located north of the subject property and would not negatively impact surrounding properties. This area on the north side of Corpus Christi Bay is planned for heavy industrial uses. The proposed rezoning is not in conflict with the City's Comprehensive Plan or the Future Land Use Plan.

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 City's Comprehensive Plans and Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, 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:

- Aerial Overview Map
- Zoning Report with Attachments
- Ordinance with Exhibits