



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 10, 2015
Second Reading for the City Council Meeting of November 17, 2015

DATE: October 19, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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Public Hearing and First Reading for seven newly annexed properties in Industrial District No. 1

CAPTION:

Case No. 0915-08 City of Corpus Christi: A change of zoning from the Interim "FR" Farm Rural District after annexation to the "IH" Heavy Industrial District. The properties to be rezoned are described as **Tract 1:** Being a 1.095-acre tract of land, more or less, being out of a 34.54 acre tract out of Survey 421, Abstract No. 572 in Nueces County, Texas, such 34.54 acre tract recorded at Volume 1482, Page 1029, Deed Records of Nueces County, Texas owned by ABTEX Brinkerhoff Oil Company and said landlocked tract generally located between IH-37 and Hearn's Ferry Road and east of Carbon Plant Road; **Tract 2:** Being a tract of land containing 42,000 square feet (0.96 acre) of land out of a 3.23 acre tract recorded in Volume 1722, Page 552 of the Deed Records of Nueces County, Texas, owned by Coastal States Petroleum and said landlocked tract generally located east of North Navigation Boulevard and north of Up River Road; **Tract 3:** Being a tract of land containing 25,185 square feet (0.58 acre) of land out of a 3.23 acre tract recorded in Volume 1722, Page 552 of the Deed Records of Nueces County, Texas, owned by Coastal States Petroleum and said landlocked tract generally located east of North Navigation Boulevard and north of Up River Road; **Tract 4:** Being a 0.095 acre tract of land situated in the Rincon Del Oso Grant, Nueces County, Texas and being out of that certain 6.985 acre tract of land described in a Warranty Deed to Valero Energy Corporation recorded in Volume 2327, Page 543, Nueces County Deed Records and owned by Coastal Liquids Partners, LP and said landlocked tract generally located east of North Navigation Boulevard and north of Up River Road; **Tract 5:** Being a 0.92 acre tract of land situated in the Rincon Del Oso Grant, Nueces County, Texas and being out of that certain 6.985 acre tract of land described in a Warranty Deed to Valero Energy Corporation recorded in Volume 2327, Page 543, Nueces County Deed Records and owned by Coastal Liquids Partners, LP and said landlocked tract generally located east of North Navigation Boulevard and north of Up River Road; **Tract 6:** Being a 0.187 acre (8,138.134 square feet) out of Lot 7-B of the Oak Lawn Subdivision as recorded in Volume 33, Page 63 of the Map Records of Nueces County, Texas and owned by Exxon Pipeline Company and located on the south corner of Buddy Lawrence

Drive and Oak Park Avenue; and **Tract 7**: Being a 0.25 acre tract of land out of Lot 7-B of the Oak Lawn Subdivision as recorded in Volume 33, Page 63 of the Map Records of Nueces County, Texas and owned by Koch Gathering Sys, Inc. and located between Oak Park Avenue and Buddy Lawrence Drive and north of Huisache Street.

PURPOSE:

The purpose of this item is rezone the property to allow heavy industrial uses in Industrial District No. 1.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 23, 2015):
Approval of the re-zoning from the Interim “FR” Farm Rural District after annexation to the “IH” Heavy Industrial District on Tracts 1-7.

BACKGROUND AND FINDINGS:

Industrial District No. 1 is specifically designed to promote industrial uses by allowing a fee to be paid to the City in lieu of taxation with the City’s guarantee not to annex the properties if the property owner enters into an Industrial District Agreement. Each of the property owners have been invited but have declined the City’s offer to enter into an Industrial District Agreement. Therefore, the City is exercising its annexation powers, and subsequently rezoning the property consistent with the Future Land Use Map.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for heavy and light industrial uses. The proposed rezoning to the “IH” Heavy Industrial District is consistent with the adopted Future Land Use Map where Heavy Industrial uses are planned.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating

Revenue

Capital

Not applicable

Fiscal Year: 2015-2016	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:

Presentation - Aerial Map

Ordinance

Planning Commission Final Report