



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of June 16, 2015
Second Reading for the City Council Meeting of June 23, 2015

DATE: May 29, 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 Property at
14, 15, 16 and 17 Country Club Place**

CAPTION:

Case No. 0515-04 Magellan Terminals Holdings, L.P.: A change of zoning from the "RS-6" Single-Family 6 District to the "ON" Office District, resulting in a change to the Future Land Use Plan from low density residential uses to professional office uses. The property is described as Lots 14, 15, 16, and 17, Country Club Place, located on the north side of Interstate Highway 37 Access Road, south of Tribble Lane and west of Poth Lane.

PURPOSE:

The purpose of this item is to allow an office use.

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 20, 2015): Approval of the change of zoning from the "RS-6" Single-Family 6 District to "ON" Office District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "ON" Office District to allow construction of an office building. It will house the plant control room for Magellan's industrial services to the north. The site is proposed to have access from Poth Lane. No access is proposed to the south along a private access drive previously a public street called Country Club Place.

The subject property is located in an abandoned single-family subdivision in a heavy industrial area of Corpus Christi adjacent to Refinery Row. Ownership records with the Nueces County Appraisal District indicate the lots in the neighborhood currently are owned by several different industrial companies. It is staff's opinion the neighborhood should be redeveloped to provide better compatibility with uses needed to support industry and that the proposed rezoning would not negatively impact surrounding properties.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the "ON" Office District is consistent with the Westside ADP but inconsistent with the adopted Future Land Use Plan's designation of the property as low density residential.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

- Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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