



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 25, 2022
Second Reading for the City Council Meeting of November 1, 2022

DATE: October 25, 2022

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning for Property at or near 7017 Ayers Street.

CAPTION:

Case No 0922-01 Ryan Thurman (District 3): Ordinance rezoning property at or near 7017 Ayers Street from the “FR” Farm Rural District to the “IL” Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication.

PURPOSE:

The purpose of this request is to allow for a boat repair facility that will operate between the hours of 8:00 AM and 5:00 PM with a total of 8 employees, accompanied by a marine construction services office.

BACKGROUND AND FINDINGS:

The subject property is 1.592 acres in size. To the north, the adjacent property is zoned “RS-6” Single-Family 6 District. To the east and west, the properties are zoned “FR” Farm Rural District. There is no property south of the site. Ayers Street merges with Crosstown Expressway (TX-286 N) south of the site; and immediately north is the city’s limit. The property is surrounded by Public/Semi-Public uses.

As detailed in the attached report, the applicant is seeking a rezoning to allow a 9,800-square-foot boat repair facility that will also accommodate office space for marine construction services. The facility would operate between the hours of 08:00 AM and 05:00 PM during the weekdays with a total of 8 employees.

West-adjacent of the site is the approximately 155-acre J.S. Elliott Landfill currently zoned “RS-6” Single-Family 6 District and “FR” Farm Rural District, and to its east and north the over 940-Acre Cabaniss Naval Outlying Landing Field zoned “FR” Farm Rural District.

The location on Crosstown Expressway for the proposed development is appropriate as industrial uses are typically located along major transportation routes. The proposal is also compatible with the surrounding uses as they are categorized as industrial.

The proposed rezoning for an industrial use is inconsistent with the Future Land Use Map (FLUM) designation of Agriculture/Rural Enterprise and would require an amendment to the map.

*The Development will have an approximate Floor Area Ratio (FAR) of 0.14. A maximum Floor Area Ratio of 0.11 is prescribed within the Accidental Potential Zone 1 (APZ-1) of the recently adopted Military Compatibility Area Overlay District (MCAOD) and 0.22 within the Accidental Potential Zone 2 (APZ-2) with development prohibited in the Clear Zone (CZ) for a repair type of use. The site is not within the clear zone (CZ), Accident Potential Zone 1 (APZ-1), or Accident Potential Zone 2 (APZ-2) of the Cabaniss Naval Outlying Landing Field (NOLF), however is within its Light and Vertical Obstruction subzones.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposed approval of the change of zoning.

ALTERNATIVES:

1. Denial of the change of zoning from “FR” Farm Rural District to “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District on September 7, 2022.

Vote Count:

For:	8
Opposed:	0
Absent:	1
Abstained:	0

Staff recommended approval of the change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report