

# CITY COUNCIL ZONING REPORT

Case No.: 0713-05  
 HTE No. 13-10000029

**Planning Commission Hearing Date:** July 31, 2013

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Port of Corpus Christi Authority of Nueces County, Texas  <b>Legal Description/Location:</b> 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, as shown on the map provided, located south of La Quinta Road and bayward of the City of Corpus Christi city limit line.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "IH" Heavy Industrial District  <b>Area:</b> 268.68 acres  <b>Purpose of Request:</b> To allow construction of dock and wharf facilities.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Water	Water & Heavy Industrial
	<i>North</i>	Outside City Limits	Vacant	Heavy Industrial
	<i>South</i>	"RS-6" Single-Family 6	Water	Water
	<i>East</i>	"RS-6" Single-Family 6	Water	Water
	<i>West</i>	"RS-6" Single-Family 6	Water	Water
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is not located within one of the City's Area Development Plans and the Future Land Use Plan calls for a portion of the property to be heavy industrial uses.  <b>Map No.:</b> N/A  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property does not front any streets and is located within the Corpus Christi Bay. The closest street to the subject property is La Quinta Road, which is private road located within San Patricio County.</p>			

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "IH" Heavy Industrial District on 268 acres of submerged land to allow construction of dock and wharf facilities along the water fronting 3,800 feet of shoreline.

**Development Plan:** The Port of Corpus Christi Authority is planning to construct docks and wharfs to support 24/7 waterborne commercial and industrial activities along the La Quinta Channel. The water operations will support the land-based industries in and around the La Quinta Trade Gateway Terminal. The property to be rezoned does not include land outside of the City limits.

**Existing Land Uses & Zoning:** North of the subject property is vacant land within San Patricio County, which is not within the City of Corpus Christi city limits, and is planned for heavy industrial uses. Heavy industrial facilities are located northeast of the subject property. East, south, and west of the subject property is the Corpus Christi Bay zoned “RS-6” Single-Family 6 District.

**AICUZ:** The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is not located within one of the City’s Area Development Plans. The proposed change of zoning to the “IH” Heavy Industrial District would not conflict with the adopted Future Land Use Plan or the Comprehensive Plan. The Comprehensive Plan states that the City should encourage improvements to the port area and its facilities.

**Plat Status:** The subject property is not platted.

**Department Comments:**

- The proposed rezoning is compatible with the heavy industrial uses located north of the subject property.
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for heavy industrial uses.
- The proposed rezoning is not in conflict with the City’s Comprehensive Plan or the Future Land Use Plan. The surrounding properties located along the shoreline call for heavy industrial uses. This rezoning is consistent with Port activities and the surrounding properties’ land use.

**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.

<b>Public Notification</b>	Number of Notices Mailed – 3 within 200’ notification area; 0 outside notification area
	<u>As of August 1, 2013:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0.00% in opposition.

Exhibits: 1. Location Map (Existing Zoning & Notice Area)

OUTSIDE  
CITY LIMITS

LAQUINTA (PVT) RD

IH

RS-6


SUBJECT  
PROPERTY

0 400 800  
Feet


Date Created: 7/10/2013  
Prepared By: LARRYF  
Department of Development Services


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**ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

 Subject Property  
with 200' buffer

 Owners  
in favor

 Owners within 200' listed on  
attached ownership table

 Owners  
in opposition

