CITY COUNCIL ZONING REPORT

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

Planning Commission Hearing Date: July 31, 2013

	Applicant/Owner: Port of Corpus Christi Authority of Nueces County, Texas
Applicant & Legal Description	Legal Description/Location: 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.
b SCI	284, 285, 286, 287, 288, and 289, and the State Mineral Tract Nos. 1,
₹ % ĕ	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.
st g	From: "RS-6" Single-Family 6 District
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"IH" Heavy Industrial District

Area: 268.68 acres

Purpose of Request: To allow construction of dock and wharf facilities.

Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	Site	"RS-6" Single-Family 6	Water	Water & Heavy Industrial	
	North	Outside City Limits	Vacant	Heavy Industrial	
	South	"RS-6" Single-Family 6	Water	Water	
	East	"RS-6" Single-Family 6	Water	Water	
	West	"RS-6" Single-Family 6	Water	Water	
	Avec Development Plan: The authorst property is not located within one of the				

Area Development Plan: 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.

Map No.: N/A

Zoning Violations: None

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Transportation and Circulation: 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.

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 <u>not</u> 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.

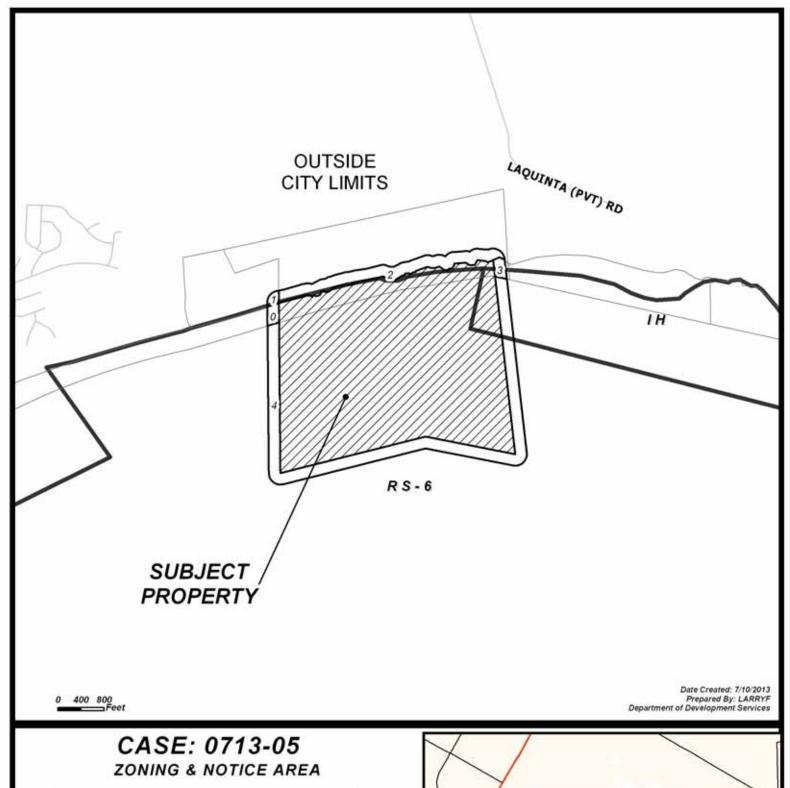
Public Notification Number of Notices Mailed – 3 within 200' notification area; 0 outside notification area

As of August 1, 2013:

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.

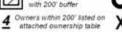
Exhibits: 1. Location Map (Existing Zoning & Notice Area)



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



Subject Property with 200' buffer



Owners in favor



