

STAFF REPORT

Case No. 0915-08 Tracts 1-7

HTE No. 15-10000056

Planning Commission Hearing Date: September 23, 2015

Applicant & Legal Description	Applicant: City of Corpus Christi			
	Tract	Owner	Acreage	Legal/Location
	1	ABTEX Brinkerhoff Oil Co.	1.09	Assors Map 137 1.095 ac out of Tract 11 Hearn's Ferry Road
	2	Coastal State Petroleum Co.	0.96	Kaler Tract 0.96 ac out of 20.99 ac Tract Up River Road
	3	Coastal State Petroleum Co.	0.58	Kaler Tract 0.58 ac out of 20.99 ac Tract Up River Road
	4	Coastal Liquids Partners LP	0.10	Kaler Tract 0.10 ac out of 20.99 ac Tract Up River Road
	5	Coastal Liquids Partners LP	0.92	Kaler Tract 0.92 ac out of 20.99 ac Tract Up River Road
	6	Exxon Pipeline Co.	0.18	Oak Lawn .18 ac out of Lot 7B Block 3 Oak Park Road
7	Koch Gathering Sys Inc.	0.25	Oak Lawn .25 ac out of Lot 7B Block 4 Oak Park Road	
Zoning Request	From: Interim Zoning Upon Annexation "FR" Farm Rural District To: "IH" Heavy Industrial District Area: 4.08 acres total Purpose of Request: To allow heavy industrial uses in Industrial District No. 1.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Tract 1 & 7: Vacant Tracts 2-6: Heavy Industrial	Heavy Industrial
	<i>North</i>	Outside city limits without zoning	Tract 1: Vacant Tracts 2-7: Heavy Industrial	Heavy Industrial
	<i>South</i>	Outside city limits without zoning	Tract 1: Vacant Tracts 2-7: Heavy Industrial	Heavy Industrial
	<i>East</i>	Outside city limits without zoning	Tract 1: Vacant Tracts 2-7: Heavy Industrial	Heavy Industrial
	<i>West</i>	Outside city limits without zoning	Tract 1: Vacant Tracts 2-7: Heavy Industrial	Heavy Industrial
ADP, Map & Violations	Area Development Plan: The subject properties are located within the boundaries of the Port/Airport/Violet Area Development Plan (ADP) and are planned for heavy industrial uses. The proposed rezoning to the "IH" Heavy Industrial District is consistent with the adopted Future Land Use Map and ADP.			

Transportation	Transportation and Circulation: Tracts 1 is a landlocked property near an unimproved portion of Hearn's Ferry Road; Tracts 2, 3, 4 and 5 are landlocked properties near Navigation Blvd. and Up River Road. Tracts 6 and 7 are located with frontage on Oak Park Street and Buddy Lawrence Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Hearn's Ferry	Local	N/A	2 Lanes 50' ROW unpaved	N/A
	Navigation Blvd.	A1 Arterial	4 Lanes w/Ctr Turn	2 Lanes 70' ROW 28' Paved	N/A
	Up River Road	C1 Collector	2 Lanes	2 Lanes 70' ROW 28' Paved	N/A
	Buddy Lawrence	C1 Collector	2 Lanes	2 Lanes 120' ROW 44 Paved	N/A
	Oak Lawn	C1 Collector	2 Lanes	2 Lanes 70' ROW 28' Paved	N/A

Staff Summary:

Requested Zoning: The City/applicant is requesting a rezoning from the interium "FR" Farm Rural District automatically applied to property after annexation to the "IH" Heavy Industrial District to allow for heavy industrial uses.

Development Plan: Each of the properties are located in Corpus Christi Industrial District No. 1. 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.

Existing Land Uses & Zoning: Tract 1 is vacant and surrounded by vacant land outside citylimits. Tracts 2 thru 6 are partially developed with industrial uses and surrounded by existing industrial uses. Tract 7 is vacant but generally surrounded by industrial uses. None of the tracts abut or are near existing residential uses.

AICUZ: The subject properties are **not** located in any of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject properties are not platted.

Comprehensive Plan & Area Development Plan Consistency:

The proposed designation of "IH" Heavy Industrial District is consistent with the Future Land Use Map and the Port/Airport/Violet Area Development Plan.

Department Comments:

In accordance with Ordinance 029958, companies in the Industrial District have the option of entering into an Industrial District Agreement (IDA) for payment of fees in lieu of taxes at a reduced rate, or being annexed. The five companies listed below have offered the following reasons for not entering into an IDA with the City:

- Coastal States Petroleum – indicated preference for annexation of two tracts.
- Coastal Liquids Partners – disclaimed land ownership by all parties, no one to sign IDA on two tracts.
- ABTEX – defunct company, no one to sign IDA.
- Exxon Pipeline Co. – indicated preference for annexation.
- Koch Gathering Sys Inc. – indicated preference for annexation

In order to comply with the Local Government Code, which allows the City to have an Industrial District, the City may annex properties that do not enter into an IDA.

Other Department comments:

1. The proposed "IH" Heavy Industrial District is consistent with both the City's Comprehensive Future Land Use Map and with the goals and intent of Industrial District No. 1.
2. There are no existing or proposed residential areas abutting or near any of the tracts.

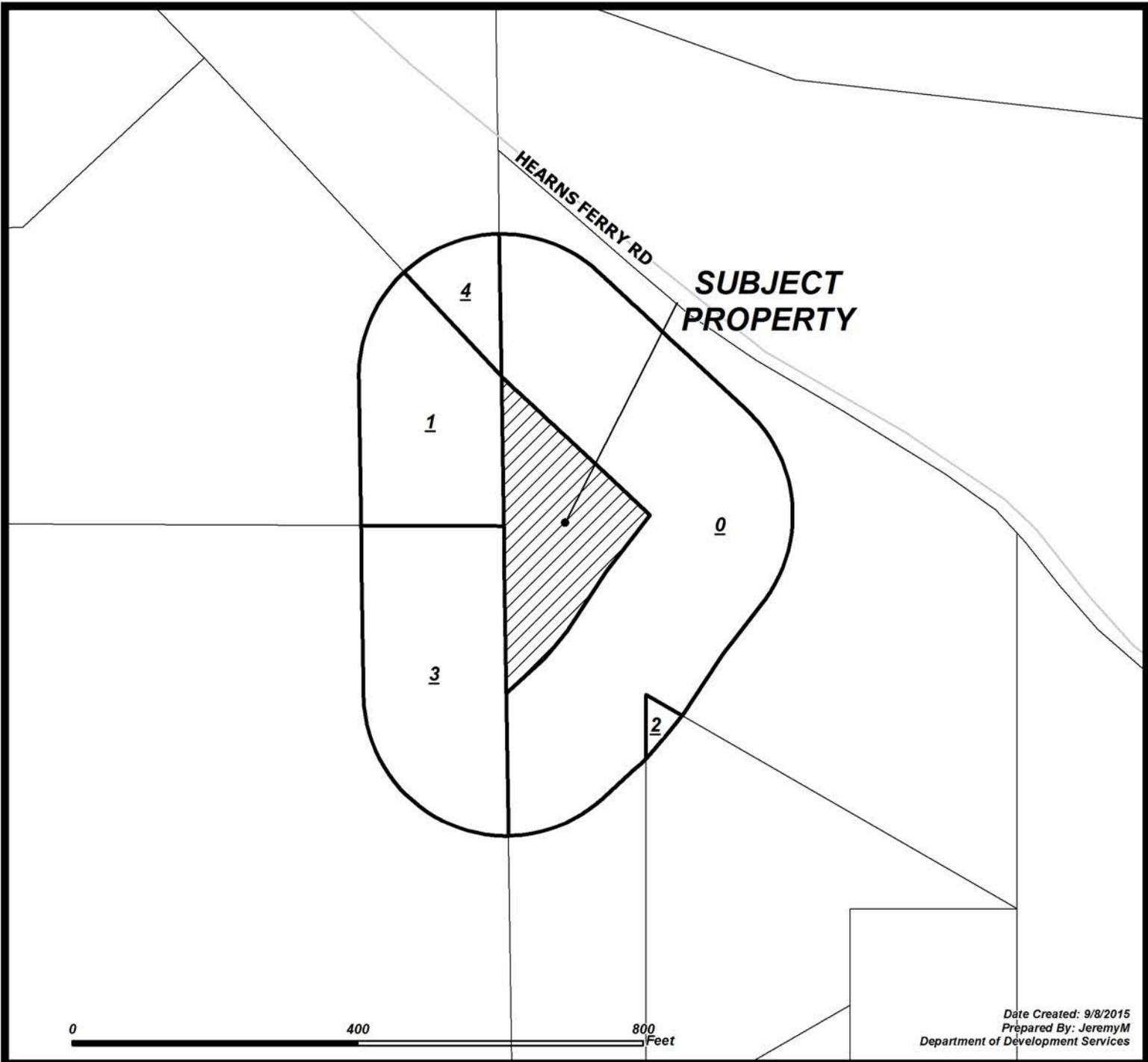
Staff Recommendation:

Approval of the re zoning to the "IH" Heavy Industrial District on Tracts 1-7

Public Notification	Number of Notices Mailed – 59 within 200-foot notification area (Tracts 1-7) 10 outside notification area (Tracts 1-7)
	<u>As of September 16, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- 1. Location Map (Existing Zoning & Notice Area)



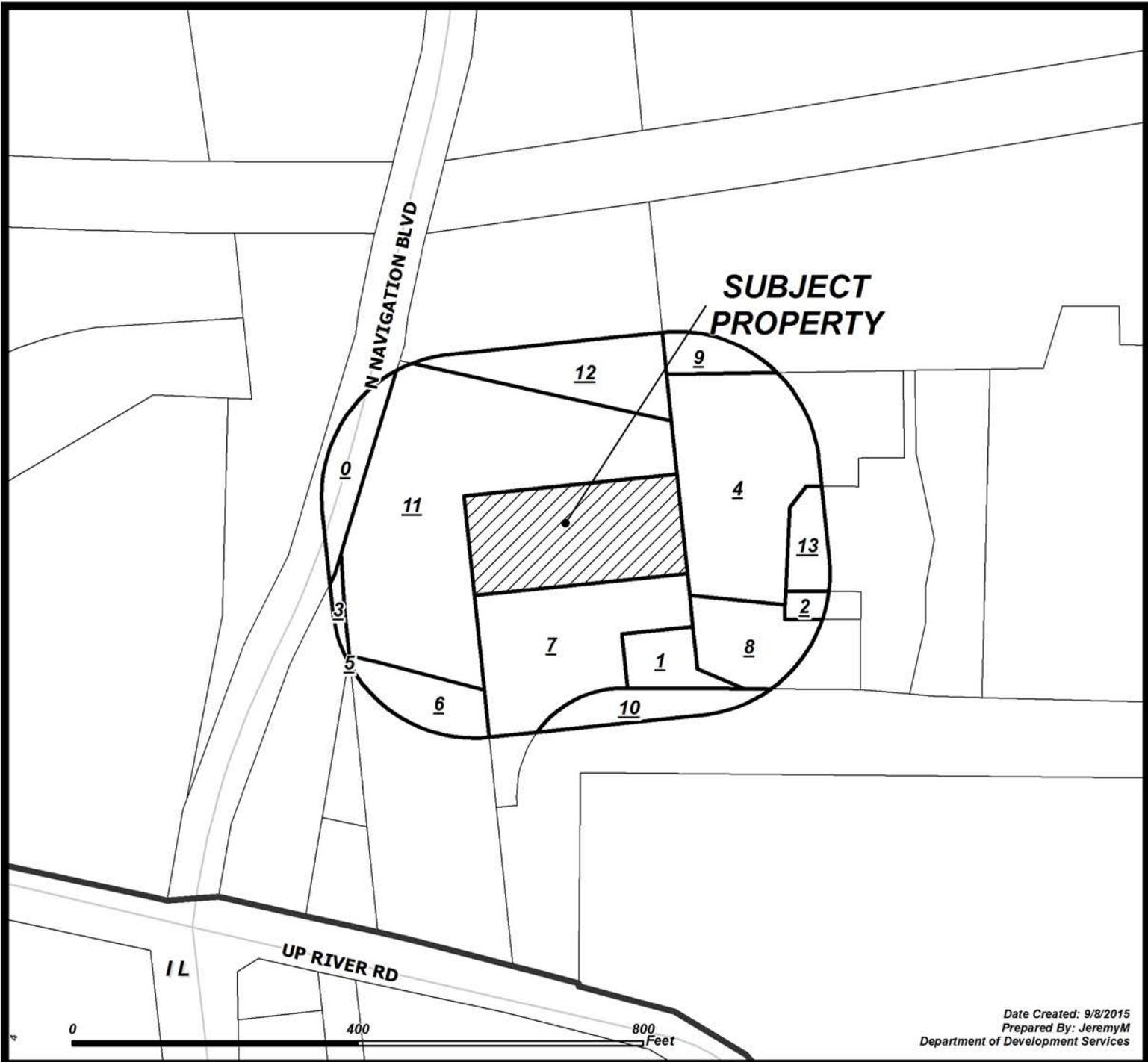
Date Created: 9/8/2015
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0915-08 Tract 1 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
4 Owners within 200' listed on attached ownership table
 Owners in opposition





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 Prepared By: JeremyM
 Department of Development Services

CASE: 0915-08 Tract 2 ZONING & NOTICE AREA

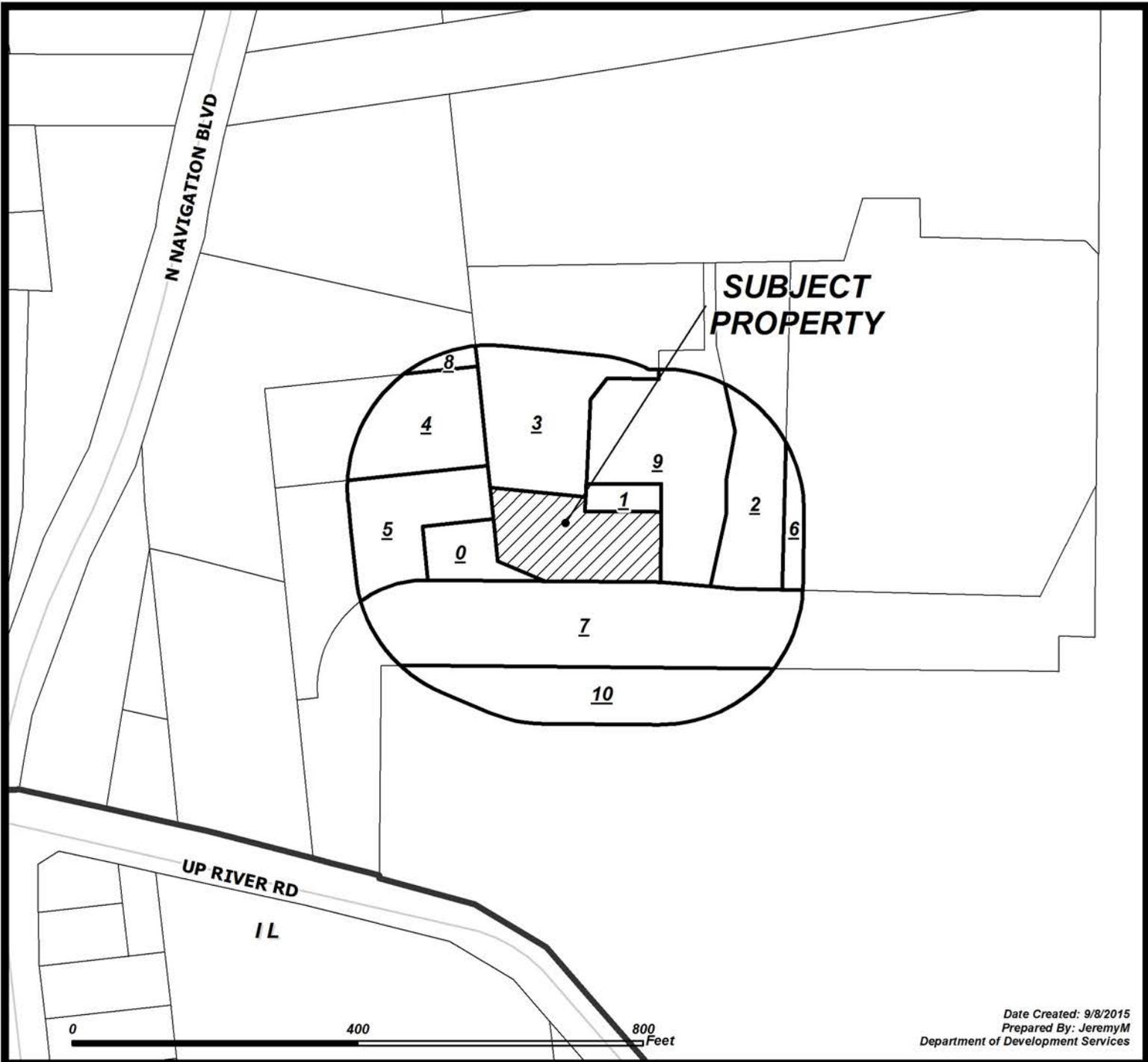
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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
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 Owners in opposition



LOCATION MAP





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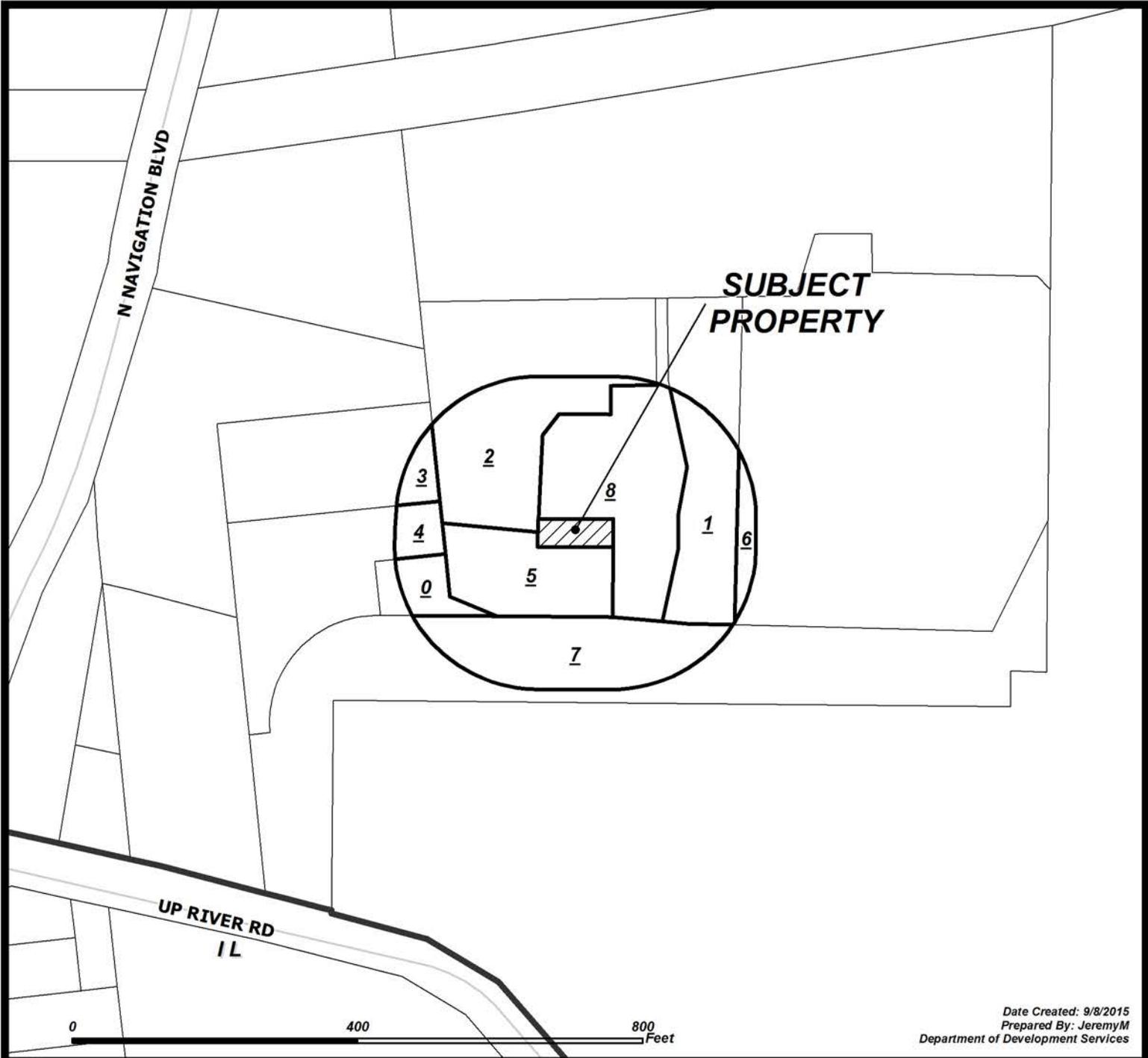
CASE: 0915-08 Tract 3 ZONING & NOTICE AREA

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
 4 Owners within 200' listed on attached ownership table

Owners in favor
 X Owners in opposition





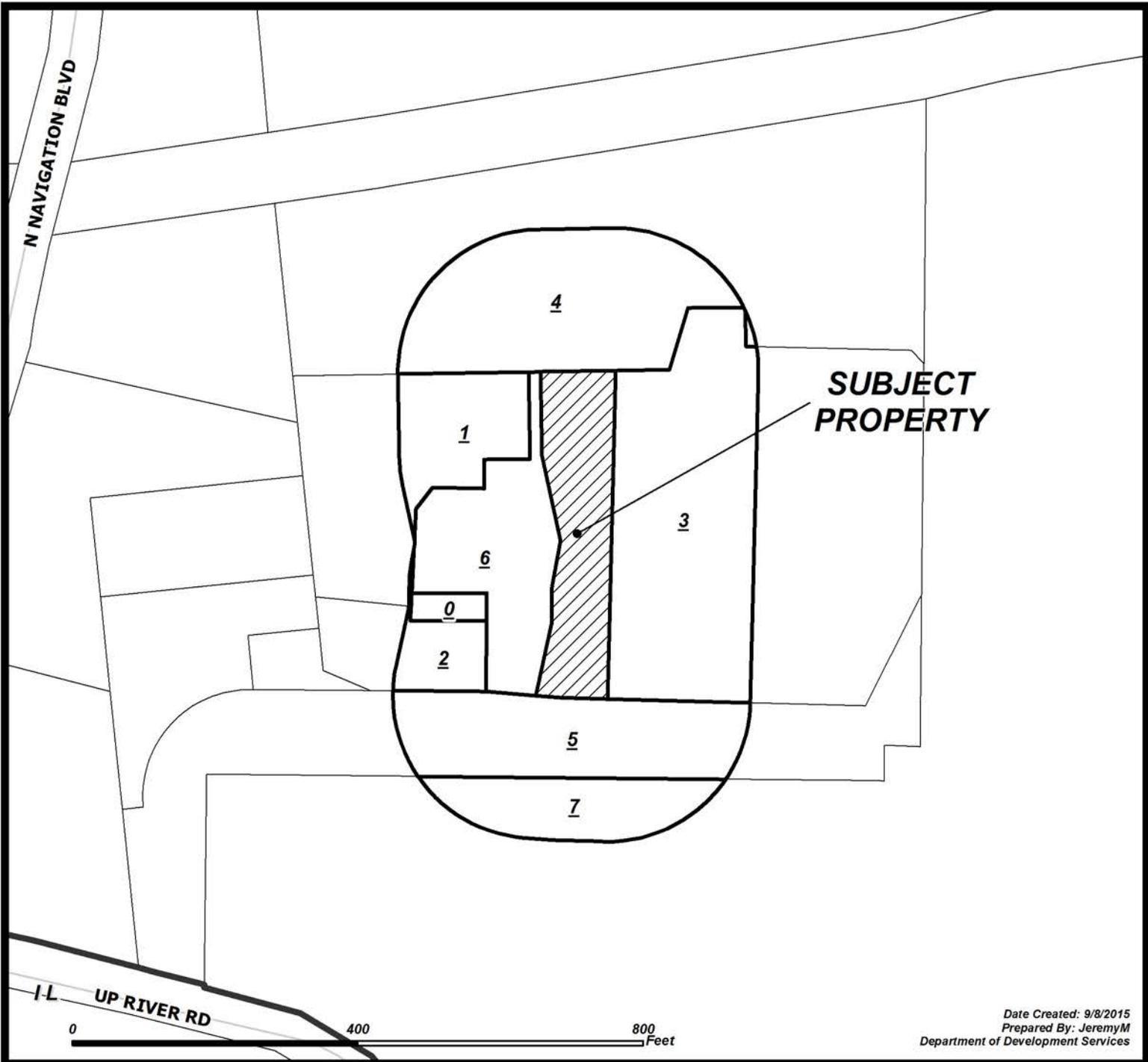
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CASE: 0915-08 Tract 4 ZONING & NOTICE AREA

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
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 Owners in opposition



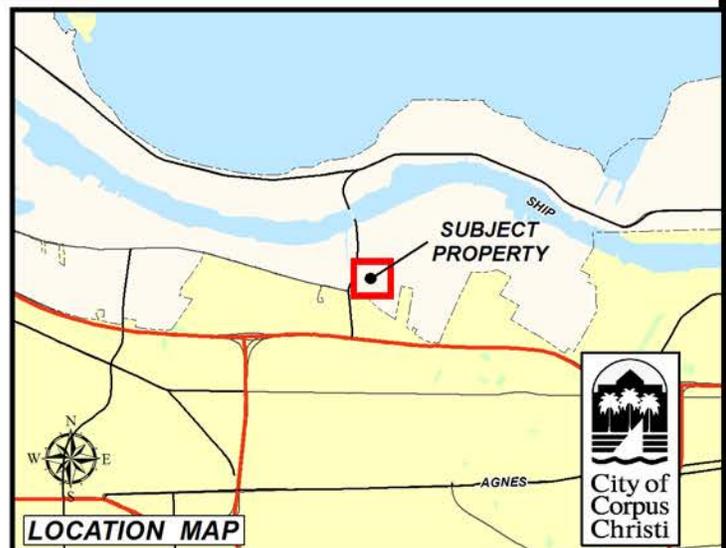


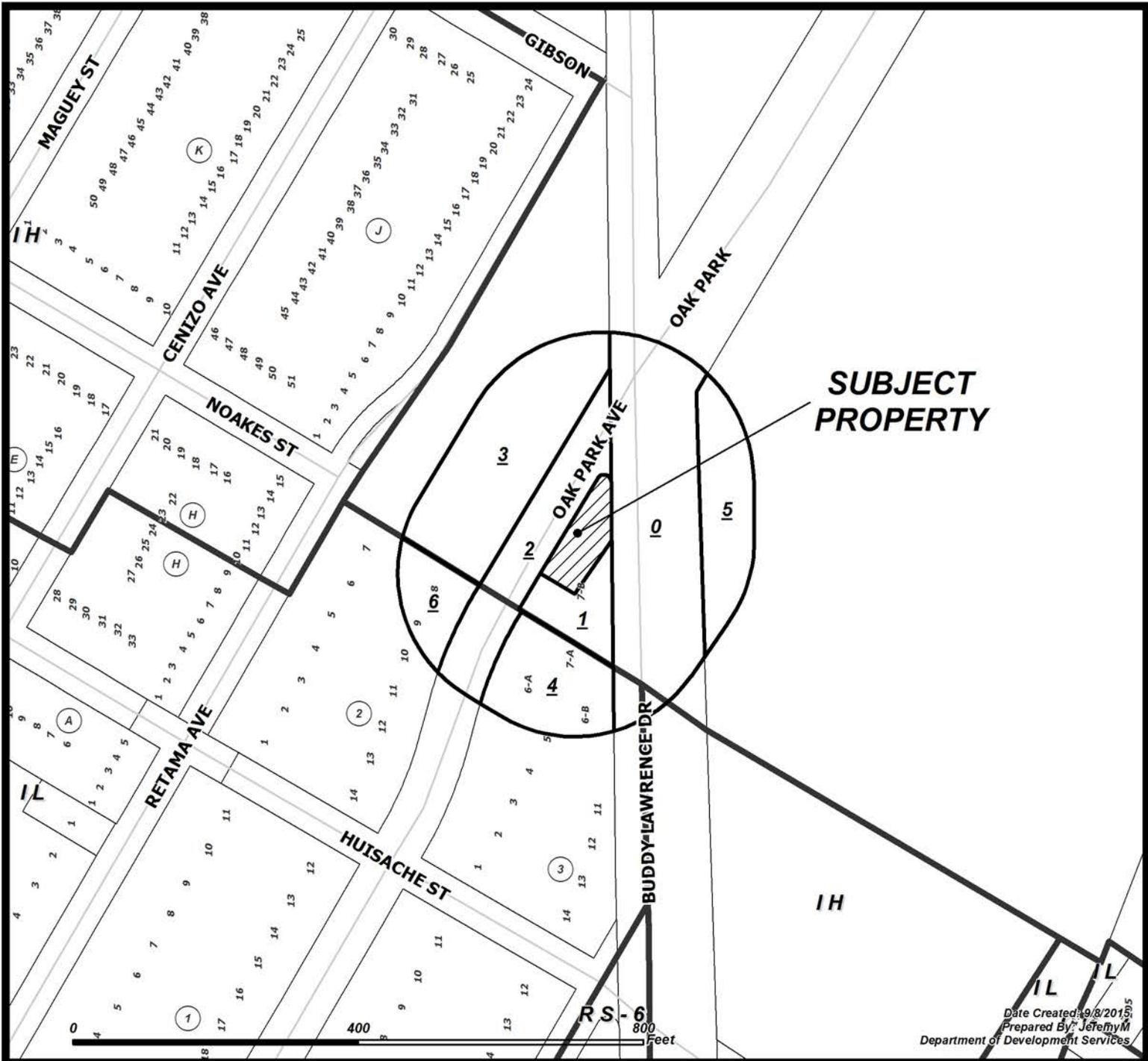
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CASE: 0915-08 Tract 5 ZONING & NOTICE AREA

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	

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 Owners in opposition





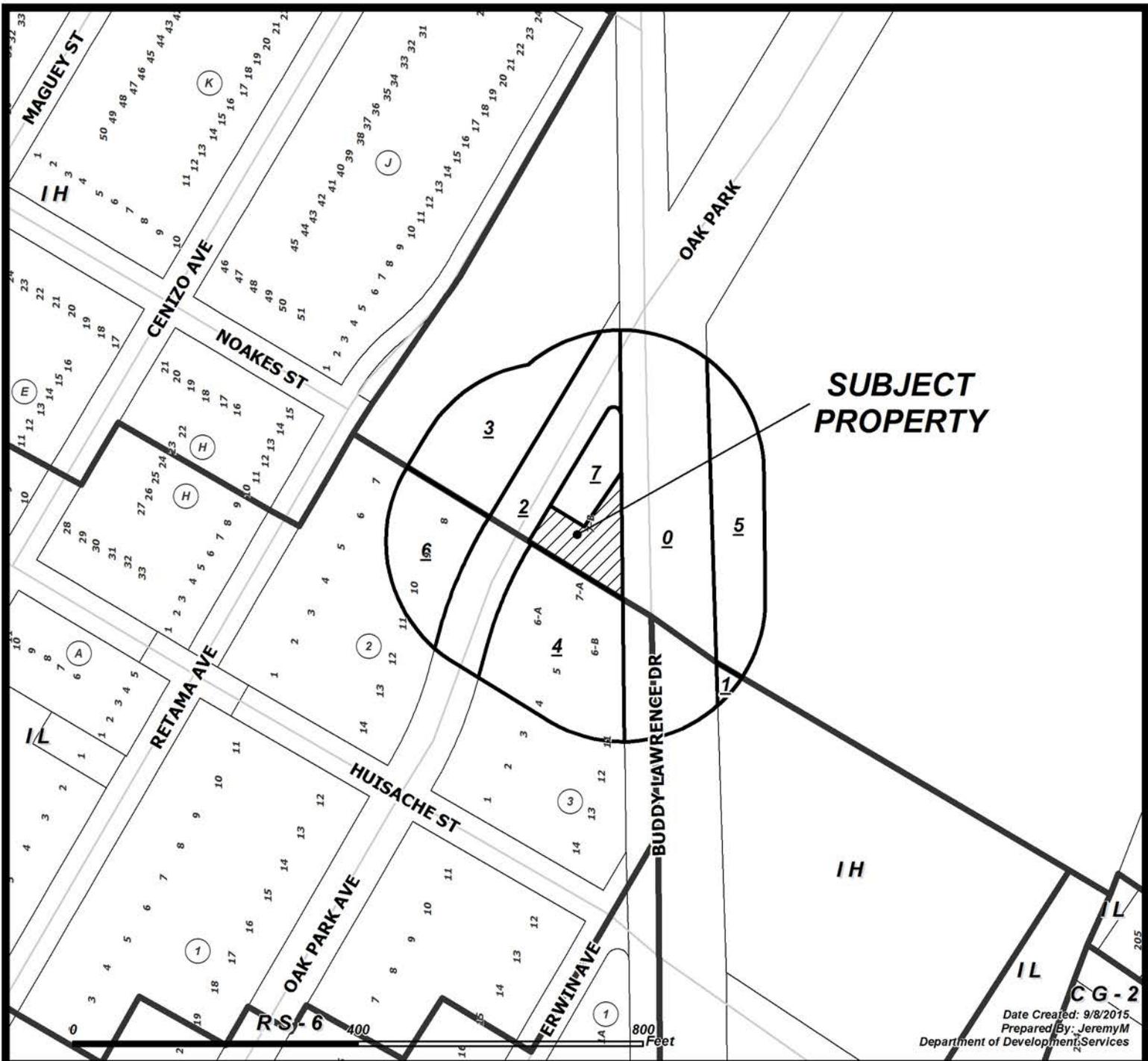
Date Created: 9/3/2015
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0915-08 Tract 6 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	

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 Owners in opposition





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CASE: 0915-08 Tract 7 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

