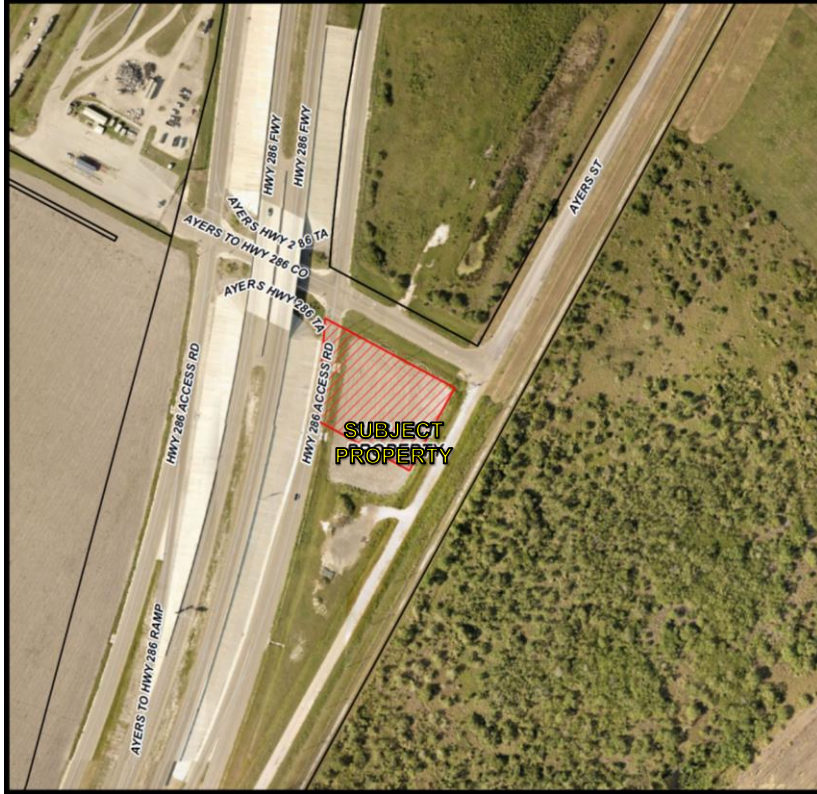
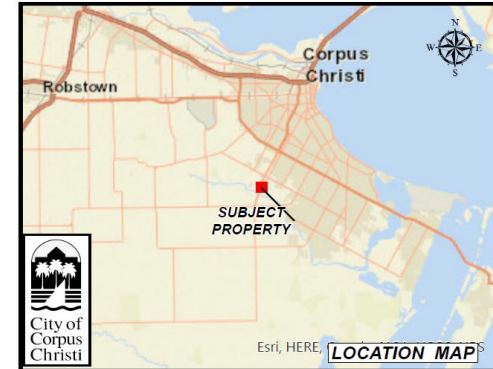


Zoning Case 0922-01



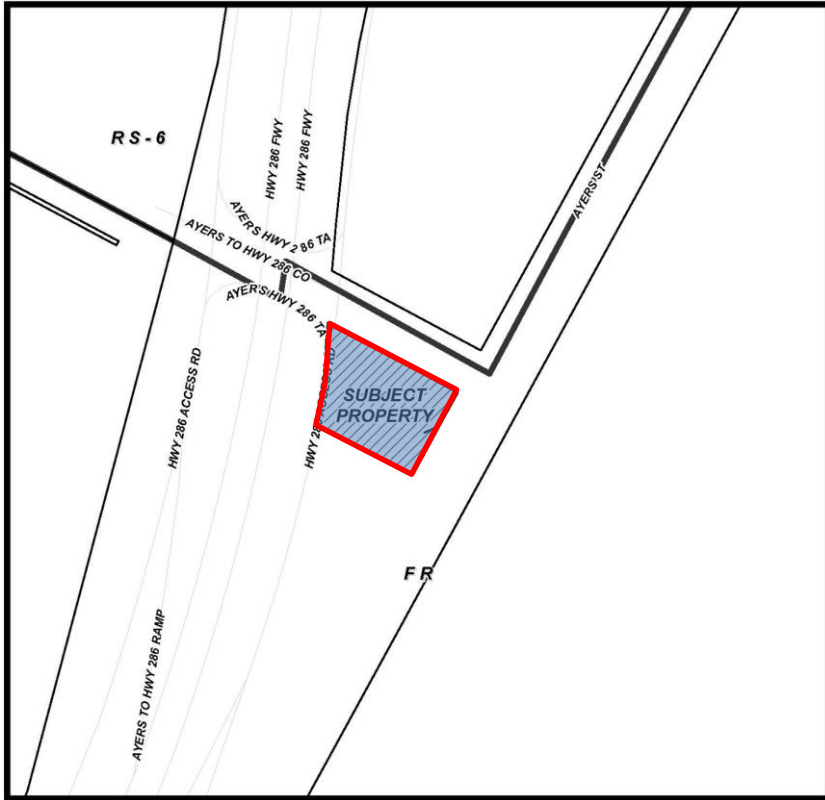
Ryan Thurman
DISTRICT 3

Rezoning for a property at
7017 Ayers Street
From “FR” to “IL”



Planning Commission
September 7, 2022

Zoning and Land Use



Proposed Use:

Boat Repair Facility with a Marine Construction Office

Area Development Plan:

Southside (Adopted March 17, 2020)

Military Compatibility Area Overlay District:

Light and Vertical Obstruction Subzone (Effective August 22, 2022)

Future Land Use Map:

Agricultural/Rural Enterprise

Existing Zoning:

"FR" Farm Rural

Adjacent Land Uses:

- North: Public/Semi-Public
- South: Outside City Limit
- East: Public/Semi-Public
- West: Public/Semi-Public



Public Notification

2 Notices mailed inside 200' buffer
2 Notice(s) mailed outside 200' buffer

Notification Area

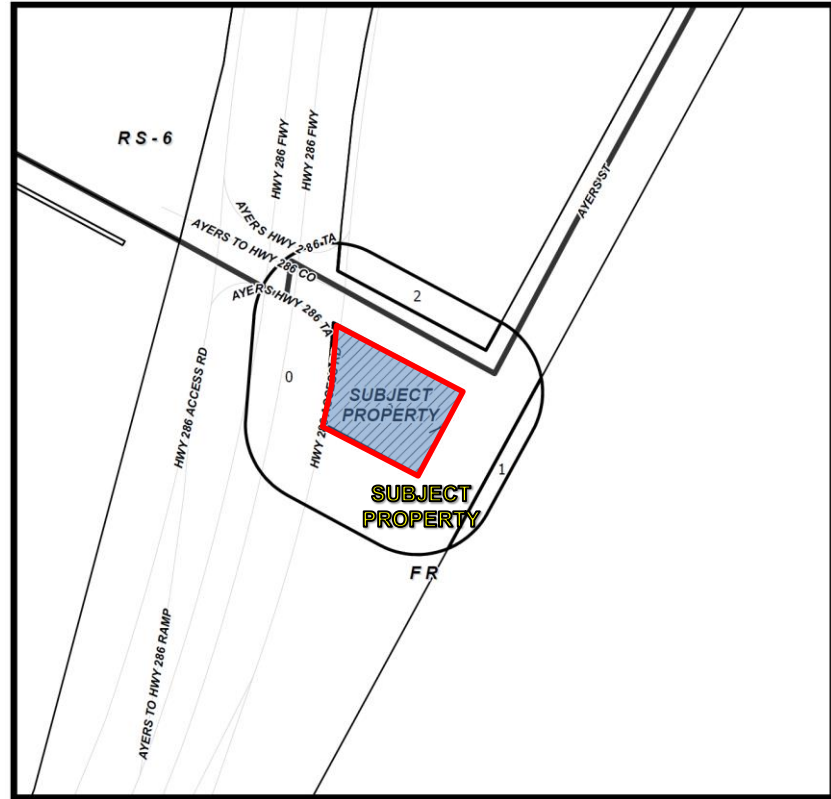
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- The proposed rezoning is inconsistent with the Future Land Use Map; however, it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The designated Future Land Use of Agriculture/Rural Enterprise is:
 - Low in intensity
 - Designed to serve the rural population, and includes Single-Family uses on large lots, convenience retail and gas stations, agricultural uses, and small businesses.
- The Light Industrial District allows Limited and Heavy Vehicle Service.
- The Unified Development Code allows landfill and landing field uses under a Light Industrial District.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses.
- The site is within the Cabaniss Naval Outlying Landing Field Military Compatibility Area Overlay District's Light and Vertical Obstruction subzones.
- A repair type development is allowed with a maximum FAR of 0.11 in APZ-1, and a maximum FAR of 0.22 in the APZ-2 zone.
- The proposed development, although outside of the CZ, APZ-1, and APZ-2 zones, would have a FAR of 0.22.

STAFF RECOMMENDATION: Approval of the rezoning request from “FR” Farm Rural to “IL” Light Industrial