



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 17, 2016
Second Reading for the City Council Meeting of May 24, 2016

DATE: April 26, 2016

TO: Ronald L. Olson, City Manager

FROM: Daniel McGinn, Interim Director, Development Services Department
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**Public Hearing and First Reading for Property at
22-26 and 34-37 N. Country Club Drive, and 39, 41, 42, and 56 Country Club Drive**

CAPTION:

Case No. 0416-03 Magellan Terminals Holdings, LP: A change of zoning from the "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District to the "IL" Light Industrial District. The property is described as Lots 22-26, 34-42 and 55-56, Country Club Place, located on the north side of Interstate Highway 37, between Up River Road and Poth Lane.

PURPOSE:

The purpose of this item is to rezone the property to allow light industrial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (April 20, 2016):

Approval of the change of zoning from the "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District to the "IL" Light Industrial District.

Vote Results

For: Unanimous

Opposed: 0

Abstained: 0

Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is proposing rezoning to the "IL" Light Industrial District to accommodate office and warehousing uses to support existing industrial development as well as to create opportunity for future development typically found in a light industrial district.

The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is not consistent with the Westside ADP or the adopted Future Land Use Plan's designation of the property as low density residential. In this case, however, it is clear that a change to the Future Land Use Map is warranted.

The subject property is located in an abandoned single-family subdivision in a heavy industrial area of Corpus Christi adjacent to Refinery Row. Ownership records with the Nueces County Appraisal District indicate the lots in the neighborhood currently are owned by several different industrial companies, including Citgo Refining and Chemicals, Flint Hills Resources and Mark West Javelina Co., LLC. It is staff's opinion the abandoned neighborhood should be rezoned and redeveloped to provide uses needed to support industry, meanwhile also establishing compatibility with existing uses. Staff believes that the proposed rezoning would not negatively impact the surrounding residential properties and is compatible with the neighboring industrial users to the north and west abutting the abandoned residential subdivision. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

ALTERNATIVES:

1. Deny the request.
2. Approve an intermediate zoning district.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of Westside Area Development Plan. The proposed rezoning deviates from the Comprehensive Plan Future Land Use map, however, based on existing development, lack of redevelopment of the subject property and ownership patterns in the immediate vicinity, a change to the Future Land Use Map is warranted.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:☐ Operating☐ Revenue☐ Capital☒ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Presentation - Aerial Map

Planning Commission Final Report