



Zoning Case #0318-02 Hooten Family Trust A

**Rezoning for a Property at
6502 and 6630 Agnes Street**

City Council Presentation
June 26, 2018

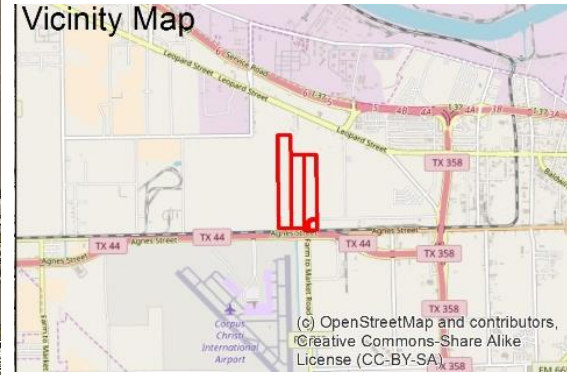
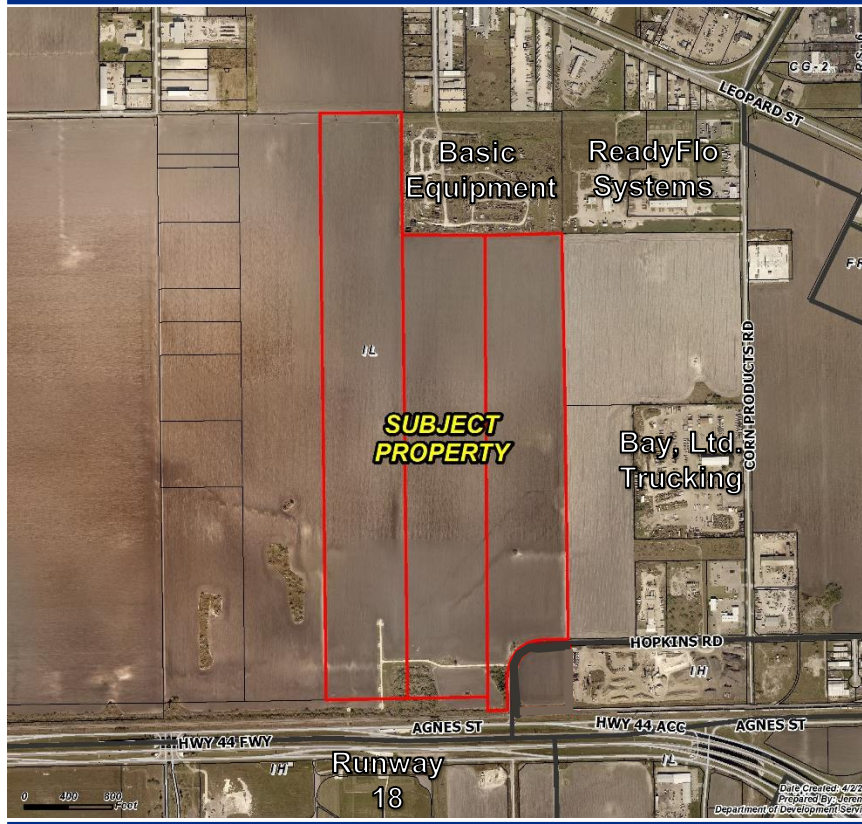


Aerial Overview



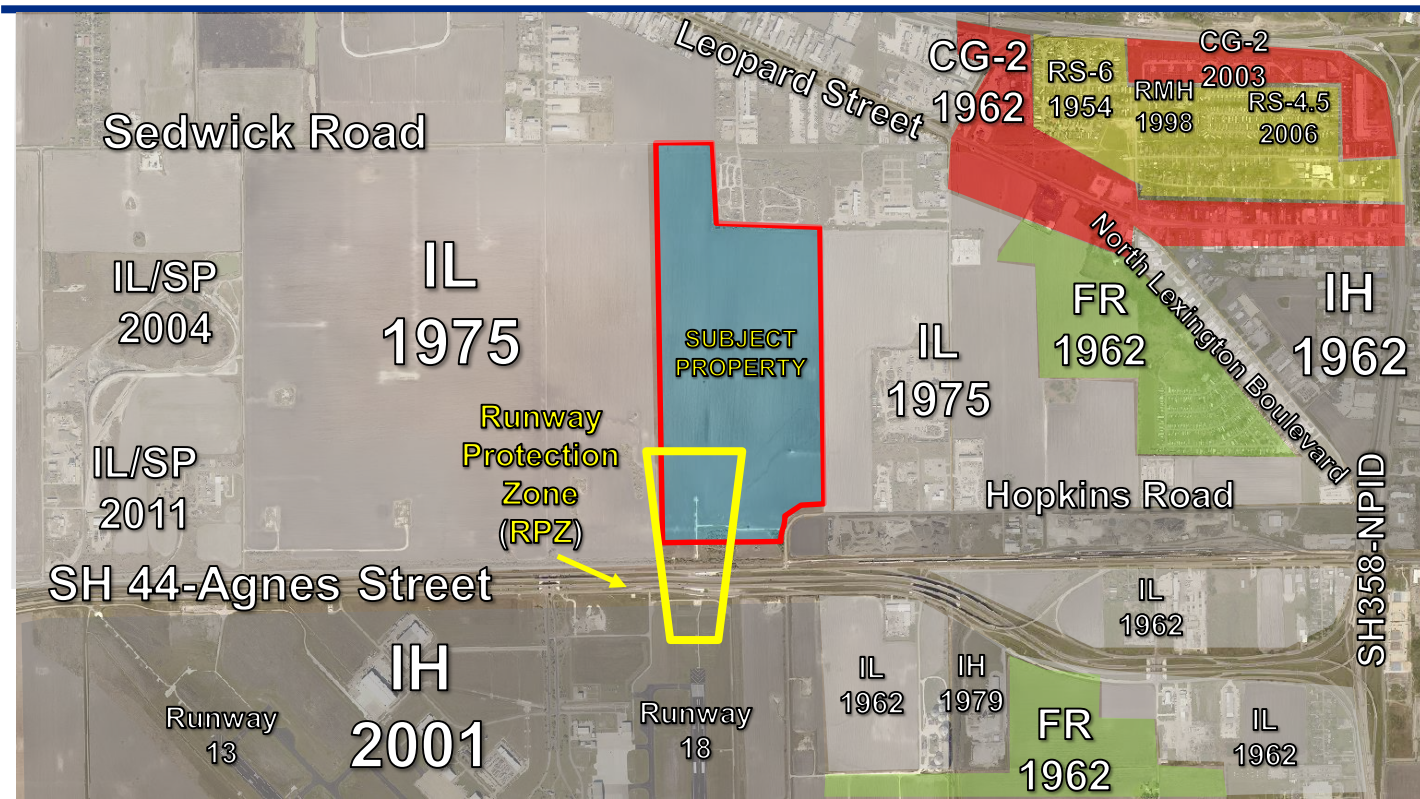


Subject Property at 6502 and 6630 Agnes Street



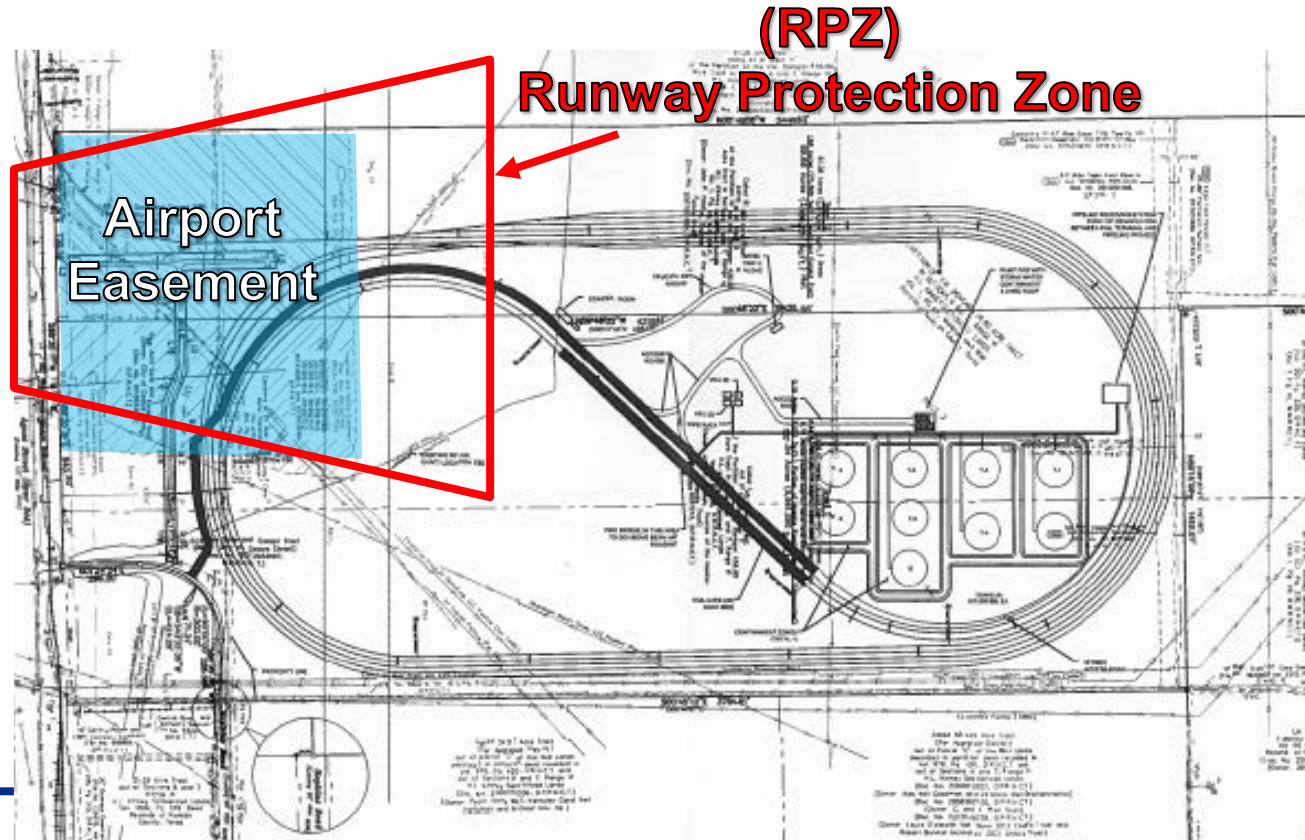


Zoning Pattern





Site Plan





Special Permit Amendments

1. **Use: Wholesale storage and transfer of Petroleum based products.**
 2. **Fire Department Approval**
 3. **Storm Water Detention: 48 hour drainage**
 4. **FAA Study: Airspace Study- Form 7460**
 5. **CCIA Hazards: Height, Lighting, Rail Cars, Misc.*****
 6. **Landscape and Screening: Wildlife Attractants**
 7. **Land Use Compatibility APZs: Floor Area Ratios**
 8. **Other Requirements: Compliance with all other codes.**
 9. **Time Limit: 12 Months unless a complete building permit application has been submitted.**
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Applicant Amendments

Original:

Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the wholesale storage and transfer of petroleum based products. The above ground fuel storage tanks are identified and limited based on the attached site plan. The tanks shall be no larger than 48 feet in height and 162 feet in diameter. No spherical tanks are permitted.

Amended:

Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the wholesale storage and transfer of petroleum based products. The above ground fuel storage tanks are identified and limited based on the attached site plan. The tanks shall be no larger than 162 feet in diameter, and the height of any tank shall not exceed the limitations of a 60:1 slope from the end of the nearest runway. No spherical tanks are permitted.

Original:

Rail Cars: A rail line parallel to Agnes Street (State Highway 44) is transitory in nature. Rail cars shall not park on the rail line within the defined Clear Zone of the Corpus Christi International Airport as per Department of Defense Instruction 4165.57 (AICUZ) SLUCM No. 41.

Amended:

Rail Cars: Rail cars shall not park on the rail line within the area described as a clear zone (the "Clear Zone") in the map attached as Exhibit B. The term "park" is defined to mean detachment of rail cars from power or maintaining rail cars within this area for longer than twenty-four (24) hours.



Staff Amendments

Original:

Federal Aviation Administration (FAA): ~~The Owner shall submit notice to the FAA and will need to file an Airspace Study (Form 7460) prior to obtaining building permits for each structure or tank or to the temporary location of potential aviation hazards such as construction cranes on site to determine any potential impacts to Corpus Christi International Airport.~~

Amended:

Federal Aviation Administration (FAA): Prior to obtaining building permits, an Airspace Study (Form 7460) shall be submitted and a determination rendered by the FAA of no hazard to air navigation and/or flight operations for Corpus Christi International Airport (CCIA) regarding any construction at the site including each structure or tank or temporary structures such as construction cranes on site.

Amended:

Rail Cars: A rail line parallel to Agnes Street (State Highway 44) is transitory in nature. Rail cars shall not park on the rail line within the Runway Protection Zone defined by FAA Advisory Circular AC 15//5300-13 or the Avigation and Hazard Easement granted by the owner to the City.

Amended:

Avigation and Hazard Easement: This ordinance does not waive any rights, authorize or grant any permissions to deviate from the conditions of the Avigation and Hazard Easement granted by the owner to the City.. Owner and owner's successors and assigns are still obligated to comply with all requirements of the Avigation and Hazard Easement.



Staff Recommendation

Table the zoning case and refer back to Planning Commission for reevaluation.