



# **Zoning Case #0318-02 Hooten Family Trust A**

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

Planning Commission Presentation  
October 17, 2018



# Background

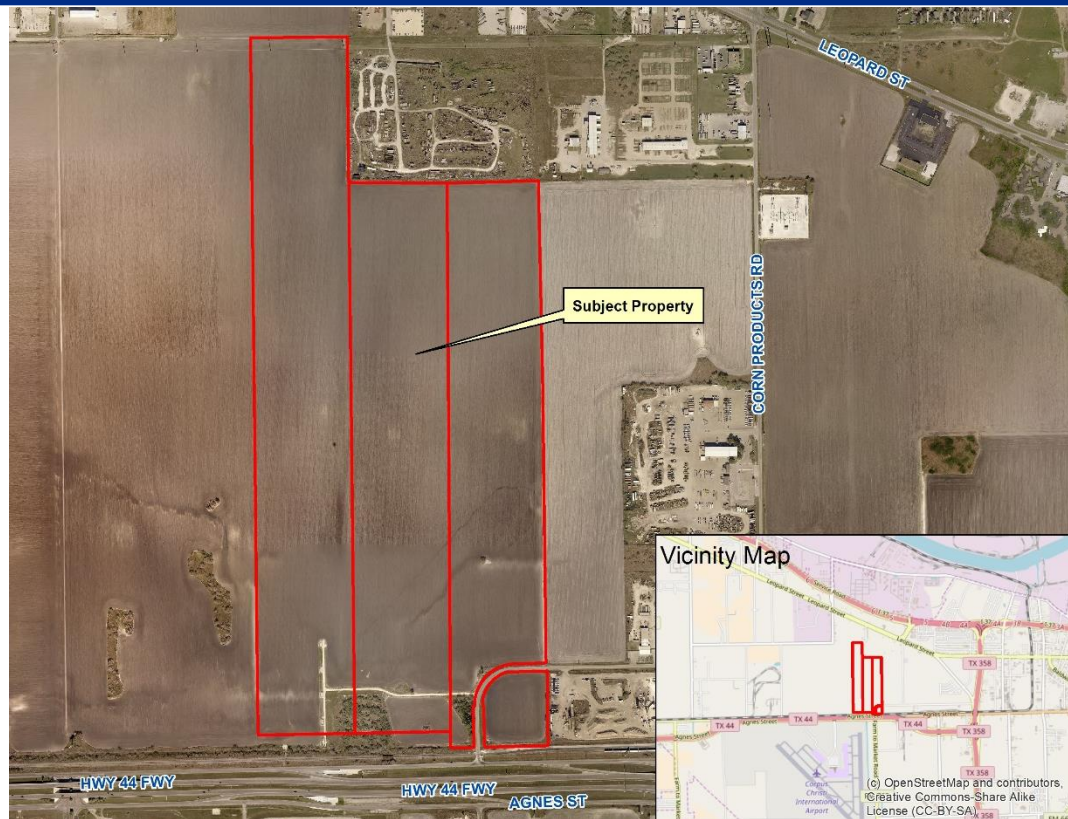
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This item was previously heard by the City Council on June 12<sup>th</sup> and June 26<sup>th</sup>. The City Council voted to send the case back to the Planning Commission for additional review. Since then, several discussions have occurred with the applicant, City staff, and outreach to the Federal Aviation Administration (FAA). Based on these discussions, the central issue has surrounded the terms and conditions of the Avigation and Hazard easement obtained by the Corpus Christi International Airport (CCIA) in 2012. The purpose of the Avigation and Hazard easement is to protect and enforce the requirements of the Runway Protection Zone (RPZ). Additionally, the easement limits the potential uses that can be established to prevent negative interaction with flight operations.

The existing Planning Commission recommendation is in noncompliance with the terms of the Avigation and Hazard easement and should be further discussed with the Planning Commission. Subsequently, Staff and the applicant have met and resolved the non-compliant factors and the applicant has received a finding of “no hazard” from the FAA.

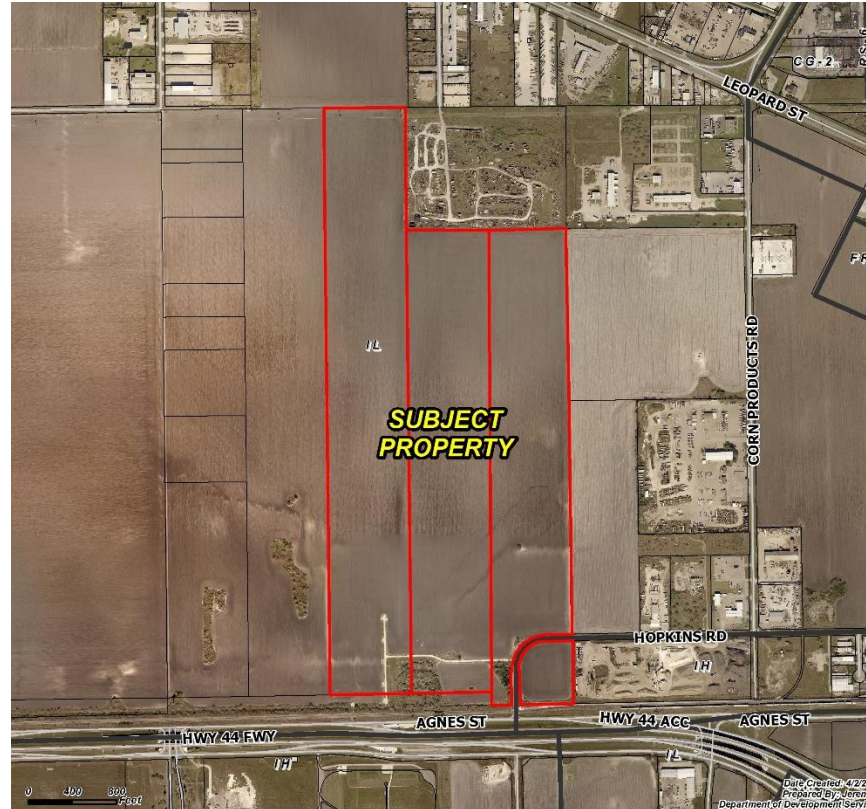


# Aerial Overview





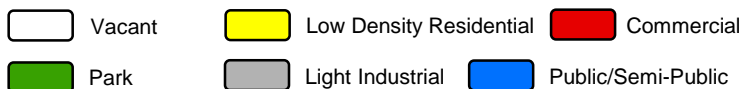
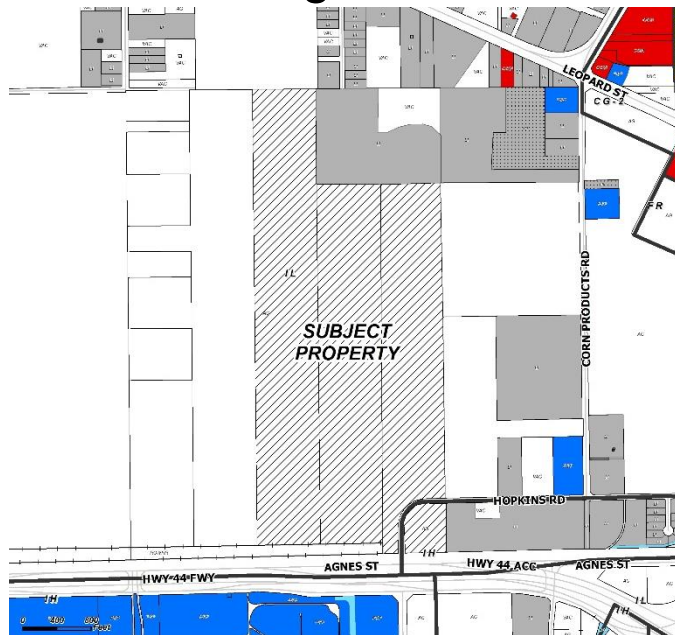
# Subject Property at 6502 and 6630 Agnes Street



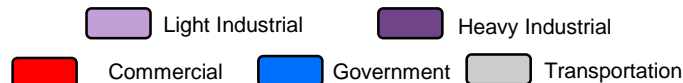
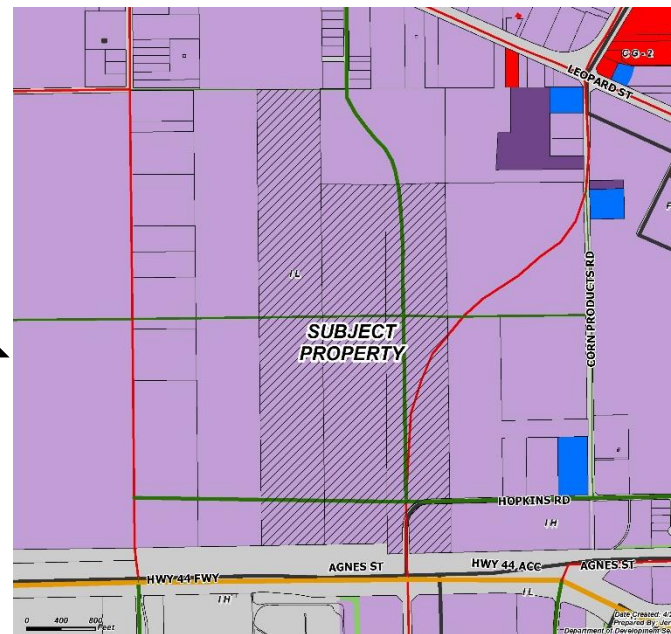


# Land Use

## Existing Land Use



## Future Land Use







# Subject Property, North on Agnes Street





# Agnes Street, East of Subject Property







# Agnes Street, South of Subject Property







# Agnes Street, West of Subject Property





# Public Notification

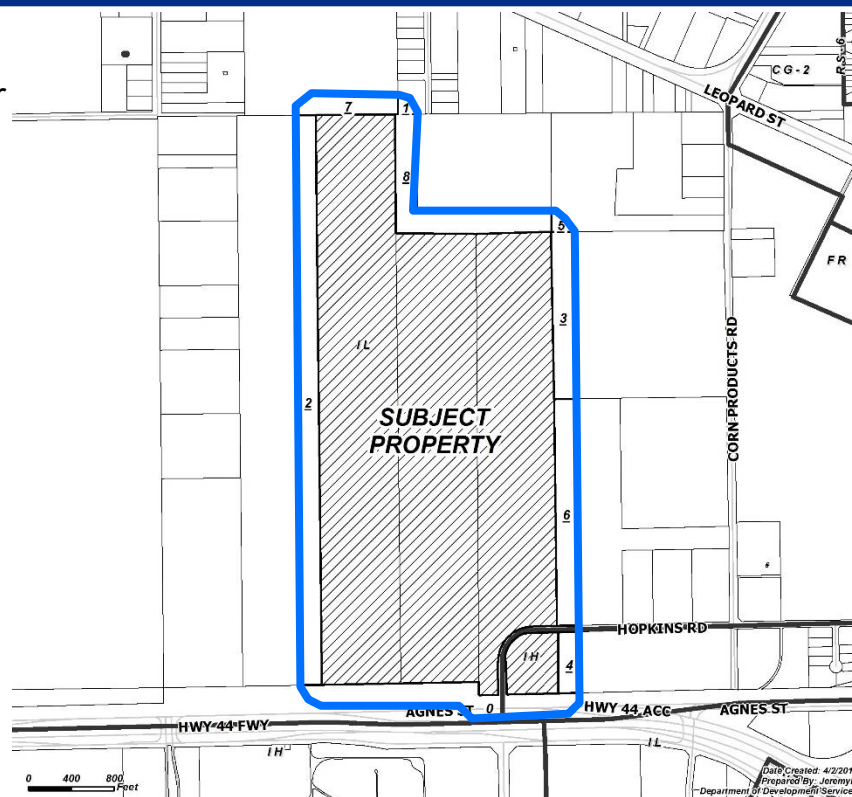
8 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

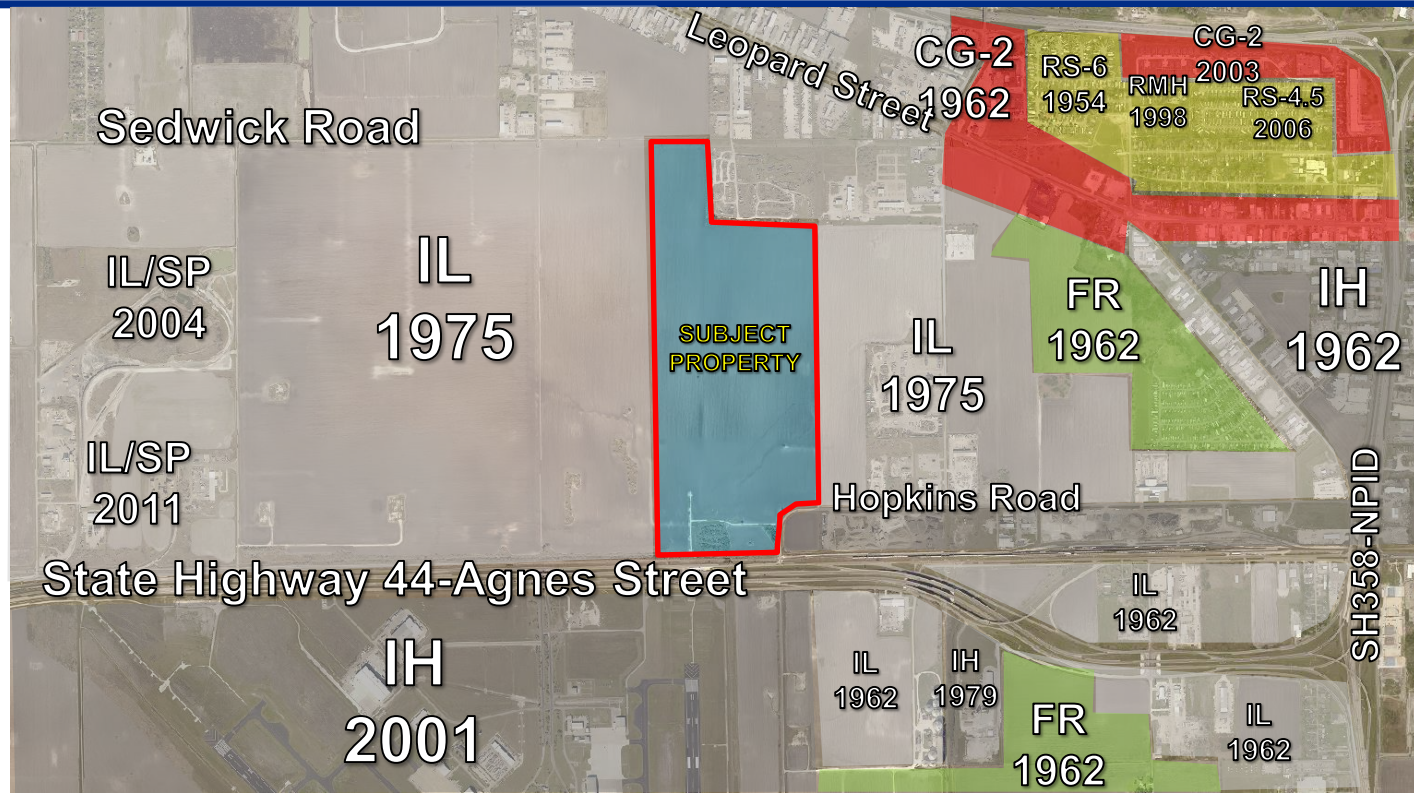


In Favor: 0





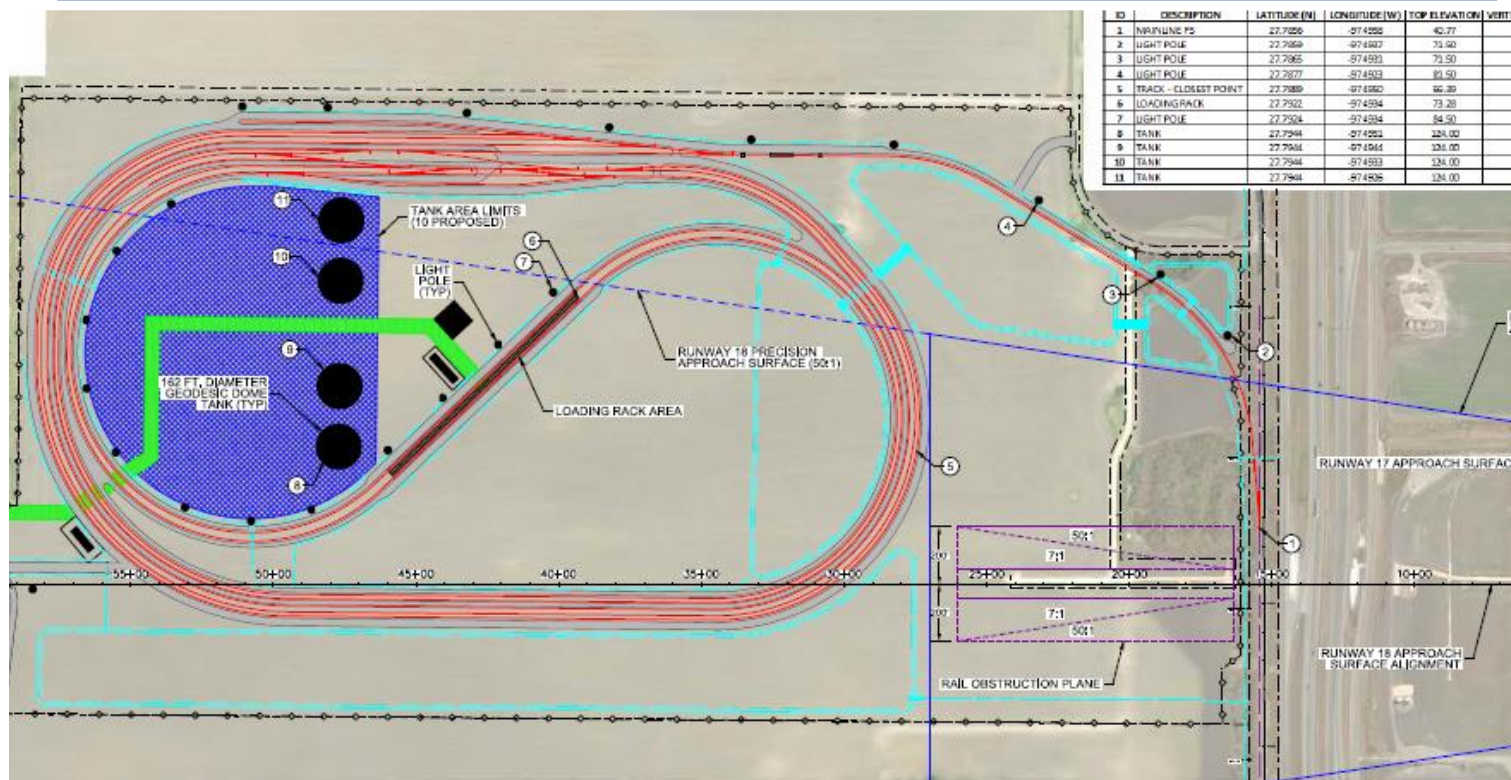
# Zoning Pattern





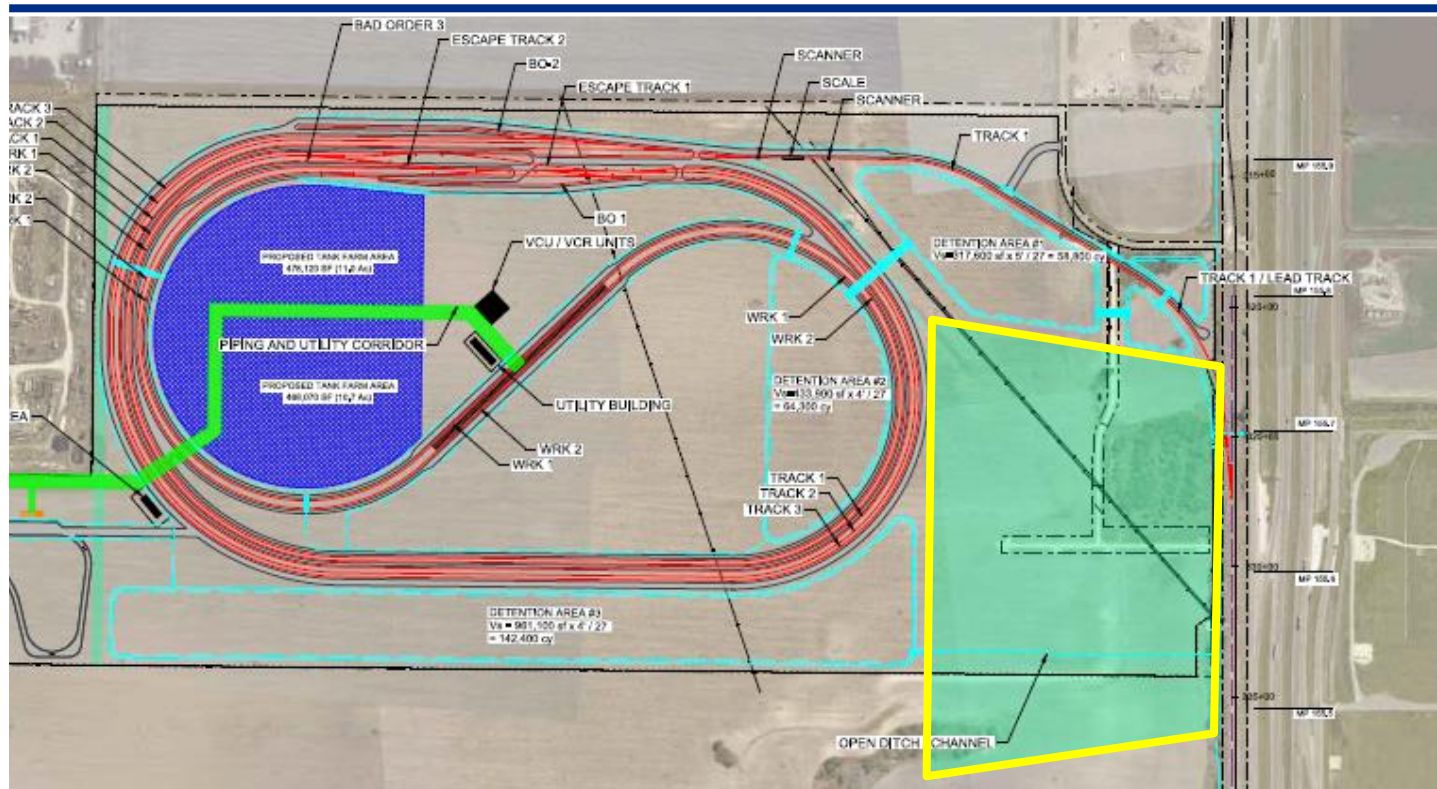


# Site Plan



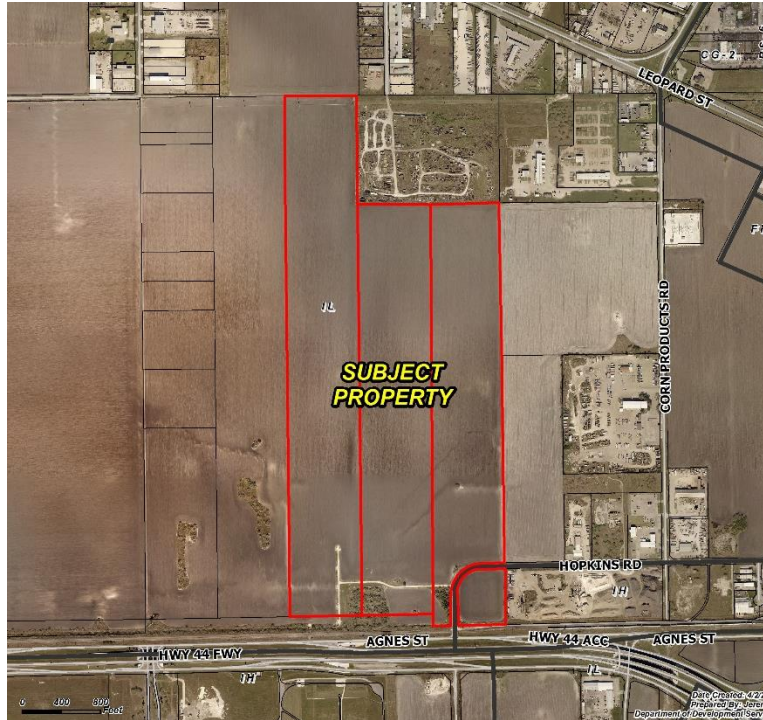


# Avigation and Hazard Easement





# UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet  
Side: 0 feet  
Rear: 0 feet

Parking: 1:700 sf. GFA (Office)  
1:1,000 sf. GFA (Outdoor)  
1:2,500 sf. GFA (Indoor)

Uses Allowed: Industrial, Retail,  
Medical, Offices, and Self-Storage.

\*Residential uses not allowed





# Staff Recommendation

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**Approval** of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.



# Special Permit Conditions

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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, Etc.**
  6. **Runway Protection Zone**
  7. **Other Requirements: Compliance with all other codes.**
  8. **Time Limit: 24 Months unless a complete building permit application has been submitted.**
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