



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/11/20
Second Reading Ordinance for the City Council Meeting 08/18/20

DATE: June 30, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7585 Leopard Street

CAPTION:

Zoning Case No. 0620-01, Camacho Resources, LLC (District 1). Ordinance rezoning property at or near 7585 Leopard Street from the "IL" Light Industrial District and "RMH" Manufactured Home District to the "IH" Heavy Industrial District.

SUMMARY:

The purpose of the zoning request is to allow for the extraction of sand and dirt material and conduct concrete recycling.

BACKGROUND AND FINDINGS:

The subject property is 80.86 acres in size. The subject property is currently zoned "IL" Light Industrial District and "RMH" Manufactured Home District and consists of vacant land and an existing resource extraction site approved by Special Permit for constructed in 2015.

Conformity to City Policy

The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the "IH" Heavy Industrial is inconsistent with the adopted Comprehensive Plan (Plan CC). However, the existing business is operating under a Special Permit and has not demonstrated a negative impact to surrounding uses with performance standards in place.

Public Input Process

Number of Notices Mailed
32 within 200-foot notification area
6 outside notification area

As of June 19, 2020:

In Favor
5 inside notification area
1 outside notification area

In Opposition
4 inside notification area
0 outside notification area

Totaling 2.24% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District, in lieu thereof, approval of the “IL/SP” Light Industrial District with a Special Permit (SP) with conditions on June 24, 2020.

ALTERNATIVES:

1. Approval of the change of zoning from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District. (3/4 vote required to overrule the recommendation of the Planning Commission).

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends denial of the zoning request but supports the Planning Commission June 24 approval of “IL/SP” Light Industrial District with a Special Permit (SP)” with the following conditions:

- Use Regulation: The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations and a concrete recycling facility.
- Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
- Hours of Operation: Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M.
- Restoration: The site shall be restored to condition previous to the excavation use upon expiration of the Special Permit.
- Time Limit: The Special Permit will expire in one year from the date of the approved ordinance unless an excavation permit application has been applied for. Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in ten years unless a time extension is approved by the City Council or upon termination of the excavation permit.

Planning Commission recommended denial of the change of zoning from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District with following vote count.

Vote Count:

For: 9
Opposed: 0

Absent: 0

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report