



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/25/20
Second Reading Ordinance for the City Council Meeting 09/08/20

DATE: July 16, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
AlRaymond@cctexas.com
(361) 826-3575

Rezoning a property at or near 501 Heinsohn Road

CAPTION:

Zoning Case No. 0620-02, One Rail Group, LLC. (District 3). Ordinance rezoning property at or near 501 Heinsohn Road from the "FR" Farm Rural District and "IL" Light Industrial District to the "IL" Light Industrial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a rail storage terminal.

BACKGROUND AND FINDINGS:

The subject property is 230 acres in size. The proposed use is the construction and operation of a Rail Storage Terminal. The rail terminal will be serviced by the Kansas City Railroad and will potentially serve all industries in the immediate area. The only building structures planned at this time will be an approximate 2,500 square foot office that will be submitted for approval to the City for review. No object higher than 35-feet is planned to be constructed on the site. The project will be phased to grow larger as customer contracts grow. The number of employees will be 25 or less. Hours of operation are seven days per week 6:00 a.m. to 6:00 p.m. No signage will be required at this location other than industry safety signage located in and around the rail facility. Access to the facility will be from Heinsohn Road. Very low volume is assumed at this time on Heinsohn Road and 50 trips peak am and 50 trips peak pm are assumed after construction is complete.

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 "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC), compatible with surrounding uses, and does not have a negative impact upon the adjacent properties.

Public Input Process

Number of Notices Mailed
15 within 200-foot notification area

5 outside notification area

As of July 3, 2020:

In Favor

0 inside notification area

0 outside notification area

In Opposition

0 inside notification area

0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District on July 22, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light 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