



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/16/21
Second Reading Ordinance for the City Council Meeting 03/23/21

DATE: February 15, 2021

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 502 South Clarkwood Road

CAPTION:

Zoning Case No. 0221-01, Adhub, LLC.: (District 3) Ordinance rezoning property at or near 502 South Clarkwood Road (Farm to Market Road 2292) from the "RS-6" Single Family 6 District to the "IL" Light Industrial District.

SUMMARY:

The proposed use will be a development consisting of a warehouse with office and a multi-acre improved storage-yard to store modular office structures.

BACKGROUND AND FINDINGS:

The subject property is 30.77 acres in size. The subject property is currently zoned "RS-6" Single Family 6 District, consists of vacant property, and has remained undeveloped since annexation in 1962. The proposed zoning is inconsistent with Plan CC and the Air Installation Compatible Use Zone (AICUZ). The alternate recommendation supported by Planning Commission and staff of "IC" Industrial Compatible District allows the proposed use, a maximum of height of 35 feet and a screening fence/buffer while prohibiting uses that are inconsistent with the AICUZ.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a Agriculture or Rural Enterprise use. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Future Land Use Map and the adopted Comprehensive Plan (Plan CC). However, the proposed use does not have a negative impact upon the adjacent properties. Although, the requested use of warehousing within the "IL" District is compatible in a one-to-one ratio with the FAR requirements in the "IC" District, there are many uses that are incompatible with the Air Installation Compatible Use Zone (AICUZ) and Accident Potential Zone (APZ) Overlay. Incompatible uses include: Waste-Related Services, Truck stop with overnight accommodations, Fairgrounds, and a Vocational, trade or business school. By-products of some of these uses that are a priority to be aware of as listed in the Naval Air Station-Corpus Christi (NAS-CC) Joint Land Use Study (JLUS) are vibration, dust, smoke, steam, air quality, etc. The AICUZ Overlay over the subject property

has been established to protect the proposed runways that were included in the Corpus Christi International Airport Masterplan (adopted 2007). The property is designated as per the future land use as Agriculture/ Rural Enterprise. As per Plan CC, this land is intended to be used for single-family homes on very large lots or associated with rural enterprise uses, agricultural uses, vacant land that has not previously been developed, and small business clusters that serve a rural population. The subject property is in the path of the proposed runway. The proposed runway does not have a timeline for construction, and much of the land is still under private ownership.

Public Input Process

Number of Notices Mailed

12 within 200-foot notification area

6 outside notification area

As of March 12, 2021:

In Favor

0 inside notification area

0 outside notification area

In Opposition

2 inside notification area

0 outside notification area

Totaling 2.54% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District, in lieu thereof, approval of the “IC/SP” Industrial Compatible District with a Special Permit (SP) with conditions on February 3, 2021.

ALTERNATIVES:

1. Approval of the change of zoning from the “RS-6” Single Family 6 District to the “IL” Light Industrial District. (Requires $\frac{3}{4}$ vote to approve due to Planning Commission recommendation of denial)

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends denial in lieu of a Special Permit of the zoning request.

Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District, in lieu thereof, approval of the “IC/SP” Industrial Compatible District with a Special Permit (SP) with conditions with following vote count.

Vote Count:

For: 7

Opposed: 1

Absent: 0

Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report