

**CITY COUNCIL ACTION ITEM
ROUTING /APPROVAL FORM**

Future Agenda Item / Council Meeting Date:

March 27, 2012

Action Item - Council Meeting Date:

April 10, 2012

Brief Description: Public Hearing to Consider a Change of Zoning (Case No. 0212-02)

FINANCE

Submit to: Evelyn Desrosiers, ext. 3613

**** Please route to Olga Plomarity, Budget Office, Ext. 3622 ****

BUDGET

Submit to: Olga Plomarity, ext. 3622

APPROVED: _____

Eddie Houlihan, Asst. Director of Management and Budget

**** Please route to Rudy Garza, ACM****

ACM

Submit to: Rudy Garza (ACM) **Due on:** 3/8/2012 by 2:00 p.m.

APPROVED: _____

Assistant City Manager

****Please route to Esther Velazquez, CM's Office, ext. 3220****

City Manager

Submit to: Rebecca Huerta c/o Esther Velazquez (Asst. to CM) **Due on:** 3/15/2012 by 2:00 p.m.

APPROVED: _____

City Manager

Department Contact Information

Preparer: **Miguel S. Saldaña, AICP**

Alternate: **Jennifer Ramirez**

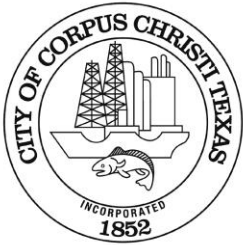
Phone: **826-3568**

Phone: **826-3585**

Please indicate type of item:

**PLACEMENT ON AGENDA
TYPE OF ACTION ITEM**

**PUBLIC HEARING
ORDINANCE, Emergency**



AGENDA MEMORANDUM
for the City Council Meeting of April 10, 2012

DATE: 3/7/2012

TO: Ronald L. Olson, City Manager

FROM: Stephen Draper, Director/Building Official, Development Services
StephenD@cctexas.com
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING
Flint Hills Resources Corpus Christi (Case No. 0212-02)
Change from RS-6” Single Family 6 District, “RS-6” Single Family 6 District/Special
Permit/78-16 and “RS-TF” Two Family District/Special Permit/78-16 to “CG-1” Commercial
District on Tract 1 and “IL” Light Industrial District on Tract 2
3221 Ebony Street

CAPTION:

PUBLIC HEARING – ZONING

Case No. 2012-02 Flint Hills Resources Corpus Christi, LLC The applicant is requesting a change of zoning from RS-6” Single Family 6 District, “RS-6” Single Family 6 District/Special Permit/78-16 and “RS-TF” Two Family District/Special Permit/78-16, to “CG-1” General Commercial on Tract 1 and “IL” Light Industrial on Tract 2, resulting in a change of future land use. The property to be rezoned is 9.586 acres (280,335.3 sq. ft.) of land, being all of Lots 134-140, 191-227, and a portion of Lots 141-146, 187-190, and 228-239, a portion of Ebony Street (50-foot right-of-way) and Baymoor Boulevard (50-foot right-of-way), all in the Baymoor Addition, located north of Interstate Highway 37 and west of Nueces Bay Boulevard.

Planning Commission and Staff's Recommendation (February 15, 2012): Approval of the change of zoning to the “CG-1” General Commercial District on Tract 1 and “IL” Light Industrial District on Tract 2.

BACKGROUND AND FINDINGS:

- The proposed change of zoning is adjacent to a large refinery area comprised of storage tanks and the associated containment berms, service valves and pipe arrays, and other industrial uses which aid in the processing and storage of petroleum products. Over the past decade a major pipeline corridor was expanded and routed precisely through this immediate area.
- This less intensive parking area use and light industrial service area use is in keeping with the 200 foot buffer paralleling along Interstate Highway 37. The residential buy-out areas were intended to mitigate the potential for injury to the general public by providing a long term buffer area in the event of a blast or catastrophic event while at the same time, serve industry in a variety of functions such as temporary turn around parking, staging areas and material lay down yards.

ALTERNATIVES: Denial of the requested change of zoning to the “CG-1” General Commercial District on Tract 1 and “IL” Light Industrial District on Tract 2.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Westside Area Development Plan (ADP) slate the subject property for continued low density residential uses. The proposed change in zoning is inconsistent with the adopted Future Land Use Map of the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY: Emergency

DEPARTMENTAL CLEARANCES: N/A

FINANCIAL IMPACT: Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments:

RECOMMENDATION:

Planning Commission and Staff's Recommendation (February 15, 2012): Approval of the change of zoning to the “CG-1” General Commercial District on Tract 1 and “IL” Light Industrial District on Tract 2.

LIST OF SUPPORTING DOCUMENTS:

- Zoning Report
- Ordinance

Approvals: Deborah Brown, Assistant City Attorney
Rudy Garza, Assistant City Manager
Toby Futrell, Interim Assistant City Manager