



**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

<b>Fiscal Year: 2011-2012</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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  
Toby Futrell, Interim Assistant City Manager