

STAFF REPORT

Case No. 0915-07
 HTE No. 15-10000055

Planning Commission Hearing Date: September 23, 2015

Applicant & Legal Description	<p>Applicant: City of Corpus Christi Owner: SKB Acquisition, LLC and generally known as Sam Kane Beef Processors Legal Description/Location: A 70.25 acre tract of land, described in Nueces County Deed Records by Warranty Deed Document # 2013016625, owned by SKB Acquisition Company LLC (formerly Sam Kane Beef Processors) and located on the southwest corner of Leopard Street and North Clarkwood Road.</p>			
Zoning Request	<p>From: Interim "FR" Farm Rural District after annexation To: "IH" Heavy Industrial District Area: 70.25 acres Purpose of Request: To allow heavy industrial uses associated with beef processing.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	Interim "FR" Farm Rural	Heavy Industrial	Heavy & Light Industrial
	<i>North</i>	"IL" Light Industrial, "CG-2" General Commercial, "RS-6" Single-Family	Vacant and Light Industrial	Low Density Residential
	<i>South</i>	"IH" Heavy Industrial	Vacant and Heavy Industrial	Heavy Industrial
	<i>East</i>	"IH" Heavy Industrial	Estate Residential and Vacant	Heavy Industrial
	<i>West</i>	"FR" Farm Rural	Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for heavy and light industrial uses. The proposed rezoning to the "IH" Heavy Industrial District is consistent with the adopted Future Land Use Map where Heavy Industrial uses are planned. Zoning Map No.: 058047</p>			

Transportation	Transportation and Circulation: The subject property has approximately 2,768 feet of street frontage along Leopard Street, a designated arterial street, and 711 feet of street frontage along North Clarkwood Road, also designated as an arterial street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2012)
	Leopard Street	A-2 Arterial	N/A	150' ROW 70' paved	8,058 ADT
	Clarkwood Road	A-3 Arterial	N/A	60' ROW 20' paved	1,210 ADT

Staff Summary:

Requested Zoning: The City initiated this rezoning request as the property was annexed on June 9, 2015. The Unified Development Code requires that annexed property be zoned with an interim zoning district of “FR” Farm Rural District. The purpose of the requested zoning is to allow for potential expansion of the existing beef processing facility. If the annexed property was left with the “FR” Farm Rural District, the existing beef processing plant would be considered a non-conforming use and expansions would not be allowed.

The property was originally annexed in 1962 and zoned for heavy industrial uses. In 2008, the City agreed to disannex the property so that Sam Kane Beef Processors could apply for a loan guarantee from the US Department of Agriculture’s Rural Food Processor’s Program. Subsequently, Sam Kane Beef Processors was not awarded a loan guarantee from the USDA. In addition, since disannexation of the property Sam Kane Beef Processors was sold to SKB Acquisition LLC. In May of this year, SKB Acquisition LLC requested that the City re-annex their property.

Development Plan: There is no new pending development proposal for the site which appears to be almost fully developed.

Existing Land Uses & Zoning: The current use of the property is heavy industrial. The property is generally surrounded by vacant land with one existing residential dwelling located to the east of the property. Surrounding zoning is a combination of “IH” Heavy Industrial, “IL” Light Industrial, “RS-6” Single-Family Residential and “FR” Farm Rural Districts.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is not platted.

Comprehensive Plan & Area Development Plan Consistency:

The proposed designation of “IH” Heavy Industrial District is consistent with the Future Land Use Map where heavy industrial uses are indicated and consistent with the Port/Airport/Violet Area Development Plan.

Department Comments:

The subject property has been operated at its current location since 1951. The facility is one of the largest beef processing facilities in the state and currently employs approximately 700 people.

1. The proposed designation of “IH” Heavy Industrial District is consistent with the Port/Airport/Violet Area Development Plan and the adopted Future Land Use Map where it designates the property for heavy industrial uses.
2. A change from the interim “FR” Farm Rural District after annexation will allow the expansion of the facility should the owner wish to expand the current beef processing facility (defined in the Unified Development Code a “slaughter house use”).
3. The property owner is in favor of the change of zoning to “IH” Heavy Industrial District.
4. The subject property is suited for uses allowed by the proposed “IH” Heavy Industrial District.
5. While there is one farm house located to the east of the property, the general character of the area is either vacant land or industrial uses.
6. The rezoning would not have a negative impact upon the neighborhood.

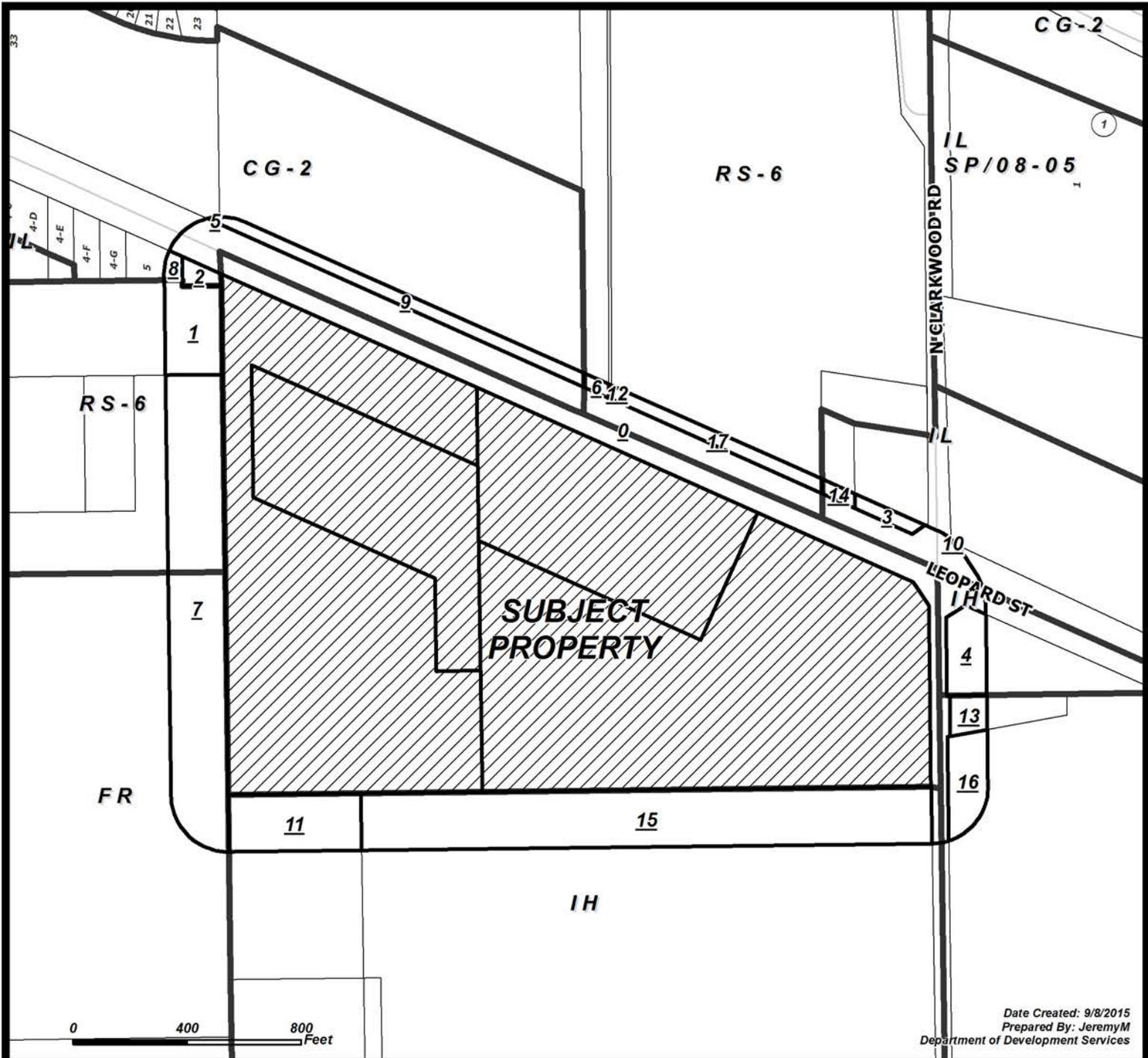
Staff Recommendation:

Approval of rezoning to the “IH” Heavy Industrial District.

Public Notification	Number of Notices Mailed – 17 within 200-foot notification area 3 outside notification area
	<u>As of September 16, 2015:</u>
	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.

Attachments:

1. Location Map (Existing Zoning & Notice Area)



Date Created: 9/8/2015
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0915-07 ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

-  Subject Property with 200' buffer
-  Owners in favor
-  Owners within 200' listed on attached ownership table
-  Owners in opposition

