

STAFF REPORT

Case No. 0615-02
 HTE No. 15-10000035

Planning Commission Hearing Date: June 3, 2015

Applicant & Legal Description	<p>Applicant/Owner: Orion Drilling Company, LLC Representative: Urban Engineering Legal Description/Location: Being a 13.63 acre tract of land comprised of all of Lots 19A and 19B, Block 6, Roblex Industrial Area, and all of Lots 20 and 21, Block 6, Roblex Industrial Area, and except the west 721.00 feet of the said Lot 20, located on the northeast corner of Flato Road and Bates Drive.</p>			
Zoning Request	<p>From: "IL" Light Industrial District To: "IH" Heavy Industrial District Area: 13.63 acres Purpose of Request: To allow development of an oil rig fabrication and assembly facility.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Light Industrial	Light Industrial
	<i>North</i>	"IL" Light Industrial	Light Industrial and Vacant	Light Industrial
	<i>South</i>	"RS-6" Single-Family 6	Public, Semi-Public	Research/Business Park
	<i>East</i>	"RS-6" Single-Family 6	Drainage Corridor and Vacant	Drainage Corridor and Light Industrial
	<i>West</i>	"IL" Light Industrial	Drainage Corridor and Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IH" Heavy Industrial District is not consistent with the adopted Future Land Use Plan or the Westside Area Development Plan. Map No.: 050042 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property is located on the northeast corner of Bates Drive and Flato Road. The subject property has approximately 385 feet of street frontage along Flato Road and 1,300 feet of frontage along the proposed expansion of Bates Drive. Both roads are "C1" Minor Residential Collector streets. The Maximum Desirable Average Daily Trips (ADT) for a "C1" Minor Residential Collector street is 1,000 to 3,000.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Flato Road	"C1" Minor Residential Collector	60' ROW 40' paved	51' ROW 23' paved	N/A
	Bates Dr.	"C1" Minor Residential Collector	60' ROW 40' paved	51' ROW 23' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District to allow for the future development of a fabrication facility on their existing business location.

Development Plan: The proposed rezoning is within the Roblex Industrial Area Subdivision. The applicant is proposing to construct a steel fabrication and assembly facility; specifically a facility that fabricates oil rig components and assembles oil rigs. The subject property currently houses their administrative, engineering, assembly, and integration of drilling rig construction operations. Fabrication of the oil rig steel components (substructure and mast elements) is currently conducted at another site in the City. The applicant indicates that they plan to construct a facility of approximately 26,000 square feet with building height of 24 feet. Facility hours of operation are proposed to be within 6:30 a.m. and 6:30 p.m. Timing of the proposed construction is unknown at this time. In addition to construction of the new fabrication building, an additional 40 parking spaces are proposed to be added to the site. The proposed rezoning of the property will permit fabrication and assembly of the components to occur at the same site.

Orion Drilling produces one to three oil rigs per year. Fabrication of the oil rig components occurs indoors while assembly of the components into an oil rig occurs outdoors. The oil rigs are assembled on-site, then disassembled and shipped to their locations. The applicant provided the following information about the oil rigs fabricated and assembled.

- **Mast** - Three basic components make up the Mast:
 - The lower section of the mast is 55 feet long by about 10 feet wide at a weight of 30,500 pounds.
 - The middle section of the mast is about 50 feet long by 10 feet wide at a weight of 18,641 pounds.
 - The upper section of the mast is about 41 feet long by 10 feet wide at a weight of 11,447 pounds.
 - The Mast is not assembled in the Fabrication Shop
- **Substructure** - Five basic components make up the Substructure:
 - The Drillers Side Bottom Weldment is about 45 long and 8 feet wide and 4 feet tall at a weight of 23,021 pounds

- The Off Drillers Side Bottom Weldment is about 45 feet long by 8 feet wide and 4 feet tall at a weight of 23,021 pounds.
- The Drillers Upper Box and the Off Drillers Upper Box are about 28 feet long by 7 feet wide and 3 feet tall at a weight of 18,535 pounds.
- The Center Section is about 36 feet long by 12 feet wide and 4.5 feet tall at a weight of 25,672 pounds.
- The Sub-Structure is not assembled at the Fabrication Shop.

Existing Land Uses & Zoning: North of the subject property in the “IL” Light Industrial District is vacant land and a company which specializes in industrial painting and coating. To the south of the subject property in the “RS-6” Single-Family 6 District is West Oso High School. East and west of the subject property are drainage corridors and vacant property in the “RS-6” Single-Family 6 District.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the “IH” Heavy Industrial District is not consistent with the Westside ADP or the adopted Future Land Use Plan’s designation of the property as “IL” Light Industrial.

Plat Status: The subject property is platted and comprises 13.63 acres. The property was platted in as follows: Lots 20 & 21 were platted in September of 1979; Volume 45 Page. 53 and Lots 19A & 19B were platted in December of 1982; Volume 47 Page 250.

Department Comments:

In reviewing this application to rezone, Staff thoroughly reviewed the “IL” Light Industrial and “IH” Heavy Industrial Districts. According to the Unified Development Code (UDC) the “IL” Light Industrial District allows fabrication uses, however, in Categories, Section 5.1.5.A., it seemingly implies that fabrication as a use is limited to uses small in scale such as clocks, medical, dental and drafting instruments, and games and toys as examples.

The UDC lacks a definition for “fabrication” therefore, it is up to staff to interpret and make a determination with respect to classification. Analysis included a review of the former Zoning Ordinance, which classified steel fabrication as a heavy industrial use.

Other considerations are as follows:

- The proposed rezoning is not consistent with the Future Land Use Plan’s designation of the property as light industrial.
- The light industrial designation of the subject lots and other adjacent properties serves to provide a transition from heavy industrial uses and other uses to the benefit of the other uses.
- West Oso School and residential development exist in the vicinity of the subject property. Altering the character of the area by changing the designation to “IH” Heavy Industrial may have an adverse impact on the school and nearby residential uses.

- Although, the fabrication use as proposed by the applicant may be easily integrated into the subject site without creating adverse impacts on adjacent properties, it is likely that a change in designation to the “IH” Heavy Industrial District may promote other requests for rezoning to the “IH” District.
- A change to the “IH” Heavy Industrial District for this property could set precedence for other requests for rezoning to the “IH” District, which could consequently alter the character of the immediate vicinity.
- A change to “IH” Heavy Industrial District would permit other uses, including but not limited to Sexually Oriented Businesses or other heavy industrial uses that produce excessive noise, dust, and lighting not appropriately located adjacent to a school or residential areas.
- It is Staff’s opinion that a Special Permit will accommodate the applicant’s request to merge the fabrication use with other operations on the site without altering the Future Land use Plan and the overall character of the area.
- Staff has developed recommended conditions for a Special Permit should the Planning Commission desire to recommend approval of a Special Permit in lieu of granting the rezoning to the “IH” Heavy Industrial District or denying the applicant’s request

Staff Recommendation:

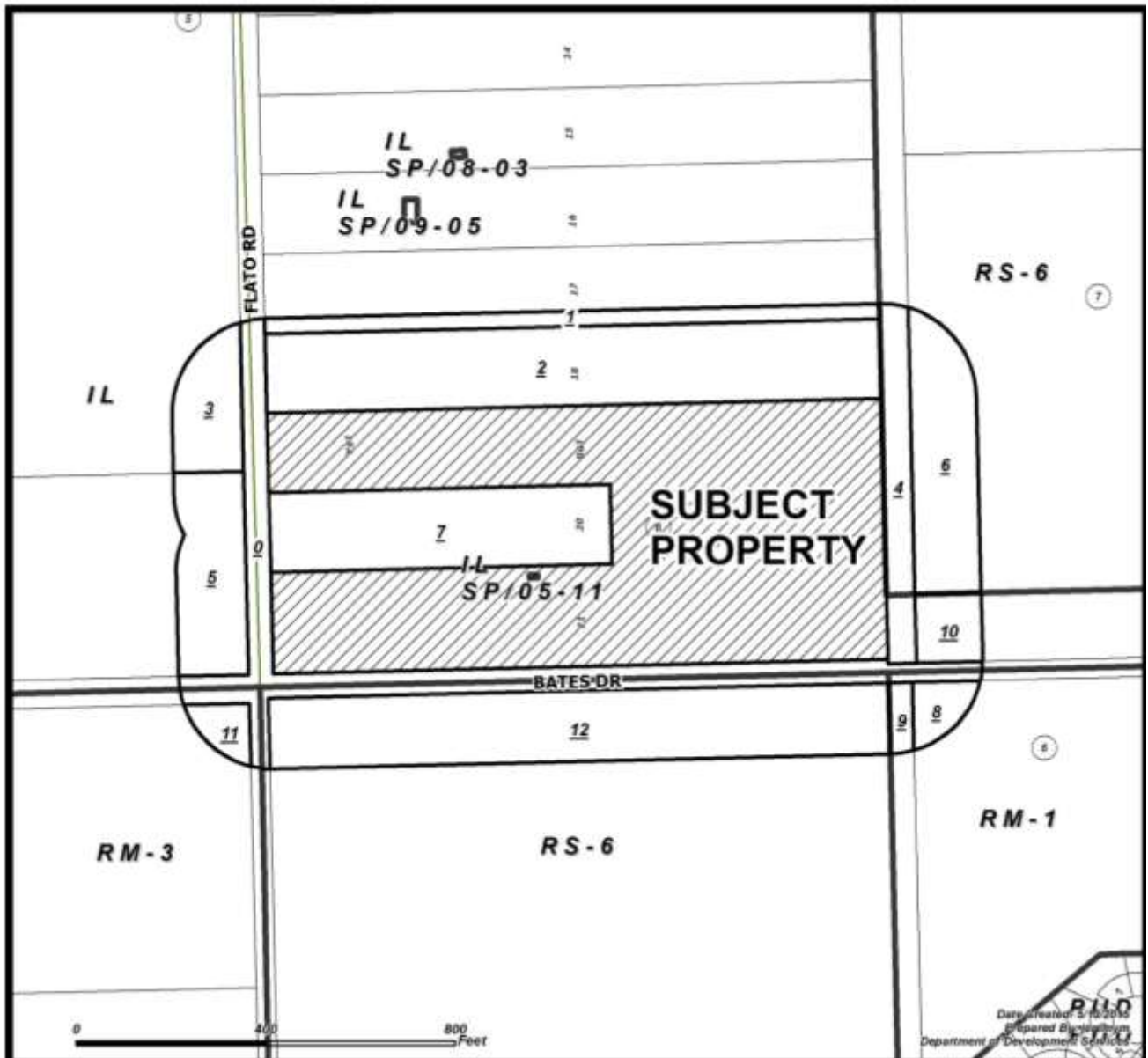
Denial of the change in zoning from the “IL” Light Industrial District to the “IH” Heavy Industrial District and, in lieu thereof, approval of the “IL/SP” Light Industrial District with a Special Permit for the fabrication and assembly of steel components subject to the following conditions:

1. **Use Regulation:** The only use permitted under this Special permit, other than those allowed by right in the “IL” Light Industrial district, is the fabrication and assembly of steel components, including all other operations described herein including the assembly of oil rig components and the storage of equipment and vehicles necessary to conduct operations
2. **Access:** Vehicular access shall be limited to Flato Road.
3. **Hours of Operation:** Hours of operation (except administrative office hours) shall be limited to the hours between 6:00 a.m. and 7:00 p.m. The Owner shall comply with the City’s Noise Ordinance.
4. **Site Plan:** The site plan may be altered to permit a different orientation of the building, however, in no case shall the fabrication building be located closer than 100 feet from the most southerly property line of the site or exceed 50,000 square feet.
5. **UDC Requirements:** The Owner shall comply with all other specific development standards, such as but not limited to landscaping, screening, and off-street parking and loading, as required by the Unified Development Code.
6. **Time Limit:** The Special Permit shall expire in three years if a building permit to construct the fabrication facility has not been obtained within that time period.

Public Notification	Number of Notices Mailed – 10 within 200-foot notification area 9 outside notification area
	<u>As of May 27, 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)
2. Site Plan

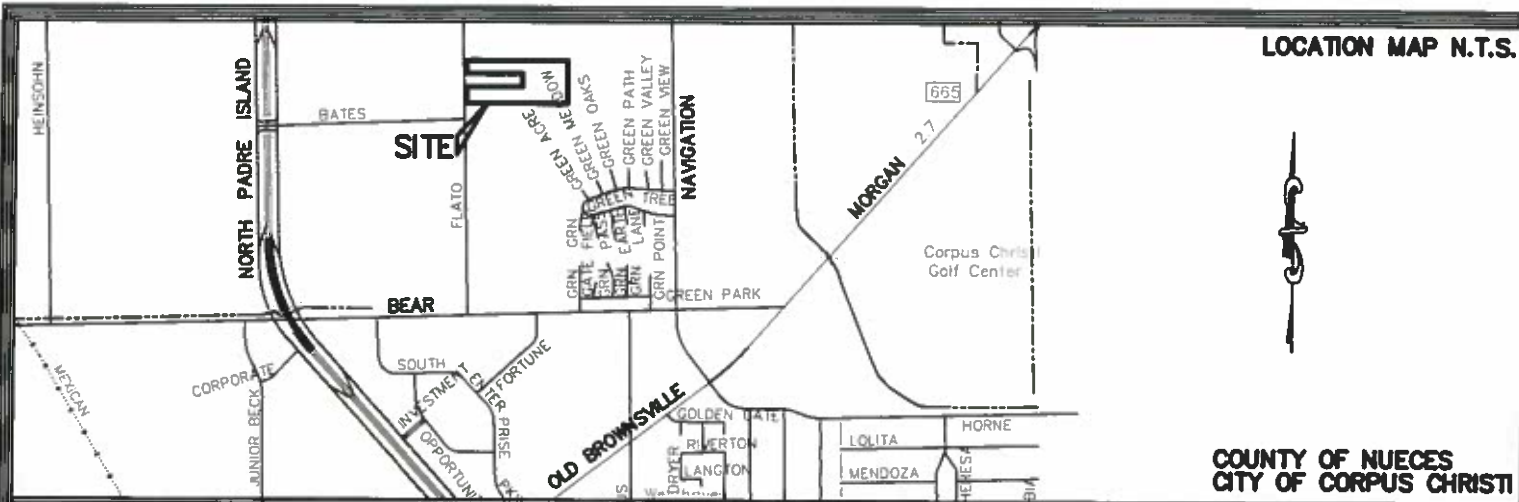


CASE: 0615-02
Zoning & Notice Area

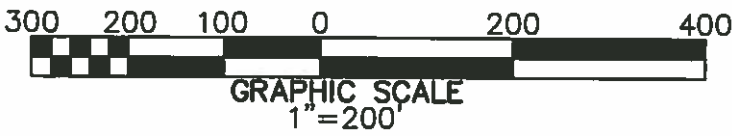
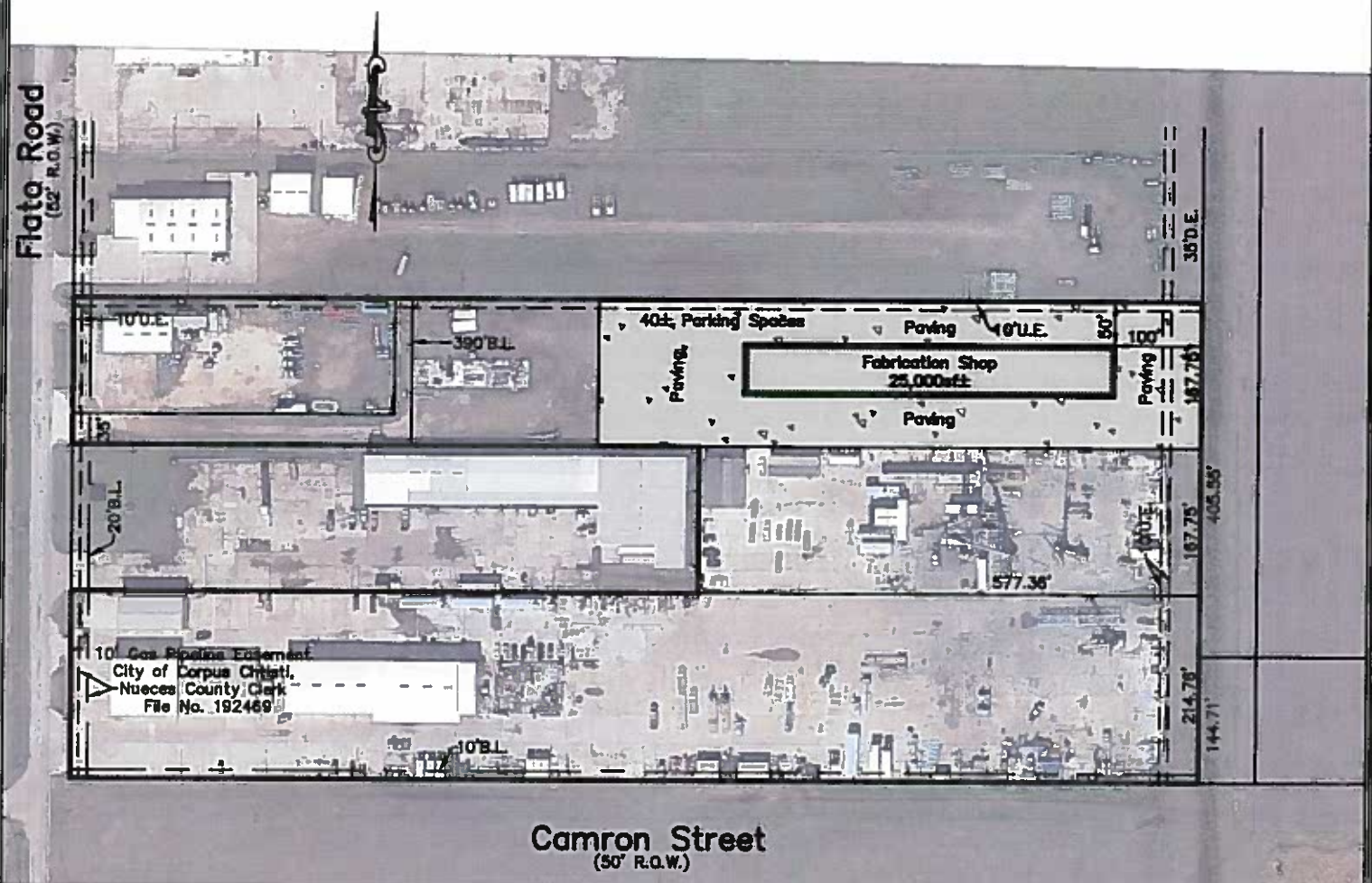
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-4	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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		
SP	Business Park		

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





COUNTY OF NUECES
CITY OF CORPUS CHRISTI



Site Plan

for a 13.63 Acre Tract of Land, comprised of all of Lots 19A & 19B, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 47, Page 250, Map Records of Nueces County, Texas and all of Lots 20 & 21, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 45, Page 53, said Map Records, Save and Except the West 721.00 feet of the said Lot 20.

URBAN ENGINEERING
TYPE FIRM NO. 145, TEMPL FIRM NO. 10032400
 2729 SWANTHER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: May 6, 2015
SCALE: 1"=200'
JOB NO.: 41834.B5.00
SHEET: 1 of 1
DRAWN BY: XG
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