

ZONING REPORT

Case No.: 0212-02

Planning Commission Hearing Date: February 15, 2012

Applicant & Legal Description	Applicant: Flint Hills Resources Corpus Christi, LLC Agent/Representative: Maverick Engineering, Inc. Owner: Flint Hills Resources Corpus Christi, LLC Legal Description/Location: 9.586 acre tract of land being all of Lots 134-140, 191-227, and a portion of Lots 141-146, 187-190, and 228-239, and a portion of Ebony Street and Baymoor Boulevard, all in the Baymoor Addition, located north of Interstate Highway 37 and west of Nueces Bay Boulevard.			
Zoning Request	From: “RS-6” Single-Family 6 District, “RS-6/SP-78-16” Single-Family 6 District with a Special Permit, and “RS-TF/SP-78-16” Two-Family District with a Special Permit, To: “CG-1” General Commercial District on Tract 1 & “IL” Light Industrial District on Tract 2 Area: 9.586 Acres Purpose of Request: To allow for the construction of two new paved parking lots and the refurbishing of a third existing parking lot (Tract 1) along with an industrial area located north of and behind the parking lot areas (Tract 2). The additional 377 parking spaces will serve as plant employee and contractor parking during refinery turnarounds and other plant related projects.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	“RS-6” Single-family 6, “RS-6/SP” Single-family 6 with a Special Permit, & “RS-TF/SP” Two-family with a Special Permit	Vacant & Light Industrial	Low Density Residential
	<i>North</i>	“O.C.L.” Outside City Limits & “IL” Light Industrial	Light & Heavy Industrial	Heavy Industrial
	<i>South</i>	“RS-6” Single-Family 6	290 feet of IH-37 & beyond IH-37 R.O.W Low Density Residential	Low Density Residential
	<i>East</i>	“RM-1” Multifamily 1 & “CG-2” general Commercial	Vacant-Buffer Zone	Open Space
	<i>West</i>	“IH” Heavy Industrial	Light & Heavy Industrial	Heavy Industrial
ADP, Map & Violations	Area Development Plan: The subject property is located in the Westside Area Development Plan (ADP) and is planned for low density residential uses. The proposed change in zoning from “RS-6” Single-Family 6 District, “RS-6/SP-78-16” Single-Family 6 District with a Special Permit, and “RS-TF/SP-78-16” Two-Family District with a Special Permit to the “CG-1” General Commercial District and “IL” Light Industrial District is not consistent with the Westside ADP or the adopted Future Land Use Map. Map No.: 048,045 Zoning Violations: None			

Staff's Summary:

- Requested Zoning:** The purpose of the zoning request from “RS-6”, “RS-6/SP/78-16” and “RS-TF/SP/78-16” to the “CG-1” and “IL” District is allow Flint Hills Refinery to construct and operate three individual parking areas resulting in an additional 377 parking spaces with a fourth area to be used as light industrial. These four areas will accommodate employees and contractors during refinery turnaround procedures and provide a concentrated and more efficient parking and light industrial service area.

- **Transportation and Circulation:** This multi-block property fronts along the north side of Interstate Highway 37. Access into these areas will utilize existing street right-of-ways and three existing intersection points at Baymoor Boulevard, Ebony Street, and Huisache Street all located along the north frontage road of Interstate Highway 37 between Nueces Bay Boulevard to the east and Buddy Lawrence Drive to the west.

Street R.O.W.	Street	Existing R.O.W. and Paved Section	Planned R.O.W. and Paved Section	Urban Trans. Plan Type	Traffic Volume 2007
	Interstate Highway 37	290 foot R.O.W., 250' paved	290 foot R.O.W., 250' paved	Freeway/ Expressway	10,422 N 1,512 S

- **Relationship to Smart Growth:**

The proposed change of zoning will allow for the continued redevelopment and improvement of refinery owned property formerly utilized as residential property. The proposed redevelopment of the property will allow for the construction and use as three (3) employee parking areas with a fourth area serving as a light industrial activities area. This fourth area will be located to the rear or north of the site behind the proposed parking areas and adjacent to the existing heavy industrial uses. Use of the existing infrastructure will be minimal and the proposed change of zoning would have little to no impact regarding smart growth. The proposed change of zoning though not consistent with the future land use plan does create continuity within a predominantly industrialized area by removing property that is being underutilized and logistically isolated.

- **Comprehensive Plan & Southside Area Development Plan Consistency:**

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.

Plat Status: Subject property consists of numerous platted lots.

Department Comments:

- 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. This multi-block site is a remnant portion of the Baymoor subdivision located along the north and south sides of Interstate Highway 37. This portion of the Baymoor was bisected and left isolated along the north side of Interstate Highway 37 with the construction of IH-37 in the late 1960's. This remnant portion remained a neighborhood in transition or a "NIT" for the next 35 to 40 years with all traces of the once residential area being removed by mid 2002. Over the past decade a major pipeline corridor was expanded and routed precisely through this immediate area.
- Although this proposed change is inconsistent with the projected future land use for this area, a use such as this will provide a much needed less intensive industrial use buffer while at the same time shortening the walking and driving distance for refinery service employees and refinery contractors. These proposed parking areas will consolidate and reduce the overall number of existing smaller, isolated and spread-out parking areas in and around the Flint Hills facility.

- 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.
- Although requesting this change of zoning for this property from “RS-6” Single-Family 6 District, “RS-6/SP-78-16” Single-Family 6 District with a Special Permit, and “RS-TF/SP-78-16” Two-Family District with a Special Permit to the “CG-1” General Commercial District and “IL” Light Industrial District is inconsistent with the adopted plans this request is in keeping with the recent and ongoing development trends in this area. Staff supports this request in that it is in the best interest of the neighborhood south of and across Interstate Highway 37 as well as the interest and overall safety of this community. Interstate Highway 37 is one of the City’s premiere access points and major evacuation routes before, during and after a natural disaster such as a tropical storm or hurricane. Therefore, the proposed uses will protect this corridor.

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

Pending. Comments Received	Number of Notices Mailed Total – 66 within 200’ notification area; 0 outside notification area	
	Favor	– 0 (inside notification area); 0 (outside notification area)
	Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0.0% As of February 9, 2012	

Attachments:

1. Site – Existing Zoning, Notice Area, & Ownership map