



AGENDA MEMORANDUM
Public Hearing & First Reading Ordinance for the City Council Meeting 10/25/2022
Second Reading Ordinance for the City Council Meeting 11/1/2022

DATE: October 25, 2022
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 1230 McBride Lane

CAPTION:

Case No. 0922-02 HEP Javelina Company LLC (District 1): Ordinance rezoning property at or near 1230 McBride Lane, located along the east side of McBride Lane, north of Interstate 37 and south of Up River Road from the “IL” Light Industrial District to the “IH” Heavy Industrial District; Providing for a penalty not to exceed \$2,000 and publication.

SUMMARY:

The proposed use is the deployment of a small-scale, commercial demonstration project to showcase Infinium technology for the conversion of carbon dioxide and hydrogen into cleaner synthetic fuels and chemicals.

BACKGROUND AND FINDINGS:

The subject property is 17.49 acres in size. To the north, properties are zoned “IL” Light Industrial with light industrial uses. To the south, properties are zoned “IL” Light Industrial with light industrial and vacant land uses. To the east, properties are zoned “IH” Heavy Industrial with heavy industrial land uses. To the west, properties are zoned “IL” Light Industrial with light industrial and public/semi-public land uses.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning.

Conformity to City Policy

The proposed rezoning is inconsistent with the Future Land Use Map.

Public Input Process

Number of Notices Mailed
16 within a 200-foot notification area
4 outside notification area

As of September 13, 2022:

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 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet /Total square footage of all property in the notification area = percentage of public opposition.

ALTERNATIVES:

1. Denial of the change of zoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the change of zoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District on September 7, 2022.

Vote Count:

For: 8

Opposed: 0

Absent: 1

Abstained: 0

Staff recommends approval of the change of zoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report