



AGENDA MEMORANDUM
for the City Council Meeting of June 12, 2012

DATE: May 14, 2012
TO: Ronald L. Olson, City Manager
FROM: Mark Van Vleck, Interim Director, Department of Development Services
MarkVV@cctexas.com
(361) 826-3246

PUBLIC HEARING – CHANGE OF ZONING
CBH Equity, LLC (Case No. 0412-03)
Change from “RS-6” Single-Family 6 District to “IL” Light Industrial District
Property Address: 9149 State Hwy 44

CAPTION:

PUBLIC HEARING – ZONING

Case No. 0412-03: CBH Equity, LLC: A change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District. The property to be rezoned is approximately 10 acres out of a 13.987-acre tract of land described in a survey of 254.069 acres of land, more or less, out of the west 5/8 of Section or Survey 402, Certificate No. 1739, Patent No. 359, Volume 37, Abstract No. 988 in Nueces County, Texas.

RECOMMENDATION:

Planning Commission & Staff Recommendation (April 25, 2012): Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District.

BACKGROUND AND FINDINGS:

The purpose of the requested change of zoning is to allow an oilfield service company to construct a 20,000-square-foot warehouse and office on approximately 2.5 acres and for future light industrial uses on the remaining 7.5 acres. There is no development plan for the 7.5 acres at this time, but it is anticipated to develop with light industrial uses.

The oilfield service company sells valves and refinishes drill bits for the oilfield industry. The majority of the warehouse would be used for retail storage of the valves and about 7,500 square feet would serve as an area for refinishing the drill bits. The company would operate during normal business hours and is expected to have a limited amount of outside storage, which is allowed in the “IL” District.

The subject property is currently used for agricultural purposes. The subject property is bordered to the north and west with agricultural land; to the north with an abandoned elementary school; to the east across S. Clarkwood Rd. are single-family houses and vacant

lots; and to the south across SH 44 is a recently developed convenience store and truck stop. Also, to the south and under construction is a Border Patrol facility and Baker Hughes, which is another oilfield service company.

ALTERNATIVES: Deny the requested change of zoning.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The proposed change of zoning is consistent with the Comprehensive Plan and Port/Airport/Violet Area Development Plan (ADP), which slate the subject and adjacent properties for light industrial uses.

EMERGENCY / NON-EMERGENCY: Emergency

DEPARTMENTAL CLEARANCES: N/A

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

1. Zoning Report with Attachments
2. Ordinance with Exhibit A