

# Zoning Case 0922-02



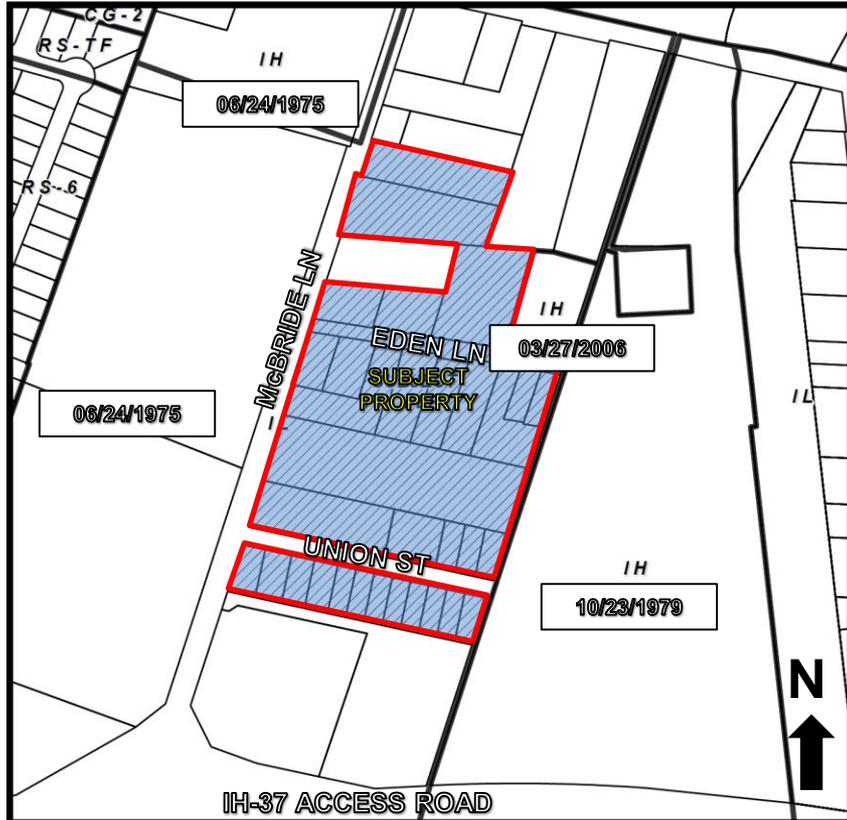
## HEP JAVELINA DISTRICT 1

Rezoning multiple properties  
Along McBride Lane,  
south of Up River Road & north of IH-37  
From "IL" to "IH"



Planning Commission  
September 7, 2022

# Zoning and Land Use



## Proposed Use:

Small-scale, commercial demonstration project to showcase Infinium technology for the conversion of carbon dioxide and hydrogen into cleaner synthetic fuels and chemicals.

## Area Development Plan:

Westside (Adopted February 21, 1995)

## Future Land Use Map:

Light Industrial

## Existing Zoning:

"IL" Light Industrial

## Adjacent Land Uses:

- North: Light Industrial and Professional Office
- South: Light Industrial and Vacant
- East: Heavy Industrial
- West: Light Industrial, Public/Semi-Public

# Public Notification

16 Notices mailed inside 200' buffer  
4 Notice(s) mailed outside 200' buffer

## Notification Area

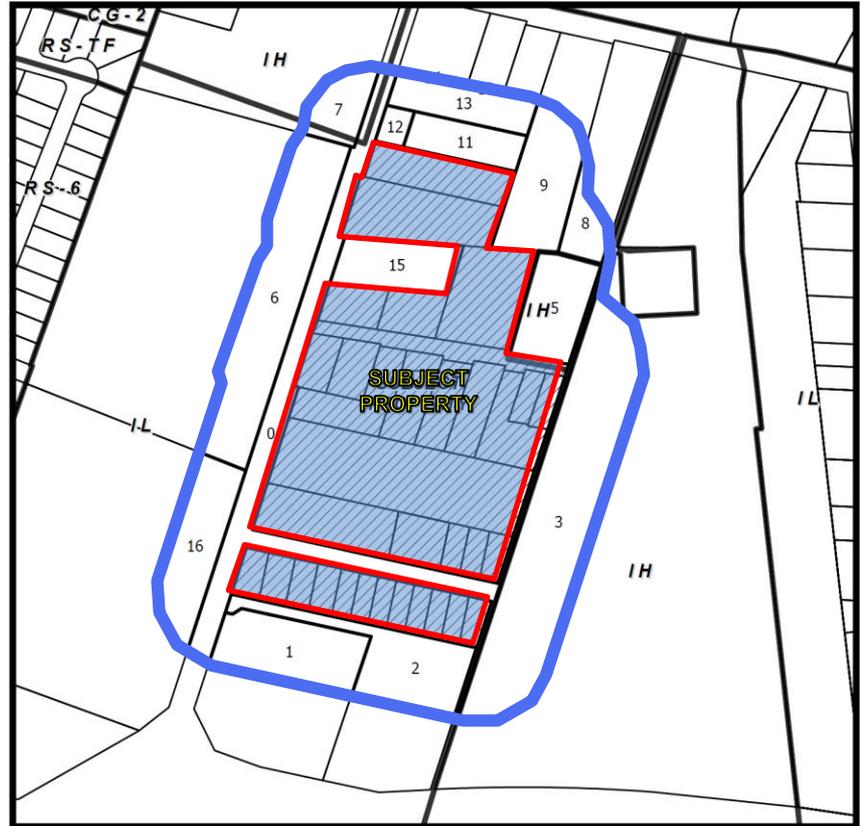
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Staff Analysis And Recommendation

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- The proposed rezoning is inconsistent with the Future Land Use Map.
- However, the proposed rezoning is consistent with many broader elements of the Comprehensive Plan.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses.
- Industrial uses are typically located near major transportation routes such as highways, in this case, IH 37.

**STAFF RECOMMENDATION: Approval of the rezoning request from “IL” Light Industrial to “IH” Heavy Industrial**