



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of November 10, 2015
Second Reading for the City Council Meeting of November 17, 2015

DATE: October 19, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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Public Hearing and First Reading for Property located at 9001 Leopard Street

CAPTION:

Case No. 0915-07 City of Corpus Christi: A change of zoning from the interim "FR" Farm Rural District after annexation to the permanent zoning district of "IH" Heavy Industrial District. The property is described as a 70.25 acre tract of land, described in Nueces County Deed Records by Warranty Deed Document # 2013016625, owned by SKB Acquisition Company LLC (formerly Sam Kane Beef Processors) and located on the southwest corner of Leopard Street and North Clarkwood Road.

PURPOSE:

The purpose of this item is to rezone the property to allow heavy industrial uses associated with beef processing.

RECOMMENDATION:

Planning Commission and Staff Recommendation (September 23, 2015):
Approval of the change of zoning from the "FR" Farm Rural District to the "IH" Heavy Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the City initiated this rezoning request after the property was annexed on June 9, 2015. The Unified Development Code requires that annexed property be zoned with an interim zoning district of "FR" Farm Rural District. The purpose of the requested zoning is to allow the existing beef processing facility to remain as a conforming land use and allow for any future expansions. If the annexed property was left with the "FR" Farm Rural District, the existing beef processing plant would be considered a non-conforming use since the "FR" Farm Rural District prohibits meat processing.

The proposed designation of “IH” Heavy Industrial District is generally consistent with the Comprehensive Plan as the Plan designates the area for light and heavy industrial uses. While there is one farm house located to the east of the property, the general character of the area is either vacant land or industrial uses, therefore, staff believes the rezoning would not have a negative impact upon the neighborhood.

ALTERNATIVES:

Deny the rezoning to the “IH” Heavy Industrial.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for heavy and light industrial uses. The proposed rezoning to the “IH” Heavy Industrial District is consistent with the adopted Future Land Use Map where Heavy Industrial uses are planned and the change to the Future Land Use Map from light industrial to heavy industrial on a portion of the property is reasonable in this case.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	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:

Presentation - Aerial Map
Ordinance
Planning Commission Final Report