



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 14, 2015
Second Reading for the City Council Meeting of July 21, 2015

DATE: June 23, 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 at
674 Flato Road**

CAPTION:

Case No. 0615-02 Orion Drilling Company, LLC.: A change of zoning from the "IL" Light Industrial District to the "IH" Heavy Industrial, resulting in a change to the Future Land Use Plan from light industrial to heavy industrial uses. The property to be rezoned is described as being a 13.63 acre tract of land comprised of all of Lots 19A and 19B, Block 6, Roblex Industrial Area, and all of Lots 20 and 21, Block 6, Roblex Industrial Area, save and except the west 721.00 feet of the said Lot 20, located on the northeast corner of Flato Road and Bates Drive.

PURPOSE:

The purpose of this item is rezone to allow the construction of a steel fabrication and assembly facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation:

Denial of the change in zoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District and, in lieu thereof, approval of the "IL/SP" Light Industrial District with a Special Permit for the fabrication and assembly of steel components subject to the following conditions:

1. Use Regulation: The only use permitted under this Special permit, other than those allowed by right in the "IL" Light Industrial district, is the fabrication and assembly of steel components, including all other operations described herein including the assembly of oil rig components and the storage of equipment and vehicles necessary to conduct operations.
2. Access: Vehicular access shall be limited to Flato Road.
3. Noise: The Owner shall comply with the City's Noise Ordinance.

4. Site Plan: The site plan may be altered to permit a different orientation of the building, however, in no case shall the fabrication building be located closer than 100 feet from the most southerly property line of the site or exceed 50,000 square feet.
5. UDC Requirements: The Owner shall comply with all other specific development standards, such as but not limited to, landscaping, screening, and off-street parking and loading, as required by the Unified Development Code.
6. Time Limit: The Special Permit shall expire in four years if a building permit to construct the fabrication facility has not been obtained within that time period.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "IL" Light Industrial District to the "IH" Heavy Industrial District. The applicant is proposing to construct a steel fabrication and assembly facility; specifically a facility that fabricates oil rig components and assembles oil rigs. The subject property currently houses their administrative, engineering, assembly, and integration of drilling rig construction operations. Fabrication of the oil rig steel components (substructure and mast elements) is currently conducted at another site in the City.

The Unified Development Code sets forth review criteria for special use permits. Review criteria applicable to this application are as follows:

1. The use is consistent with the Comprehensive Plan.
2. The use complements and is compatible with the surrounding uses and
3. Community facilities.
4. The impact of the use on public infrastructure can be minimized without negatively impacting existing uses in the area and in the City.
5. The use contributes to, enhances or promotes the welfare of adjacent properties and the surrounding area.
6. The use does not substantially adversely affect adjacent and neighboring uses permitted.
7. The use does conform in all other respects to regulations and standards in this Unified Development Code.
8. The development provides ample off-street parking and loading facilities.

ALTERNATIVES:

1. Approve the request for a change to the "IH" Heavy Industrial District.
2. Deny the request for a change to the "IH" Heavy Industrial District and approve, in lieu thereof, a change to the "IL/SP" Light Industrial District with a Special Permit for a steel fabrication and assembly facility.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IH" Heavy Industrial District is not consistent with the adopted Future Land Use Plan or the Westside Area Development Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	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 – "IH" Heavy Industrial District
- Ordinance – "IL/SP" Light Industrial District with Special Permit
- Planning Commission Final Report