

Ordinance amending the Unified Development Code (“UDC”), upon application by Williams Airline Partners, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to an 8.74-acre tract of land out of a portion of Lot H1, Wilkey Addition Unit 2, from the “RM-1” Multifamily 1 District and “RM-3” Multifamily 3 District to the “CG-2” General Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Williams Airline Partners, Ltd (“Owner”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, May 21, 2014, during a meeting of the Planning Commission, and on Tuesday, June 24, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application by Williams Airline Partners, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of an 8.74-acre tract of land out of a portion of Lot H1, Wilkey Addition Unit 2, located along the north side of Williams Drive approximately 630 feet west of Airline Road (the “Property”), from the “RM-1” Multifamily 1 District and “RM-3” Multifamily 3 District to the “CG-2” General Commercial District (Zoning Map No. 042035), as shown in Exhibit “A,” and Exhibit “B.” Exhibit A, which is a metes and bounds description of the Property and Exhibit B, which is a map to accompany the metes and bounds description, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City’s Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

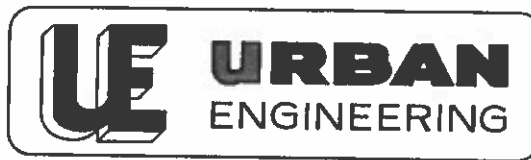
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



8.74 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for an 8.74 acre tract of land, more or less, being a portion of Lot H1, Wilkey Addition Unit 2, a map of which is recorded in Volume 67, Pages 722-723, of the Map Records of Nueces County, Texas; said 8.74 acre tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. TX" found, on the North boundary of Williams Drive, a public roadway, the South corner of Lot 12, Block B, Manor Terrace, a map of which is recorded in Volume 40, Page 187, of the said Map Records, for the West corner of the said Lot H1 and this tract;

Thence, North 29°00'00" East, with the common boundary of the said Lot H1 and the said Lot 12, 247.00 feet, to the West corner of Lot H2, of the said Wilkey Addition, for an outer ell corner of the said Lot H1 and this tract;

Thence, with the common boundary of the said Lot H2 and the said Lot H1, as follows:

- South 61°00'00" East, 228.72 feet;
- North 29°00'00" East, 274.60 feet;
- North 16°11'11" East, 70.90 feet;

Thence, South 61°00'00" East, 243.15 feet, for a corner of this tract;

Thence, North 29°00'00" East, 60.73 feet, for a corner of this tract;

Thence, South 60°53'00" East, at 10.39 feet, pass the West corner of Lot E, Wilkey Addition Unit 2, a map of which is recorded in Volume 67, Pages 439-440, of the said Map Records, being a corner of the said Lot H1, in all 228.20 feet, to the Northwest boundary of Lot D-3, Wilkey Addition Unit 2, a map of which is recorded in Volume 39, Page 41, of the said Map Records, the South corner of the said Lot E, for the East corner of this said Lot H1 and this tract;

Thence with the common boundary of the said Lot D-3 and the said Lot H1 as follows:

South 29°00'00" West, 333.11 feet;
South 61°01'00" East, 112.00 feet;
South 29°00'00" West, 327.68 feet, to the said North boundary of Williams Drive, a West corner of the said Lot D-3, for the South corner of the said Lot H1 and of this tract;

Thence, North $61^{\circ}01'00''$ West, with the North boundary of said Williams Drive, 467.63 feet, to a corner of the said Lot H1 and this tract, for the point of curvature of a circular curve to the right, whose radius point bears North $28^{\circ}59'00''$ East, 252.49 feet, having a central angle of $11^{\circ}25'16''$, a radius of 252.49 feet, a tangent length of 25.25 feet and an arc length of 50.33 feet;

Thence, with the arc of the said circular curve to right, 50.33 feet, to a corner of the said Lot H1 and this tract, for the beginning of a reverse curve to the left, whose radius point bears South $40^{\circ}24'16''$ West, 252.49 feet, having a central angle of $11^{\circ}25'16''$, a radius of 252.49 feet, a tangent length of 25.25 feet and an arc length of 50.33 feet;

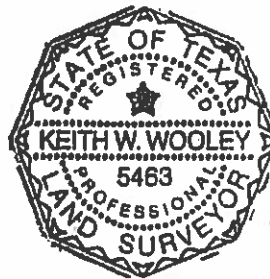
Thence, with the arc of the said reverse curve to the left, an arc length of 50.33 feet, for a corner of said Lot H1 and of this tract;

Thence, North $61^{\circ}01'00''$ West, with the North boundary of the said Williams Drive, the Southwest boundary of said Lot H1, 228.72 feet, to the Point of Beginning, containing 8.74 acres (380,680 square feet) of land, more or less.

Bearing are based on the record plat of Wilkey Addition Unit 2, Lots H1 and H2, a map of which is recorded in Volume 67, Pages 722-723, Map Records of Nueces County, Texas.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

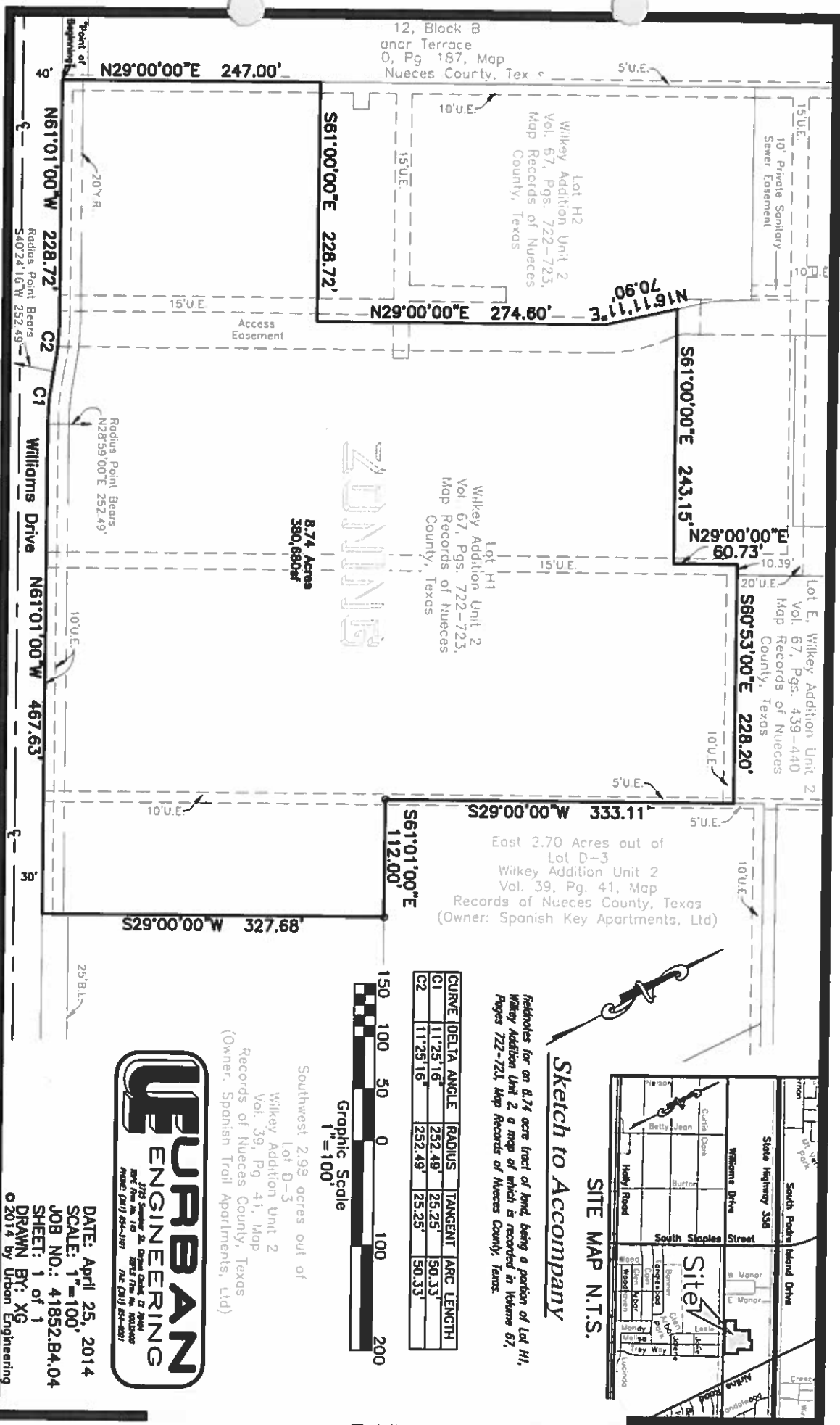
Also reference accompanying sketch of the tract described herein.



URBAN ENGINEERING

Keith W. Wooley
Keith W. Wooley, R.P.L.S.

License No. 5463



ZONING

8.74 Acres
380,680sf

East 2.70 Acres out of
Lot D-3
Wilkey Addition Unit 2
Vol. 39, Pg. 41, Map
Records of Nueces County, Texas
(Owner: Spanish Key Apartments, Ltd)

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	11°25'16"	252.49'	25.25'	50.33'
C2	11°25'16"	252.49'	25.25'	50.33'



Southwest 2.98 acres out of
Lot D-3
Wilkey Addition Unit 2
Vol. 39, Pg. 41, Map
Records of Nueces County, Texas
(Owner: Spanish Trail Apartments, Ltd)

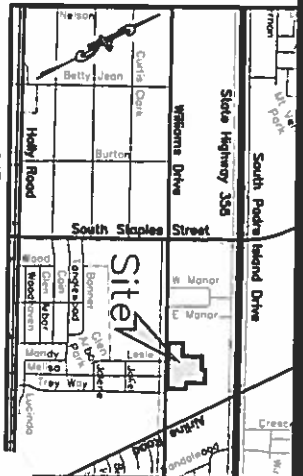


DATE: April 25, 2014
SCALE: 1"=100'
JOB NO.: 41852.B4.04
SHEET: 1 of 1
DRAWN BY: XG
© 2014 by Urban Engineering



Sketch to Accompany

SITE MAP N.T.S.



fieldnotes for an 8.74 acre tract of land, being a portion of Lot H1, Wilkey Addition Unit 2, a map of which is recorded in Volume 67, Pages 722-723, Map Records of Nueces County, Texas.