

Case No. 0719-07, McCord Wholesale: Ordinance rezoning property at or near 5564/5566 Ayers Street from the "IL" Light Industrial District to the "RV" Recreational Vehicle Park District.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of McCord Wholesale. ("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, a public hearing was held on Wednesday, July 24, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the "IL" Light Industrial District to the "RV" Recreational Vehicle Park District, and on Friday, September 6, 2019, 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 made by McCord Wholesale ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is not amended by changing the zoning on a property at or near 5564/5566 Ayers Street and described as 4.45 acres out of Lot 2, Holly Industrial Subdivision, a map of which is recorded in Volume 36, Page 131, Map Records of Nueces County, Texas. The property is located near the northeast corner of Holly Road and Ayers Street, south of Gibbs Street, and west of Civitan Drive. (Zoning Map No. 048037), as shown in Exhibits "A" and "B". Exhibit A is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, 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.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Job No. 43289.B9.00
June 21, 2019

Exhibit A 4.45 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 4.45 Acre Zoning Tract, being over and across a portion of Lot 2, Holly Industrial Subdivision, a map of which is recorded in Volume 36, Page 131, Map Records of Nueces County, Texas; said 4.45 Acre Zoning Tract being more fully described by metes and bounds as follows:

Beginning, at a point on the Southwest boundary line of the said Lot 2, for the West corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, for the West corner of the said Lot 2, bears North 61°57'49" West, 345.80 Feet;

Thence, with the Northwest boundary of this Tract as follows:

- North 28°02'11" East, 88.29 Feet, for an outer ell corner of this Tract;
- South 61°57'49" East, 43.02 Feet, for an inner ell corner of this Tract;
- North 28°02'11" East, 107.35 Feet, for an outer ell corner of this Tract;
- South 61°57'49" East, 345.00 Feet, for an inner ell corner of this Tract;
- North 28°02'11" East, 224.11 Feet, to the Southwest boundary line of Lot 3, Holly Industrial Subdivision, a map of which is recorded in Volume 41, Page 118, said Map Records, the Northeast boundary line of the said Lot 2, for a the West corner of this Tract, from **Whence**, a 1-1/2 Inch Iron Rod Found, for the North corner of the said Lot 2, bears North 61°57'49" West, 345.80 Feet;

Thence, South 61°55'43" East, with the common boundary of the said Lots 2 and 3, 309.89 Feet to a 3/4 Inch Iron Rod Found, for an inner ell corner of the said Lot 3, for the Northeast corner of the said Lot 2 and of this Tract;

Thence, South 28°30'44" West, with the Southeast boundary line of the said Lot 2, 323.83 Feet to a 5/8 Inch Iron Rod Found, for a corner of Lot 25-B, Holly Industrial Subdivision, a map of which is recorded in Volume 44, Page 70, said Map Records, for a corner of the said Lot 2 and of this Tract;

Thence, South 62°01'22" East, with the common boundary of the said Lots 2 and 25-B, 37.50 Feet, to a 5/8 Inch Iron Rod Found, for a corner of the said Lot 25-B, a corner of the said Lot 2, a corner of this Tract and the beginning of a non-tangent curve to the left having a delta of 18°11'57", a radius of 467.09 Feet, an arc length of 148.36 Feet, and a chord which bears South 02°00'51" West, 147.74 Feet;

Thence, with the said non-tangent curve to the left, an arc length of 148.36 Feet, for the South corner of this Tract;

Thence, North 09°48'15" West, 166.80 Feet, to the East corner of a 0.20 Acre Tract of Land, described as Parcel II, in a Special Warranty Deed from Parkdale Bank to Wesley Herring and Dorothy Herring, as recorded in File No. 641508, Volume 2135, Page 1000, Deed Records of Nueces County, Texas, for the beginning of a non-tangent curve to the left having a delta of 13°06'52", a radius of 373.54 Feet, an arc length of 85.50 Feet, and a chord which bears North 26°41'59" West, 85.31 Feet;

Thence, with the said non-tangent curve to the left, an arc length of 85.50 Feet, to a 5/8 Inch Iron Rod Found, for a corner of the said Lot 2, the aforementioned 0.20 Acre Tract, and this Tract;

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Thence, South 28°34'49" West, with the common boundary line of the said Lot 2 and the said 0.20 Acre Tract, 144.00 Feet to a 5/8 Inch Iron Rod Found, on the Northeast boundary line of Lot 1-A, Holly Industrial Subdivision, a map of which is recorded in Volume 28, Page 89, said Map Records, for the West corner of the said 0.20 Acre Tract of Land, a South corner of the said Lot 2 and a South corner of this Tract;

Thence, North 61°57'49" West, with the Southwest boundary line of the said Lot 2, 624.19 Feet, to the Point of Beginning, containing 4.45 Acres (194, 056 Square Feet) of land, more or less.

4.45 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes 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 tract described herein.

URBAN ENGINEERING



Dan L. Urban, R.P.L.S.

License No. 4710



Exhibit B

