

Ordinance amending the Unified Development Code (“UDC”), upon application by the Congregation of Divine Providence, Inc. (“Owner”), by changing the UDC Zoning Map in reference to 40 acres of land, more or less, out of the northeast corner of Lot 1 of the Margaret Kelly Land, from the “FR” Farm Rural District to the “IL” Light Industrial 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 the Congregation of Divine Providence, Inc. (“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, February 12, 2014, during a meeting of the Planning Commission, and on Tuesday, March 18, 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 the Congregation of Divine Providence, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 40 acres of land, more or less, out of the northeast corner of Lot 1 of the Margaret Kelly Land, located on the south side of Bear Lane, approximately 350 feet west of Junior Beck Drive (the “Property”), from the “FR” Farm Rural District to the “IL” Light Industrial District (Zoning Map No. 052041), as shown in Exhibits “A” and “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, 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

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
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3054 S. ALAMEDA, ZIP 78404
361 882-5521 - FAX 361 882-1265
e-mail: murrayjr@aol.com

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

December 13, 2013

Field Note Description

Being 40 acres of land, more or less, out of the northeast corner of Lot One (1) of the Subdivision of the MARGARET KELLY LAND, as shown by map or plat thereof recorded in Volume 8, Page 40, Map Records of Nueces County, Texas, and as described by metes and bounds as follows, to wit:

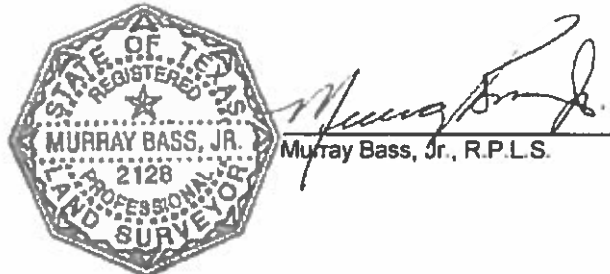
BEGINNING at the northeast corner of Block 1 of the Subdivision of the Margaret Kelly Land for a place of beginning;

THENCE West 1306.7 feet along the north line of Block 1 to a point for the Northwest corner of this 40 acre tract;

THENCE South parallel to the east line of Block 1, for a distance of 1333.32 feet to a point for the Southwest corner of this 40 acre tract;

THENCE East 1306.7 feet to the east line of Block 1 for the Southeast corner of this 40 acre tract;

THENCE North along the east line of Block 1, 1333.32 feet to the **PLACE OF BEGINNING**.



Note: Description has been prepared from a document of record and does not represent a survey made on the ground

MBJ:sab

13090-M&B.doc

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EXHIBIT "A"

LOT 4 BLOCK 1
VOL 52 PG 75
M.R.N.C.T.

CAJA INDUSTRIAL
DEVELOPMENT

LOT 3A BLOCK 1
VOL 61 PG 123
M.R.N.C.T.

LOT 2F BLOCK 1
VOL 60 PG 52
M.R.N.C.T.

BEAR LANE

WEST 1306.70'

SOUTH 1333.32'

NORTH 1333.32'

40 ACRES

EAST 1306.70'

LOT 6
SUBDIVISION OF THE
MARGARET KELLY LAND
VOL 8 PG 40
M.R.N.C.T.



LOT 1
SUBDIVISION OF THE
MARGARET KELLY LAND
VOL 8 PG 40
M.R.N.C.T.

INDUSTRIAL
TECHNOLOGY
PARK UNIT 1

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6

LOT 2
SUBDIVISION OF THE
MARGARET KELLY LAND
VOL 8 PG 40
M.R.N.C.T.

GRAPHIC SCALE



(IN FEET)

1 inch = 1000 ft.

NOTE:

THIS SKETCH HAS BEEN PREPARED FROM DOCUMENTS OF RECORDS
AND DOES NOT REPRESENT A SURVEY MADE ON THE GROUND

REZONING SKETCH

CONGREGATION OF DIVINE PROVIDENCE—OWNER 6045 BEAR LANE

CORPUS CHRISTI, TX

Prepared by:

Bass & Welsh Engineering

3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)

Firm Registration No. F-52

Job No: 13090

Scale: 1"=100'

Date: 12-13-2013

Drawing No: 13090

Plotscale: 1=1

Sheet 1 of 1