

**Ordinance amending the Unified Development Code (“UDC”), upon application by Durrill Farms, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 2.6-acre tract of land out of Port Addition, Block 2, Lot 1, from the “IH” Heavy Industrial District to the “CI” Intensive Commercial District; amending the Plan CC 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 Durrill Farms, LLC (“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, October 5, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “IH” Heavy Industrial District to the “CI” Intensive Commercial District, and on Tuesday, November 1, 2016, 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 Durrill Farms, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.6-acre tract of land out of, Port Addition, Block 2, Lot 1, located between Port Avenue and Brewster Street and between Tancahua Street and Broadway Street (the “Property”), from the “IH” Heavy Industrial District to the “CI” Intensive Commercial District (Zoning Map No. 045046), 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 also known as Plan CC, 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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

## EXHIBIT "A"

### Tract 1:

Field note Description for a 2.6 acre tract of land out of Lot 1, Block 2, Port Addition, a Subdivision of the City of Corpus Christi, Texas, recorded in Volume 63, Pages 88-89, Nueces County, Texas, Map Records, and being more particularly described by METES AND BOUNDS as follows:

BEGINNING at a 5/8" iron rod set at the intersection of the north right-of-way line of Brewster Street and the Northwest right-of-way line of U.S. Highway 181, for the southeast and beginning corner of the tract herein described.

THENCE South  $78^{\circ} 52' 48''$  West, with the north right-of-way line of said Brewster Street, a distance of 345.46 feet to a 5/8" iron rod found for the P.C. of a curve to the right at its intersection with the west right-of-way line of Tancanhua Street, for a corner of the tract herein described;

THENCE in a westerly and northwesterly direction with the arc of said curve to the right whose Central Angle is  $90^{\circ} 00' 00''$ , whose Radius is 20.00 feet, an Arc Distance of 31.42 feet to a 5/8" iron rod, the P.T. of said curve for a corner of the tract herein described;

THENCE, North  $11^{\circ} 07' 12''$  West, with the east right-of-way line of said Tancanhua Street, a distance of 72.59 feet to a 5/8" iron rod found for corner, the P.T. of a curve to the right, for a corner of the tract herein described;

THENCE, in a northerly direction with the arc of said curve to the right, whose Central Angle is  $9^{\circ} 49' 00''$ , whose Radius is 770.00 feet, and Arc Distance of 131.93 feet to a 5/8" iron rod set for the P.T. of said curve and for a corner of the tract herein described;

THENCE, North  $1^{\circ} 18' 12''$  West, with the east right-of-way line of said Tancanhua Street, a distance of 66.09 feet to a 5/8" iron rod set for the P.C. of a circular curve to the right for a corner of the tract herein described;

THENCE in a Northerly, Northeasterly and Easterly direction, with the arc of said curve to the right, whose Central Angle is  $90^{\circ} 00' 00''$ , whose Radius is 20.00 feet, an Arc Distance of 31.42 feet to the P.T. of said curve and for a corner of the tract herein described;

THENCE, North  $88^{\circ} 41' 48''$  East, with the south right-of-way line of East Port Avenue, a distance of 274.10 feet to a 5/8" iron rod set for a corner, the P.C. of a circular curve to the left for a corner of the tract herein described;

THENCE, in a Northeasterly direction with the Arc of said curve to the left, whose Central Angle is  $16^{\circ} 36' 59''$ , whose Radius is 535.00 feet, an Arc Distance of 155.16 feet to a 5/8" iron rod set in the west right-of-way line of U.S. Highway 181 on upper level, ground level retained by Port of Corpus Christi, Texas, and for the northeast corner of the tract herein described;

THENCE, in a Southerly or Southwesterly direction with the west right-of-way lines of U.S. Highway 181, with the Arc of a circular curve to the left whose Central angle is  $4^{\circ} 40' 30''$ , whose Radius is 3,374.18 feet, an Arc Distance of 275.32 feet to the POINT OF BEGINNING.

CONTAINING 2.6 ACRES OF LAND MORE OR LESS

*NOTE: Company is prohibited from insuring the area or quantity of the land described herein. Therefore, Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.*

### Tract 2:

Field note Description for a 0.64 acre tract of land out of Lot 1, Block 2, Port Addition, a Subdivision of the City of Corpus Christi, Texas, recorded in Volume 63, Page 89, Nueces County, Texas, Map Records, said 0.64 acre tract located northeast of the east end of Brewster Street in the ground level of U.S. Highway No.

EXHIBIT "A" continued

181 and more particularly described by METES AND BOUNDS as follows;

BEGINNING at the intersection of the north right-of-way line of said Brewster Street and the west right-of-way line of ground level U. S. Highway 181, for the southwest and beginning corner of the tract herein described;

THENCE in a northeasterly direction with the west right-of-way of ground level U.S. Highway No. 181, and with the east line of present Lot 1, Block 2, and with the Arc of a circular curve to the right whose Central Angle is  $4^{\circ} 40' 30''$ , whose Radius is 3,374.18 feet, an Arc Distance of 275.32 feet to a 5/8" iron rod set in the south line of East Port Avenue Access and Utility Easement as per Document No. 2004007487, Nueces County, Texas Deed Records for the Northwest corner of the tract herein described;

THENCE in a northeasterly direction with the south right-of-way line of said East Port Avenue Access and Utility Easement and with the Arc of a circular curve to the left whose Central Angle is  $6^{\circ} 23' 01''$ , whose Radius is 535.00 feet, an Arc Distance of 59.61 feet to the P.T. of said curve and for a corner of the tract herein described;

THENCE North  $65^{\circ} 41' 48''$  East, with the Southeast right-of-way line of said East Port Avenue, a distance of 126.12 feet to a 5/8" iron rod set for the northeast corner of the tract herein described;

THENCE South  $28^{\circ} 26' 07''$  West, with a line that is approximately 15 feet northwest of and parallel to the Centerline of a railroad spar, a distance of 353.00 feet to a 5/8" iron rod set for corner in the P.C. of a circular curve to the left for a corner of the tract herein described;

THENCE in a Southwesterly direction with the Arc of said curve to the left whose Central Angle is  $2^{\circ} 01' 21''$ , whose Radius is 765.75 feet, an Arc distance of 27.03 feet to a 5/8" iron rod set for the southwest corner of the tract herein described;

THENCE South  $78^{\circ} 52' 48''$  West, a distance of 44.10 feet to the Point of Beginning, Upper level used by Texas Department of Transportation U.S. Highway 181, ground level use retained by Port of Corpus Christi Authority.

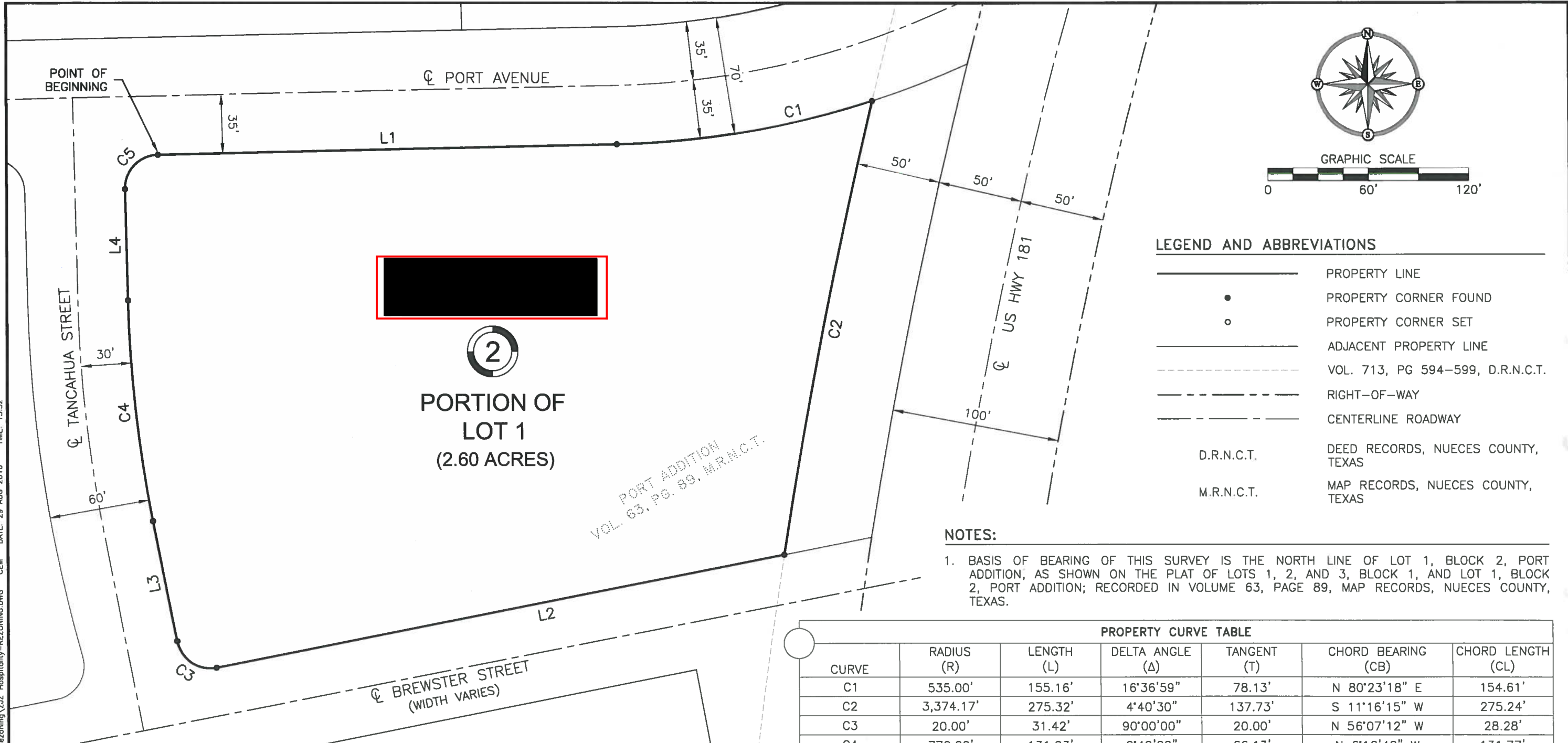
Containing 0.64 acres of land more or less.

*NOTE: Company is prohibited from insuring the area or quantity of the land described herein. Therefore, Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.*

EXHIBIT B

EXHIBIT B

RVE NAME: R:\CLIENTS\ZUZ HOSPITALITY - 922\15024 - Hilton Hotel\Rezoning\ZUZ Hospitality-REZONING.DWG CEM DATE: 29 AUG 2016 TIME: 13:32



I, ALBERT E. FRANCO, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID DRAWING IS CORRECT TO THE BEST OF MY KNOWLEDGE, THIS THE 29th DAY OF AUGUST 29, 2016



Albert E. Franco, Jr.  
ALBERT E. FRANCO, JR., R.P.L.S.  
TEXAS REGISTRATION NO. 4471

PROPERTY CURVE TABLE						
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)	CHORD LENGTH (CL)
C1	535.00'	155.16'	16°36'59"	78.13'	N 80°23'18" E	154.61'
C2	3,374.17'	275.32'	4°40'30"	137.73'	S 11°16'15" W	275.24'
C3	20.00'	31.42'	90°00'00"	20.00'	N 56°07'12" W	28.28'
C4	770.00'	131.93'	9°49'00"	66.13'	N 6°12'42" W	131.77'
C5	20.00'	31.42'	90°00'00"	20.00'	N 43°41'48" E	28.28'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°41'48" E	274.10'
L2	S 78°52'48" W	345.46
L3	N 11°07'12" W	72.59'
L4	N 1°18'12" W	66.09'

NO.	DATE	REVISIONS

**LJA Engineering, Inc.**  
820 Buffalo Street  
Corpus Christi, Texas 78401  
TBPE Firm Reg. # F-1386  
Phone 361.887.8851  
Fax 361.887.8855  
TBPLS Firm Reg. #10016600

**REZONING APPLICATION**  
**METES AND BOUNDS DRAWING**

SCALE:	AS NOTED
DRAWN BY:	CEM
APPROVED BY:	AEF
DATE:	8/29/2016
JOB NO.	C922-15024
SHEET NO.	1 OF 1