

Ordinance amending the Unified Development Code (“UDC”), upon application by Orion Drilling Company, LLC (“Owner”), by changing the UDC Zoning Map in reference to 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, from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit; 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 Orion Drilling Company, 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, June 3, 2015, during a meeting of the Planning Commission when the Planning Commission recommended 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 with conditions, and on Tuesday, July 14, 2015, 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 Orion Drilling Company, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 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 (the “Property”), from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit (Zoning Map No. 050042), as shown in Exhibits “A,” “B,” and “C.” Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a map to accompany the metes and bounds description, and Exhibit C, which is a site plan of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit C and 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.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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 5. 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 6. 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 7. 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	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



Job No. 41834.B5.00
March 9th, 2015

Exhibit A
13.63 Acre, Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 13.63 Acre Tract of Land, comprised of all of Lots 19A & 19B, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 47, Page 250, Map Records of Nueces County, Texas and all of Lots 20 & 21, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 45, Page 53, said Map Records, Save and Except the West 721.00 feet of the said Lot 20; said 13.63 Acres being more fully described by metes and bounds as follows:

Beginning, on the East Right-of-Way of Flato Road, a public roadway, the Southwest corner of Lot 18, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 45, Page 53, of the said Map Records, for the Northwest corner of the said Lot 19A and this tract;

Thence, North 90°00'00" East, with the South line of the said Lot 18, the North line of the said Lots 19A and Lot 19B, 1298.36 feet, to the West line of a 1.383 Acre Tract of Land, described in deed from Brent L. Riley, to the City of Corpus Christi, Texas, as recorded in Volume 2209, Pages 187-189, Official Public Records of Nueces County, Texas, the Southeast corner of the said Lot 18, for the Northeast corner of the said Lot 19B and this tract;

Thence, South 00°00'00" East, with the West line of the said 1.383 Acre Tract of Land, the East line of the said Lots 19B, at 167.75 feet, pass the Northeast corner of the said Lot 20, the Southeast corner of the said Lot 19B, continue with the said West line, at 335.50 feet, pass the Northeast corner of the said Lot 21, the Southeast corner of the said Lot 20, at 405.55 feet, pass the Northwest corner a 0.216 Acre Tract of Land, described in deed from Alexander E. Cox and Elbert S. Cox, to the City of Corpus Christi, Texas, as recorded in Volume 2230, Pages 290-292, said Official Public Records, the Southwest corner of the said 1.383 Acre tract, continue with the West line of the said 0.216 Acre tract, in all 550.26 feet, to the North Right-of-Way of Camron Street, a public roadway, the Southwest corner of the said 0.216 Acre Tract, for the Southeast corner of the said Lot 21 and this tract;

Thence, North 90°00'00" West, with the said North Right-of-Way, the South line of the said Lot 21, 1298.36 feet, to the East Right-of-Way of the said Flato Road, for the Southwest corner of the said Lot 21 and of this tract;

Thence, North 00°00'00" West, with the said East Right-of-Way, the West line of the said Lot 21, 214.76 feet, to the Southwest corner of the said Lot 20, the Northwest corner of the said Lot 21, for an outer ell corner of this tract;

Thence, North 90°00'00" East, with the South line of the said Lot 20, the North line of the said Lot 21, 721.00 feet, to an inner ell corner of this tract;

Thence, North 00°00'00" West, 167.75 feet, to the South line of the said Lot 19B, the North line of the said Lot 20, for an inner ell corner of this tract;

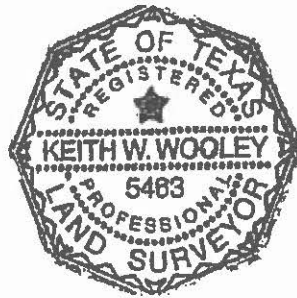
Thence, North 90°00'00" West, with the South line of the said Lot 19B, the North Line of the said Lot 20, 721.00 feet, to the East Right-of-Way of the said Flato Road, the Northwest corner of the said Lot 20, the Southwest corner of the said Lot 19B, for an outer ell corner of this tract;

Thence, North 00°00'00" West, with the said East Right-of-Way, the West line of the said Lots 19B, at 35.00 feet pass, the Southwest corner of the said Lot 19A, a Northwest corner of the said Lot 19B, in all 167.75 feet, to the Point of Beginning, containing 13.63 acres (593,488 Square Feet) of land, more or less.

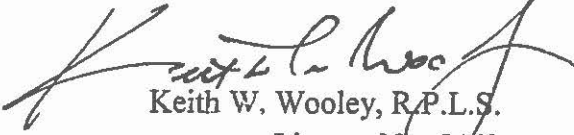
Bearings are based on the recorded plat of Roblex Industrial Area, a map of which is recorded in Volume 45, Page 53, of the Map Records of Nueces County, Texas. This description was prepared from Record Documents and does not represent a current on the ground survey.

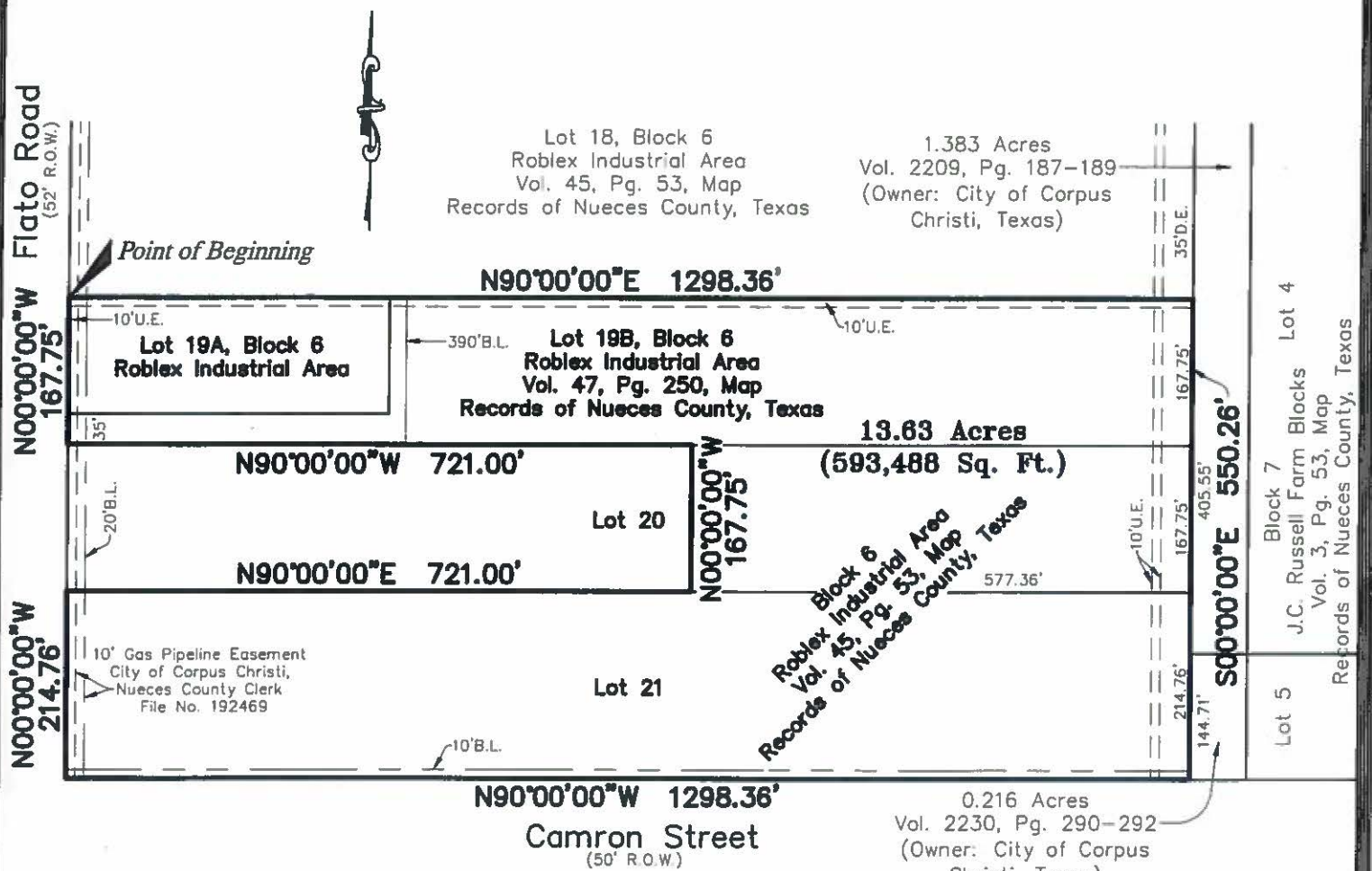
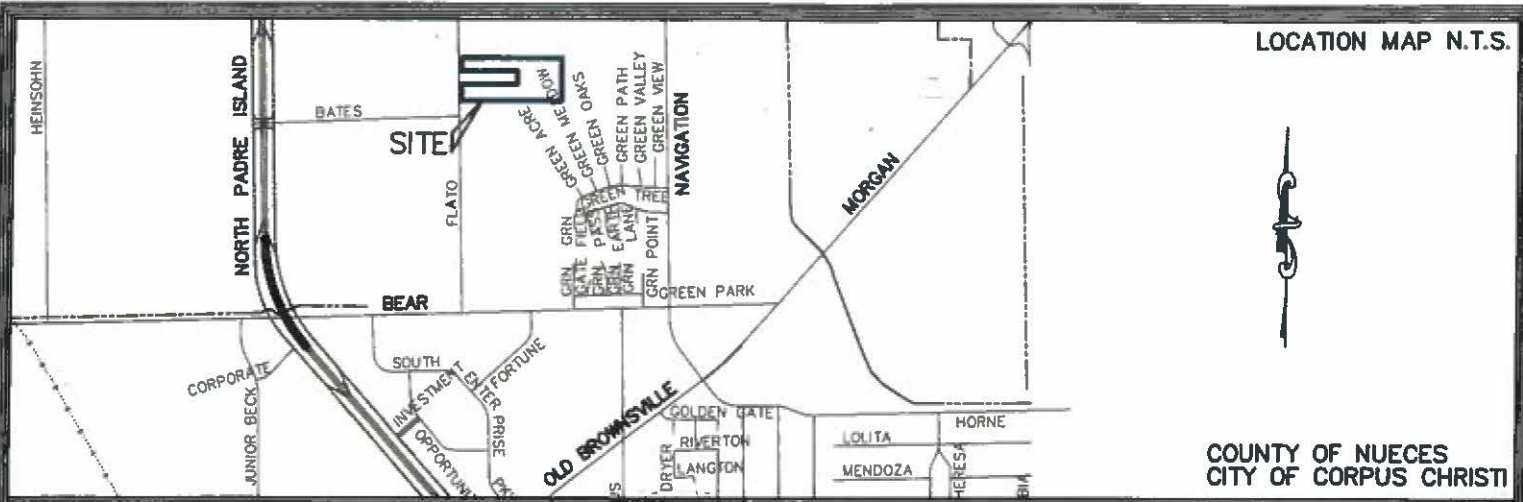
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING


Keith W. Wooley, R.P.L.S.
License No. 5463



N00°00'00"W Flato Road (52' R.O.W.) 167.75'

N00°00'00"W 214.76'

35'D.E. 167.75'

405.55'

S00°00'00"E 550.26'

214.76'

144.71'

Lot 4

Block 7

J.C. Russell Farm Blocks

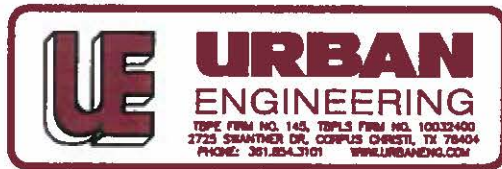
Vol. 3, Pg. 53, Map

Records of Nueces County, Texas

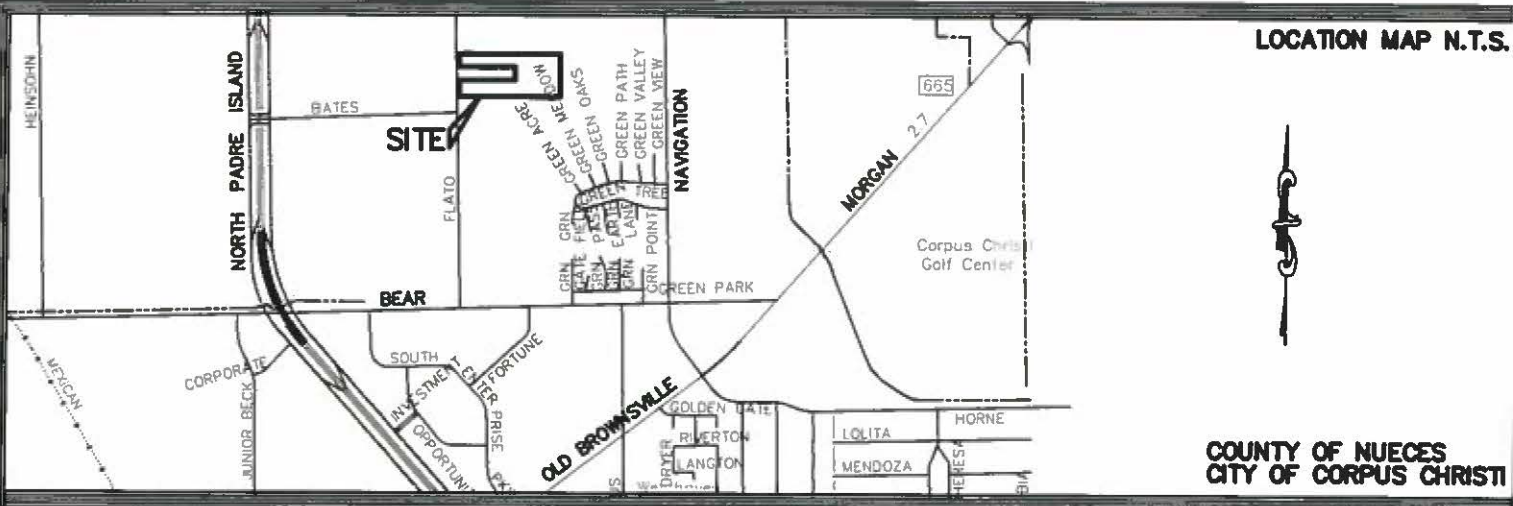
Lot 5



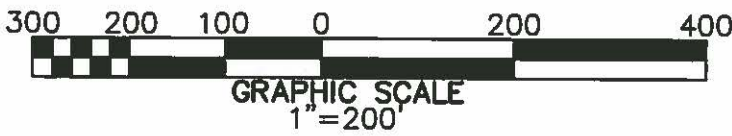
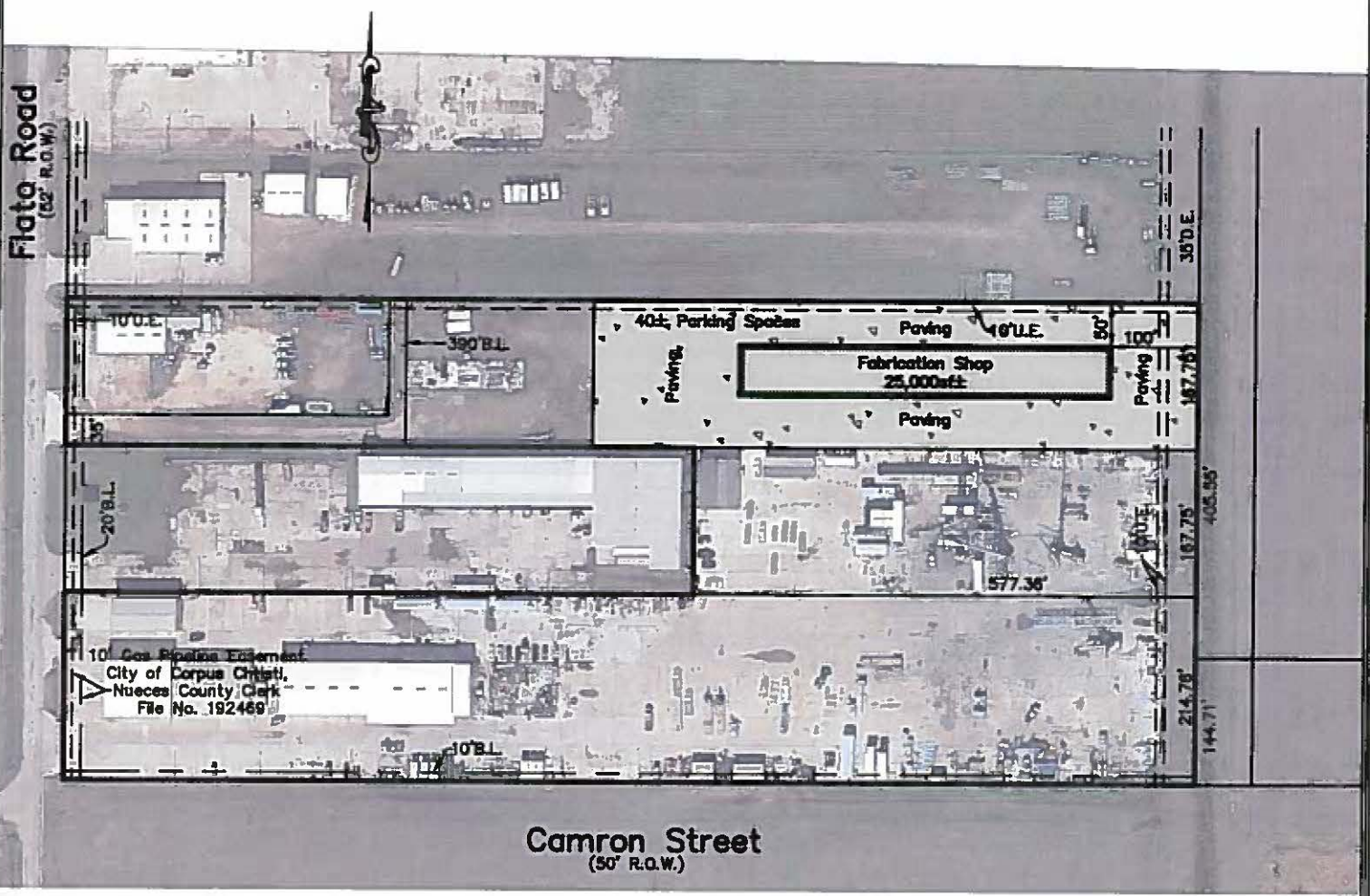
FIELDNOTES for a 13.63 Acre Tract of Land, comprised of all of Lots 19A & 19B, Block 6, Roblox Industrial Area, a map of which is recorded in Volume 47, Page 250, Map Records of Nueces County, Texas and all of Lots 20 & 21, Block 6, Roblox Industrial Area, a map of which is recorded in Volume 45, Page 53, said Map Records, Save and Except the West 721.00 feet of the said Lot 20.



DATE: MAR. 6, 2015
SCALE: 1"=200'
JOB NO.: 41834.B5.00
SHEET: 1 of 1
DRAWN BY: RLG
urbansurvey1@urbaneng.com
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COUNTY OF NUECES
CITY OF CORPUS CHRISTI



Site Plan

for a 13.63 Acre Tract of Land, comprised of all of Lots 19A & 19B, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 47, Page 250, Map Records of Nueces County, Texas and all of Lots 20 & 21, Block 6, Roblex Industrial Area, a map of which is recorded in Volume 45, Page 53, said Map Records, Save and Except the West 721.00 feet of the said Lot 20.

URBAN ENGINEERING
TYPE FIRM NO. 145, TEMPL FIRM NO. 10032400
 2725 SWANATHER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.654.3101 WWW.URBANENG.COM

DATE: May 6, 2015
SCALE: 1"=200'
JOB NO.: 41834.B5.00
SHEET: 1 of 1
DRAWN BY: XG
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