

**Ordinance amending the Unified Development Code (“UDC”), upon application by Hayden Partners LLC (“Owner”), by changing the UDC Zoning Map in reference to Lot 2, Block 3, River Square Unit 1, from the “CG-2/SP” General Commercial District with a Special Permit for a warehouse use 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 Hayden Partners 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, January 28, 2015, during a meeting of the Planning Commission, and on Tuesday, February 24, 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 made by Hayden Partners LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lot 2, Block 3, River Square Unit 1, located along the north side of Interstate Highway 37 Access Road at the southeast corner of Turtle Creek Boulevard and River Run Boulevard (the “Property”), from the “CG-2/SP” General Commercial District with a Special Permit for a warehouse use to the “IL” Light Industrial District (Zoning Map No. 060049), as shown in Exhibit “A”. Exhibit “A”, which is a site plan for the Property is attached to and incorporated in this ordinance by reference as if fully set out herein in its entirety.

**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	_____	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:

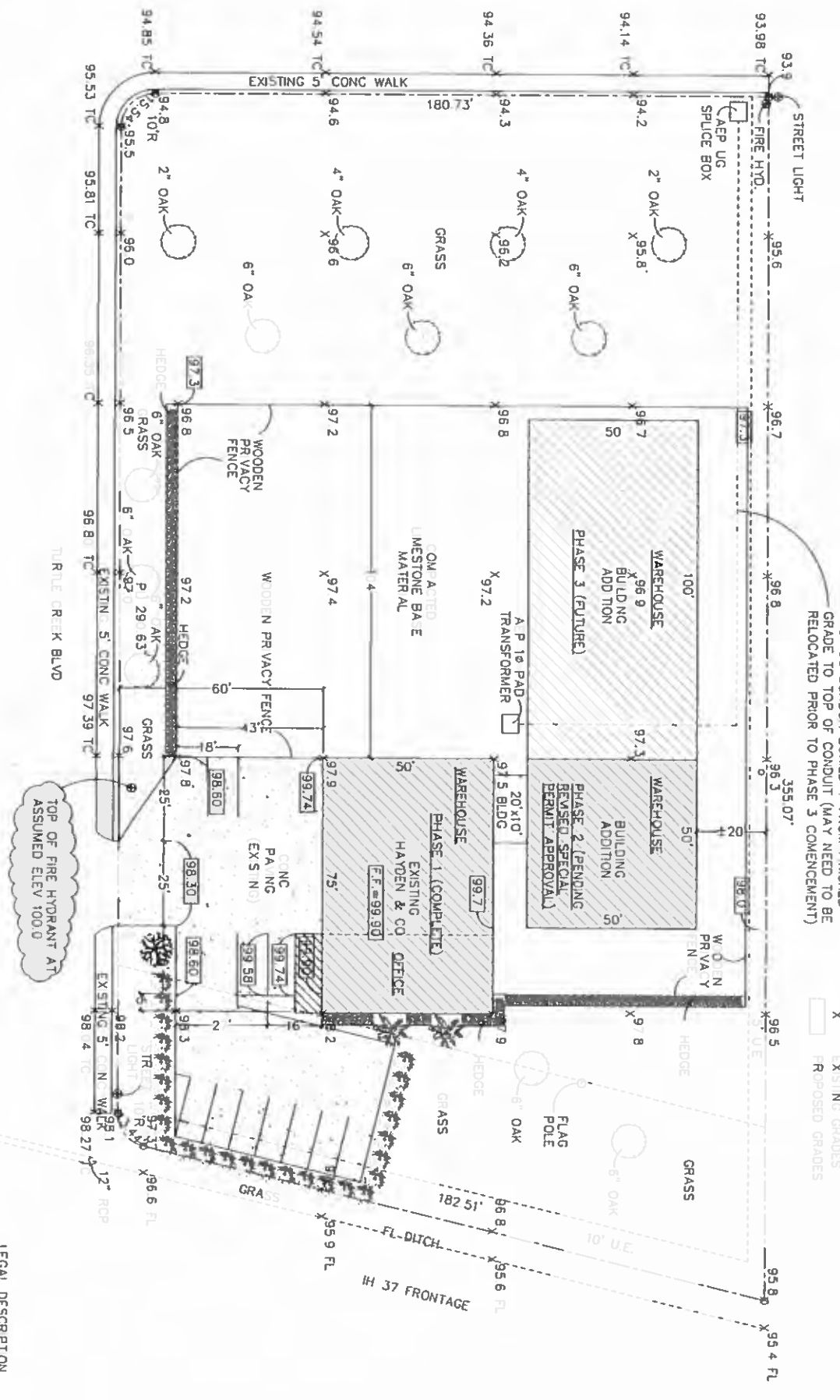
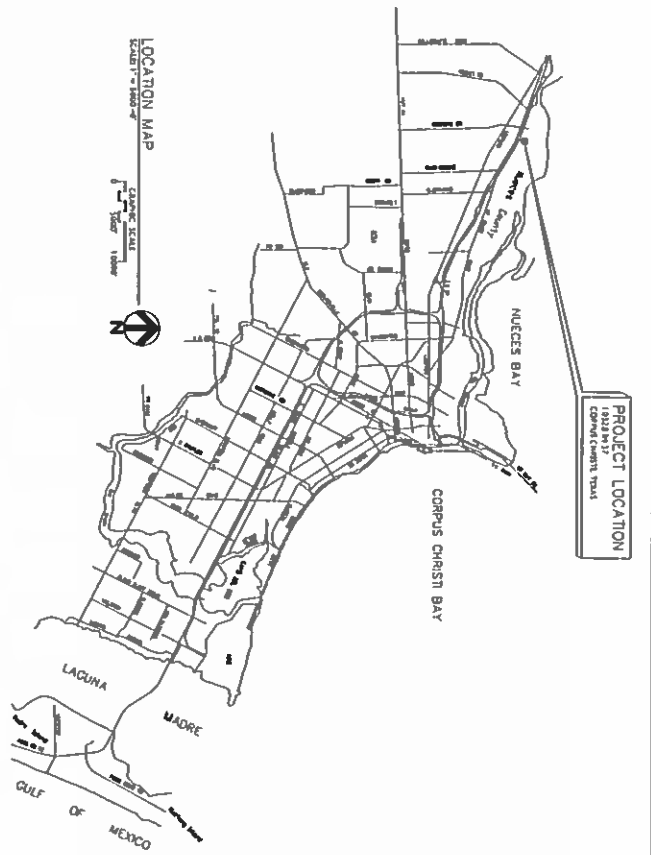
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

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

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



CODE ANALYSIS		SECTION/TABLE
I. OCCUPANCY GROUP	S-2 LOW HAZARD	SEC. 306.3
II. CONSTRUCTION TYPE	TYPE (II) B - UNPROTECTED	SEC. 602.2
III. ALLOWABLE AREA	GROUP S-2 - 26,000 S.F. PROPOSED - 5,200 S.F.	TABLE 503
IV. FIRE RESISTANCE RATING	0 HOURS, ALL BLDG. ELEMENTS	TABLE 601
V. FIRE RESISTANCE RATING BASED ON SEPARATION	10 FT. $5' \times 5' \times 30$ FT. TYPE (II) B = 0	TABLE 602

**GENERAL CONTRACTOR**  
 DICKSON BUILDERS, INC.  
 11401 LEOPARD ST  
 CORPUS CHRISTI, TEXAS  
 (361) 241-4292

**STRUCTURAL ENGINEER**  
 NAISMITH ENGINEERING  
 4501 GOLDFAR  
 CORPUS CHRISTI, TEXAS  
 (361) 814-9900

**LEGAL DESCRIPTION**  
 LOT 2, BLOCK 3  
 THE RIVER SQUARE  
 10328 I.H. 37  
 CORPUS CHRISTI, TEXAS

SITE PLAN ①

Hayden & Company  
 10328 I.H. 37  
 Corpus Christi, Texas 78410

**DICKSON**  
 BUILDERS, INC.  
 11401 Leopard Street  
 Corpus Christi, Texas 78410  
 (361) 241-4292

SHEET NO.  
**C1**  
 OF 5/15

DATE  
 23 SEP 2014

SCALE  
 AS NOTED

DB 3177

Exhibit "A"