

Ordinance amending the Unified Development Code (“UDC”), upon application by Yarborough Ranches LP (“Owner”), by changing the UDC Zoning Map in reference to Tract 1 being a 22.47-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lots 1 and 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, and Tract 2 being a 3.10-acre tract out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas; from the “CG-2” General Commercial District and “RM-3” Multifamily 3 District to the “IL” Light Industrial District and “CG-2” General Commercial District; amending 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 by Yarborough Ranches LP (“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, May 17, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “CG-2” General Commercial District and “RM-3” Multifamily 3 District to the “IL” Light Industrial District and “CG-2” General Commercial District, and on Tuesday, June 20, 2017, 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 Yarborough Ranches LP, (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Tract 1 being a 22.47-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lots 1 and 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, and Tract 2 being a 3.10-acre tract out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, located on the west side of Flato Road between Bates Road and Bear Lane (the “Property”), from the “CG-2” General Commercial District and “RM-3” Multifamily 3 District to the “IL” Light Industrial District and “CG-2” General Commercial District (Zoning Map No. 051042), 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Council Member	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

TRACT 1
LEGAL DESCRIPTION
22.47 ACRES
NUECES COUNTY, TEXAS

A 22.47 acre tract out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, as shown on a map recorded in Volume 28, Pages 58 - 59, Map Records Nueces County, Texas, also being out of a 34.45 acre tract described in Volume 1341, Page 124, Deed Records, Nueces County, Texas, and more fully described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in the east right-of-way of North Padre Island Drive, for the northwest corner of said 34.45 acre tract, **THENCE** North 88°36'34" East, with the north line of said 34.45 acre tract, a distance of 616.74 feet to the northwest corner and **POINT OF BEGINNING** of the tract herein described;

THENCE North 88°36'34" East, with said north line, a distance of 1560.00 feet to a point on said north line for the northeast of the herein described tract;

THENCE South 01°24'32" East, a distance of 627.34 feet to a point on the south line of said 34.45 acre tract for the southeast of the herein described tract;

THENCE South 88°36'34" West, with said south line, a distance of 1560.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 01°24'32" West, a distance of 627.34 feet to the **POINT OF BEGINNING** and containing 24.47 acres of land.

NOTE:

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

Stacey King Mora

Stacey King Mora, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6166
Naismith / Hanson
TBPE F#355 TBPLS F# 100395-00

Date: April 21, 2017



TRACT 2
LEGAL DESCRIPTION
3.10 ACRES
NUECES COUNTY, TEXAS

A 3.10 acre tract out of Lot 2, Block 4, J.C. Russell Farm Blocks, as shown on a map recorded in Volume 28, Pages 58 - 59, Map Records Nueces County, Texas, also being out of a 34.45 acre tract described in Volume 1341, Page 124, Deed Records, Nueces County, Texas, and more fully described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in the east right-of-way of North Padre Island Drive, for the northwest corner of said 34.45 acre tract, **THENCE** North 88°36'34" East, with the north line of said 34.45 acre tract, a distance of 2176.74 feet to the northwest corner and **POINT OF BEGINNING** of the tract herein described;

THENCE North 88°36'34" East, with said north line, a distance of 215.00 feet to a point in the west right-of-way of Flato Road, for the northeast corner of said 34.45 acre tract and the northeast of the herein described tract;

THENCE South 01°24'32" East, with the west right-of-way line of said Flato Road, a distance of 627.34 feet to a point for the southeast corner of said 34.45 acre tract and the southeast of the herein described tract;

THENCE South 88°36'34" West, with the south line of said 34.45 acre tract, a distance of 215.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 01°24'32" West, a distance of 627.34 feet to the **POINT OF BEGINNING** and containing 3.10 acres of land.

NOTE:

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

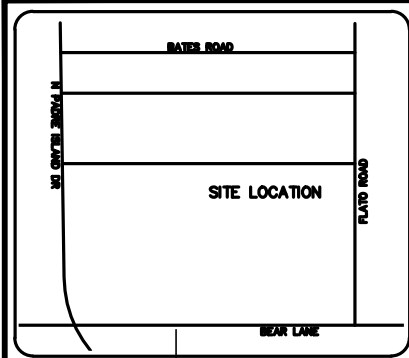
Stacey King Mora

Stacey King Mora, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6166
Naismith / Hanson
TBPE F#355 TBPLS F# 100395-00



Date: April 21, 2017

APR 21, 2017 3:45 PM MCNE01782
X:\CBT\LAND DEVELOPMENT\TIM HARRINGTON - IDV\NPID AND FLATO\NORTH 34\FLATO ROAD NEW.DWG



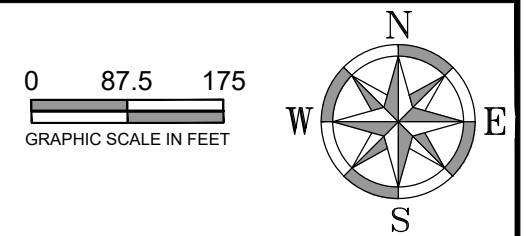
LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).
2. SUBJECT PROPERTY ZONED LIGHT INDUSTRIAL (IL), GENERAL COMMERCIAL (CG-2), AND RESIDENTIAL MULTI-FAMILY (RM-3).

ZONING CHANGE EXHIBIT

430 NORTH PADRE ISLAND DRIVE



NORTH PADRE ISLAND DRIVE
(STATE HIGHWAY 358)

N1° 25' 02"W 627.34'

REMAINING 8.88
ACRES OUT OF
34.45 ACRES

8.88 ACRES OUT OF A 34.45
ACRE TRACT, AS DESCRIBED IN
A DEED RECORDED IN VOLUME
1341, PAGE 124, MAP RECORDS,
NUECES COUNTY, TEXAS

LOT 1A, BLOCK 4
J.C. RUSSEL FARM BLOCKS
VOLUME 1341, PAGE 124
D.R.N.C.T.

LOT 2A, BLOCK 4
J.C. RUSSEL FARM BLOCKS
VOLUME 1341, PAGE 124
D.R.N.C.T.

N88° 36' 34"E 1560.00'

N88° 36' 34"E 215.00'

S88° 36' 34"W 616.65'

S88° 36' 34"W 1560.00'

S88° 36' 34"W 215.00'

LOT 4
BLOCK 4
GEMINI SUBDIVISION
VOLUME 66, PAGE 53
M.R.N.C.T.
OWNER: WEATHERFOR GLOBAL

16.47 ACRE TRACT
BEING OUT OF A 31.4685 ACRE
TRACT OF LAND DESCRIBED IN
DEED RECORDED IN DOCUMENT NO.
235320, D.R.N.C.T.

20' DRAINAGE EASEMENT
AS PER V.28, PGS.
58-59 M.R.N.C.T.

TRACT 2
3.10
ACRES
OUT OF
34.45
ACRES

REZONING
PROPOSED=
CG-2

3.10 ACRES OUT OF A
34.45 ACRE TRACT, AS
DESCRIBED IN A DEED
RECORDED IN VOLUME
1341, PAGE 124, MAP
RECORDS, NUECES
COUNTY, TEXAS

FLATO ROAD
40' RIGHT OF WAY

WEST OSO HIGH SCHOOL/LOT 1, BLOCK 6
RUSSELL FARM BLOCKS/VOLUME 28, PAGES 58 - 59
M.R.N.C.T.
OWNER: WEST OSO INDEPENDENT SCHOOL DISTRICT

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TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

ZONING CHANGE EXHIBIT

34.458 ACRES OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 4, J.C. RUSSELL FARM BLOCKS, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58-59, M.R.N.C.T., BEING THE SAME LAND AS DESCRIBES AS TRACT NO. 1B AND TRACT NO. 2B, IN THAT CERTAIN DEED DATED JULY 14, 1969, FROM BALDWIN FARMS, INC. TO KATHERINE KELBERG YARBOROUGH, FILED UNDER CLERK'S FILE NO. 795858, VOLUME 1341, PAGE 124, D.R.N.C.T.

CORPUS CHRISTI, NUECES COUNTY, TEXAS