

Ordinance amending the Unified Development Code (“UDC”), upon application by D.L. Johnson (“Owner”), by changing the UDC Zoning Map in reference to Lots 5, 6, 7 and 8, Block 1, Rhew Industrial Tracts Unit 1, 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 D.L. Johnson (“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, September 9, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested the “IL/SP” Light Industrial District with a Special Permit, and on Tuesday, October 20, 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 D.L. Johnson (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 5, 6, 7 and 8, Block 1, Rhew Industrial Tracts Unit 1, located on the east side of Rhew Road approximately 1,000 feet south of Leopard Street (the “Property”), from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit (Zoning Map No. 056046), as shown in Exhibit “A” and Exhibit “B”. Exhibit A, which is a map of the Property and Exhibit “B”, which is a site plan for 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 following conditions:

- 1. Uses:** The only use permitted under this Special Permit, other than those allowed by right in the “IL” Industrial District, is a concrete batch plant consisting of portable equipment, and storage of materials and equipment necessary to conduct operations. The concrete batch plant shall not produce more than 600 cubic yards of concrete per day.
- 2. Dust:** Dust control shall be in accordance with all City, State, and Federal requirements and specifications. Dust needs to be controlled at both the operation of the batch plant and the stockpile so that it does not drift across the approach to/from airport runways as indicated in the Airport Hazard Map attached.

3. **Lighting:** All light shall be directed downward and shielded. It is essential that lighting not be directed toward any of the airport approach/departure paths or towards the control tower.
4. **Access:** Vehicular access shall be allowed as per the UDC.
5. **Screening and Buffering:** Screening and buffering shall be as stipulated in the UDC.
6. **Noise:** The applicant shall comply with the City's Noise Ordinance.
7. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in five years unless a time extension is approved by the City Council.
8. **Hours of Operation:** Operations of the concrete batch plant are limited between 4:00 A.M. and 6:00 P.M.
9. **Other Requirements:** The Special Permit conditions do not preclude compliance with all applicable UDC, Building Code, and State and/or Federal requirements.

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:

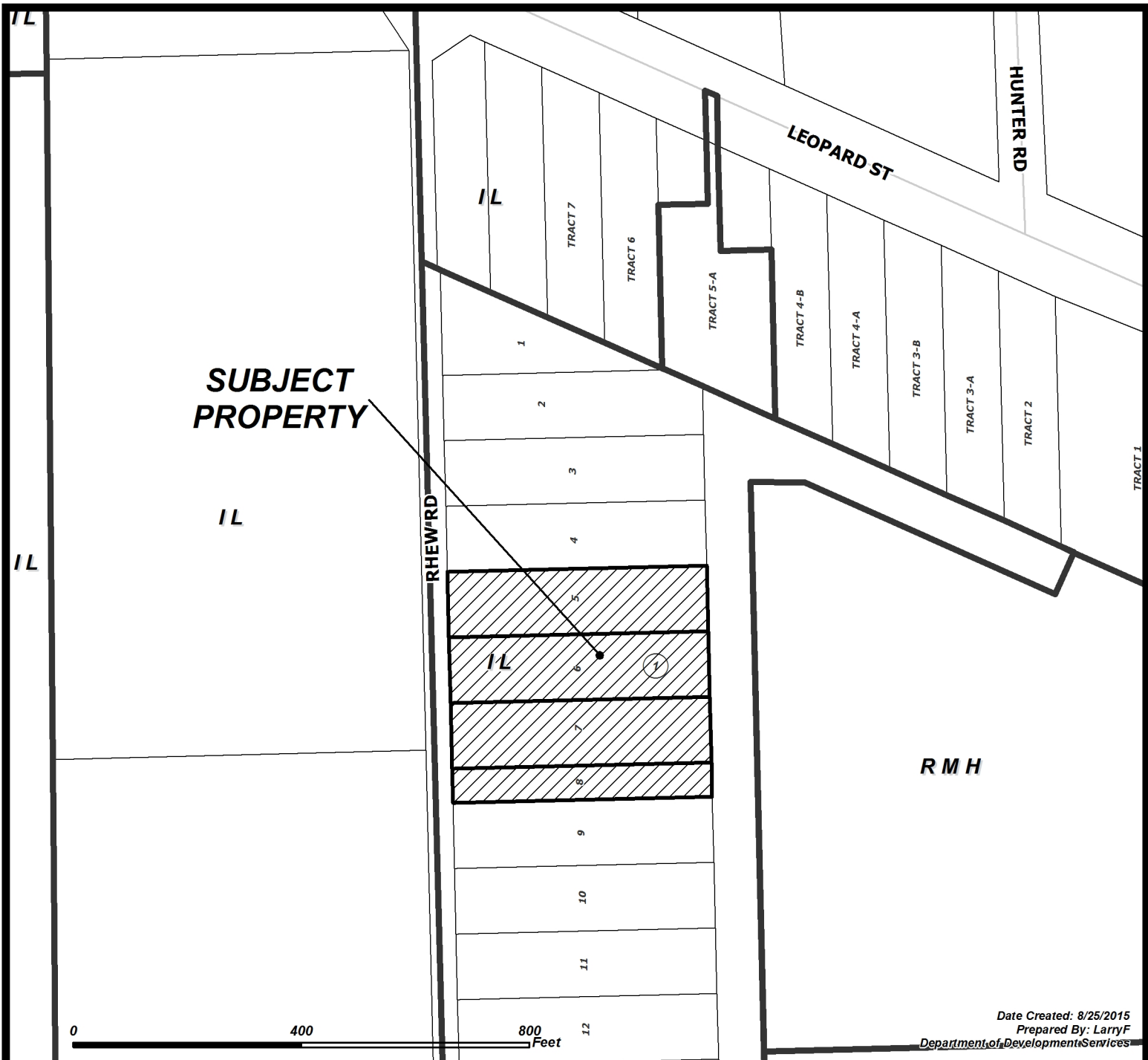
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

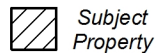
Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

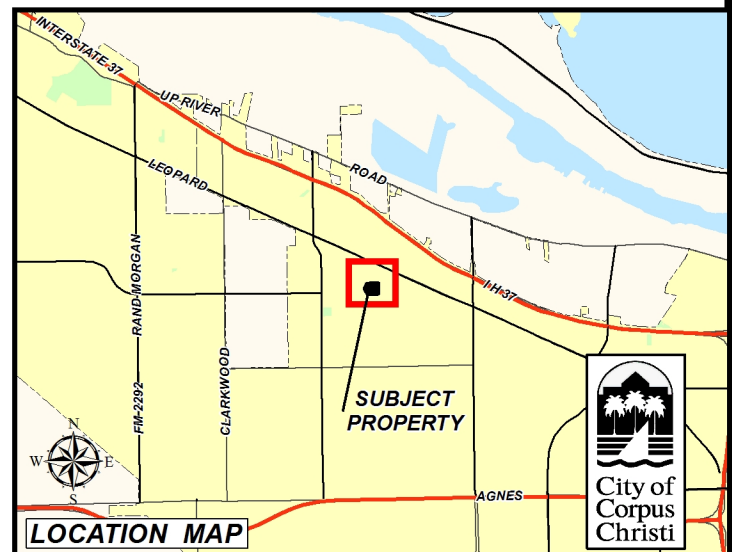


CASE: 0915-02

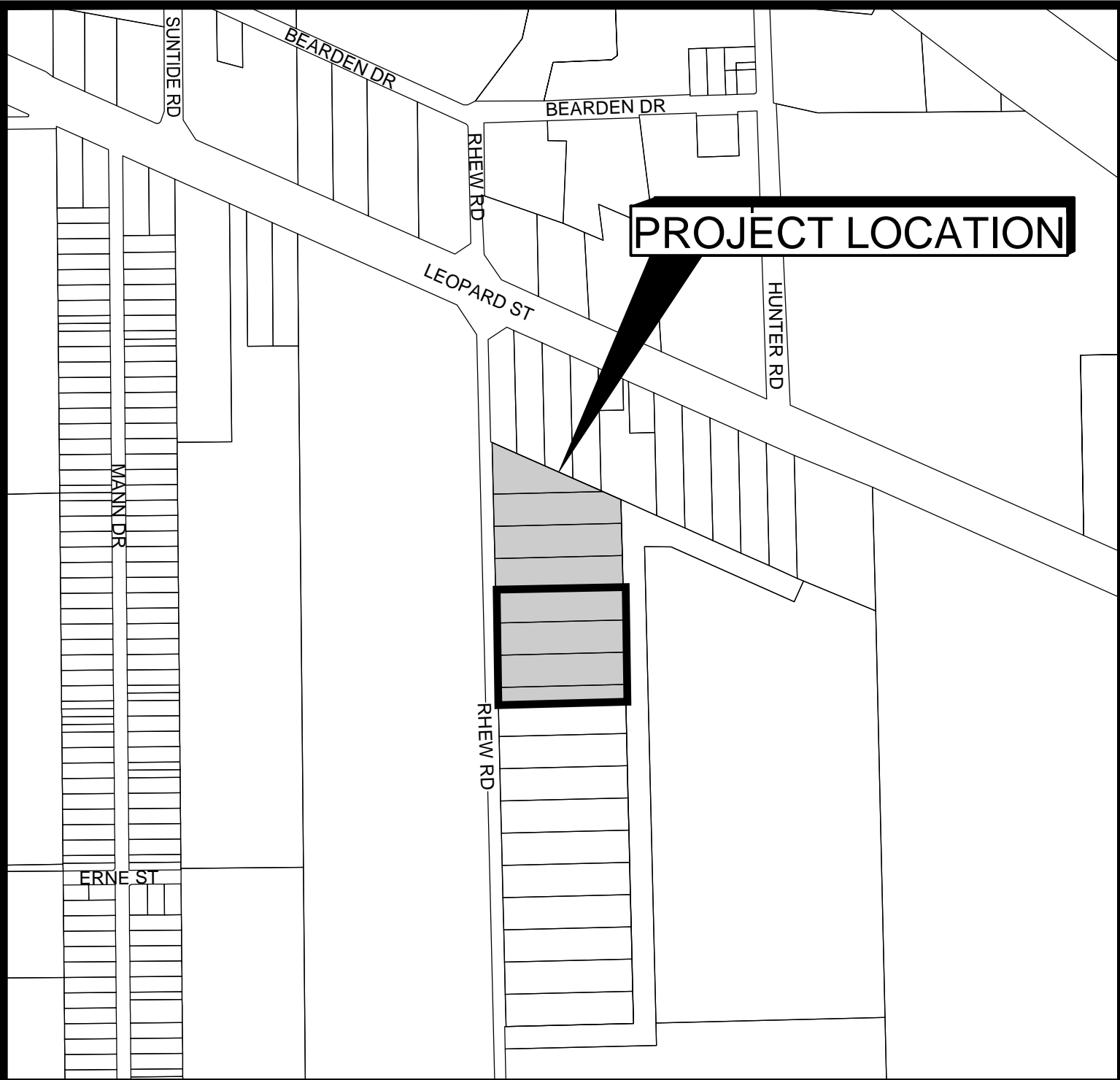
SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		


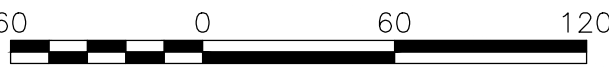


\\ME001\\Main\\Munoz Engineering\\Projects\\Highway Barricades\\15DL078 Rhew Rd Lots Zoning Change\\Drawings\\Civil\\C1--PROPOSED SITE LAYOUT.dwg



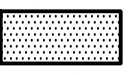

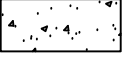
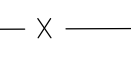
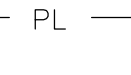
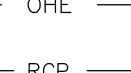
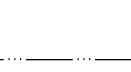



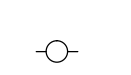

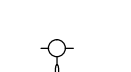


VICINITY MAP
SCALE: NTS



 **PROPOSED SITE LAYOUT**
SCALE: 1" = 60'

SCALE: 1" = 60'

NOTES & LEGEND:

- THE AMOUNT OF CONCRETE PRODUCED BY THE TEMPORARY BATCH PLANT IN AN 8 HOUR DAY WILL BE APPROXIMATELY 500 CUBIC YARDS WITH A TOTAL OF 50 TRUCKS PER DAY.
- THE TEMPORARY BATCH PLANT WILL CONSIST OF A MAXIMUM OF 10 EMPLOYEES DURING NORMAL OPERATING HOURS.

	PROP 7" CONC PAVEMENT
	EXIST ASPHALT PAVEMENT
	EXIST CONCRETE SIDEWALK
	EXIST CHAINLINK FENCE
	EXIST PROPERTY LINE
	EXIST OVERHEAD POWER LINE
	EXIST RCP
	EXIST CL DITCH
	EXIST TREE
	EXIST FIRE HYDRANT
	EXIST WATER METER
	EXIST POWER POLE
	5/8" IRON ROD B&W ENG. CAP
	EXIST LIGHT POLE
	EXIST ELECTRICAL JUNCTION BOX

RHEW INDUSTRIAL TRACTS
RHEW ROAD, CORPUS CHRISTI, TX 78409

PROPOSED SITE LAYOUT

JOB NO.
15DL078

C1

ME
MUNOZ ENGINEERING
CIVIL • STRUCTURAL • MARINE
TOPOGRAPHIC SURVEYING
1501 N. DALLAS STREET, SUITE 200
CORPUS CHRISTI, TEXAS 78401
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OF RAMIRO MUNOZ III
P.E. #100346
ON 06/17/15
IT IS NOT TO BE USED
FOR ANY OTHER
PURPOSE.

REVISIONS

NO.	DESCRIPTION	BY	CHKD	DATE

DRAWN BY: JA

CHK BY: RM

APP BY: RM

SCALE:
AS NOTED

DATE:
JUNE 2015