

Ordinance amending the Unified Development Code (“UDC”), upon application by Magellan Terminals Holdings, LP (“Owner”), by changing the UDC Zoning Map in reference to Lots 22-26, 34-42 and 55-56, Country Club Place, from the “RS-6” Single-Family 6 District, “ON” Office District and “RM-1” Multifamily 1 District 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 Magellan Terminals Holdings, 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, April 20, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District, “ON” Office District and “RM-1” Multifamily 1 District to the “IL” Light Industrial District, and on Tuesday, May 17, 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 Magellan Terminals Holdings, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 22-26, 34-42 and 55-56, Country Club Place, located on the north side of Interstate Highway 37, between Up River Road and Poth Lane (the “Property”), from the “RS-6” Single-Family 6 District, “ON” Office District and “RM-1” Multifamily 1 District to the “IL” Light Industrial District (Zoning Map No. 049045), 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 description, 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. The City’s Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for light industrial uses.

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

BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

February 17, 2016

Field Note Description Rezoning

Being three tracts situated in Corpus Christi, Nueces County, Texas, comprised of lots and portions of lots in Country Club Place Subdivision, as shown on the map thereof recorded in Volume 4 at Page 3 of the Map Records of Nueces County, Texas, and being more particularly as described in the following description:

Tract No. 1

Comprised of Lots 22, 23, 24, 25, and that portion of Lot 26 lying outside of the right-of-way of Interstate Highway 37;

BEGINNING at a point in the west boundary of Lot 26 where it is intersected by the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 23°10'15" E along the west boundary of Lots 26, 25, 24, 23 and 22 a distance of 457.14 to the northwest corner of Lot 22 for the northwest corner of this tract;

THENCE S 54°11'16" E along the north boundary of Lot 22, a distance of 212.70 feet to a point in the east boundary of Lot 22, said point lying in the west boundary of the former North Country Club Place Street that was closed by Ordinance No. 028963 and retained as a utility easement, said point lying on a curve to the left;

THENCE along said curve to the left whose radius is 149.46 feet in a southwesterly direction, a distance of 5.86 feet; said curve having a chord bearing S 31°03'41" W with a chord length of 5.86 feet to the point of tangency of said curve;

THENCE S 26°49'47" W along the east boundary of Lots 22, 23, 24 and 25, a distance of 344.04 feet to a point of intersection with the north right-of-way line of Interstate Highway 37;

THENCE N 85°13'22" W along the north right-of-way line of Interstate Highway 37 along the current south boundary of Lots 25 and 26 a distance of 194.73 feet to the **POINT OF BEGINNING** forming a tract embracing 1.812 acres.

Tract No. 2

Comprised of Lots 36, 37, 38, 39, 40 and those portions of Lots 34, 35, 41 and 42 lying north of the north right-of-way line of Interstate Highway 37 in the Country Club Place Subdivision;

BEGINNING at the intersection of the west boundary of Lot 34 with the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 26°57'01" E a distance of 312.00 feet to the point of curvature of a curve to the right;

THENCE along said tangent curve to the right, whose radius is 98.94 feet in a northeasterly and southeasterly direction, a distance of 124.16 feet; said curve having a chord bearing N75°30'43"E with a chord length of 116.17' to the point of tangency of said curve;

EXHIBIT A

THENCE along the north line of Lots 38 and 39, S 59°40'33" E a distance of 163.00 feet to the point of curvature of a curve to the right;

THENCE along said tangent curve to the right whose radius is 92.58 feet in a southeasterly and southerly direction, a distance of 128.58 feet; said curve having a chord bearing S16°35'45"E with a chord length of 118.49' to the point of tangency of said curve;

THENCE S 27°34'10" W along the east boundary of Lots 39, 40 and 41, and distance of 160.51 feet to a point where the east boundary of Lot 41 intersects the north right-of-way line of Interstate Highway 37;

THENCE with the current south boundary of Lots 41, 42, 35 and 34 on the north boundary along the north right-of-way line of Interstate highway 37 as follows:

S 58°42'55" W a distance of 17.45 feet to a point;

N 84°08'19" W a distance of 80.27 feet to a point;

N 86°12'26" W a distance of 238.63 feet to a point;

THENCE N 52°58'18" W a distance of 26.63 feet to the **POINT OF BEGINNING**, forming a tract embracing 2.415 acres.

Tract No. 3

Comprised of Lot 56 and that portion of Lot 55, lying north of the north right-of-way line of Interstate Highway 37;

BEGINNING at the intersection of the west boundary of Lot 55 with the north right-of-way line of Interstate Highway 37 for the southwest corner of this tract;

THENCE N 26°30'44" E along the west boundary of Lot 55 and 56 a distance of 100.68 feet to the point of curvature of a curve to the right;

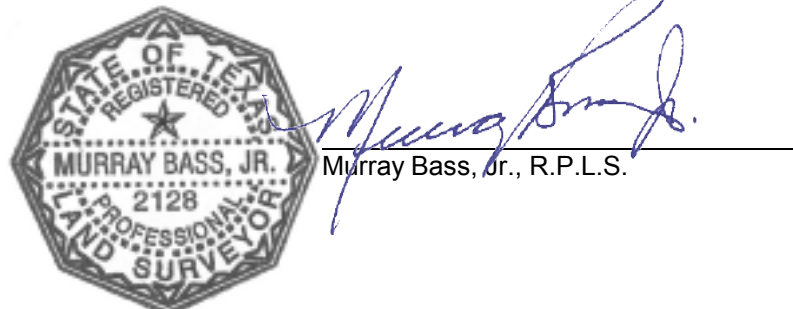
THENCE along said tangent curve to the right, whose radius is 99.58 feet said curve having a chord bearing of N69°54'02"E with a chord length of 118.25, in a northeasterly and southeasterly direction, a distance of 126.60 feet to the point of tangency of said curve;

THENCE along the north boundary of Lot 56, S 60°19'30" E a distance of 83.37 feet to a point for the northeast corner of this tract;

THENCE S 26°30'44" W along the east boundary of Lot 56 and 55 a distance of 122.98 feet to its intersection with the north right-of-way line of Interstate Highway 37 for the southeast corner of this tract;

THENCE N 88°51'36" W along the south boundary of Lot 55 a distance of 148.67 feet to a point for an intermediate corner of this tract;

THENCE continuing along the north right-of-way line of Interstate Highway 37, N 54°40'49" W a distance of 30.50 feet to the **POINT OF BEGINNING** forming a tract embracing 0.574 acres.



Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983.

MBJ:sab

EXHIBIT A

15018-Field Note-Rezoning.doc

