

Ordinance amending the Unified Development Code (“UDC”), upon application by Rangeland Products Terminal, LLC on behalf of Norma Lee Stockseth and Rafael Leal Cavazos (“Owners”), by changing the UDC Zoning Map in reference to a 189.1490-acre tract of land located on Agnes Street (State Highway 44) west of Manning Road, from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit for the wholesale storage of fuels and lubricants; 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 Rangeland Products Terminal, LLC on behalf of Norma Lee Stockseth and Rafael Leal Cavazos (“Owners”), 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, August 24, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit, and on Tuesday, August 30, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the applicant submitted a site plan for the development of the property with the uses allowed by the Special Permit, and the City reviewed such site plan as shown in Exhibit “A,” 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 Rangeland Products Terminal, LLC on behalf of Norma Lee Stockseth and Rafael Leal Cavazos (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 189.1490-acre tract of land, situated in the C.C. & S.F.R.R. Survey No. 313, Abstract 817, J.R. Ward Survey No. 316, Abstract 1005, Charles Land Patent No. 245, Survey No. 404, Abstract 975 and Abstract 976, and being a portion of Lots 1, 2, 11 & 12 of the H.B. Sheppard Farm Lots, and being a portion of the same tract of land known as a Share 6, a called 97.60 acres as conveyed to H.W. Isensee in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land as conveyed to Norma Lee Stockseth in Document No. #2011026126 O.P.R.N.C.T. and also being a portion of the same tract of land known as Share 7 conveyed to Nellie Isensee Fisher in Volume 317, Page 248 Deed Records of Nueces County, Texas, being the same tract of land conveyed to Rafael Leal Cavazos in Document No. #2004056050 O.P.R.N.C.T., located between Agnes Street (State Highway 44) and Alpine Street and between Chickery Street (unimproved) and Manning Road (County

Road 53) (the "Property"), from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit for the wholesale storage of fuels and lubricants (Zoning Map No. 057044), as shown in Exhibits "B" and "C." Exhibit B, which is a metes and bounds description of the Property, and Exhibit C, 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 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. **Allowed Uses:** The only use allowed on the Property other than those uses allowed by-right in the "IL" Light Industrial District is the wholesale storage of fuel and lubricants. The number of above ground fuel tanks on the site plan is illustrative and therefore, could include more or less above ground fuel tanks as desired by the applicant, provided that all other requirements are in compliance. Hemispheric pressurized tanks shall be prohibited on the Property.
2. **Fire Department Approval:** Development of the Property, including the storage of fuels and lubricants, shall comply with all Fire Department requirements.
3. **Storm Water Detention:** The Owner shall construct and maintain any necessary aboveground detention facilities in a manner that prevents water from standing for longer than 48 hours after the design storm and the drainage facilities shall remain completely dry between storms.
4. **Federal Aviation Administration (FAA):** The Owner shall submit notice to the FAA prior to obtaining building permits for each structure or tank or to the temporary location of potential aviation hazards such as construction cranes on site.
5. **Airport Hazards:**
 - a. **Height:** The Maximum height of structures shall comply with the City's Airport Zoning Ordinance and the most current conical surfaces map of Corpus Christi International Airport.
 - b. **Lighting:** All lighting shall be shielded toward the site and shall not conflict with airport flight operations per the Corpus Christi Airport Zoning Regulations.
 - c. **Other Airport Hazards:** No use or activity shall create electrical interference with navigational signals or radio communication between airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

6. **Landscaping and Screening:** The Owner shall install and maintain landscaping in the southeast corner of the Property at the corner of Agnes Street and Manning Road. A landscape street yard shall be delineated by a triangle formed by a line tangent to the proposed railroad tracks and the street right-of-way lines of Agnes Street and Manning Road. Within this landscape street yard, the minimum required landscaped area shall be 15% of the total street yard and the street yard shall be landscaped with plant material approved by Corpus Christi International Airport and listed in the UDC to achieve a minimum of 0.02 points per square foot of total street yard area. Landscaping shall not be required along Manning Road, Alpine Street or the unimproved Chickery Street right-of-way, however, landscape screening of parking lots and truck loading facilities within 100 feet of any street right-of-way shall be required in accordance with UDC Section 7.3.11.
7. **Land Use Compatibility in Accident Potential Zones:** The Owner shall not exceed a maximum Floor Area Ratio (FAR) of 0.28 in Accident Potential Zone (APZ) - 1 and 0.56 in APZ-2.
8. **Time Limit:** This Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted. In the case of a phased project, subsequent building permit applications shall be submitted within 18 months from the date of issuance of the Certificate of Occupancy or final approved inspections for the previous phase of the development. The Special Permit shall expire if the use is discontinued for more than six consecutive months.

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. The change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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	_____
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:

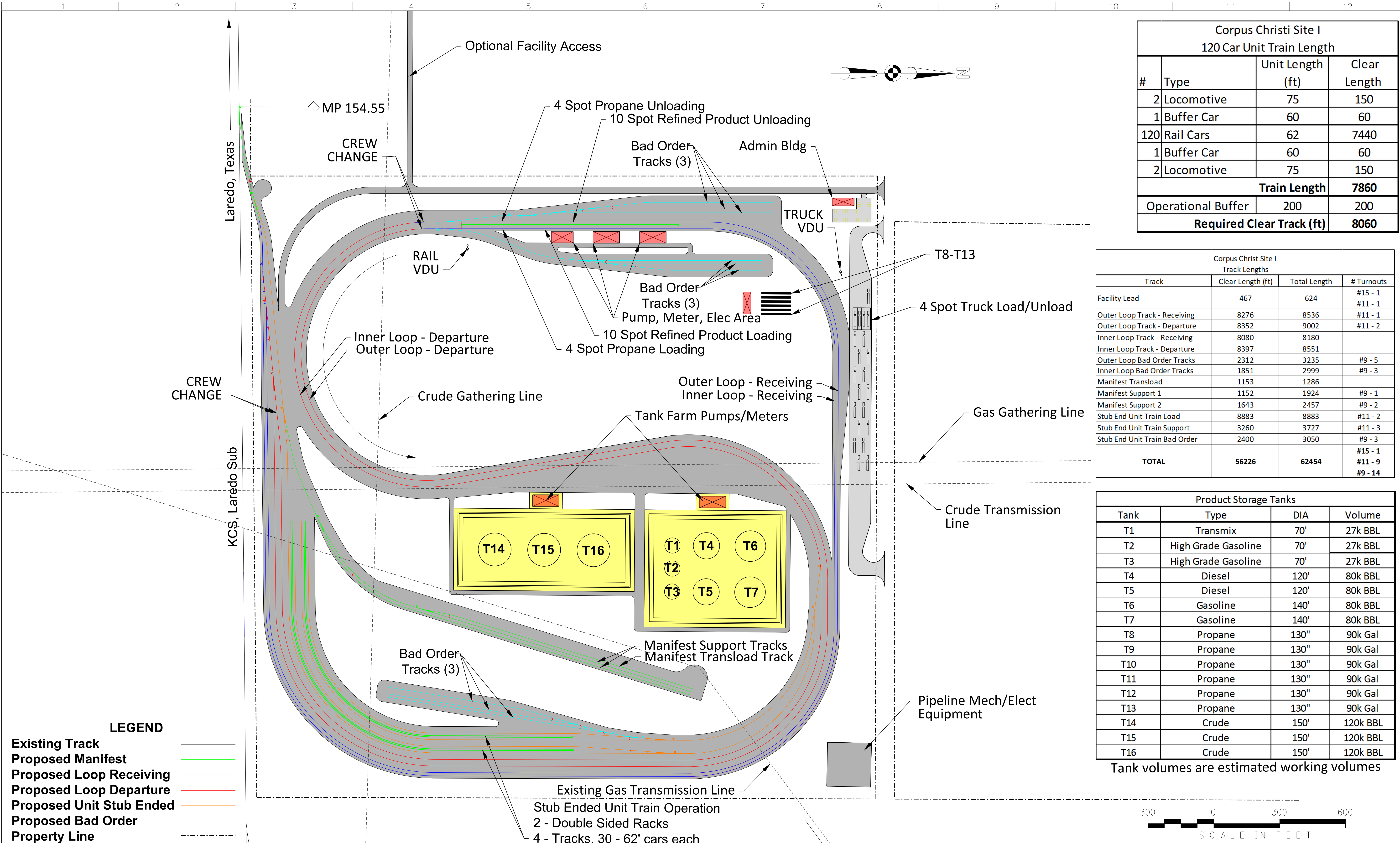
Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

EXHIBIT A

PATH: c:\wpw\0211854\Rangeland III - Corpus Christi - Concept 7 - Site I - Double Loop.dgn
PRINTED: 3/28/2016
SCALE: \$S\$CALES
PLT DRV: \$PLTDRV\$

\$PENTBLAS



Corpus Christi Site I 120 Car Unit Train Length			
#	Type	Unit Length (ft)	Clear Length
2	Locomotive	75	150
1	Buffer Car	60	60
120	Rail Cars	62	7440
1	Buffer Car	60	60
2	Locomotive	75	150
Train Length			7860
Operational Buffer		200	200
Required Clear Track (ft)			8060

Corpus Christi Site I Track Lengths			
Track	Clear Length (ft)	Total Length	# Turnouts
Facility Lead	467	624	#15 - 1 #11 - 1
Outer Loop Track - Receiving	8276	8536	#11 - 1
Outer Loop Track - Departure	8352	9002	#11 - 2
Inner Loop Track - Receiving	8080	8180	
Inner Loop Track - Departure	8397	8551	
Outer Loop Bad Order Tracks	2312	3235	#9 - 5
Inner Loop Bad Order Tracks	1851	2999	#9 - 3
Manifest Transload	1153	1286	
Manifest Support 1	1152	1924	#9 - 1
Manifest Support 2	1643	2457	#9 - 2
Stub End Unit Train Load	8883	8883	#11 - 2
Stub End Unit Train Support	3260	3727	#11 - 3
Stub End Unit Train Bad Order	2400	3050	#9 - 3
TOTAL	56226	62454	#15 - 1 #11 - 9 #9 - 14

Product Storage Tanks			
Tank	Type	DIA	Volume
T1	Transmix	70'	27k BBL
T2	High Grade Gasoline	70'	27k BBL
T3	High Grade Gasoline	70'	27k BBL
T4	Diesel	120'	80k BBL
T5	Diesel	120'	80k BBL
T6	Gasoline	140'	80k BBL
T7	Gasoline	140'	80k BBL
T8	Propane	130"	90k Gal
T9	Propane	130"	90k Gal
T10	Propane	130"	90k Gal
T11	Propane	130"	90k Gal
T12	Propane	130"	90k Gal
T13	Propane	130"	90k Gal
T14	Crude	150'	120k BBL
T15	Crude	150'	120k BBL
T16	Crude	150'	120k BBL

Tank volumes are estimated working volumes



LEGEND			
Existing Track			
Proposed Manifest			
Proposed Loop Receiving			
Proposed Loop Departure			
Proposed Unit Stub Ended			
Proposed Bad Order			
Property Line			

APPROVALS - (SIGNATURE - TITLE)	COMPANY	DEPARTMENT	DATE

EXHIBIT

13105 NW FREEWAY, SUITE 825
HOUSTON, TEXAS 77040
PHONE: 713-934-7070
FAX: 713-934-7330

No.	REVISION	DATE	BY
DESIGNED BY:			
DRAWN BY:			
REVIEWED BY:			
	JOB NUMBER: 16-400-001-00		
	FILE: Rangeland III - Corpus Christi - Concept 7 - Site I - Double Loop		

RANGELAND PRODUCTS TERMINAL, LLC
CORPUS CHRISTI
STEPS TERMINAL

DATE: 3/28/2016
SHEET NO:

STATE OF TEXAS
NUECES COUNTY

A field note description for a **189.1490 acres (8,239,329 Square Feet)** tract of land, situated in the C.C.&S.F.R.R. Survey No. 313, Abstract 817, J.R. Ward Survey No. 316, Abstract 1005, Charles Land Patent No. 245, Survey No. 404, Abstract 975 and Abstract 976, and being a portion of Lots 1, 2, 11 & 12 of the H.B. Sheppard Farm Lots, as recorded in Volume A, Page 51 Map Records of Nueces County, Texas (M.R.N.C.T.), and being a portion of the same tract of land known as a Share 6, a called 97.60 acres as conveyed to H.W. Isensee in Volume 317, Page 248 Deed Records of Nueces County, Texas (D.R.N.C.T.), being the same tract of land as conveyed to Norma Lee Stockseth in Document No. #2011026126 O.P.R.N.C.T. and also being a portion of the same tract of land known as Share seven (7) conveyed to Nellie Isensee Fisher in Volume 317, Page 248 Deed Records of Nueces County, Texas (D.R.N.C.T.), being the same tract of land conveyed to Rafael Leal Cavazos in Document No. #2004056050 O.P.R.N.C.T.,

BEGINNING at a 1/2 inch iron rod found in the centerline of Manning Road, (County Road 53), and the centerline of Alpine Street (County Road 40) same point being the southeast corner of a called 162.3 acres as conveyed to Dorothy Pavelka Trust in Document No. #2013036094 O.P.R.N.C.T., same point being the northwest corner of a called 6.674 acres, out of Lot 10 of the said H.B. Sheppard Farm Lots, for the northeast corner and the northwest corner of a called 6.674 acres, out of Lot 10 of the said H.B. Sheppard Farm Lots, same point being the northeast corner of the said **189.1490 acres (8,239,329 Square Feet)** and the **“POINT OF BEGINNING”** of the herein described tract;

THENCE South 00°42'39" East, along and with the centerline of the said Manning Road, along and with the common boundary of the said Rafael Leal Cavazos tract and the herein described tract, and the west boundary of the following **nine (9)** tracts:

1. Mineral Processing & Marketing, Called 6.674 acres out of Lot 10 of the said HB. Sheppard Farm Lots, Doc. No. #2004003645 O.P.R.N.C.T.;
2. Mineral Processing & Marketing, Lot 4, Block 1, Manning Subdivision Vol. 50, Pg. 108-109 M.R.N.C.T., Doc. No. # 2004003645 O.P.R.N.C.T.;
3. Baker Hughes Inteq, Called 50624 acres out of Lot 10 of the said H.B. Sheppard Farm Lots, Vol. A, Pg. 51 M.R.N.C.T.;
4. Baker Hughes Inteq, Lot 1, Block 1, Manning Village, Vol. 44, Pg. 79, M.R.N.C.T.;
5. Baker Hughes Inteq, Lot 2, Block 1, Manning Village, Vol. 48, Pg. 140, M.R.N.C.T.;
6. Christopher & Lillian Bleacher, Lot 1A & 1B, Block 2, H.B. Sheppard Farm Lots, Vol. 45, PG 155, M.R.N.C.T., Doc. No. #2006038160, O.P.R.N.C.T.;

7. Recycle Drive, (55' R.O.W.) Public Roadway, Vol. 883, pg 136-138 D.R.N.C.T.;
8. Victor Hernandez, Called 3.604 acres out of Lot 3, of the said H.B. Sheppard Farm Lots, Doc. No. #850466 O.P.R.N.C.T.;
9. Mineral Processing & Marketing Inc., called 4.8141 acres out of the west half (1/2) of Lot 14 & a portion of Section 316, of the said H.B. Sheppard Farm Lots, Doc. No. #2007055084, O.P.R.N.C.T.

A distance of 2,867.21 feet to a PK nail with flasher, found in the north R.O.W. of Kansas City Southern Railroad, (100' R.O.W.), same point being the southwest corner of the called 4.8141 acres (Mineral Processing & Marketing, Inc tract) for the southeast corner of the herein described tract;

THENCE South 88°43'49" West, along and with the common boundary of the said Kansas City Southern Railroad and the herein described tract, at 1480.41 feet passing a 1 inch iron bar found for the southwest corner of the said Rafael Leal Cavazos tract, same point being the southeast corner of the said Norma Lee Stockseth tract, in all a distance of 2,858.70 feet to a 5/8 inch iron rod found in the east boundary of a dedicated 50' R.O.W., known as Hickory Street as recorded in Clarkwood Tracts Subdivision, Volume 16, Page 38, M.R.N.C.T., a for the southwest corner of the said Norma Lee Stockseth tract and the southwest corner of the herein described tract;

THENCE North 00°42'13" West, along and with the common boundary of the said east R.O.W. of Hickory Street and the west boundary of the herein described tract, a distance of 2,905.49 feet to a PK nail found in the center of Alpine Street (30' R.O.W.) and Chickory Street, same point being the southwest corner of a called 6.246 acres as conveyed to William Michael Sheets in Document No. #2013034896, O.P.R.N.C.T., for the northwest corner of the herein described tract;

THENCE North 89°30'42" East, continuing along and with the south boundary of the said William Michael Sheets tract and the said Dorothy Pavelka Trust tract and the north boundary of the said Norma Lee Stockseth tract, a distance of 1,375.98 feet to a 5/8 inch iron rod plastic cap stamped "RPLS 6320" found for the northeast corner of the said Norma Lee Stockseth tract, same point being the northwest corner of the said Rafael Leal Cavazos tract for an interior of the herein described tract;

THENCE North 89°11'46" East, continuing along and with the south boundary of the said Dorothy Pavelka Trust tract and the north boundary of the said Rafael Leal Cavazos tract, a distance of 1,480.37 feet the **"POINT OF BEGINNING"** and containing within these metes & bounds **189.1490 acres (8,239,329 Square Feet)** of land, more or less. (All bearings are based on The Texas Coordinate System, South Zone 4205, NAD 83) and verified to property corners found in the ground.

I hereby certify that the foregoing legal description was prepared from survey performed on the ground on June 7, 2016, under my supervision and it correctly represents the facts found at the time of the survey.

Xavier Sandoval

Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas





WILLIAM MICHAEL SHEETS,
CALLED 6.246 ACRES,
DOC. NO. #2013034896, O.P.R.N.C

GC&SF RR CO
SURVEY NO. 313
A - 355817

DOROTHY PAVELKA TRUST
CALLED 162.3 ACRES,
OUT OF LOTS 13 & 20,
H.B. SHEPPARD FARM LOTS,
VOL. A, PG 51, M.R.N.C.T.
DOC. NO. #2013036094,
O.P.R.N.C.T.

GC&SF RR CO
SURVEY NO. 314
A - 355984

POINT OF BEGINNING
5/8" IRF W/CAP RPLS 6320

MINERAL PROCESSING & MARKETIN
CALLED 6.674 ACRES, OUT OF LOT
H.B. SHEPPARD FARM LOTS,
VOL. A, PG 51, M.R.N.C.T.
DOC. NO. #2004003645. O.P.R.N.C.

MINERAL PROCESSING & MARKETING,
LOT 4, BLOCK 1, MANNING VILLAGE,
VOL. 50, PG 108-109, M.R.N.C.T.,
DOC. NO. # 2004003645, O.P.R.N.C.T.

BAKER HUGHES INTEQ
CALLED 5.624 ACRES OUT OF LOT
H.B. SHEPPARD FARM LOTS,
VOL. A, PG 51, M.R.N.C.T.

BAKER HUGHES INTEQ
LOT 1, BLOCK 1, MANNING VILLAGE,
VOL. 44, PG 79, M.R.N.C.T.

BAKER HUGHES INTEQ
LOT 2, BLOCK 1,
MANNING VILLAGE, VOL. 48, PG 14
MRNCT

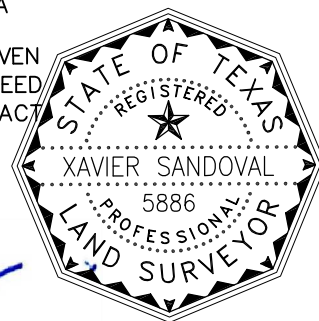
CHRISTOPHER & LILLIAN BLEACH
LOT 1A & 1B, BLOCK 2, VOL. 45, P.
M.R.N.C.T., H.B. SHEPPARD FARM L
Doc. No. #2006038160 O.P.R.N.

RECYCLE DRIVE

VICTOR HERNANDEZ
CALLED 3.604 ACRES
OUT OF LOT 3,
H.B. SHEPPARD FARM LOTS,
VOL. A, PG 51, M.R.N.C.T.
DOC. NO. #850466, O.P.R.N.C.

MINERAL PROCESSING & MARKET
CALLED 4.8141 ACRES OUT W/2 1/4
PORTION OF SECTION 316
H.B. SHEPPARD FARM LOT
VOL. A, PG 51, M.R.N.C.T.
DOC. NO. #2007055084. O.P.R.

189.1490 ACRES (8,239,329 SQUARE FEET) TRACT OF LAND, SITUATED IN THE C.C.&S.F.R.R. SURVEY NO. 313, ABSTRACT 817, J.R. WARD SURVEY NO. 316, ABSTRACT 1005, CHARLES LAND PATENT NO. 245, SURVEY NO. 404, ABSTRACT 975 AND ABSTRACT 976, AND BEING A PORTION OF LOTS 1, 2, 11 & 12 OF THE H.B. SHEPPARD FARM LOTS, AS RECORDED IN VOLUME A, PAGE 51 MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.N.C.T.), AND BEING A PORTION OF THE SAME TRACT OF LAND KNOWN AS A SHARE 6, A CALLED 97.60 ACRES AS CONVEYED TO H.W. ISENSEE IN VOLUME 317, PAGE 248 DEED RECORDS OF NUECES COUNTY, TEXAS (D.R.N.C.T.), BEING THE SAME TRACT OF LAND AS CONVEYED TO NORMA LEE STOCKSETH IN DOCUMENT NO. #2011026126 O.P.R.N.C.T. AND ALSO BEING A PORTION OF THE SAME TRACT OF LAND KNOWN AS SHARE SEVEN (7) CONVEYED TO NELLIE ISENSEE FISHER IN VOLUME 317, PAGE 248 DEED RECORDS OF NUECES COUNTY, TEXAS (D.R.N.C.T.), BEING THE SAME TRACT OF LAND CONVEYED TO RAFAEL LEAL CAVAZOS IN DOCUMENT NO. #2004056050 O.P.R.N.C.T.,




Xavier Sandon

REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

NOTES:

- THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "C". KNOWN AS AREAS OF MINIMAL FLOODING AS INDICATED ON FEMA FIRM COMMUNITY PANEL NUMBER: 485464 0145 C, MAP REVISED DATE: JULY, 18 1985, FOR NUECES COUNTY, TEXAS.
- *SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF FEMA FIRM MAPS.
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
- A METES & BOUNDS DESCRIPTION ACCOMPANIES THIS BOUNDARY EXHIBIT.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.
- M.R.B.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS.
- D.R.B.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
- ALL PROPERTY CORNERS SET ARE 5/8" IRON RODS WITH PLASTIC CAP STAMPED "XDS" EXCEPT AS NOTED.
- RL = DENOTES PROPERTY LINE.
- ALL RIGHTS RESERVED © UCC1-2.7.

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 7TH DAY OF JULY, 2016.

DRAWN XDS	DATE 07/07/2016	
APPROVED XDS	DATE 07/08/2016	
SCALE 1" = 400'	PROJECT NO. 160701	