

Ordinance amending the Unified Development Code (“UDC”), upon application by the Estate of W.R. Durrill (“Owner”), by changing the UDC Zoning Map in reference to a 1.823 acres out of 100 South Padre, Block 3, Lot 62, from the “IL” Light Industrial to the “CG-2” General Commercial 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 the Estate of W.R. Durrill (“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, a public hearing was held on Wednesday, March 8, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “IL” Light Industrial District to the “CG-2” General Commercial District, and on Tuesday, April 11, 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 the Estate of W.R. Durrill (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 1.823 acres out of 100 South Padre, Block 3, Lot 62, located on the north side of South Padre Island Drive (State Highway 358) between Investment Boulevard and Old Brownsville Road (the “Property”), from the “IL” Light Industrial District to the “CG-2” General Commercial District (Zoning Map No. 051041), as shown in 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 entities.

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:

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

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

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

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

ATTEST:

Rebecca Huerta
City Secretary

Mayor

February 15, 2017

LJA Project No. C934-16014-1.003

EXHIBIT 'A'
METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS §
COUNTY OF NUECES §

Field notes of 1.823 acres out of 100 South Padre, Block 3, Lot 62 (herein called "Lot 62B"), as recorded in Volume 66, Page 29 of the Map Records of Nueces County, Texas; and described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with cap found at the southwest corner of Lot 62, Block 3, 100 South Padre on the north right-of-way of SH 358 (South Padre Island Drive);

THENCE S 40°50'16" E along the south property line of Lot 62, Block 3, 100 South Padre and the north right-of-way of SH 358, a distance of 140.00 feet to a 5/8" iron rod with cap set at the southwest corner of Lot 62B for the POINT-OF-BEGINNING;

THENCE N 49°09'44" E, a distance of 507.08 feet to a 5/8" iron rod with cap set on the north property line of Lot 62, Block 3, 100 South Padre and the south right-of-way of Enterprise Parkway, and the northwest corner of Lot 62B; from whence a 5/8" iron rod found at the northwest corner of Lot 62, Block 3, 100 South Padre bears North, a distance of 184.92;

THENCE South along the south right-of-way of Enterprise Parkway, a distance of 28.45 feet to a 5/8" iron rod with cap found at the beginning of a curve to the left with a radius of 270.00 feet, a central angle of 36°01'42", and a tangent of 87.80 feet for a point of curvature and an angle corner of Lot 62B;

THENCE in a southeasterly direction along said curve to the left, a distance of 169.78 feet to a 5/8" iron rod found at the northwest corner of Lot 63, Block 3, 100 South Padre (as recorded in Volume 66, Page 29 of the Map Records of Nueces County, Texas), the northeast corner of Lot 62, Block 3, 100 South Padre, and the northeast corner of Lot 62B;

THENCE S 49°09'44" W along the west property line of Lot 63, Block 3, 100 South Padre, a distance of 421.76 feet to a drill hole in a concrete driveway on the north right-of-way of SH 358 at the southwest corner of Lot 63, Block 3, 100 South Padre, the southeast corner of Lot 62, Block 3, 100 South Padre, and the southeast corner of Lot 62B; from whence a 5/8" iron rod found at the southeast corner of Lot 63, Block 3, 100 South Padre bears S 45°05'11" E, a distance of 190.52 feet;

THENCE N 45°05'11" W along the north right-of-way of SH 358, a distance of 26.07 feet to a concrete highway monument found at an angle corner of Lot 62B;

THENCE, N 40°50'16" W along the north right-of-way of SH 358, a distance of 149.45 feet to the POINT OF BEGINNING, containing 1.823 acres, more or less.

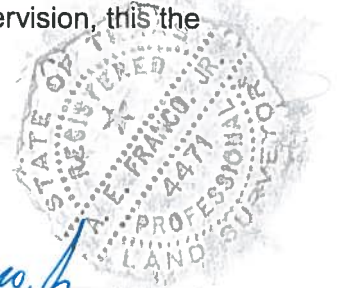
The basis of bearings of this survey is the south line of the plat of 100 South Padre, Block 3, Lots 62, 63, and 64, as recorded in Volume 66, Page 29 of the Map Records of Nueces County, Texas.

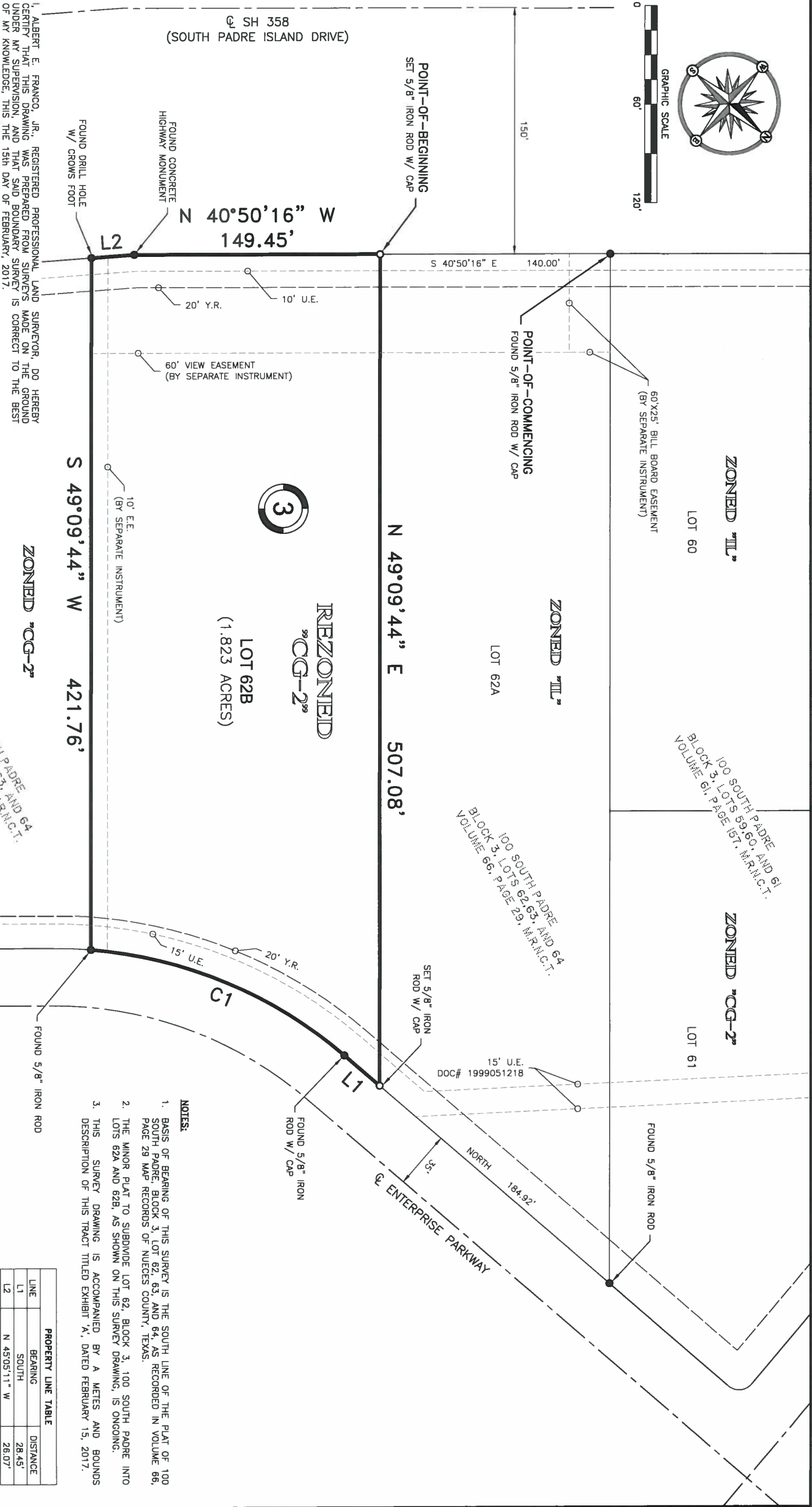
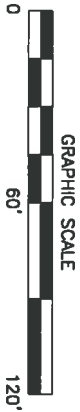
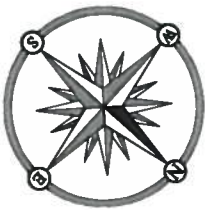
This Metes and Bounds Description is accompanied by a Survey Drawing of this tract titled Exhibit 'B', dated February 15, 2017.

I, Albert E. Franco, Jr., Registered Professional Land Surveyor of Texas, do hereby certify that this description is based on an actual survey made on the ground, under my supervision, this the 15th day of February, 2017.



Registered Professional Land Surveyor
Texas Registration No. 4471





I, ALBERT E. FRANCO, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID BOUNDARY SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, THIS THE 15th DAY OF FEBRUARY, 2017.



Albert E. Franco, Jr.
ALBERT E. FRANCO, JR., R.P.L.S.
TEXAS REGISTRATION NO. 4471

NO.	DATE	REVISIONS

LJA Engineering, Inc.
820 Buffalo Street
Corpus Christi, Texas 78401
TBPE Firm Reg. # F-1386

Phone 361.887.8851
Fax 361.887.8855
TBPLS Firm Reg. #10016600

100 SOUTH PADRE,
BLOCK 3, LOT 62B

EXHIBIT 'B'
SURVEY DRAWING

SCALE: AS NOTED
DRAWN BY: CEM
APPROVED BY: AEF
DATE: 2-15-2017
JOB NO. C834-16014-1.003
SHEET NO. 1 OF 1

100 SOUTH PADRE
BLOCK 3, LOTS 62, 63, AND 64
VOLUME 66, PAGE 29, M.R.I.C.T.

100 SOUTH PADRE
BLOCK 3, LOTS 62, 63, AND 64
VOLUME 66, PAGE 29, M.R.I.C.T.

100 SOUTH PADRE
BLOCK 3, LOTS 59, 60, AND 61
VOLUME 61, PAGE 157, M.R.I.C.T.

PROPERTY CURVE TABLE					
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)	TANGENT (T)	CHORD BEARING (CB)
C1	270.00'	168.78'	36°01'42"	87.80'	S 18°00'51" E

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	28.45'
L2	N 45°05'11" W	26.07'

- NOTES:
1. BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE PLAT OF 100 SOUTH PADRE, BLOCK 3, LOT 62, 63, AND 64, AS RECORDED IN VOLUME 66, PAGE 29 MAP RECORDS OF NUECES COUNTY, TEXAS.
 2. THE MINOR PLAT TO SUBDIVIDE LOT 62, BLOCK 3, 100 SOUTH PADRE INTO LOTS 62A AND 62B, AS SHOWN ON THIS SURVEY DRAWING, IS ONGOING.
 3. THIS SURVEY DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF THIS TRACT TITLED EXHIBIT 'A', DATED FEBRUARY 15, 2017.