

Zoning Case No. 0620-01, Camacho Resources, LLC (District 1).

Ordinance rezoning property at or near 7585 Leopard Street from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IL/SP” Light Industrial District with a Special Permit.

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as being an 80.863 acre tract comprised of Tract 1, 4.00 acres described in deed recorded in Document No. 2014038168, Deed Records of Nueces County, Texas, Tract 2, 15.00 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, Tract 3, 20.00 acres described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, Tract 4, 15.85 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and Tract S, 25.00 acres described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas as shown in Exhibit “A”:

from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IL/SP” Light Industrial with a Special Permit.

The subject property is located at or near 7585 Leopard Street. Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Use Regulation: The only use permitted under this Special Permit, other than those allowed by right in the "IL" Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations and a concrete recycling facility.
2. Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. Hours of Operation: Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M.
4. Restoration: The site shall be restored to condition previous to the excavation use upon expiration of the Special Permit.
5. Time Limit: The Special Permit will expire in one year from the date of the approved ordinance unless an excavation permit application has been applied for. 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 ten years unless a time extension is approved by the City Council or upon termination of the excavation permit.

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 including the penalties for violations as made and provided for in Article 10 of the UDC.

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 subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 80.863 acre tract comprised of Tract 1, 4.00 acres described in deed recorded in Document No. 2014038168, Deed Records of Nueces County, Texas, Tract 2, 16.00 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, Tract 3, 20.00 acres described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, Tract 4, 15.85 acres described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and Tract 5, 25.00 acres described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas, said 80.863 acre tract also being out of the A. Page Survey, Abstract 1010, Nueces County, Texas, out of the S.H. Page Survey, Abstract 1003, out of the G.C. & S.F. R.R. Co. Survey, Abstract 1018, Nueces County, Texas, and out of the E. Villareal Survey, Abstract 1, Nueces County, Texas. Said 80.863 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the south right of way of Leopard Street, for the northwest corner of Lot 1, Block 1, Rhew Industrial Tracts Unit 1, as shown on a map recorded in Volume 68, Pages 126 – 127, Map Records of Nueces County, Texas, for the northeast corner of a 20.00 acre tract described in a deed recorded in Document No. 2012013727, Deed Records of Nueces County, Texas, and for the northeast corner of this survey.

THENCE with the common line of said Lot 1, said 20.00 acre tract, and this survey, South 01°37'45" East, a distance of 3807.28 feet to 5/8" re-bar found in the north right of way of Sedwick Road, for the southeast corner of said 20.00 acre tract, and for the southeast corner of this survey.

THENCE with the common line of the north right of way of Sedwick Road, said 20.00 acre tract, and this survey, South 89°02'33" West, a distance of 225.62 feet to a pinch pipe found in the north right of way of Sedwick Road and in the east line of the 30.00 acre Bell Property Management LTD tract, described in a deed recorded in Document No. 2010036147, Deed Records of Nueces County, Texas, for the southwest corner of said 20.00 acre tract, and for the southernmost west corner of this survey.

THENCE with the common line of said 20.00 acre tract, said 30.00 acre tract, and this survey, North 01°38'11" West, a distance of 956.26 feet to a 5/8" re-bar found in the west line of said 20.00 acre tract, for the northeast corner of said 30.00 acre tract, for the southeast corner of a 4.00 acre tract, described in a deed recorded in Document No. 2012048985, Deed Records of Nueces County, Texas, and for an interior corner of this survey.

THENCE with the common line of said 4.00 acre tract, said 30.00 acre tract, and this survey, South 89°11'57" West, a distance of 1367.09 feet to a cotton spindle set in the center of Rhew Road, for the southwest corner of said 4.00 acre tract, and for an exterior corner of this survey, from **WHENCE** the intersection of Rhew Road and Sedwick Road bears South 01°27'47" East, a distance of 1011.88 feet.

THENCE with the common line of the center of Rhew Road, said 4.00 acre tract, and this survey, North 01°27'47" West, a distance of 917.48 feet to a cotton spindle set in the center of Rhew Road, for the northwest corner of a 25.00 acre tract, described in a deed recorded in Document No. 2014035087, Deed Records of Nueces County, Texas, and for an exterior corner of this survey.

THENCE with the common line of said 25.00 acre tract and this survey, North 88°28'19" East, a distance of 30.00 feet to a 5/8" re-bar found as an offset in the east right of way of Rhew Road, for the southwest corner of a 15.85 acre tract, described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and for an interior corner of this survey.

THENCE with the common line of the east right of way of Rhew Road, said 15.85 acre tract and this survey, North 01°28'44" West, a distance of 49.83 feet to a 5/8" re-bar found for an exterior corner of said 15.85 acre tract, for the southwest corner of a 5.56 acre detention basin tract, described in a deed recorded in Document No. 2008030157, Deed Records of Nueces County, Texas, and for an exterior corner of this survey.

THENCE with the common line of said 5.56 acre tract, said 15.85 acre tract and this survey, North 88°32'30" East, a distance of 534.82 feet to a 5/8" re-bar found, for an interior corner of said 15.85 acre tract, for an exterior corner of said 5.56 acre tract, and for an interior corner of this survey.

THENCE with the common line of said 5.56 acre tract, said 15.85 acre tract and this survey, North 01°25'46" West, a distance of 1776.92 feet to a 5/8" re-bar found, for an interior corner of said 5.56 acre tract, for the northwest corner of a 16.00 acre tract, described in a deed recorded in Document No. 2013050881, Deed Records of Nueces County, Texas, and for the northernmost west corner of this survey.

THENCE with the common line of said 5.56 acre tract, said 16.00 acre tract and this survey, North 88°35'59" East, a distance of 93.71 feet to a 5/8" re-bar found, for an interior corner of said 5.56 acre tract, for an exterior corner of said 16.00 acre tract, and for an exterior corner of this survey.

THENCE with the common line of said 5.56 acre tract, said 16.00 acre tract and this survey, South 66°02'42" East, a distance of 482.32 feet to a 5/8" re-bar found, for an exterior corner of said 5.56 acre tract, for an interior corner of said 16.00 acre tract, and for an interior corner of this survey.

THENCE with the common line of said 5.56 acre tract, said 16.00 acre tract and this survey, North 24°09'54" East, a distance of 80.06 feet to a 5/8" re-bar found in the south line of Tract 1, Eleanor Tracts, as shown on a map recorded in Volume 34, Page 36, Map Records of Nueces County, Texas, for the northeast corner of said 5.56 acre tract, for an exterior corner of said 16.00 acre tract, and for an exterior corner of this survey.

THENCE with the common line of said Tract 1, Eleanor Tracts, said 16.00 acre tract and this survey, South 66°01'15" East, a distance of 254.45 feet to a 5/8" re-bar set in the west line of said 20.00 acre tract, for the southeast corner of said Tract 1, Eleanor Tracts, for the northeast corner of said 16.00 acre tract, and for an interior corner of this survey.

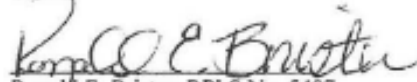
THENCE with the common line of said Tract 1, Eleanor Tracts, said 20.00 acre tract and this survey, North 01°38'04" West, a distance of 440.88 feet to a 5/8" re-bar found in the south right of way of Leopard Street, for the northeast corner of Tract 1, Eleanor Tracts, for the northwest corner of said 20.00 acre tract, and for the northernmost west corner of this survey.

THENCE with the common line of the south right of way of Leopard Street, said 20.00 acre tract, and this survey, South 66°01'10" East, a distance of 250.50 feet to the **POINT of BEGINNING**, and containing 80.863 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day December 13, 2017 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: December 19, 2017.



Job No. 171847

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