

Ordinance amending the Unified Development Code, upon application by CAH-DHL Properties, LLC, by changing the UDC Zoning Map in reference to a 15.23 acre tract of land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 acre tract as described in a Deed and recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, from the “FR” Farm Rural District 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 CAH-DHL Properties, LLC (“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, August 26, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “CG-2” General Commercial District, and on Tuesday, October 13, 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 made by CAH-DHL Properties, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 15.23 acre tract of land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 acre tract as described in a Deed and recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, located along the east side of Interstate Highway 69 about 2,000 feet north of County Road 48 (the “Property”), from the “FR” Farm Rural District to the “CG-2” General Commercial District (Zoning Map No. 066049), not resulting in a change to the Future Land Use Map, 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, 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. 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.

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



Job No. 39320.B5.04

July 9, 2015

Exhibit A
15.23 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 15.23 Acre Tract of Land, situated in the Gregorio Farias Grant, Abstract 592, out of the remainder of a 160.62 Acre Tract, described in a Deed from Gulf Coast Entertainment, LLC to Deluxe Properties, as recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas, said 15.23 Acre Tract being more fully described as follows:

Commencing, at the Southwest corner of Lot 1, Block 1, M.E.R. Subdivision, a Map of which is recorded in Volume 67, Page 25, of the Map Records of Nueces County, Texas, on the East Right of Way of US Highway 69, the West line of the said 160.62 Acre Tract, from **Whence** a 5/8 Inch Iron Rod with a cap stamped "Texas Geotech" Found, Bears South 27°23'11" East, 0.25 Feet;

Thence, South 09°15'47" West, with the common line of the said East Right of Way, the said 160.62 Acre tract, 60.00 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR. C.C.T.X." Set, for the **Point of Beginning** and the Northwest corner of this Tract;

Thence, South 80°44'13" East, 614.38 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR. C.C.T.X." Set, for the Northeast corner of this Tract, from **Whence**, a PK Nail Found, for the Southeast corner of the said Lot 1, Bears North 09°22'52" East, 59.87 Feet,

Thence, South 09°15'47" West, at 365.33 Feet pass a 5/8 Inch Iron Found with a cap stamped "Texas Geotech", in all 1026.75 Feet, to a 5/8 Inch Iron Rod Set with a cap stamped "URBAN ENG C.C.TX.", on the North line of Lot 1, Block 1, Hominick Acres, a Map of which is recorded in Volume 44, Page 197, of the said Map Records, the South line of the said 160.62 Acre Tract, for the Southeast corner of this Tract, from **Whence**, a 5/8 Inch Iron Found, on the South line of the said 160.62 Acre Tract, for the Northeast corner of the said Hominick Acres, bears North 89°26'20" East, 242.93 Feet, a Type II TXDOT Monument Found on the South line of said 160.62 Acre Tract, for an outer ell corner of a 100 Foot wide drainage easement recorded in Document Number 2004037121, of the Official Public Records of Nueces County, Texas bears, North 89°26'20" East, 2741.66 Feet;

Thence, South 89°26'20" West, with the Common line of the said Lot 1, Block 1, Hominick Acres and the said 160.62 Acre Tract, at 74.3 feet, pass the Northeast corner of a 11.43 Acres out of the Mrs. Hermine Albert 153.69 Acre Tract, a Deed of which is recorded in Volume 2054, Pages 899-902, of the Deed Records of Nueces County, Texas, the Northwest corner of the said Lot 1, Block 1, Hominick Acres, continue with the common line of the said 11.43 acre tract and the said 160.62 Acre tract, in all, 623.53 Feet, to a 5/8 Inch Iron Rod Set with a cap stamped "URBAN ENG C.C.TX.", on the said East Right of Way, for the Southwest corner of the said 160.62 Acre tract and this Tract, from **Whence**, a 5/8 Inch Iron Found, on the South line of the said 11.43 acre tract, Bears, South 09°20'04" West, 771.75 Feet;

Thence, North 09°15'47" East, with the Common line of said East Right of Way and the said 160.62 Acre tract, at 767.61 feet pass, a 5/8 Inch Iron Found with a cap stamped "Texas Geotech", in all 1133.14 Feet, to the Point of Beginning, containing 15.23 Acres (663501 Sq. Ft) of Land, more or less.

Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



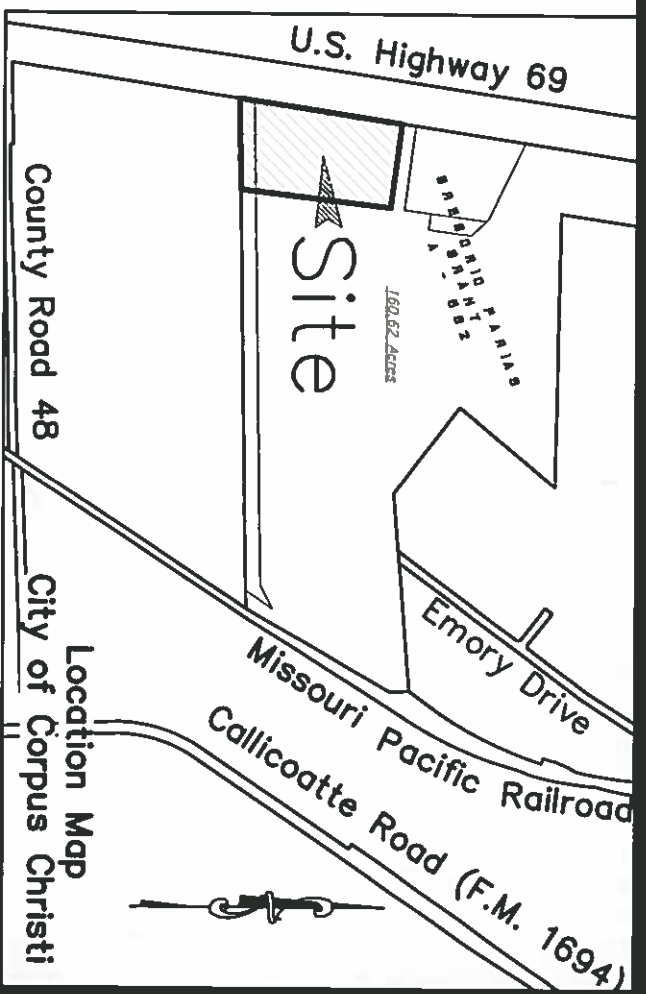
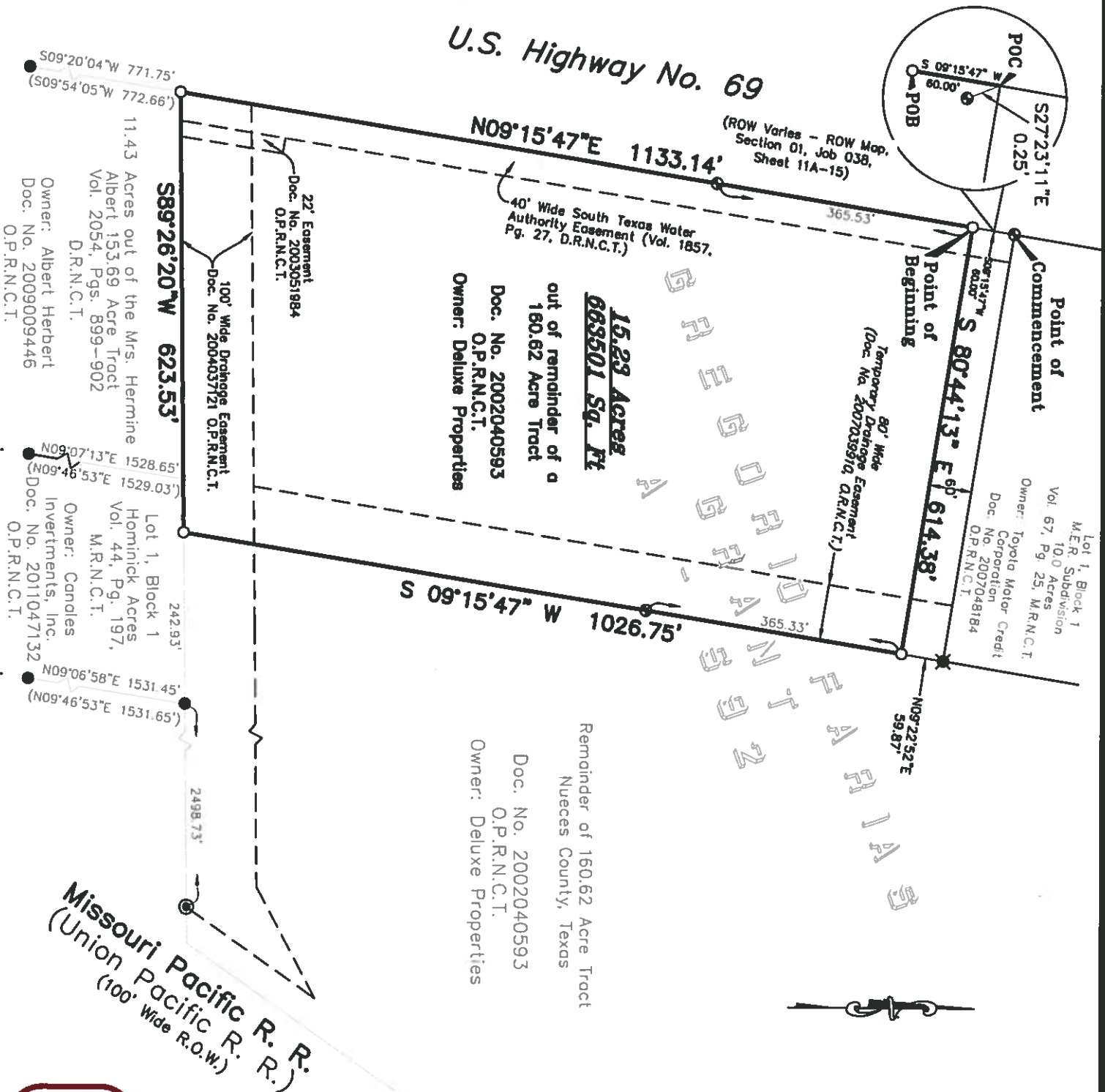
URBAN ENGINEERING

A handwritten signature in black ink that reads "James D. Carr".

James D. Carr, R.P.L.S.

License No. 6458

U.S. Highway No. 69



- Legend**
- 5/8 Iron Rod Set
Urban Eng. City
 - ⊙ Type II TXDOT Monument Found
 - 5/8 Inch Iron Rod Found
 - ⊕ 5/8 Inch Iron Rod Found "Geotech"
 - ✱ PK Nail Found

Exhibit B Sketch to Accompany

Fieldnotes for A 15.23 Acre Tract, situated in the Gregorio Farinas Grant, Abstract 592, out of the remainder of a 160.62 Acre Tract, described in a Deed from Gulf Coast Entertainment, LLC to Deluxe Properties, as recorded in Document Number 2002040593, of the Official Public Records of Nueces County, Texas.

URBAN ENGINEERING

2725 Smithey St., Corpus Christi, TX 78404
 BBE From No. 145 887.5 From No. 1023400
 PHONE: (361) 654-3101 FAX: (361) 654-6022

DATE: July 9, 2015
 SCALE: 1"=200'
 JOB NO.: 39320.B5.04
 SHEET: 1 of 1
 DRAWN BY: XG