

**Ordinance amending the Unified Development Code (“UDC”), upon application by Ronald S. Browning (“Owner”), by changing the UDC Zoning Map in reference to a 19.27-acre tract of land out of Lots 25 and 26, Section 20, Flour Bluff and Encinal Farm and Garden Tracts 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 Ronald S. Browning (“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, November 19, 2014, during a meeting of the Planning Commission, and on Tuesday, December 16, 2014, 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 Ronald S. Browning (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 19.27-acre tract of land out of Lots 25 and 26, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Slough Road between Airline Road and Rodd Field Road (the “Property”) from the “FR” Farm Rural District to the “CG-2” General Commercial District (Zoning Map No. 042031), 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	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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. 42908.B4.02

October 21<sup>st</sup>, 2014

**Exhibit A**  
**19.27 Acre Zoning Tract**

**State of Texas**  
**County of Nueces**

Fieldnotes for a 19.27 Acre Tract of Land, more or less, of Lots 25 and 26, Section 20, of the Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; comprised of portions of a 2.70 Acre Tract, described as Tract I, a 2.30 Acre Tract, described as Tract II, and a 20.00 Acre Tract described as Tract III, in a Special Warranty Deed from Pacific Southwest Bank, F.S.B. to Ronald S. Browning, as recorded in Document No. 913419, of the Official Public Records of Nueces County, Texas; said 19.27 Acre Tract of Land being more fully described by metes and bounds as follows;

Beginning at a 5/8 Inch Iron Rod Found, on the West Right-of-Way Line of Rodd Field Road, being the Southeast corner of a 3.456 Acre Tract, described in a Warranty Deed from The Mission Investment Fund of the Evangelical Lutheran Church in America to Ronald S. Browning, as recorded in Document No. 877262, of the Official Public Records of Nueces County, for the Northeast corner of the said 20.00 Acre Tract and this Tract;

Thence, South 28°38'28" West, with the said West Right-of Way Line and the East Line of the said 20.00 Acres, 849.76 feet, to a Concrete Monument Found, for the Southeast corner of this Tract;

Thence, South 55°12'22" West, with the said common line, 173.16 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set, on the North Right-of-Way Line of Airline Road, described as an additional Right-of-Way Easement conveyed from Ronald S. Browning to the City of Corpus Christi, as recorded in Document No. 2010039753, of the said Official Public Records, for the South corner of this Tract;

Thence, North 61°22'45" West, with the said Northeast Right-of-Way Line, 242.91 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set, for a corner of this Tract and for the Point of Curvature of a circular curve to the right, having a Delta Angle of 63°30'41", a Radius of 417.51 feet, Arc Length of 462.80 feet, a Chord Bearing of North 29°37'27" West, and a Chord Length of 439.47 feet;

Thence, with the arc of the said circular curve to the right, 462.80 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set, on the East Right-of-Way Line of said Airline Road, for the Point of Tangency of this circular curve and a corner of this Tract;

Thence, North 02°07'54" East, with the said East Right-of-Way Line, at 867.66 feet, pass the common Line of the said 2.70 Acre Tract and the said 20.00 Acre Tract, in all 970.80 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set, for the Northwest corner of this Tract, from whence a 5/8 Inch Iron Rod Found, for the Northwest corner of the said 2.70 Acre Tract bears, North 02°07'54" East, 305.00 feet;

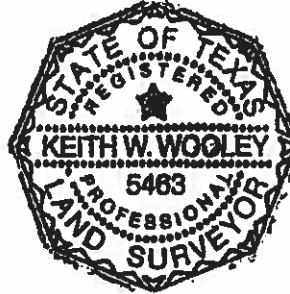
Thence, South 51°11'28" East, across the said 2.70 Acre Tract and the said 2.30 Acre Tract, 535.76 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Set, in the Southwest corner of the said 3.456 Acre Tract, the Southeast corner of the said 2.30 Acre Tract, for a corner of this Tract, from whence a 5/8 Inch Iron Rod Found, for the Northeast corner of the said 2.30 Acre Tract bears, North 28°40'12" East, 367.39 feet;

Thence, South 61°18'12" East, with the common line of the said 3.456 Acre Tract and the said 20.00 Acre Tract, at 0.78 feet, pass a 5/8 Inch Iron Rod Found on line, in all a distance of 600.08 feet, to the Point of Beginning, containing 19.27 Acres (839,189 Sq. Ft.) of land, more or less.

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

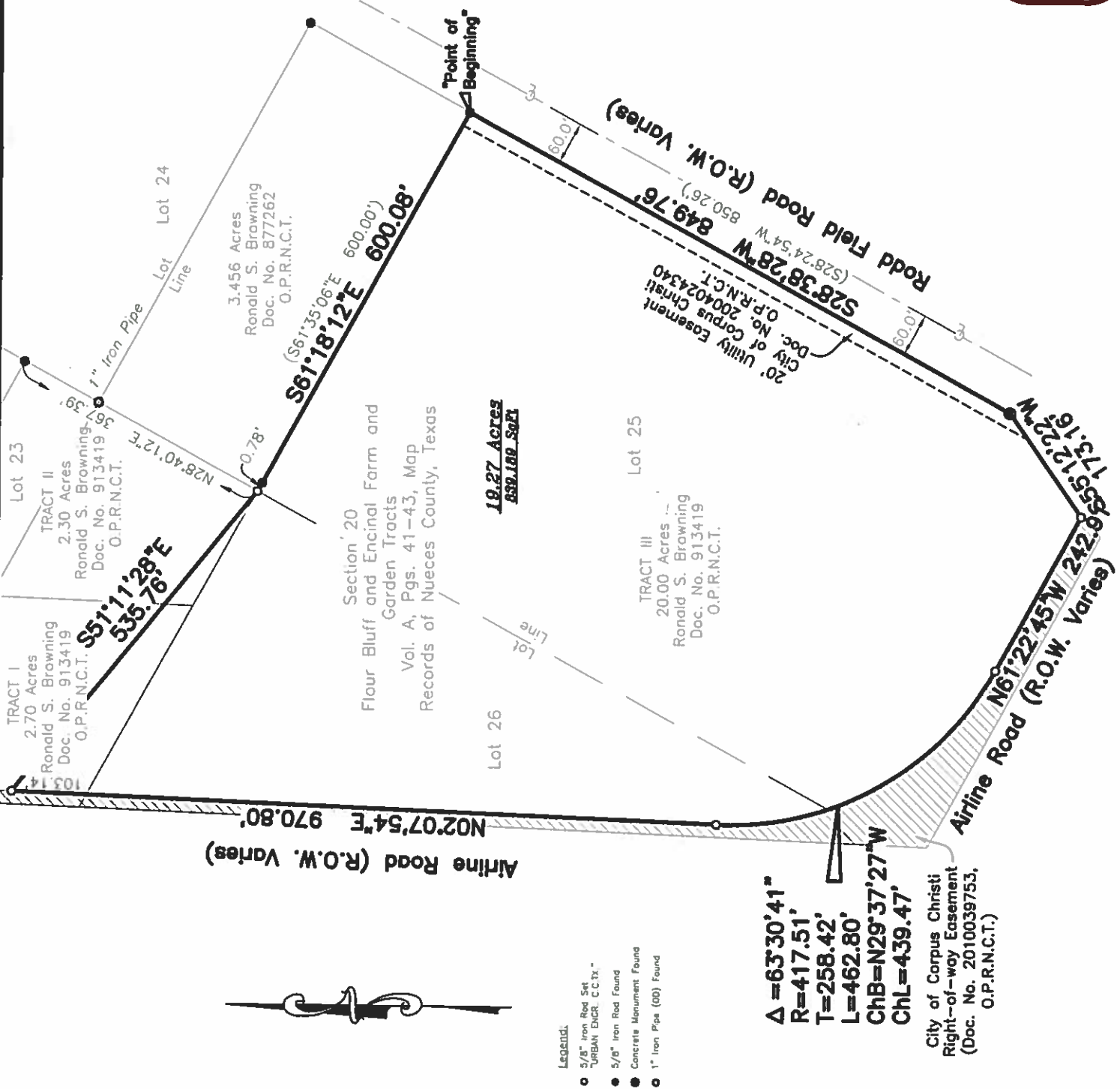
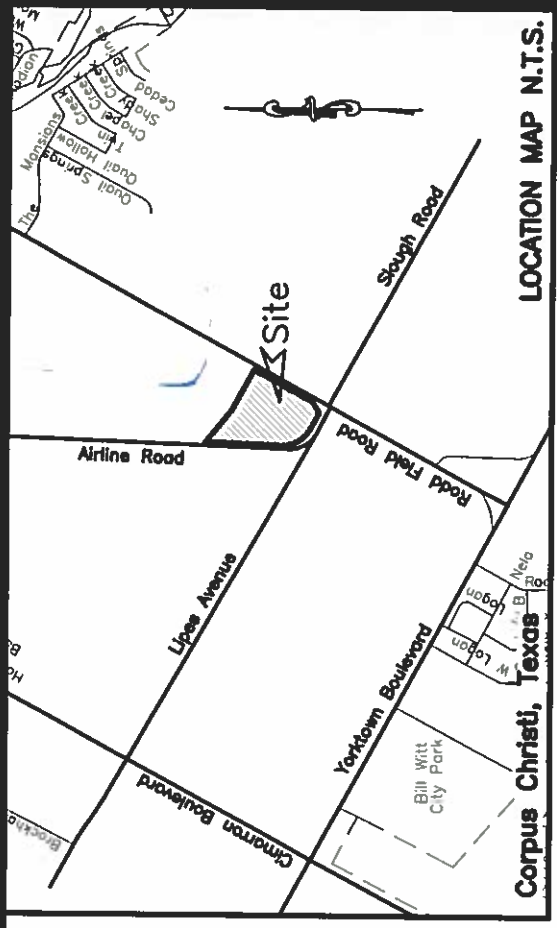
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

*Keith W. Wooley*  
Keith W. Wooley, R.P.L.S.  
License No. 5463



- Legend:**
- 5/8" Iron Rod Set
  - URBAN ENCL. CCT. \*
  - 5/8" Iron Rod Found
  - Concrete Monument Found
  - 1" Iron Pipe (00) Found

## Exhibit B

### Sketch to Accompany

A 19.27 Acre Tract of Land, more or less, of Lots 25, and 26, Section 20, of the Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; comprised of portions of a 2.70 Acre Tract, described as Tract I, a 2.30 Acre Tract, described as Tract II, and a 20.00 Acre Tract described as Tract III, in a Special Warranty Deed from Pacific Southwest Bank, F.S.B. to Ronald S. Browning, as recorded in Document No. 913419, of the Official Records of Nueces County, Texas.



# UEURBAN

## ENGINEERING

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DATE: Oct. 24, 2014  
 SCALE: 1"=200'  
 JOB NO.: 42908.B4.02  
 SHEET: 1 of 1  
 DRAWN BY: XG