

**Ordinance amending the Unified Development Code (“UDC”) upon application by Bay Area Self Storage of Corpus Christi Manager, LLC, acting as agent on behalf of Bay Area Self Storage of Corpus Christi, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 4.29-acre tract of land out of Lot 21A, Block 2, Windbrook Unit 2 from the “IL” Light Industrial 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 Bay Area Self Storage of Corpus Christi Manager, LLC, acting as agent on behalf of Bay Area Self Storage of Corpus Christi, 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, July 31, 2013, during a meeting of the Planning Commission, and on Tuesday, August 27, 2013, 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 Bay Area Self Storage of Corpus Christi Manager, LLC, acting as agent on behalf of Bay Area Self Storage of Corpus Christi, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 4.29-acre tract of land out of Lot 21A, Block 2, Windbrook Unit 2 (the “Property”), located along the west side of Rodd Field Road, approximately 135 feet north of Cano Lane, from the “IL” Light Industrial District to the “CG-2” General Commercial District (Zoning Map No. 041033), 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 description, 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 official publication of the City as required by the City Charter of the City.

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:

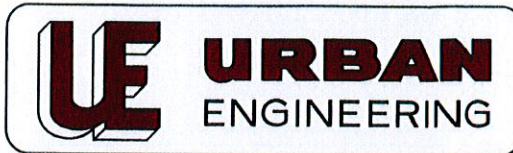
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor



June 20, 2013  
Job No. 37856.B3.00

**STATE OF TEXAS  
COUNTY OF NUECES**

Fieldnotes for a 4.29 Acre Tract of Land out of Lot 21A, Block 2, Windbrook Unit 2, a map of which is recorded in Volume 62, Page 73, Map Records of Nueces County, Texas; said 4.29 Acre Tract being more fully described as follows:

Beginning at a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGR C.C. TX" found on the northwest boundary of Rodd Field Road, a public roadway, for the east corner of Lot 20, Block 2, Windbrook Unit 2, a map of which is recorded in Volume 58, Pages 169-170, Map Records of Nueces County, Texas, for the south corner of said Lot 21A and of this tract;

Thence, North 61°00'10" West, along the northeast boundary of Lots 4-20, said Block 2, for the southwest boundary of said Lot 21A and of this tract, a distance of 843.06 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGR C.C. TX" found for the west corner of this tract;

Thence, North 29°01'00" East, along the northwest boundary of said Lot 21A and of this tract, a distance of 265.92 feet to a 1/2 inch iron rod with plastic cap labeled "CDS/MUERY SA.TX" found for the north corner of this tract;

Thence, South 61°29'44" East, along the northeast of boundary of said Lot 21A and of this tract, a distance of 538.62 feet for a corner (No Monumentation Found or Set) of this tract;

Thence, South 28°59'50" West, a distance of 130.55 feet for a corner (No Monumentation Found or Set) of this tract;


Thence, South 61°00'10" East, a distance 30.15 feet pass a common corner of Lots 21A and Lot 21B, Block 2, in all a total distance of 303.11 feet for a corner (No Monumentation Found or Set) of this tract;

Thence, South 28°28'51" West, along the northwest boundary of said Rodd Field Road, for the southeast boundary of said Lot 21A and of this tract, a distance of 140.01 feet to the Point of Beginning and containing 4.29 acres (187,009 square feet) of land.

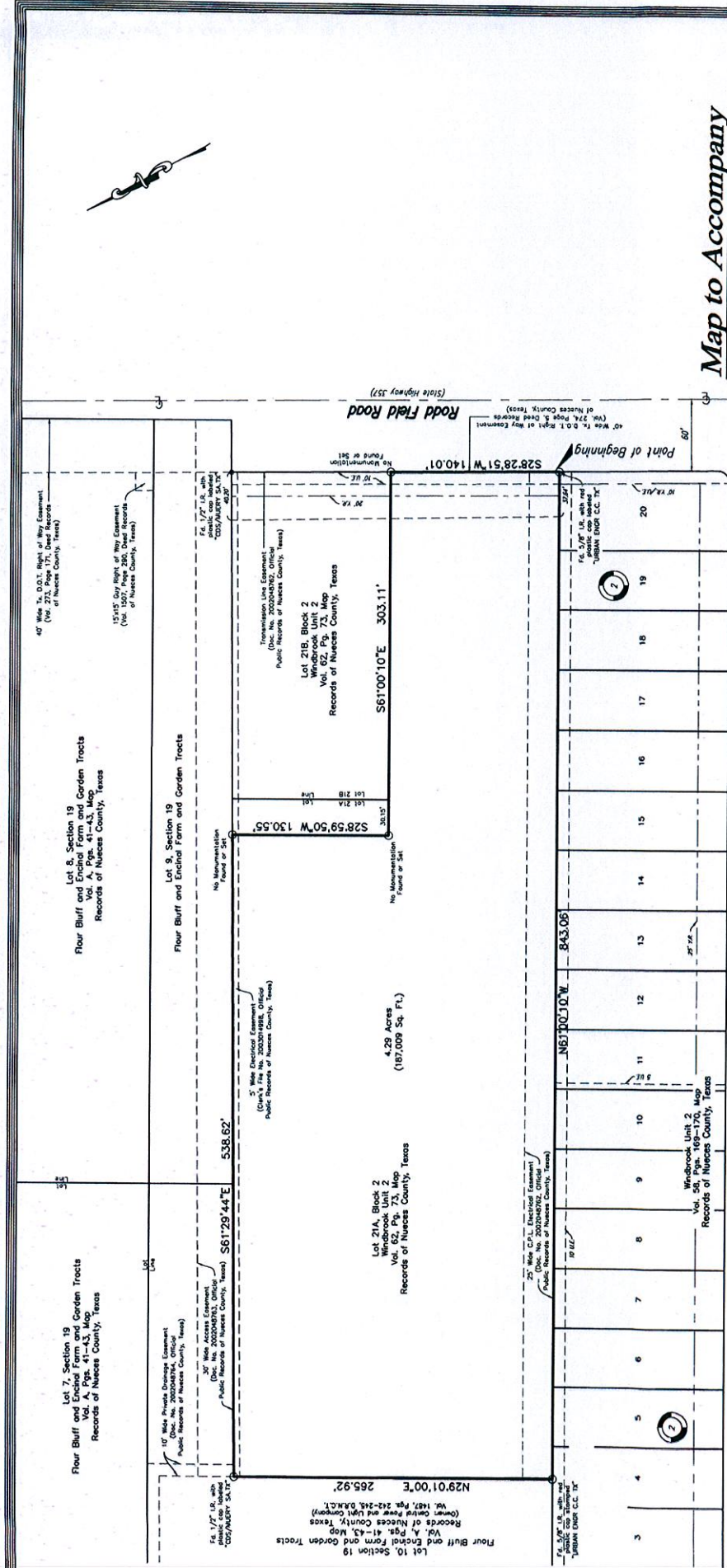
Bearings are based on the recorded plat of Windbrook Unit 2, a map of which is recorded in Volume 62, Page 73, Map Records of Nueces County, Texas

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.



URBAN ENGINEERING  
  
Dan L. Urban, R.P.L.S.  
License No. 4710





*Map to Accompany*

FIELDNOTES for a 4.29 Acres Tract of Land out of Lot 21A, Block 2, Windbrook Unit 2, a map of which is recorded in Volume 62, Page 73, Map Records of Nueces County, Texas.



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CORPUS CHRISTI, TEXAS  
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DATE: JUN. 20, 2013  
SCALE: 1"=100'  
JOB NO.: 37856.B3.00  
SHEET: 1 OF 1  
DRAWN BY: RLG  
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EXHIBIT "B"