

**Ordinance amending the Unified Development Code (“UDC”) upon application by Michael N. Gunning, on behalf of Eloy Salazar and Rick A. Martinez (“Owners”), by changing the UDC Zoning Map in reference to a 19.15-acre tract of land out of Lots 23 and 24, H. B. Sheppard Farm Lots, from the “FR” Farm Rural District to the “IL” Light Industrial District; amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing for penalties; providing for publication; and declaring an emergency.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Michael N. Gunning, on behalf of Eloy Salazar and Rick A. Martinez (“Owners”), for an amendment to the City of Corpus Christi’s UDC and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 18, 2012, during a meeting of the Planning Commission, and on Tuesday, September 11, 2012, 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.

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

**SECTION 1.** The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 19.15-acre tract of land out of Lots 23 and 24, H. B. Sheppard Farm Lots (the “Property”), located on the north side of Sedwick Road and approximately 1,000 feet west of Rhew Road, from the “FR” Farm Rural District to the “IL” Light Industrial District (Zoning Map No. 056045). Exhibit “A,” which is a description of the Property, and Exhibit “B,” which is a survey pertaining to the Property, are both attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect the 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 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 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, and Article 10 of the UDC.

**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.** Upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

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

\_\_\_\_\_  
Joe Adame  
Mayor

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, 2012

TO THE MEMBERS OF THE CITY COUNCIL:  
Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

Respectfully,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joe Adame  
Mayor

Council Members

The above ordinance was passed by the following vote:

Joe Adame	_____
Chris N. Adler	_____
Kelley Allen	_____
Larry Elizondo, Sr.	_____
Priscilla G. Leal	_____
David Loeb	_____
John E. Marez	_____
Nelda Martinez	_____
Mark Scott	_____



# TexasGeoTech

LAND SURVEYING, INC.

19.15 ACRES

Being a total of **19.15** acres of land out of **Lot Twenty-Three (23)**, and **Lot Twenty-Four (24)**, **H. B. SHEPPARD FARM LOTS**, as shown by plat recorded in **volume A, page 51**, Map Records of Nueces County, Texas; Same being that certain tract recorded in Clerk's File number **2008010766** of the Official Records of Nueces County, Texas and being more fully described by metes and bounds as follows;

**BEGINNING** at a set 5/8inch iron rod set for the southwest corner of **Lot 8, Block 1**, of the **HUDSON ACRES ANNEX** a plat which is recorded in **volume 43, Page 161** of the Map Records of Nueces County, Texas, same being the northwest corner of this tract;

**THENCE** N 89° 17' 38" E - with the south line of said **Lot 8, Block 1**, a distance of 436.35 feet to a set 5/8inch iron rod for the southeast corner of said Lot 8, Block 1, and being the northeast corner of this tract;

**THENCE** S 00° 29' 32" E - a distance of 1795.93 feet to a set 5/8inch iron rod for the upper southeast corner of this tract;

**THENCE** S 89° 25' 24" W - a distance of 178.94 feet to a set 5/8inch iron rod for an inner corner of this tract;

**THENCE** S 00° 29' 32" E - at a distance of 792.04 feet pass a 5/8inch iron rod set on the north right of way line of **SEDWICK ROAD**, in all a distance of 822.04 feet to a point on the centerline of said **SEDWICK ROAD** and being the southeast corner of this tract;

**THENCE** S 89° 18' 52" W - with the centerline of said **SEDWICK ROAD**, a distance of 60.00 feet to a point for the southwest corner of this tract;

**THENCE** N 00° 29' 32" W - at a distance of 30.00 feet pass a 5/8inch iron rod set on the north right of way line of said **SEDWICK ROAD**, in all a distance of 818.59 feet to a set 5/8inch iron rod for an inner corner of this tract;

**THENCE** S 89° 16' 08" W - a distance of 198.03 feet to a set 5/8inch iron rod on the East line of Hudson Acres a subdivision recorded in volume 13, pages 44-45 of the Map Records of Nueces County, Texas, for the upper southwest corner of this tract;

**THENCE** N 00° 28' 22" W - with the East line of said Hudson Acres a distance of 1799.00 feet to the **PLACE OF BEGINNING** and containing 19.15 acres of land, more or less.

*This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in all future conveyances, without any revisions or deletions.*

August 2, 2012  
120703.doc



Victor S. Medina  
Registered Professional Land Surveyor  
License Number 3419

**PLAT OF:**

BEING A TOTAL OF 19.15 ACRES OF LAND OUT OF LOT TWENTY-THREE (23) AND LOT TWENTY-FOUR (24), H.B. SHEPPARD FARM LOTS, AS SHOWN BY PLAT RECORDED IN A. PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS; SAME BEING THAT CERTAIN TRACT RECORDED IN CLERK'S FILE NUMBER 2008010766 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

FND. 5/8" I.R.

ERNIE STREET

N89°17'38"E 436.35'

P.O.B.  
SET 5/8" I.R.

SET 5/8" I.R.

39	39
40	40
41	41
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46	46

N0°28'22"W

S0°29'32"E

19.15 Acres.

GRANT IRIS POWELL  
CALLED 90.032 AC.  
DOC.# 850703  
W.D.R.N.C.T.

HUDSON ACRES ANNEX  
VOLUME 43 - PAGE 25  
M.R.N.C.T.

ICDSON DRIVE

RHEEM DRIVE

1799.00'

1795.93'

SET 5/8" I.R.

S89°16'08"W  
198.03'

178.94'  
S89°25'24"W

SET 5/8" I.R.

SET 5/8" I.R.

N0°29'32"W

N0°29'32"W

EQUISTAR CHEMICALS LP  
CALLED 8.247 AC.  
DOC.# 19980378-30  
D.R.N.C.T.

EQUISTAR CHEMICALS LP  
CALLED 8.247 AC.  
DOC.# 19980378-30  
D.R.N.C.T.

788.59'

792.04'

SET 5/8" I.R.

SET 5/8" I.R.

818.50'

822.04'

**EXHIBIT B**

**NOTE:**

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THUS SETBACKS OR EASEMENTS ARE SHOWN, IF ANY.

SEDWICK ROAD

60.00'  
S89°18'52"W

I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS THIS AUGUST 02, 2012.

*Victor S. Medina*  
VICTOR S. MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 3419



SCALE: 1" = 200'

LEGEND:

- FND. 5/8" IRON ROD
- SET 5/8" IRON ROD

ALL BEARINGS AND COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE

**TEXAS GEO TECH**  
LAND SURVEYING, INC  
SUBSIDIARY OF MEDINA CONSULTANTS  
6330 SARATOGA BLVD. SUITE C  
CORPUS CHRISTI, TX 78414  
(361) 993-0808 Fax (361) 993-2955

DATE:	08/02/12	DRAWN:	RC
SCALE:	1" = 200'	SCALE:	120703
APPROVED:	VSM	SURVEY:	BP