

Ordinance amending the Unified Development Code (“UDC”), upon application by Gulfway Shopping Center (“Owner”), by changing the UDC Zoning Map in reference to 27.20 acres out of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 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 Gulfway Shopping Center (“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, a public hearing was held on Wednesday, August 23, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, and on Tuesday, October 10, 2017, 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 Gulfway Shopping Center (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”) is amended by changing the zoning on a property described as 27.20 acres out of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road (the “Property”), from “FR” Farm Rural District to the the “RS-4.5” Single Family 4.5 District (Zoning Map No. 042029), 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 entirety.

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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

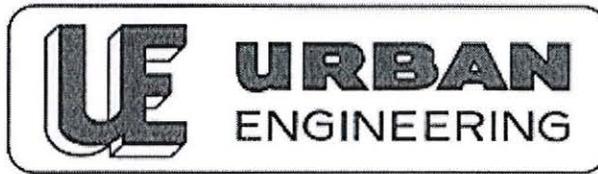
Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



Job No. 41934.B7.04
May 28, 2017
Revised: July 6, 2017

Exhibit A
27.20 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 27.20 Acre Tract, of Lot 5, Section 24 and Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of the same property described in Warranty Deed with Vendor's Lien from Thelma C. Peterson and Robert Ervin Peterson to Gulfway Shopping Center, recorded in Document No. 2004034665, Official Public Records of Nueces County, Texas; said 27.20 Acres being more fully described by metes and bounds as follows:

Commencing, at a 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CC TX" Found, on the Northwest boundary of the said Lot 21, Section 25, for the South corner of Lot 16A, Block 2, Rancho Vista Subdivision Unit 4, a map of which is recorded in Volume 67, Pages 54 and 55, Map Records of Nueces County, Texas, and the East corner of Lot 16, the said Block 2;

Thence, South 28°42'09" West, with the common boundary of the said Block 2, and Section 25, 5.00 Feet, to the **Point of Beginning** and North corner of this Tract;

Thence, South 61°17'51" East, 660.15 Feet, to a point on the Northwest boundary of Lot 22, said Section 25 and the Southeast boundary of the said Lot 21, for the East corner of this Tract;

Thence, South 28°42'29" West, at 350.00 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CC TX" Found, for the common corner of Lots 21, 22, 27 and 28, of the said Section 25, in all a distance of 1800.00 Feet, for the South corner of this Tract;

Thence with the Southwest boundary of this Tract as follows:

- North 61°17'51" West, 154.98 Feet;
- North 28°42'09" East, 10.00 Feet;
- North 61°17'51" West, 335.00 Feet;
- South 28°42'09" West, 10.00 Feet;

Thence, North 61°17'51" West, a distance of 170.00 Feet to a point on the common boundary of Lots 4 and 5, the said Section 24, for the West corner of this Tract;

Thence, North 28°42'09" East, at 55.00 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CC TX" Found, for the South corner of Lot 1, Block 28, Rancho Vista Subdivision Unit 11, a map of which is recorded in Volume 68, Pages 406 and 407, Map Records of Nueces County, Texas, in all a distance of 1800.00 Feet, to the Point of Beginning, containing 27.20 Acres (1,184,771 Square Feet) of land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes 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
James D. Carr, R.P.L.S.
License No. 6458
Page 1 of 1

S:\Surveying\41934\B704\OFFICEMETES AND BOUNDS\FN41934B704_20170706_27.20Acres.doc

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www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

Lot 13, Section 24
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Related Investors)
 (Vol. 2341, Pg. 248, D.R.N.C.T.)

Lot 4, Section 24
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Related Investors)
 (Vol. 2341, Pg. 248, D.R.N.C.T.)

Lot
 Line

Lot 5, Section 24
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Gulfway Shopping Center)
 (Doc. No. 2004034665, O.P.R.N.C.T.)

Lot
 Line

Lot 11, Section 24,
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.

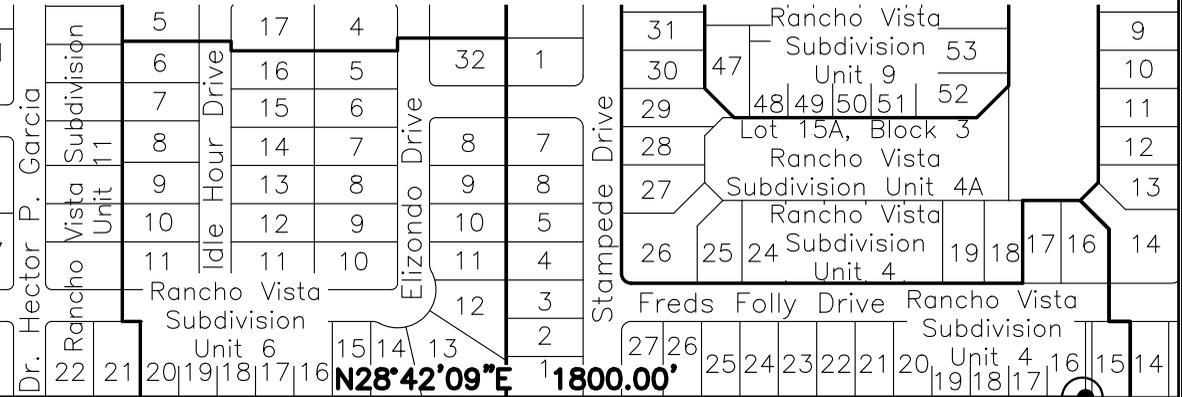
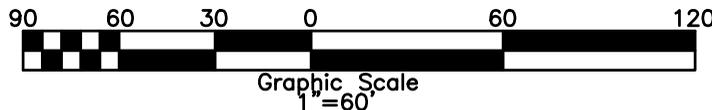
40.00 Acres out of Lots
 7, 8, 9, 10 and 11, Section
 24, F.B.&E.F.&G.T.
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Patricia
 Wallace, Trustee #2)
 (Doc. No. 2007043338,
 O.P.R.N.C.T.)

Exhibit B

Sketch to Accompany

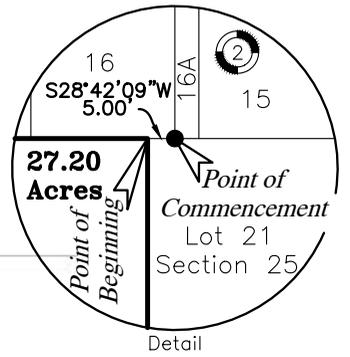
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LINE	BEARING	DISTANCE
L1	N61°17'51"W	154.98'
L2	N28°42'09"E	10.00'
L3	N61°17'51"W	335.00'
L4	S28°42'09"W	10.00'
L5	N61°17'51"W	170.00'



27.20 Acres
1,184,771 Sq. Ft.

Lot 28, Section 25
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Gulfway Shopping Center)
 (Doc. No. 2004034665, O.P.R.N.C.T.)



Lot 21, Section 25
 Flour Bluff and Encinal Farm
 and Garden Tracts, Vol.
 A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Gulfway Shopping Center)
 (Doc. No. 2004034665, O.P.R.N.C.T.)

S61°17'51"E 660.15'
 Lot 21
 Section 25

(Owner: Patricia Wallace, Trustee)
 (Doc. No. 2006047823, O.P.R.N.C.T.)

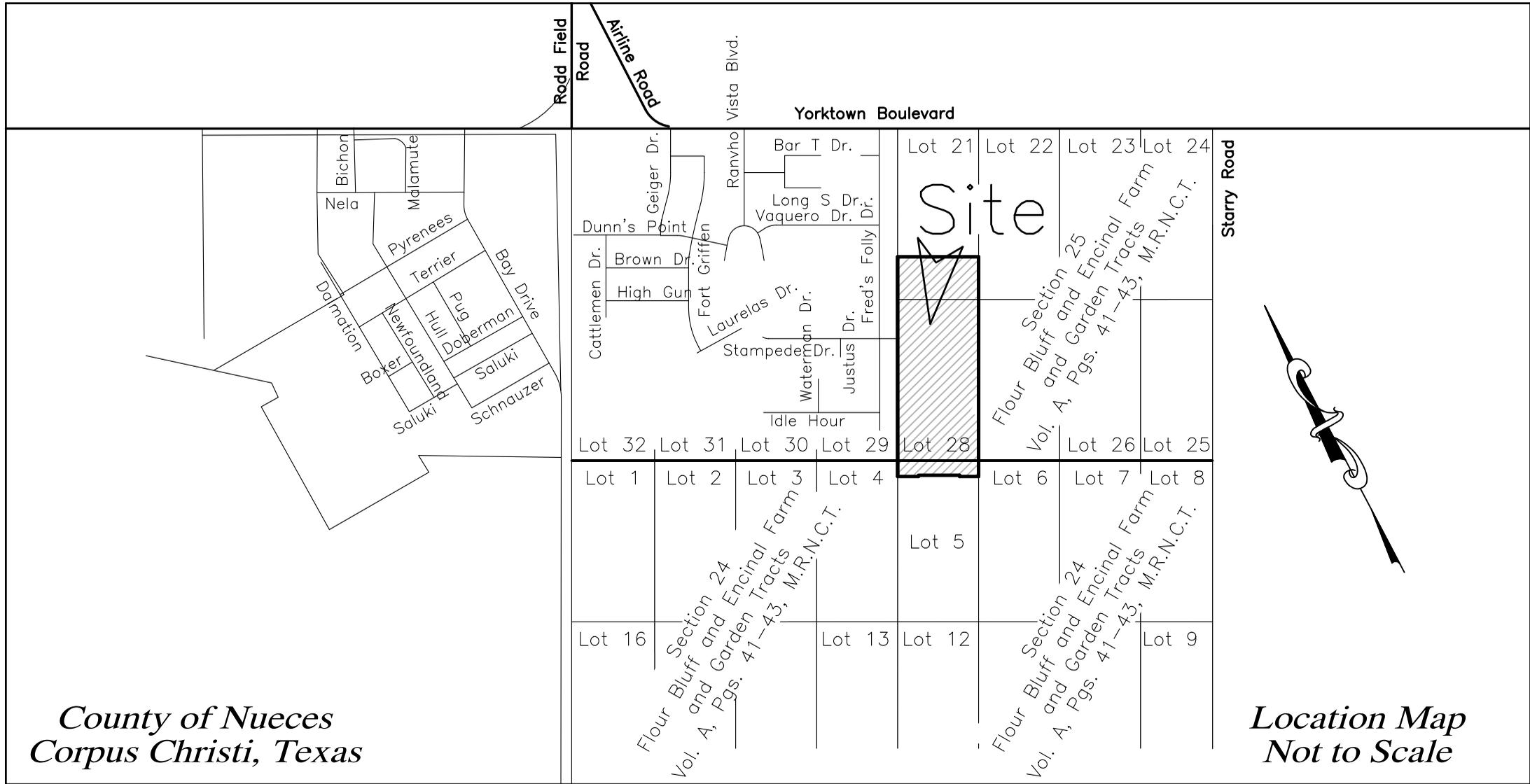
Lot 27, Section 25,
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.

(Owner: Patricia Wallace, Trustee)
 (Doc. No. 2005045181, O.P.R.N.C.T.)

Lot 22, Section 25,
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, M.R.N.C.T.
 (Owner: Patricia Wallace, Trustee #2)
 (Doc. No. 2005007409, O.P.R.N.C.T.)

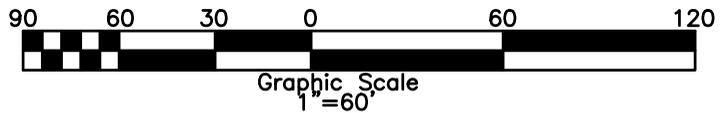


REV: July 6, 2017
 DATE: May 28, 2017
 SCALE: 1"=300'
 JOB NO.: 41934.B7.04
 SHEET: 1 of 2
 DRAWN BY: XG
 urbansurvey1@urbaneng.com
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County of Nueces
Corpus Christi, Texas

Location Map
Not to Scale



REV: July 6, 2017
DATE: May 28, 2017
SCALE: 1"=None
JOB NO.: 41934.B7.04
SHEET: 2 of 2
DRAWN BY: XG
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