

Ordinance amending the Unified Development Code (“UDC”), upon application by CCSemloh Partnership, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 10.861-acre tract of land out of Lot 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, from the “RE” Residential Estate 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 CCSemloh Partnership, Ltd. (“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, June 18, 2014, during a meeting of the Planning Commission, and on Tuesday, July 22, 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 by CCSemloh Partnership, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 10.861-acre tract of land out of Lot 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Compton Road between the intersections with First National Boulevard and Waldron Road (the “Property”), from the “RE” Residential Estate District to the “CG-2” General Commercial District (Zoning Map Nos. 035031 & 035032), 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	_____	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:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 05-6819

10.861 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 10, Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for the Northeast corner of this tract, same being the Northeast corner of said Lot 10, same being the North corner of Block C-2, Laguna Business Center as recorded in Volume 33, Page 31 of the Map Records of Nueces County, Texas, same lying in the Southwest right-of-way margin of Compton Boulevard;

THENCE, along the common boundary line of this tract with said Block C-2, SOUTH 29 degrees 00 minutes 00 seconds WEST, at 154.65 feet passing through a 5/8 inch iron rod found for the West corner of said Block C-2 and the North corner of Block C-3, Laguna Business Center as recorded in Volume 45, Page 8 of the Map Records of Nueces County, Texas, a total distance of 715.30 feet to a point for the Southeast corner of this tract, same lying in the Northeast right-of-way margin of a 50 foot City of Corpus Christi drainage easement;

THENCE, along said Northeast right-of-way margin of the 50 foot City of Corpus Christi drainage easement, NORTH 61 degrees 00 minutes 00 seconds WEST 663.05 feet to a point for the Southwest corner of this tract, same lying in the common boundary line of said Lots 10 & 11 of said Section 48;

THENCE, along said common boundary line of Lots 10 & 11, Section 48, NORTH 29 degrees 00 minutes 23 seconds EAST 688.36 feet to a 5/8 inch iron rod found for a Northwest corner of this tract;

THENCE, SOUTH 61 degrees 10 minutes 05 seconds EAST 20.10 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE, NORTH 28 degrees 49 minutes 55 seconds EAST 25.00 feet to a 5/8 inch iron rod found for the North corner of this tract, same lying in said Southwest right-of-way margin of Compton Boulevard;

THENCE, along said Southwest right-of-way margin of Compton Boulevard, SOUTH 61 degrees 10 minutes 05 seconds EAST 642.95 feet to the point of beginning and containing 10.861 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

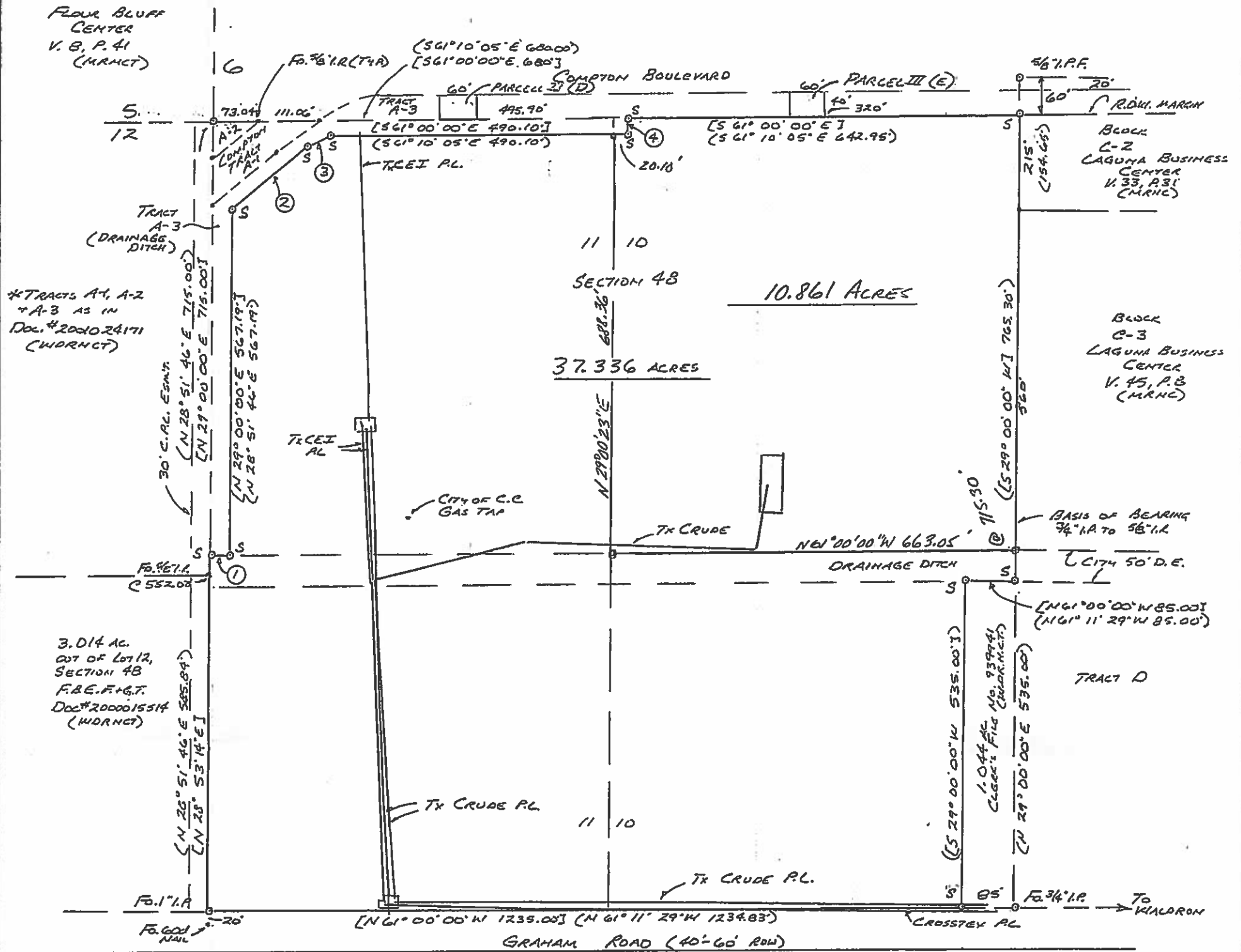
Dated this the 23 day of MAY, 2014.



Ronald A. Voss,
Registered Professional Land Surveyor No 2292

Exhibit A

LINE #	(MEASURED CALL)	(RECORD CALL)
1	S 61° 08' 14" E 30.00'	S 61° 00' 00" E 30.00'
2	N 78° 32' 14" E 162.59'	N 78° 40' 47" E 162.59'
3	S 87° 20' 24" E 40.08'	S 87° 06' 09" E 40.01'
4	N 28° 44' 55" E 25.00'	N 29° 00' 00" E 25.00'



- NOTES:
- (1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
 - (2.) House Ties are to the foundation.
 - (3.) "S" DENOTES SET 5/8" I.R.

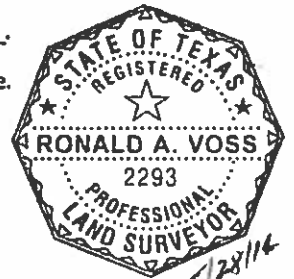
I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

BUYER:

This property lies within Zone C according to FIRM 85, which is not within the 100 year Flood Plane.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.



R. Voss
Registered Professional Land Surveyor State of Texas No. 2293

DATE: 05/03/05 - 6/6/05
 CREW: RS & DL
 OFFICE: RS & DL
 DRAFTING: RV & RA
 GF #: _____
 JOB #: 05-6819

10.861 Acres, Out of Lot: 10, Section 48,
 Flour Bluff and Encinal Farm and Garden Tracts,
 V. A, P. 41-43, (MRNCT),
 Corpus Christi, Nueces County, Texas.

KEY: —/— WOOD FENCE
—X— WIRE FENCE
—Z— VINYL FENCE

VOSS ENGINEERING, INC.

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