

**Ordinance amending the Unified Development Code (“UDC”), upon application by Spear Consolidated, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 4.07-acre tract of land out of a portion of Lot 5, Section 8, Bohemian Colony Lands, from the “RS-6” Single-Family 6 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 Spear Consolidated, 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, December 4, 2013, during a meeting of the Planning Commission, and on Tuesday, January 28, 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 Spear Consolidated, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning in reference to a 4.07-acre tract of land out of a portion Lot 5, Section 8, Bohemian Colony Lands (the “Property”), located on the north side of Saratoga Boulevard (SH 357) approximately one-half mile east of Ayers Street (SH 286 Business), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map No. 048036), as shown in Exhibit “A.” Exhibit A, which is a metes and bounds description of the Property, is attached to and incorporated in this ordinance by reference as if fully set out herein in its 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.

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:

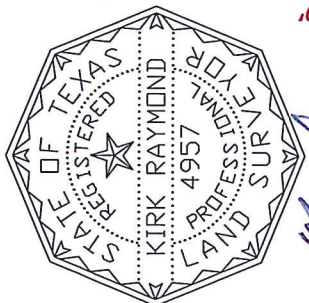
\_\_\_\_\_  
Rebecca Huerta  
City Secretary

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

**Proposed Zoning Change**

Property Description  
4.07 Acres  
Bohemian Colony Lands Subdivision  
E. Villareal Survey, Abstract No. 1  
City of Corpus Christi, Nueces County, Texas

Scale: 1" = 100'



12-26-13

Residue of  
Spear Consolidated, Ltd.  
Doc. # 2012022010  
Part of Lot 5, Block 8 of  
Bohemian Colony Lands Subdivision  
Vol. A, Pg. 48  
M.R.N.C.T.

Residue of  
Spear Consolidated, Ltd.  
Doc. # 2012022010

Part of Lot 5, Block 8 of  
Bohemian Colony Lands Subdivision  
Vol. A, Pg. 48  
M.R.N.C.T.

4.07 Acres

Part of Lot 5, Block 8 of  
Bohemian Colony Lands Subdivision  
Vol. A, Pg. 48  
M.R.N.C.T.

Spear Consolidated, Ltd.  
Doc. # 2012022010

Field notes for that certain tract situated in the State of Texas, the County of Nueces and the City of Corpus Christi, being part of the E. Villareal Survey, Abstract No. 1 and part of Lot 5, Block 8 of the Bohemian Colony Lands Subdivision, an addition to Nueces County, Texas, according to the Map thereof recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, being 4.07 acres, more or less, and being part of a tract of land conveyed in a deed recorded June 11, 2012, from Martha G. Spear, Harry Morgan "Tim" Spear III, Lucile P. Gerbig and Mary Martha Roemer to Spear Consolidated, Ltd., and recorded in Document No. 2012022010 of the Deed Records of Nueces County, Texas, and to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

Beginning at a 1/2 inch iron rod found in the north right-of-way line of Saratoga Boulevard (State Highway 357 - 120 foot wide right-of-way) and marking the southwest corner of a tract of land conveyed to the Bishop of the Diocese of Corpus Christi by deed recorded in Volume 865, Page 72 of the Deed Records of Nueces County, Texas and the southeast corner of said Spear Consolidated, Ltd. tract;

Thence with said north right-of-way line and the south line of said Spear Consolidated, Ltd. tract, North 61°51'55" West, 355.15 feet to a point for corner (a 1/2" iron rod capped "Goodwin-Lasiter" bears S61°51'55"E 15.0 feet and N28°39'46"E 15.0 feet). From which the southeast corner of a called 20.598 acre tract conveyed to the City of Corpus Christi by deed recorded in Volume 2006, Page 810 of the Deed Records of Nueces County, Texas bears North 61°51'55" West, 1508.87 feet;

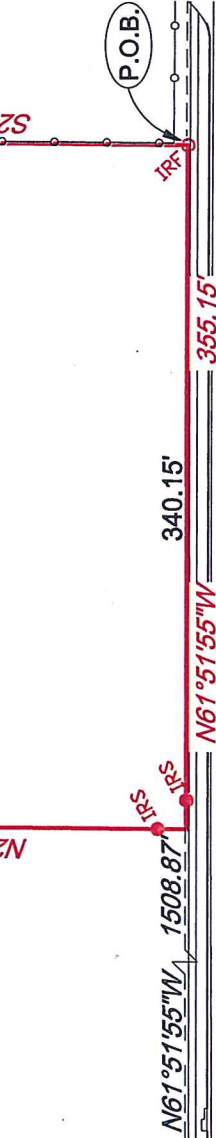
Thence crossing said Spear Consolidated, Ltd. tract as follows:

North 28°39'46" East, 500.00 feet to a capped 1/2" iron rod set for corner; and

South 61°51'55" East, 355.15 feet to a capped 1/2" iron rod set for corner in the west line of said Bishop of the Diocese of Corpus Christi tract and in the east line of said Spear Consolidated, Ltd. tract. From which the southeast corner of a called 0.165 acre tract conveyed to the City of Corpus Christi by deed recorded in Volume 1208, Page 377 of the Deed Records of Nueces County, Texas and the most easterly northeast corner of said Spear Consolidated, Ltd. tract bears North 28°39'46" East, 644.14 feet;

Thence with the west line of said Bishop of the Diocese of Corpus Christi tract and the east line of said Spear Consolidated, Ltd. tract, South 28°39'46" West, 500.00 feet to the Point of Beginning and containing 4.07 acres of land, more or less.

Revised 12-26-13 to reflect corner monuments



State Highway 357/Saratoga Boulevard - (120' R.O.W.)



**GOODWIN-LASITER, INC.**  
ENGINEERS - ARCHITECTS  
SURVEYORS  
TYPE FRM# 413  
TEPL# FRM# 10110801  
4077 CROSS PARK DRIVE, SUITE 100 • BRYAN, TEXAS 77802 • (979) 776-9700  
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4800

© 2013 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.

Date: 10-21-13	Drawn By: DKE	App'vd By: MC	Client: Morgan Spears	Job Number: 644359
----------------	---------------	---------------	-----------------------	--------------------

Exhibit Drawing of a 4.07 Acre Tract in the Bohemian Colony Lands Subdivision, in the E. Villareal Survey, Abstract No. 1, in the City of Corpus Christi, Nueces County, Texas.