

Ordinance amending the Unified Development Code (“UDC”) upon application by The Palms at Leopard, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 2.11-acre tract of land out of Tract C, Hawn Tract, and all of Tracts D and E, Hawn Tract, from the “IH/SP” Heavy Industrial District with a Special Permit to the “CI” Intensive 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 The Palms at Leopard, 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, April 24, 2013, during a meeting of the Planning Commission, and on Tuesday, May 28, 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 The Palms at Leopard, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.11-acre tract of land out of Tract C, Hawn Tract, and all of Tracts D and E, Hawn Tract (the “Property”), located along the east side of Palm Drive between Leopard Street and Lipan Street, from the “IH/SP” Heavy Industrial District with a Special Permit to the “CI” Intensive Commercial District (Zoning Map No. 047044), as shown in Exhibits “A,” “B,” and “C.” Exhibit A, which is a metes and bounds description of the 2.11-acre tract of land out of Tract C, Hawn Tract, Exhibit B, which is a map to accompany the metes and bounds description, and Exhibit C, which is a location map pertaining to the Property, 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 (a 2.11-acre tract of land out of Tract C, Hawn Tract, and all of Tracts D and E, Hawn Tract) 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 of Corpus Christi as required by the City Charter of the City of Corpus Christi.

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



2.110 ACRES
(3,790 Sq.Ft.)
103639-50008.DWG

FN NO. 103639-50008-1
FEBRUARY 14, 2011
JOB NO. R0103639-50008

FIELD NOTE DESCRIPTION

2.110 ACRE TRACT OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES, COUNTY, TEXAS, BEING A PORTION OF TRACT "C", OF THE HAWN TRACT, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 7 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 2.110 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTHERLY LINE OF SAID LOT "C", BEING S 89° 41' 00" E:

COMMENCING, AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LEOPARD ST. WITH THE EASTERLY RIGHT OF WAY LINE OF PALM DRIVE, FOR THE NORTHWESTERLY CORNER OF SAID TRACT "C";

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, SAME BEING THE WESTERLY LINE OF SAID TRACT "C", S 00° 19' 00" E, A DISTANCE OF 199.91 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT, AND **THE POINT OF BEGINNING**;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, INTO AND ACROSS SAID TRACT "C", S 89° 41' 00" E, A DISTANCE OF 457.28 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERLY LINE OF SAID TRACT "C", S 01° 33' 00" E, A DISTANCE OF 200.19 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT "C", S 89° 41' 00" E, A DISTANCE OF 461.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PALM DRIVE, FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, SAME BEING THE WESTERLY LINE OF SAID TRACT "C", N 00° 19' 00" E, A DISTANCE OF 200.09 FEET TO **THE POINT OF BEGINNING**, CONTAINING AN AREA OF 2.110 ACRES (91,923 SQ. FT.) OF LAND, MORE OR LESS.

PAGE 2 OF 3

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Note: A sketch of even date accompanies this Legal Description.


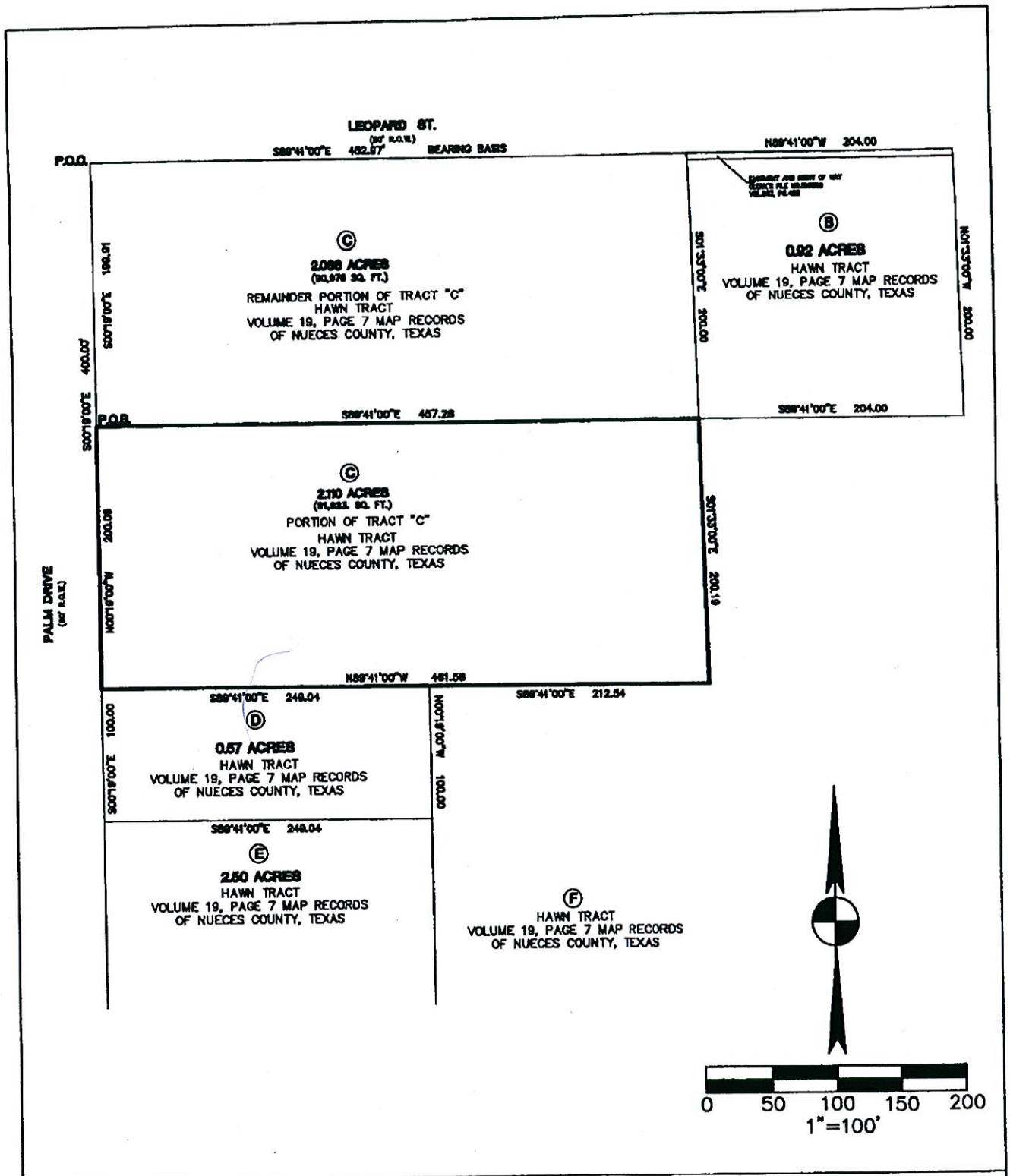

HAL B. LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4690
BURY+PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
210/525-9090



EXHIBIT A

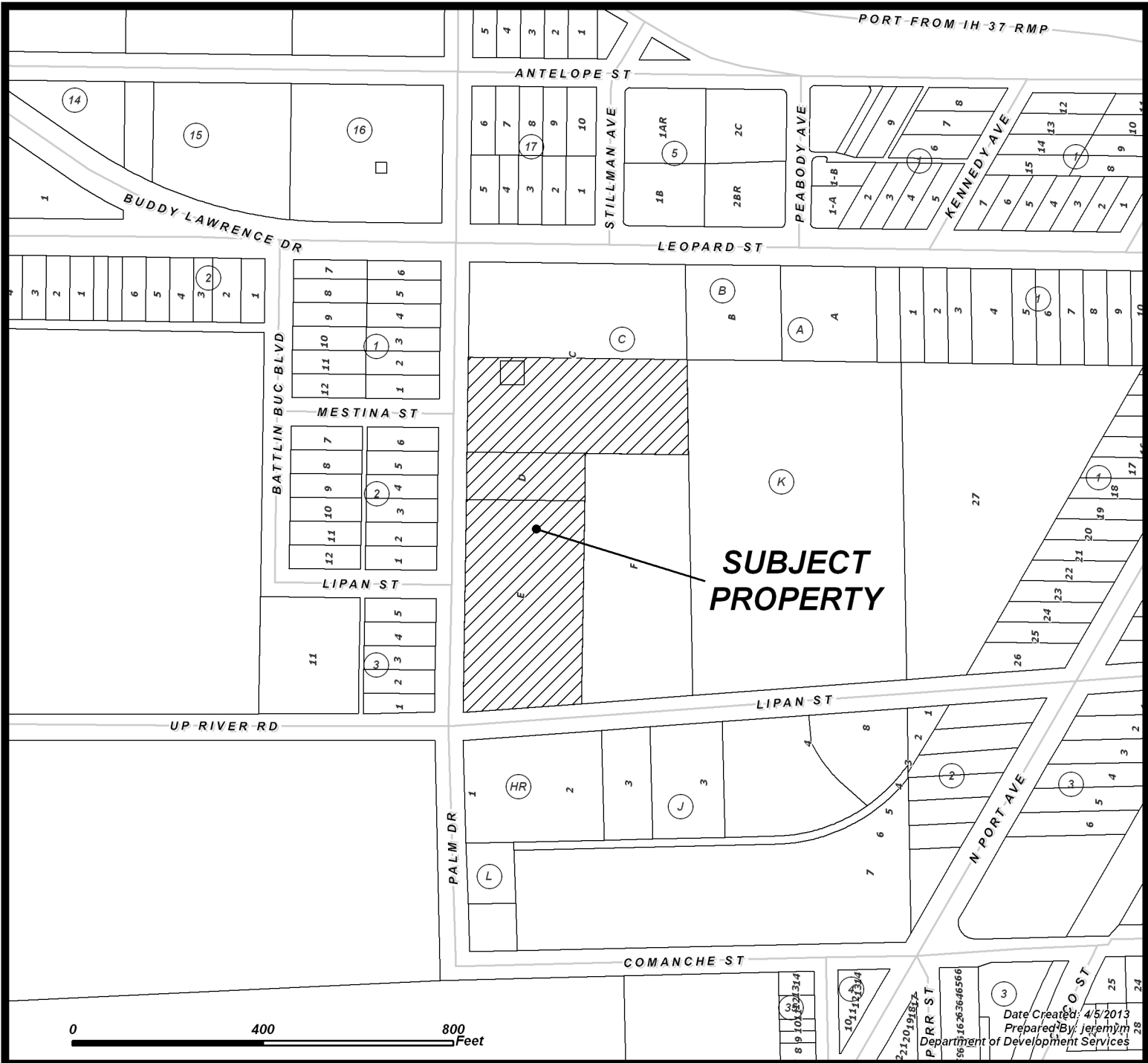


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SKETCH TO ACCOMPANY DESCRIPTION OF
2.110 ACRES OF LAND SITUATED IN THE CITY OF
CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A
PORTION OF TRACT "C", OF THE HAWN TRACT, A
SUBDIVISION OF RECORDS IN VOLUME 19, PAGE 7
OF THE MAPS RECORDS OF NUECES COUNTY,
TEXAS.

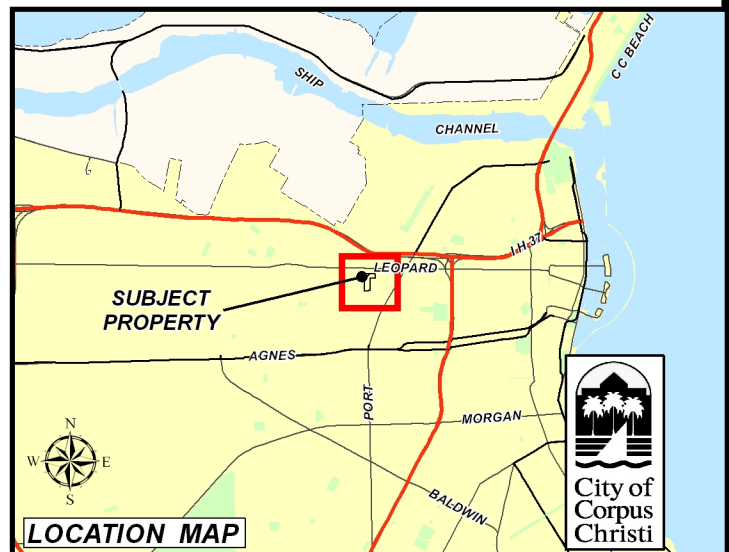
NRP PROPERTIES, LLC
LEOPARD ST.
AND PALM DR.
NUECES COUNTY, TEXAS.

DATE: 02/14/11 DRAWN BY: MAV FILE: H:\103639-50008ZONE-EXHIBIT.dwg FN NO. 103639-50008-1 PROJECT No. R0103639-50008.92



CASE: 0413-04
1. SUBJECT PROPERTY

EXHIBIT C



PORT FROM IH 37-RMP

Date Created: 4/5/2013
 Prepared By: Jeremy M.
 Department of Development Services