

Ordinance amending the Unified Development Code (“UDC”), upon application by Charles E. Butler on behalf of CPAT L.L.C. (“Owner”), by changing the UDC Zoning Map in reference to a 2.28-acre tract of land out of a portion of Lot 4-B and Lot 5D-R, Block A, Joslin Tract, 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 by Charles E. Butler on behalf of CPAT L.L.C. (“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 18, 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 Charles E. Butler on behalf of CPAT L.L.C. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.28-acre tract of land out of a portion of Lot 4-B and Lot 5D-R, Block A, Joslin Tract, located on the north side of South Padre Island Drive (SH 358) and approximately 850 feet east of Rodd Field Road, from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map No. 040034), as shown in Exhibits “A” and Exhibit “B.” Exhibit A, which is a metes a bounds description of the Property, and Exhibit B, which is a location map of 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 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**

Field Notes of a 2.280 acre tract of land out of a portion of Lot 4 - B, Block A, Joslin Tract, as shown on a map recorded in Volume 35, Page 69, Map Records Nueces County, Texas, and out of Lot 5D - R, Block A, Joslin Tract, as shown on a map recorded in Volume 31, Page 87, Map Records Nueces County, Texas. Said 2.280 acres being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the north right of way of South Padre Island Drive for the southwest corner of Lot 4 - B, **THENCE** North 28°40'30" East, a distance of 321.22 feet to a point in the southwest boundary line of Lot 2, Section 28, F.B. & E.F. & G.T., as shown on a map recorded in Volume A, Page 43, the southwest corner of this survey, and for the **POINT of BEGINNING**.

THENCE North 28°40'30" East, a distance of 468.21 feet to a 5/8" iron rod found for the northwest corner of this survey.

THENCE South 61°53'52" East, a distance of 165.16 feet to a 5/8" iron rod found for an outside corner of this survey.

THENCE South 28°40'54" West, a distance of 8.04 feet to a 5/8" iron rod found for the inside corner of this survey.

THENCE South 61°04'56" East, a distance of 82.29 feet to a 5/8" iron rod found for the northeast corner of this survey.

THENCE South 28°40'54" West, a distance of 271.12 feet to a 5/8" iron rod found for the outside corner of this survey.

THENCE North 63°46'56" West, a distance of 82.37 feet to a 5/8" iron rod found for the inside corner of this survey.

THENCE South 28°40'54" West, a distance of 179.74 feet to a 5/8" iron rod found for the southeast corner of this survey.

THENCE North 63°46'56" West, a distance of 165.24 feet to the **POINT of BEGINNING** of this survey, and containing 2.280 acres of land, more or less.

Notes:

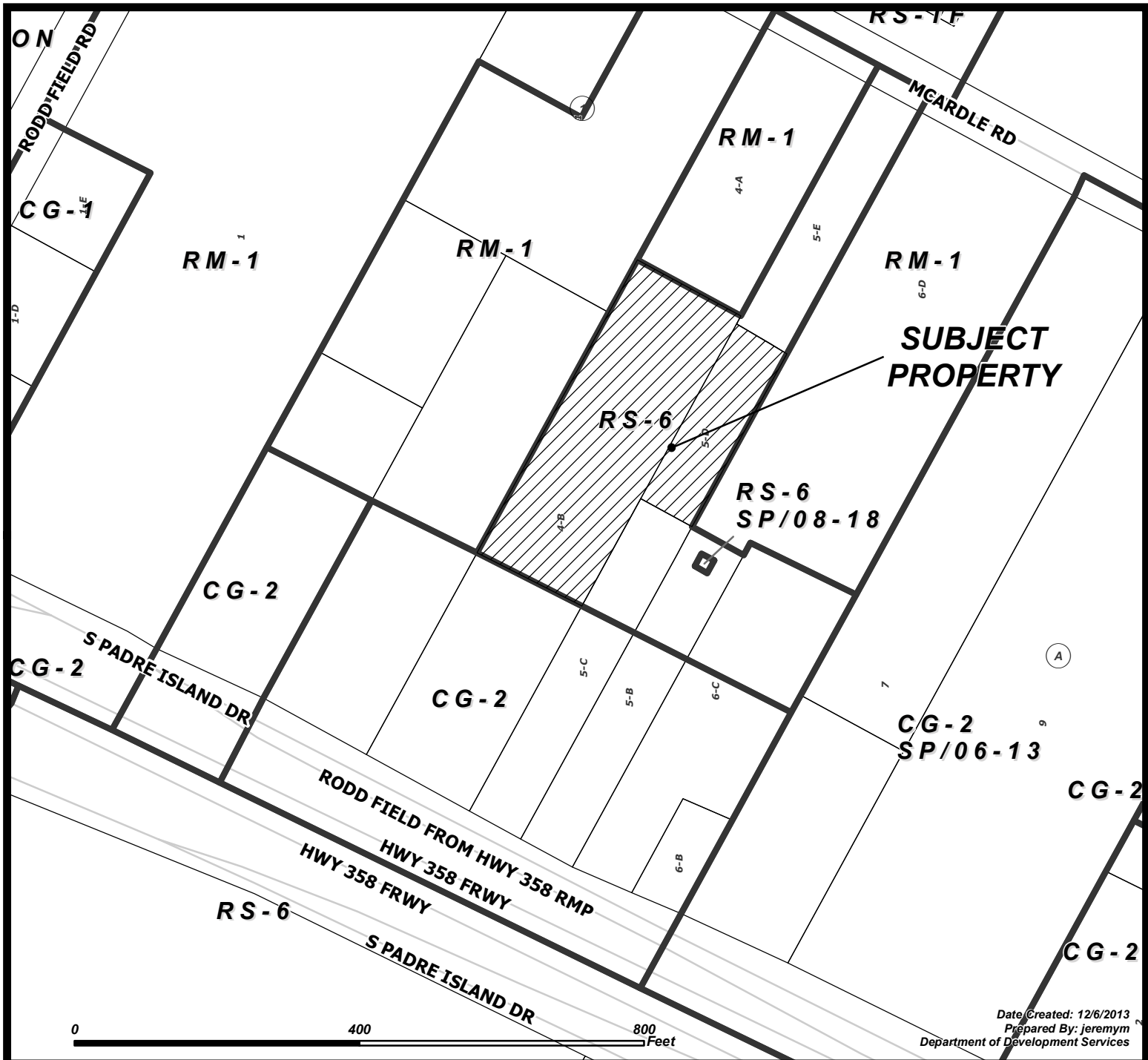
- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day December 3, 2013 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: December 17, 2013.





CASE: 1213-06 SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

