

**Ordinance amending the Unified Development Code (“UDC”), upon application by Bill Ferguson, acting as agent on behalf of D.W. Grant, Jr., Betty Grant Armstrong, Andrea Alice Armstrong Plymale, Amie Alexandria Armstrong Kirk, Amanda Annette Armstrong England, Sam Megarity Armstrong, Jr. (“Owners”), by changing the UDC Zoning Map in reference to a 69.265-acre tract of land out of a 176-acre tract of land generally known as the Sedwick Tract and out of The J. Dunn Survey, Abstract 985, from the “FR” Farm Rural District to the “IL” Light Industrial 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 Bill Ferguson, acting as agent on behalf of D.W. Grant, Jr., Betty Grant Armstrong, Andrea Alice Armstrong Plymale, Amie Alexandria Armstrong Kirk, Amanda Annette Armstrong England, Sam Megarity Armstrong, Jr. (“Owners”), 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, February 12, 2014, during a meeting of the Planning Commission, and on Tuesday, March 18, 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 Bill Ferguson, acting as agent on behalf of D.W. Grant, Jr., Betty Grant Armstrong, Andrea Alice Armstrong Plymale, Amie Alexandria Armstrong Kirk, Amanda Annette Armstrong England, Sam Megarity Armstrong, Jr. (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 69.265-acre tract of land out of a 176-acre tract of land generally known as the Sedwick Tract and out of The J. Dunn Survey, Abstract 985, located along the west side of Rhew Road, between Leopard Street and Sedwick Road (the “Property”), from the “FR” Farm Rural District to the “IL” Light Industrial District (Zoning Map Nos. 056046 & 056045), 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.

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 69.265 acre tract out of the Sedwick Tract being a 176.00 acre tract described in a deed recorded in Document No. 850703, Deed Records Nueces County, Texas. Said acre tract also being out of The J. Dunn Survey, Abstract 985. Said 69.265 acres being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the intersection of Sedwick Road and Rhew Road for the southeast corner of this survey, **THENCE** with the center of Sedwick Road, South 89°18'48" West, a distance of 637.83 feet to a cotton spindle set in the center of Sedwick Road for the southwest corner of this survey, from **WHENCE** a 5/8" iron rod found in the intersection of Sedwick Road and Clarkwood Road bears, South 89°18'48" West, a distance of 5573.22 feet.

**THENCE** North 01°26'30" West, at a distance of 30.00 feet pass a 5/8" iron rod set as an offset in the north right of way of Sedwick Road, a total distance of 4878.33 feet to a 5/8" iron rod set in the south right of way of Leopard street for the northeast corner of Lot 1, Hudson Acres, as shown on a map recorded in Volume 43, Page 32, Map Records Nueces County, Texas, and for the northwest corner of this survey.

**THENCE** with the south right of way of Leopard street, South 65°59'35" East, at a distance of 673.08 feet pass a 5/8" iron rod set as an offset in the intersection of the south right of way of Leopard Street and the west right of way of Rhew Road, a total distance of 706.31 feet to a cotton Spindle set in the center of Rhew Road for the northeast corner of this survey.

**THENCE** with the center of Rhew Road South 01°26'30" East, a distance of 4583.23 feet to the **POINT OF BEGINNING** of this survey, and containing 69.265 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 January 6, 2014 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

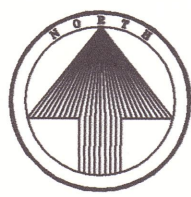
Ronald E. Brister, RPLS No. 5407

Date: January 6, 2014.



Joh 131521

EXHIBIT A

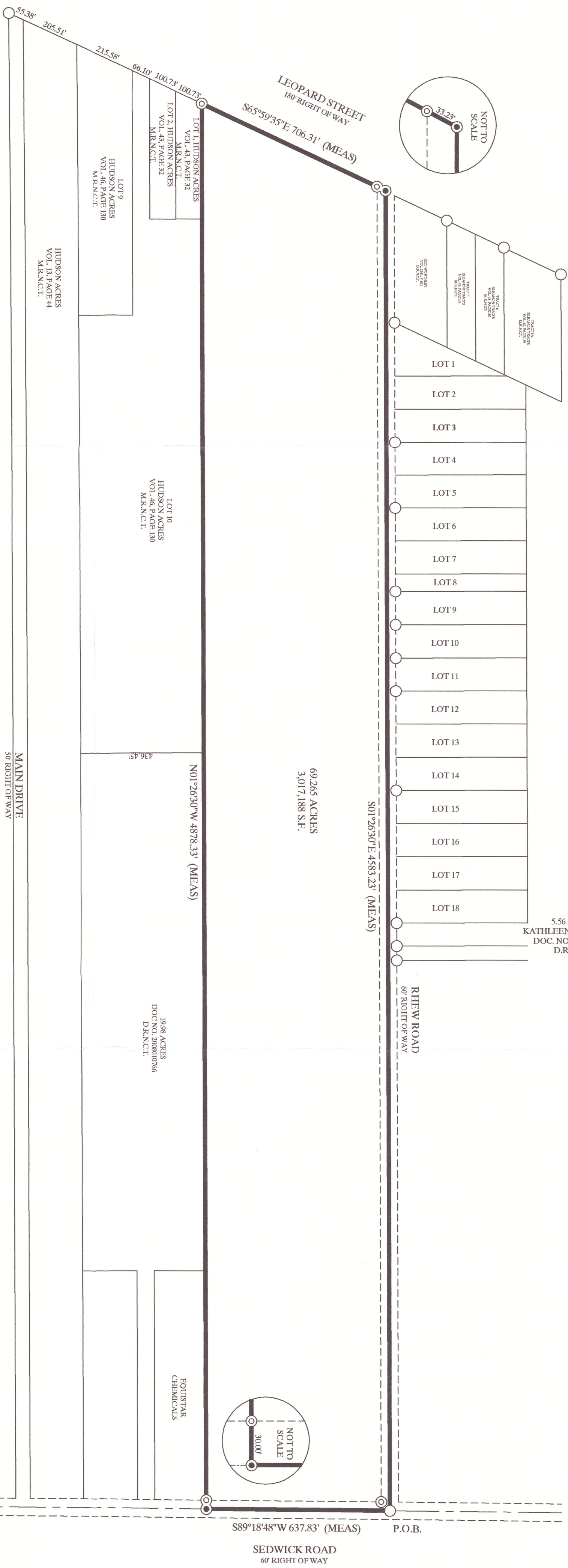
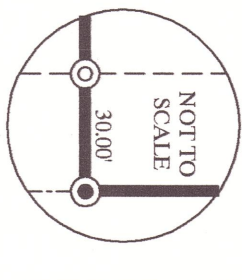
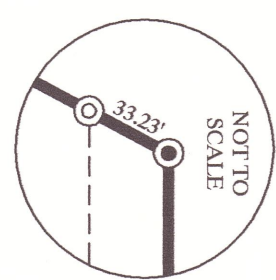


SCALE 1" = 250'

SURVEY OF  
69.265 ACRES OUT OF THE SEDWICK TRACT BEING A 176.00 ACRE TRACT DESCRIBED IN A  
DEED RECORDED IN DOCUMENT NO. 850703, DEED RECORDS, NUECES COUNTY, TEXAS,  
SAID ACRE TRACT ALSO BEING OUT OF THE J. DUNN SURVEY, ABSTRACT 985.

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

**Brister Surveying**  
4629 East Hunt Road, Suite 100  
Copper Center, Texas 75841  
Office: 361-850-1800  
Fax: 361-850-1802  
brister@brister.com  
www.bristersurveying.com  
P.O. Box 1000, Copper Center, TX 75840



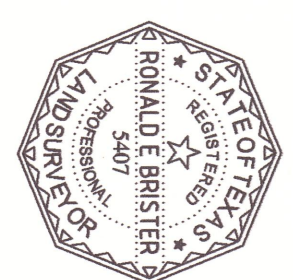
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANEL 485640145 C DATED JULY 18, 1985 AND IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE

○ = FOUND 5/8" IRON ROD  
⊙ = SET 5/8" IRON ROD  
● = SET COTTON SPINDLE

NOTES:  
1.) TOTAL SURVEYED AREA IS 69.265 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) A METES AND BOUNDS DESCRIPTION OF FOVAL DATE ACCOMPANIES THIS SURVEY.

5/8" IR FOUND IN INTERSECTION OF SEDWICK AND CLARKWOOD BEARS S89°18'48"W 5573.22'

JOB NO. 131377



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.  
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON AND BEFORE THE 6TH DAY OF JANUARY 6, 2014 AND I SORELY BELIEVE THAT THE BEST OF MY KNOWLEDGE AND BELIEF.  
*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407  
DATE JANUARY 6, 2014