

**Ordinance amending the Unified Development Code (“UDC”), upon application by Doxa Enterprises, LP (“Owner”), by changing the UDC Zoning Map in reference to 0.826 Acres out of Lots 7 and 8, Section 6, Flour Bluff and Encinal Farm and Garden Tract, from the “FR” Farm Rural District to the “CN-1” Neighborhood 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 Doxa Enterprises, LP (“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, March 25, 2015, during a meeting of the Planning Commission, and on Tuesday, May 26, 2015, 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 Doxa Enterprises, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 0.826 acres out of Lots 7 and 8, Section 6, Flour Bluff and Encinal Farm and Garden Tract, located west of South Staples Street (FM 2444) and south of Henderson Street (the “Property”), from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 045032), as shown in Exhibit “A” and Exhibit “B”. Exhibit A, which is a metes and bounds 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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

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

**LEGAL DESCRIPTION**  
**0.85 ACRE TRACT**

A 0.85 ACRE TRACT OF LAND OUT OF A 4.689 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2007021581, DEED RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

**BEGINNING** at a calculated point for the most westerly corner of Lot 1B, Block 1, Rogers Subdivision, as recorded in Volume 68, Page 54, Map Records, Nueces County, Texas, for the north corner of the herein described tract;

**THENCE** South 61°02'33" East, with the south line of said Lot 1B, a distance of 610.00 feet to the beginning a curve to the left with a radius of 10.00 feet, and a delta angle of 90°00'00", for a corner of the herein described tract;

**THENCE** in a northeasterly direction with said curve to the left, and the southerly line of said Lot 1B, an arc distance of 15.71 feet to a calculated point on the westerly right-of way line of South Staples Street for a corner of the herein described tract and a corner of said Lot 1B;

**THENCE** South 28°57'27" West, with said westerly line of South Staples Street, same being the easterly line of said 4.689 acre tract, a distance of 70.00 feet to a calculated point on the aforementioned westerly right-of-way line of South Staples Street, for the most southerly corner of the herein described tract and the most southerly corner of said 4.689 acre tract;

**THENCE** North 61°02'33" West, with south line of said 4.689 acre tract, a distance of 620.00 feet to a calculated point for the west corner of the herein described tract and the west corner of said 4.689 acre tract;

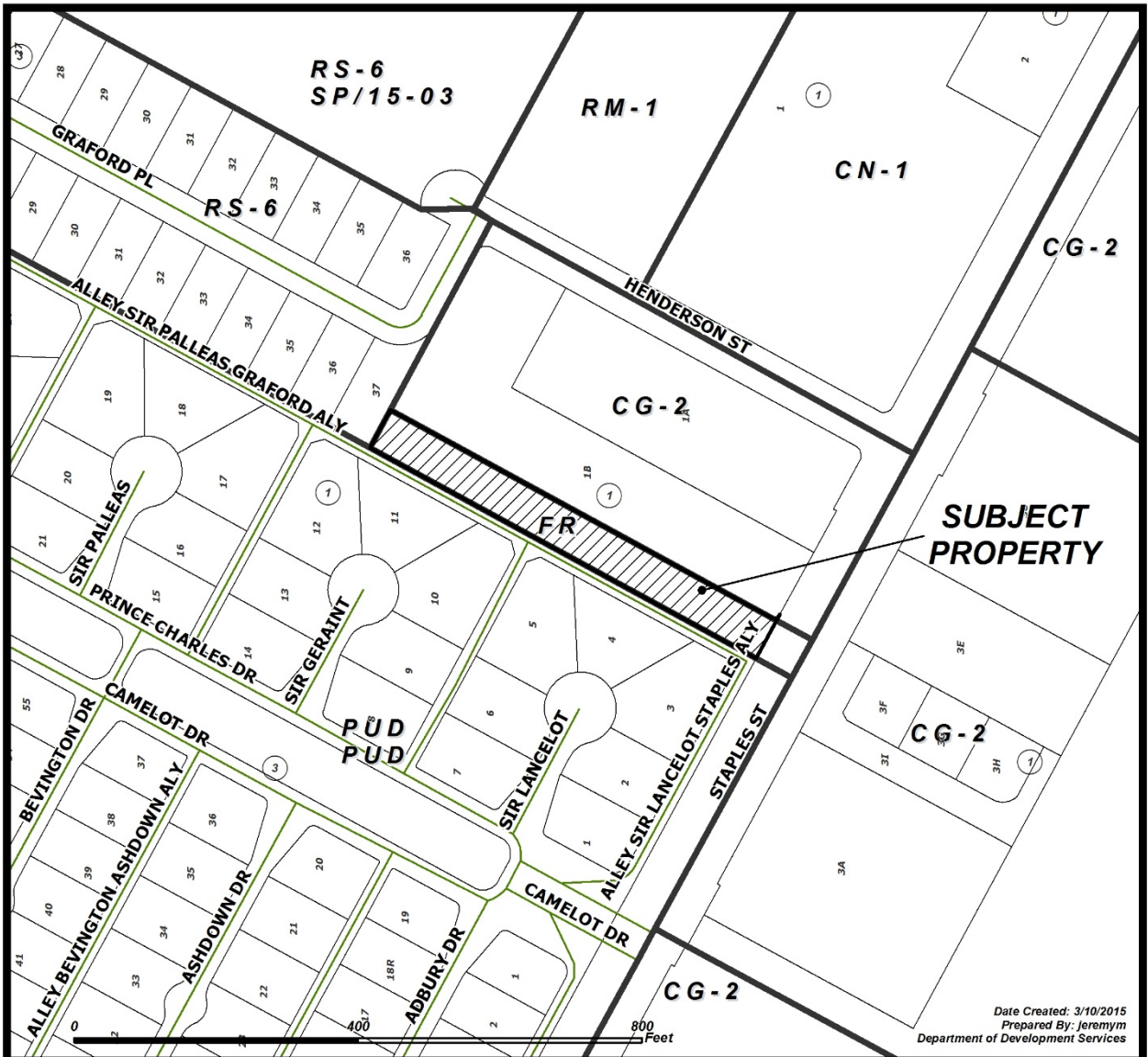
**THENCE** North 28°57'27" West, with west line of said 4.689 acre tract, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 37,221.5 square feet or 0.85 acre of land.

NOTE: THIS DESCRIPTION WAS PREPARED IN HOUSE WITHOUT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON AND IS FOR DESCRIPTIVE PURPOSES ONLY. ALL BEARINGS ARE BASED ON DEED BEARINGS AS RECORDED IN DOCUMENT NUMBER 2007021581, DEED RECORDS, NUECES COUNTY, TEXAS.

*Stacey King Mora*  
Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Naismith Engineering, Inc.  
TBPE F#355 TBPLS#100395-00




Date March 2, 2015



Date Created: 3/10/2015  
 Prepared By: Jeremym  
 Department of Development Services

**CASE: 0315-01**  
**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	

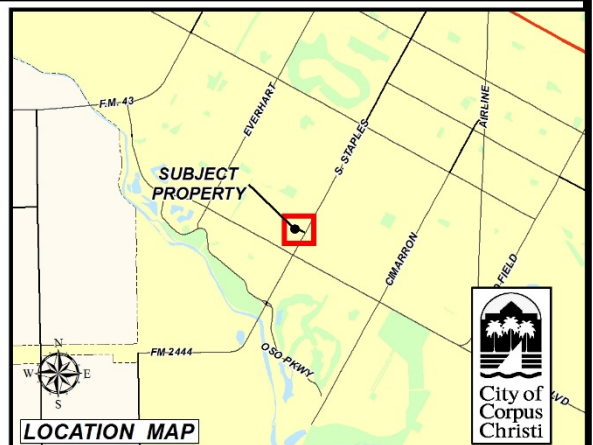


Exhibit B