

**Ordinance amending the Unified Development Code (“UDC”), upon application by Peterson Properties, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 118.30-acre tract of land out of Lots 9, 10, 11, 14, 15, and 16, Section 5, Range VIII, of the Gugenheim and Cohn’s Farm Lots, 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 Peterson Properties, 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 9, 2014, during a meeting of the Planning Commission, and on Tuesday, May 13, 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 Peterson Properties, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 118.30-acre tract of land out of Lots 9, 10, 11, 14, 15, and 16, Section 5, Range VIII, of the Gugenheim and Cohn’s Farm Lots, located between Old Brownsville Road (FM 665), South Padre Island Drive (SH 358), and West Point Road (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map Nos. 051040 & 050040), 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 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:

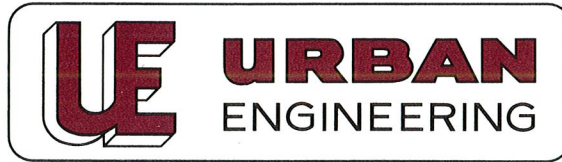
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

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

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



118.30 Acre Zoning Tract

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes for a 118.30 acre tract of land out Lots 9, 10, 11, 14, 15 and 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas; said 118.30 acre tract also being comprised of portions of Tracts 1-B, 2-B, 3-B, 4 and Tract 6, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas; and being more fully described by metes and bounds as follows:

Beginning, at a 5/8 inch iron rod (bent) found for the Southwest corner of a 0.446 acre tract described in Vol. 903, Pg. 352, Deed Records of Nueces County, Texas, for the Southeast corner of a 2.083 acre tract described in deed recorded in Volume 1310, Pg. 177, Deed Records of Nueces County, Texas and for a corner of this tract;

Thence, North 53°08'16" East, 105.60 feet, to a Type I TxDOT monument (disturbed) found, on the Southwest right-of-way of South Padre Island Drive (State Highway 358), a public roadway, for a corner of this tract;

Thence, South 52°16'29" East, with the said Southwest right-of-way of South Padre Island Drive, 244.02 feet, to a Type I TxDOT monument (disturbed) found, for a corner of this tract;

Thence, South 41°58'40" East, continuing with the said Southwest right-of-way, 2049.10 feet, for a corner of this tract;

Thence, South 36°51'17" East, continuing with the said Southwest right-of-way, 335.47 feet, to a Type II TxDOT monument found, for a corner of this tract;

Thence, South 24°58'12" West, with the flared right-of-way of the said South Padre Island Drive, 39.76 feet, to a Type II TxDOT monument found, on the North right-of-way of West Point Road, a public Roadway, for a corner of this tract;

Thence, South 88°40'05" West, with the said North right-of-way of West Point Road, 3915.64 feet to the Southeast corner of a 4.01 acre tract of land out of Lot 13, the said Gugenheim & Cohn's Farm Lots, and for the Southwest corner of this tract;

Thence, North 01°10'57" West, with the common boundary of the said 4.01 acre tract and this tract, 711.04 feet, to the South right-of-way of Old Brownsville Road, a public roadway for a corner of this tract;

Thence, North 52°42'24" East, with the said South right-of-way of Old Brownsville Road, 2,452.97 feet, to the West corner of the said 0.446 acre tract, for a corner of this tract;

Thence, South 37°04'29" East, with the West boundary of the said 0.446 acre tract, 241.12 feet to the Point of Beginning, containing 118.30 Acres (5,152,915square feet) of land, more or less.

Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

*Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.*

*Also reference accompanying sketch of the tract described herein.*



URBAN ENGINEERING

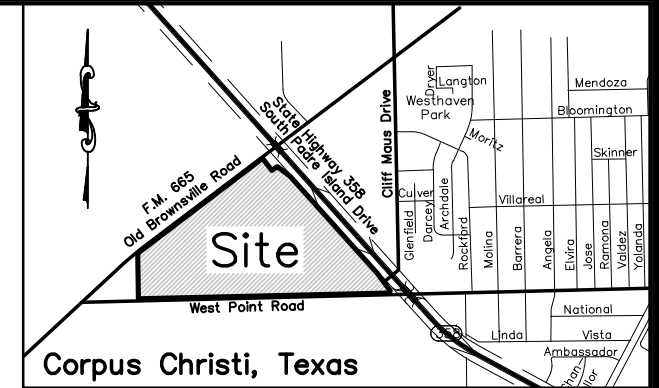
A handwritten signature in black ink that reads "James D. Carr". The signature is written in a cursive style.

James D. Carr, R.P.L.S.

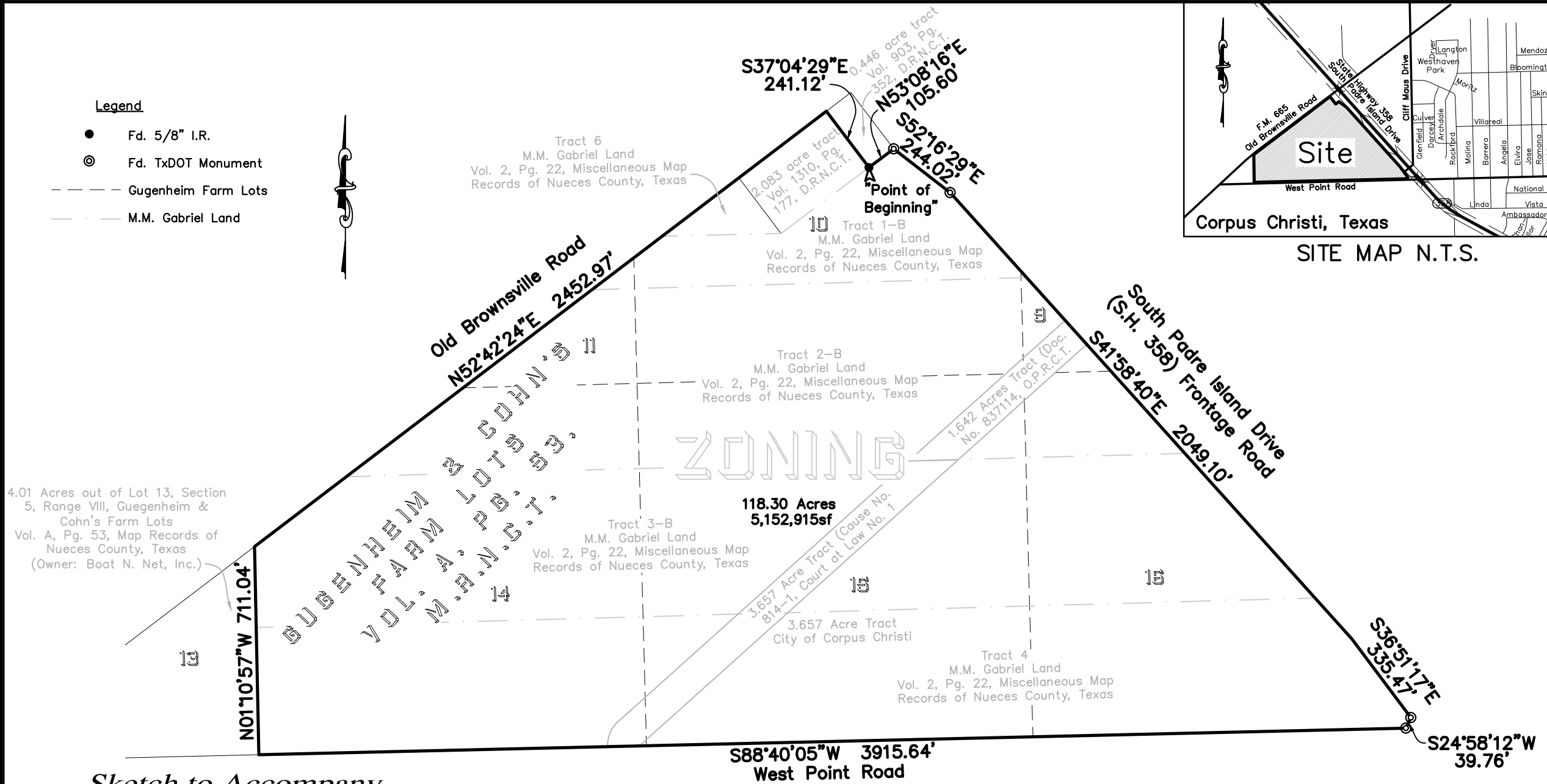
License No. 6458

**Legend**

- Fd. 5/8" I.R.
- ⊙ Fd. TxDOT Monument
- - - - - Gugenheim Farm Lots
- — — — M.M. Gabriel Land

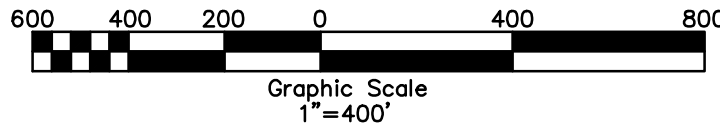


SITE MAP N.T.S.



**Sketch to Accompany**

FIELDNOTES for a 118.30 acre tract of land out Lots 9, 10, 11, 14, 15 and 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas; said 118.30 acre tract also being comprised of portions of Tracts 1-B, 2-B, 3-B, 4 and Tract 6, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas.



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PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: March 12, 2014  
SCALE: 1"=400'  
JOB NO.: 40706.B3.01  
SHEET: 1 of 1  
DRAWN BY: XG  
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