

**Ordinance amending the Unified Development Code (“UDC”) upon application by Calallen GP, LLC, on behalf of Lois Lowman, Connie Diane Brown Polk Laing, Herman Bruce Lowman, NRIP, LLC, and Cloudcroft Land Ventures, Inc. (“Owners”), by changing the UDC Zoning Map in reference to a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1 (29.243 acres) and the “CN-1” Neighborhood Commercial District on Tract 2 (7.653 acres); amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing for penalties; providing for publication; and declaring an emergency.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Calallen GP, LLC, on behalf of Lois Lowman, Connie Diane Brown Polk Laing, Herman Bruce Lowman, NRIP, LLC, and Cloudcroft Land Ventures, Inc. (“Owners”), for an amendment to the City of Corpus Christi’s UDC and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, June 20, 2012, during a meeting of the Planning Commission, and on Tuesday, August 21, 2012, 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.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park (the “Property”), located on the southeast corner of Northwest Boulevard (FM 624) and FM 1889, from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1 (29.243 acres) and to the “CN-1” Neighborhood Commercial District on Tract 2 (7.653 acres) (Zoning Map Nos. 068050 and 068051). Exhibit “A,” which is a description of Tract 1 of the Property, and Exhibit “B,” which is a description of Tract 2 of the Property, are both 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 the 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 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 in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

**SECTION 7.** 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.

**SECTION 8.** Upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Joe Adame  
Mayor

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, 2012

TO THE MEMBERS OF THE CITY COUNCIL:  
Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

Respectfully,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joe Adame  
Mayor

Council Members

The above ordinance was passed by the following vote:

|                     |       |
|---------------------|-------|
| Joe Adame           | _____ |
| Chris N. Adler      | _____ |
| Kelley Allen        | _____ |
| Larry Elizondo, Sr. | _____ |
| Priscilla G. Leal   | _____ |
| David Loeb          | _____ |
| John E. Marez       | _____ |
| Nelda Martinez      | _____ |
| Mark Scott          | _____ |



29.243 ACRES  
(1,273,822 Sq. Ft.)  
101165-50002ZONING EXHIBIT-1R.DWG

FN NO. 101165-50002-2  
JUNE 27, 2012  
JOB NO. R0101165-50002.97

**FIELD NOTE DESCRIPTION  
(ZONING CG-2)**

OF A 29.243 ACRE TRACT OF LAND LOCATED IN NUECES COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 4, BLOCK 2, NUECES RIVER IRRIGATION PARK, A SUBDIVISION OF RECORD IN VOLUME A, PAGE 54 OF THE NUECES COUNTY MAP RECORDS; SAID 29.243 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH ZONE; DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000400:

**BEGINNING**, AT A FOUND 5/8 INCH IRON ROD LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624 (150' R.O.W.), BEING THE NORTHWESTERLY CORNER OF LOT 3, BLOCK 2, OF SAID NUECES RIVER IRRIGATION PARK SUBDIVISION, SAME BEING THE NORTHEASTERLY CORNER OF SAID LOT 4, BLOCK 2 AND HEREOF; SAID BEGINNING POINT HAVING A GRID COORDINATE OF (N = 17,201,555.76, E = 1,257,510.37);

**THENCE**, S 09° 14' 45" W, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 4, BLOCK 2, AND SAID LOT 3, BLOCK 2, A DISTANCE OF 1146.65 FEET TO A POINT FOR THE MOST SOUTH-SOUTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, CROSSING SAID REMAINDER PORTION OF LOT 4, BLOCK 2, THE FOLLOWING COURSES:

N 81° 20' 57" E, A DISTANCE OF 79.96 FEET TO A POINT;

S 09° 16' 46" W, A DISTANCE OF 80.61 FEET TO A POINT;

S 87° 15' 34" W, A DISTANCE OF 684.50 FEET TO A POINT;

N 08° 45' 34" E, A DISTANCE OF 215.80 FEET TO A POINT;

N 81° 20' 57" W, A DISTANCE OF 315.60 FEET TO A POINT LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1889 (120' R.O.W.);

**THENCE**, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1889, BEING THE WESTERLY LINE OF SAID LOT 4, BLOCK 2, THE FOLLOWING COURSES:

N 10° 30' 40" E, A DISTANCE OF 238.44 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 16,464.15 FEET, A CENTRAL ANGLE OF 00° 58' 56", AN ARC LENGTH OF 282.25 FEET AND A CHORD BEARING N 10° 01' 12" E, A DISTANCE OF 282.21 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;


N 09° 31' 44" E, A DISTANCE OF 494.22 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP LOCATED AT THE SOUTHEASTERLY CUT-BACK RETURN AT THE INTERSECTION OF F.M. 1889 AND F.M. 624;

**THENCE**, N 52° 31' 49" E, ALONG THE AFOREMENTIONED CUT-BACK RETURN, A DISTANCE OF 89.38 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624;

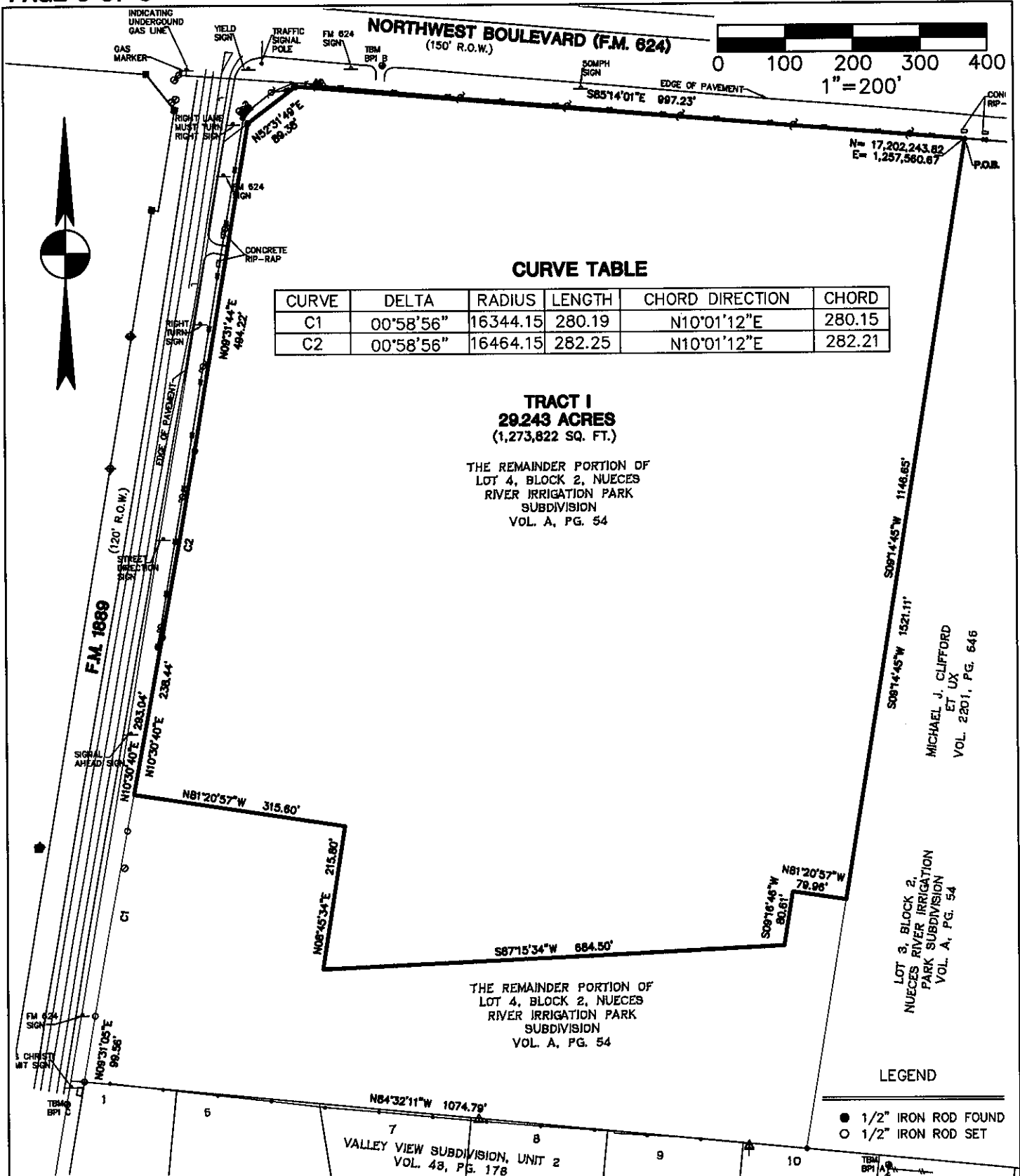
**THENCE**, S 85° 14' 01" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624, A DISTANCE OF 997.23 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 29.243 ACRES (1,273,822 SQ. FT.) OF LAND, MORE OR LESS.

Note: Sketch of even date to accompany this Legal Description.

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.212, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEYED OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

  
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





**Bury+Partners**  
922 Isom Road, Suite 100  
San Antonio, TX 78216  
Tel. (210)625-9090 Fax (210)625-0529  
TBPE Registration Number F-1048  
Bury+Partners-SA, Inc. © Copyright 2012

**SKETCH TO ACCOMPANY DESCRIPTION OF**

OF A 29.243 ACRE TRACT OF LAND LOCATED IN NUECES COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 4, BLOCK 2, NUECES RIVER IRRIGATION PARK, A SUBDIVISION OF RECORD IN VOLUME A, PAGE 54 OF THE NUECES COUNTY MAP RECORDS;

**ZONING CG-2**  
**CALLEN, TEXAS**



7.653 ACRES  
(333,354 Sq. Ft.)  
101165-50002ZONING EXHIBIT-2R.DWG

FN NO. 101165-50002-3  
JUNE 27, 2012  
JOB NO. R0101165-50002.97

**FIELD NOTE DESCRIPTION  
(ZONING CN-1)**

OF A 7.653 ACRE TRACT OF LAND LOCATED IN NUECES COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 4, BLOCK 2, NUECES RIVER IRRIGATION PARK, A SUBDIVISION OF RECORD IN VOLUME A, PAGE 54 OF THE NUECES COUNTY MAP RECORDS; SAID 7.653 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH ZONE; DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000400:

**COMMENCING**, AT A FOUND 5/8 INCH IRON ROD LOCATED IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624 (150' R.O.W.), BEING THE NORTHWESTERLY CORNER OF LOT 3, BLOCK 2, OF SAID NUECES RIVER IRRIGATION PARK SUBDIVISION, SAME BEING THE NORTHEASTERLY CORNER OF SAID LOT 4, BLOCK 2 AND HEREOF;

**THENCE**, S 09° 14' 45" W, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 624, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 4, BLOCK 2, AND SAID LOT 3, BLOCK 2, A DISTANCE OF 1146.65 FEET TO THE POINT OF BEGINNING, OF HEREIN DESCRIBED TRACT; SAID POINT HAVING A GRID COORDINATE OF (N = 17,200,424.05, E = 1,257,326.15);

**THENCE**, S 09° 14' 45" W, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 4, BLOCK 2, AND SAID LOT 3, BLOCK 2, A DISTANCE OF 374.46 FEET TO A FOUND 5/8 INCH IRON ROD LOCATED IN THE NORTHERLY LINE OF VALLEY VIEW SUBDIVISION, UNIT 2, A SUBDIVISION OF RECORD IN VOLUME 43, PAGE 178 OF SAID NUECES COUNTY MAP RECORDS FOR THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 2, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 2;

**THENCE**, N 84° 32' 11" W, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 4, BLOCK 2, AND SAID VALLEY VIEW SUBDIVISION, UNIT 2, A DISTANCE OF 1074.79 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1889 (120' R.O.W.);

**THENCE**, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 1889, BEING THE WESTERLY LINE OF SAID LOT 4, BLOCK 2, THE FOLLOWING COURSES:

**EXHIBIT B**

N 09° 31' 05" E, A DISTANCE OF 99.56 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16,344.15 FEET, A CENTRAL ANGLE OF 00° 58' 56", AN ARC LENGTH OF 280.19 FEET AND A CHORD BEARING N 10° 01' 12" E, A DISTANCE OF 280.15 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 10° 30' 40" E, A DISTANCE OF 54.60 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, CROSSING SAID REMAINDER PORTION OF LOT 4, BLOCK 2, THE FOLLOWING COURSES:

S 81° 20' 57" E, A DISTANCE OF 315.60 FEET TO A POINT;

S 08° 45' 34" W, A DISTANCE OF 215.80 FEET TO A POINT;


N 87° 15' 34" E, A DISTANCE OF 684.50 FEET TO A POINT;

N 09° 16' 46" E, A DISTANCE OF 80.61 FEET TO A POINT;

S 81° 20' 57" W, A DISTANCE OF 79.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 7.653 ACRES (333,354 SQ. FT.) OF LAND, MORE OR LESS.

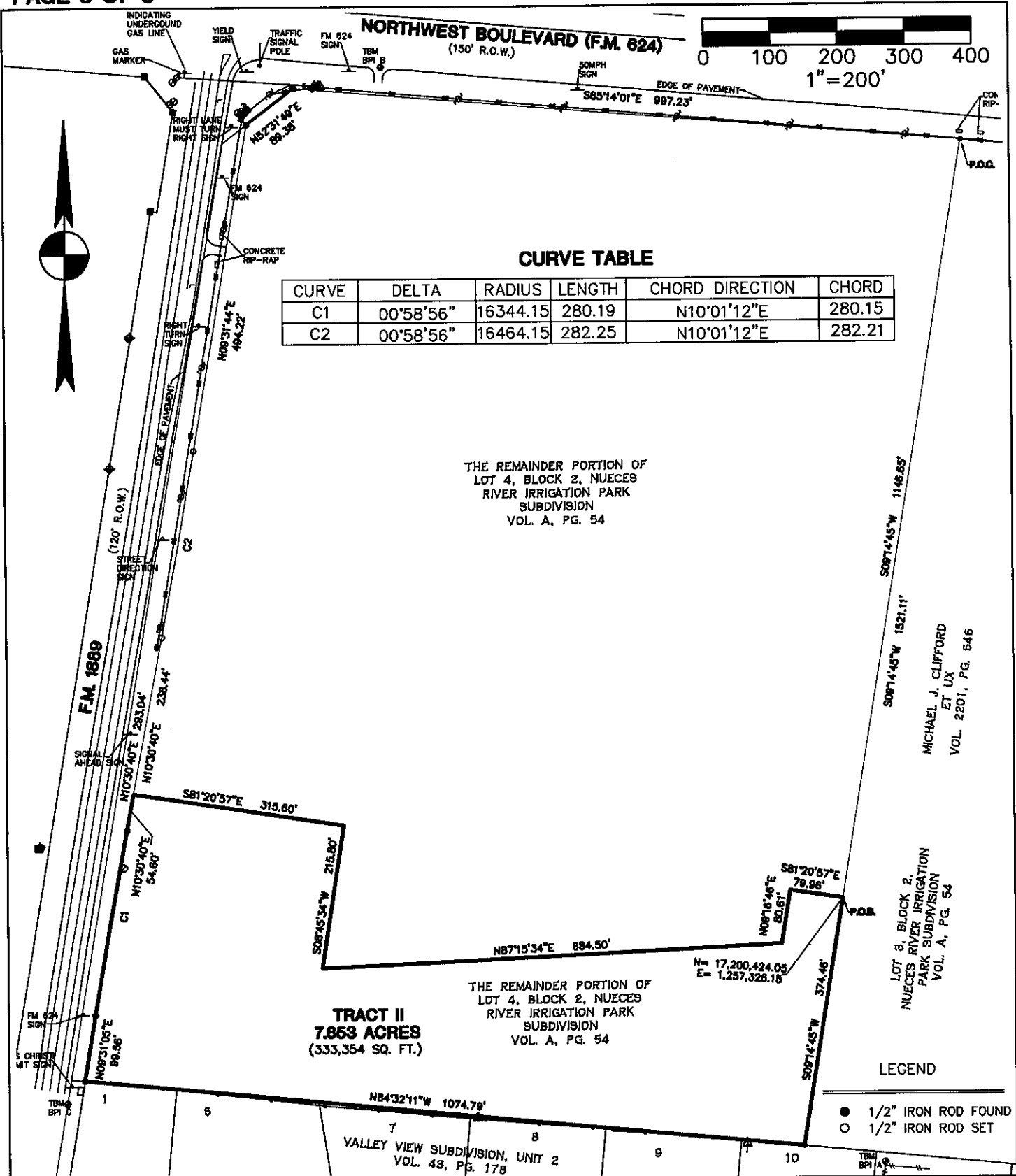
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\_\_\_\_\_  
7/23/12  
HAL B. LANE III  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4690  
BURY+PARTNERS, INC.  
922 ISOM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78216  
210/525-9090







| CURVE | DELTA     | RADIUS   | LENGTH | CHORD DIRECTION | CHORD  |
|-------|-----------|----------|--------|-----------------|--------|
| C1    | 00°58'56" | 16344.15 | 280.19 | N10°01'12"E     | 280.15 |
| C2    | 00°58'56" | 16464.15 | 282.25 | N10°01'12"E     | 282.21 |

THE REMAINDER PORTION OF  
 LOT 4, BLOCK 2, NUECES  
 RIVER IRRIGATION PARK  
 SUBDIVISION  
 VOL. A, PG. 54

**TRACT II**  
**7.653 ACRES**  
 (333,354 SQ. FT.)

THE REMAINDER PORTION OF  
 LOT 4, BLOCK 2, NUECES  
 RIVER IRRIGATION PARK  
 SUBDIVISION  
 VOL. A, PG. 54

LOT 3, BLOCK 2,  
 NUECES RIVER IRRIGATION  
 PARK SUBDIVISION  
 VOL. A, PG. 54

MICHAEL J. CLIFFORD  
 ET UX  
 VOL. 2201, PG. 546

**LEGEND**  
 ● 1/2" IRON ROD FOUND  
 ○ 1/2" IRON ROD SET

**Bury+Partners**  
 922 Isom Road, Suite 100  
 San Antonio, TX 78216  
 Tel. (210)525-9090 Fax (210)525-0529  
 TBPE Registration Number P-1048  
 Bury+Partners-S&A, Inc. © Copyright 2012

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 OF A 7.653 ACRE TRACT OF LAND LOCATED IN NUECES COUNTY,  
 TEXAS, BEING THE REMAINING PORTION OF LOT 4, BLOCK 2, NUECES  
 RIVER IRRIGATION PARK, A SUBDIVISION OF RECORD IN VOLUME A,  
 PAGE 54 OF THE NUECES COUNTY MAP RECORDS;

**ZONING CN-1**  
**CALLEN, TEXAS**