

Ordinance amending the Unified Development Code (“UDC”) upon application by Hernando Ariza Soto, acting as agent on behalf of 9292 Enterprises, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 0.482-acre tract of land out of a 1.804-acre tract of land out of Tract 12, Fallin’s Riverside Subdivision, 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 Hernando Ariza Soto, acting as agent on behalf of 9292 Enterprises, LLC (“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 27, 2013, during a meeting of the Planning Commission, and on Tuesday, April 23, 2013, 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 Hernando Ariza Soto, acting as agent on behalf of 9292 Enterprises, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.482-acre tract of land out of a 1.804-acre tract of land out of Tract 12, Fallin’s Riverside Subdivision (the “Property”), located on the south side of Leopard Street, approximately 300 feet west of Rehfeld Road, from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map Nos. 064050 & 064051), 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 description, 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 (0.482-acre tract of land out of a 1.804-acre tract of land out of Tract 12, Fallin's Riverside Subdivision) and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. 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.

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:

Armando Chapa
City Secretary

Nelda Martinez
Mayor



Job No. 42755.00.00
February 19, 2013

0.482 Acres

State of Texas
County of Nueces

Fieldnotes on a 0.482 acre tract of land (not based on an on-the-ground survey) out of a 1.804 acre tract of land, out of Tract 12, Fallin's Riverside Subdivision, a map of which is recorded in Volume 4, Page 60, Map Records of Nueces County, Texas; said 1.804 acre tract of land described in Warranty Deed recorded in Document No. 2012049469, Official Public Records of Nueces County, Texas; said 0.482 acre tract of land being more fully described by metes and bounds as follows:

Commencing at the northeast corner of Lot 19, Block 1, Farias Grant Subdivision, a map of which is recorded in Volume 34, Page 25, Map Records of Nueces County, Texas, same being the northwest corner of said 1.804 acre tract of land and being on the south boundary of Leopard Street, a public roadway;

Thence, South $36^{\circ}44'05''$ West, along the common boundary of said Lot 19, Block 1 and said 1.804 acre tract, at 254.50 feet pass the southeast corner of said Lot 19, in all a total distance of 259.73 feet to the Point of Beginning and northwest corner of this tract;

Thence, South $55^{\circ}04'59''$ East, along the northeast boundary of this tract, a distance of 219.67 feet to a point on the west boundary of a 0.14 acre tract of land out of Tract 12, Fallin's Riverside Subdivision, a map of which is recorded in Volume 4, Page 60, Map Records of Nueces County, Texas;

Thence, South $36^{\circ}20'41''$ West, along the west boundary of said 0.14 acre tract of land, a distance of 2.73 feet for the common corner of said 0.14 acre tract of land with Lot 1, Block 12, Fallin's Riverside Subdivision, a map of which is recorded in Volume 47, Page 204, Map Records of Nueces County, Texas and a 0.7029 acre tract of land out of said Tract 12, Fallin's Riverside Subdivision;

Thence, South $48^{\circ}07'38''$ West, a distance of 99.91 feet to a point on the northeast boundary of a 1.68 acre tract of land out of said Tract 12, Fallin's Riverside Subdivision, for the southwest corner of said 0.7029 acre tract, same being the southeast corner of this tract;

Thence, North $55^{\circ}04'59''$ West, along the common boundary of said 1.804 acre tract and said 1.68 acre tract, a distance of 199.94 feet to a point on the east boundary of a 4.4779 acre tract of land out of Tract 23, Gregorio Farias Grant, Abstract 592, for the southwest corner of this tract;

Thence, North 36°44'05" East, along the common boundary of said 4.4779 acre tract and said 1.804 acre tract, same being along the northwest boundary of this tract, a distance of 100.05 feet to the Point of Beginning and containing 0.482 acres of land.

Bearings are based on description of 1.804 acre tract of land described in Warranty Deed recorded in Document No. 2012049469, Official Public Records of Nueces County, Texas.

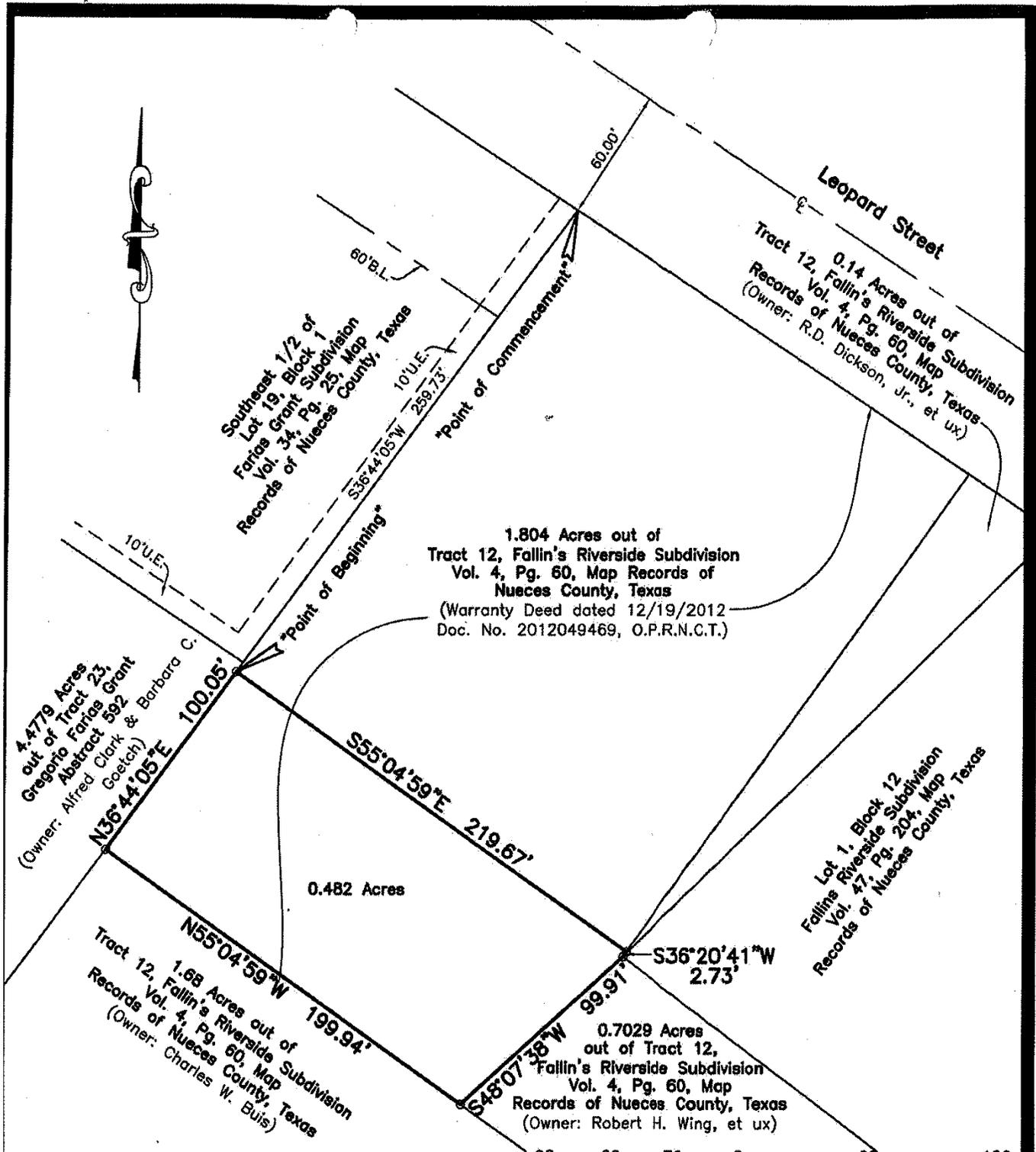
Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.



Urban Engineering

By: 

Dan L. Urban, R.P.L.S.
License No. 4710



Sketch to Accompany

FIELDNOTES for a 0.482 acre tract of land (not based on an on-the-ground survey) out of a 1.804 acre tract of land, out of Tract 12, Fallin's Riverside Subdivision, a map of which is recorded in Volume 4, Page 60, Map Records of Nueces County, Texas; said 1.804 acre tract of land described in Warranty Deed recorded in Document No. 2012049469, Official Public Records of Nueces County, Texas.



URBAN ENGINEERING
CORPUS CHRISTI, TEXAS

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DATE: Feb. 19, 2013
SCALE: 1"=60'
JOB NO.: 42755.00.00
SHEET: 1 of 2
DRAWN BY: XG
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