

**Case No. 0218-02 Puerto Los Caballeros, LLC:  
Ordinance rezoning property at or near 15641 Northwest Boulevard from  
“FR” Farm Rural District to the “CG-2” General Commercial District.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Puerto Los Caballeros, 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, a public hearing was held on Wednesday, February 7, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural to the “CG-2” General Commercial District and on Tuesday, March 20, 2018, 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 Puerto Los Caballeros, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property at or near 15641 Northwest Boulevard and described as being 39.750 Acre Tract, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, Located on the south side of Northwest Boulevard, east of County Road 73, and west of County Road 1889 (the “Property”), from the “FR” Farm Rural to the “CG-2” General Commercial District (Zoning Map No. 070051), 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor



Job No. 43212.00.01  
January 10, 2018

**Exhibit A**  
**39.750 Acre**  
**Zoning Tract**

**STATE OF TEXAS**  
**COUNTY OF NUECES**

**Fieldnotes**, for a 39.750 Acre Zoning Tract, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, being the same 39.750 Acre Tract described in Warranty Deed from 624 Property, LLC, a Texas limited liability company to Puerto Los Caballeros LLC, as recorded in Document No. 2017042666, Official Public Records of Nueces County, Texas; said 39.750 Acre Tract, being more fully described by metes and bounds as follows:

**Beginning**, at a 5/8 Inch Iron Rod in concrete Found, on the North boundary of Tract 2, Parcel 1, described in Partition from Cecil R. Wright, Mary Sue Wright, Betty Jane Bates and James L. Bates to Peggy Wright and Billy Earl Wright, as recorded in Document No. 990562, said Official Public Records, for the Southwest corner of a 1.2641 Acre, described as Tract 2 in Document No. 2015022782, said Official Public Records and for the Southeast corner of the said 39.750 Acre Tract and this Tract;

**Thence**, North 80°49'07" West, with the North boundary of the said Tract 2, Parcel 1, 1785.57 Feet, to a 5/8 Inch Iron Rod Found, on the East Right-of-Way Line of County Road 73, a public roadway, for the Southwest corner of the said 39.750 Acre Tract and this Tract;

**Thence**, North 09°14'39" East, with the said East Right-of-Way Line, 856.57 Feet, to a Concrete Monument Found, for a corner of the said 39.750 Acre Tract and this Tract;

**Thence**, North 52°08'03" East, with the said East Right-of-Way Line, 73.28 Feet, to a Concrete Monument Found, on the South Right-of-Way Line of Northwest Boulevard (Farm to Market Road 624), for a corner of the said 39.750 Acre Tract and this Tract;

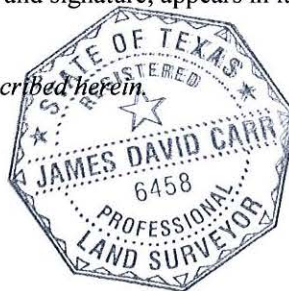
**Thence**, South 84°55'59" East, 1738.87 Feet, with the said South Right-of-Way Line, to a 5/8 Inch Iron Rod with yellow plastic cap stamped "Bass & Welsh" Found, for the Northeast corner of the said 39.750 Acre Tract and this Tract;

**Thence**, South 09°09'51" West, 1034.97 Feet, with the West boundary of the said 1.2641 Acre Tract, to the Point of Beginning, containing 39.75 Acres (1,731,513 Square Feet) of Land, more or less.

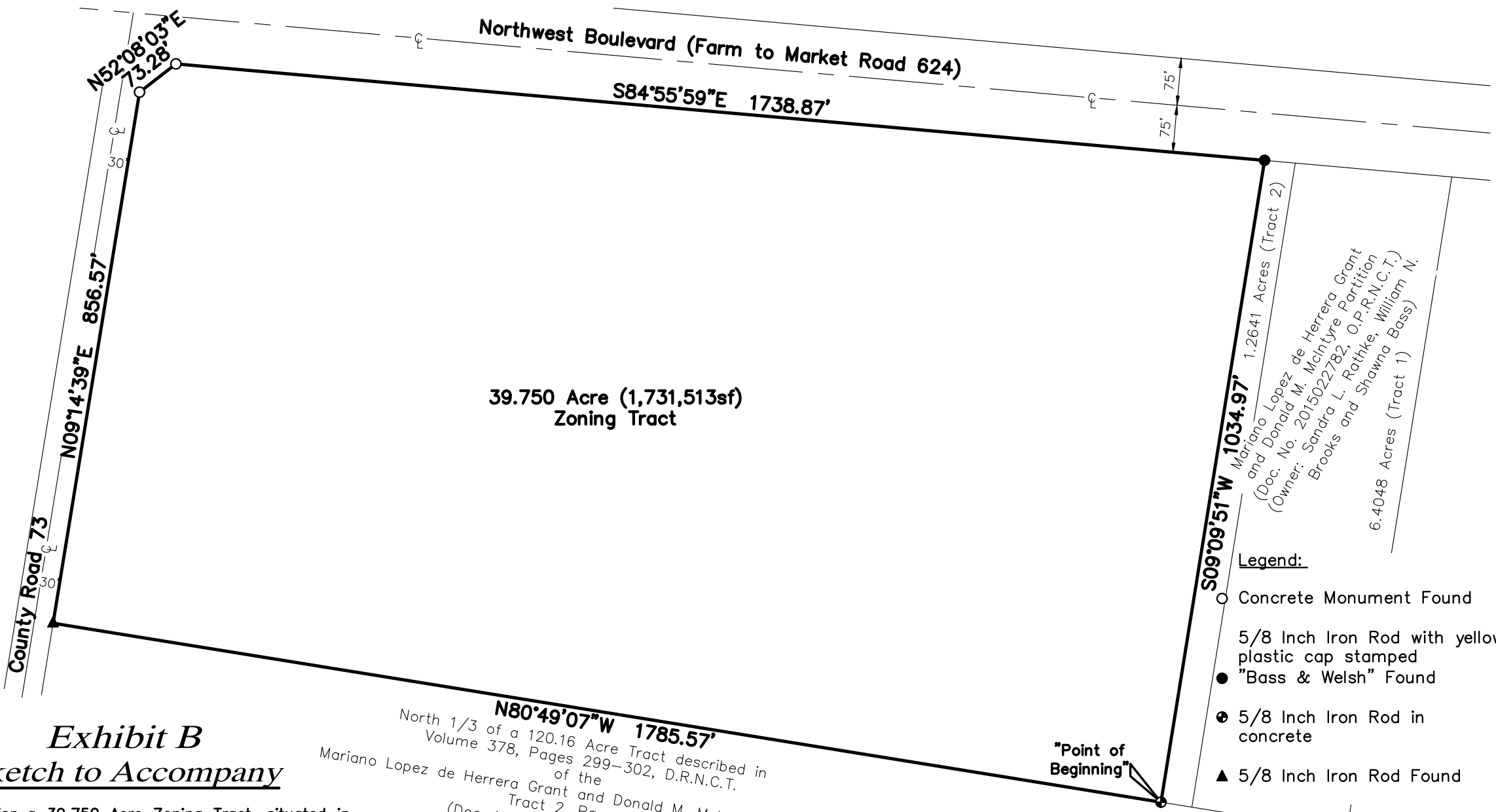
Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnote 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 Tract described herein.*



URBAN ENGINEERING  
*James D. Carr*  
James D. Carr, R.P.L.S.  
License No. 6458

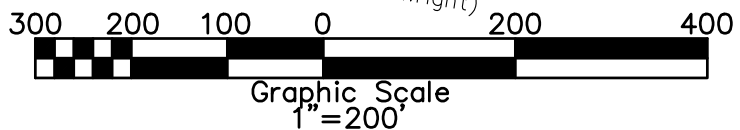


39.750 Acre (1,731,513sf)  
Zoning Tract

**Exhibit B**  
**Sketch to Accompany**

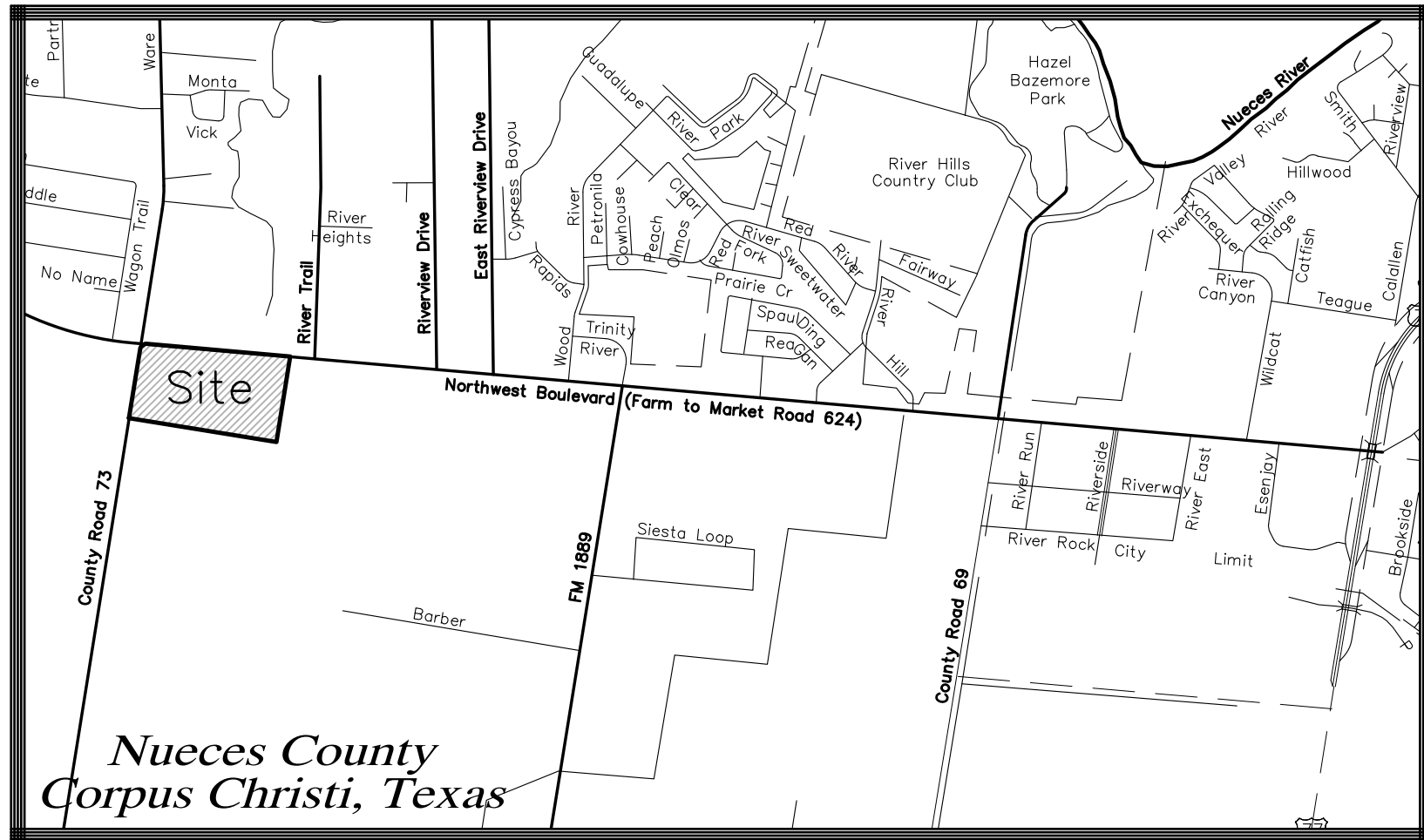
FIELDNOTES, for a 39.750 Acre Zoning Tract, situated in the Mariano Lopez de Herrera Grant, Abstract No. 606, Nueces County, Texas, being the same 39.750 Acre Tract described in Warranty Deed from 624 Property, LLC, a Texas limited liability company to Puerto Los Caballeros LLC, as recorded in Document No. 2017042666, Official Public Records of Nueces County, Texas.

N80°49'07"W 1785.57'  
North 1/3 of a 120.16 Acre Tract described in Volume 378, Pages 299-302, D.R.N.C.T. of the Mariano Lopez de Herrera Grant and Donald M. McIntyre Partition Tract 2, Parcel 1 (Doc. No. 990562, O.P.R.N.C.T.) (Owner: Peggy Wright and Billy Earl Wright)



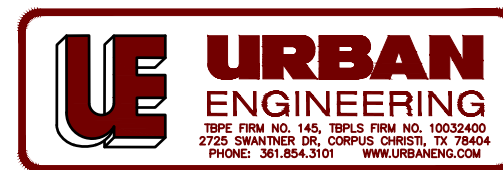
- Legend:**
- Concrete Monument Found
  - 5/8 Inch Iron Rod with yellow plastic cap stamped
  - "Bass & Welsh" Found
  - ⊕ 5/8 Inch Iron Rod in concrete
  - ▲ 5/8 Inch Iron Rod Found

DATE: Jan. 10, 2018  
SCALE: 1"=200'  
JOB NO.: 43212.00.01  
SHEET: 1 of 2  
DRAWN BY: xg  
urbansurvey1@urbaneng.com  
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*Nueces County  
Corpus Christi, Texas*

Location Map



DATE: Jan. 10, 2018  
 SCALE: 1"=200'  
 JOB NO.: 43212.00.01  
 SHEET: 2 of 2  
 DRAWN BY: xg  
 urbansurvey1@urbaneng.com  
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