

Ordinance amending the Unified Development Code (“UDC”), upon application by Bruce Callaway (“Owner”), by changing the UDC Zoning Map in reference to a property described as to a 2.95 acre tract of land being the Easterly 205 feet of Lot Two (2), W. C. Lowery Park 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 Bruce Callaway (“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, May 3, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit, and on Tuesday, October 10, 2017, 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 Bruce Callaway (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as a 2.95 acre tract of land being the Easterly 205 feet of Lot Two (2), W. C. Lowery Park, located along the south side of Gollihar Road at the intersection with Kasper Street, east of Carroll Lane, and west of Weber Road (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial Estate District (Zoning Map No. 045038),), 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 entities.

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 _____, 2017, 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 _____, 2017, 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 _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

East 205 feet of Lot W. C. Lowery Park,
March 22, 2017

STATE OF TEXAS
COUNTY OF NUECES

FIELDNOTE DESCRIPTION of a 2.95 acre tract of land being the Easterly 205 feet of Lot Two (2), W. C. Lowery Park, a Subdivision of Corpus Christi, Nueces County, Texas as shown by map recorded in Volume 35, Page 51 of the Map Records of Nueces County, Texas; said 2.95 acre tract of land being more particularly described by metes and bounds as follows:

Commencing: At a 5/8" iron rod set in the Southerly right-of-way line of Gollihar Road for the Northeast corner of said Lot 2, W. C. Lowery Park for the POINT OF BEGINNING, the Northeast corner of this 2.95 acre tract of land; whence a 5/8" iron rod found for the Northwestern corner of said Lot 2, W. C. Lowery Park, being the intersection of the South right-of-way line of Gollihar Road and the East right-of-way line of Kasper Street, bears N 61° 47' 00" W, a distance of 436.72 feet;

Thence: S 28° 17' 54" W, with the Easterly line of said Lot 2, W. C. Lowery Park, a distance of 627.86 feet to a 5/8" iron rod set for the Northeast corner of Lot 1 and the Southeast corner of Lot 2, W. C. Lowery Park, for the Southeast corner of this 2.95 acre tract of land;

Thence: N 61° 47' 00" W, with the common line of said Lots 1 and 2, W. C. Lowery Park, a distance of 205.00 feet to a 5/8" iron rod set for the Southwest corner of this 2.95 acre tract of land;

Thence: N 28° 17' 54" E, across said Lot 2, W. C. Lowery Park, parallel with and 205 feet Westerly of the Easterly line of said Lot 2, a distance of 627.86 feet to 5/8" iron rod set on the Northerly line of said Lot 2 and the Southerly right-of-way line of Gollihar Road for the Northwest corner of this 2.95 acre tract of land;

Thence: S 61° 47' 00" E, with the South right-of-way line of Gollihar Road and with the North line of Lot 2, W. C. Lowery Park, a distance of 205.00 feet to the POINT OF BEGINNING, containing 2.95 acre, more or less.

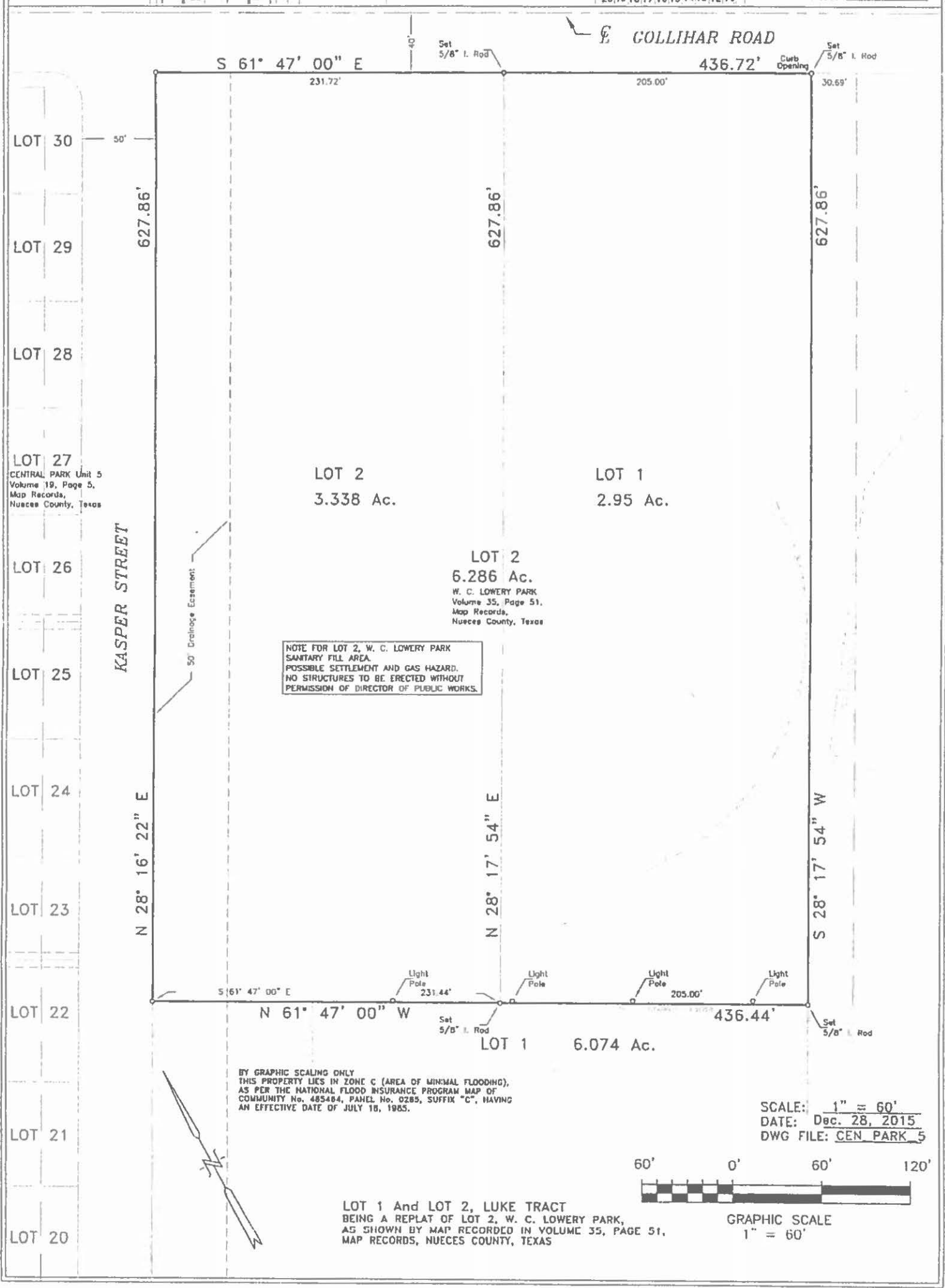


Horacio Oliveira, RPLS# 1415





Scale: 1" = 400'



BY GRAPHIC SCALING ONLY
THIS PROPERTY LIES IN ZONE C (AREA OF MINIMAL FLOODING),
AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF
COMMUNITY No. 485464, PANEL No. 0285, SUFFIX "C", HAVING
AN EFFECTIVE DATE OF JULY 18, 1985.

SCALE: 1" = 60'
DATE: Dec. 28, 2015
DWG FILE: CEN PARK_5



LOT 1 And LOT 2, LUKE TRACT
BEING A REPLAT OF LOT 2, W. C. LOWERY PARK,
AS SHOWN BY MAP RECORDED IN VOLUME 35, PAGE 51,
MAP RECORDS, NUECES COUNTY, TEXAS

GRAPHIC SCALE
1" = 60'