

**Ordinance amending the Unified Development Code (“UDC”), upon application by Point Development, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural 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 Point Development, 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, September 23, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested the “CG-2” General Commercial District, and on Tuesday, October 20, 2015, 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 Point Development, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 10-acre tract of land out of the east half of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Airline Road and Rodd Field Road (the “Property”), from the “FR” Farm Rural District to the “CG-2” General Commercial District, (Zoning Map No. 042031), 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 entirety.

**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. The rezoning does not result in a change to the Future Land Use Map.

**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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

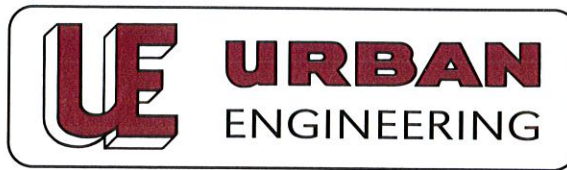
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

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

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



**Exhibit A**  
**10.00 Acre Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 10.00 Acre Zoning Tract, of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 10.00 Acres, being more fully described by metes and bounds as follows:

Beginning, at the Centerline Intersection of Slough Road and Rodd Field Road, a public roadway, the South corner of Lot 25, Section 20, said Flour Bluff & Encinal Farm & Garden Tracts, the West corner of Lot 31, Section 26, said Flour Bluff & Encinal Farm & Garden Tracts, the North corner of Lot 1, Section 25, said Flour Bluff & Encinal Farm & Garden Tracts, for the East corner of the said Lot 8 and this tract;

Thence South 29°00'00" West, with the Northwest line of the said Lot 1, the Southeast line of the said Lot 8, the Centerline of Road Field Road, 1320.00 feet, to the West corner of the said Lot 1, the North corner of Lot 16, said Section 25, the East corner of Lot 9, said Section 21, for the South corner of the said Lot 8 and this tract;

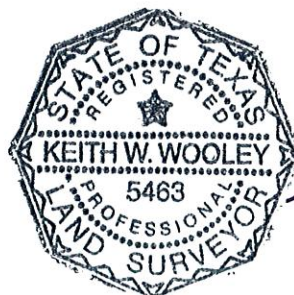
Thence North 02°26'06" East, with the Centerline of Airline Road, a public roadway, 1475.80 feet, to the Intersection of the said Airline Road and the said Slough Road, the East corner of Lot 7, said Section 21, the South corner of Lot 26, said Section 20, the West corner of the said Lot 25, for the North corner of the said Lot 8 and this tract;

Thence, South 61°00'00" East, with the said Centerline of Slough Road, the Southwest line of the said Lot 25, the Northeast line of the said Lot 8, 660.00 feet, to the Point of Beginning, containing 10.00 acres (435,597 Square Feet) of land, more or less.

Bearings are based on the recorded plat of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas. This description was prepared from record information and does not represent a current on the ground Survey.

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.*

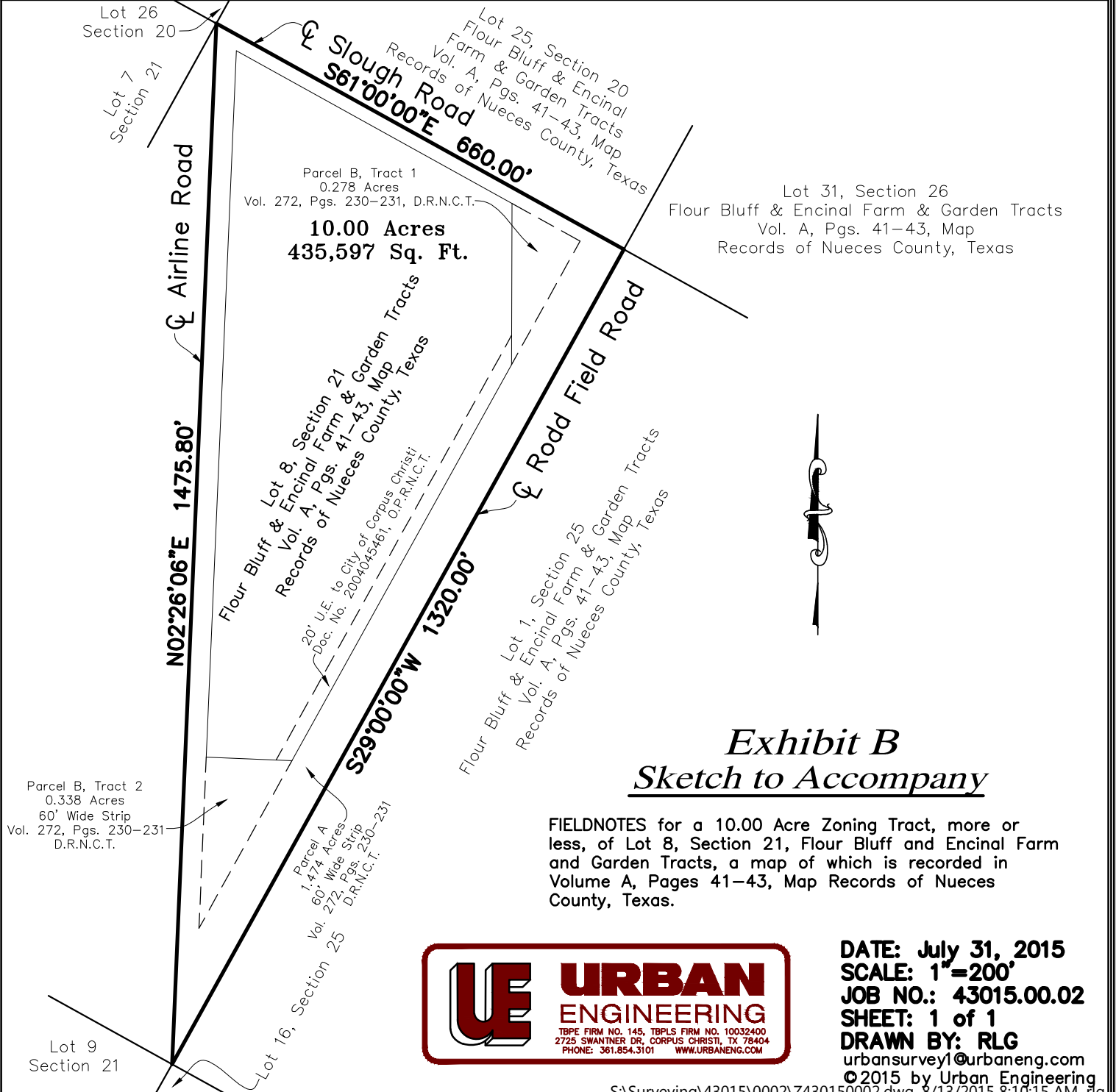


URBAN ENGINEERING

Keith W. Wooley, R.P.L.S.  
License No. 5463

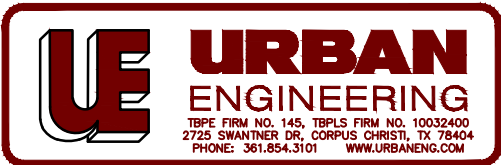
COUNTY OF NUECES  
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.



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

FIELDNOTES for a 10.00 Acre Zoning Tract, more or less, of Lot 8, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



DATE: July 31, 2015  
SCALE: 1"=200'  
JOB NO.: 43015.00.02  
SHEET: 1 of 1  
DRAWN BY: RLG  
urbansurvey1@urbaneng.com

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