

**Ordinance amending the Unified Development Code (“UDC”), upon application by Gladys Mattie Smith Marital Trust, Patricia Peterson Nuss and Chris Ann Peterson Brown (“Owners”), by changing the UDC Zoning Map in reference to a 14.24-acre tract of land out of Lots 23 and 24, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on Tract 1 and to the “RM-3” Multifamily 3 District on Tract 2; 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 Gladys Mattie Smith Marital Trust, Patricia Peterson Nuss and Chris Ann Peterson Brown, (“Owners”), 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, August 13, 2014, during a meeting of the Planning Commission, and on Tuesday, September 23, 2014, 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 Gladys Mattie Smith Marital Trust, Patricia Peterson Nuss and Chris Ann Peterson Brown (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 14.24-acre tract of land out of Lots 23 and 24, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, located south of Williams Drive between Ennis Joslin Road and Paul Jones Avenue (the “Property”), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on Tract 1 (3.44 acres) and to the “RM-3” Multifamily 3 District on Tract 2 (10.80 acres), as shown in Exhibits “A” and “B.” Exhibit A, which is a metes and bounds description of Tract 1 of the Property, Exhibit B, which is a metes and bounds description of Tract 2 of the Property, and Exhibit C, which is a map to accompany the metes and bounds descriptions, 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.

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:

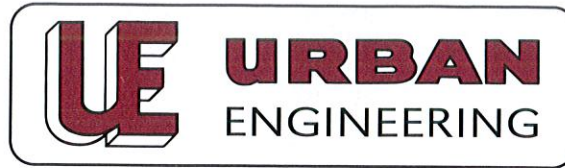
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

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

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



**3.44 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 3.44 Acre tract of land, of Lot 23, Section 28, 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; said 3.44 Acre tract, being more fully described by metes and bounds as follows:

Commencing, at a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the Southwest line of Williams Drive, a public roadway, the Southeast line of the said Lot 24, from whence, a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the North line of the said Williams Drive, for the South corner of Lot 1A, Block 4, Oso River Estates, Block 4, Lot 1A, as recorded in Volume 68, Page 30 and 31 of the said Map Record, bears, North 28°35'20" East, 65.00 feet;

Thence, North 61°09'54" West, with the said Southwest line of Williams Drive, 823.50 feet for the Point of Beginning and North corner of this tract;

Thence, South 28°38'11" West, 571.00 feet, for the South corner of this tract;

Thence North 61°09'54" West, 266.80 feet, for the West corner of this tract;

Thence, North 28°50'06" East, 545.95 feet, to the Southeast corner of Ennis Joslin Road, for a corner of this tract and the beginning of a non-tangent curve to the right, having a radius point which bears, South 61°20'42" East, 15.00 feet, a central angle of 90°16'17", a radius of 15.00 feet, a tangent length of 15.07 feet and an arc length of 23.63 feet;

Thence, with the arc of the said curve to the right, 23.63 feet, to a 5/8 inch iron rod, found, with cap stamped "Bass and Welsh Engineering" on the said Southwest line of Williams Drive, for a corner of this tract;

Thence, South 61°09'54" East, with the said Southwest line, 100.00 feet, to a 5/8 inch iron rod, found, with a red plastic cap stamped "Urban Engr C.C. Tx", for a corner of the said Williams Drive and this tract;

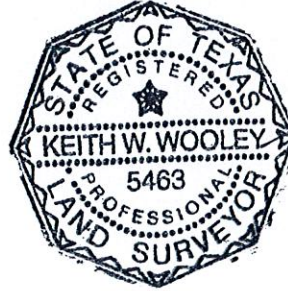
Thence, South 66°52'43" East, continuing with the said Southwest line, 100.45 feet, to a 5/8 inch iron rod, found, with a red plastic cap stamped "Urban Engr C.C. Tx", for a corner of the said Williams Drive and this tract;

Thence, South 61°09'54" East, with the said Southwest line, 49.85 feet, to the Point of Beginning, containing 3.44 acres (150,093 Square Feet) of land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from field work performed in May of 2013 and does not represent a current on the ground survey.

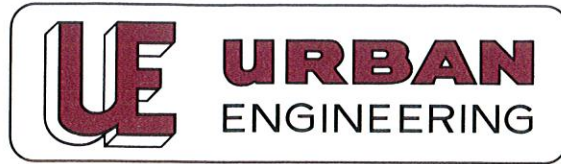
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

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



**10.80 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 10.80 Acre tract of land, of Lots 23 and 24, Section 28, 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; said 10.80 Acre tract, being more fully described by metes and bounds as follows:

Beginning, at a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the Southwest line of Williams Drive, a public roadway, the Southeast line of the said Lot 24, for the East corner of this tract, from whence, a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the North line of the said Williams Drive, for the South corner of Lot 1A, Block 4, Oso River Estates, Block 4, Lot 1A, as recorded in Volume 68, Page 30 and 31 of the said Map Record, bears, North 28°35'20" East, 65.00 feet;

Thence, South 28°35'20" West, with the said Southeast line, at 12.50 feet, pass the North corner of Lot 1, Paul Jones Sports Complex, as recorded in Volume 67, Pages 495-496, of the said Map Records, continue with the common line of the said Lot 1 and the said Lot 24, in all 571.01 feet, for the South corner of this tract;

Thence North 61°09'54" West, 823.97 feet, for the West corner of this tract;

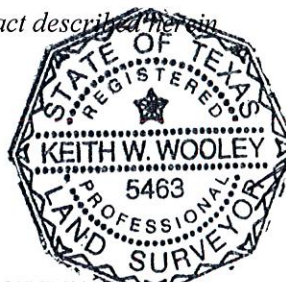
Thence, North 28°38'11" East, 571.00 feet, to the Southwest line of the said Williams Drive, for the North corner of this tract, from whence, a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, for a corner of the said Williams drive, bears, North 61°09'54" West, 49.85 feet;

Thence, South 61°09'54" East, with the Southwest line of the said Williams Drive, 823.50 feet to the Point of Beginning, containing 10.80 acres (470,349 Square Feet) of land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from field work performed in May of 2013 and does not represent a current on the ground survey.

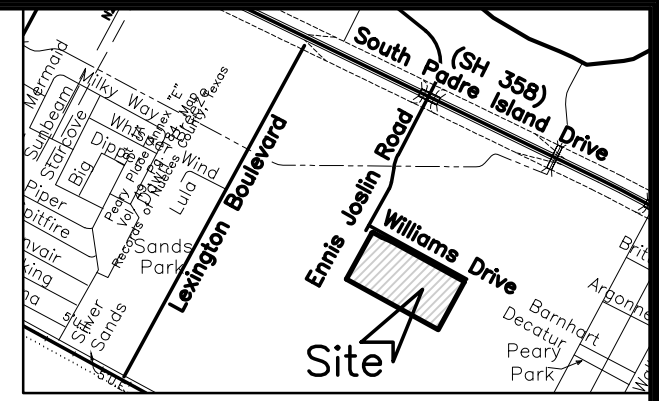
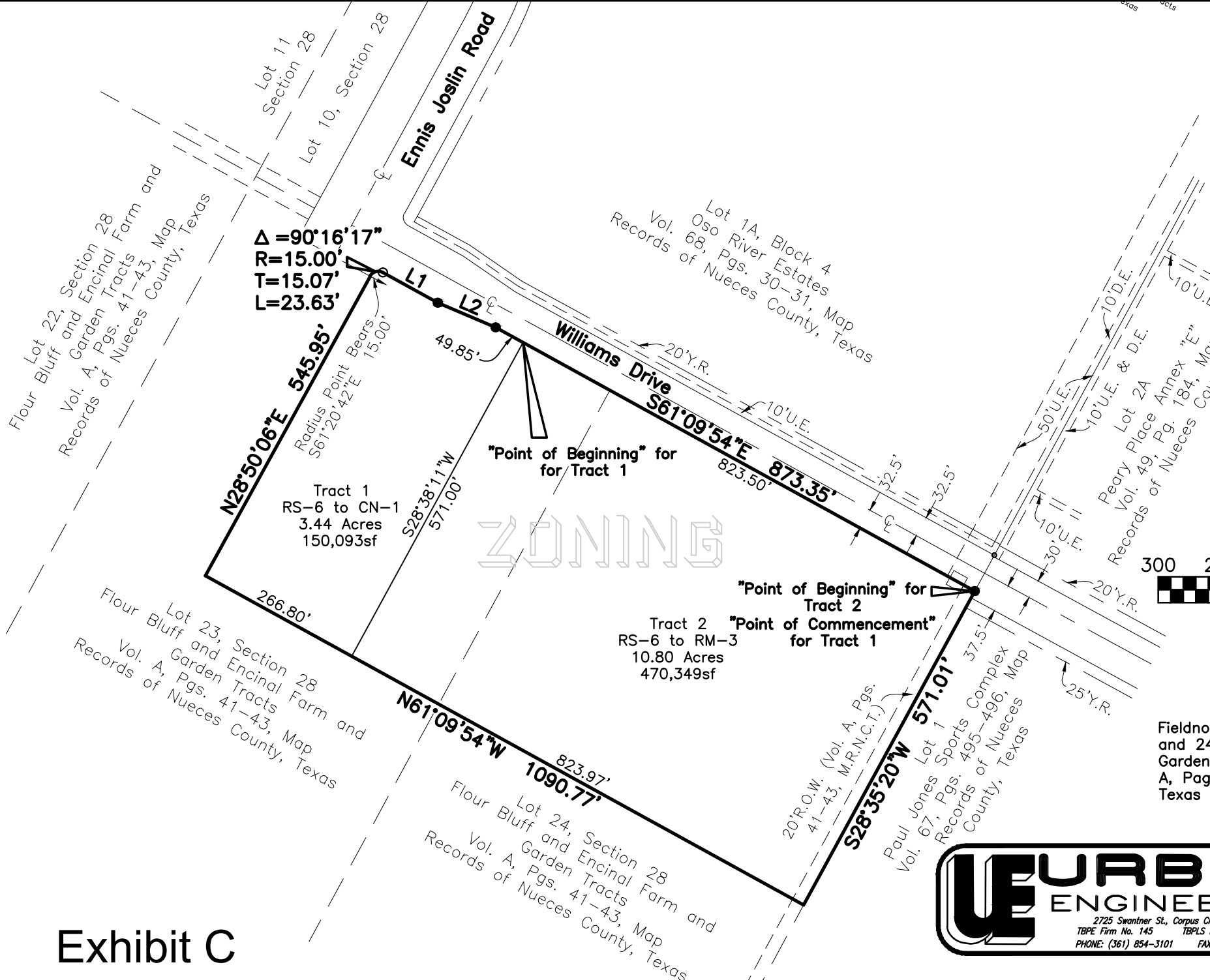
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein*



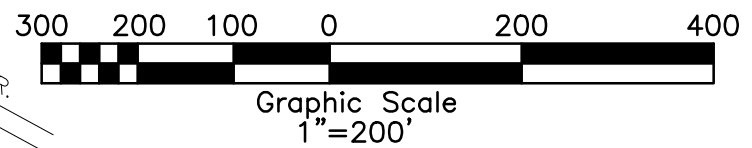
URBAN ENGINEERING

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



- Legend:**
- Fd. 5/8" I.R. with cap stamped "Bass and Welsh Engineering"
  - Set 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"

LINE	BEARING	DISTANCE
L1	S61°09'54"E	100.00'
L2	S66°52'43"E	100.45'



**Sketch to Accompany**

Fieldnotes, for a 14.24 Acre tract of land, of Lots 23 and 24, Section 28, 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

REV: August 6, 2014  
 REV: July 21, 2014  
 DATE: June 26, 2014  
 SCALE: 1"=200'  
 JOB NO.: 08896.B4.03  
 SHEET: 1 of 1  
 DRAWN BY: XG  
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 PHONE: (361) 854-3101 FAX: (361) 854-6001

**Exhibit C**