

**Ordinance amending the Unified Development Code (“UDC”), upon application by Related Investors, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 10.58 acre tract of land out of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District and “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 Related Investors, Ltd. (“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, April 8, 2015, during a meeting of the Planning Commission, and on Tuesday, May 12, 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 Related Investors, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 10.58 acre tract of land out of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located on the southwest corner of Holly Road and Rodd Field Road, from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “CG-2” General Commercial District (Zoning Map No. 040033), 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.

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

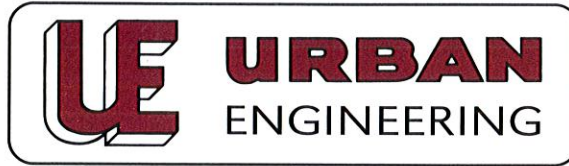


Exhibit A  
10.58 Acre Zoning Tract

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 10.58 Acre tract of land, of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 through 43, Map Records of Nueces County, Texas, comprised of a 10.62 acre tract of land described as Tract 1 and a 0.32 acre tract of land described as Tract 6, in Warranty Deed from Melynda Susan Nuss, Eric Graham Nuss, Patricia Ray Peterson Nuss, Trustee, Katherine Avilla Peterson, Alyssa Ann Brown and Christy Ann Peterson Brown to Related Investors, Ltd., a Texas limited partnership, as recorded in File No. 787943, Volume 2341, Page 257, of the Official Public Records, of Nueces County, Texas; save and except a 0.59 acre tract of land described in Volume 271, Page 463, of the Deed Records of Nueces County, Texas and a 0.062 acre tract of land, described in Special Warranty Deed, from Related Investors, Ltd., a Texas limited partnership to The City of Corpus Christi, as recorded in Document No. 1996047053, of the said Official Public Records; said 10.58 Acre tract being more fully described as follows:

**Beginning**, at the intersection of the West boundary line of the said Lot 7 and the South right-of-way of Tex-Mex Railroad, being the South Right of Way, of Holly Road, from which the Northwest corner of the said Lot 7 bears North 29°00'00" East, 21.60 feet;

**Thence**, South 60°43'00" East, with the said South right-of-way, 880.00 feet, for the Westernmost corner of the said 0.062 acre tract of land and a corner of this tract;

**Thence**, South 54°02'58" East, with the said South Right of Way, the South line of the said 0.062 acre tract, 99.65 feet for a corner of the said 0.062 Acre tract and this tract;

**Thence**, South 60°43'00" East, continuing with the said South Right of Way and the South boundary of the said 0.062 acre tract, 186.81 feet, to the West boundary of the said 0.59 acre tract, being the West Right of Way of Rodd Field Road, the Southeast corner of the said 0.062 acre tract, for the Northeast corner of this tract;

**Thence**, South 02°43'06" West, with the said West Right of Way, the West boundary of the said 0.59 acre tract, 210.67 feet, for a corner of this tract;

**Thence**, South 29°17'00" West, continuing with the said West Right of Way and the said West boundary of the 0.59 acre tract, 176.00 feet, to the south line of the said Tract 6, for the Southeast corner of this tract;

**Thence**, North 60°43'00" West, with the South line of the said Tract 6, at 146.93 feet, pass the a Southeast corner of the said Tract 1, the Southwest corner of the said Tract 6, continue with the South line of the said Tract 1, in all 1260.00 feet, to the East boundary of Lot 45, Block 1, Windsong Subdivision Unit 2, a map of which is recorded in Volume 51, Pages 138 and 139, of the Map Records of Nueces County, Texas, the West line of the said Lot 7 and the said Tract 1, for the Southwest corner of this tract;

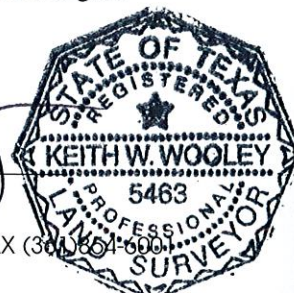
**Thence**, North 29°17'00" East, with the common line of the said Windsong Subdivision, the said Lot 7 and the said Tract 1, at 65.05 feet, pass the Northeast corner of the said Windsong Subdivision, in all 376.00 feet to the Point of Beginning, containing 10.58 acres (461,059 square feet) of land.

Bearings based on the Warranty Deed from Melynda Susan Nuss, Eric Graham Nuss, Patricia Ray Peterson Nuss, Trustee, Katherine Avilla Peterson, Alyssa Ann Brown and Christy Ann Peterson Brown to Related Investors, Ltd., a Texas limited partnership, recorded in File No. 787943, Volume 2341, Page 257, Official Public Records of Real Property, Nueces County, Texas. This description was based on Record Documents and does not represent a current on the ground survey.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

URBAN ENGINEERING

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

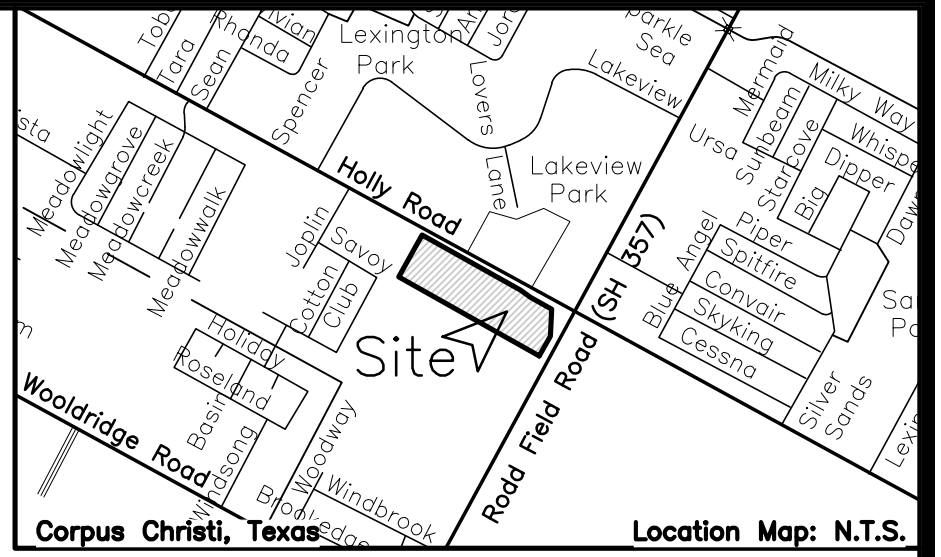
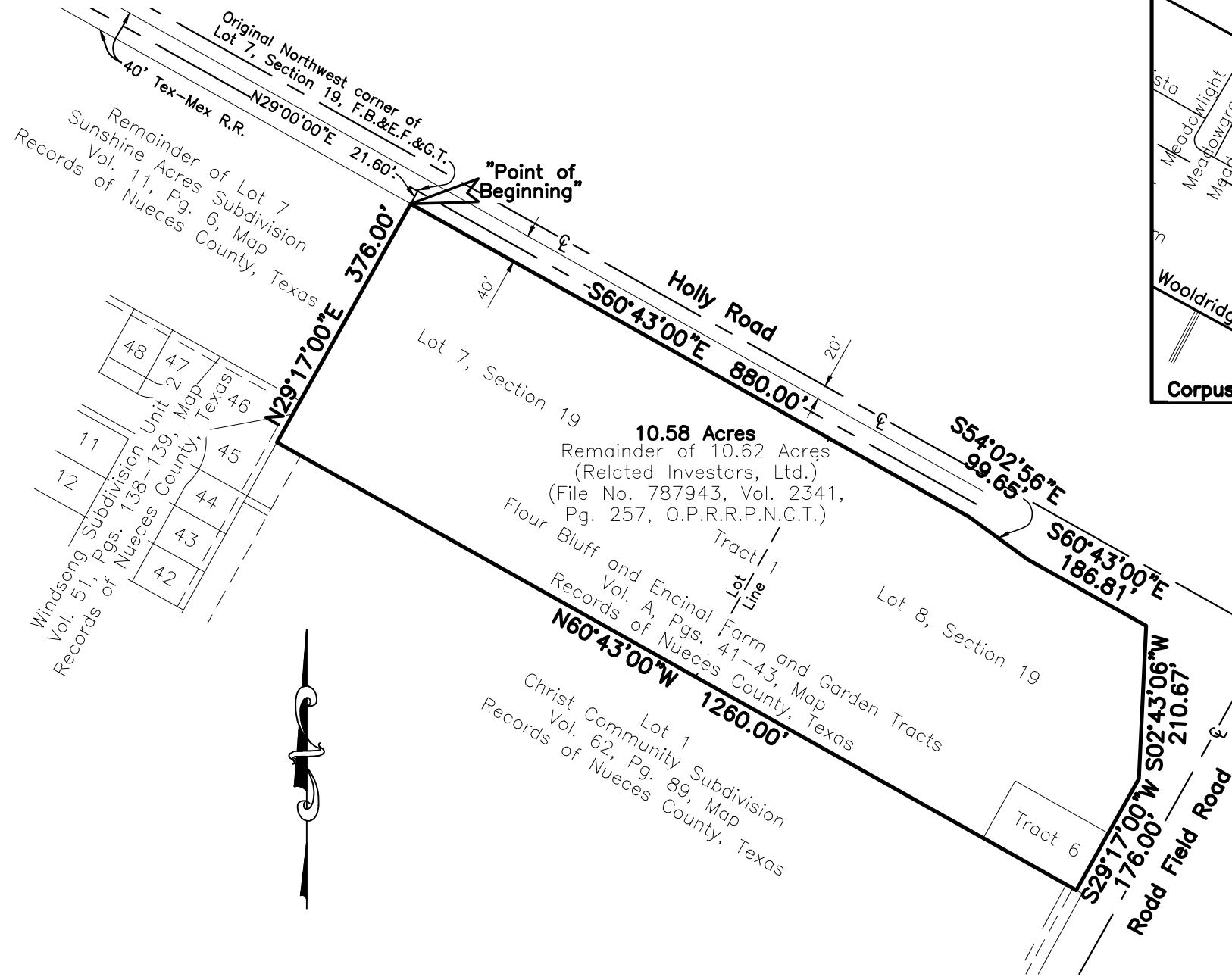


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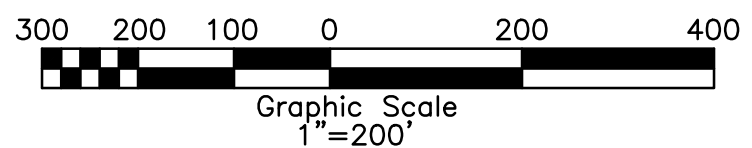
FAX (361)854-6000

www.urbaneng.com



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

*Fieldnotes, for a 10.58 Acre tract of land, of Lots 7 and 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 through 43, Map Records of Nueces County, Texas, comprised of a 10.62 acre tract of land described as Tract 1 and a 0.32 acre tract of land described as Tract 6, in Warranty Deed from Melynda Susan Nuss, Eric Graham Nuss, Patricia Ray Peterson Nuss, Trustee, Katherine Avilla Peterson, Alyssa Ann Brown and Christy Ann Peterson Brown to Related Investors, Ltd., a Texas limited partnership, as recorded in File No. 787943, Volume 2341, Page 257, of the Official Public Records, of Nueces County, Texas; save and except a 0.59 acre tract of land described in Volume 271, Page 463, of the Deed Records of Nueces County, Texas and a 0.062 acre tract of land, described in Special Warranty Deed, from Related Investors, Ltd., a Texas limited partnership to The City of Corpus Christi, as recorded in Document No. 1996047053, of the said Official Public Records.*



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DATE: March 13, 2015  
 SCALE: 1"=200'  
 JOB NO.: 42989.00.00  
 SHEET: 1 of 1  
 DRAWN BY: XG

Exhibit "B"