

Ordinance amending the Unified Development Code (“UDC”), upon application by Kitty Hawk Development, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 2.8 acre tract of land encompassing all of Lots 1 through 3, Block 10, Saratoga Place and a portion of Lots 4 through 9 and a portion of Lot 12, Block 10, Saratoga Place, from the “CG-1” General Commercial District to the “IC” Industrial Compatible 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 Kitty Hawk Development, 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, June 1, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District and, in lieu thereof, approval of the “IC” Industrial Compatible District, and on Tuesday, July 12, 2016, 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 Kitty Hawk Development, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.8 acre tract of land encompassing all of Lots 1 through 3, Block 10, Saratoga Place and a portion of Lots 4 through 9 and a portion of Lot 12, Block 10, Saratoga Place, located on the north side of Saratoga Boulevard (State Highway 357) and approximately 120 feet west of Ayers Street (the “Property”), from the “CG-1” General Commercial District to the “IC” Industrial Compatible District (Zoning Map No. 049036), as shown in Exhibits “A”, “B” and “C”. Exhibit A, which is a metes and bounds description of the portions of Lots 4 through 9 and a portion of Lot 12 of the Property, Exhibit B, which is a map to accompany the metes and bounds, and Exhibit C, which is a map of the entire Property, 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. The change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary
IC Ordinance - Kitty Hawk Development, Ltd

Nelda Martinez
Mayor

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes of a 1.347 acre tract being out of Lots 4 – 9 and Lot 12, Block 10, Saratoga Place, as shown on a map recorded in Volume 50, Page 140, Map Records Nueces County, Texas. Said 1.347 acres also described in a deed recorded in Document No. 2011026100, Deed Records Nueces County, Texas. Said 1.347 acres being more particularly described as follows:

COMMENCING at the intersection of the northwest right of way of Ayers Street and the northeast right of way of Saratoga Boulevard, for the south corner of Lot 11, **THENCE** with the northeast right of way of Saratoga Boulevard, North $61^{\circ}52'17''$ West, a distance of 164.75 feet to a 5/8" iron rod found in the common line of Lot 9 and the northeast right of way of Saratoga Boulevard, for the south corner of this survey, and for the **POINT of BEGINNING**.

THENCE North $00^{\circ}20'27''$ West, a distance of 481.24 feet to a 5/8" iron rod set in the common line of Lot 12 and this survey, for the northeast corner of this survey, and for a point of curvature of a non tangent curve to the right having a radius of 150.90 feet.

THENCE with said curve, a chord bearing of North $67^{\circ}32'44''$ West, and a chord distance of 29.87 feet to a set 5/8" iron rod set for the northwest corner of this survey, from **WHENCE** a 5/8" iron rod found bears, North $61^{\circ}52'17''$ West, a distance of 214.17 feet.

THENCE South $61^{\circ}52'17''$ East, a distance of 5.78 feet to a 5/8" iron rod set for the common north corner of Lot 3 and Lot 4, and for an inside corner of the survey.

THENCE with the common line of Lot 3 and Lot 4, South $28^{\circ}10'12''$ West, a distance of 420.08 feet to a 5/8" iron rod set in the northeast right of way of Saratoga Boulevard, for the common south corner of Lot 3 and Lot 4, and for the west corner of this survey, from **WHENCE** a 5/8" iron rod found in the common line of the northeast right of way of Saratoga Boulevard and Lot 1 bears, North $61^{\circ}52'17''$ West, a distance of 140.14 feet .

THENCE with the northeast right of way of Saratoga Boulevard, South $61^{\circ}52'17''$ East, a distance of 253.65 feet to the **POINT of BEGINNING** of this tract, and containing 1.347 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" iron rod = iron rod set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day March 15, 2016 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: March 17, 2016.



Job No. 16298

EXHIBIT A



SCALE 1" = 30'

©1978, DEMANOR (DUNN FAMILY TRUST)
LOT NO. 1434346 (4343-48)

SURVEY OF
A 1.241 ACRES TRACT BEING OUT OF LOTS 4 - 8 AND LOT 12, 14, 17, 18, SARATOGA PLACE, AS SHOWN ON A MAP
RECORDED IN VOLUME 26 PAGE 148 MAP HAYNES, HUNTER COUNTY, TEXAS, SAID 1.241 ACRES TRACT ALSO
DESCRIBED IN A DEED ACCORDING TO INSTRUMENT NO. 38941818, RECORDED IN HUNTER COUNTY, TEXAS.

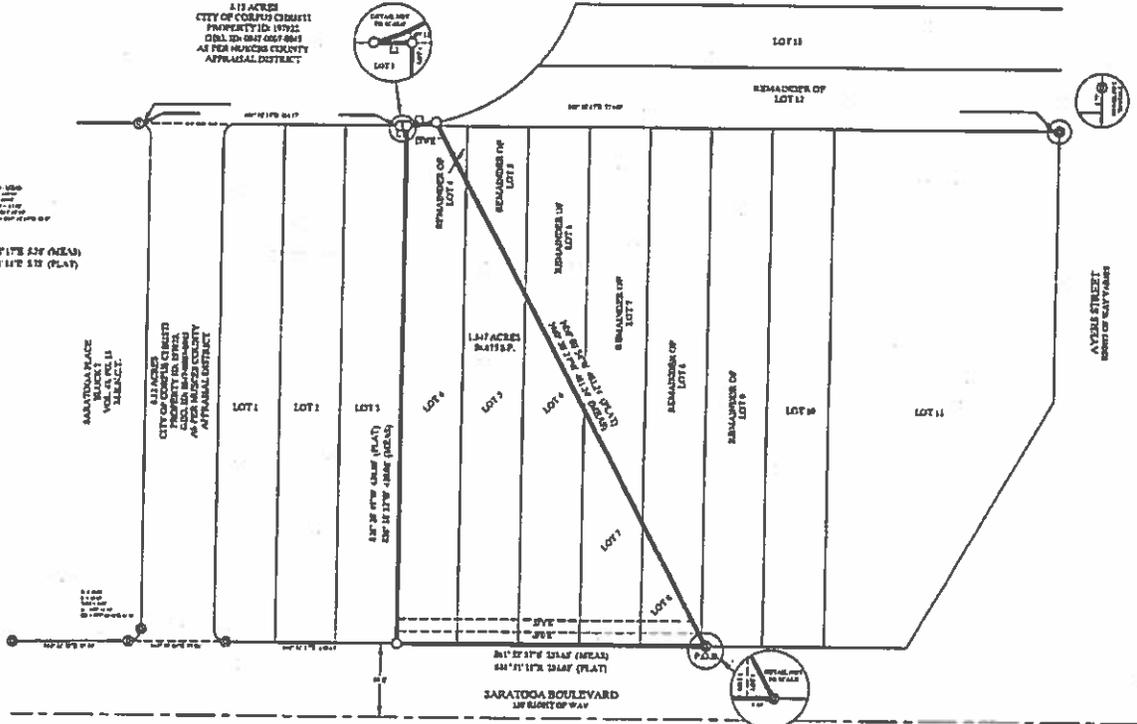


Bristler Surveying

4000 S. 10th Street, Suite 100
Cedar Rapids, Iowa 52415
Phone: 319-241-2000
Fax: 319-241-2000
E-mail: bristler@bristlersurveying.com

3.13 ACRES
CITY OF COOPER'S CHURCH
PROPERTY ID: 19732
CIBL ID: 0847 0847 0847
AS PER HUNTER COUNTY
APPRAISAL DISTRICT

LI = 14' 10" 1/2" 1/2" (ACRES)
LI = 14' 11" 1/2" 1/2" (PLAT)



BY ORDER: RUSTEN B. V. (01/10/2017)
REGISTERED SURVEYOR (01/10/2017)
BY THE HONORABLE CLERK OF COURTS
HUNTER COUNTY TEXAS
DATE: 01/11/2017
FILE NO. 1434346

RECORDABLE TO (1774)
1) NEW LOT PLATS AVAILABLE TO BUYER
2) VCL: 146. PO: 1434346-143447

○ = 1/2" IRON ROD
● = POUND IRON NAIL

NOTES:
1) FOR ALL SURVEYED AREAS 1/4" OF ACRES
2) THIS MAP BEARING ARE BASED ON GLOBAL
POSITIONING SYSTEM DATA BY THE SURVEYOR.
3) 1/4" OF IRON ROD - SHOWS 1/4" SET WITH YELLOW
PLASTIC CAP LABELED BRISTER SURVEYING
4) A NORTH AND SOUTH INDICATOR OF POLAR
GRADE INDICATES THE SURVEY.

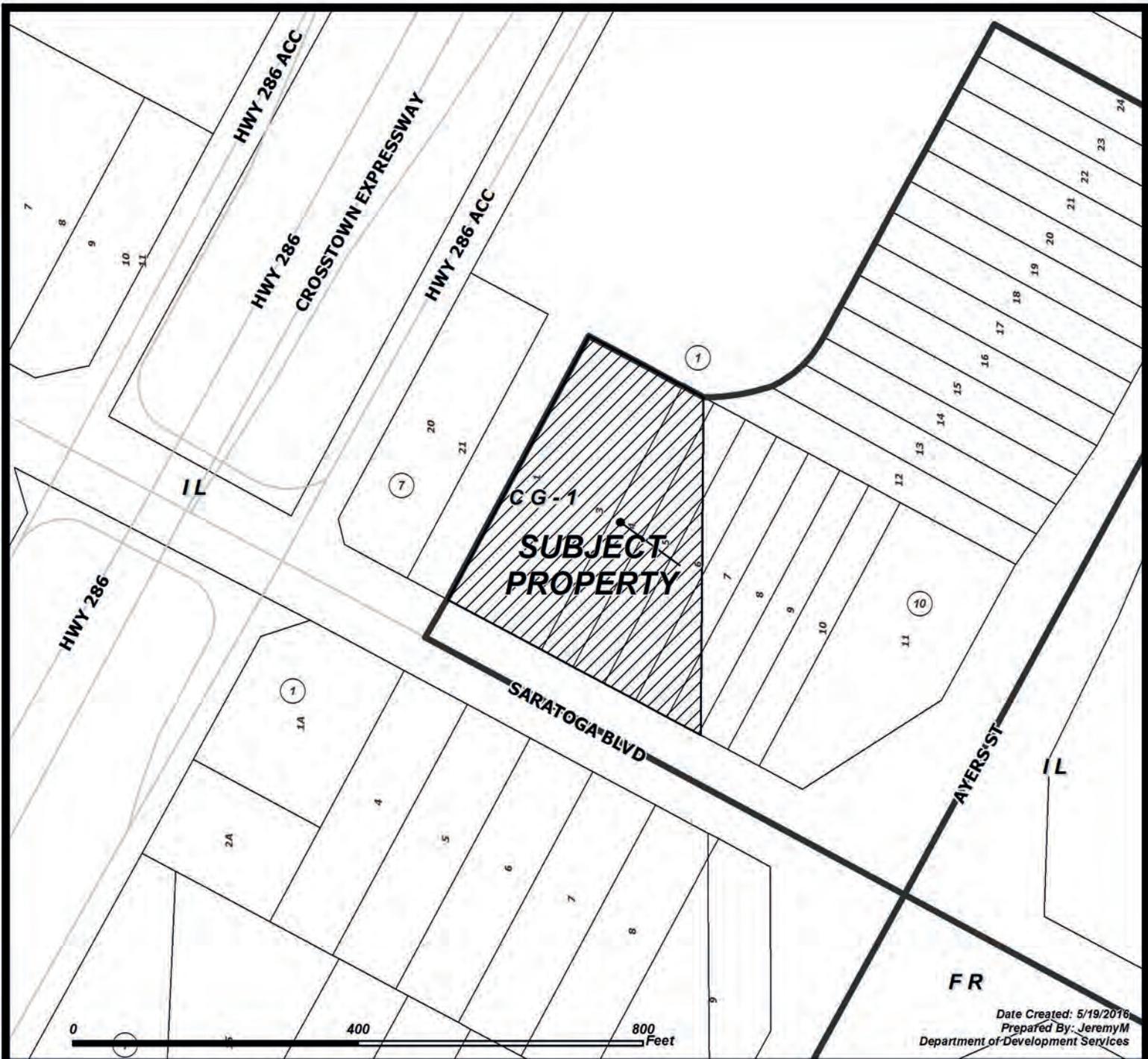


THIS SURVEY DOES NOT INCLUDE THE
RECORDABLE TO (1774) OR LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXHIBIT B

700 HD 1434

Rusten B. V.
REGISTERED SURVEYOR
STATE OF TEXAS
NO. 1434346



CASE: 0616-01
SUBJECT PROPERTY WITH ZONING

 Subject Property

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

