

Ordinance amending the Unified Development Code (“UDC”), upon application by Peterson Properties, Ltd. (“Owner”) by changing the UDC Zoning Map in reference a 2.65 Acre tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn’s Farm Lots, and Tract 1-B and Tract 6, M.M. Gabriel Land, a 9.80 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas (the “Property”) from the “CG-2” General Commercial District to the “IL” Light Industrial 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 Peterson Properties, 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, July 29, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “IL” Light Industrial District, and on Tuesday, August 25, 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 Peterson Properties, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of a 2.65 Acre tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn’s Farm Lots, and Tract 1-B and Tract 6, M.M. Gabriel Land, a 9.80 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas, located on the southeast corner of Old Brownsville

Road and North Padre Island Drive (SH 358) (the "Property"), from the "CG-2" General Commercial District to the "IL" Light Industrial District (Zoning Map No. 051040), as shown in Exhibit "A" and Exhibit "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



Job No. 40706.B4.04

June 10, 2015

2.65 Acre Tract

STATE, OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 2.65 Acre Tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a Map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, Tract 1-B and Tract 6, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas, a 9.980 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., a Texas limited partnership recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas; said 2.65 Acre Tract being more fully described as follows:

Beginning, at a Texas Department of Transportation (TXDOT) Type I Monument (broken) Found on the Southwest Right-of-Way of North Padre Island Drive Frontage Road, the East corner of the said 0.446 Acre Tract, the North corner of the said Tract II, for an inner ell corner of this Tract;

Thence, South 52°16'29" East, with common boundary line of the said Southwest Right-of-Way and the Northeast line of Tract II, 77.28 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for the East corner of this Tract;

Thence, with the boundary of this Tract as follows:

- South 68°51'43" West, departing said common line, over and across said Tract II, 76.87 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for in inner ell corner of this Tract;
- South 52°42'24" West, 333.06 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for the South corner of this Tract;
- North 37°17'36" West, at 56.18 Feet, pass the Southeast boundary line of the said 2.083 Acre Tract, in all a distance of 295.18 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set on the Southeast Right-of-Way of Old Brownsville Road, the Northwest line of the said 2.083 Acre Tract, for the West corner of this Tract;

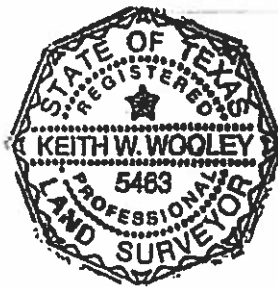
Thence, North 52°42'24" East, with the said common line of the said Southeast Right-of-Way of Old Brownsville Road and the Northwest line of the said 2.083 Acre Tract, at 282.24 Feet pass the West corner of the said 0.446 Acre Tract, the North corner of the said 2.083 Acre Tract, in all a distance of 387.84 Feet, to the said Southwest Right-of-Way of North Padre Island Drive Frontage Road, for the North corner of this Tract;

Thence, South 37°04'29" East, with the common line of the said Southwest Right-of-Way and the Northeast line of the said 0.446 Acre Tract, 241.91 Feet, to the **Point of Beginning**, and containing 2.65 Acres (115,428 SqFt) of land, more or less;

Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

Unless this fieldnotes 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

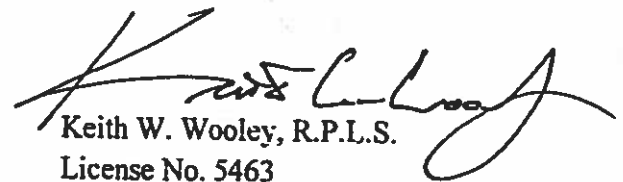
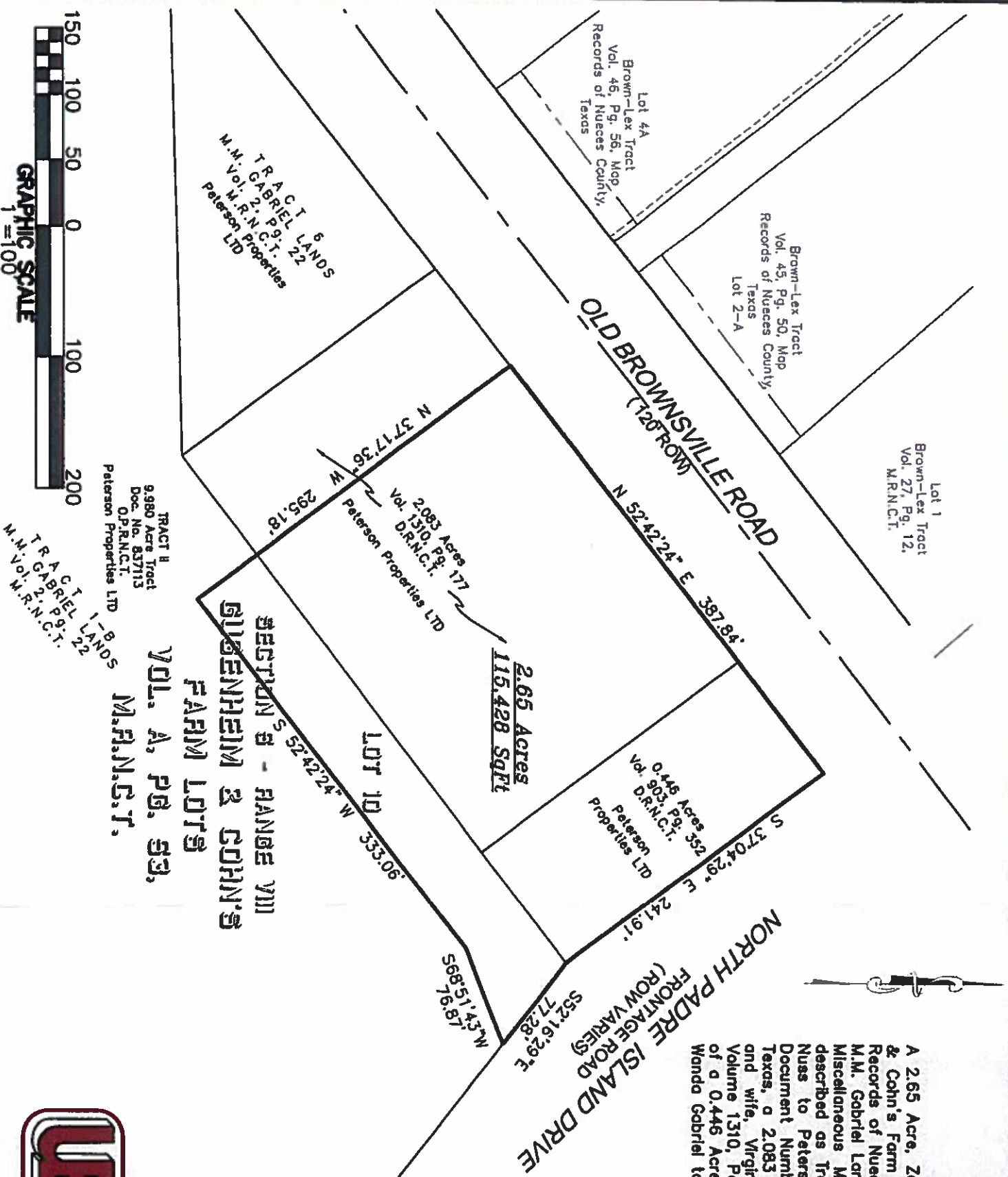
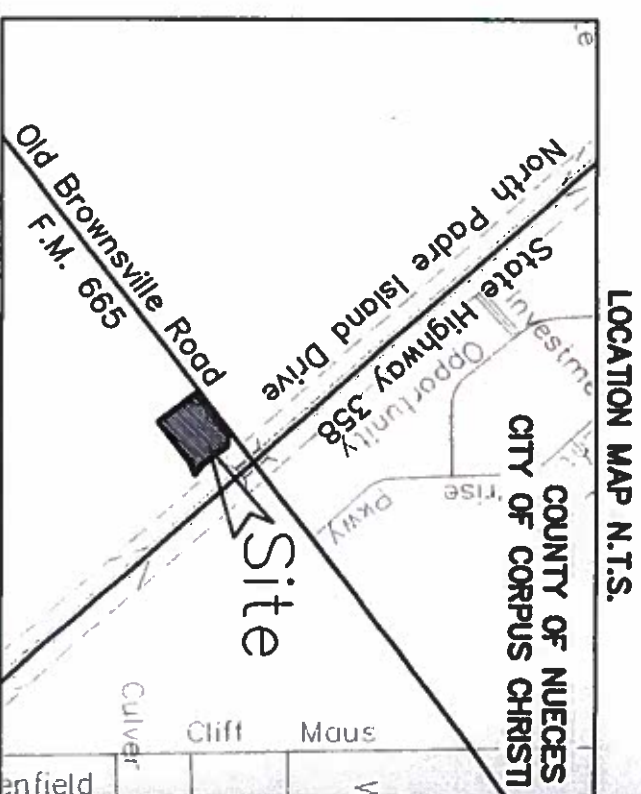

Keith W. Wooley, R.P.L.S.
License No. 5463

Exhibit B
Sketch to Accompany

A 2.65 Acre, Zoning Tract, of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a Map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, being a portion of Tract 1-B and Tract 6, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, of the Miscellaneous Map Records of Nueces County, Texas, a 9,980 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., a Texas limited partnership recorded in Document Number 837113, of the Official Public Records of Nueces County, Texas, a 2,083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, of the Deed Records of Nueces County, Texas and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Roy E. Peterson recorded in Volume 903, Page 352.



DATE: June, 15, 2015
SCALE: 1"=100'
JOB NO.: 40706.B5.03
SHEET: 1 OF 1
DRAWN BY: CDS