

Ordinance amending the Unified Development Code (“UDC”), upon application by John Kendall and The Boston Group on behalf of Cloudcroft Land Ventures (“Owner”) by changing the UDC Zoning Map in reference a 10.293-acre tract of land out of Lot 13 and 14, Section 55, Flour Bluff Encinal Farm and Garden Tracts from the “RM-1” Multifamily 1 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 John Kendall and The Boston Group on behalf of Cloudcroft Land Ventures (“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 “CG-2” General Commercial 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 John Kendall and The Boston Group on behalf of Cloudcroft Land Ventures (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of a 10.293-acre tract of land out of Lot 13 and 14, Section 55, Flour Bluff Encinal Farm and Garden Tracts, located along the south side of Graham Road approximately 260 feet east of Waldron Road (the “Property”), from the “RM-1” Multifamily 1 District to the “CG-2” General Commercial District (Zoning Map No. 035031), 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

STATE OF TEXAS
COUNTY OF NUECES

Field Notes of 10.293 acres of land being out of Lot 13 and 14, Section 55, Flour Bluff Encinal Farm Garden Tract, as shown on a map recorded in Volume "A", Pages 41 - 42, Map Records Nueces County, Texas. Said 10.293 acre tract also being out of a 15.90 acre tract deed recorded in Document No. 2003039114, Deed Records Nueces County, Texas. Said 10.293 acre tract being more particularly described as follows.

BEGINNING at a point in the south right of way of Graham Road, for the northeast corner of Lot 1, Block 1, Waldron Road Subdivision, as shown on a map recorded in Volume 67, Page 318, Map Records Nueces County, Texas, and for the northwest corner of this survey.

THENCE with the south right of way of Graham Road, South $61^{\circ}20'34''$ East, a distance of 657.26 feet to a point for an outside corner of the Flour Bluff Gas Plant Unit 2, as shown on a map recorded in Volume 34, Page 140, Map Records Nueces County, Texas, and for the northeast corner of this survey.

THENCE South $28^{\circ}32'20''$ West, a distance of 327.28 feet to a point for an inside corner of said Flour Bluff Gas Plant Unit 2, and for an outside corner of this survey.

THENCE North $61^{\circ}27'08''$ West, a distance of 300.27 feet to a point for an outside corner of said Flour Bluff Gas Plant Unit 2 and for an inside corner of this survey.

THENCE South $28^{\circ}39'26''$ West, a distance of 631.62 feet to a point for the northeast corner of Lot 6, Block 1, Flour Bluff Garden Unit 2, as shown on a map recorded in Volume 36, Page 172, Map Records Nueces County, Texas, and for the southeast corner of this survey.

THENCE with the north line of said Lot 6, North $61^{\circ}25'42''$ West, a distance of 319.10 feet to a point for the southeast corner of Lot 5, Block 1, Waldron Road Subdivision, as shown on a map recorded in Volume 67, Page 56, Map Records Nueces County, Texas, and for the southwest corner of this survey.

THENCE with the east line of said Lot 5, North $28^{\circ}34'18''$ East, a distance of 150.00 feet to a point for the northeast corner of said Lot 5, and for an inside corner of this survey.

THENCE North $61^{\circ}26'02''$ West, a distance of 37.14 feet to a point for an outside corner of this survey.

THENCE North $28^{\circ}34'18''$ East, a distance of 213.76 feet to a point for an inside corner of this survey.

THENCE North $61^{\circ}20'34''$ West, a distance of 262.41 feet to a point in the east right of way of Waldron Road for an outside corner of this survey.

THENCE with the east right of way of Waldron Road, North $28^{\circ}34'18''$ East, a distance of 50.00 feet to a point for an outside corner of this survey.

THENCE South $61^{\circ}20'34''$ East, a distance of 262.41 feet to a point for an inside corner of this survey.

THENCE North $28^{\circ}34'18''$ East, a distance of 546.25 feet to the **POINT of BEGINNING**, and containing 10.293 acres of land, more or less.

Notes:

1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: June 30, 2015.



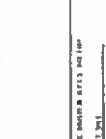
Pub No. 15975



Hirster Surveying

Frister Surveying

1. 2019년 12월 31일 현재
 2. 2019년 12월 31일 현재
 3. 2019년 12월 31일 현재
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 8. 2019년 12월 31일 현재
 9. 2019년 12월 31일 현재
 10. 2019년 12월 31일 현재



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Exhibit "B"