

**Ordinance amending the Unified Development Code (“UDC”), upon application by IHS Consultants, LP (“Owner”), by changing the UDC Zoning Map in reference to a 6.709-acre tract of land out of the East ½ of the East ½ of Lot 3, Block 2, Nueces River Irrigation Park, from the “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 IHS Consultants, LP (“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, February 24, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “CG-2” General Commercial District, and on Tuesday, March 29, 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 IHS Consultants, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 6.709-acre tract of land out of the East ½ of the East ½ of Lot 3, Block 2, Nueces River Irrigation Park, located near the southwest corner of Northwest Boulevard (FM 624) and River Hill Drive (the “Property”), from the “FR” Farm Rural District to the “CG-2” General Commercial District (Zoning Map No. 068050), 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.** The City’s Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for commercial land uses.

**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:

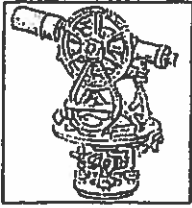
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

ATTEST:

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

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



Voss Engineering, Inc.  
6838 Greenwood Drive  
Corpus Christi, Texas 78415-9760  
Phone: (361)854-6202 Fax: (361)-853-4696

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County of Nueces

State of Texas

All that certain tract or parcel of land situated in Nueces County, Texas, within the City Limits of Corpus Christi, Texas and being part of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Lot 3, Block 2, Nueces River Irrigation Park as recorded in Volume A, Page 54 of the Map Records of Nueces County, Texas, and described by metes and bounds, as follows, to wit:

Beginning at the southeast corner of the said East one-half of the East one-half of said Lot 3, Block 2, same being the southeast corner of the herein described tract of land;

Thence, North 84 degrees 04 minutes 42 seconds West along the south boundary of said Lot 3, Block 2, a distance of 281.70 feet to the southwest corner, same being the southwest corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Lot 3, Block 2;

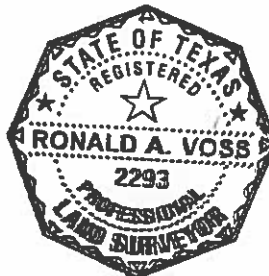
Thence, North 09 degrees 59 minutes 58 seconds East along the west boundary of the said East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Lot 3, Block 2 a distance of 1050.00 feet to the Northwest corner.

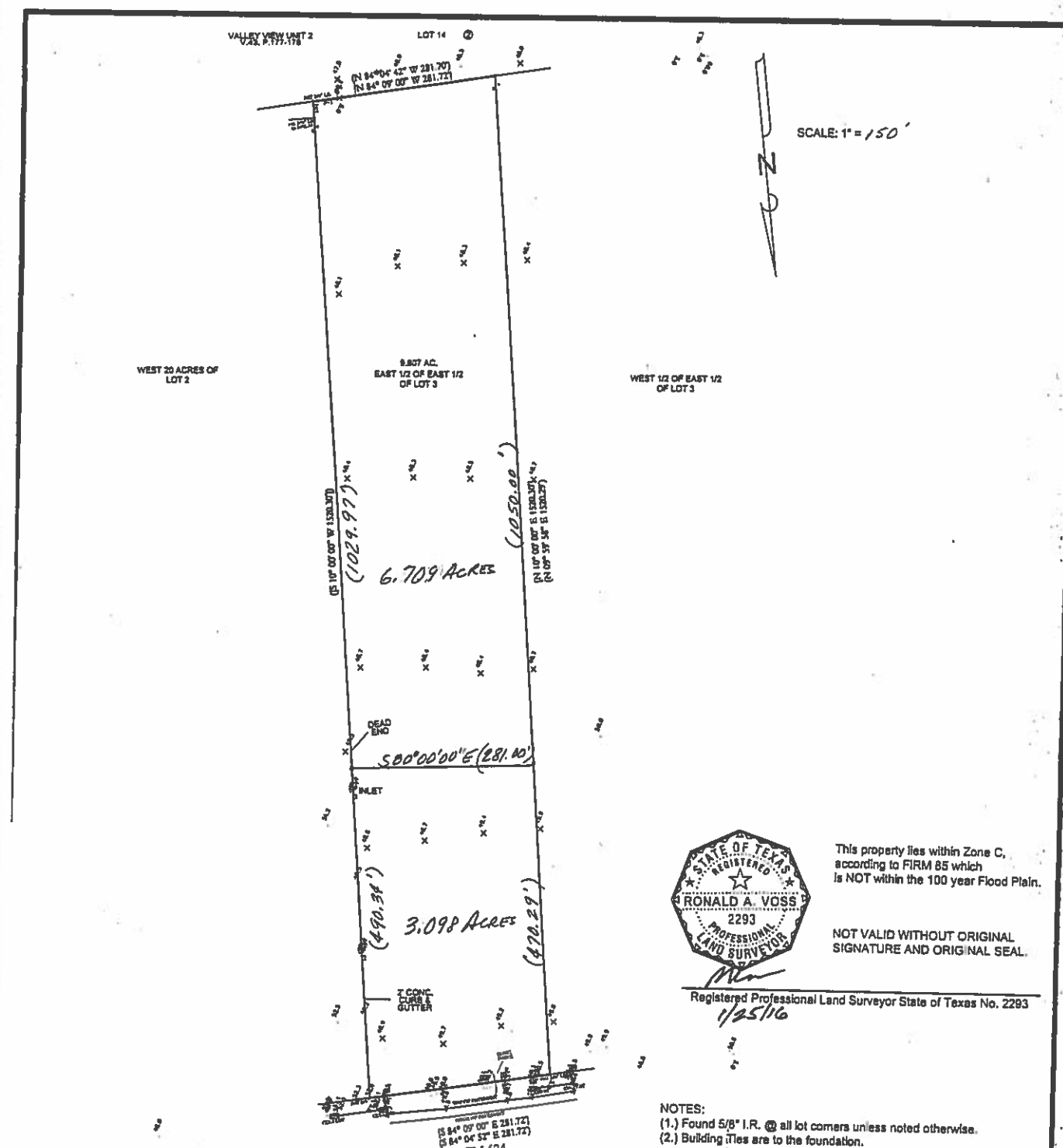
Thence, South 80 degrees 00 minutes 00 seconds East 281.00 feet to the Northeast corner, same lying in the east boundary of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Lot 3, Block 2;

Thence, South 10 degrees 00 minutes 00 seconds West 1029.97 feet along the east boundary of said East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Lot 3, Block 2 to the place of beginning containing 6.709 acres of land.

  
\_\_\_\_\_  
Ronald A. Voss, R.P.L.S. No. 2293

2/5/16





14505 NORTHWEST BOULEVARD

BUYER:

DATE: 10/14/2015	The East 1/2 Of The East 1/2 of Lot 3, Block 2, Nueces River Irrigation Park Vol. A, Page. 54 (M.R.N.C.T.) Corpus Christi, Nueces County, Texas
REVISION:	
CREW: RS & DL	
OFFICE: RV & RG	
GF#:	
JOB#: 15-3856	
<p><b>KEY:</b></p> <p>WOOD FENCE</p> <p>[RECORDED] WIRE FENCE</p> <p>(MEASURED) VINYL FENCE</p>	
<p><b>VOSS ENGINEERING, INC.</b></p> <p>ENGINEERING &amp; LAND SURVEYING</p> <p>6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415</p> <p>PHONE: 361.854.6202 FAX: 361.853.4696</p>	