

**Ordinance amending the Unified Development Code (“UDC”), upon application by Maria G. Lopez (“Owner”), by changing the UDC Zoning Map in reference to a 0.037 acre tract of land, described as being the remainder Lot 2, Block 6 of the San Diego Addition Unit 1, from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood 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 Maria G. Lopez (“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, August 24, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the “CN-1” Neighborhood Commercial District, and on Tuesday, September 20, 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 Maria G. Lopez (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.037 acre tract of land, described as being the remainder Lot 2, Block 6 of the San Diego Addition Unit 1, located on the east side of Niagara Street between Guadalupe Street and Nogales Street (the “Property”), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 047041), 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	_____
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

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

## A 0.037 ACRES TRACT OF LAND, BEING THE REMAINDER OF LOT 2, BLOCK 6, OF THE SAN DIEGO ADDITION UNIT 1

Field notes of a 0.037 acres tract of land, being all of Lot 2, Block 6 of the San Diego Addition Unit 1, recorded in Volume 9, Page 21 of the Map Records of Nueces County, Texas; save and except a 0.110 acres tract of land out of said Lot 2, conveyed to the State of Texas by Deed recorded in Volume 1110, Page 383 of the Deed Records of Nueces County, Texas;

Said 0.037 acres tract is comprised of a portion of the Enriquez Villareal Survey, Abstract 1, is located within the City of Corpus Christi, in Nueces County, Texas, and is described by metes and bounds as follows:

**BEGINNING** at a 4 inch concrete monument with brass cap stamped "TEXAS HIGHWAY DEPARTMENT" found in the east line of Niagara Street, the east line of said Lot 2, and the west line of Lot 1, Block 6 of said addition, at an exterior east corner of said 0.110 acres tract, for the north corner of this tract;

Thence S 01°23'05" E along the west line of said Lot 1, the east line of said Lot 2, and the east line of this tract, a distance of 75.57 feet (called S00°56'10"E) to a point at the common corner of Lots 1, 2, 28 and 29, Block 6 of said addition, for the southeast corner of this tract;

Thence S 88°36'56" W along the north line of said Lot 28, the south line of said Lot 2, and the south line of this tract, a distance of 42.23 feet (called S89°03'50"W, 42.36') to a 5/8 inch iron rod found in the east line of said Niagara Street, at the southeast corner of said 0.110 acres tract, for the southwest corner of this tract;

Thence N 27°48'31" E along the east line of said Niagara Street, the southerly east line of said 0.110 acres tract and the west line of this tract, a distance of 86.57 feet (called N28°20'00"E, 86.64') to the **POINT OF BEGINNING**, containing 0.037 acres of land, more or less, subject to any and all easements and agreements of record.

Distances are at surface and Bearings in this description are based on a GPS survey conducted in the Texas Coordinate System, South Zone, NAD1983, in US Feet, with a Combined Scale Factor of 0.99998578.

I, Michael J. MacInnis, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, under my direction, to the best of my knowledge and ability, this the 11<sup>th</sup> day of April, 2016. A signed and sealed Survey Plat accompanies this description.



Registered Professional Land Surveyor  
Texas Registration No. 5874



# NUECES COUNTY CITY OF CORPUS CHRISTI

SAN DIEGO ADDITION UNIT 1

VOL. 9, PG. 21

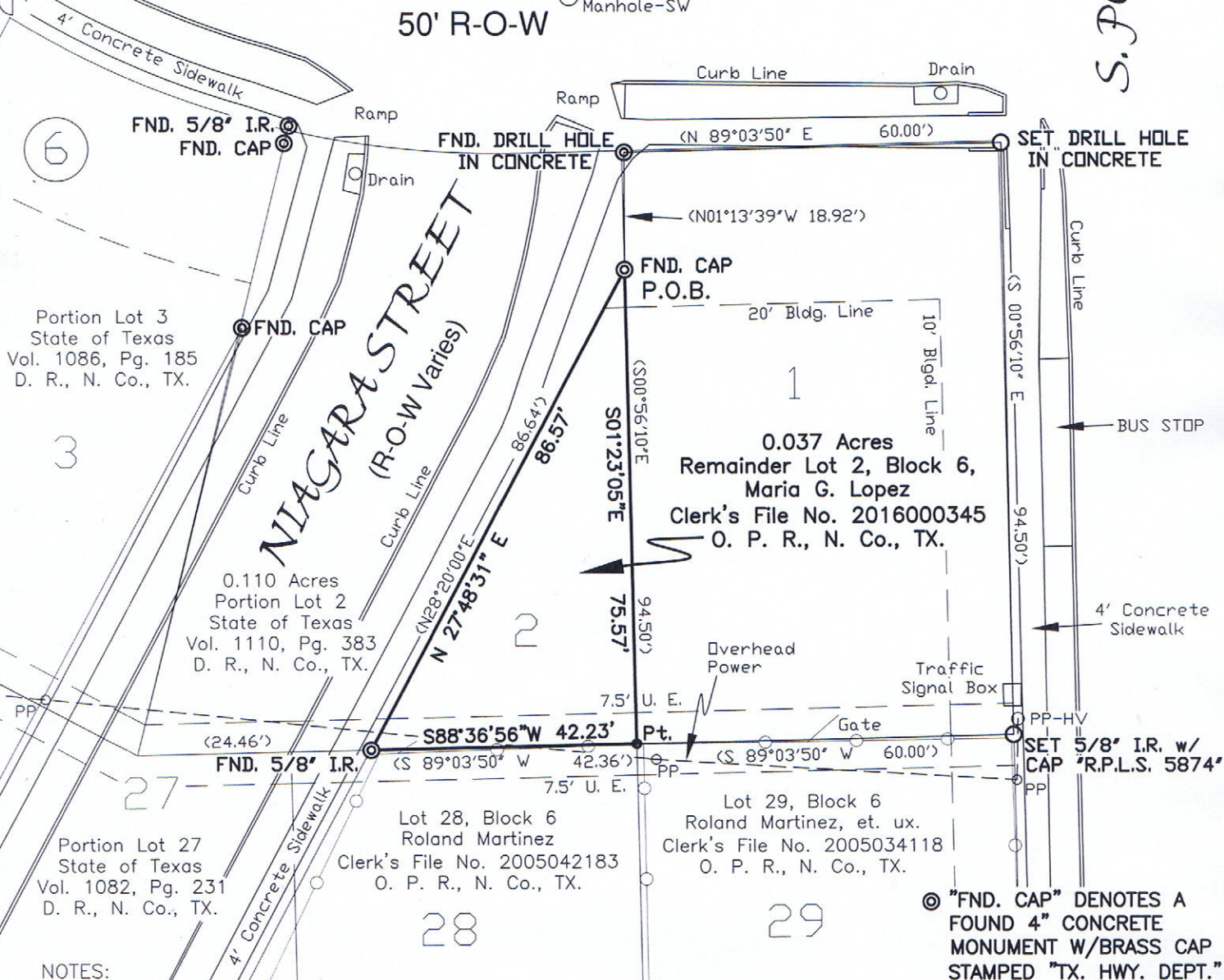
M. R., N. Co., TX.

GUADALUPE STREET

50' R-O-W

Manhole-SW

S. PORT AVENUE  
100' R-O-W



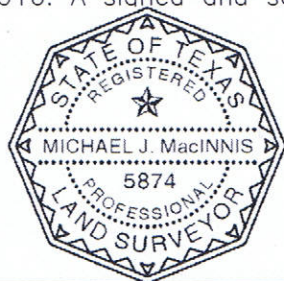
## NOTES:

- 1) Distances are measured at surface and bearings are based on a GPS survey conducted in the Texas Coordinate System, South Zone NAD1983, in US Feet. Combined Scale Factor: 0.99998578.
- 2) There may be existing pipelines not shown on this map. Notify the Texas One Call System (811) to locate existing pipelines before performing any excavation on this property.
- 3) Determined by graphical methods only, this property lies within Flood Zone C, an area of minimal flooding, as shown on FEMA Flood Map No. 485464 0168 C, dated July 18, 1985.

PLAT SHOWING SURVEY OF PROPERTY LOCATED AT  
3113 S. PORT AVENUE, CORPUS CHRISTI, TEXAS  
BEING THE REMAINDER OF LOT 2,  
BLOCK 6 OF THE SAN DIEGO ADDITION UNIT 1  
AS SHOWN ON MAP RECORDED IN VOLUME 9, PAGE 21  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS  
DEED RECORDED IN CLERK'S FILE NO. 2016000345 OF THE  
OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS  
SCALE 1" = 25 FEET

I, Michael J. MacInnis, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made on the ground, under my direction, to the best of my knowledge and ability, this the 11th day of April, 2016. A signed and sealed metes & bounds description accompanies this plat.

Native Survey Co.  
7092 County Road 4167  
Taft, Texas 78390  
Phone/Fax: 361-528-4233  
Cell: 361-244-2043  
TX Firm No. 10044900



*Michael J. MacInnis*  
Registered Prof. Land Surveyor  
Texas Registration No. 5874

C:\Projects\2016\160305-r1