

Ordinance amending the Unified Development Code (“UDC”), upon application by Oceanic Development, LTD. (“Owner”), by changing the UDC Zoning Map in reference to a 2.98 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 28, Lots 1 and 2; from the “RM-1” Multi-family 1 Residential District to the “CG-2” General Commercial District; amending Plan CC 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 by Oceanic 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, January 25, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RM-1” Multi-family 1 Residential District to the “CG-2” General Commercial District, and on Tuesday, February 28, 2017, 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 Oceanic Development LTD, (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.98 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 28, Lots 1 and 2; located approximately 300 feet north of the north right of way of South Padre Island Drive (State Highway 358) between Rodd Field Road and Lexington Road (the “Property”), from the “RM-1” Multi-family 1 Residential District to the “CG-2” General Commercial District (Zoning Map No. 040034), 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. 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

| | | | |
|-------------------|-------|----------------|-------|
| Mayor | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Lucy Rubio | _____ |
| Paulette Guajardo | _____ | Greg Smith | _____ |
| Michael Hunter | _____ | Carolyn Vaughn | _____ |
| Joe McComb | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

| | | | |
|-------------------|-------|----------------|-------|
| Mayor | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Lucy Rubio | _____ |
| Paulette Guajardo | _____ | Greg Smith | _____ |
| Michael Hunter | _____ | Carolyn Vaughn | _____ |
| Joe McComb | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Mayor



Job No. 42724.B605
November 28, 2016

2.98 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 2.98 Acre Zoning Tract, of Lots 1 and 2, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, being a portion of the remainder of an 8.920 Acre Tract, described in a Warranty Deed with Vendors Lien, from Oshman Investments, Ltd., a Texas limited partnership, to Oceanic Development, Ltd., a Texas limited partnership, as recorded in Document Number 2002032580, of the Official Public Records of Nueces County, Texas; the said 2.98 Acre Zoning Tract being more fully described as follows:

Commencing, at a 5/8 Inch Iron Rod stamped "URBAN ENGR CCTX" Found, on the Northeast Right-of-Way of South Padre Island Drive, a public roadway, as shown on a Texas Department of Transportation Map (TXDOT), CONST.CSJ:0617-01-170, Sheet 10;

Thence, North 28°45'35" East, with the common line of the Southeast line of Lot 2, Block A, Joslin Tracts, a map of which is recorded in Volume 40, Page 2, of the said Map Records, and the Northwest line of the said 8.920 Acre Tract, 313.82 Feet, to a point in the said common line, for the **Point of Beginning**, and the West corner of this Tract;

Thence, North 28°45'35" East, with the said common line, 403.01 Feet, to the West corner of Lot 1, Block 1, The Village at Oso Bay, a map of which is recorded in Volume 67, Page 765, of the said Map Records, for the North corner of this Tract;

Thence, South 61°09'57" East, over and across the said 8.920 Acre Tract, with the Southwest line of the said Lot 1, 327.68 Feet, to a 5/8 Inch Iron Rod stamped "URBAN ENGR CCTX" Found, on the common line of the Northwest line of Lot 4-B, Block A, Joslin Tracts, a map of which is recorded in Volume 35, Page 69, of the said Map Records, and the Southeast line of the said 8.920 Acre Tract, being the South corner of the said Lot 1, for the East corner of this Tract;

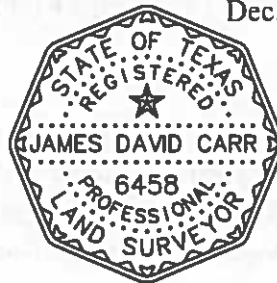
Thence, South 28°50'44" West, with the said common line, 390.73 Feet, to a point in the said common line, for the South corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod stamped "URBAN ENGR CCTX" Found, on the said Northeast Right-of-Way of South Padre Island Drive, bears South 28°50'44" West, 321.90 Feet;

Thence, North 63°18'57" West, over and across the said 8.920 Acre Tract, 327.31 Feet, to the **Point of Beginning**, containing 2.98 Acres (129,930 SqFt) of Land, more or less.

Grid Bearings and Distances described herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this Fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Dec. 27, 2016



URBAN ENGINEERING

James D. Carr

James D. Carr, R.P.L.S.
License No. 6458

South Padre Island Drive
State Highway 358
(ROW Varies CONST.CSJ:0617-01-170, Sheet 10)

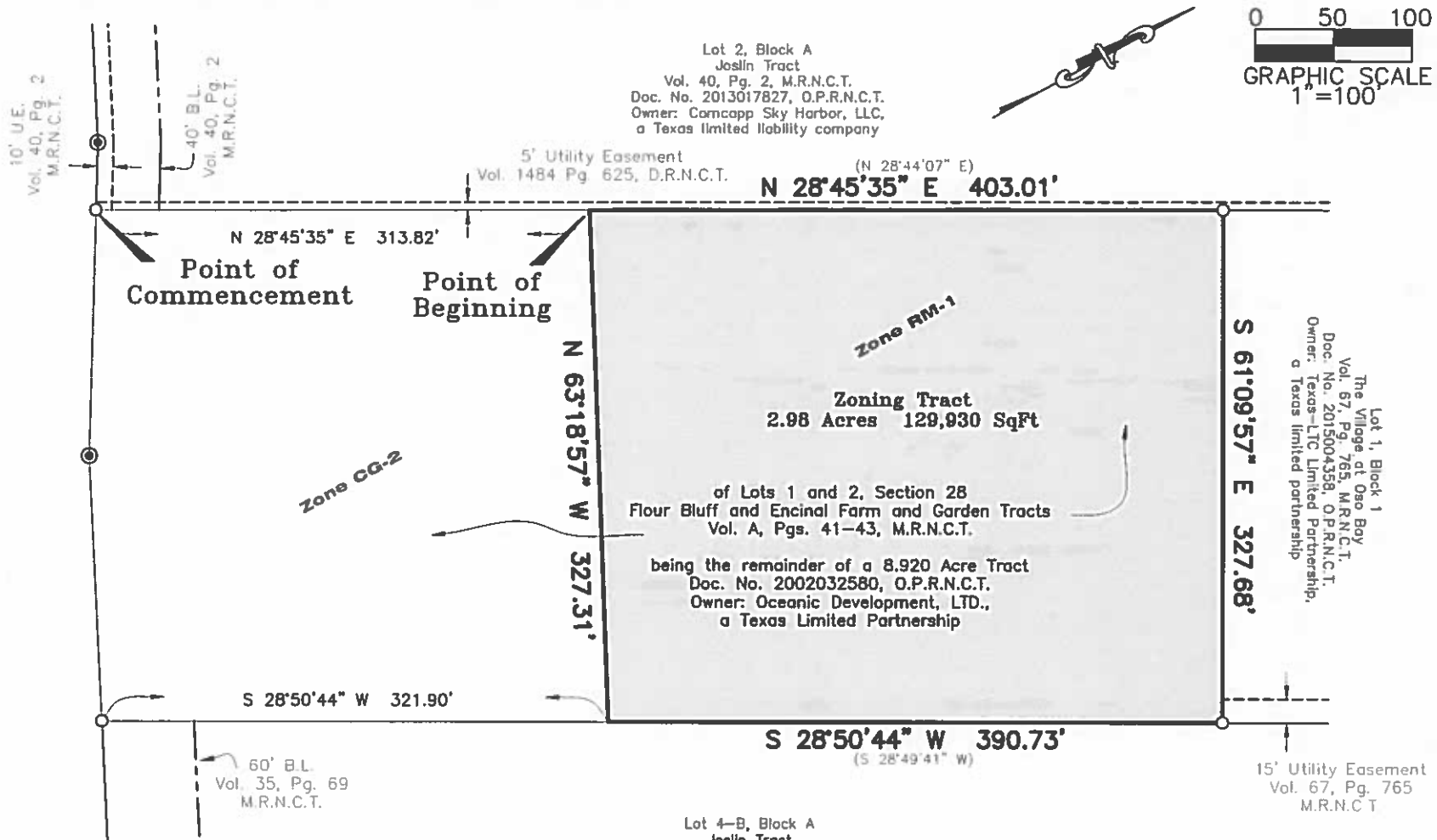


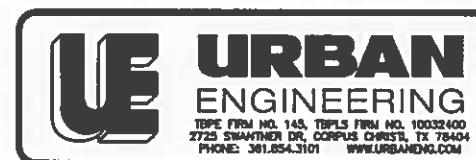
Exhibit B

Sketch to Accompany

Fieldnotes, for a 2.98 Acre Zoning Tract, of Lots 1 and 2, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, being a portion of the remainder of an 8.920 Acre Tract, described in a Warranty Deed with Vendors Lien, from Oshman Investments, Ltd., a Texas limited partnership, to Oceanic Development, Ltd., a Texas limited partnership, as recorded in Document Number 2002032580, of the Official Public Records of Nueces County, Texas.

Lot 4-B, Block A
Joslin Tract
Vol. 35 Pg 69, M.R.N.C.T.
Doc. No. 2014006040, O.P.R.N.C.T.
Owner: Butler Rental Property, LLC,
a Texas limited liability company

- LEGEND:
- 5/8 Inch Iron Rod stamped "URBAN ENGR CCTX" Found
 - ⊕ 5/8 Inch Iron Rod stamped "Frontier Surveying" Found
 - 5/8 Inch Iron Rod Found
 - ◆ TXDOT Monument Found (Type I) (broken)
 - ⊙ TXDOT Monument Found (Type II)



DATE: 11/28/2016
SCALE: 1"=100'
JOB NO.: 42724.B605
SHEET: 1 OF 2
DRAWN BY: CDS
urbansurvey1@urbaneng.com
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