

Ordinance amending the Unified Development Code (“UDC”), upon application by Prosperity Bank (“Owner”), by changing the UDC Zoning Map in reference to A 0.629-acre tract of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas; from the “RS-6” Single-Family 6 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 Prosperity Bank (“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, April 5, 2017, 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 “CG-2” General Commercial District, and on Tuesday, May 9, 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 Prosperity Bank, (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on A 0.629-acre tract of land out of River Ridge Unit 2, Block 1, Lot 1A, as recorded in Volume 68, Page 509, Map Records of Nueces County, Texas, located on the west side of Hazel Bazemore Parkway (County Road 69) between Northwest Boulevard (Farm Road 624) and Riverway Drive (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map No. 067050), 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

MATKIN HOOVER

ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099
TEXAS REGISTERED SURVEYING FIRM F-10024000

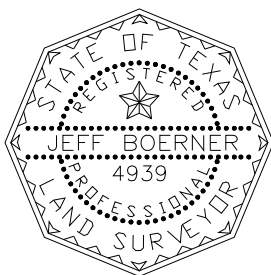
FIELD NOTES FOR A 0.629 OF ONE ACRE TRACT OF LAND

BEING A 0.629 OF ONE ACRE TRACT OF LAND LOCATED WITHIN LOT 1A, ACCORDING TO THE REPLAT OF LOT 1A, BLOCK 1, RIVER RIDGE, UNIT 2, RECORDED IN VOLUME 68, PAGE 509, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 0.629 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 5/8" iron rod with a yellow "Bass & Welsh Eng." plastic cap found in the west right-of-way line of Hazel Basemore Road (County Road No. 69) at the southeast corner of Lot 1A, River Ridge, Unit 2, the northeast corner of River Ridge, Unit 3, recorded in Volume 68, Pages 428-429, Map Records of Nueces County, Texas;

- (1) Thence**, departing the west right-of-way line of Hazel Basemore Road, with the north and east boundary lines of River Ridge, Unit 3, the south and west boundary lines of Lot 1A, the south and west boundary lines of the herein described tract, the following courses and distances:
 - a. **N 84° 45' 49" W, 244.29'** (N 84° 42' 25" W, 244.18', record) to a 5/8" iron rod with a yellow "Bass & Welsh Eng." plastic cap found for corner;
 - b. **N 09° 21' 19" E, 112.53'** (N 09° 18' 43" E, 112.41', record) to a 5/8" iron rod with a yellow "Bass & Welsh Eng." plastic cap found for corner;
- (2) Thence, S 84° 42' 4" E**, across Lot 1A, River Ridge, Unit 2, with the north boundary line of the herein described tract, **a distance of 244.20'** to a calculated point for corner in the east boundary line of Lot 1A, River Ridge, Unit 2, the west right-of-way Line of Hazel Basemore Road;
- (3) Thence, S 09° 19' 03" W**, with the west right-of-way line of Hazel Basemore Road, the east boundary line of Lot 1A, River Ridge, Unit 2, the east boundary line of the herein described tract, **a distance of 112.26'** (S 09° 18' 43" W, record) to the **POINT OF BEGINNING** and containing **0.629 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. This description is for zoning purposed only, and will not be used for a legal severance or conveyance of property.



A handwritten signature in red ink, appearing to read "Jeff Boerner", is written over a horizontal line.

Jeff Boerner Date: 03-08-2017

RPLS #4939

Job #17-4013 0.629 AC.

LEGEND

P.O.B.



-OET——

POINT OF BEGINNING

CALCULATED POINT

FOUND 5/8" IRON ROD WITH A YELLOW
"BASS & WELSH ENG." PLASTIC CAP

RECORD CALL PER VOLUME 67, PAGE 118
MAP RECORDS, NUECES COUNTY, TEXAS

RECORD CALL PER VOLUME 68, PAGE 509
MAP RECORDS, NUECES COUNTY, TEXAS

WATER VALVE

UTILITY POLE WITH GUY WIRE

TRANSMISSION TOWER

UTILITY SIGN

ELECTRIC/TELEPHONE (OVERHEAD)

ZONING EXHIBIT SHOWING:

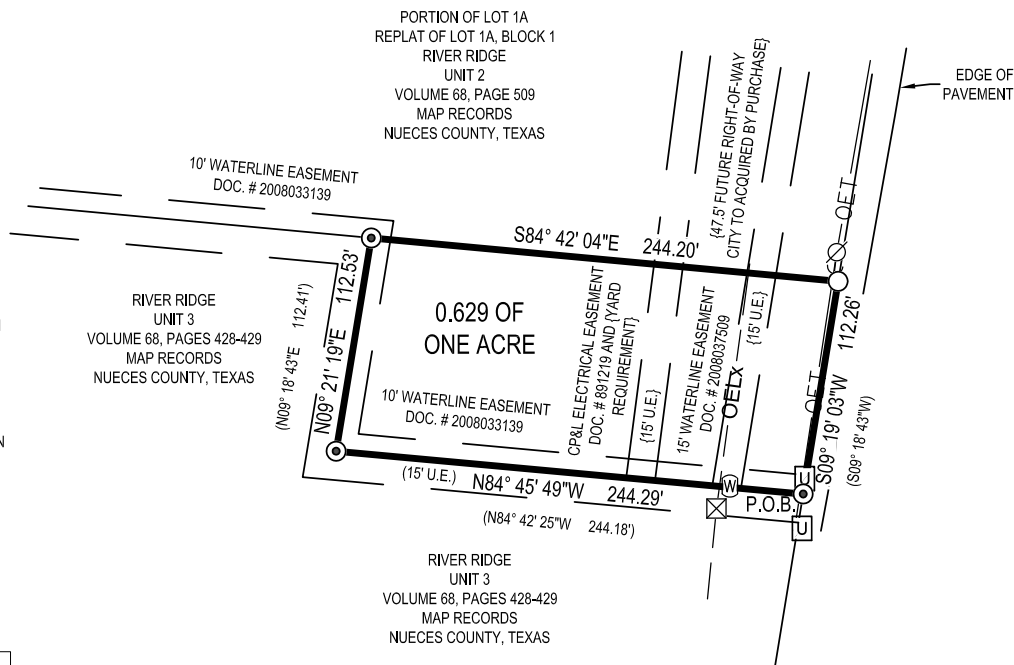
0.629 OF ONE ACRE BEING LOCATED WITHIN LOT 1A, ACCORDING TO THE REPLAT OF LOT 1A, BLOCK 1, RIVER RIDGE, UNIT 2, RECORDED IN VOLUME 68, PAGE 509, MAP RECORDS, NUECES COUNTY, TEXAS.



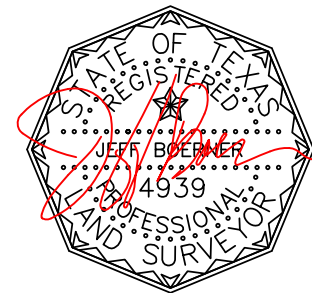
SCALE: 1" = 100'

NOTES:

- 1) FIELD WORK PERFORMED ON: FEBRUARY 09, 2017
- 2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 5) THIS TRACT LIES WITHIN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48409C0525E, WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2016.
- 6) THIS EXHIBIT IS FOR ZONING PURPOSES ONLY, AND WILL NOT BE USED FOR A LEGAL SEVERANCE OR CONVEYANCE OF PROPERTY.



HAZEL BASEMORE ROAD
(C.R. 69)
(VARIABLE WIDTH RIGHT-OF-WAY)



MATKINHOOVER

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BOERNE, TEXAS 78006
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TEXAS REGISTERED ENGINEERING FIRM F-0004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING

JEFF BOERNER DATE: MARCH 10, 2017
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939
JOB NO. 17-4013 EXHIBIT FOR ZONING PURPOSES ONLY