

**Ordinance amending the Unified Development Code (“UDC”), upon application by IDV NPID, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 2.84-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas; from the “RM-3” Multifamily 3 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 IDV NPID, LLC (“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, May 17, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from “RM-3” Multifamily 3 District to the “CG-2” General Commercial District, and on Tuesday, June 20, 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 IDV NPID, LLC, (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.84-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas located on the west side of Flato Road between Bates Road and Bear Lane (the “Property”), from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District (Zoning Map No. 051042), 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:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Council Member	_____		

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

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Council Member	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

**LEGAL DESCRIPTION**  
**2.84 ACRES**  
**NUECES COUNTY, TEXAS**

A 2.84 acre tract out of Lot 2, Block 4, J.C. Russell Farm Blocks, as shown on a map recorded in Volume 28, Pages 58 - 59, Map Records Nueces County, Texas. Said 2.84 acres also being out of a 31.4685 acre tract as referenced in File No. 235320, Deed Records, Nueces County, Texas, and more fully described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found for the southeast corner of Lot 4, Block 4, Gemini Subdivision, as shown on a map recorded in Volume 66, Page 53, Map Records, Nueces County, Texas, **THENCE** North 88°36'26" East, with the south line of said 31.4685 acre tract, a distance of 1033.33 feet to the southwest corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 01°24'32" West, a distance of 215.00 feet to a calculated point on the north line of a 31.4685 acre tract for the northwest corner of the herein described tract;

**THENCE** North 88°36'22" East, with the north line of said 31.4685 acre tract, a distance of 215.00 feet to a calculated point on the west right-of-way line of Flato Road, for the northeast corner of the herein described tract;

**THENCE** South 01°24'32" East, with the west right-of-way line of said Flato Road, a distance of 574.67 feet to a calculated point on the west right-of-way line of Flato Road, for the southeast corner of the herein described tract;

**THENCE** South 88°36'26" West, a distance of 215.00 feet to the **POINT OF BEGINNING** and containing 2.84 acres of land.

**NOTE:**

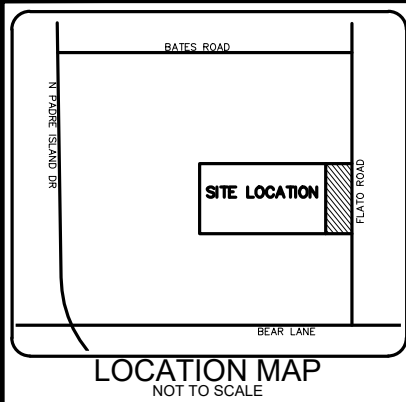
ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).

*Stacey King Mora*  
\_\_\_\_\_  
**Stacey King Mora, RPLS**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 6166**  
**Naismith/Hanson Professional Services**  
**TBPE F#355    TBPLS F# 100395-00**

**Date:** April 21, 2017



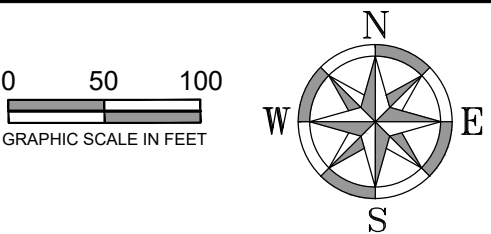
APR 21, 2017 3:57 PM MCNE01782  
X:\CBT\LAND DEVELOPMENT\TIM HARRINGTON - IDV\NPID AND FLATO\South 16\FLATO ROAD NEW.DWG



GENERAL NOTES

1. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).
2. SUBJECT PROPERTY ZONED LIGHT INDUSTRIAL (IL) AND RESIDENTIAL MULTI-FAMILY (RM-3).

ZONING CHANGE EXHIBIT  
232 FLATO ROAD



TRACT NO. 3  
34.41 ACRES  
VOLUME 1341, PAGE 124  
D.R.N.C.T.  
OWNER: YARBOROUGH RANCHES LP N88° 36' 22"E 1033.31'

LOT 4  
BLOCK 4  
GEMINI SUBDIVISION  
VOLUME 66, PAGE 53  
M.R.N.C.T.  
OWNER: WEATHERFOR GLOBAL

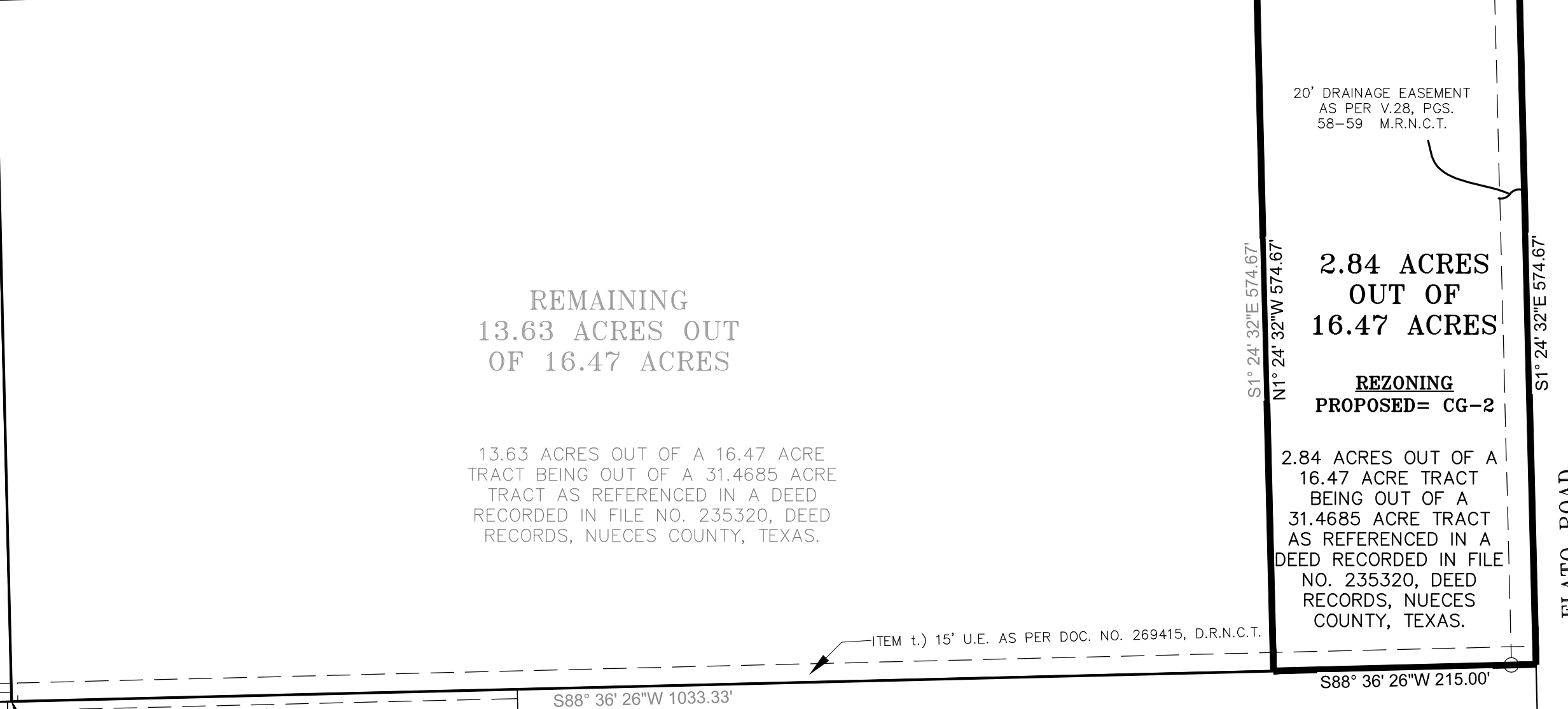
ITEM(S) z. & co.) 35' RIGHT-OF-WAY AS PER VOLUME 47, PAGE 97 M.R.N.C.T.

ITEM(S) z. & co.) 10' U.E.

ITEM(S) z. & co.) 15' U.E.

LOT 3  
GEMINI SUB'D  
UNIT 2  
VOLUME 67, PAGE 284  
M.R.N.C.T.  
OWNER: DHMS PROPERTIES I LLC.


15' U.E.



POINT OF BEGINNING

LOT 2  
GEMINI SUBDIVISION  
BLOCK 4  
VOLUME 65, PAGE 20  
M.R.N.C.T.  
OWNER: PENSKE TRUCK LEASING CO. LP.

CLIFF INVESTMENTS INC.  
14.1 ACRE TRACT  
DOCUMENT NO. 2007027398  
D.R.N.C.T.

 Hanson Professional Services Inc.  <small>TBPE F-417 / TBPLS F-10039500 TBAE F-BR 2458 / TBPG F-50556</small>	<b>ZONING CHANGE EXHIBIT</b>	
	16.47 ACRE TRACT BEING OUT OF A 31.4685 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 235320, DEED RECORDS, NUECES COUNTY, TEXAS	
	CORPUS CHRISTI, NUECES COUNTY, TEXAS	

WEST OSO HIGH SCHOOL/LOT 1, BLOCK 6  
RUSSELL FARM BLOCKS/VOLUME 28, PAGES 58 - 59  
M.R.N.C.T.  
OWNER: WEST OSO INDEPENDENT SCHOOL DISTRICT

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