

**Ordinance amending the Unified Development Code (“UDC”), upon application by CC Ventures Equities IV, LP (“Owner”), by changing the UDC Zoning Map in reference to the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, from the “CN-1” Neighborhood Commercial 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 CC Ventures Equities IV, 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, a public hearing was held on Wednesday, July 26, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, and on Tuesday, September 19, 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 CC Ventures Equities IV, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”) is amended by changing the zoning on a property described as being the west 170 feet of Foxwood Estates Phase III, Block 11, Lot 2, located along the east side of Weber Road, north of Bratton Road, and south of Saratoga Boulevard (the “Property”), from “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District (Zoning Map No. 047034), 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	_____
Debbie Lindsey-Opel	_____		

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	_____
Debbie Lindsey-Opel	_____		

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

ATTEST:

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

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

**STATE OF TEXAS**  
**COUNTY OF NUECES**

Field notes of a 0.839 acre tract being the west 170.00 feet of Lot 2, Block 11, Foxwood Estates Phase III, as shown on a map recorded in Volume 65, Page 158, Map Records Nueces County, Texas. Said 0.839 acre tract being more particularly described as follows:

**BEGINNING** at a point in the southeast right of way of Weber Road, for the common west corner of Lots 1 and 2, Block 11, and for the west corner of this survey.

**THENCE** with the common line of Lot 2 and Weber Road, North  $28^{\circ}43'02''$  East, a distance of 215.00 feet to a point for the common west corner of Lot 2, Block 11, and Block 1, Country Club Estates Unit 31, as shown on a map recorded in Volume 57, Page 148, Map Records Nueces County, Texas, and for the north corner of this survey.

**THENCE** with the common line of Lot 2, Block 11, and of said Block 1, Country Club Estates Unit 31, South  $61^{\circ}49'51''$  East, a distance of 170.00 feet to a point for the east corner of this survey.

**THENCE** South  $28^{\circ}43'04''$  West, a distance of 214.83 feet to a point in the common line of Lots 1 and 2, and for the south corner of this survey.

**THENCE** with the common line of Lots 1 and 2, North  $61^{\circ}53'17''$  West, a distance of 170.00 feet to the **POINT of BEGINNING** of this tract, and containing 0.839 acres of land, more or less.

Notes:

- 1.) Bearings are based on the Foxwood Estates Phase III plat as shown on a map recorded in Volume 65, Page 158, Map Records Nueces County, Texas..
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" iron rod = iron rod set with yellow plastic cap labeled Brister Surveying.
- 4.) This metes and bounds description does not represent an on the ground survey.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: May 19, 2017.



