

Ordinance amending the Unified Development Code (“UDC”), upon application by Hunt Enterprises, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to 2.25 acres out of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2; 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 Hunt Enterprises, 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, a public hearing was held on Wednesday, October 18, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2, and on Tuesday, November 14, 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 Hunt Enterprises, Ltd. (“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 2.25 acres out of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Corsair Drive, east of Rodd Field Road, and west of Blue Angel Street (the “Property”), from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District for Tract 1 and “CG-2” General Commercial District to “RM-3” Multifamily 3 District for Tract 2 (Zoning Map No. 040033), 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



Job No. 42814.B5.00

August 23, 2017

Exhibit A - Tract 1

1.05 Acres

Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1.05 Acre, Zoning Tract, of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 through 43, Map Records of Nueces County, Texas; said 1.05 Acres being more fully described by metes and bounds as follows:

Commencing, at a 5/8 Inch Iron Rod Found, on the Northeast Right-of-Way of Corsair Drive, a public roadway, for the West corner of Lot 25, Block 1, Rodd Place Unit 1, a map of which is recorded in Volume 43, Pages 150-151, of the said Map Records, from **Whence** a 5/8 Inch Iron Rod Found, for the South corner of the said Lot 25, bears South 61°16'55" East, 90.00 Feet;

Thence, North 61°16'55" West, with the said Northeast Right-of-Way, 275.41 Feet;

Thence, North 28°43'05" East, departing said Northeast Right-of-Way, over and across the said Lot 32, 190.00 Feet, for the **Point of Beginning** and South corner of this Tract;

Thence, North 61°16'55" West, 239.86 Feet, to a point on the Southeast Right-of-Way of Rodd Field Road, a public roadway, for the West corner of this Tract;

Thence, North 28°43'05" East, with the said Southeast Right-of-Way, 190.00 Feet, for the North corner of this Tract;

Thence, South 61°16'55" East, 240.00 Feet, for the East corner of this Tract;

Thence, South 28°43'05" West, 190.00 Feet, to the Point of Beginning, containing 1.05 Acres (45,587Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon 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. *Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

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



Job No. 42814.B5.00
August 23, 2017

Exhibit A - Tract 2

1.20 Acres

Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 1.20 Acre, Zoning Tract, of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 through 43, Map Records of Nueces County, Texas; said 1.20 Acres being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod Found, on the Northeast Right-of-Way of Corsair Drive, a public roadway, for the West corner of Lot 25, Block 1, Rodd Place Unit 1, a map of which is recorded in Volume 43, Pages 150-151, of the said Map Records, and for the South corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, for the South corner of the said Lot 25, bears South 61°16'55" East, 90.00 Feet;

Thence, North 61°16'55" West, with the said Northeast Right-of-Way, 275.41 Feet, for the West corner of this Tract;

Thence, North 28°43'05" East, 190.00 Feet, for the North corner of this Tract;

Thence, South 61°16'55" East, 275.41 Feet, to a point on the Northwest boundary of Block 1, of the said Rodd Place Unit 1, for the East corner of this Tract;

Thence, South 28°43'05" West, with the Northwest line of the said Block 1, 190.00 Feet, to the Point of Beginning, containing 1.20 Acres (52,328Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon 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. *Also reference accompanying sketch of tract described herein.*



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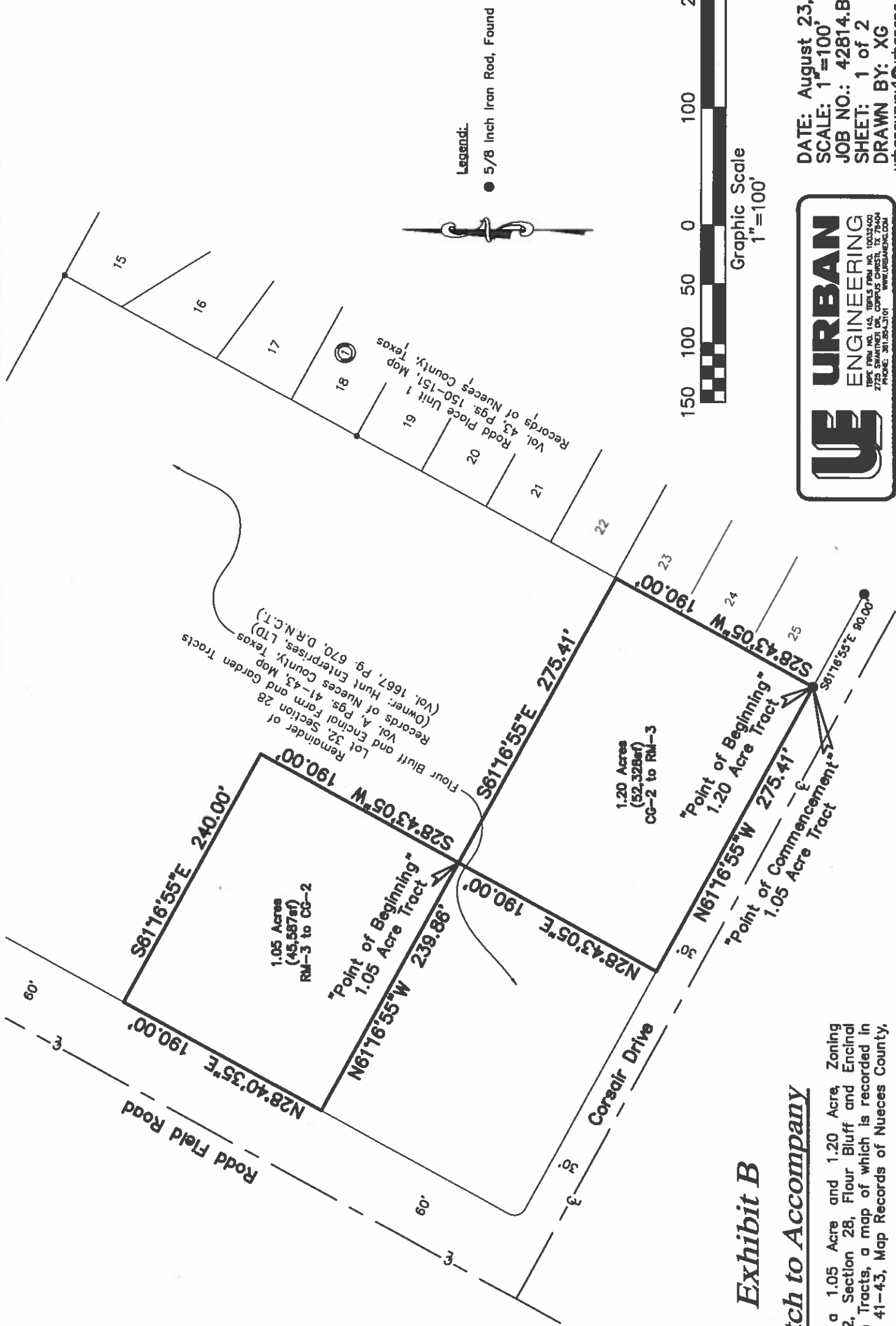


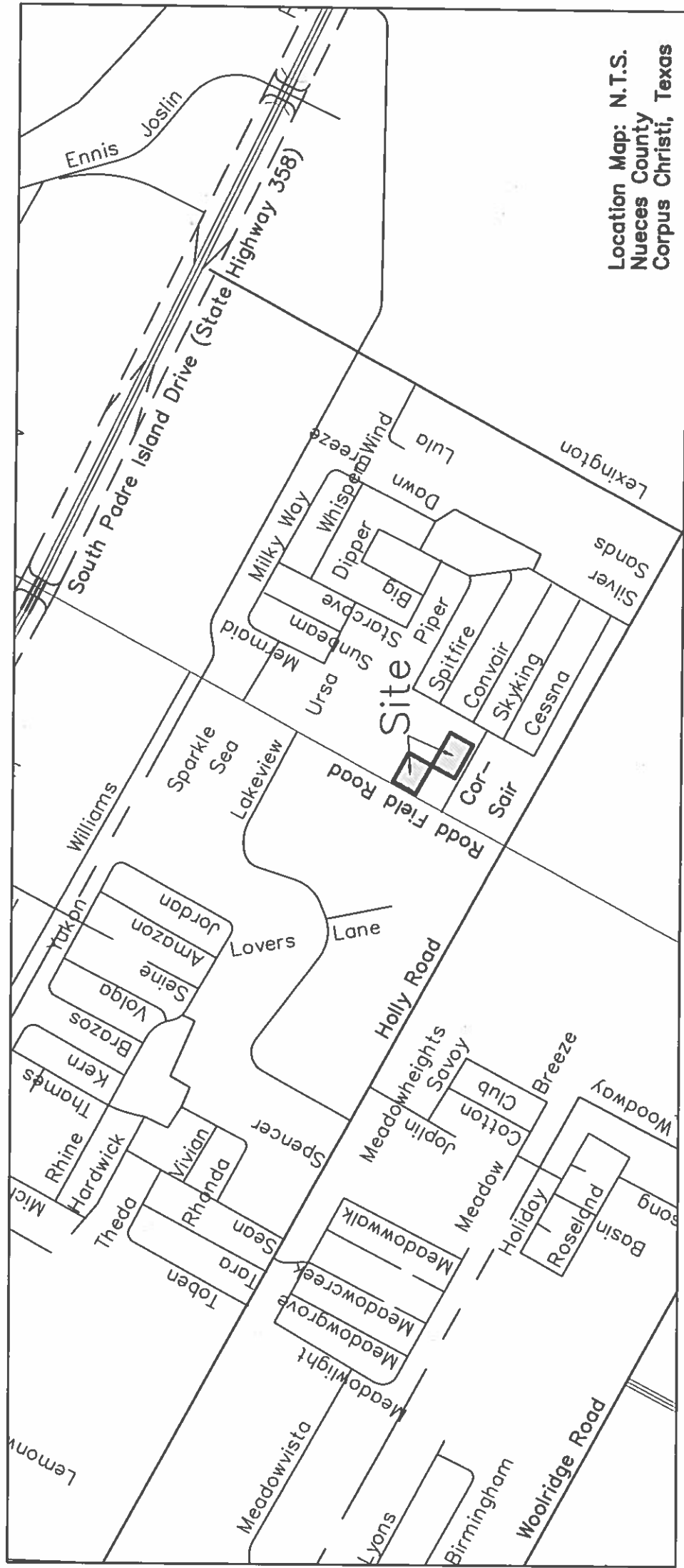
Exhibit B

Sketch to Accompany

FIELDNOTES for a 1.05 Acre and 1.20 Acre, Zoning Tract, of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

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TELLS THE WORLD
 THE WAY TO
 THE FUTURE

DATE: August 23, 2017
 SCALE: 1"=100'
 JOB NO.: 42814.B5.00
 SHEET: 1 of 2
 DRAWN BY: XG
 urbansurvey@urbaneng.com
 ©2017 by Urban Engineering



DATE: August 23, 2017
SCALE: None
JOB NO.: 42814.B5.00
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com
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Exhibit B
Sketch to Accompany

FIELDNOTES for a 1.05 Acre and 1.20 Acre, Zoning Tract, of Lot 32, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.