

**Case No. 0119-01 Devary Durrill Foundation: Ordinance rezoning
property at or near 0 Enterprize Parkway from the “IL” Light
Industrial District to the “CG-2” General Commercial District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Devary Durrill Foundation (“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, January 9, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “IL” Light Industrial District to the “CG-2” General Commercial District and on Tuesday, February 12, 2019, 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 Devary Durrill Foundation (“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 2.0683 acre tract being out of the 7.08 acres remainder of the Gugenheim & Cohn Farm Lots, Lots 1-4, 6-8, and 10, Section 5, Range VIII, located on the west side of Enterprize Parkway, south of Bear Lane, and east of North Padre Island Drive (State Highway 358) (the “Property”), from the “IL” Light Industrial District to the “CG-2” General Commercial District (Zoning Map No. 051041), as shown in Exhibits “A” and “B”. Exhibit A, 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.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



820 Buffalo Street, Corpus Christi, Texas 78401
t 361.8878851 f 361.8878855 LJASURVEY.com TBPLS 10016600

September 21, 2018

LJA Project No. LJAS221-18021

PROPERTY DESCRIPTION
EXHIBIT 'A'
TRACT I

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 2.0683 acre tract being out of the 7.08 acres remainder of the Gugenheim & Cohn Farm Lots, Lots 1-4, 6-8, and 10, Section 5, Range VIII, as recorded in Volume A, Page 53, Map Records, Nueces County, Texas, and recorded in Volume 2151, page 588, Deed Records of Nueces County, Texas.

Said 2.0683 acre tract of land is situated in Nueces County, Texas approximately 4.5 miles southwest of Corpus Christi, Texas and is described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with cap found along the northeast right-of-way of State Highway 358 (South Padre Island Drive) and northwest corner of Lot 1, Block 1, 100 South Padre, a map which is recorded in Volume 67, Page 532, Map Records of Nueces County, Texas.

THENCE N 49°09'44" E along the west line of said Lot 1, Block 1, a distance of 307.69 feet to a 5/8" iron rod with cap found for the **POINT-OF-BEGINNING** and southwest corner of this 2.0683 acre tract;

THENCE N 40°50'16" W along the southwest line of this tract, a distance of 121.56 feet to a 5/8" iron rod with cap set for an angle corner of this 2.0683 acre tract;

THENCE NORTH along the west line of this tract, a distance of 283.14 to a chisel square set in concrete sidewalk on the south right-of-way of Bear Lane for the northwest corner of this 2.0683 acre tract;

THENCE N 89°50'08" E along the north line of this tract and south right-of-way of Bear Lane, a distance of 240.00 feet to a chisel square set in concrete sidewalk for the northeast corner of this 2.0683 acre tract;

THENCE SOUTH, a distance of 10.00 feet to a 5/8" iron rod with cap found at the point of curve to the right on the west right-of-way of South Enterprize Parkway, a radius of 10.00 feet, central angle of 90°20'17", tangent of 10.06 feet, chord distance of 14.19 feet, chord bearing of S 44°49'02" E, an arc length of 15.77 feet for an inside corner of this 2.0683 acre tract;

THENCE along said curve to the right, a distance of 15.77 feet to the point of tangent and end of said curve to the right, a chisel square in concrete curb set on the west right-of-way of South Enterprize Parkway for an angle corner of this 2.0683 acre tract;


THENCE SOUTH along the east line of this tract and west right-of-way of South Enterprize Parkway, a distance of 336.66 feet to a 5/8" iron rod found at the point of curve to the left, a radius of 335.00 feet, central angle of 3°15'52", tangent of 9.55 feet, chord distance of 19.08 feet, chord bearing of S 01°37'56" E, an arc length of 19.09 feet for an angle corner of this 2.0683 acre tract;

THENCE along said curve to the left, a distance of 19.09 feet to the end of said curve to the left and southeast corner of this 2.0683 acre tract, from whence a chisel "V" in concrete sidewalk found bears S 70°01'18" E, a distance of 0.42 feet.

THENCE WEST, a distance of 171.05 feet to the **POINT-OF-BEGINNING** of this tract containing 2.0683 acres, more or less.

This field notes description is accompanied by a survey drawing of a 2.0683 acre tract titled Exhibit 'B', dated September 21, 2018.

I, Albert E. Franco, Jr., Registered Professional Land Surveyor of Texas, do hereby certify that this description is based on an actual survey made on the ground, under my supervision, this the 21st day of September 2018.


Albert E. Franco, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4471

