

**Zoning Case No. 0220-01, Cliff Investments, Inc. (District 3).  
Ordinance rezoning property at or near 430 North Padre Island Drive (State Highway 358) from the “RM-3” Multifamily 3 District and “CG-2” General Commercial District to the “IL” Light Industrial District.**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as being a 21.44 Acre Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-89 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc. as shown in Exhibit “A”:

from the “RM-3” Multifamily 3 District and “CG-2” General Commercial District to the “IL” Light Industrial District.

The subject property is located at or near 430 North Padre Island Drive (State Highway 358). Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

**SECTION 2.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

ATTEST:

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

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

## Exhibit A



Job No. 43360.C0.00  
January 10, 2020

### Exhibit A 21.44 Acre Zoning Tract

#### STATE OF TEXAS COUNTY OF NUECES

**Fieldnotes**, for a 21.44 Acre Zoning Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-89 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc. as recorded in Document Number 2007027397, Official Public Records of Nueces County, Texas; said 21.44 Acre Zoning Tract being more fully described as follows:

**Beginning**, at the apparent centerline intersection of Flato Road and Bates Street, 40 Foot wide public roadways, for the Northeast corner of this Tract;

**Thence**, South  $01^{\circ}26'38''$  East, with the said apparent centerline of Flato Road, 620.30 Feet, for the Southeast corner of this Tract;

**Thence**, South  $88^{\circ}33'22''$  West, at 20.00 Feet pass the Southeast corner of the said 30.612 Acre Tract, continuing with the South boundary line of the said 30.612 Acre Tract, in all 1215.68 Feet, for an outer ell corner of this Tract;

**Thence**, with the said 30.612 Acre Tract, and with the boundary of this Tract as follows:

- North  $01^{\circ}26'38''$  West, 590.30 Feet;
- South  $88^{\circ}33'22''$  West, 52.50 Feet;
- South  $01^{\circ}26'38''$  East, 540.78 Feet;
- South  $88^{\circ}33'22''$  West, 312.45 Feet, to the Southwest corner of this Tract;

**Thence**, North  $01^{\circ}26'38''$  West, over and across the said 30.612 Acre Tract, at 550.78 Feet pass the South Right-of-Way line of the said Bates Street, in all 570.78 Feet, to the apparent centerline of the said Bates Street, for the Northwest corner of this Tract;

**Thence**, North 88°33'22" East, with the said apparent centerline, 1580.63 Feet, to the **Point of Beginning**, containing 21.440 Acres (934,002 SqFt) of Land, more or less.

21.44 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

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.

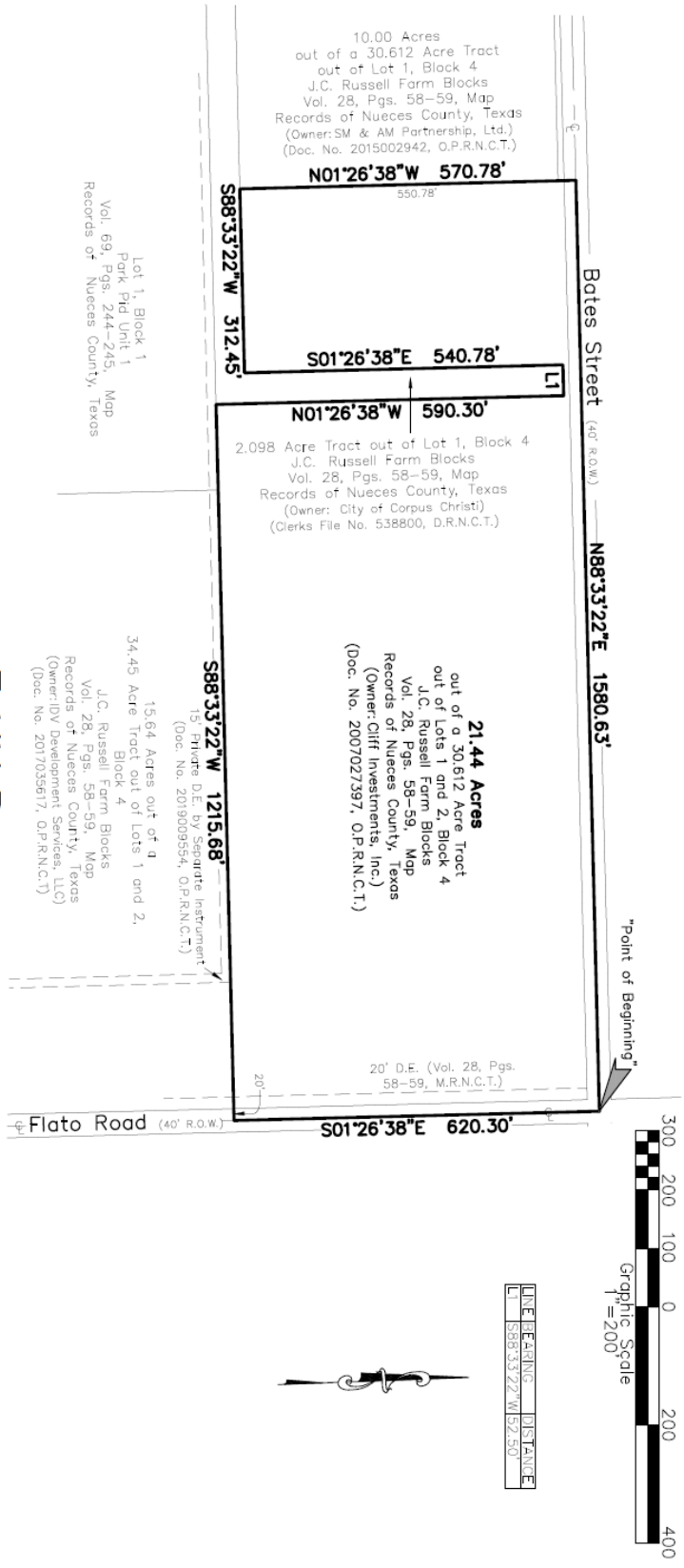
Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING



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



**General Notes:**

1. 21.44 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

**Exhibit B**

**Sketch to Accompany**

FIELDNOTES for a 21.44 Acre Zoning Tract, out of Lots 1 and 2, Block 4, J.C. Russell Farm Blocks, a map of which is recorded in Volume 28, Pages 58-59 Map Records of Nueces County, Texas, also being a portion of a 30.612 Acre Tract as described in a Deed from SPID Investments, Inc. to Cliff Investments, Inc. as recorded in Document Number 2007027397, Official Public Records of Nueces County, Texas.



DATE: Jan. 10, 2020  
 SCALE: 1"=200'  
 JOB NO.: 43360.CO.00  
 SHEET: 1 of 2  
 DRAWN BY: JAB  
 urbanurvey@urbaneng.com  
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