

**Zoning Case No. 0519-01 Luxury Spec Homes: Ordinance rezoning  
property at or near 3802 Callicoate Road from the “FR” Farm Rural  
District to the “RS-4.5” Single-Family 4.5 District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Luxury Spec Homes (“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, May 1, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and on Tuesday, June 11, 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 Luxury Spec Homes (“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 24.620 acre tract described in a deed recorded in Document No. 2015045970, Official Public Records Nueces County, Texas. Said 24.620 acre tract being out of a 39.93 acre tract described in a deed recorded in Volume 1017, Page 528, Deed Records Nueces County, Texas. Said 24.620 acre tract also being out of the Gregorio Farias Grant, Abstract No. 592, Nueces County, Texas, located on the east side of Callicoate Road, south of Leopard Street, and north of the City Limits (the “Property”), from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 064050), 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

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 24.620 acre tract described in a deed recorded in Document No. 2015045970, Official Public Records Nueces County, Texas. Said 24.620 acre tract being out of a 39.93 acre tract described in a deed recorded in Volume 1017, Page 528, Deed Records Nueces County, Texas. Said 24.620 acre tract also being out of the Gregorio Farias Grant, Abstract No. 592, Nueces County, Texas. Said 24.620 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar set for the west corner of Banily Drive, for the south corner of Lot 7, Block 21, Callicoate Estates Unit 2, as shown on a map recorded in Volume 47, Pages 37 - 39, Map Records Nueces County, Texas, for the east corner of Lot 8, Block 21, Callicoate Estates Unit 2, as shown on a map recorded in Volume 50, Page 73, Map Records Nueces County, Texas, and for the most northerly corner of this survey.

**THENCE** with the common line of said Callicoate Estates Unit 2, (Vol. 47, Pgs. 37 - 39) and this survey, South 54°11'56" East, at a distance of 342.21 feet pass a 5/8" re-bar found for the common south corner of Lots 5 and 6, Block 4, and in all a total distance of 999.19 feet to a 5/8" re-bar found in the northwest line of Lot 19, Block 4, for the south corner of Lot 17, Block 4, and for the east corner of this survey.

**THENCE** with the common line of said Callicoate Estates Unit 2, (Vol. 47, Pgs. 37 - 39) and this survey, South 36°37'52" West, a distance of 915.46 feet to a 5/8" re-bar set in the northwest line of Lot 10, Block 8, for the east corner of the Ernie and Doris Larson Trust 39.93 acre tract described in a deed recorded in Document No. 2006001494, Deed Records Nueces County, Texas, and for the south corner of this survey, from **WHENCE** a 5/8" re-bar found for the common west corner of Lots 10 and 11, Block 8 bears, South 36°37'52" West, a distance of 39.54 feet.

**THENCE** with the common line of said 39.93 acre tract and this survey, North 53°52'21" West, a distance of 1386.24 feet to a 5/8" re-bar found in the southeast right of way of Callicoate Road, for the north corner of said 39.93 acre tract and for the west corner of this survey.

**THENCE** with the common line of the southeast right of way of Callicoate Road and this survey, North 35°47'58" East, a distance of 415.06 feet to a 5/8" re-bar set for the west corner of the William Jobe 2.00 acre tract being out of said 39.93 acre tract (Vol. 1017, Pg. 528) and for the most westerly north corner of this survey.

**THENCE** with the common line of said 2.00 acre tract and this survey, South 54°10'58" East, a distance of 400.13 feet to a 5/8" re-bar set for the south corner of said 2.00 acre tract and for an inside corner of this survey.

**THENCE** with the common line of said 2.00 acre tract and this survey, North 35°45'40" East, a distance of 188.64 feet to a 1" iron pipe found for the common east corner of said 2.00 acre tract and of said Lot 8, Block 21, Callicoate Estates Unit 2 (Vol. 50, Pg. 73), and for an inside corner of this survey.

**THENCE** with the common line of said Lot 8, Block 21 (Vol. 50, Pg. 73) and this survey, North 35°51'33" East, a distance of 303.88 feet to the **POINT OF BEGINNING**, and containing 24.620 acres of land, more or less.

#### Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.
- 3.) A map of equal date accompanies this metes and bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day January 11, 2018, and is correct to the best of my knowledge and belief.

Ronald E. Brister, RPLS No. 5407  
Date: January 12, 2018.



Job No. 171773

# Exhibit B

