

Ordinance amending the Unified Development Code (“UDC”) upon application by Grangefield Development, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 19.704-acre tract of land out of Lot 6, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Grangefield Development, LLC (“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, public hearings were held on Wednesday, April 23, 2014, during a meeting of the Planning Commission, and on Tuesday, May 27, 2014, 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 Grangefield Development, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 19.704-acre tract of land out of Lot 6, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located along the south side of Slough Road, approximately 350 feet east of Freds Folly Drive, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 041030), 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 description, 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.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 11, 2014
13055-M&B Zoning.doc

STATE OF TEXAS § **RS-4.5 Zoning Tract**

COUNTY OF NUECES §

Description of a 19.704 acre tract of land out, more or less, a portion of Lot 6, Section 25, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces county, Texas, said 19.704 acre tract of land as further described by metes and bounds as follows:

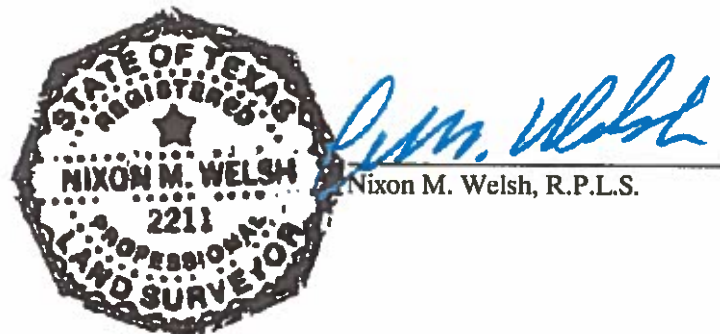
BEGINNING at the westernmost corner of said Lot 6 for the westernmost corner of the tract herein described;

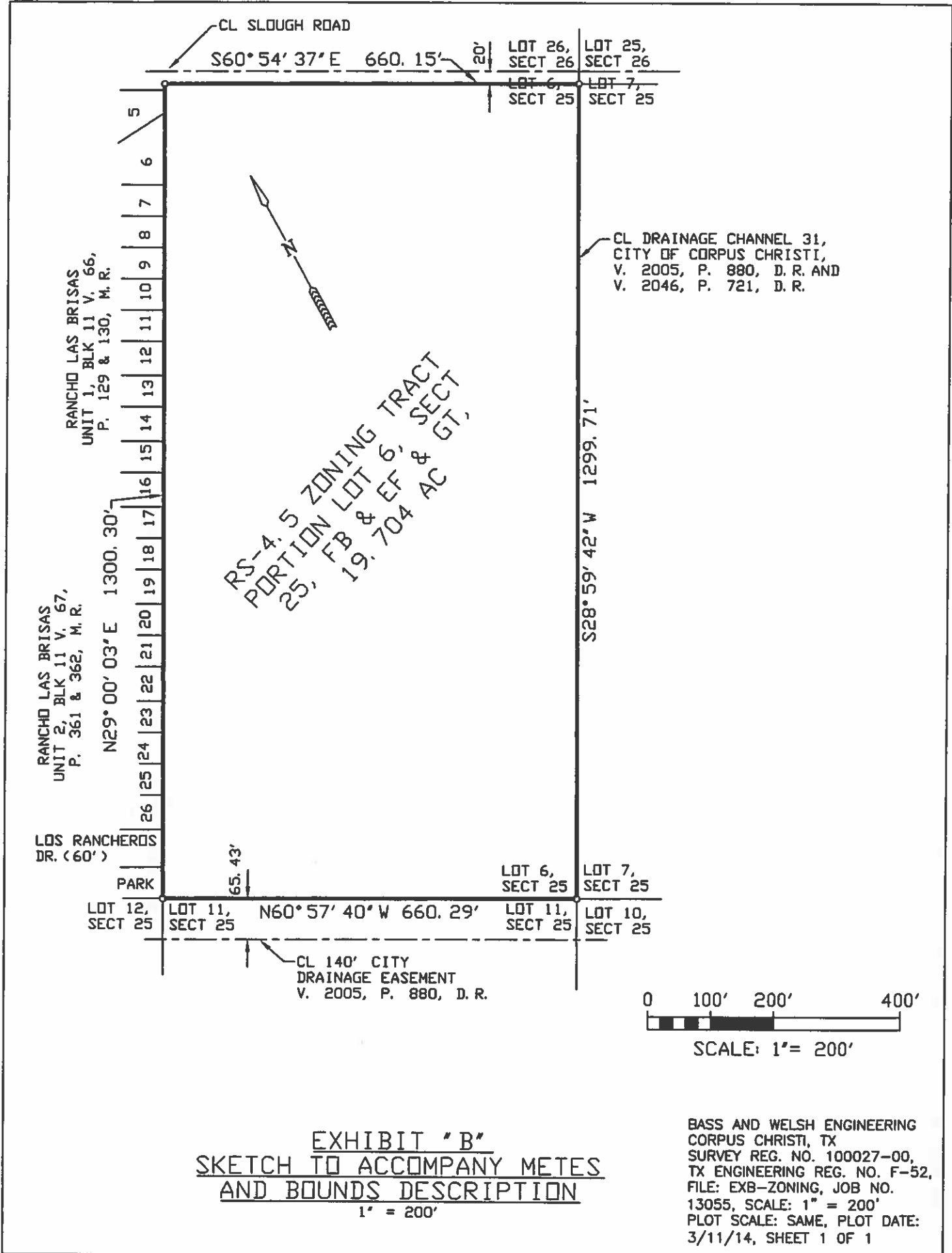
THENCE N29°00'03"E 1300.30' along the northwest boundary line of said Lot 6 to a point in the southwest right-of-way line of Slough Road for the northernmost corner of the tract herein described;

THENCE S60°54'37"E 660.15' along said southwest right-of-way line of Slough Road to a point in the southeast boundary line of said Lot 6 for the easternmost corner of the tract herein described;

THENCE S28°59'42"W 1299.71' along said southeast boundary line of Lot 6 to a point for the southernmost corner of said Lot 6 and of the tract herein described;

THENCE N60°57'40"W 660.29' to the **POINT OF BEGINNING**, a sketch showing said 19.704 acre tract for RS-4.5 zoning being attached hereto as Exhibit "B".





CL SLOUGH ROAD
 S60°54'37"E 660.15' 20'

LOT 26, SECT 26
 LOT 25, SECT 26
 LOT 6, SECT 25
 LOT 7, SECT 25

RANCHO LAS BRISAS
 UNIT 1, BLK 11 V. 66,
 P. 129 & 130, M. R.

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RANCHO LAS BRISAS
 UNIT 2, BLK 11 V. 67,
 P. 361 & 362, M. R.

N29°00'03"E 1300.30'

RS-4.5 ZONING TRACT
 PORTION LOT 6, SECT
 25, FB & EF & GT,
 19.704 AC

CL DRAINAGE CHANNEL 31,
 CITY OF CORPUS CHRISTI,
 V. 2005, P. 880, D. R. AND
 V. 2046, P. 721, D. R.

S28°59'42"W 1299.71'

LOS RANCHEROS
 DR. (60')

PARK

65.43'

LOT 6, SECT 25
 LOT 7, SECT 25

LOT 12, SECT 25
 LOT 11, SECT 25
 N60°57'40"W 660.29'
 LOT 11, SECT 25
 LOT 10, SECT 25

CL 140' CITY
 DRAINAGE EASEMENT
 V. 2005, P. 880, D. R.

0 100' 200' 400'
 SCALE: 1" = 200'

EXHIBIT "B"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTION
 1" = 200'

BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO. F-52,
 FILE: EXB-ZONING, JOB NO.
 13055, SCALE: 1" = 200'
 PLOT SCALE: SAME, PLOT DATE:
 3/11/14, SHEET 1 OF 1