

**Ordinance amending the Unified Development Code (“UDC”), upon application by MPM Development, LP (“Owner”), by changing the UDC Zoning Map in reference to Tract 1 being 22.186 acres out of Lots 12, 13, 14, 19, 20, and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, Tract 2 being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, and Tract 3 being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3; 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 MPM Development, LP (“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 8, 2015, during a meeting of the Planning Commission, and on Tuesday, May 12, 2015, 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 MPM Development, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Tract 1, being 22.186 acres out of Lots 12, 13, 14, 19, 20, and 21, Section 22, Flour Bluff and Encinal Farm and Garden Tracts, on Tract 2, being 1.774 acres out of Lot 12, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, and on Tract 3, being 10.183 acres out of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located east of Airline Road at the intersection of Brooke Road (the “Property”), from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District on Tract 1, “CN-1” Neighborhood Commercial District on Tract 2, and “RM-2” Multifamily 2 District on Tract 3 (Zoning Map No. 042032), as shown in Exhibit “A”, Exhibit “B”, Exhibit “C”, Exhibit “D”, and Exhibit “E”. Exhibit “A”, is a metes and bounds description of Tract 2. Exhibit “B”, is a metes and bounds description of Tract 3. Exhibit “C”, is a map to accompany the metes and bounds descriptions of Tracts 2 and 3. Exhibit “D”, is a metes and bounds description of Tract 1. Exhibit “E”, is a map to accompany the metes and bounds descriptions of Tract 1. All exhibits are attached to and incorporated in this ordinance by reference as 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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor

See following pages 4 thru 9 of 9.

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

December 16, 2014  
03026-M&B CM-1 Zoning.doc

CN-1 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 1.774 acre tract of land, more or less, a portion of Lot 12, Section 20, 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, said 1.774 acre tract for CN-1 Zoning as further described by metes and bounds as follows:

BEGINNING at the southernmost corner of Bordeaux Place Unit 1, Block 2, Lot 27, a map of which is recorded in Volume 61, Pages 179 - 181, said map records, said point of beginning for the northernmost corner of the tract herein described;

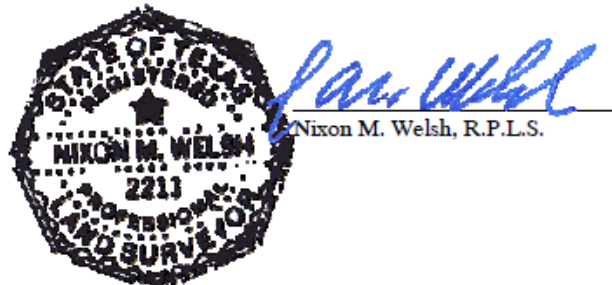
THENCE S61°00'00"E 337.61' along the southwest boundary line of said Bordeaux Place Unit 1, Block 2, to a point in the west right-of-way line of Airline Road for the northernmost east corner of the tract herein described;

THENCE S02°30'19"W 194.30' along said west right-of-way line of Airline Road to a point for a southeasterly corner of the tract herein described and westerly right-of-way corner of said Airline Road;

THENCE S61°35'48"W 31.54' along a westerly right-of-way line of said Airline Road to a point for the southernmost corner of the tract herein described;

THENCE N61°00'00"W 407.30' to a point for the westernmost corner of the tract herein described;

THENCE N29°00'00"E 200.46' to the POINT OF BEGINNING, a sketch showing said 1.774 acre tract for CN-1 zoning being attached hereto as Exhibit "C".



**EXHIBIT "A"**

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

December 15, 2014  
03026-M&B RM-2 Zoning.doc

RM-2 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 10.183 acre tract of land, more or less, for RM-2 Zoning, a portion of Lots 21 and 22, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records, Nueces County, Texas, said 10.183 acre tract as further described by metes and bounds as follows:

BEGINNING at the northernmost east corner of Manhattan Estates Unit 2, Block 1, Lot 10, a map of which is recorded in Volume 65, Pages 139 and 140, said map records, said point of beginning for the southernmost or southeast corner of the tract herein described;

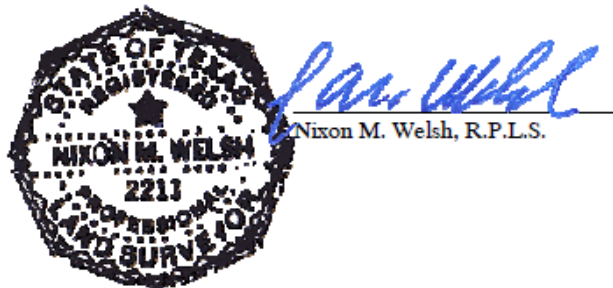
THENCE N61°00'00"W 911.86' along the northeast boundary line of said Manhattan Estates Unit 2, Block 1, Lot 10 and along the northeast boundary line of Manhattan Estates Unit 3B, Block 1, a map of which is recorded in Volume 67, Page 243, said map records, to a point for the westernmost corner of the tract herein described;

THENCE N29°00'00"E 578.27' to a point for the northernmost corner of the tract herein described;

THENCE S61°00'00"E 593.21' to a point for westerly right-of-way line corner of Airline Road and northernmost east corner of the tract herein described;

THENCE along a westerly right-of-way line of said Airline Road S29°42'44"E 51.04' to a point for westerly right-of-way line corner of said Airline Road and northeasterly corner of the tract herein described;

THENCE S02°30'19"W 616.51' along the west right-of-way line of said Airline Road to the POINT OF BEGINNING, a sketch showing said 10.183 acre tract of land being attached hereto as Exhibit "C".



**EXHIBIT "B"**

Page 1 of 1

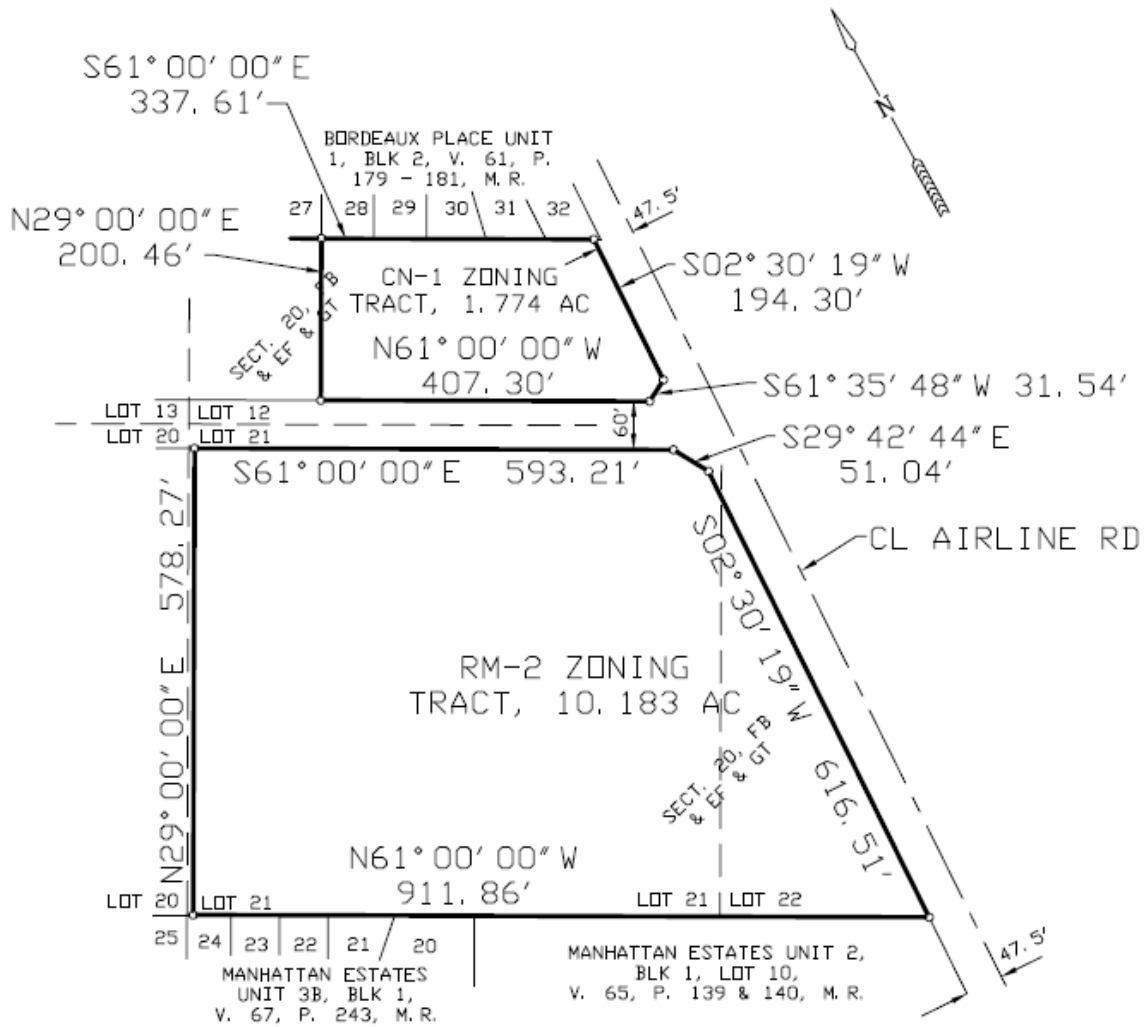


EXHIBIT "C"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTIONS  
 1"=200'

BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 SURVEY REG. NO. 100027-00,  
 TX ENGINEERING REG. NO. F-52,  
 FILE: EXB-ZONING, JOB NO.  
 03026, SCALE: 1" = 200'  
 PLOT SCALE: SAME, PLOT DATE:  
 12/16/14, SHEET 1 OF 1

**BASS & WELSH ENGINEERING**

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

December 16, 2014  
03026-M&B RS-6 Zoning.doc

RS-6 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 22.186 acre tract of land, more or less, a portion of Lots 12, 13, 14, 19, 20 and 21, Section 22, 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, said 22.186 acre tract for RS-6 Zoning as further described by metes and bounds as follows:

BEGINNING the southeast or southernmost corner of Bordeaux Place Unit 2, Block 1-A, Lot 1, a map of which is recorded in Volume 62, Pages 83 and 84, said map records, said beginning point for north central corner of the tract herein described and being in a westerly right-of-way line of Brockhampton Drive;

THENCE along a southwest boundary line of said Brockhampton Drive and along the southwest boundary line of Bordeaux Place Unit 1, Block 2, a map of which is recorded in Volume 61, Pages 179 - 181, said map records, S61°00'00"E 1253.66' to a point for the southernmost corner of Lot 27, said Bordeaux Place Unit 1, Block 2, for the easternmost corner of the tract herein described;

THENCE S29°00'00"W 260.46' to a point for easterly corner of the tract herein described;

THENCE N61°00'00"W 156.17' to a point for easterly interior corner of the tract herein described;

THENCE S29°00'00"W 578.27' to a point in the northeast boundary line of Manhattan Estates Unit 3-B, Block 1, Lot 24, a map of which is recorded in Volume 67, Page 243, said map records, for the southernmost corner of the tract herein described;

THENCE along said northeast boundary line of Manhattan Estates Unit 3-B, Block 1, N61°00'00"W, at 7.97' pass the northernmost corner of said Lot 24, in all a distance of 1322.22' to a point for the westernmost corner of the tract herein described, easternmost corner of a 0.049 acre tract of land described by deed recorded as Document No. 2007014899, said official records, southernmost corner of a 3.740 acre tract of land described by deed recorded as Document No. 2007009883, said official records and northernmost corner of a 35.98 acre tract of land described by deed recorded as Document No. 2011039359, said official records;

THENCE along the southeast boundary line of said 3.740 acre tract N28°58'24"E 398.81' to a point for westerly corner of the tract herein described and westernmost corner of a 4.39 acre tract of land described by deed recorded as Document No. 2008011112, said official records;

THENCE along the southwest boundary line of said 4.39 acre tract S61°00'00"E 455.00' to a point for interior central corner of the tract herein described and southernmost central corner of said 4.39 acre tract;

THENCE N28°58'18"E 179.46' to a point for interior central corner of the tract herein described and interior central corner of said 4.39 acre tract;

**EXHIBIT "D"**

Page 1 of 2

Metes and Bounds Description, 22.186 Acre Tract, December 16, 2014, Continued;

THENCE along an easterly boundary line of said 4.39 acre tract S61°00'00"E 77.52' to a point for interior central corner of the tract herein described;

THENCE N17°50'39"W 251.61' to the point of curvature of a circular curve to the left having a central angle of 15°20'57", a radius of 570.00' and a chord bearing N25°31'07"W a distance of 152.24';

THENCE along the arc of said circular curve to the left, being along a northeasterly boundary line of said 4.39 acre tract, a distance of 152.70' to the POINT OF BEGINNING, a sketch showing said 22.186 acre RS-6 zoning tract being attached hereto as Exhibit "E".



*Nixon M. Welsh*  
\_\_\_\_\_  
Nixon M. Welsh, R.P.L.S.

EXHIBIT "D"

Page 2 of 2



0.049 AC. TRACT,  
DOC. NO.  
2007014899, D. R.

40.02 AC. TRACT,  
DOC. NO.  
2005028335, D. R.

3.740 AC. TRACT, DOC.  
NO. 2007009883, D. R.

Ⓐ D=15° 20' 57"  
R=570.00'  
T=76.81'  
L=152.70'  
CB=N25° 31' 07" W  
CH=152.24'

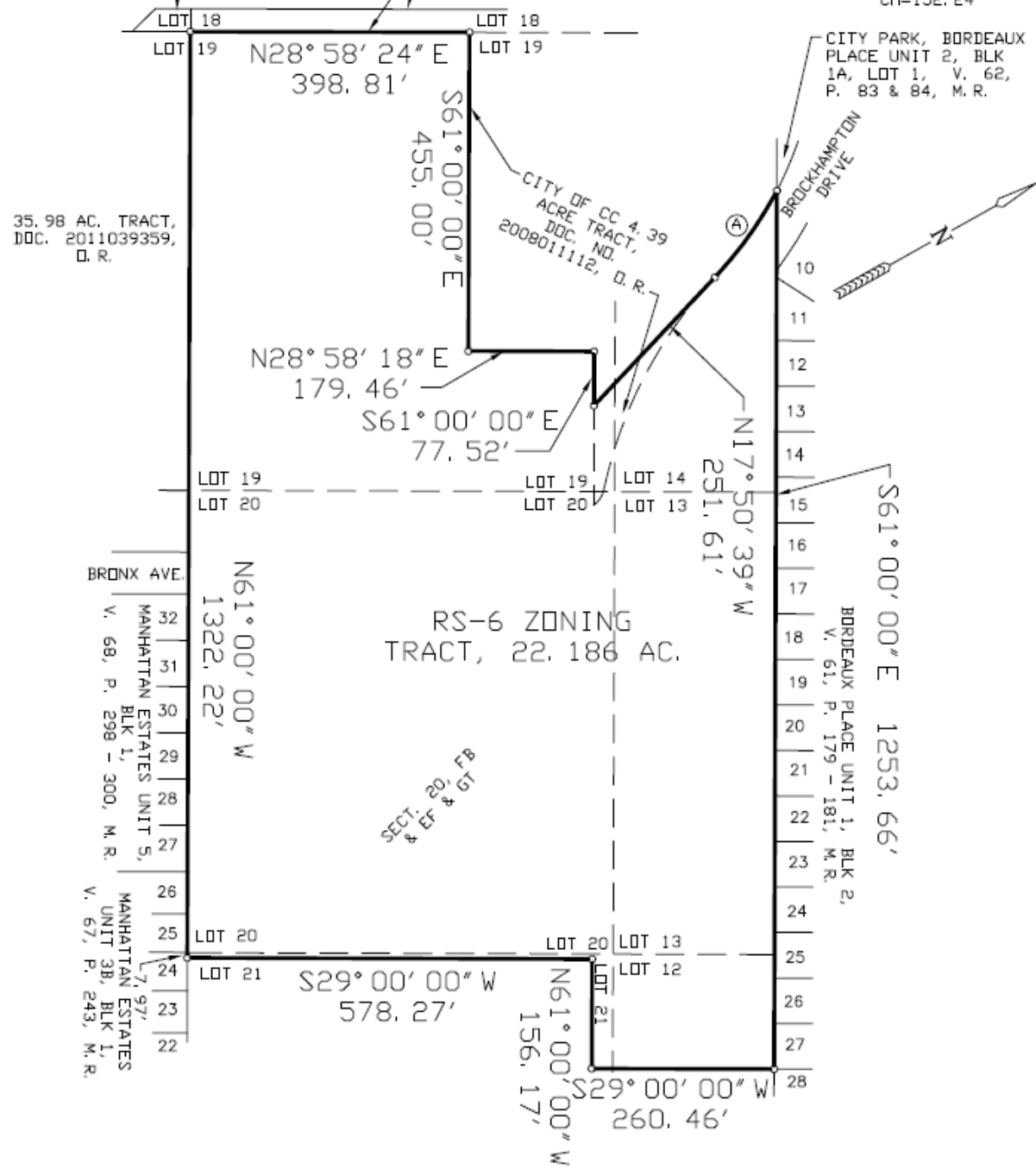


EXHIBIT "E"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTION  
1"=200'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-ZONING RS-6, JOB  
NO. 03026, SCALE: 1" = 200'  
PLOT SCALE: SAME, PLOT DATE:  
12/16/14, SHEET 1 OF 1