

**Ordinance amending the Unified Development Code (“UDC”), upon application by Esteban R. Alaniz (“Owner”), by changing the UDC Zoning Map in reference to a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 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 and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Esteban R. Alaniz (“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, January 15, 2014, during a meeting of the Planning Commission, and on Tuesday, February 11, 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 by Esteban R. Alaniz (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 9.97-acre tract of land out of Lot 29, Section 49, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located on the south side of Homedale Street, approximately 130 feet east of Retta Drive, from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 037030 & 036030), 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, 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

TX Registration No. F-52  
Survey Registration No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

November 22, 2013

### Field Note Description

Description of a 9.970 acres of land (called 9.960 acres) out of Lot Twenty-nine (29) Section Forty-nine (49), FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, in Nueces County, Texas, according to the map or plat recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; and said 9.970 acres tract of land being more particularly described by metes and bounds as follows;

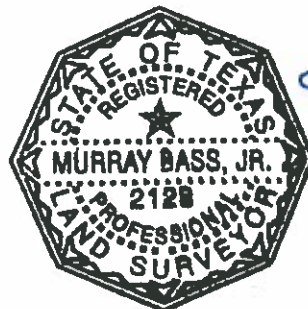
**BEGINNING** at a 5/8 inch iron rod found at a southeast corner of Lot 7, Block 2, Kay Homes Subdivision, as shown by plat recorded in Volume 28, Page 56, Map Records of Nueces County, Texas, and said point in the northerly line of Lot 8, Block 2, Kay Homes Subdivision, as shown by plat recorded in Volume 35, Page 140, Map Records of Nueces County, Texas;


THENCE, North 28 degrees 53' 23" East, following the easterly line of said Block 2, Kay Homes Subdivision, pass a 5/8 inch iron rod found at 632.17 feet marking the northeast corner of said Block 2, for a total distance of 657.30 feet to a 1/2 inch iron rod set for the northeast corner of herein described tract of land, same being the northwest corner of Lot 29, Section 49, Flour Bluff & Encinal Farm & Garden Tracts;

THENCE, South 61 degrees 03' 00" East, 659.07 feet (called S 61 deg. 04' 15" E) with the southerly right of way line of Homedale Street (25' wide) to a 5/8 inch iron rod found for the northeast corner of Grand view Mobil Homes subdivision, as shown by plat recorded in Volume 51, Page 134, Map Records of Nueces County, Texas;

THENCE, South 28 degrees 49' 24" West, 659.90 feet (called S 28 deg. 46' 38" W, 658.10 feet) with the westerly line of Grand View Mobil Homes subdivision to a 5/8 inch iron rod found for the southeast corner of Lot 2, Tract 3; Waldron Subdivision - Annex, as shown by plat recorded in Volume 41, Page 81, Map Records of Nueces County, Texas;

THENCE, North 60 degrees 49' 27" West, 659.84 feet (called N 61 deg. 00' 07" W, 660.32 feet) with the northerly line of said Lot 2 and thence with the northerly line of said Lot 8, Block 2, Kay Homes Subdivision to the **POINT OF BEGINNING** and containing 9.970 acres of land.



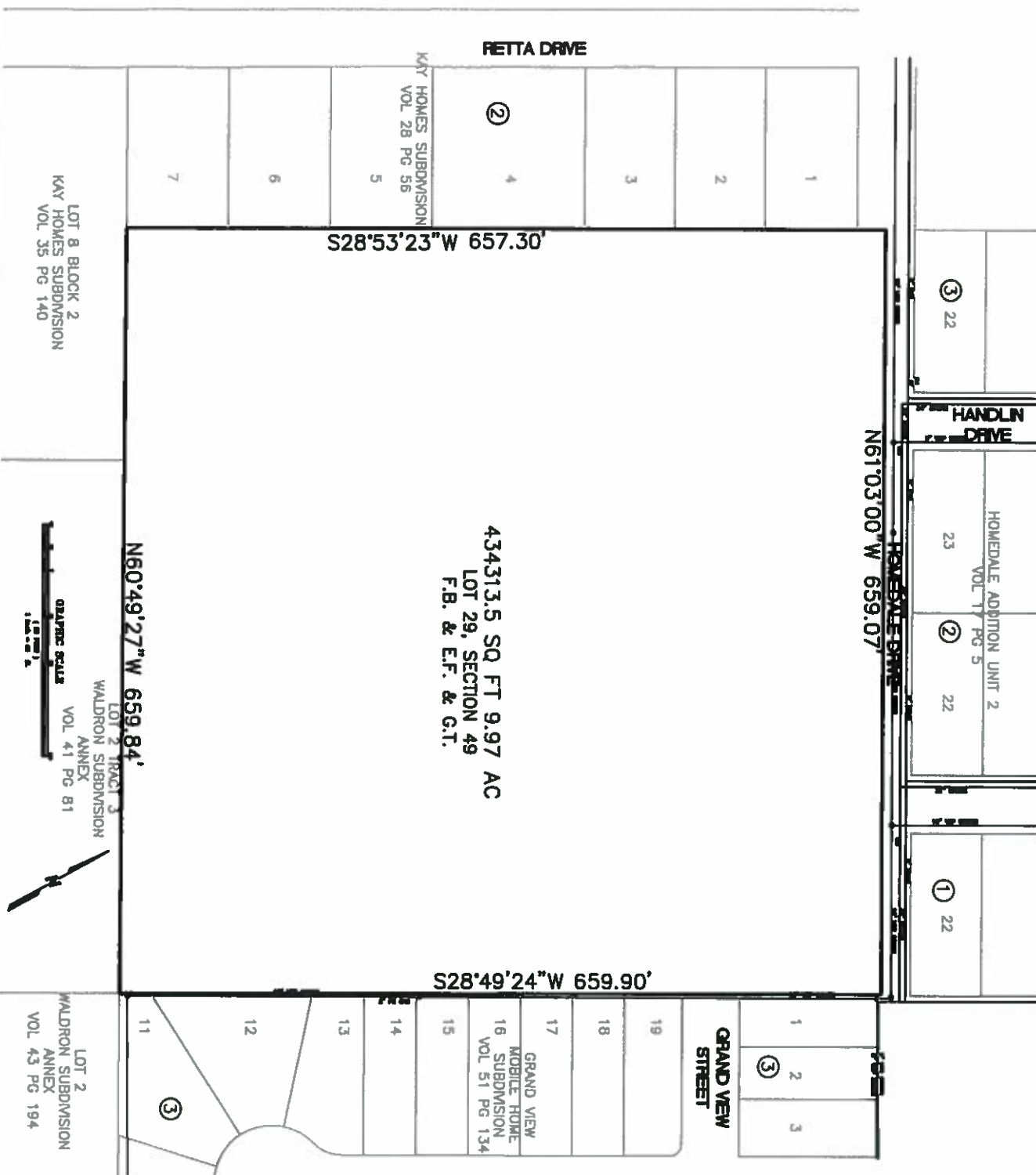
  
Murray Bass, Jr., R.P.L.S.

Note: Description has been prepared from a document of record and does not represent a survey made on the ground.

## EXHIBIT "A"

MBJ:sab

13076-M&B.doc



PROPOSED REZONING  
 LOT 29, SEC 49,  
 F.B. & E.F. & G.T. 9.97 AC,  
 ESTEBAN R. ALANIZ—OWNER

ESTEBAN R. ALANIZ  
 PROPOSED REZONING  
 CORPUS CHRISTI, TEXAS

BASS & WELBET ENGINEERING  
 CONSULTING ENGINEERS AND ARCHITECTS  
 2004 W. W. WHITE BLVD. SUITE 2000  
 P.O. BOX 5007 TAMU-2007  
 TELAMOR, TEXAS 77578-5007  
 HOURS: MON-FRI 8:00-5:00  
 SATURDAY 9:00-12:00  
 SUNDAY 12:00-5:00  
 LICENSED PROFESSIONAL ENGINEER NO. 10022-01  
 LICENSED PROFESSIONAL ARCHITECT NO. 10022-01