

Ordinance amending the Unified Development Code (“UDC”), upon application by D&E Development Corporation (“Owner”), by changing the UDC Zoning Map in reference to a 9.79-acre tract of land out of Lots 5 and 6, Section 20, Flour Bluff and Encinal Farm and Garden Tracts from the “RS-TF” Two-Family District to the “RM-1” Multifamily 1 District on Tract A, from the “RS-TF” Two-Family District and the “RM-3” Multifamily 3 District to the “ON” Office District on Tract B, and from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District on Tract C; 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 by D&E Development Corporation (“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, December 18, 2013, during a meeting of the Planning Commission, and on Tuesday, January 28, 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 D&E Development Corporation (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 9.79-acre tract of land out of Lots 5 and 6, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Saratoga Boulevard (SH 357) approximately 1,300 feet east of Airline Road, from the “RS-TF” Two-Family District to the “RM-1” Multifamily 1 District on Tract A, from the “RS-TF” Two-Family District and the “RM-3” Multifamily 3 District to the “ON” Office District on Tract B, and from the “RM-3” Multifamily 3 District to the “CG-2” General Commercial District on Tract C (Zoning Map No. 041032), as shown in Exhibits “A,” “B,” “C” and “D.” Exhibit A, which is a metes and bounds description of Tract A; Exhibit B, which is a metes and bounds description of Tract B; Exhibit C, which is a metes a bounds description of Tract C; and Exhibit D, which is a map to accompany the metes and bounds descriptions, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

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



Job No. 04462.B3.02
November 16, 2013

5.10 Acre Tract
Tract "A"

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 5.10 Acre Zoning Tract, of Lot 6, 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 5.10 acre tract being more fully described as follows:

Commencing, at a 5/8 inch iron rod found, on the common boundary of Lots 6 and 7, of the said Section 20, the Northernmost Northeast corner of Lot 19, Block 1, The Vineyards Unit 1B, a map of which is recorded in Volume 59, Pages 24-25, of the said Map Records;

Thence, North 28°41'56" East, with the said common boundary, 80.00 feet, to the Point of Beginning and Southeast corner of this tract;

Thence, North 61°18'04" West, at 45.00 feet, pass the West boundary of an existing 45.00 foot wide drainage easement, as recorded in Volume 1790, Page 171, of the Deed Records of Nueces County, Texas, in all 561.00 feet, to the Southwest corner of this tract;

Thence, North 28°41'56" East, 395.93 feet, to the Northwest corner of this tract;

Thence, South 61°18'04" East, 561.00 feet, to the said common boundary, for the Northeast corner of this tract;

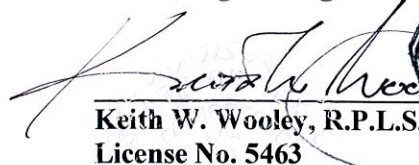
Thence, South 28°41'56" West, with the said common boundary 395.93 feet, to the Point of Beginning, containing 5.10 acres (222,117 square feet) of land, more or less.

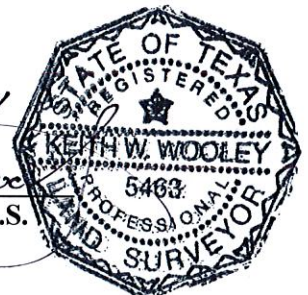
Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

Also reference accompanying sketch of tract described herein.

Urban Engineering


Keith W. Wooley, R.P.L.S.
License No. 5463





Job No. 04462.B3.02
November 15, 2013

3.85 Acre Tract
Tract "B"

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 3.85 Acre Zoning Tract, more or less, of Lots 5 and 6, 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 3.10 acre tract being more fully described as follows:

Commencing, at a 5/8 inch iron rod found, on the South right-of-way of Saratoga Boulevard (State Highway 357), the Northwest corner of Lot 7, of the said Section 20, for the Northeast corner of the said Lot 6;

Thence, North 61°18'04" West, with the said South right-of-way, 561.00 feet and South 28°41'56" West, 389.00 feet, to the Point of Beginning and Northeast corner of this tract;

Thence, South 28°41'56" West, 745.93 feet, to the North boundary of an existing 80.00 foot wide drainage easement, as recorded in Volume 1790, Page 171, of the Deed Records of Nueces County, Texas, for the Southeast corner of this tract;

Thence, North 61°18'04" West, with the said North boundary of the existing 80.00 foot wide drainage easement, 243.89 feet, to the Southwest corner of this tract;

Thence, North 02°40'58" East, 440.58 feet, to the Northwest corner of this tract;

Thence, South 61°18'04" East, 343.14 feet, for a corner of this tract;

Thence, North 28°41'56" East, 350.00 feet, for a corner of this tract;

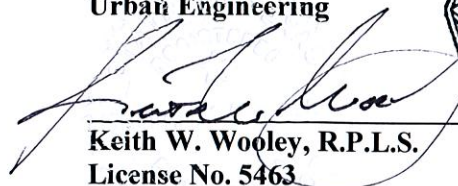
Thence, South 61°18'04" East, 94.00 feet, to the Point of Beginning, containing 3.85 acres (167,720 square feet) of land, more or less.

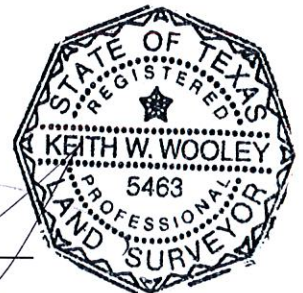
Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

Also reference accompanying sketch of tract described herein.

Urban Engineering


Keith W. Wooley, R.P.L.S.
License No. 5463





Job No. 04462.B3.02

November 15, 2013

0.84 Acre Tract
Tract "C"

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.84 Acre Zoning Tract, of Lot 6, 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 0.84 acre tract being more fully described as follows:

Commencing, at a 5/8 inch iron rod found, on the South right-of-way of Saratoga Boulevard (State Highway 357), the Northwest corner of Lot 7, of the said Section 20, for the Northeast corner of the said Lots 6;

Thence, North 61°18'04" West, with the said South right-of-way, 561.00 feet, to the Point of Beginning and Northeast corner of this tract;

Thence, South 28°41'56" West, 389.00 feet, to the Southeast corner of this tract;

Thence, North 61°18'04" West, 94.00 feet, to the Southwest corner of this tract;

Thence, North 28°41'56" East, 389.00 feet, to the said South right-of-way, for the Northwest corner of this tract;

Thence, South 61°18'04" East, with said South right-of-way, 94.00 feet, to the Point of Beginning, containing 0.84 acres (36,566 square feet) of land, more or less.

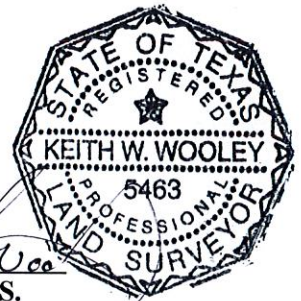
Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

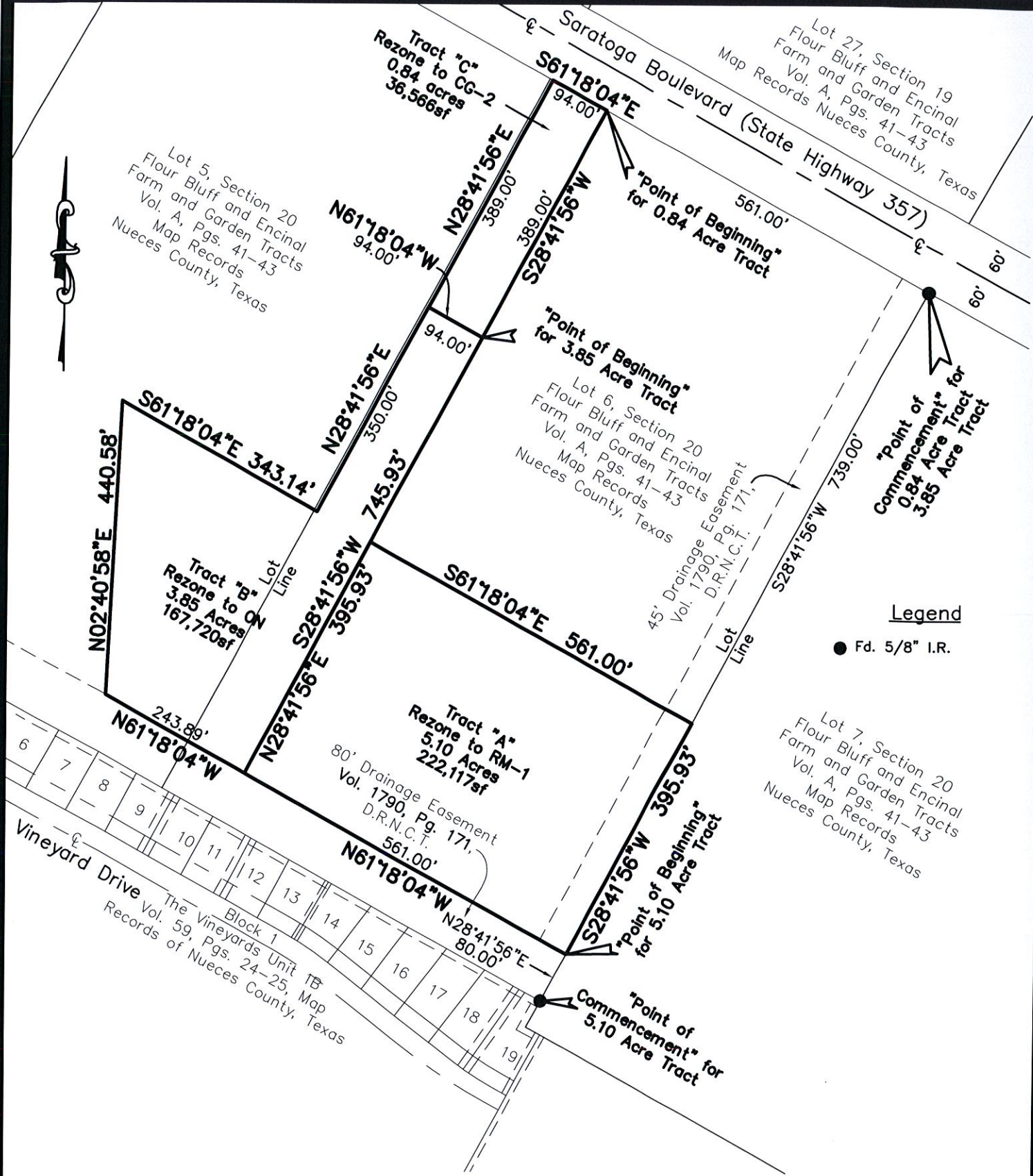
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Reference also, accompanying map of the tract described herein.

Urban Engineering

Keith W. Wooley, R.P.L.S.
License No. 5463





Sketch to Accompany

FIELDNOTES for a 9.79 Acre Tract of land, more or less, out of Lots 5 and 6, 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

URBAN ENGINEERING

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DATE: Nov 15, 2013
 SCALE: 1"=200'
 JOB NO.: 4462.B3.02
 SHEET: 1 of 2
 DRAWN BY: JDC
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