

**Case No. 0419-02 Braselton Development Company, Ltd: Ordinance
zoning property at or near 0 county Road 33 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 Braselton Development Company, Ltd. (“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, April 17, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the “RS-4.5” Single-Family 4.5 District and on Tuesday, May 14, 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 Braselton Development Company, Ltd. (“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 161.56 Acres, a portion of a 173.21 Acre Tract out of Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 173.21 Acre Tract described in a Gift Deed from Mary Cecile Meaney, a married woman, as her separate property and estate to Elizabeth Anne Meaney Trustee of the Lucy A. Haynes Trust, as recorded in Document No. 2014032038, Official Public Records of Nueces County, Texas; said 161.56 Acre Tract also being a portion of County Road 33, and a portion of a 118.126 Acre Tract out of Cuadrilla Irrigation Company Survey No. Survey 139, Abstract 577, I.&G.N.R.R. Survey No. 140, Abstract 612, and Cuadrilla Irrigation Company Survey No. 135, Abstract 581 as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 118.126 Acre Tract described as Tract II in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, as recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas, located on the east and west side of County Road 33, south of Oso Creek and north of Farm-to-Market Road 43 (the “Property”), from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District (Zoning Map No. 052034), as shown in Exhibits “A” and “B”. Exhibit A, 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



Job No.: 42900.B7.03
March 13, 2019

161.56 Acres Zoning Tract

STATE OF TEXAS COUNTY OF NUECES

FIELDNOTES for a 161.56 Acre, Zoning Tract, being a portion of a 173.21 Acre Tract out of Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 173.21 Acre Tract described in a Gift Deed from Mary Cecile Meaney, a married woman, as her separate property and estate to Elizabeth Anne Meaney Trustee of the Lucy A. Haynes Trust, as recorded in Document No. 2014032038, Official Public Records of Nueces County, Texas; said 161.56 Acre Tract also being a portion of County Road 33, and a portion of a 118.126 Acre Tract out of Cuadrilla Irrigation Company Survey No. Survey 139, Abstract 577, I.&G.N.R.R. Survey No. 140, Abstract 612, and Cuadrilla Irrigation Company Survey No. 135, Abstract 581 as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 118.126 Acre Tract described as Tract II in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, as recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas; said 161.56 Acre, Zoning Tract being more fully described by metes and bounds as follows:

Beginning at a 5/8 Inch Iron Rod Found, being the Southwest corner of a 308.99 Acre Tract described in a Special Warranty Deed from The Joslin Partnership, Ltd., to The City of Corpus Christi, as recorded in Document No. 941343, said Official Public Records, for the Southeast corner of an 8.00 Acre Tract described in Gift Deed from Mary Cecile Meaney to Agape Ranch, as recorded in Document No. 2016053230, said Official Public Records;

Thence, North $89^{\circ}12'59''$ East, with the South boundary line of the said 308.99 Acre Tract, the North boundary line of the said 173.21 Acre Tract, 1,405.07 Feet, to the common corner of the said 308.99 Acre Tract and 173.21 Acre Tract, for a Northeast corner of this Tract;

Thence, South $18^{\circ}02'59''$ West, with the common boundary line of the said 308.99 Acre Tract and 173.21 Acre Tract, 871.67 Feet, for a Southeast corner of this Tract;

Thence, South $89^{\circ}12'59''$ West, over and across the said 173.21 Acre Tract, 2,083.85 Feet, to the East boundary line of a 2.00 Acre Tract described in a Warranty Deed with Vendor's Lien from Shawn A. Lockett and Marcella R. Lockett to Jeremy Scott and Paige Scott, as recorded in Document No. 2016034176, of the said Official Public Records, for a corner of this Tract;

Thence, North $20^{\circ}10'52''$ East, with the Southeast boundary line of the said 2.00 Acre Tract, 251.64 Feet, to the Northeast corner of the said 2.00 Acre Tract and for an inner ell corner of this Tract;

Thence, North $69^{\circ}49'13''$ West, with the North boundary line of the said 2.00 Acre Tract, at 320.48 Feet, pass the apparent Southeast Right-of-Way line of the said County Road 33, in all a distance of 343.96 Feet, to the apparent Northwest Right-of-Way line of the said County Road 33, the Southeast boundary line of the said 118.126 Acre Tract, for an inner ell corner of this Tract;

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Thence, South 20°13'25" West, with the common boundary line of the said Right-of-Way and the said 118.126 Acre Tract, 1,164.13 Feet, to a 5/8 Inch Iron Rod Found, being the Northeast corner of a 20.00 Acre Tract described in a Special Warranty Deed from Sheilah Ruth London to London Independent School District, as recorded in Document No. 2005027456, of the said Official Public Records, the Southeast corner of the said 118.126 Acre Tract, for a South corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, for the Southeast corner of the said 20.00 Acre Tract, bears South 20°13'34" West, 1,146.66 Feet;

Thence, South 88°54'56" West, with the common boundary line of the said 20.00 Acre Tract, and the said 118.126 Acre Tract, 1,023.87 Feet, to a 5/8 Inch Iron Rod Found, being the Northwest corner of the said 20.00 Acre Tract, for the Southwest corner of the said 118.126 Acre Tract and of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 20.00 Acre Tract, bears South 01°00'07" East, 1,065.51 Feet;

Thence, North 01°00'19" West, with the West boundary line of the said 118.126 Acre Tract, 3,143.05 Feet, to the Northwest corner of the said 118.126 Acre Tract;

Thence, North 88°54'56" East, with the North boundary line of the said 118.126 Acre Tract, 2,245.46 Feet, to a Nail Found, on the said Right-of-Way, for the Northeast corner of the said 118.126 Acre Tract and of this Tract;

Thence, South 20°13'25" West, with the common boundary line of the said Right-of-Way, and the said 118.126 Acre Tract, 1,699.95 Feet, to an inner ell corner of this Tract;

Thence, South 69°46'35" East, over and across the said County Road 33, 24.45 Feet, to the said apparent Southeast Right-of-Way line, for a corner of this Tract;

Thence, North 89°12'59" East, with the common boundary line of the said 8.00 Acre Tract, and the said 173.21 Acre Tract, 985.82 Feet, to the **Point of Beginning**, containing 161.56 Acres (7,037,378 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary line of the political subdivision for which it was prepared.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING
James D. Carr
James D. Carr, R.P.L.S.
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Exhibit B

