

**Ordinance amending the Unified Development Code (“UDC”), upon application by MVR Construction Company (“Owner”), by changing the UDC Zoning Map in reference to Tract 1: Being 14.47 acres out of Tract 3, McKinzie Partition and a portion of Lot 2, Block 7, Maple Hills Subdivision Unit 2 and all of Lot 4, Block 7, Maple Hills Subdivision Unit 2 and Tract 2: Being 2.86 acres out of Tract 3, McKinzie Partition from the “CN-1” Neighborhood Commercial District, “RS-6” Single-Family 6 District, “RS-TF” Two-Family District to the “RS-4.5” Single-Family 4.5 District on Tract 1; and from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on Tract 2 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 MVR Construction Company (“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, November 5, 2014, during a meeting of the Planning Commission, and on Tuesday, December 9, 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 MVR Construction Company (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zonings on Tract 1: Being 14.47 acres out of Tract 3, McKinzie Partition and a portion of Lot 2, Block 7, Maple Hills Subdivision Unit 2 and all of Lot 4, Block 7, Maple Hills Subdivision Unit 2 and Tract 2: Being 2.86 acres out of Tract 3, McKinzie Partition, located along the east side of Deer Run Drive and south of Up River Road (the “Property”), from the “CN-1” Neighborhood Commercial District, “RS-6” Single-Family 6 District, “RS-TF” Two-Family District to the “RS-4.5” Single-Family 4.5 District on Tract 1; and from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on Tract 2 (Zoning Map No. 060049), 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



# TexasGeoTech

LAND SURVEYING, INC.

## EXHIBIT "A"

### TRACT 1 CURRENT ZONING AND USE – CN-1, RS-6, RSTF AND VACANT TRACT I PROPOSED ZONING AND USE– RS-4.5

Being a 14.47 acres (630313.2 Sq. Ft.) of land more or less, out of Tract 3, Mckinzie Partition, recorded in Volume 1450, Page 514, Deed Records Nueces County Texas and being a portion of Lot 2 Block 7, Maple Hills Subdivision Unit 2, as shown on the Plat or Map recorded in Volume 61, Page 72, Map Records of Nueces County, Texas and all of Lot 4 Block 7, Maple Hills Subdivision Unit 2, as shown on the Plat or Map recorded in Volume 64 Pages 144- 145, Map Records of Nueces County, Texas, and a portion of a called 14.962 acre tract conveyed to MVR Construction Company, recorded under document No. 2013054702 Official Public Records of Nueces County, Texas and all being out of the F. W. Shaeffer Survey No. 417, Abstract No. 571, F. W. Shaeffer Survey No. 419, Abstract No. 570 and the A. E. Spohn Survey No.422, Abstract No. 850, situated in Corpus Christi, Nueces County Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a 5/8inch steel rebar found in the east right of way line of Deer Run Drive (60' ROW), at the northwest corner of Lot 3 and the southwest corner of Lot 4, of said Maple Hills Subdivision Unit 2 and also being an upper west corner of this herein described tract,

**THENCE:** N 08°55'42" E with the east right of way line of said Deer Run Drive and the west line of said Lot 4, of said Maple Hills Subdivision Unit 2, and a westerly line of this herein described tract a distance of 391.75 feet, to a 5/8 inch steel rebar found at the beginning of a circular curve to the right;

**THENCE:** in a northerly direction with the east right of way line of said Deer Run Dr. and the west line of Lot 4 and Lot 2, of said Maple Hills Subdivision Unit 2, and a circular curve to the right having a Central Angle of 07°03'36", a Radius of 501.71 feet, an Arc Length of 61.82 feet, and a Chord that Bears N 13°01'31" E, 61.78 feet to a point for the northwest corner of this herein described tract;

**THENCE:** S 76°53'18" E across and into said Lot 2, with a northerly line of this herein described tract a distance of 260.02 feet to a point in the west line of said 14.962 acre tract and the east line of said Lot 2 for a northeasterly corner of this herein described tract;

**THENCE:** S 08°58'03" W with the west line of said 14.962 acre tract and the east line of said Lot 2 and Lot 4, and an easterly line of this herein described tract, a distance of 216.99 feet to a point;

**THENCE:** S 81°04'16" E across and into said 14.962 acre tract, with a northerly line of this herein described tract a distance of 450.86 feet to a point in the west line of a called 19.758 acre conveyed to William E. Mckenzie Jr. Family LTD Partnership, as recorded under Document No. 2010040869, Official Records of Nueces County, Texas, for a northeasterly corner of this herein described tract;

**THENCE:** S 08°56'28" W with an easterly line of this herein described tract and the west line of said 19.758 acre tract, a distance of 1137.13 feet to a 5/8 inch steel rebar found in the north line of Block 1, Highway Village Section 1, as recorded in Volume 11, Pages 54-55, Map Records of Nueces County, Texas, for the southwest corner of said 19.758 acre tract and the southeast corner of this herein described tract;

**THENCE:** N 81°04'16" W with the north line of said Block 1, Highway Village Section 1, and a southerly line of this herein described tract a distance of 450.47 feet, to a 5/8 inch steel rebar found for the southeast corner of Maple Hills Subdivision Unit 4, as recorded in Volume 65, Page 138, Map Records of Nueces County, Texas, for the southwest corner of this herein described tract;

THENCE: N 08°56'10" E with the east line of said Maple Hills Subdivision Unit 4, and Unit 2, and a westerly line of this herein described tract, a distance of 919.95 feet, to a 5/8inch steel rebar found at the northeast corner of Lot 3, of said Maple Hills Subdivision Unit 2, for an interior corner of this herein described tract;

THENCE: N 81°03'52" W with the north line of said Lot 3, an interior line of this herein described tract, a distance of 263.52 feet to the POINT OF BEGINNING and containing 14.47 acres (630313.2 Sq. Ft.) of land more or less,

**TRACT 11, CURRENT ZONING AND USE – RS-6 AND VACANT**  
**TRACT II, PROPOSED ZONING AND USE- CN-1**

Being 2.86 acres (124594.90 Sq. Ft.) of land more or less, being out of Tract 3, McKinzie Partition, recorded in Volume 1450, Page 514, Deed Records Nueces County Texas and also being out of the F. W. Shaeffer Survey No. 417, Abstract No. 571, F. W. Shaeffer Survey No. 419, Abstract No. 570 and the A. E. Spohn Survey No.422, Abstract No. 850, situated in Corpus Christi, Nueces County Texas, being a portion of a called 14.962 acre tract conveyed to MVR Construction Company, recorded under document No. 2013054702, Official Public Records of Nueces County, Texas;

BEGINNING at a 5/8inch steel rebar found in the southwest right of way line of Up River Road (60' ROW), at the northeast corner of Lot 2, Maple Hills Subdivision Unit 2, as shown on the Plat or Map recorded in Volume 61 Page 72, Map Records of Nueces County, Texas, and also being the northwest corner of said 14.962 acre tract and this herein described tract;

THENCE: S 63°17'06" E with the southwest right of way line of said Up River Road and the northeast line of said 14.962 acre tract and this herein described tract, a distance of 473.19 feet to a found 5/8 inch steel rebar found for the northeast corner of said 14.962 acre tract and this herein described tract and also being the northwest corner of a called 19.758 acre tract conveyed to William E. McKenzie Jr. Family LTD Partnership, as recorded under Document No. 2010040869, Official Records of Nueces County, Texas;

THENCE: S 08°56'28" W with the east line of this herein described tract and the west line of said 19.758 acre tract, a distance of 204.04 feet to a point for the southeast corner of this herein described tract;

THENCE: N 81°04'16" W across and into said 14.962 acre tract, with the south line of this herein described tract, a distance of 450.86 feet to a point in the east line of Lot 4 Block 7, Maple Hills Subdivision Unit 2, as shown on the Plat or Map recorded in Volume 64 Pages 144- 145, Map Records of Nueces County, Texas,, for the southwest corner of this herein described tract;

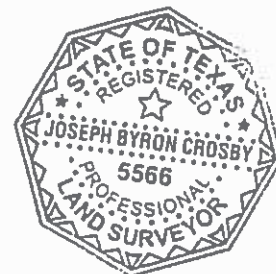
THENCE: N 08°58'03" E with the east line of said Lot 4 and said Lot 2 of said Maple Hills Subdivision Unit 2 and the west line of this herein described tract, a distance of 348.58 feet to the POINT OF BEGINNING and containing 2.86 acres (124594.90 Sq. Ft.) of land more or less.

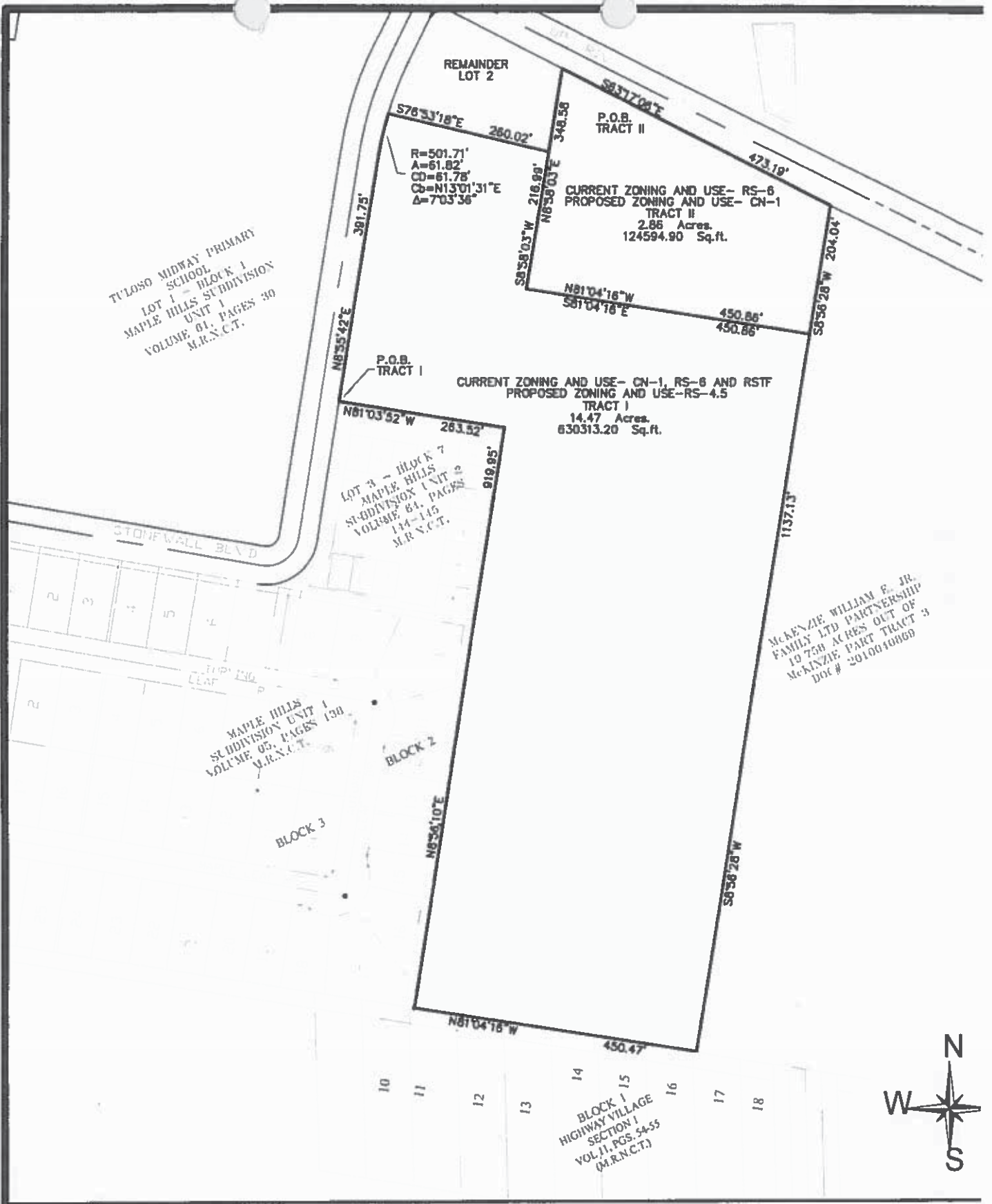
*BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 TEXAS SOUTH ZONE.*

*THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.*



Joseph B. Crosby, RPLS # 5566  
SEPTEMBER 23, 2014





**TEXAS GEO TECH**  
**LAND SURVEYING, INC**  
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EXHIBIT "B"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTION  
 Scale: 1" = 200' feet