

Ordinance amending the Unified Development Code (“UDC”), upon application by Superior H & H Development LLC (“Owner”), by changing the UDC Zoning Map in reference to a 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands from the “CG-2” General Commercial District, “ON” Office District and “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 Superior H & H Development LLC (“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 14, 2015, during a meeting of the Planning Commission, and on Tuesday, February 10, 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 Superior H & H Development LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, located north of Saratoga Boulevard (SH 357), west of Norchester Drive (the “Property”), from the “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 047036), 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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____	Mark Scott	_____
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	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____	Mark Scott	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
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November 25, 2014
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STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 10.000 acre tract of land, more or less, a portion of Lot 2, Block 1, Saratoga Medical Center Subdivision, a map of which is recorded in Volume 57, Pages 78 and 79, Map Records, Nueces County, Texas and out of Lots 5 & 6, Section 9, Bohemian Colony Lands, a map of which is recorded in Volume "A", Page 48, said map records, said 10.000 acre tract being the same tract of land described by deed recorded in Document No. 2014027684, Official Records of said county and as further described by metes and bounds as follows:

BEGINNING at the easternmost Carroll Lane street right-of-way corner as shown by plat of Lot 1A, Kocurek Addition, a map of which is recorded in Volume 33, Page 39, said map records, said beginning point for the southernmost corner of the tract herein described;

THENCE with the northeast line of said street right-of-way and of said Lot 1A and along an easterly boundary line of said Lot 2, Block 1, Saratoga Medical Center Subdivision N61°48'51"W 452.44' to a point for the westernmost corner of the tract herein described;

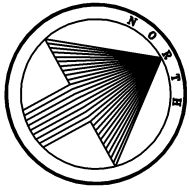
THENCE N28°33'53"E 962.80' to a point for the northernmost corner of the tract herein described;

THENCE S61°48'51"E 452.44' to a point in the northwest line of Schanen Estates West Unit II, a map of which is recorded in Volume 43, Pages 1 and 2, said map records, for the easternmost corner of the tract herein described;

THENCE S28°33'53"W with said northwest line of Schanen Estates West Unit II, at 503.21' pass the westernmost corner of said Schanen Estates West Unit II, in all a total distance of 962.80 feet to the **POINT OF BEGINNING**, this description not based on an on-the-ground survey.

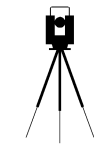


Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.



SCALE 1" = 150'

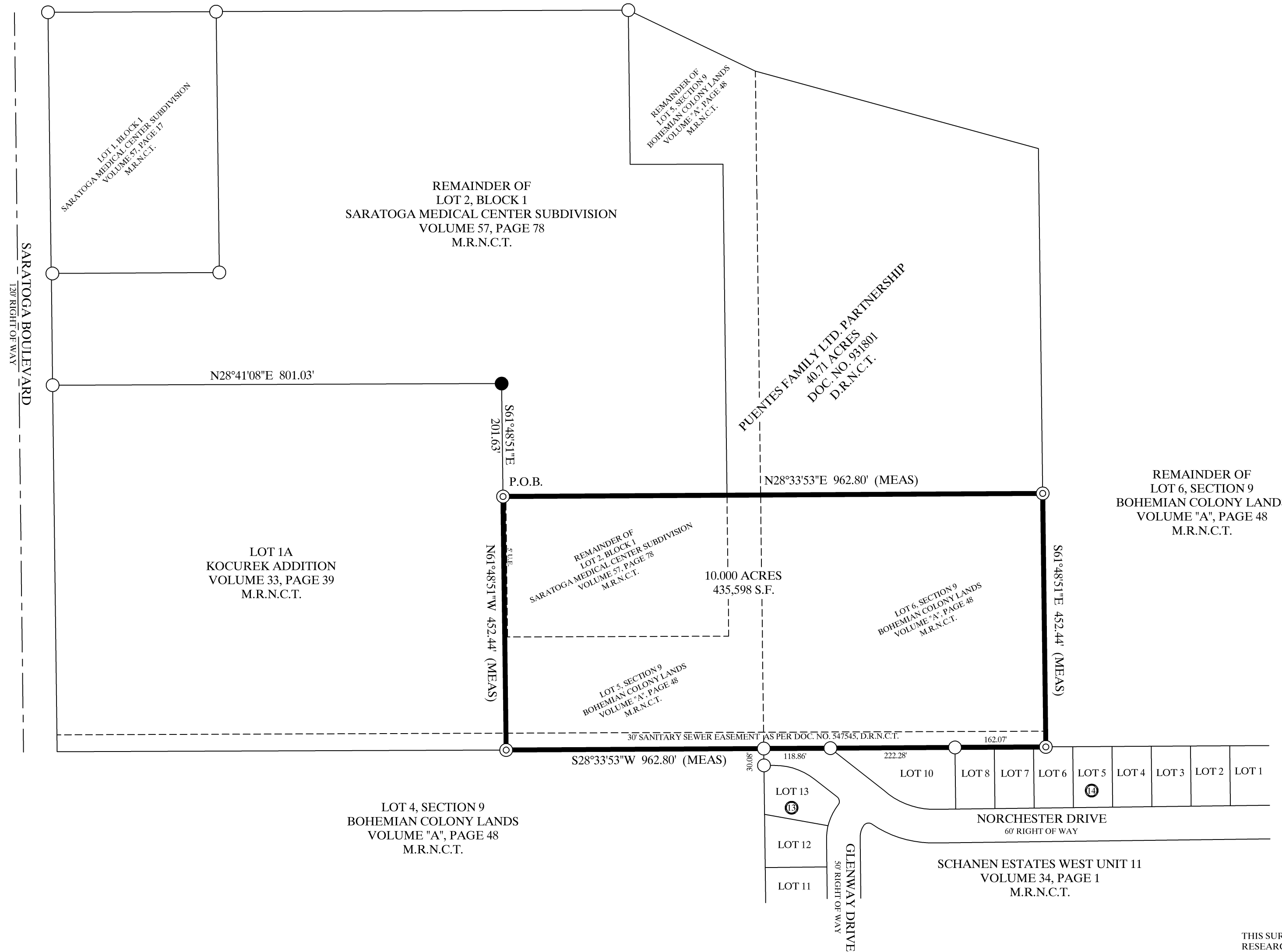
SURVEY OF
 A 10.000 ACRE TRACT OUT OF LOT 2, SARATOGA MEDICAL CENTER SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 57, PAGES 78 - 79, MAP RECORDS NUECES COUNTY, TEXAS, AND OUT OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

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 Firm Registration No. 10072800

BUYER: SUPERIOR H & H DEVELOPMENT
 GF NO. 01021-3277



- SCHEDULE "B" ITEMS
 a) DOC. NO. 165872 BLANKET EASEMENT
 b) DOC. NO. 547545 AS SHOWN
 c) DOC. NO. 2005015282 DOES NOT APPLY

- = FOUND 5/8" IRON ROD
- ⊙ = SET 5/8" IRON ROD
- = POINT

- NOTES:
 1.) TOTAL SURVEYED AREA IS 10.000 ACRES.
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 3.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.
 I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MAY 27, 2014 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
 RONALD E. BRISTER R.P.L.S. NO. 5407

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS, COMMUNITY PANEL 485464 0283 C DATED JULY 18, 1985 AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE

DATE MAY 27, 2014

JOB NO. 14531

EXHIBIT B