

Ordinance amending the Unified Development Code (“UDC”), upon application by Cheryl McLaughlin & Hatch, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, from the “RMH” Manufactured Home District and “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park 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 Cheryl McLaughlin & Hatch, 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, September 9, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RV” Recreational Vehicle Park District, and on Tuesday, October 20, 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 Cheryl McLaughlin & Hatch, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 9.16 acre tract of land out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded in Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, located at 3101 Up River Road between Westgate Drive and Palm Drive (the “Property”), from the “RMH” Manufactured Home District and “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District (Zoning Map No. 047044), 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. This ordinance changes the Future Land Use Map from low density residential and mobile home uses to commercial uses.

SECTION 4. To the extent this amendment to the UDC Zoning Map 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. The Future Land Use Map is hereby amended from a designation of medium density residential uses to commercial uses.

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	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

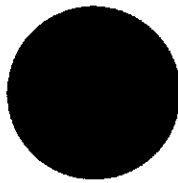
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



Texas GeoTech

LAND SURVEYING, INC.

EXHIBIT A
CURRENT ZONING AND USE-RMH AND RS-6
PROPOSED ZONING AND USE-RV

Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas and being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a Found 1 inch steel pipe at the southeast corner of said Lot 1, Block 2, Hatch Tract and the southeast corner of this herein described tract from whence a Found 1 inch steel pipe in the south right-of-way line of Up River Road, at the northeast corner of said Lot 1 bears N 01°39'28" W a distance of 1162.80 feet;

THENCE: S 88°20'14" W with the south line of said Lot 1 and the south line of this herein described tract, a distance of 544.17 feet to a Found 5/8 inch steel rebar for the southwest corner of said Lot 1 and the southwest corner of this herein described tract;

THENCE: N 02°05'21" W with the common west line of said Lot 1 and this herein described tract, a distance 236.88 feet to a Found 1 inch steel pipe in the at the southwest corner of said 2.00 acre tract for an angle point in the west line of this herein described tract;

THENCE: N 01°35'52" W with the common west line of said 2.00 acre tract and this herein described tract, a distance of 621.17 feet to a Found 1 inch steel pipe for the northwest corner of said 2.00 acre tract and this herein described tract;

THENCE: N 88°24'57" E with the north line of said 2.00 acre tract and this herein described tract passing Found 5/8 inch steel rebar at the northeast corner of said 2.00 acre tract at a distance of 134.49 feet and continuing across and into the said 1.681 acre tract for a total distance of 267.29 feet to a point in the common line of the said 1.681 acre tract and the said 1.13 acre for an interior ell corner in the north line of this herein described tract;

THENCE: N 01°42'35" W with the common line of the same a distance of 68.49 feet to a point;

THENCE: N 88°11'46" E across said 1.31 acre tract a distance of 94.51 feet to a point in the upper west line of said Lot 1 for the most northeast corner of this herein described tract;

THENCE: S 02°00'18" E with the common line of said Lot 1, said 1.31 acre tract and this herein described tract a distance of 224.91 feet to a point;

THENCE: across and in said Lot 1 the following courses and distances:

- 1) N 86°32'32" E a distance of 78.18 feet to a point for a corner;
- 2) S 03°33'01" E a distance of 257.34 feet to a point for a corner;
- 3) S 12°35'54" W a distance of 262.13 feet to a point for a corner;
- 4) S 88°56'21" E a distance of 115.99 feet to a point for a corner;
- 5) N 02°14'19" W a distance of 245.72 feet to a point for a corner;
- 6) N 80°17'20" E a distance of 47.21 feet to a point for a corner in the east line of said Lot 1;

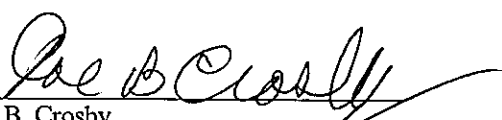
THENCE: S 01°39'28" E with east line of said lot 1 and this herein described tract a distance of 439.49 feet to the POINT OF BEGINNING and containing 9.16 acres (398821.40 Sq. Ft.) of land more or less.

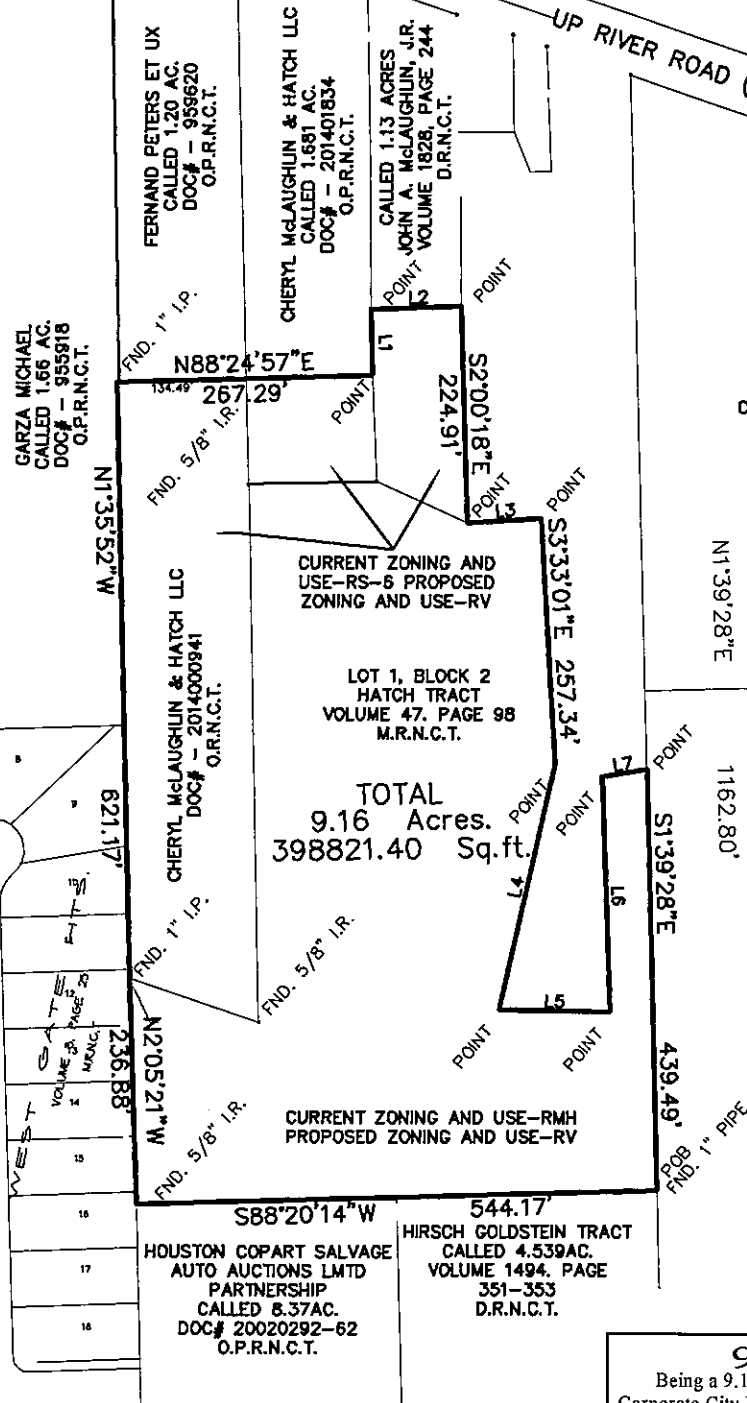
BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83 TEXAS SOUTH ZONE.

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

June 25, 2015
150518FN-.doc




Joe B. Crosby
Registered Professional Land Surveyor
Number 5566



CURRENT ZONING AND USE-RS-5 PROPOSED ZONING AND USE-RV

LOT 1, BLOCK 2
HATCH TRACT
VOLUME 47, PAGE 98
M.R.N.C.T.

TOTAL
9.16 Acres.
398821.40 Sq.ft.

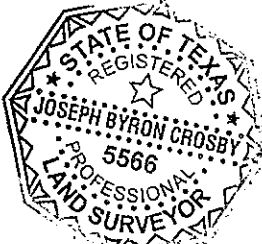
CURRENT ZONING AND USE-RMH
PROPOSED ZONING AND USE-RV

L1	N1°42'35"W	68.49'
L2	N88°11'46"E	94.51'
L3	N86°32'32"E	78.18'
L4	S12°35'54"W	262.13'
L5	S88°56'21"E	115.99'
L6	N2°14'19"W	245.72'
L7	N80°17'20"E	47.21'

SCALE: 1" = 200'

I, JOSEPH B. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THIS THE 14th DAY OF JUNE 25, 2015.

Joe B Crosby
JOSEPH B. CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 5566



9.16 ACRE TRACT
Being a 9.16 acre tract (398821.40 Sq. Ft.) of land lying within the Corporate City Limits of Corpus Christi, Nueces County Texas, out of the E Villareal Survey being a portion of Lot 1, Block 2, Hatch Tract as shown on the map or plat thereof recorded in Volume 47, Page 98, Map Records Nueces County Texas an being all of a called 2.00 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 2014000941 Official Public Records, Nueces County, Texas and being a portion of a called 1.681 acre tract conveyed to Cheryl McLaughlin and Hatch LLC as recorded under Document No. 201401834 Official Public Records, Nueces County, Texas and being a portion of a called 1.13 acre tract conveyed to John A. McLaughlin as recorded in Volume 1828, Page 244, Deed Records, Nueces County, Texas.

TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955

DATE: JUNE 25, 2015	DRAWN: RC
SCALE: 1" = 200'	JOB NUMBER: 150518-Z
APPROVED: JBC	SURVEY: RC & BP