

**Ordinance amending the Unified Development Code (“UDC”), upon application by Superior N&R Development, LLC (“Owner”), by changing the UDC Zoning Map in reference to 19.697 acres out of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, from the “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 N&R 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, April 8, 2015, during a meeting of the Planning Commission, and on Tuesday, May 12, 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 N&R Development, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 19.697 acres out of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located south of Graham Road between Ruddock Drive and Dove Lane (the “Property”), from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 035031), as shown in Exhibit “A” and Exhibit “B”. Exhibit A, which is a metes and bounds 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      | _____ | 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

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 – FAX 361 882-1265  
e-mail: murrayjr@aol.com  
e-mail: nixmw@aol.com

**BASS & WELSH ENGINEERING**  
Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

March 12, 2015  
13080-M&B.doc

RS-4.5 ZONING

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 19.697 acre tract of land out, more or less, a portion of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Page 41 – 43, Map Records, Nueces County, Texas, said 19.697 acre tract as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the northwest boundary line of said Lot 22 and southwest right-of-way line of Graham Road for the northernmost corner of the tract herein described;

THENCE S61°00'00"E 660.00' along said southwest right-of-way line of Graham Road to a point for the easternmost corner of the tract herein described;

THENCE along the southeast boundary line of said Lot 22 S29°00'00"W 1300.00' to a point for the southernmost corner of the tract herein described;

THENCE N61°00'00"W 660.00' along the southwest boundary line of said Lot 22 to a point for the westernmost corner of the tract herein described;

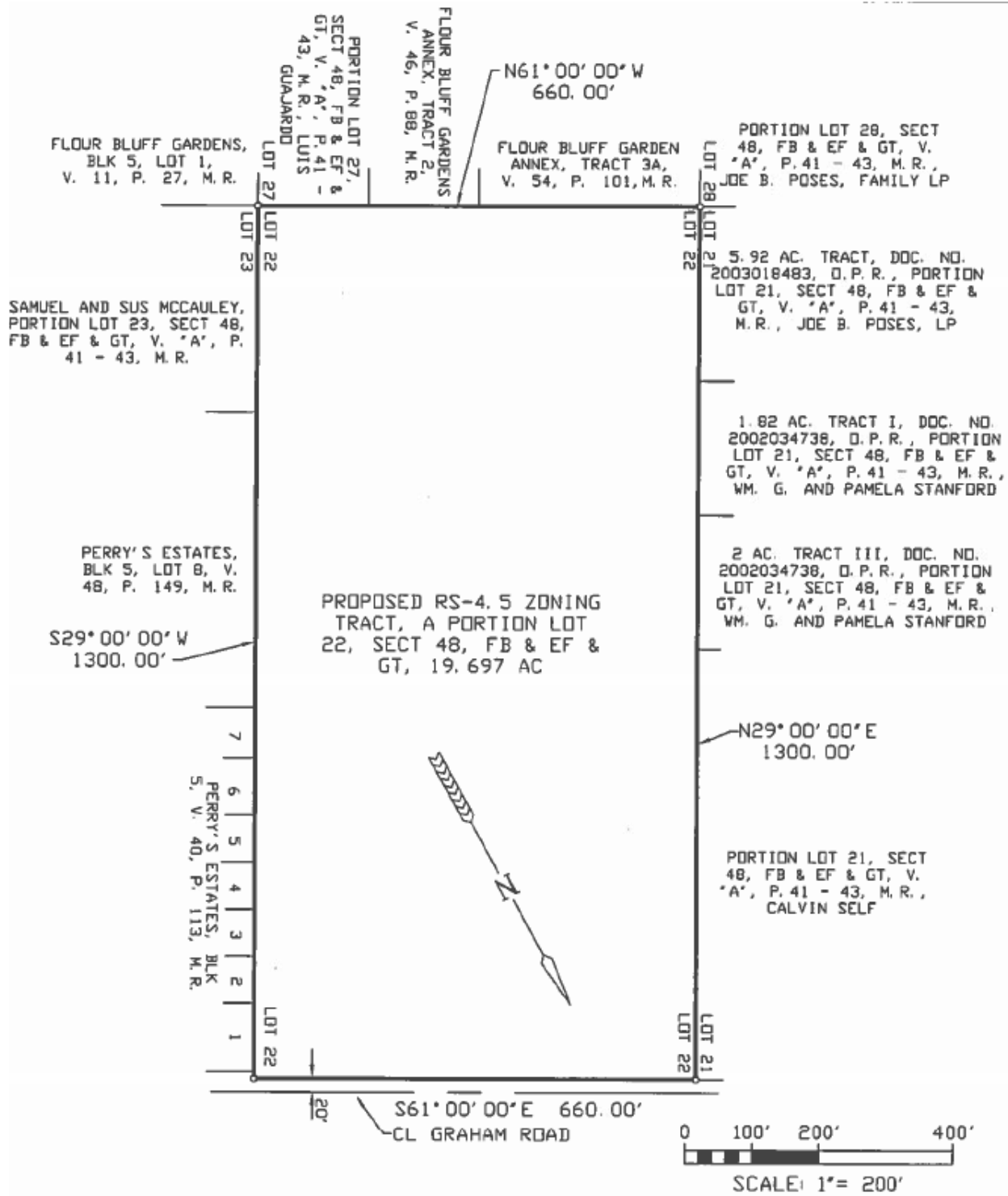
THENCE N29°00'00"E 1300.00' along said northwest boundary line of Lot 22 to the POINT OF BEGINNING, a sketch showing said 19.697 acre tract being attached hereto as Exhibit "B".



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

**EXHIBIT "A"**

Page 1 of 1



**EXHIBIT "B"**  
**SKETCH TO ACCOMPANY METES**  
**AND BOUNDS DESCRIPTION**  
 1" = 200'

BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 SURVEY REG. NO. 100027-00,  
 TX ENGINEERING REG. NO. F-52,  
 FILE: EXB-ZONING, JOB NO.  
 13080, SCALE: 1" = 200'  
 PLOT SCALE: SAME, PLOT DATE:  
 3/12/15, SHEET 1 OF 1