

**Ordinance amending the Unified Development Code (“UDC”), upon application by AI Development, Inc. (“Owner”) by changing the UDC Zoning Map in reference to a 14.25 acre tract of land out of a 91.594 acre tract of land as recorded in Document Number 2012050691, Deed Records of Nueces County, Texas, from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 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 AI Development, Inc. (“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 “RM-1” Multifamily 1 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 AI Development, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 14.25 acre tract of land out of a 91.594 acre tract of land as recorded in Document Number 2012050691, Deed Records of Nueces County, Texas, located approximately 260 feet south of Northwest Boulevard (FM 624) between CR 73 and FM 1889 (the “Property”), from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District; (Zoning Map No. 069050), resulting in a change to the Future Land Use Map from low density residential uses to medium density residential uses, 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.

**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

## LEGAL DESCRIPTION

### 14.25 ACRE TRACT

A 14.25 ACRE TRACT OF LAND OUT OF A 91.594 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2012050691, DEED RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

**BEGINNING** at a found 5/8 inch iron rod for the northwest corner of said 91.594 acre tract, and for the northwest corner of the herein described tract;

**THENCE** South 84°54'22" East, with the north line of said 91.594 acre tract, a distance of 1134.59 feet, for a corner of the herein described tract;

**THENCE** South 09°04'48" West, a distance of 568.97 feet to a calculated point for the southeast corner of the herein described tract;

**THENCE** North 81°12'35" West, a distance of 105.63 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 67°38'14" West, a distance of 79.30 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 62°01'05" West, a distance of 70.52 feet to a calculated point for a corner of the herein described tract;

**THENCE** South 75°01'04" West, a distance of 145.62 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 84°54'22" West, a distance of 139.97 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 46°52'11" West, a distance of 60.56 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 84°54'22" West, a distance of 153.62 feet to a calculated point for a corner of the herein described tract;

**THENCE** South 57°03'13" West, a distance of 60.56 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 84°54'22" West, a distance of 359.35 feet to a calculated point for a corner of the herein described tract;

**THENCE** North 08°47'25" East, with west line of said 91.594 acre tract, a distance of 560.98 feet to the **POINT OF BEGINNING** and containing 14.25 acres of land.

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS PLANE COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).

Stacey King Mora  
Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Naismith Engineering, Inc.  
TBPE F#355 TBPLS#100395-00



Date March 10, 2015

