

**Case No. 1121-01, L.C. Alty, Ltd.: (District 4) Ordinance rezoning property at or near 4042 Sweet Bay Drive from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as a 5.962-acre tract of land out of Lot 29, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A” & “B”:

from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District

The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as a 23.288-acre tract of land out of Lots 29 and 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A” & “B”:

from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District

The subject property is located at or near 4042 Sweet Bay Drive. Exhibits A & B, which are the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

**SECTION 2.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor

**EXHIBIT "A"**  
**TRACT 1 OF 2**

**STATE OF TEXAS**  
**COUNTY OF NUECES**

Field notes of a 5.962 acre tract of land out of Lot 29, Section 52, Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof recorded in Volume A, Page 41, of the Map Records of Nueces County, Texas, and more particularly out of a 30.76 acre tract of land described in the General Warranty Deed from A & J Construction, Inc., to L C Alty, Ltd., as recorded under Document No. 2013040824 of the Official Public Records of Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a steel cotton spindle found at the common southwest corner of Lot 17, Section 52, and northwest corner of Lot 33, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map recorded in Volume A, Page 41 of the Map Records of Nueces County, Texas, said point also being located at the centerline of Waldron Road, Corpus Christi, Texas, for the POINT OF COMMENCEMENT;

THENCE, S 61° 38' 14" E, a distance of 1980.93 feet along the southerly boundaries of Lots 17, 18, and 19, Section 52, of the Flour Bluff and Encinal Farm and Garden Tracts, to a one inch diameter iron pipe found at the common northwest corner of Lot 30, Section 52, and the northeast corner of Lot 31, Section 52, of the Flour Bluff and Encinal Farm and Garden Tracts as shown by map recorded in Volume A, Page 41 of the Map Records of Nueces County, Texas:

THENCE, S 61° 18' 03" E, along the northerly boundary line of Lot 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, a distance of 610.00 feet;

THENCE, S 28° 35' 28" W, a distance of 660.00 to a found 5/8 inch diameter iron rod;

THENCE, S 61° 19' 51" E, a distance of 354.61 feet;

THENCE, S 61° 27' 15" E, a distance of 25.00 feet to the POINT OF BEGINNING, and the northwest corner of this tract;

THENCE, S 61° 27' 15" E, a distance of 25.00 feet to a 5/8 inch diameter iron rod set for an interior corner of this tract;

THENCE, S 61° 20' 31" E, a distance of 305.39 feet to a 5/8 inch diameter iron rod found in the common boundary line between Lots 28 and 29, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, and being the northeast corner of this tract;

THENCE, S 28° 40' 26" W, a distance of 659.93 feet to a point at the common southeast corner of Lot 29, Section 52 and northeast corner of Lot 5, Section 59, Flour Bluff and Encinal Farm and Garden Tracts, and being the southeast corner of this tract;

THENCE, N 61° 20' 24" W, a distance of 410.00 feet to a point in the common boundary line between Lot 29, Section 52 and Lot 5, Section 59, Flour Bluff and Encinal Farm and Garden Tracts, for the southwest corner of this tract;

THENCE, N 28° 40' 26" E, a distance of 428.79 feet to a an exterior corner of this tract;

THENCE, N 51° 25' 28" E, a distance of 205.92 feet to a an interior corner of this tract;

THENCE, N 28° 38' 31" E, a distance of 41.20 feet to the POINT OF BEGINNING, and containing 5.962 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 5<sup>th</sup> day of October, 2021, and is correct to the best of my knowledge and belief.



Fred C. Hayden, Jr.

Fred C. Hayden, Jr., RPLS No. 4486

**EXHIBIT "A"**  
**TRACT 2 OF 2**

**STATE OF TEXAS**  
**COUNTY OF NUECES**

Field notes of a 23.288 acre tract of land out of Lots 29 and 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof recorded in Volume A, Page 41, of the Map Records of Nueces County, Texas, and more particularly out of a 30.76 acre tract of land described in the General Warranty Deed from A & J Construction, Inc., to L C Alty, Ltd., as recorded under Document No. 2013040824 of the Official Public Records of Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a steel cotton spindle found at the common southwest corner of Lot 17, Section 52, and northwest corner of Lot 33, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map recorded in Volume A, Page 41 of the Map Records of Nueces County, Texas, said point also being located at the centerline of Waldron Road, Corpus Christi, Texas, for the POINT OF COMMENCEMENT;

THENCE, S 61° 38' 14" E, a distance of 1980.93 feet along the southerly boundaries of Lots 17, 18, and 19, Section 52, of the Flour Bluff and Encinal Farm and Garden Tracts, to a one inch diameter iron pipe found at the common northwest corner of Lot 30, Section 52, and the northeast corner of Lot 31, Section 52, and of the Flour Bluff and Encinal Farm and Garden Tracts as shown by map recorded in Volume A, Page 41 of the Map Records of Nueces County, Texas, for the POINT OF BEGINNING, and the northwest corner of this tract;

THENCE, S 61° 18' 03" E, along the northerly boundary line of Lot 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, a distance of 610.00 feet, to a 5/8 inch iron rod set for the northeast corner of this tract;

THENCE, S 28° 35' 28" W, a distance of 660.00 feet to a 5/8 inch diameter iron rod found at an interior corner of this tract;

THENCE, S 61° 19' 51" E, a distance of 354.61 feet, to a 5/8 inch diameter iron rod set for an interior corner of this tract;

THENCE, S 61° 27' 15" E, a distance of 25.00 feet to a point for an exterior corner of this tract;

THENCE, S 28° 38' 31" W, a distance of 41.20 feet to a point for an exterior corner of this tract;

THENCE, S 51° 25' 28" W, a distance of 205.92 feet to a point for an interior corner of this tract;

THENCE, S 28° 40' 26" W, a distance of 428.79 feet to a point in the common boundary line between Lot 29, Section 52 and Lot 5, Section 59, Flour Bluff and Encinal Farm and Garden Tracts, for the southeast corner of this tract;

THENCE, N 61° 20' 24" W, a distance of 910.14 feet to a 5/8 inch diameter iron rod found at the common southwest corner of Lot 30, Section 52 and southeast corner of Lot 31, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, for the southwest corner of this tract;

THENCE, N 28° 38' 18" E, along the westerly boundary line of Lot 30, Section 52, Flour Bluff and Encinal Farm and Garden Tracts, a distance of 1320.29 feet to the POINT OF BEGINNING, and containing 23.288 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

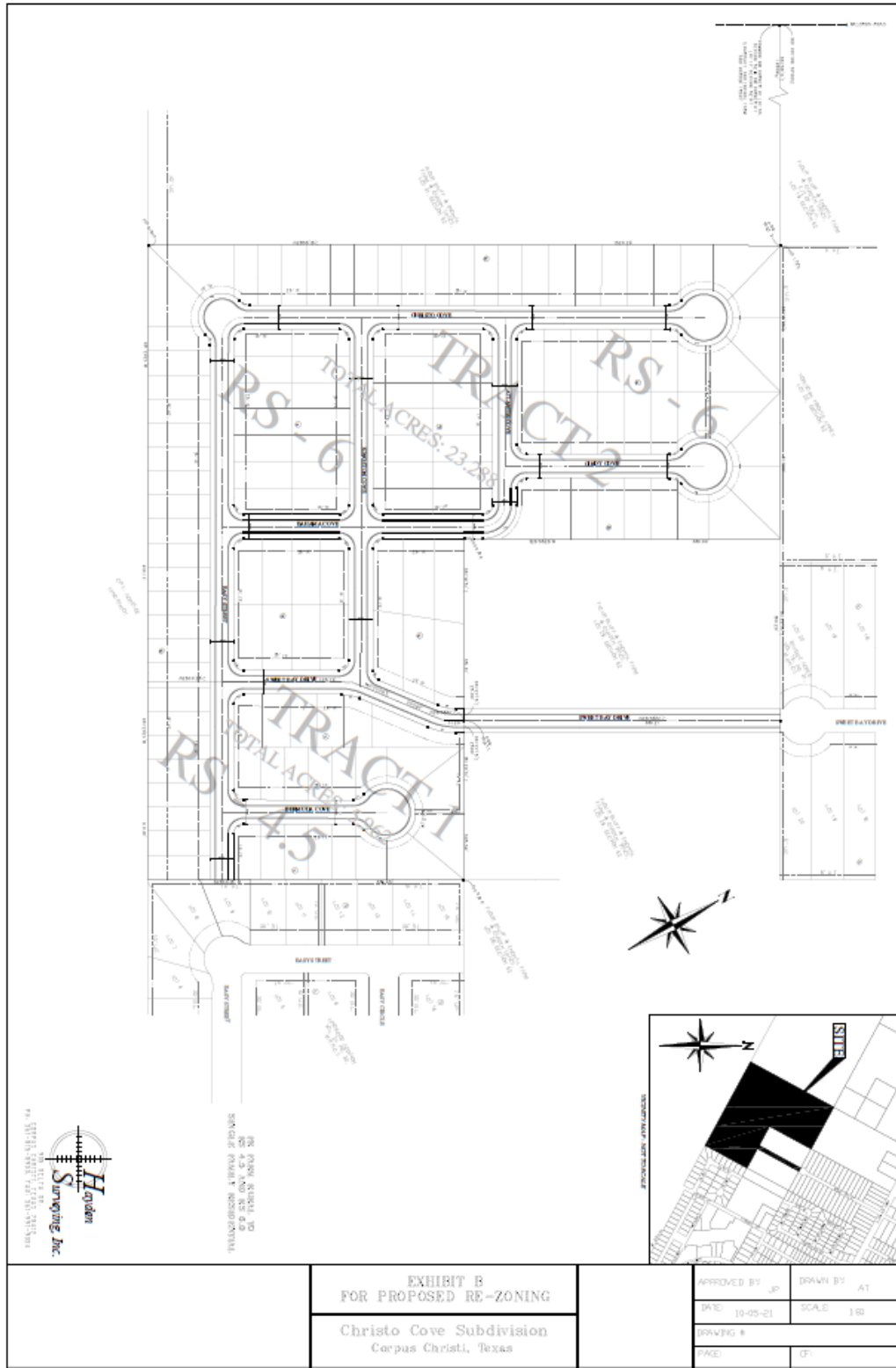


I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 5<sup>th</sup> day of October, 2021, and is correct to the best of my knowledge and belief.



*Fred C. Hayden, Jr.* \_\_\_\_\_

Fred C. Hayden, Jr., RPLS No. 4486



FOR INFORMATION ONLY  
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION  
 WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY



EXHIBIT B  
 FOR PROPOSED RE-ZONING  
 Christo Cove Subdivision  
 Corpus Christi, Texas

APPROVED BY	JP	DRAWN BY	AT
DATE	08/05/21	SCALE	1/8" = 1'-0"
DRAWING #			
PAGE			01