

Zoning Case No. 1219-03, MVR Construction Company (District 4). Ordinance rezoning property at or near 2301 Flour Bluff Drive from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 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 appear and 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 appear and 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 being a 32.09 acre tract, over and across a portion of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District and “CG-2” General Commercial District to the “RS-4.5” Single-Family 4.5 District.

The subject property is located at or near 2301 Flour Bluff Drive. Exhibit A, which is 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 _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Job No. 33722.B9.01
October 30, 2019

Exhibit A
32.09 Acre

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes. FIELDNOTES for a 32.09 Acre, Zoning Tract, over and across a poriton of Lot 1, Block 1, El Recuerdo Subdivision, a map of which is recorded in Volume 59, Pages 97, Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records; the said 32.09 Acres Zoning Tract being more fully described as follows:

Beginning. at a 5/8 Inch Iron Rod Found on the intersection of Flour Bluff Drive and Purdue Road, a public roadway, for the East corner of this tract;

Thence, South 28°31'03" West, with the Northwest Right-of-Way line of the said Flour Bluff Drive, at 625.00 Feet, pass a 5/8 Inch Iron Rod Found, for a corner of the said Lot 1 Block 1, a total of 660.00 Feet, to a 5/8 Inch Iron Rod Found, for the Southwest corner of this Tract;

Thence, North 61°28'56" West, over and across the said Lot 1 Block 1, a distance of 2117.50 Feet, for the West corner of this Tract;

Thence, North 28°31'04" East, over and across the said Lot 1 Block 1, the said Lot 11 ,a distance of 660.09 Feet, for the Northeast corner of this Tract, from **Whence,** a 5/8 Inch Iron Rod Found, with a plastic cap stamped "URBAN ENG C.C. TX", North 61°28'47" West, a distance of 28.58 Feet;

Thence, South 61°28'47" East, with the Southeast boundary of Sky Crest Road, a public roadway, a distance of 2117.50 Feet, to the **Point of Beginning**, containing 32.09 Acres (1,397,644 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

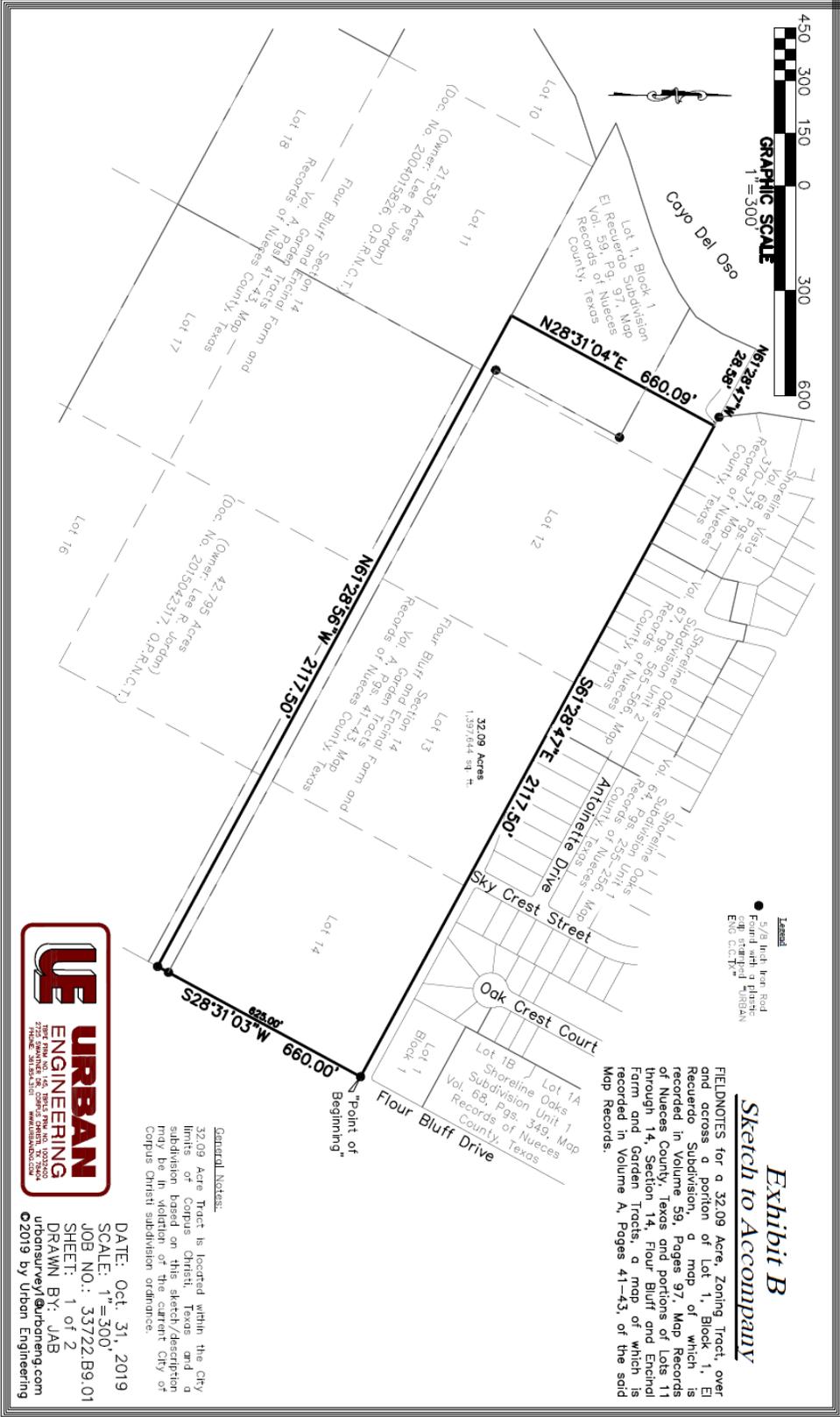


URBAN ENGINEERING

Dan L. Urban, R.P.L.S.
License No. 4710

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OFFICE: (361)854-3101 2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404 FAX (361)854-6001
www.urbaneng.com
TBPE Firm # 145 • TBPLS Firm # 10032400



Legend
 ● 5/8 inch bear road
 ● Found with a plat
 E.O.C.T.™

Exhibit B
Sketch to Accompany

FIELDNOTES for a 32.09 Acre, Zoning Tract, over and across a portion of Lot 1, Block 1, El Encanto Subdivision, a map of which is recorded in Volume 59, Pages 97. Map Records of Nueces County, Texas and portions of Lots 11 through 14, Section 14, Flour Bluff and Enchil Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the said Map Records.

General Notes:
 32.09 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

DATE: Oct 31, 2019
 SCALE: 1"=300'
 JOB NO.: 33722.B9.01
 SHEET: 1 of 2
 DRAWN BY: JAB
 urbonsurvey1@urbansurvey.com
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