

**Case No. 0718-02 Augusta Embassy House, LLC.:
Ordinance rezoning property at or near 4502 Corona Drive from “RS-
TF” Two-Family District to the “RM-3” Multifamily 3 District; and
amending Comprehensive Plan**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Augusta Embassy House, 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, a public hearing was held on Wednesday, July 11, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-TF” Two-Family District to the “RM-3” Multifamily 3 District and on Tuesday, August 14, 2018, 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 Augusta Embassy House, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being 4.96 acres out of Lot 1A, Block 3, Marks Tract, located on the south side of Corona Drive, east of Flynn Parkway, and west of Everhart Road (the “Property”), from “RS-TF” Two-Family District to the “RM-3” Multifamily 3 District (Zoning Map No. 044036), as shown in Exhibits “A” and “B”. Exhibit A, 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2018, by the following vote:

| | | | |
|---------------------|-------|-------------|-------|
| Joe McComb | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette Guajardo | _____ | Lucy Rubio | _____ |
| Michael Hunter | _____ | Greg Smith | _____ |
| Debbie Lindsey-Opel | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

| | | | |
|---------------------|-------|-------------|-------|
| Joe McComb | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette Guajardo | _____ | Lucy Rubio | _____ |
| Michael Hunter | _____ | Greg Smith | _____ |
| Debbie Lindsey-Opel | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

STATE OF TEXAS
COUNTY OF NUECES

FIELDNOTES FOR A 4.96 ACRE TRACT, BEING OUT OF LOT 1A, BLOCK 3, MARKS TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 43, PAGE 185, MAP RECORDS OF NUECES COUNTY, TEXAS.

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST BOUNDARY LINE OF CORONA DRIVE, A PUBLIC ROADWAY, FOR THE NORTH CORNER OF LOT 1B, BLOCK 3, SAID MARKS TRACT, FOR THE EAST CORNER OF SAID LOT 1A;

THENCE SOUTH 29°01'00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1A AND LOT 1B, A DISTANCE OF 226.10 FEET, TO THE POINT OF BEGINNING, FOR THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 29°01'00" WEST, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1A AND LOT 1B, A DISTANCE OF 100.00 FEET, TO A DRILL HOLE FOUND, FOR THE WEST CORNER OF SAID LOT 1B, AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 60°42'38" EAST, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1A AND LOT 1B, A DISTANCE OF 300.12 FEET TO A 5/8 INCH IRON ROD FOUND, ON THE NORTHWEST BOUNDARY LINE OF LOT 25D, BLOCK D, LEVEK TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 44, PAGES 15 AND 16, MAP RECORDS OF NUECES COUNTY TEXAS, FOR THE SOUTH CORNER OF SAID LOT 1B AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 28°57'57" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1A AND LOT 25D, A DISTANCE OF 200.35 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST BOUNDARY LINE OF STONEGATE NORTH UNIT 3, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 166 AND 167, MAP RECORDS OF NUECES COUNTY, TEXAS, FOR THE WEST CORNER OF SAID LOT 25D AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 60°59'00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1A, SAID STONEGATE NORTH UNIT 3 AND STONEGATE NORTH UNIT 2, A MAP OF WHICH IS RECORDED IN VOLUME 34, PAGE 106, MAP RECORDS OF NUECES COUNTY, TEXAS, A DISTANCE OF 816.16 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR THE SOUTH CORNER OF LOT 2, BLOCK 3, MARKS TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 46, PAGES 79 AND 80, MAP RECORDS NUECES COUNTY, TEXAS, FOR THE WEST CORNER OF THIS TRACT:

THENCE NORTH 28°59'56" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 2, BLOCK 3 AND LOT 1A, A DISTANCE OF 301.80 FEET, TO A POINT ON SAID COMMON BOUNDARY LINE, FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 60°59'00" EAST, OVER AND ACROSS SAID LOT 1A, A DISTANCE OF 515.93 FEET, TO THE POINT OF BEGINNG.

BEARINGS BASED ON THE SOUTHWEST BOUNDARY OF LOT 1A, BLOCK 3, MARK'S TRACT, AS MONUMENTED ON THE GROUND AND SHOWN AS NORTH 60°59'00" WEST ON THE RECORDED MAP OF LOT 1A, BLOCK 3, MARK'S TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 43, PAGE 185, MAP RECORDS OF NUECES COUNTY, TEXAS.

UNLESS THIS FIELDNOTES DESCRIPTION, INCLUDING PREAMBLE, SEAL AND SIGNATURE, APPEARS IN ITS ENTIRETY, IN ITS ORIGINAL FORM, SURVEYOR ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Mustang Engineering and Surveying



A handwritten signature in black ink that reads "Dan L. Urban".

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

