

Ordinance amending the Unified Development Code (“UDC”), upon application by The George B. Gaines, Jr. Family Limited Partnership, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 28.461-acre tract of land out of Lots 1 and 2, Section 32, 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 The George B. Gaines, Jr. Family Limited Partnership, Ltd. (“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 24, 2014, during a meeting of the Planning Commission, and on Tuesday, October 28, 2014, 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 The George B. Gaines, Jr. Family Limited Partnership, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 28.461-acre tract of land out of Lots 1 and 2, Section 32, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located along the south side of Holly Road west of Paul Jones Avenue, from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 039032), 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 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	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

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

AUGUST 25, 2014
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RS 4.5 ZONING TRACT

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 28.461 acre tract of land, more or less, a portion of Lots 1 & 2, Section 32, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records, Nueces county, Texas, said 28.461 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the easternmost corner of Lot "A", Block 1, Monte Verde at Terra Mar Unit 1, a map of which is recorded in Volume 65, Pages 76 & 77, said maps records, said beginning point for the northernmost corner of the tract herein described and being in the southwest right-of-way line of Holly road;

THENCE S60°32'52"E 1005.10' along said southwest right-of-way line of Holly Road to a point for the easternmost corner of the tract herein described;

THENCE S28°38'42"W 1,236.41' to a point for the southernmost corner of the tract herein described in the northeast right-of-way line of a 100' wide drainage right-of-way described by deeds, Volume 1922, Page 604 and Volume 1922, Page 600, both in the Deed Records of said county;

THENCE N61°21'18"W 950.38' to a point for the southernmost west corner of the tract herein described in the southeast boundary line of a 12,923 SF tract of land described by deed, Document No. 2008015529, official records of said county;

THENCE N28°39'45"E 185.21' along said southeast boundary line of 12,923 SF tract of land to a point for southwest interior corner of the tract herein described and easternmost corner of said 12,923 SF tract;

THENCE N61°21'15"W 55.00' to a point for the northernmost west corner of the tract herein described and southernmost corner of Lot 21, Block 1, said Monte Verde at Terra Mar Unit 1;

THENCE N28°39'45"E 1065.34' along the southeast boundary line of said Monte Verde at Terra Mar Unit 1, to the **POINT OF BEGINNING**, a sketch showing said 28.461 acre tract for RS 4.5 Zoning being attached hereto as Exhibit "B".

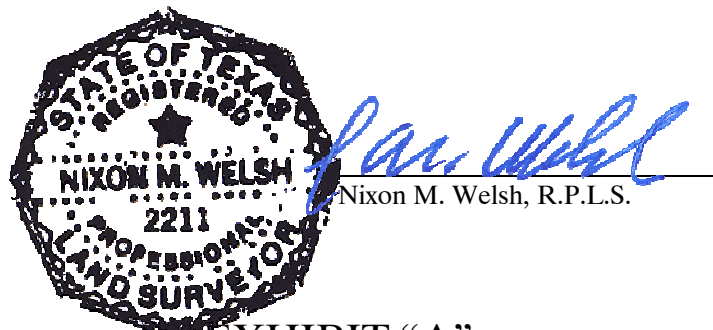


EXHIBIT "A"

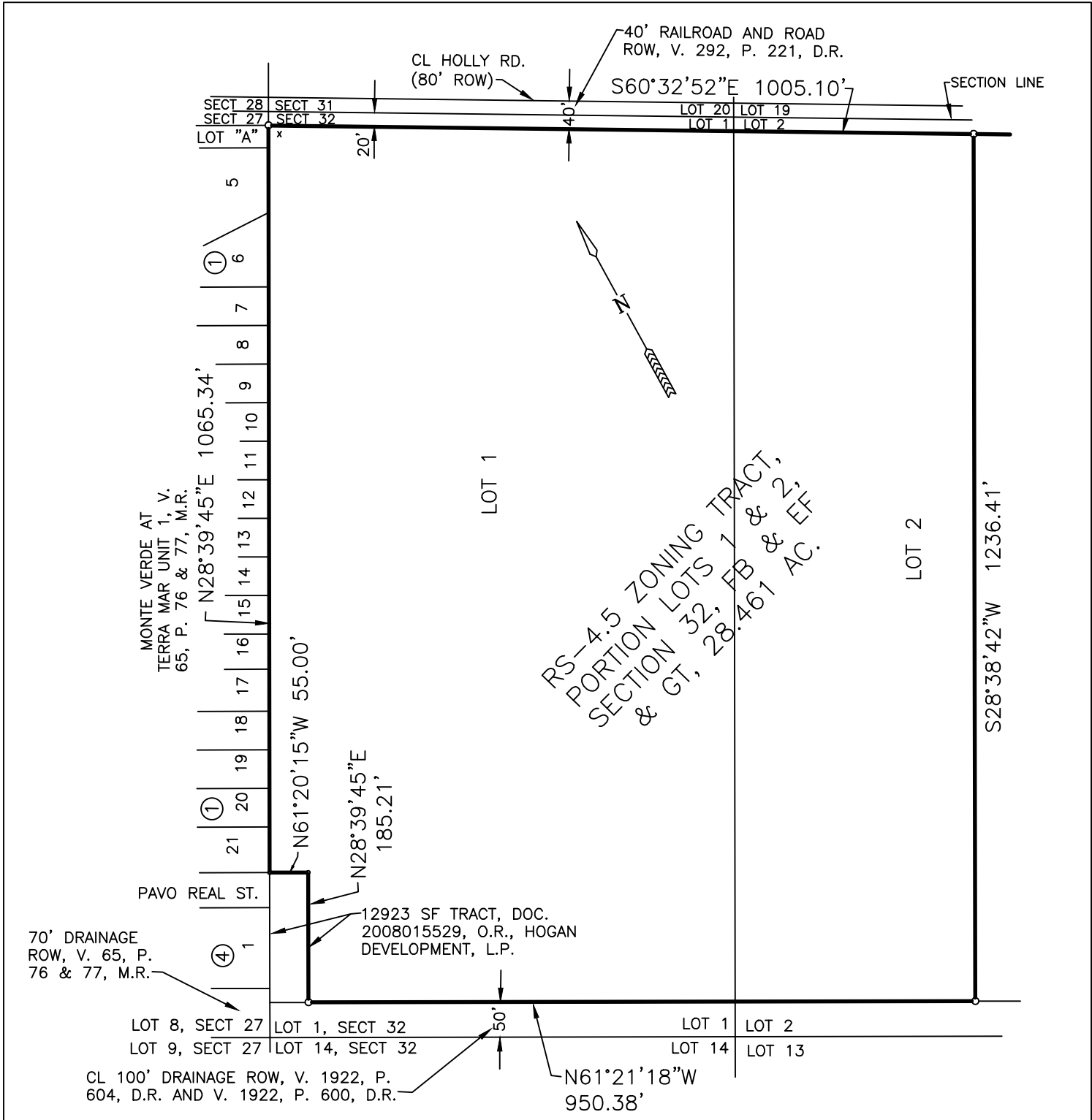


EXHIBIT "B"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTION
 1"=200'

BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO. F-52,
 FILE: EXB-ZONING, JOB NO.
 14002, SCALE: 1" = 200'
 PLOT SCALE: SAME, PLOT DATE:
 8/25/14, SHEET 1 OF 1