

Ordinance amending the Unified Development Code (“UDC”), upon application by The Estate of Joan Wakefield Urban (“Owner”), by changing the UDC Zoning Map from the “FR” Farm Rural District and the “RS-6” Single-Family 6 District to the “IL” Light Industrial District in reference to Tract 1 and to the “RS-22” Single-Family 22 District in reference to Tract 2, Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, 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 Estate of Joan Wakefield Urban (“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, July 13, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning on Tract 1 from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District and, in lieu thereof, approval of the “RS-22/SP” Single-Family 22 District with a Special Permit, and approval of the change of zoning on Tract 2 from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-22” Single-Family 22 District, and on Tuesday, August 9, 2016, 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 by The Estate of Joan Wakefield Urban (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “IL” Light Industrial District on Tract 1 and to the “RS-22” Single-Family 22 District on Tract 2, Tract 1 being 4.64 acres and Tract 2 being 23.59 acres with both tracts being out of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of Roscher Road and Ramfield Road (Zoning Map No. 039032), as shown in Exhibits “A”, “B”, “C”, “D” and “E.” Exhibits A and C, which are metes and bounds descriptions of Tracts 1 and 2 respectively, Exhibits B and D, which are maps to accompany the metes and bounds descriptions of Tracts 1 and 2 respectively, and Exhibit E, which is a site plan of Tract 1, 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. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for light industrial uses on Tract 1 and low density residential uses on Tract 2.

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



Job No. 11403.B6.00

February 26, 2016

Rev.: June 20, 2016

Exhibit A
4.64 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 4.64 Acre Tract of Land, of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County Texas; said 4.64 Acre Tract being more fully described by metes and bounds as follows:

Commencing, at the centerline intersection of Ramfield Road and Roscher Road, public roadways, being the Southwest corner of the said Lot 32;

Thence, North 29°00'00" East, with the centerline of the said Roscher Road, the West line of the said Lot 32, 45.00 Feet;

Thence, South 61°00'00" East, departing the said centerline of Roscher Road and the West line of the said Lot 32, 40.00 Feet to the **Point of Beginning**, and for a Southwest corner of this Tract;

Thence, with the West boundary of this Tract as follows:

- North 29°00'00" East, 91.50 Feet;
- South 61°00'00" East, 65.30 Feet;
- North 84°09'44" East, 128.85 Feet;
- North 48°26'04" East, 254.05 Feet;
- North 34°08'29" East, 126.44 Feet;
- North 57°57'47" East, 449.62 Feet, for the North corner of this Tract;

Thence, South 61°00'00" East, 193.70 Feet for the Northeast corner of this Tract;

Thence, with the East boundary of this Tract follows:

- South 29°00'00" West, 365.57 Feet;
- South 68°05'10" West, 230.86 Feet;
- North 68°59'44" West, 240.60 Feet;
- South 87°35'32" West, 10.02 Feet;
- South 48°26'04" West, 219.80 Feet;
- South 84°09'44" West, 140.52 Feet;
- South 29°00'00" West, 68.00 Feet;

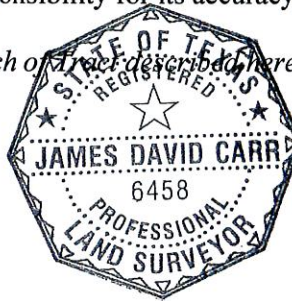
Thence, North 61°00'00"West, 82.51 Feet, for a Southwest corner of this Tract and for the beginning of a circular curve to the Right, having a Radius of 15.00 Feet, a delta of 90°00'00", an arc length of 23.56 Feet, a chord which bears North 16°00'00" West, 21.21 Feet;

Thence, with the said circular curve to the Right, an arc length of 23.56 Feet, to the Point of Beginning and containing 4.64 Acres (202,058 SqFt) of Land, more or less;

Bearings based on the recorded plat of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the 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.

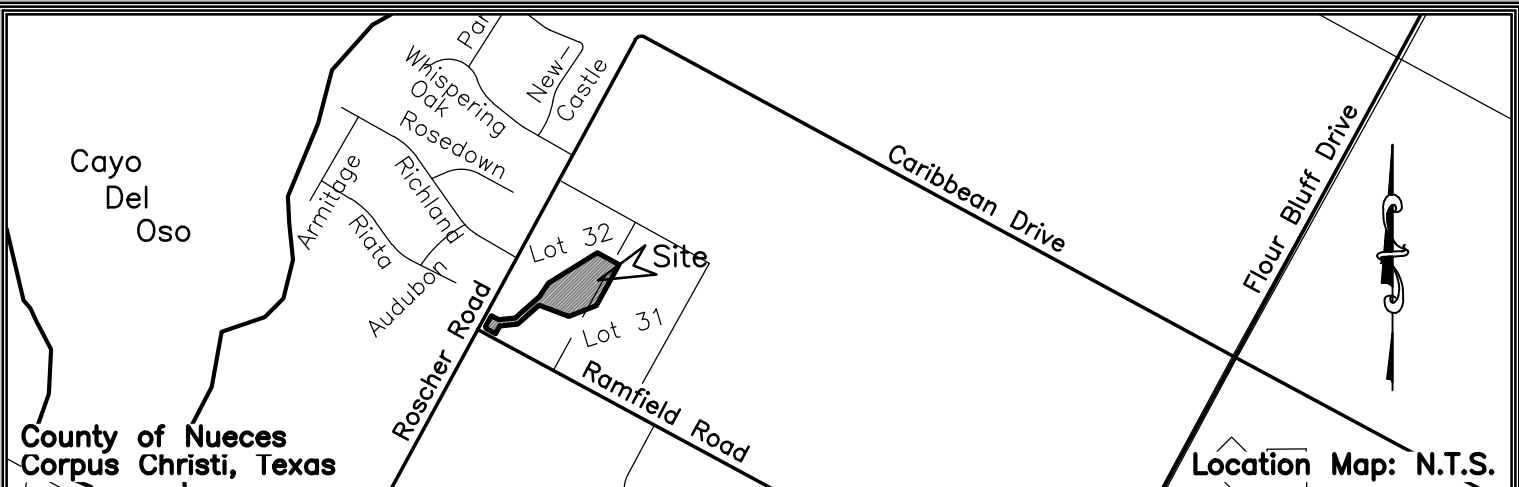
Also reference accompanying sketch of Tract described herein.



URBAN ENGINEERING
James D. Carr

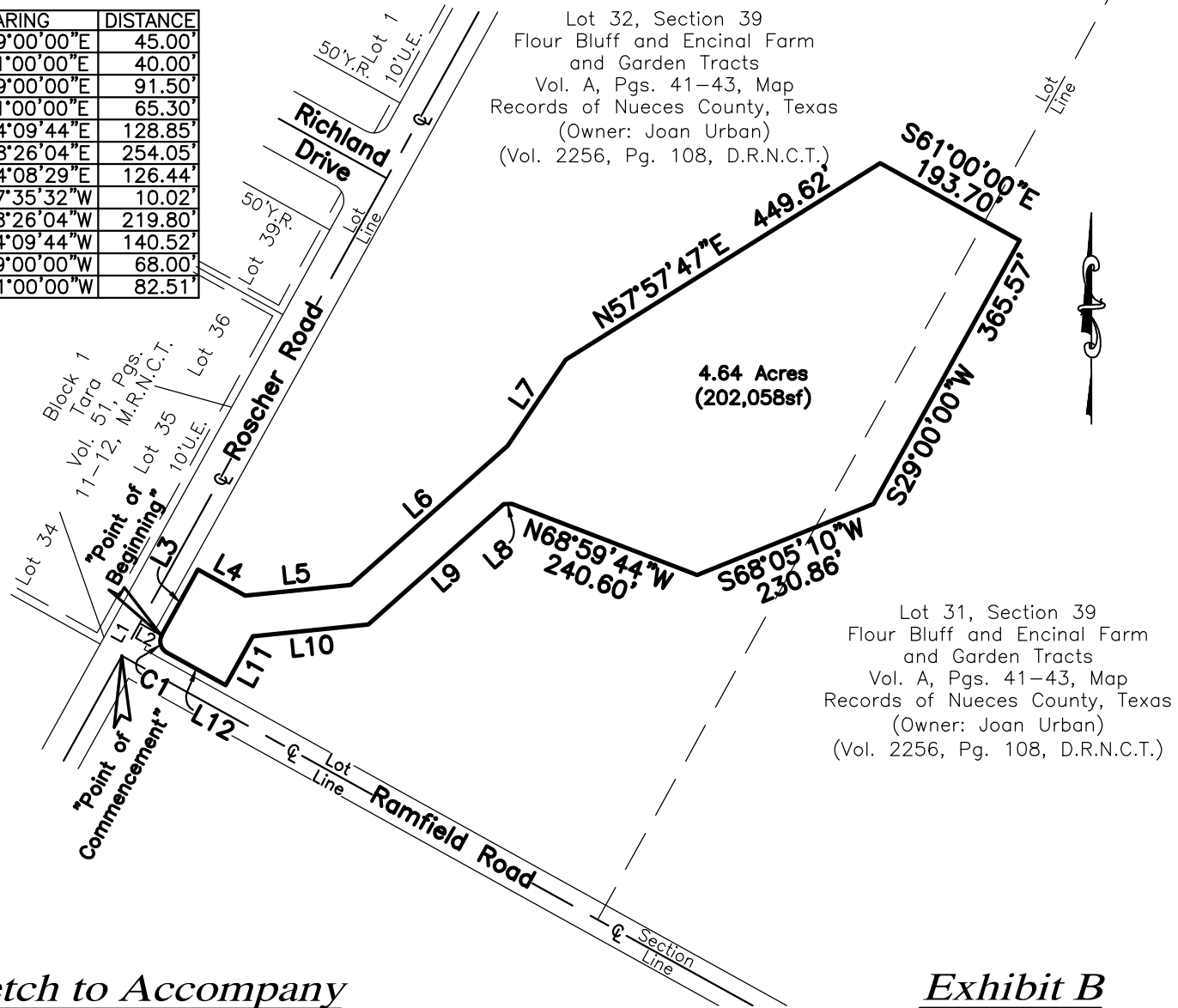
James D. Carr, R.P.L.S.
License No. 6458

Exhibit A



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	15.00'	N16°00'00"W	21.21'

LINE	BEARING	DISTANCE
L1	N29°00'00"E	45.00'
L2	S61°00'00"E	40.00'
L3	N29°00'00"E	91.50'
L4	S61°00'00"E	65.30'
L5	N84°09'44"E	128.85'
L6	N48°26'04"E	254.05'
L7	N34°08'29"E	126.44'
L8	S87°35'32"W	10.02'
L9	S48°26'04"W	219.80'
L10	S84°09'44"W	140.52'
L11	S29°00'00"W	68.00'
L12	N61°00'00"W	82.51'



Lot 32, Section 39
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Joan Urban)
 (Vol. 2256, Pg. 108, D.R.N.C.T.)

Lot 31, Section 39
 Flour Bluff and Encinal Farm
 and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Joan Urban)
 (Vol. 2256, Pg. 108, D.R.N.C.T.)

Sketch to Accompany

FIELDNOTES for a 4.64 Acre Tract of Land of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A Pages 41-43, Map Records of Nueces County, Texas.

URBAN ENGINEERING

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

Exhibit B

Exhibit B

DATE: Feb. 24, 2016
 SCALE: 1"=200'
 JOB NO.: 11403.B6.00
 SHEET: 1 of 1
 DRAWN BY: XG
 urbansurvey1@urbaneng.com
 © 2016 by Urban Engineering



Job No. 11403.B6.00

June 1, 2016

Rev.: June 20, 2016

Exhibit C
23.59 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 23.59 Acre Tract of Land, being a portion of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; the said 23.59 Acre Tract being more fully described by metes and bounds as follows:

Beginning, at the intersection of the centerline of Ramfield Road, a public roadway and the centerline of Roscher Road, a public roadway, for the West corner of the said Lot 32 and this Tract;

Thence, North 29°00'00" East, with the centerline of the said Roscher Road and the Northwest boundary line of the said Lot 32, 1320.00 Feet, for the North corner of the said Lot 32 and this Tract;

Thence, South 61°00'00" East, departing the said centerline of Roscher Road, with the North boundary line of the said Lot 32, 660.00 Feet, to the North corner of the said Lot 31, for the East corner of the said Lot 32 and this Tract;

Thence, South 29°00'00" West, with the Northwest boundary line of the said Lot 31 and the Southeast boundary line of the said Lot 32, 351.00 Feet, for a corner of this Tract;

Thence, over and across the said Lots 31 & 32, with the boundary of this Tract as follows:

- North 61°00'00" West, 145.45 Feet;
- South 57°57'47" West, 449.62 Feet;
- South 34°08'29" West, 126.44 Feet;
- South 48°26'04" West, 254.05 Feet;
- South 84°09'44" West, 128.85 Feet;
- North 61°00'00" West, 65.30 Feet;
- South 29°00'00" West, 91.50 Feet for a corner of this Tract and for the beginning of a circular curve to the Left, having a Radius of 15.00 Feet, a delta of 90°00'00", an arc length of 23.56 Feet, a chord which bears South 16°00'00" East, 21.21 Feet;
- With the said circular curve to the Left, 23.56 Feet;
- South 61°00'00" East, 82.51 Feet;
- North 29°00'00" East, 68.00 Feet;
- North 84°09'44" East, 140.52 Feet;
- North 48°26'04" East, 219.80 Feet;
- North 87°35'32" East, 10.02 Feet;
- South 68°59'44" East, 240.60 Feet;

Thence, North 68°05'10 East, 230.86 Feet, for a corner of this Tract;

Thence, North 29°00'00" East, 28.92 Feet, for a corner of this Tract;

Thence, South 39°03'57" East, 659.38 Feet, to the Northwest boundary line of a 20 Acre Tract described in a Warranty Deed from Stacy Barton, to William J. Granberry and Christy Granberry, as recorded in Document No. 2005012908, said Official Public Records, for the East corner of the said Lot 31 and of this Tract;

Thence, South 29°00'00" West, with the Northwest boundary line of the said 20.00 Acre Tract and the Southeast boundary line of the said Lot 31, 386.05 Feet, to the centerline of the said Ramfield Road, being the South corner of the said Lot 31 and of this Tract;

Thence, North 61°00'00" West, with the centerline of the said Ramfield Road and the Southwest boundary line of the said Lots 31 and 32, 1320.00 Feet, to the **Point of Beginning**, containing 23.59 Acres (1,027,451 Sq. Ft.) of Land, more or less;

Bearings based on the recorded plat of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County Texas and does not represent an on the ground survey.

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
JAMES D. CARR
James D. Carr, R.P.L.S.
License No. 6458

34.19 ACRES
OUT OF LOT 17 SECTION 39
F.B.&E.F.&G.T.
G.O. RANCH LTD.
S61°00'00"E 660.00'

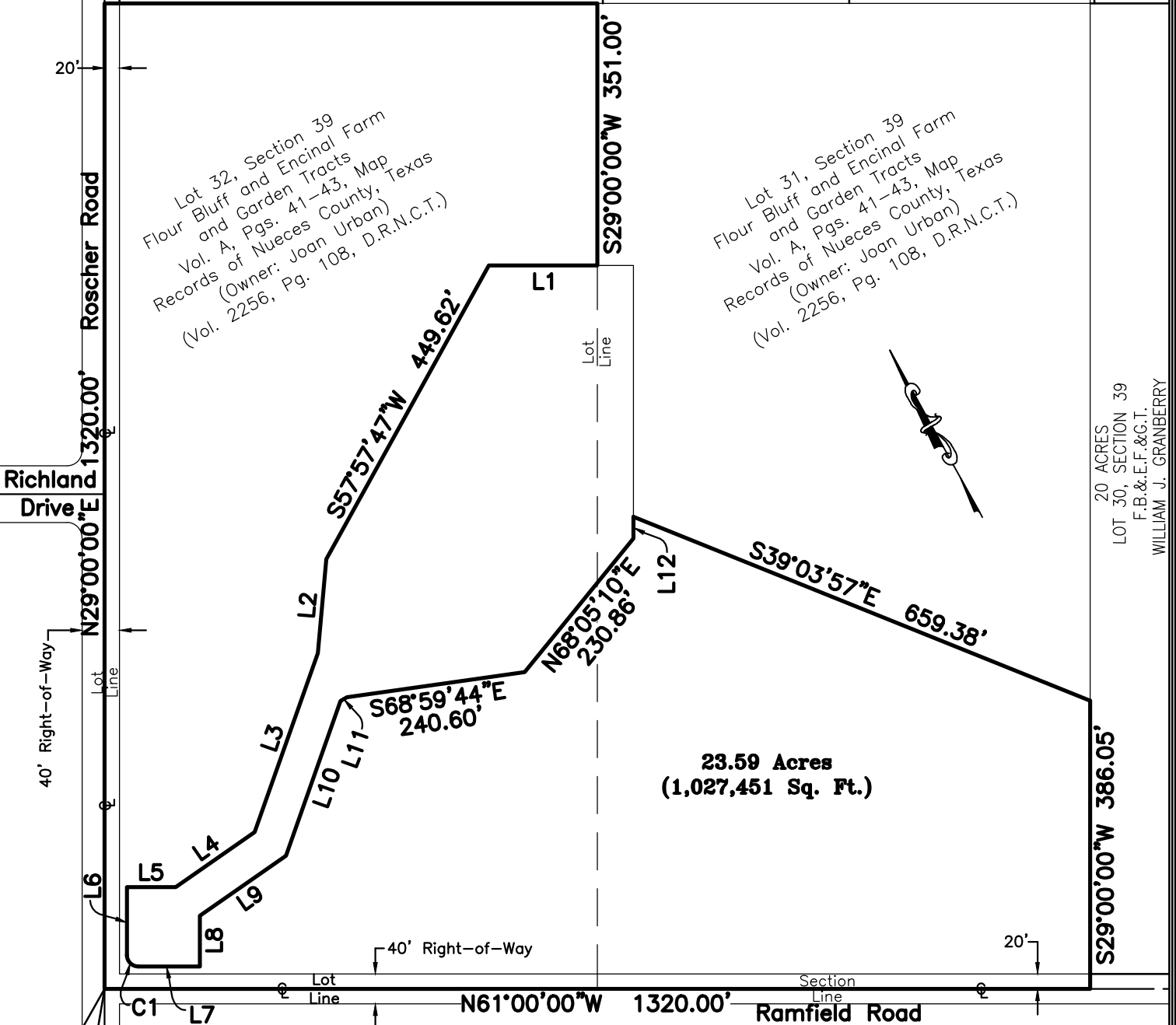
10 ACRES
OUT OF W/2 OF
LOT 18, SECTION 39
FB&E.F.&G.T.
G.O. RANCH LTD.

10 ACRES
OUT OF E/2 OF
LOT 18, SECTION 39
FB&E.F.&G.T.
G.O. RANCH LTD.

Lot 32, Section 39
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Joan Urban)
(Vol. 2256, Pg. 108, D.R.N.C.T.)

Lot 31, Section 39
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Joan Urban)
(Vol. 2256, Pg. 108, D.R.N.C.T.)

20 ACRES
LOT 30, SECTION 39
F.B.&E.F.&G.T.
WILLIAM J. GRANBERRY



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	15.00'	N16°00'00"W	21.21'

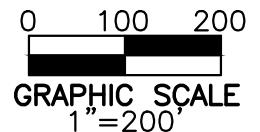
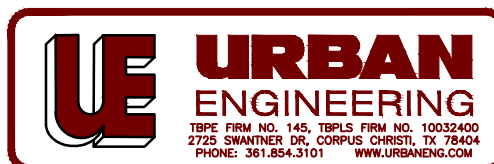


Exhibit D

Sketch to Accompany

FIELDNOTES for a 23.59 Acre Tract of Land, being a portion of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	N61°00'00"W	145.35'
L2	S34°08'29"W	126.44'
L3	S48°26'04"W	254.05'
L4	S84°09'44"W	128.85'
L5	N61°00'00"W	65.30'
L6	S29°00'00"W	91.50'
L7	S61°00'00"E	82.51'
L8	N29°00'00"E	68.00'
L9	N84°09'44"E	140.52'
L10	N48°26'04"E	219.80'
L11	N87°35'32"E	10.02'
L12	N29°00'00"E	28.92'



DATE: June 7, 2016
DATE: May 31, 2016
SCALE: 1"=200'
JOB NO.: 11403.B6.00
SHEET: 1 of 2
DRAWN BY: RLG
urbansurvey1@urbaneng.com
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County of Nueces
Corpus Christi, Texas

Location Map: N.T.S.

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"		15.00'	23.56'	15.00'	N16°00'00"W	21.21'

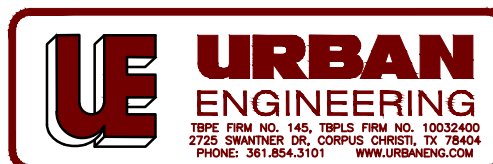
LINE	BEARING	DISTANCE
L1	N29°00'00"E	45.00'
L2	S61°00'00"E	40.00'
L3	N29°00'00"E	91.50'
L4	S61°00'00"E	65.30'
L5	N84°09'44"E	128.85'
L6	N48°26'04"E	254.05'
L7	N34°08'29"E	126.44'
L8	S87°35'32"W	10.02'
L9	S48°26'04"W	219.80'
L10	S84°09'44"W	140.52'
L11	S29°00'00"W	68.00'
L12	N61°00'00"W	82.51'

Lot 32, Section 39
Flour Bluff and Encinal Farm
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Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Joan Urban)
(Vol. 2256, Pg. 108, D.R.N.C.T.)

Lot 31, Section 39
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Joan Urban)
(Vol. 2256, Pg. 108, D.R.N.C.T.)

Site Plan

for a 4.64 Acre Tract of Land of Lots 31 and 32, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A Pages 41-43, Map Records of Nueces County, Texas.



DATE: Feb. 24, 2016
 SCALE: 1"=200'
 JOB NO.: 11403.B6.00
 SHEET: 1 of 1
 DRAWN BY: XG
 urbansurvey1@urbaneng.com
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