

Ordinance amending the Unified Development Code (“UDC”) upon application by the Mokry Family, i.e., Tim J. Mokry, Gerard L. Mokry, Catherine J. Mokry, Edmund J. Mokry, Loraine Mokry Nemec, Leona Mokry Williams, Thelma Eugenia Mokry, and Estate of Louis V. Mokry, Deceased (“Owners”), by changing the UDC Zoning Map in reference to a 4.01-acre tract of land, more or less, out of Lot 31, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 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 Mokry Family, i.e., Tim J. Mokry, Gerard L. Mokry, Catherine J. Mokry, Edmund J. Mokry, Loraine Mokry Nemec, Leona Mokry Williams, Thelma Eugenia Mokry, and Estate of Louis V. Mokry, Deceased (“Owners”), 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, October 23, 2013, during a meeting of the Planning Commission, and on Tuesday, December 10, 2013, 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 Mokry Family, i.e., Tim J. Mokry, Gerard L. Mokry, Catherine J. Mokry, Edmund J. Mokry, Loraine Mokry Nemec, Leona Mokry Williams, Thelma Eugenia Mokry, and Estate of Louis V. Mokry, Deceased (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 4.01-acre tract of land, more or less, out of Lot 31, Section 11, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located on both sides of Corsica Road and approximately 620 feet east of South Staples Street (FM 2444), from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District (Zoning Map No. 044032), 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:

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

September 25, 2013
13060-M&B ZONING

RS-6 ZONING TRACT

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 4.010 acre tract of land, more or less, a portion of Lot 31, Section 11, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Page 41 – 43, Map Records, Nueces County, Texas, said 4.010 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the westernmost corner of Lot 18, Block 1, Barclay Grove Unit 9, a map of which is recorded in Volume 63, Pages 116 – 118, said map records, said beginning point for the southernmost corner of the tract herein described and being in the northeast boundary line of Barclay Grove Unit 5, Block 1, a map of which is recorded in Volume 60, Page 106, said map records;

THENCE N61°00'50"W 302.00' along said northeast boundary line of Barclay Grove Unit 5, Block 1, to a point for the westernmost corner of the tract herein described;

THENCE N28°57'30"E, crossing Corsica Road, a distance of 578.43' to a point for the northernmost corner of the tract herein described in the northeast boundary line of a 5.510 acre tract of land described in Exhibit "D", Doc. No. 2003024403, Official Records of said county;

THENCE S61°00'50"E 302.00' along said northeast boundary line of 5.510 acre tract to the northernmost corner of Lot 37, Block 2, said Barclay Grove Unit 9, for the easternmost corner of the tract herein described;

THENCE S28°57'30"W along the northwest boundary line of said Block 2, Barclay Grove Unit 9, crossing said Corsica Road and along the northwest boundary line of said Block 1, Barclay Grove Unit 9, a distance of 578.43' to the **POINT OF BEGINNING**, a sketch of said 4.010 acre tract described herein being attached hereto as Exhibit "B".



Nixon M. Welsh
Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"

FLOUR BLUFF AND ENCINAL FARM
AND GARDEN TRACTS, SECT. 11,
LOT 31, V. "A", P. 41 - 43,
M. R. GOLDEN REAL ESTATE AND
CONSTRUCTION

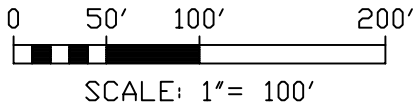
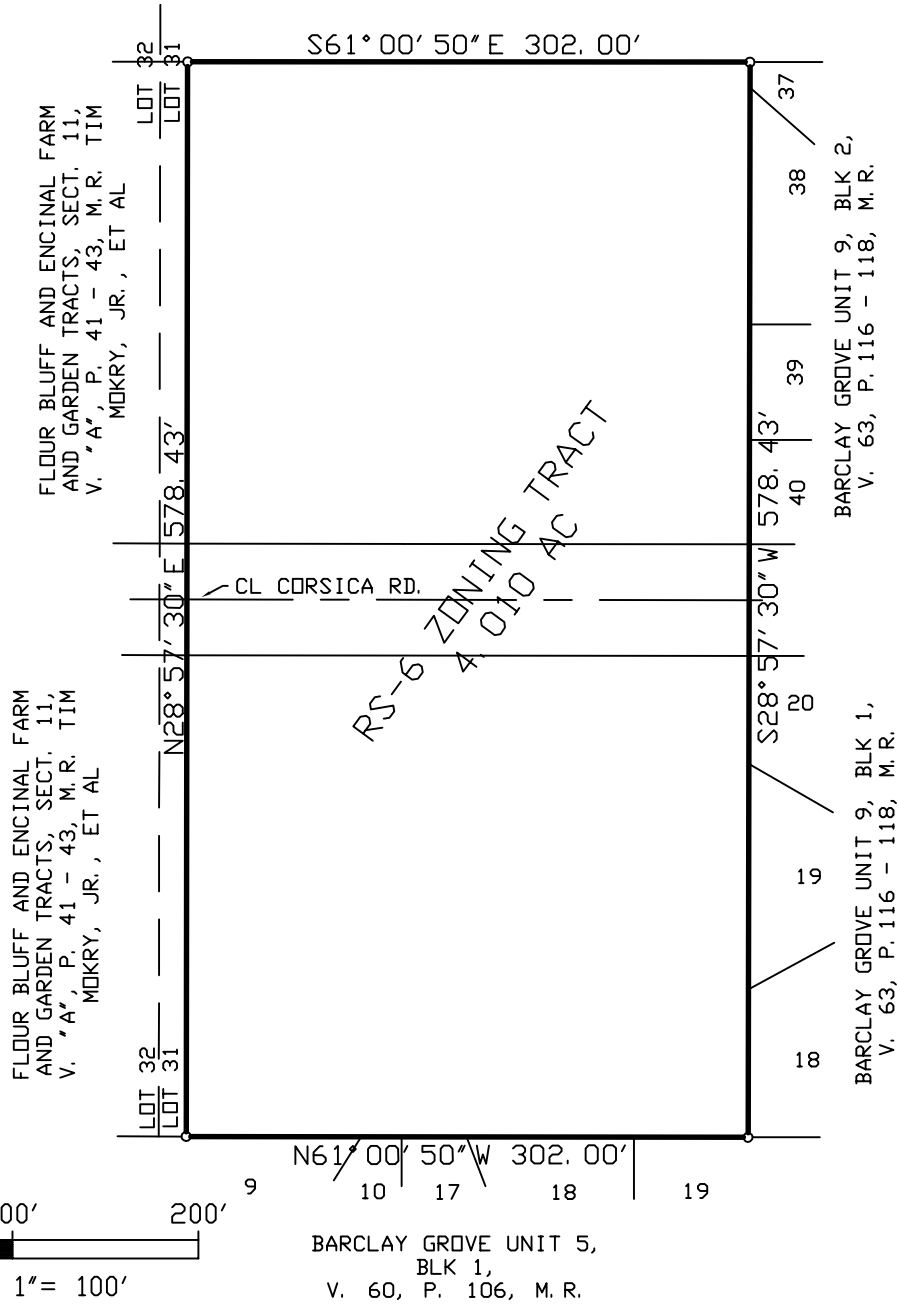
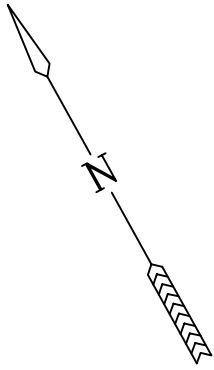


EXHIBIT "B"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTIONS

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00, TX
ENGINEERING REG. NO. F-52,
FILE: EXB-ZONING, JOB NO. 13060,
SCALE: 1" = 100' PLOT SCALE: SAME,
PLOT DATE: 09/25/13, SHEET 1 OF 1