

Ordinance amending the Unified Development Code (“UDC”), upon application by Palm Land Investments, Inc. (“Owner”), by changing the UDC Zoning Map in reference to an 8.63 acre of Flour Bluff and Encinal Farm and Garden Tracts Section 27, Lot 3, from the “RS-4.5” Single-Family 4.5 District to the “RS-TH” Townhouse 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 Palm Land Investments, Inc. (“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 21, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-TH” Townhouse District on Tuesday, October 25, 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 made by Palm Land Investments, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on an 8.63 acre of Flour Bluff and Encinal Farm and Garden Tracts Section 27, Lot 3, located on Holly Road, approximately 1,307 feet east of Rodd Field Road, (the “Property”), from the “RS-4.5” Single-Family 4.5 District to the “RS-TH” Townhouse District (Zoning Map No. 040033), 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, 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 medium density residential uses.

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

EXHIBIT "A"
8.63 ACRE ZONING TRACT

THE STATE OF TEXAS}
THE COUNTY OF NUECES}

BEING a 8.63 Acre Zoning Tract situated in the City of Corpus Christi, Nueces County, Texas, out of the north portion of Lot 3, Section 27, Flour Bluff and Encinal Farm and Garden Tracts according to the established map or plat thereof as recorded in Volume "A", Pages 41-43 of the Map Records, Nueces County, Texas, being all of a called 4.00 acre tract of land, Exhibit "A", and a portion of a called 55.26 acre tract of land, Exhibit "B", described by Special Warranty Deed dated May 24, 2013, conveyed from Margo Lyn Moore to Palm Land Investments, Inc. as recorded in Document No. 2013020672 of the Official Public Records, Nueces County, Texas, said 8.63 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the aforesaid 4.00 acre tract, being along the current southwesterly right-of-way line of Holly Road, and being along the southeast line of the certain tract of land described as Tract 2, conveyed to Christy Peterson Brown as recorded in Document No. 811190 of the Official Public Records, Nueces County, Texas for the north corner of the herein described tract;

THENCE, South 61°23'01" East, along the southwesterly right-of-way line of said Holly Road, a distance of 520.31 feet for the east corner of the herein described tract;

THENCE, departing the southwesterly right-of-way of said Holly Road, over and into the remainder of the aforesaid 55.26 acre tract, the following four (4) courses and distances:

- South 28°36'58" West, a distance of 148.51 feet for a point of curvature to the left for the herein described tract;
- with a curve turning to the left, having an arc length of 54.56 feet, with a radius of 60.00 feet, with a delta angle of 52°06'06", having a chord bearing of South 02°33'55" West, and a chord length of 52.70 feet;
- South 28°36'58" West, a distance of 502.65 feet for the south corner of the herein described tract;
- North 61°23'02" West, a distance of 545.26 feet to a corner being along the northwest line of said 55.26 acre tract and along the southeast line of said Brown Tract for the west corner of the herein described tract;

THENCE, North 28°45'53" East, along the northwest line of said 55.26 acre tract and said 4.00 acre tract, with the southeast line of said Brown Tract, a distance of 698.52 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 8.63 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204).

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in August, 2016 and are true and correct to the best of my knowledge and belief.


Urban Surveying, Inc.
By: Terry T. Ruddick 8/12/16
Registered Professional Land Surveyor
Texas No. 4943



E21642.00

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	54.56'	52°06'06"	S 02°33'55" W	52.70'

LINE	BEARING	DISTANCE
L1	S 28°36'58" W	148.51'

0 300 600



GRAPHIC SCALE IN FEET

BILL J. BROWN
TO
CHRISTY PETERSON BROWN
DEED
DOC.# 811190
OFFICIAL PUBLIC RECORDS
TRACT 2- LOTS 1 & 2, SECTION 27

POINT OF
BEGINNING

N 28°45'53" E 698.52'

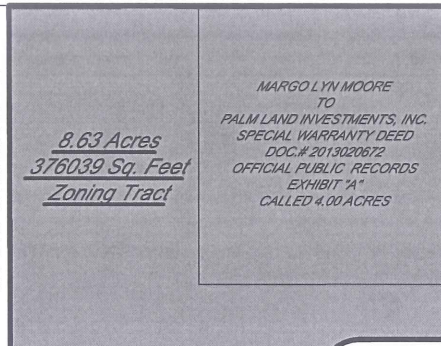
Flour Bluff and
Encinal Farm and
Garden Tracts
Volume "A", Pages 41-43
Map Records
Lot 3
Section 27

Morningstar Estates Unit 3

Morningstar Estates Unit 2

Morningstar Estates Unit 1

MARGO LYN MOORE
TO
PALM LAND INVESTMENTS, INC.
SPECIAL WARRANTY DEED
DOC.# 2013020672
OFFICIAL PUBLIC RECORDS
EXHIBIT "B"
REMAINDER OF
55.26 ACRES



8.63 Acres
376039 Sq. Feet
Zoning Tract

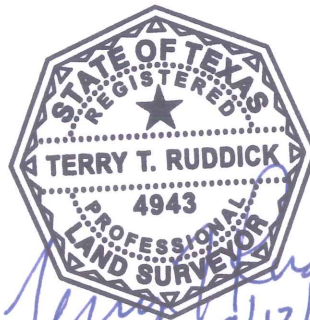
MARGO LYN MOORE
TO
PALM LAND INVESTMENTS, INC.
SPECIAL WARRANTY DEED
DOC.# 2013020672
OFFICIAL PUBLIC RECORDS
EXHIBIT "A"
CALLED 4.00 ACRES

S 28°36'58" W 502.65'

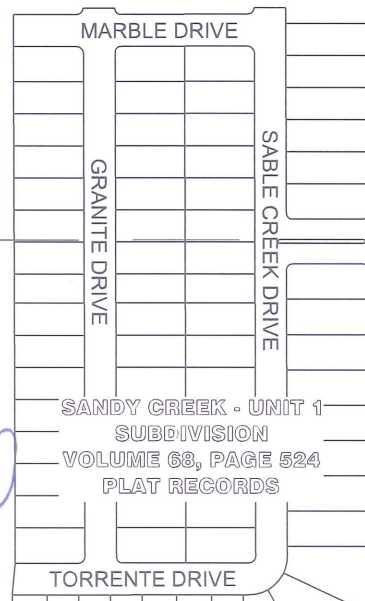
C1 L1

HOLLY ROAD

LEXINGTON ACRES



Lot 1, Block 1
St. Helena Church Tract



SANDY CREEK - UNIT 1
SUBDIVISION
VOLUME 68, PAGE 524
PLAT RECORDS

EXHIBIT "B" - SKETCH TO ACCOMPANY

BEING a 8.63 Acre Zoning Tract situated in the City of Corpus Christi, Nueces County, Texas, out of the north portion of Lot 3, Section 27, Flour Bluff and Encinal Farm and Garden Tracts according to the established map or plat thereof as recorded in Volume "A", Pages 41-43 of the Map Records, Nueces County, Texas, being all of a called 4.00 acre tract of land, Exhibit "A", and a portion of a called 55.26 acre tract of land, Exhibit "B", described by Special Warranty Deed dated May 24, 2013, conveyed from Margo Lyn Moore to Palm Land Investments, Inc. as recorded in Document No. 2013020672 of the Official Public Records, Nueces County, Texas.

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URBAN SURVEYING INC.

VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100
CUERO, TEXAS (361) 277-9061 FIRM # 10021101
SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: MKW
JOB NO.: E21462