

Ordinance amending the Unified Development Code (“UDC”), upon application by Patricia H. Wallace, Trustee #2 (“Owner”), by changing the UDC Zoning Map in reference to a 115.72-acre tract of land out of Lots 22 through 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District and “FR” Farm Rural 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 Patricia H. Wallace, Trustee #2 (“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 23, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RS-4.5” Single-Family 4.5 District, and on Tuesday, October 20, 2015, 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 Patricia H. Wallace, Trustee #2 (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 115.72-acre tract of land out of Lots 22 through 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Yorktown Boulevard between Fred’s Folly Drive and Starry Road (the “Property”), from the “RS-6” Single-Family 6 District and “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District, (Zoning Map No. 041029), 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 entirety.

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. The rezoning does not result in a change to the Future Land Use Map.

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	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

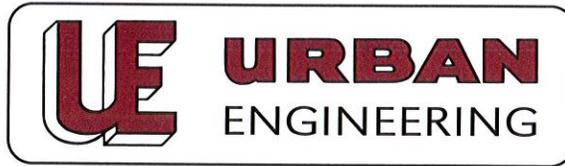


Exhibit A
115.72 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 115.72 Acre Zoning Tract, of Lots 22-27, Section 25, 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; said 115.72 Acres being more fully described by metes and bounds as follows:

Commencing, at a Mag Nail found, on the Centerline of Yorktown Boulevard, a public roadway, the East corner of Lot 21, said Section 25, the North corner of the said Lot 22, from whence, a Mag Nail found, for the North corner of Lot 7, Section 34, said Flour Bluff and Encinal Farm and Garden Tracts, the East corner of the said Lot 24, bears South 61°17'51" East, 1982.31 feet;

Thence, South 28°42'09" West, with the Southeast line of the said Lot 21, the Northwest line of the said Lot 22, at 40.00 feet pass a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR. C.C. TX" found, on the Southwest Right-of-Way of Yorktown Boulevard, in all 65.00 feet, to the Point of Beginning and North corner of this tract;

Thence, South 61°17'51" East, 1957.32 feet, for the East corner of this tract;

Thence, South 28°41'33" West, 2575.00 feet, to the Northeast line of Lot 8, Section 24, said Flour Bluff and Encinal Farm and Garden Tracts, the Southwest line of the said Lot 25, for the South corner of this tract;

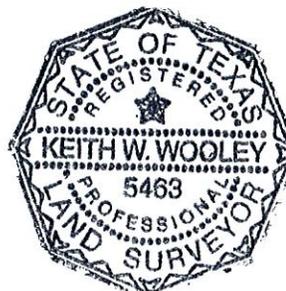
Thence, North 61°17'51" West, 1957.77 feet, to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR. C.C. TX" found, in the North corner of the said Lot 6, the East corner of Lot 5, said Section 24, the South corner of Lot 28, said Section 25, for the West corner of the said Lot 27 and of this tract;

Thence, North 28°42'09" East, 2575.00 feet, to the Point of Beginning, containing 115.72 acres (5,040,679 Square Feet) of land, more or less.

Bearings are based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from field work performed July 2004 and does not represent a current 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

Keith W. Wooley, R.P.L.S.
License No. 5463

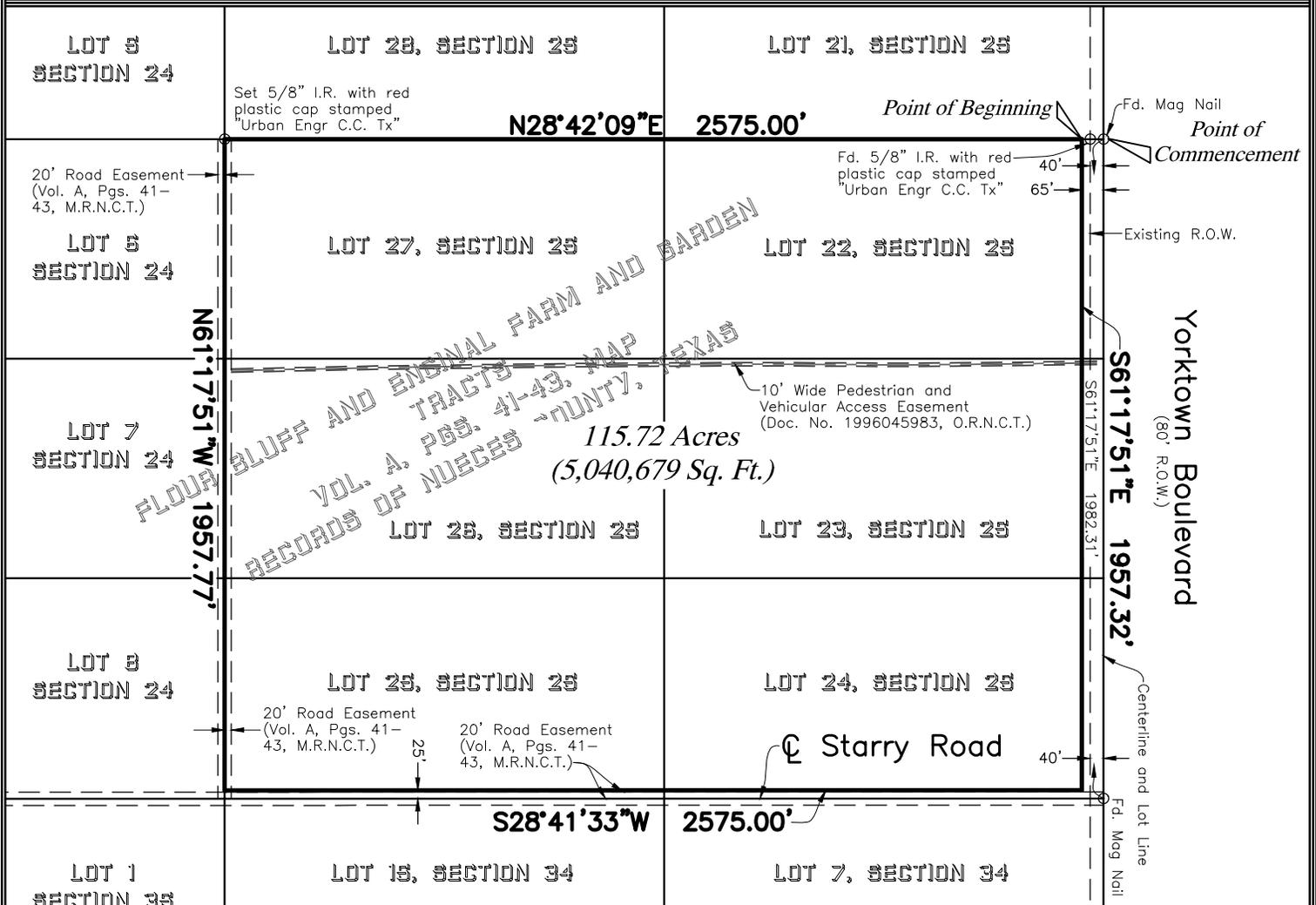
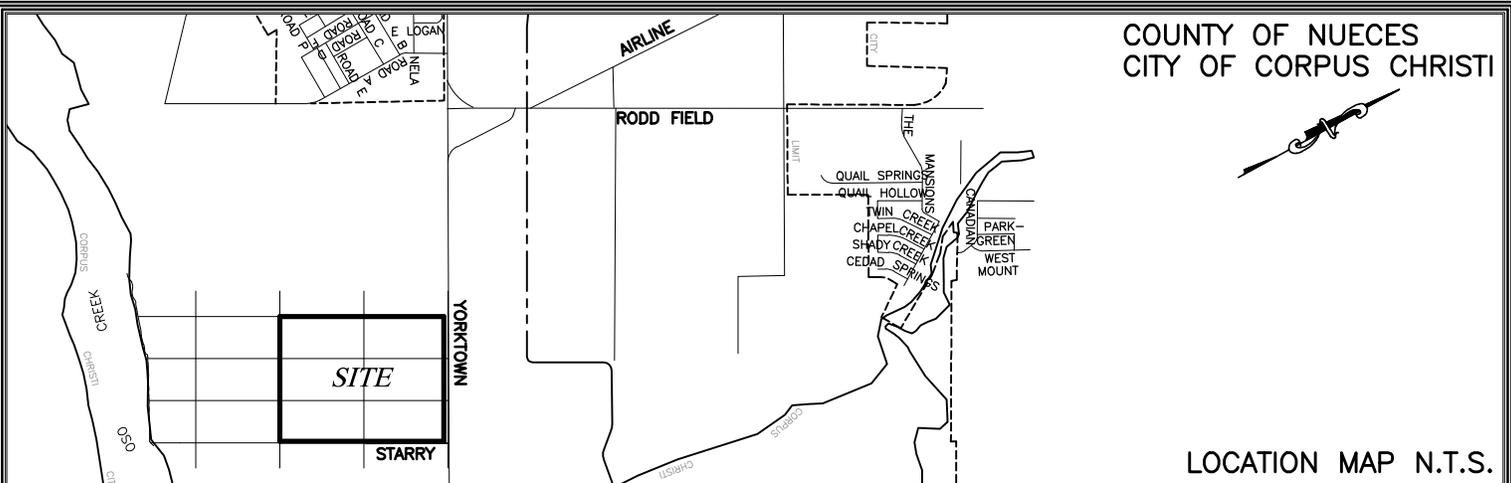


Exhibit B
Sketch to Accompany

FIELDNOTES for a 115.72 Acre Zoning Tract, of Lots 22-27, Section 25, 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

DATE: July 16, 2015
 SCALE: 1"=500'
 JOB NO.: 39595.B5.02
 SHEET: 1 of 1
 DRAWN BY: RLG
 urbansurvey1@urbaneng.com
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