

Ordinance amending the Unified Development Code (“UDC”), upon application by Guadalupe Leon and Maria Del Carmen Leon (“Owners”) by changing the UDC Zoning Map in reference to a 1.523 acre tract of land being out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), from the “FR” Farm Rural District to the “RE” Residential Estate 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 Guadalupe Leon and Maria Del Carmen Leon (“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, July 15, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RE” Residential Estate District, and on Tuesday, August 11, 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 Guadalupe Leon and Maria Del Carmen Leon (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of a 1.523 acre tract of land being out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Airline Road between Brooke Road and Wall Street (the “Property”), from the “FR” Farm Rural District to the “RE” Residential Estate District (Zoning Map No. 042031), not resulting in a change to the Future Land Use Map, as shown in Exhibit “A” and Exhibit “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	_____	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

**STATE OF TEXAS
COUNTY OF NUECES**

Field Notes of a 1.523 acre tract of land being out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 – 43, Map Records Nueces County, Texas. Said 1.523 acres also being out of a 2.49 acre tract of land described in a Special Warranty Deed recorded in Document No. 749048, Deed Records Nueces County, Texas. Said 1.523 acres being more particularly described as follows:

COMMENCING at the intersection of Airline Road and Brooke Road, **THENCE** with the center of Airline Road, South 02°07'30" West, a distance of 597.37 feet to a point in the center of Airline Road, **THENCE** South 61°20'49" East, a distance of 52.96 feet to a 5/8" iron rod found in the northeast right of way of Airline Road, for the southwest corner of Lot 1, Brighton Park Baptist Church, as shown on a map recorded in Volume 65, Page 15, Map Records Nueces County, Texas, for the northwest corner of this survey, and for the **POINT OF BEGINNING**.

THENCE with the south line of Lot 1, Brighton Park Baptist Church, as shown on a map recorded in Volume 65, Page 15, Map Records Nueces County, Texas, South 61°20'49" East, a distance of 320.81 feet to a 5/8" iron rod set in the south line of said Lot 1, for the northeast corner of this survey.

THENCE South 05°14'35" West, a distance of 186.79 feet to a 5/8" iron rod set for the southeast corner of this survey.

THENCE North 77°47'20" West, a distance of 281.22 feet to 5/8" iron rod found in the northeast right of way of Airline Road for the southwest corner of this survey.

THENCE with the northeast right of way of Airline Road, North 02°07'30" East, a distance of 280.55 feet to the **POINT of BEGINNING** of this survey, and containing 1.523 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day January 8, 2015 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407

Date: January 8, 2015.



Job No. 14783

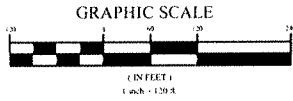
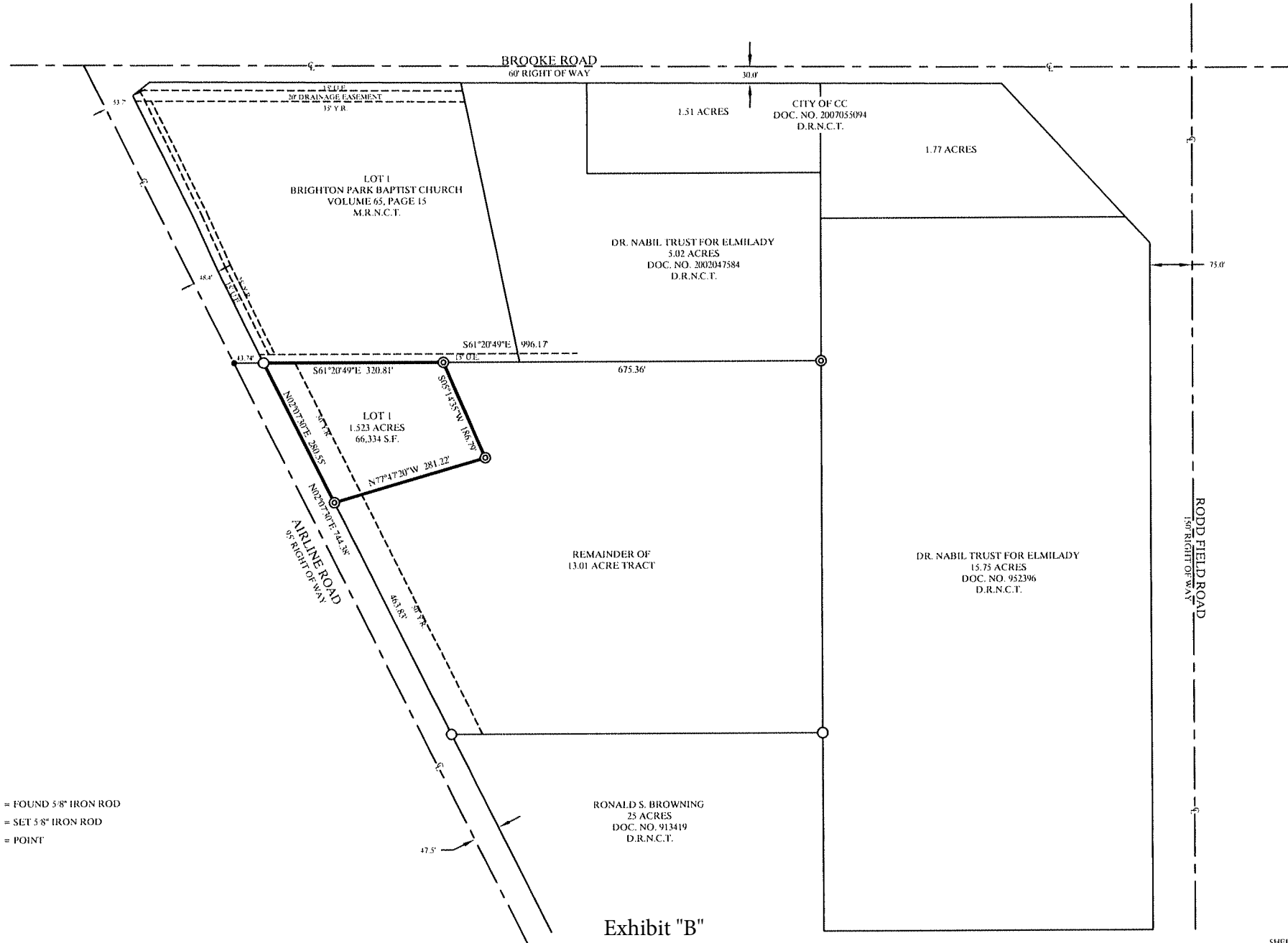


EXHIBIT OF LOT 1 AIRLINE ACRES

BEING AN EXHIBIT OF 1.523 ACRES OF LAND OUT OF LOTS 22 & 23, SECTION 20, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS SAID 1.523 ACRES ALSO BEING OUT OF A 2.49 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 2243, PAGE 318, DEED RECORDS NUECES COUNTY, TEXAS AND A 10.52 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 799207, DEED RECORDS NUECES COUNTY, TEXAS.



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- = FOUND 5/8" IRON ROD
- ⊙ = SET 5/8" IRON ROD
- = POINT

Exhibit "B"