

Ordinance amending the Unified Development Code (“UDC”), upon application by Braselton Homes – Shoreline Oaks, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 4.73-acre tract of land out of Lot 29, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, from the “CH” Cottage Housing 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 Braselton Homes – Shoreline Oaks, Ltd. (“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, October 9, 2013, during a meeting of the Planning Commission, and on Tuesday, November 12, 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 Braselton Homes – Shoreline Oaks, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 4.73-acre tract of land out of Lot 29, Section 26, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located north of Slough Road and at the east end of Russ Lane, from the “CH” Cottage Housing District to the “RS-4.5” Single-Family 4.5 District (Zoning Map Nos. 041031 & 041030), 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. 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:

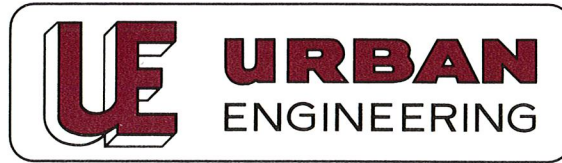
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

City Secretary

Nelda Martinez
Mayor



STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for the rezoning of an 4.73 acre tract of land out of Lot 29, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, Map Records of Nueces County, Texas; said 4.73 acre tract being more fully described as follows:

Commencing at a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGR C.C. TX" found for the east corner of Lot 54, Block 1, The Cottages at Southlake Unit 1, a map of which is recorded in Volume 67, Pages 775-776, Map Records of Nueces County, Texas;

Thence, South 60°44'24" East, a distance of 37.00 feet and South 29°15'36" West, a distance of 123.00 feet for the Point of Beginning, same being the northwest corner of this tract;

Thence, South 60°44'24" East, a distance of 463.00 feet for the northeast corner of this tract;

Thence, South 29°15'36" West, a distance of 496.00 feet for the southeast corner of this tract;

Thence, North 60°44'24" West, a distance of 358.00 feet for the lower southwest corner of this tract;

Thence, North 29°15'36" East, a distance of 223.00 feet for a corner of this tract;

Thence, North 60°44'24" West, a distance of 105.00 feet to a point on the east boundary of Lot 13, Block 3, said The Cottages at Southlake Unit 1, for a corner of this tract;

Thence, North 29°15'36" East, along the east boundary of said Lot 13, Block 3, at a distance of 250.00 pass the northeast corner of said Lot 13, Block 3, in all a total distance of 273.00 feet to the Point of Beginning and containing 4.73 acres (206,233.00 square feet) of land.

Bearings based on the recorded plat of The Cottages at Southlake Unit 1, a map of which is recorded in Volume 67, Pages 775-776, Map Records of Nueces County, Texas

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.




URBAN ENGINEERING

Dan L. Urban, R.P.L.S.
License No. 4710

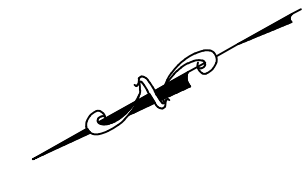
EXHIBIT B

Note: No monumentation found or set unless otherwise noted.

Lot 30, Section 26
 Flour Bluff & Encinal Farm & Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records, Nueces County, Texas

LINE	BEARING	DISTANCE
L1	N60°44'24"W	105.00'
L2	N29°15'36"E	273.00'

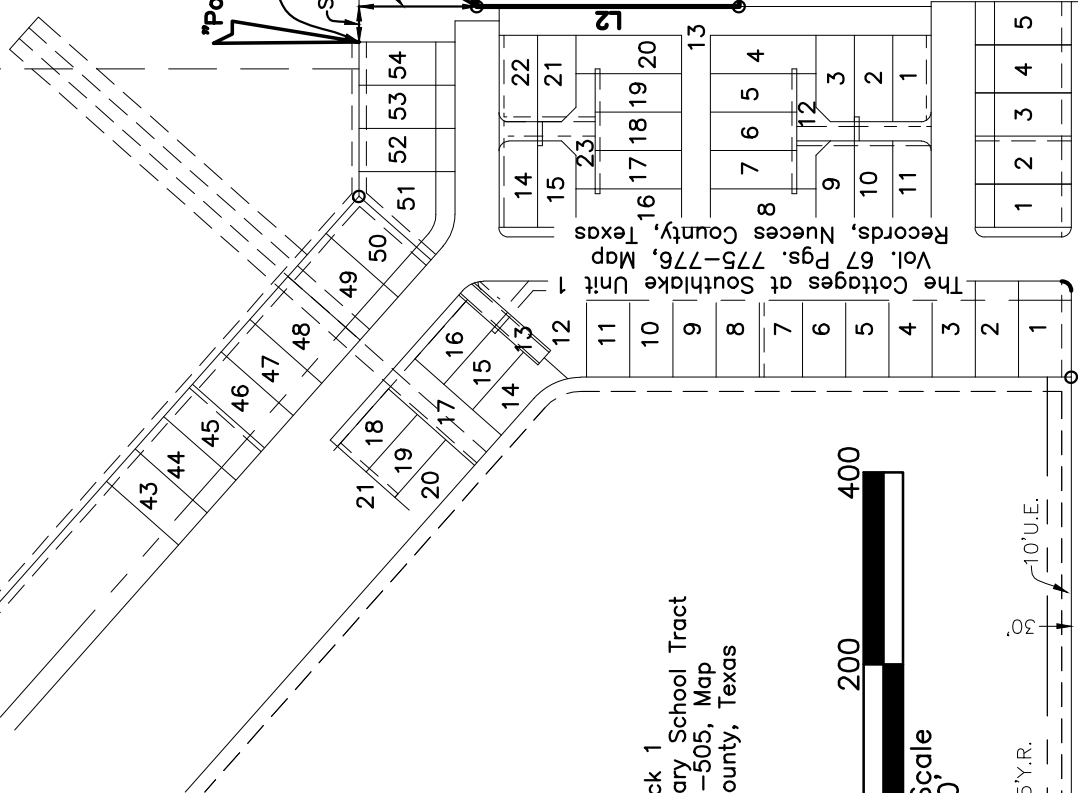
Lot 29, Section 26



Lot 1, Block 1
 Zachary Kolda Elementary School Tract
 Vol. 67 Pgs. 504-505, Map
 Records, Nueces County, Texas



Slough Road



Lot 28, Section 26
 Flour Bluff & Encinal Farm & Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records, Nueces County, Texas
 (Owner: Brooke Tract, LP)

Lot 28, Section 26
 Flour Bluff & Encinal Farm & Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records, Nueces County, Texas
 (Owner: B.A. Terra Firma Development, LLC)

(Owner: Braselton Homes - Shoreline Oaks, Ltd.)

Exhibit B

URBAN ENGINEERING
 CORPUS CHRISTI, TEXAS
 Firm No. 145, 2725 Swannher St., FAX: (361) 854-3101
 Corpus Christi, TX 78404
 PHONE: (361) 854-3101

Map to Accompany

FIELDNOTES for a 4.73 acre tract out of Lot 29, Section 26, 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: Sept. 12, 2013
 SCALE: 1"=200'
 JOB NO.: 16198.B3.06
 SHEET: 1 of 1
 DRAWN BY: XG
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