

Ordinance amending the Unified Development Code (“UDC”), upon application by NP Homes, LLC on behalf of Double T & C Properties, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 28.228 acre tract of land described by Deed Document No. 200401783, Official Records of Nueces County, Texas, containing two tracts of land: Tract 1, being 21.568 acres out of a 25.998 acre tract of land; and Tract 2 being a 6.660 acre tract out of an 85.022 acre tract of land, from the “FR” Farm Rural District and “IH” Heavy Industrial District to the “RS-6” Single-Family 6 District and to the “FR” Farm Rural 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 NP Homes, LLC on behalf of Double T & C Properties, 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, April 6, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the "FR" Farm Rural and "IH" Heavy Industrial Districts to the "RS-6" Single-Family 6 District on Tract 1 and "FR" Farm Rural District on Tract 2, and on Tuesday, May 10, 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 by NP Homes, LLC on behalf of Double T & C Properties, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 28.228 acre tract of land described by Deed Document No. 200401783, Official Records of Nueces County, Texas, containing two tracts of land: Tract 1 being 21.568 acres out of a 25.998 acre tract of land; and Tract 2 being a 6.660 acre tract out of an 85.022 acre tract of land (the “Property”), from the "FR" Farm Rural and "IH" Heavy Industrial Districts to the "RS-6" Single-Family 6 District on Tract 1 and "FR" Farm Rural District on Tract 2 (Zoning Map No. 058046), as shown in Exhibits “A”, “B” and “C”. Exhibit A, which is a metes and bounds description of Tract 1, Exhibit B, which is a metes and bounds description of Tract 2, and Exhibit C, which is a map to accompany the metes and bounds descriptions, 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 low density residential land uses on Tract 1 and agricultural/rural uses on Tract 2.

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

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 22, 2016
15058-M&B RS6.doc

RS6 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 21.568 acre tract of land, more or less, being a portion of 25.998 acre Parcel 2 described by deed, Document No. 2004017839, Official Records of Nueces County, Texas, said 21.568 acre tract as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the east right-of-way line of Rand Morgan Road and the south boundary line of an 80 acre tract described by deed recorded at Document No. 2001007773, said official records, said 80 acre tract is described in the "Rand Morgan Road Property" of said deed recorded at Document No. 2001007773, said beginning point for the northwest corner of the tract herein described and of said 25.998 acre tract;

THENCE along the common south boundary line of said 80 acre tract and north boundary line of said 25.998 acre tract N89°24'27"E 1041.65' to a point for central north corner of the tract herein described;

THENCE S00°41'43"E 366.27' to a point for central interior corner of the tract herein described;

THENCE N89°32'15"E 639.89' to a point for the northernmost east corner or northeast corner of the tract herein described;

THENCE S00°52'41"E 496.85' to a point for the southeast corner of the tract herein described and being in the north boundary line of McNorton Subdivision No. 2, a map of which is recorded in Volume 11, Page 31, map records of said county;

THENCE along the common north boundary line of said McNorton Subdivision No. 2 and south boundary line of said 25.998 acre tract S89°17'59"W 1259.57' to a point for the southernmost west corner or southwest corner of the tract herein described and of said 25.998 acre tract;

THENCE N00°43'49"W 666.92' along a westerly boundary line of said 25.998 acre tract to a point for interior northwesterly corner of the tract herein described and of said 25.998 acre tract;

THENCE S89°23'08"W 422.94' along a northwesterly boundary line of said 25.998 acre tract to a point in said east right-of-way line of Rand Morgan Road for a northwesterly corner of the tract herein described;

THENCE along the east right-of-way line of Rand Morgan Road N00°45'13"W 200.18' to the POINT OF BEGINNING, a sketch showing said 21.568 acre tract for RS6 Zoning being attached hereto as Exhibit "C".

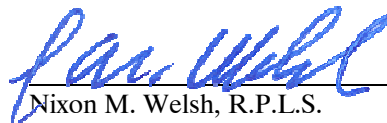

Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"

Page 1 of 1



BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 22, 2016
15058-M&B FR.doc

FR Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 6.660 acre tract of land, more or less, a portion of an 85.022 acre tract of land described as Parcel 1 in deed, Document No. 2004017839, Official Records of Nueces County, Texas, and a portion of 25.998 acre Parcel 2 described by said deed, Document No. 2004017839, said 6.660 acre tract as further described by metes and bounds as follows:

BEGINNING at a point in the south boundary line of said 85.022 acre tract for the southeast corner of the tract herein described, said beginning point bears N89°17'59"E 150.00' from the common southwest corner of said 85.022 acre tract and the southeast corner of said 25.998 acre tract, said beginning point being in the north boundary line of McNorton Subdivision No. 2, a map of which is recorded in Volume 11, Page 31, map records of said county;

THENCE along the common south boundary lines of said 85.022 acre tract and said 25.998 acre tract and the north boundary line of said McNorton Subdivision No. 2, S89°17'59"W, at 150.00' pass said common southwest corner of 85.022 acre tract and southeast corner of said 25.998 acre tract, in all, 225.00' to a point for the westernmost south corner of the tract herein described:

THENCE N00°52'41"W 496.85' to a point for central easterly interior corner of the tract herein described;

THENCE S89°32'15"W 639.89' to a point for westerly central corner of the tract herein described;

THENCE N00°41'43"W 366.27' to a point for the northwest corner of the tract herein described in the common north boundary line of said 25.998 acre tract and south boundary line of an 80 acre tract of land described by deed, Doc. No. 2001007773, said official records;

THENCE N89°24'27"E 225.00' along said common north boundary line of 25.998 acre tract and south boundary line of 80 acre tract to a point for the easternmost north corner or northwesterly corner of the tract herein described in the west boundary line of 5.100 acre Parcel 3, said Document No. 2004017839;

THENCE S00°41'43"E 216.78' to a point for northwesterly interior corner of the tract herein described and southwest corner of said 5.100 acre tract;

THENCE N89°32'15"E 639.41' along the south boundary line of said 5.100 acre tract and thru a portion of said 85.022 acre tract to a point for the northeast corner of the tract herein described;

EXHIBIT "B"

Metes and Bounds Description, 6.660 Acre Tract, March 22, 2016, continued:

THENCE S00°52'41"E 645.92' to the POINT OF BEGINNING, a sketch showing said 6.660 acre tract for FR Zoning being attached hereto as Exhibit "C".

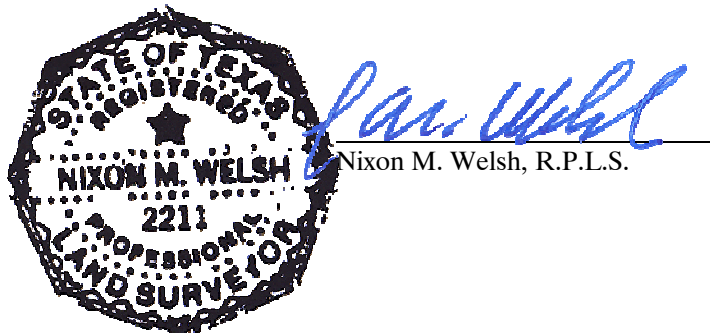


EXHIBIT "B"

Page 2 of 2

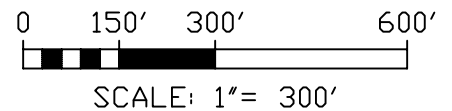
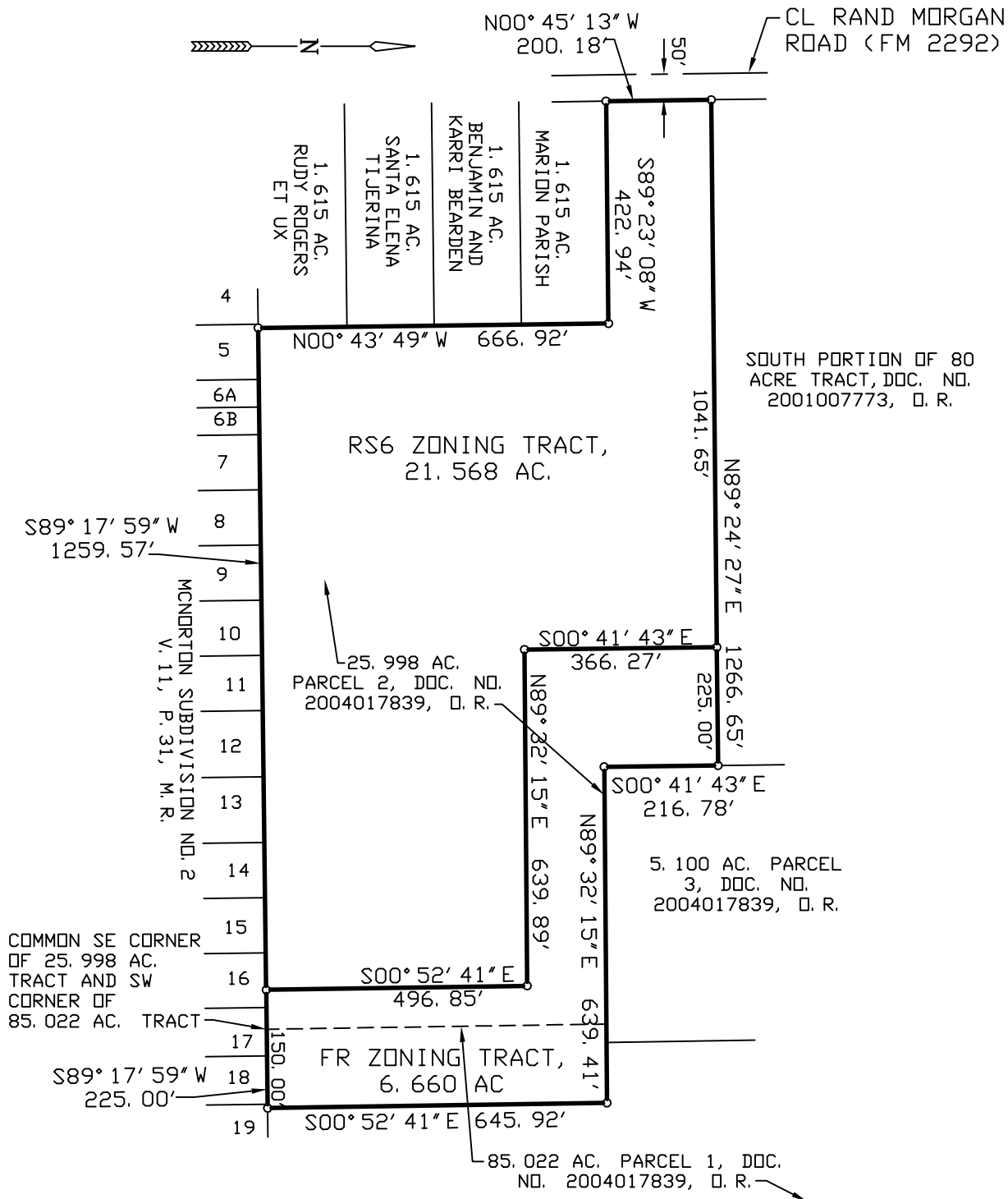


EXHIBIT "C"
SKETCH TO ACCOMPANY METES
AND BOUNDS DESCRIPTION
 1"=300'

BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO.
 F-52, FILE: EXB-ZONING, JOB
 NO. 15058, SCALE: 1" = 300'
 PLOT SCALE: SAME, PLOT DATE:
 3/22/16, SHEET 1 OF 1