

Ordinance amending the Unified Development Code (“UDC”), upon application by Shaws Development Joint Venture (“Owner”), by changing the UDC Zoning Map in reference to an 11.84-acre tract of land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, from the “RS-6” Single-Family 6 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 Shaws Development Joint Venture (“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, July 13, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District, and on Tuesday, August 9, 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 Shaws Development Joint Venture (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on an 11.84-acre tract of land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, located on the west side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road (“Property”) from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 059046) , 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 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. The change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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

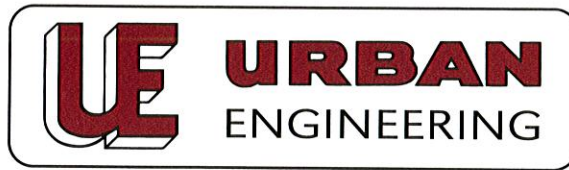


Exhibit A
11.84 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for an 11.84 Acre Tract of Land of Lots 1, 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records of Nueces County, Texas; said 11.84 Acres being a portion of a 13.445 Acre Tract of Land, described and shown as Option Tract "B", in Special Warranty Deed from D.H. Braman, Jr., Joe Braman, D.H. Braman, III, and D.H. Braman, Jr., as Trustee of the Kate S. O'Connor Trust for Thomas Edward Braman, to Shaws Development Joint Venture, recorded in Document No. 2007024157, Official Public Records of Nueces County, Texas; said 11.84 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, on the East line of a 120.00 Foot Wide Drainage Easement, recorded in Document No. 2003045766, Official Records of Nueces County, Texas, being the Southwest corner of Northwest Crossing Unit 7, a map of which is recorded in Volume 68, Pages 282-283, Map Records of Nueces County, Texas, for the Northwest corner of this Tract;

Thence, North 89°12'48" East, over and across portions of the said Lots 9, 8 and 1, with the South boundary of the said Northwest Crossing Unit 7, Northwest Crossing Unit 6, a map of which is recorded in Volume 64, Pages 150-151, Northwest Crossing Unit 4, a map of which is recorded in Volume 64, Pages 57-58, Northwest Crossing Unit 2, a map of which is recorded in Volume 62, Pages 171-172, and Northwest Crossing Unit 1, a map of which is recorded in Volume 62, Pages 1 and 2, all out of the Map Records of Nueces County, Texas, and with the North boundary of this Tract, at 1890.00 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, at the Southeast corner of the said Unit 1 and the West Right-of-Way line of Rand Morgan Road (F.M. 2292), a public roadway, in all a distance of 1910.00 Feet, being the Northeast corner of a 10.00 Foot wide Water Line Easement, recorded in Volume 2131, Page 946, Deed Records of Nueces County, Texas and this Tract;

Thence, South 00°47'12" East, with the said West Right-of-Way line, the East boundary of the said Water Line Easement and this Tract, 270.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, for the Southeast corner of the said Water Line Easement and this Tract;

Thence, South 89°12'48" West, at 25.00 Feet, pass the said West right-of-way and East boundary of Lot 1, Block 1, Northwest Crossing Church Tract, a map of which is recorded in Volume 64, Page 70, Map Records of Nueces County, Texas, at 660.00 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, at the Northwest corner of the said Lot 1, Block 1, in all a

distance of 1910.00 Feet, to the East line of the said Drainage Easement for the Southwest corner of this Tract;


Thence, North 00°47'12" West, with the East line of the said Drainage Easement, 270.00 Feet, to the Point of Beginning, containing 11.84 Acre (515,700 Sq. Ft) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205. This description was prepared from fieldwork performed in March and September 2015 and does not represent a current on the ground Survey.

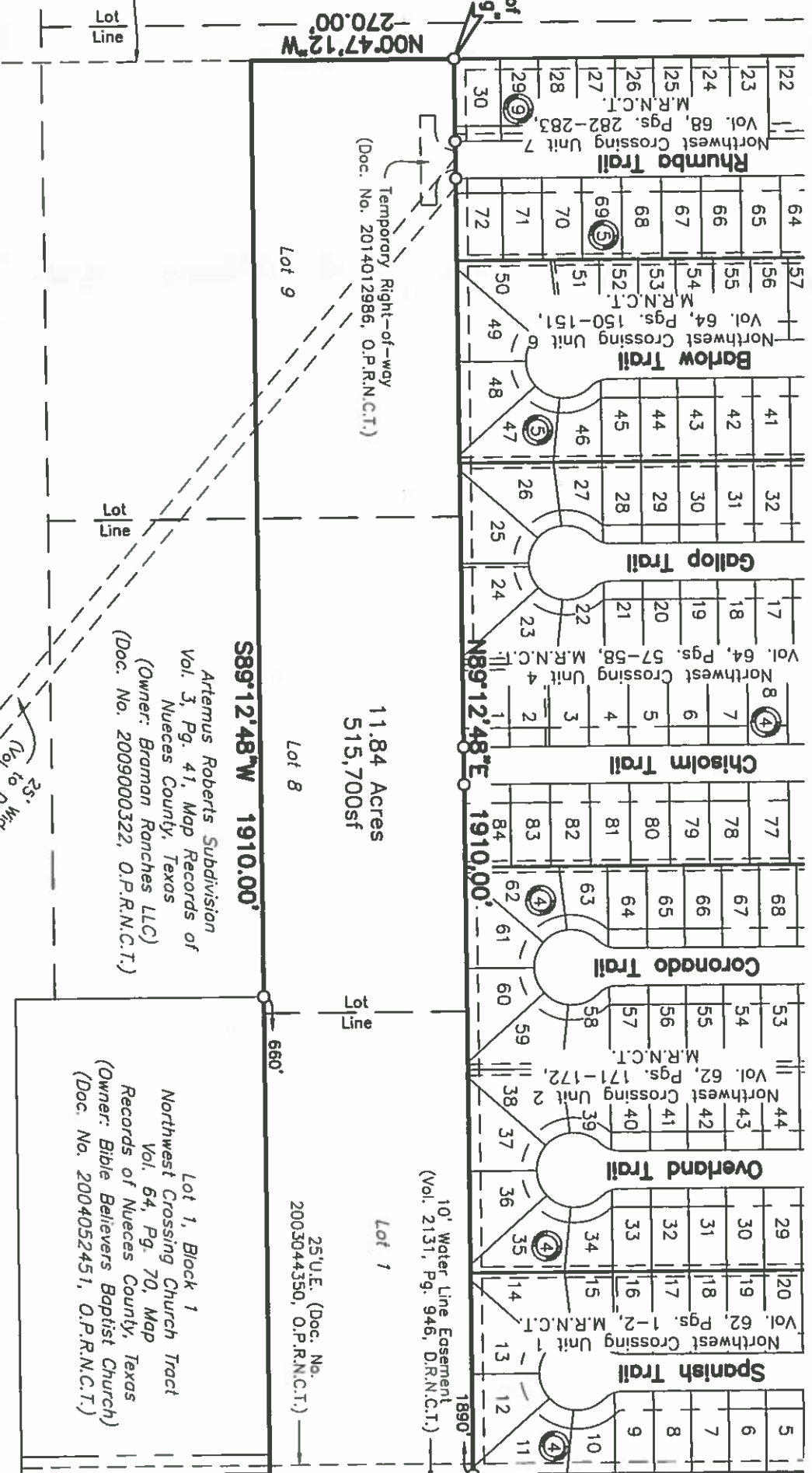
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING

James D. Carr, R.P.L.S.
License No. 6458

Legend:
 O Fd. 5/8 inch Iron Rod with
 red plastic cap stamped
 "URBAN ENGR C.C. TX"



(Doc. No. 2009000322, O.P.R.N.C.T.)
 (Owner: Bramer Ranches LLC)
 Nueces County, Texas
 Vol. 3, Pg. 41, Map Records of
 Artemus Roberts Subdivision
 (Doc. No. 2003045766, O.R.N.C.T.)

120.00' Wide Drainage Easement
 (Doc. No. 2003045766, O.R.N.C.T.)

Temporary Right-of-way
 (Doc. No. 2014012986, O.P.R.N.C.T.)

Artemus Roberts Subdivision
 Vol. 3, Pg. 41, Map Records of
 Nueces County, Texas
 (Owner: Bramer Ranches LLC)
 (Doc. No. 2009000322, O.P.R.N.C.T.)

Lot 1, Block 1
 Northwest Crossing Church Tract
 Vol. 64, Pg. 70, Map
 Records of Nueces County, Texas
 (Owner: Bible Believers Baptist Church)
 (Doc. No. 2004052451, O.P.R.N.C.T.)

Sketch to Accompany

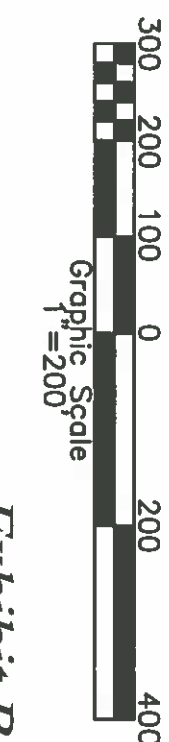
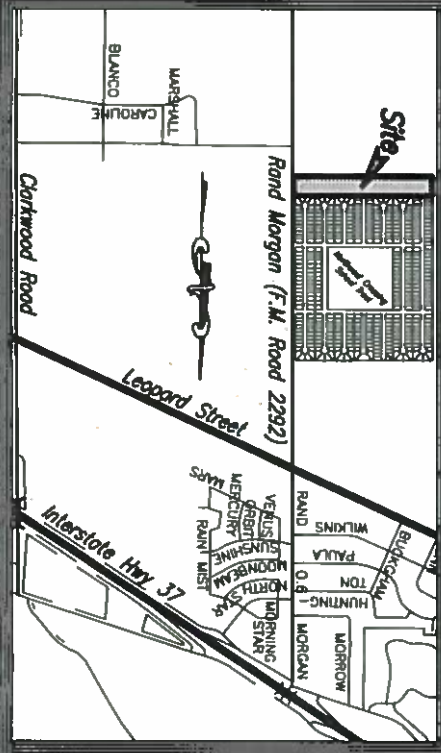
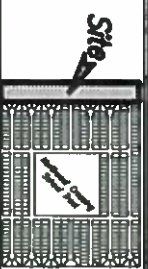


Exhibit B

FIELDNOTES for an 11.84 Acre Tract of Land out of Lots 1, 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records of Nueces County, Texas, said 11.84 Acres being out of a 13,445 Acre Tract of Land, described as Option Tract "B", and shown on Exhibit "A" in Special Warranty Deed from D.H. Bramer, Jr., Joe Bramer, D.H. Bramer, III, and D.H. Bramer, Jr., as Trustees of the Kate S. O'Connor Trust for Thomas Edward Bramer, to Shaws Development Joint Venture, recorded in Document No. 2007024157, Official Public Records of Nueces County, Texas.



DATE: June 9, 2016
 SCALE: 1"=200'
 JOB NO.: 20404.B6.02
 SHEET: 1 of 1
 DRAWN BY: XG
 urbandsurvey1@urbaneng.com
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