

**Ordinance amending the Unified Development Code (“UDC”), upon application by Carlos and Rhonda Garcia (“Owner”), by changing the UDC Zoning Map in reference to a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas from the “FR” Farm Rural 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 Carlos and Rhonda Garcia (“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, a public hearing was held on Wednesday, February 9, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RE” Residential Estate District, and on Tuesday, April 11, 2017, 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 Carlos and Rhonda Garcia (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 1.615 acre tract out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, also being known as the F.J. Picha Tract, Corpus Christi, Nueces County, Texas, located on the east side of Rand Morgan Road, between Good-Night Loving Trail and McNorton Road (the “Property”), from the “FR” Farm Rural District to the “RE” Residential Estate District (Zoning Map No. 058046 ), as shown in 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 entities.

**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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor _____	Ben Molina _____
Rudy Garza _____	Lucy Rubio _____
Paulette Guajardo _____	Greg Smith _____
Michael Hunter _____	Carolyn Vaughn _____
Joe McComb _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor _____	Ben Molina _____
Rudy Garza _____	Lucy Rubio _____
Paulette Guajardo _____	Greg Smith _____
Michael Hunter _____	Carolyn Vaughn _____
Joe McComb _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Mayor

December 5, 2016  
1.615 Acres out of  
a 58.07 Acre tract of land  
out of State Land Survey 416,  
also being known as the  
F.J. Picha Tract

STATE OF TEXAS  
COUNTY OF NUECES

FIELDNOTE DESCRIPTION of a 1.615 acre tract, out of the original 58.07 acre tract out of State Land Survey 416, Land Script No. 962, issued to AB & M., Abstract No. 838 and also being a portion out of Survey 500 by virtue of Certificate No. 88, Abstract No. 582 as issued to the Con. El Paso Irrigation and Manufacturing company, being situated in Corpus Christi, Nueces County, Texas, on Rand Morgan Road; also being known as the F.J. Picha Tract described in Deed recorded in Volume 326, Page 88, Deed Records, Nueces County, Texas, also being a portion of Share One and Share Four, set apart in Partition Deed dated September 3, 1923, to Alice L. Oliver and Fred Frank, recorded in Volume 142, Page 579, Deed Records, Nueces County, Texas; being the same property conveyed in Deed dated May 2, 1978, from Frank Picha and wife, Julia Picha to George Picha, recorded under Clerk's File No. 369574, Volume 1912, Page 901, Deed Records, Nueces County, Texas, said 1.615 acre tract being more particularly described by metes and bounds as follows:

Commencing: At a 5/8" iron rod found in the Easterly Right-of-Way line of Rand Morgan Road; whence the original Southwest corner of said F.J. Picha 58.07 acre tract bears S 00° 00' 12" E a distance of 499.06 feet and N 89° 54' 00" W a distance of 40.0 feet for the Northwest corner of a 1.62 acre tract known as Bearden-Davis shown by map recorded in Volume 68, Page 448, Map Records, Nueces County, Texas, for the POINT OF BEGINNING, and the Southwest corner of this 1.615 acre tract of land;

Thence: N 00° 00' 12" W, along the East Right-of-Way of Rand Morgan Road, at 163.62 feet pass a 1" Iron Pipe, in all a distance of 166.12 feet to a point marked by a 5/8" Iron Rod found for an outside corner of a 25.63 acre tract recorded in Document No. 2010036915, Official Public Records, Nueces County, Texas, and for the Northwest corner of this tract of land ;

Thence: S 89° 54' 00" E, with the common line of said 25.63 acre tract a distance of 423.58 feet to a 5/8" Iron Rod found for an inside corner of said 25.63 acre tract and the Northeast corner of this tract ;

Thence: S 00° 06' 00" W, along a Westerly line of said 25.63 acre tract, a distance of 166.12 feet to a 5/8" Iron rod found for the Northeast corner of said Bearden-Davis 1.62 acre tract shown in map recorded in Volume 68, Page 448, Map Records, Nueces County, Texas, and for the Southeast corner of this tract;

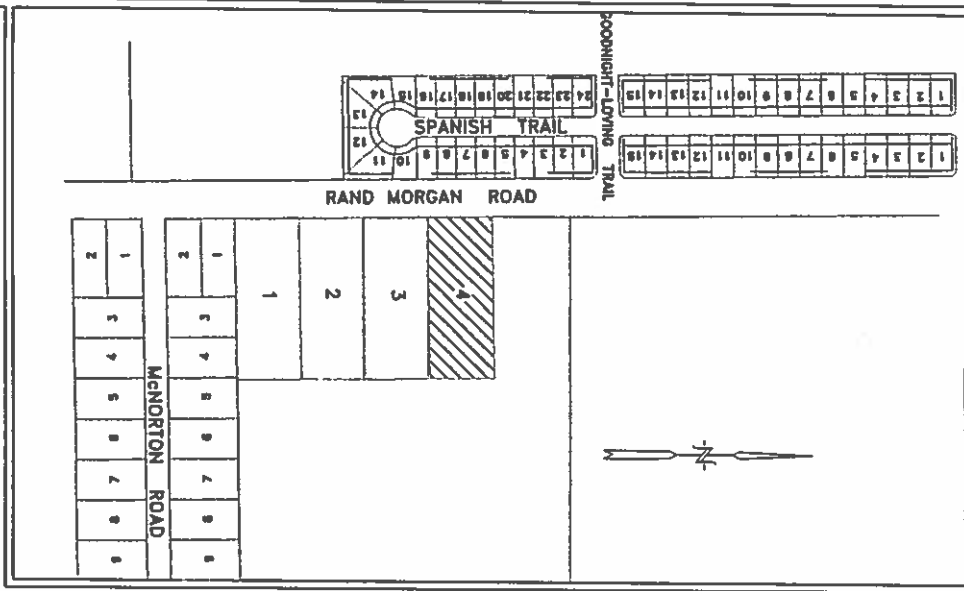
Thence: N 89° 54' 00" W, with the north line of said Bearden-Davis 1.62 acre tract a distance of 423.28 feet to the POINT OF BEGINNING, containing 1.615 acres of land, more or less.

Written By:

  
Horacio Oliveira, RPLS# 1415



LOCATION MAP  
SCALE: 1" = 2000'

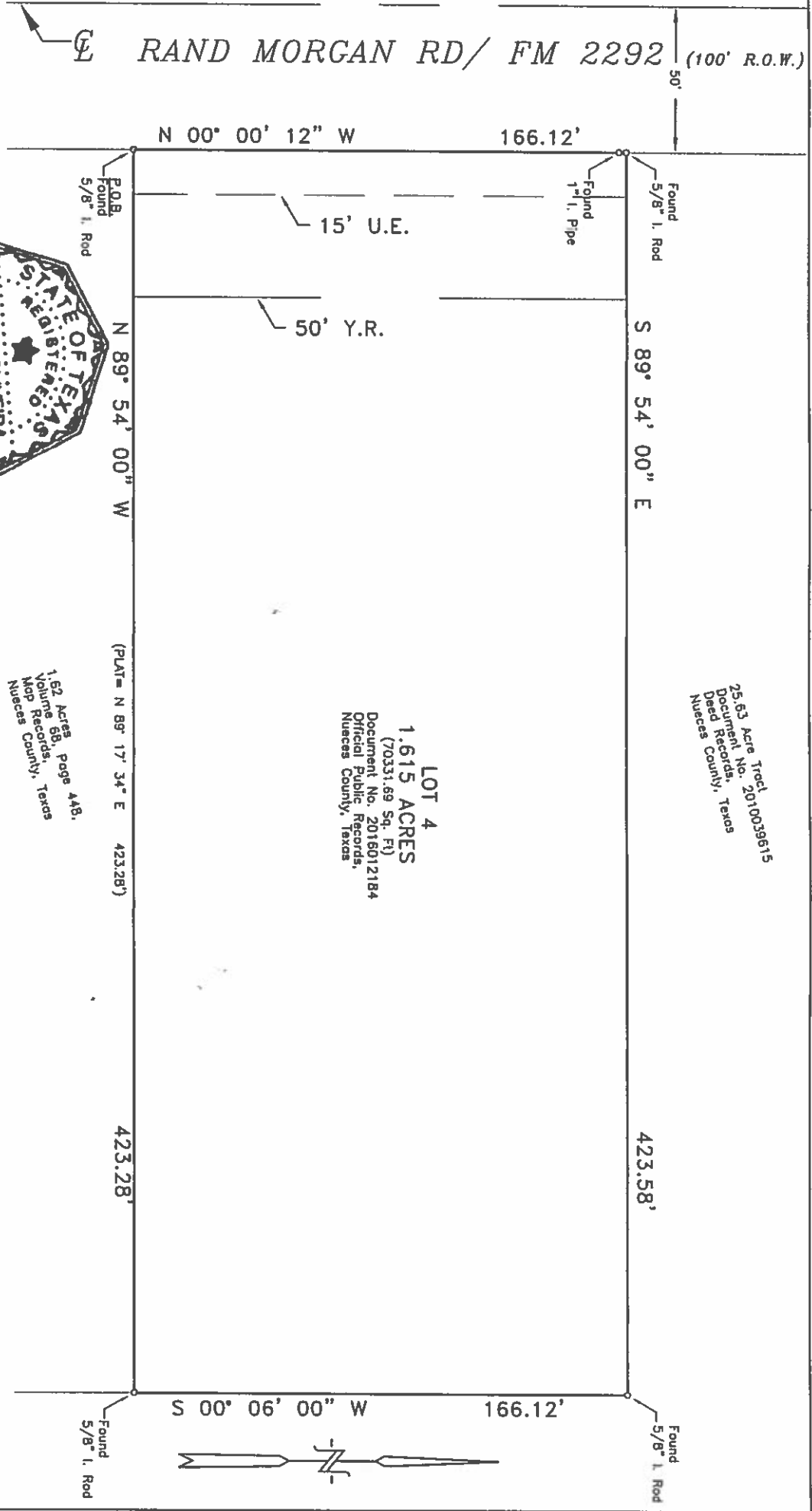


REFERENCE: DEED RECORDS  
RECORDED:  
VOL. 1912 PAGE 901  
DATE: May 2, 1978

The undersigned does hereby certify that this survey was this day made, on the ground of the property legally described hereon, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

This the 17th day of November, 2016.

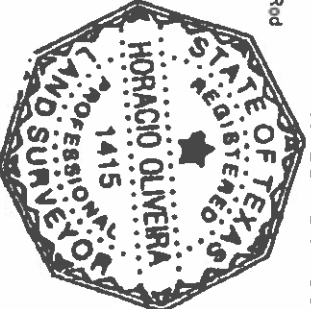
*Horacio Oliveira*  
HORACIO OLIVEIRA, Registered Professional Land Surveyor  
TEXAS LICENSE No. 1415



25.63 Acre Tract  
Document No. 2010039615  
Deed Records, Texas  
Nueces County, Texas

LOT 4  
1.615 ACRES  
(70331.69 Sq. Ft.)  
Document No. 2016012184  
Official Public Records,  
Nueces County, Texas

1.62 Acres, Page 448.  
Volume 68, Map Records,  
Nueces County, Texas



SURVEY OF  
A 1.615 ACRE TRACT OUT OF  
THE ORIGINAL 58.07 ACRE TRACT OUT OF  
STATE LAND SURVEY 416, LAND SCRIPT No. 962,  
ALSO BEING KNOWN AS THE F. J. PICHA TRACT,  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCALE: 1" = 50'  
DATE: Nov. 17, 2016  
JOB No.: RANDMOR  
TITLE CO.  
GF#  
For: CARLOS GARCIA and  
RHONDA GARCIA

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