

Ordinance amending the Unified Development Code (“UDC”), upon application by MPM Development, LP. (“Owner”), by changing the UDC Zoning Map in reference to Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, and Roberts Tract 4.391 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, 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 MPM Development, LP. (“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, May 17, 2017, during a meeting of the Planning Commission. 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, June 13, 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 MPM Development, LP. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, and Roberts Tract 4.391 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail. (the “Property”), from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 059047), as shown in Exhibit “A”, which is a metes and bounds description of the Property, and Exhibit “B”, which is a location 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:

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

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

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

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

EXHIBIT "A"

Description of a 42.398 acre tract of land, more or less, a portion of Lots 3, 6, 11 and 14, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas, and consisting of all of a 6.517 acre tract of land and all of a 31.119 acre tract of land, both as described by deed recorded as Document No. 2007024157, Official Records of said county, a portion of a drainage easement/right-of-way described by deed recorded as Document No. 2003045766, said Official records, a portion of a 6.455 acre tract of land described as Tract 1F in deed, Document No. 2001043336, said official records and a portion of a 42.806 acre tract of land described by deed as Document No. 2004009258, said official records, said 42.398 acre tract of land as further described by metes and bounds as follows, all iron rods described below as being set contain plastic caps labeled "Bass and Welsh Engineering";

BEGINNING at a west right-of-way corner of Rand Morgan Road which bears N89°12'33"E 20.00' from the northeast corner of Lot 11, Block 1, Northwest Crossing Unit 1, a map of which is recorded in Volume 62, Pages 1 and 2, said map records, said beginning point for the southeast corner of the tract herein described;

THENCE S89°12'33"W 1100.00' along the south boundary line of a 100' wide portion of said drainage easement/right-of-way and being along the north boundary line of said Northwest Crossing Unit 1 and along the north boundary line of Northwest Crossing Unit 3, a map of which is recorded in Volume 63, Pages 53 and 54, said Map records and along a north boundary line of Northwest Crossing Unit 5, a map of which is recorded in Volume 66, Pages 67 and 68, said Map records, to a point occupied by a fence for central interior corner of the tract herein described and northwest corner of Lot 86, Block 1, said Northwest Crossing Unit 5;

THENCE along the west boundary line of said Lot 86, Block 1, Northwest Crossing Unit 5, S00°47'27"E 61.50' to a point occupied by a fence for central corner of the tract herein described and northeast corner of Lot 107, said Block 1, Northwest Crossing Unit 5;

THENCE S89°12'33"W 270.00' along a north boundary line of said Northwest Crossing Unit 5 to a point occupied by a fence for central corner of the tract herein described and northwest corner of Lot 1, Block 6, said Northwest Crossing Unit 5;

THENCE N00°47'27"W 61.50' along the east boundary line of Lot 22, Block 6, Northwest Crossing Unit 6, a map of which is recorded in Volume 66, Pages 150 and 151, said map records, to a 5/8" iron rod with plastic cap labeled "Urban Engineering" found for interior central corner of the tract herein described and northeast corner of said Lot 22, Block 6, Northwest Crossing Unit 6;

THENCE S89°12'33"W 540.00' along said south boundary line of 100' wide portion of drainage easement/right-of-way, being along the north boundary line of said Northwest Crossing Unit 6 and along the north boundary line of Northwest Crossing Unit 7, a map of which is recorded in Volume 68, Pages 282 and 283, said Map records, to a 5/8" iron rod with plastic cap labeled "Brister Surveying" found for the southernmost west corner of the tract herein described and northwest corner of Lot 49, Block 6, said Northwest Crossing Unit 7;

THENCE N00°47'27"W 100.00' across said 100' wide portion of drainage easement/right-of-way to a 5/8" iron rod set in the north boundary line of said 100' wide drainage easement/right-of-way for a southwest interior corner of the tract herein described and southwesterly corner of said 6.517 acre tract;

THENCE S89°12'33"W 120.00' along the southwest boundary line of said 6.517 acre tract and along the north boundary line of said drainage easement/right-of-way to a 5/8" iron rod set for the southwest corner of said 6.517 acre tract and westernmost south corner of the tract herein described;

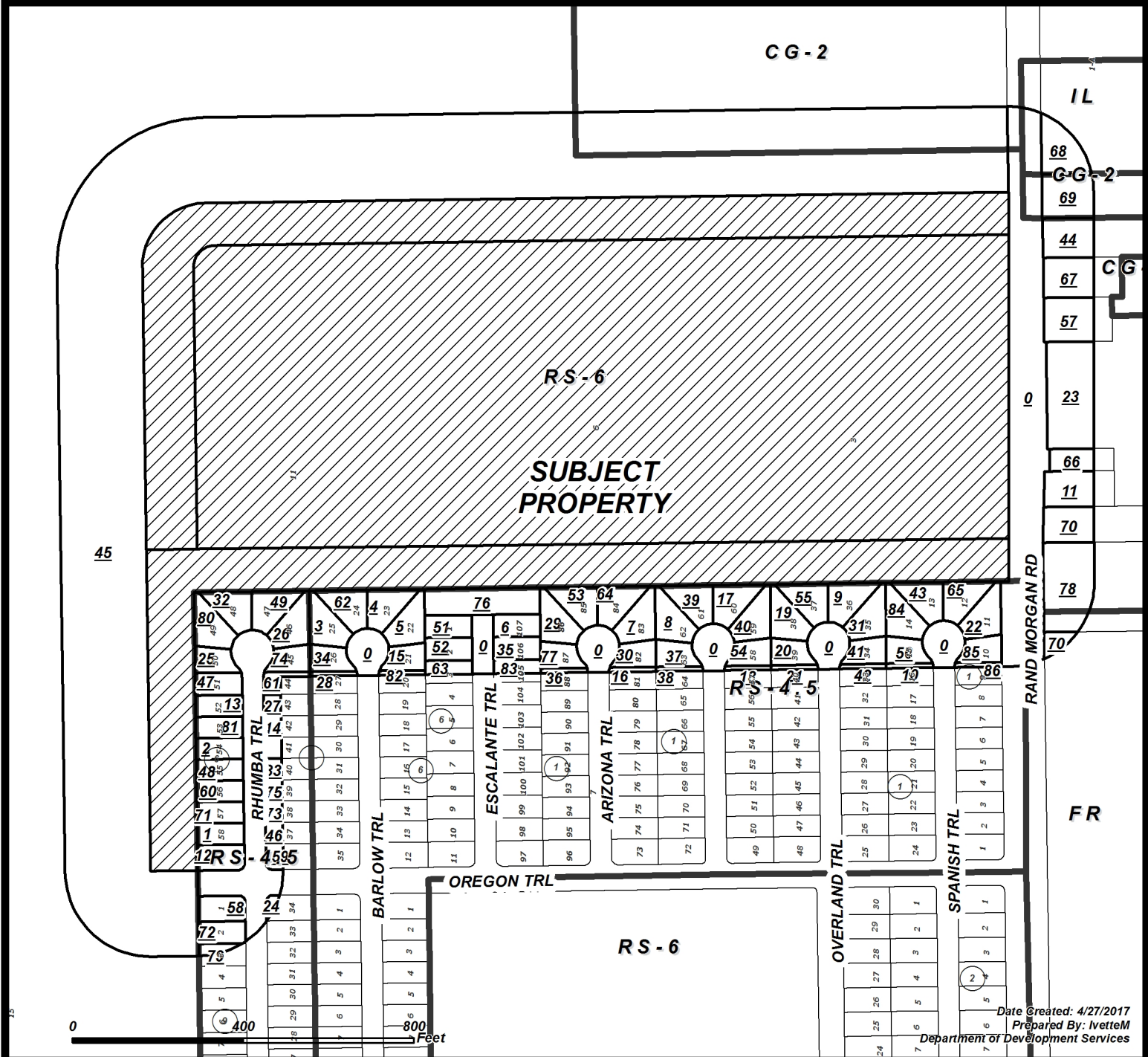
THENCE N00°47'27"W 660.00' along the west boundary line of said 6.517 acre tract of land to a 5/8" iron rod set at the point of curvature of a circular curve to the right having a central angle of 90°00'00", a radius of 150.00' and a chord a bearing N44°12'33"E a distance of 212.13';

THENCE along the arc of said circular curve to the right, being along a northwest boundary line of said 6.517 acre tract, a distance of 235.62' to a 5/8" iron rod set at the point of tangency;

THENCE N89°12'33"E 1879.52' along the north boundary line of said 6.517 acre tract of land to a 5/8" iron rod set in the west right-of-way line of said Rand Morgan Road for the northeast corner of the tract herein described;

THENCE S00°49'15"E 910.00' along said west right-of-way line of Rand Morgan Road, being along a line 40.00' west of and parallel to the centerline of said Rand Morgan Road, to the POINT OF BEGINNING.

FIRST TITLE COMPANY
5402 Holly Road
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(361) 993-2033
GF # 3000172 CB



Date Created: 4/27/2017
Prepared By: Ivette M
Department of Development Services

CASE: 0517-04 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition

