

**Case No. 0118-03: Ordinance rezoning property at or near 2722 Flour Bluff Drive from "CG-1" General Commercial District and "RS-6" Single-Family 6 District to "RS-22" Single-Family 22 District and amending the Comprehensive Plan.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Lowm, 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, a public hearing was held on Wednesday, January 24, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the "CG-1" General Commercial and "RS-6" Single-Family 6 District to the "RS-22" Single-Family 22 District and on Tuesday, March 20, 2018, 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 Lowm, Inc. ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on a property described as being 13.63 acres out of Lots 1 and 2, Section 50, Flour Bluff and Encinal Farm and Garden Tract, located on the east side of Flour Bluff Drive, south of Glen Oak Drive, and north of Caribbean Drive (the "Property"), from the "CG-1" General Commercial and "RS-6" Single-Family 6 District to the "RS-22" Single-Family 22 District (Zoning Map No. 037030), 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

**13.636 ACRE TRACT**

Being a 13.636 acre tract of land out of Lots Nos. One (1) and Two (2), Section No. Fifty (50), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, Nueces County, Texas, according to map thereof recorded in Volume "A", pages 41, 42 and 43, Map Records of Nueces County, Texas, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point in the common boundary line between Sections 39 and 50, Flour Bluff and Encinal Farm and Garden Tracts, from which the common comers of Sections 39, 40, 49 and 50, bears North 29 degrees East 330 feet, for the North comer of this tract;

THENCE South 61 degrees East across Lots 1 and 2 in said Section 50, parallel to and 330.00 feet distant from the common boundary between Section 49 and 50, Flour Bluff and Encinal Farm and Garden Tracts, a distance of 1,320.00 feet to a point in the common boundary line between Lots 2 and 3 of said Section 50, for the East comer of this tract;

THENCE South 29 degrees West along the common boundary between said Lots 2 and 3, Section 50, a distance of 450.00 feet to a point in the said boundary line for the South comer of this tract;

THENCE North 61 degrees West parallel with the common boundary line of said Sections 9 and 50, a distance of 1,320.00 feet to a point in the common boundary between said Sections 39 and 50 for the West comer of this tract;

THENCE North 29 degrees East along the common boundary line of said Sections 39 and 50, a distance of 450 feet to the North comer of this tract and the PLACE OF BEGINNING.

This metes and bounds description was prepared in-house without the benefit of a field survey.

*Stacey King Mora*

Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Hanson Professional Services  
TBPE F#417 TBPLS F# 100395-00



Date: January 5, 2018





DULAK SUBDIVISION  
LOTS 1A, 1B, & 1C, BLOCK 1  
VOLUME 67, PAGE 530  
M.R.N.C.T.

ROLAN TRACT  
LOT 1, BLOCK 1  
VOLUME 54, PAGE  
M.R.N.C.T.

VERMEULEN TRACT  
LOTS 2, 3 & 4, BLOCK 1  
VOLUME 60, PAGE 27  
M.R.N.C.T.

THE GRAND RESERVE  
SUBDIVISION UNIT 1  
VOLUME 67, PAGE 534  
M.R.N.C.T.

FLOUR BLUFF DRIVE



THE GRAND RESERVE  
SUBDIVISION UNIT 2  
VOLUME 68, PAGE 341  
(COPY OF PLAT HAS BEEN  
REQUESTED FROM TEXAS FILE)