

**Case No. 1018-03 Rick's Homes, LLC:
Ordinance rezoning property at or near 3426 County Road 52 from
the "FR" Farm Rural District to the "RS-6" Single-Family 6 District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Rick's Homes, LLC. ("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, October 17, 2018, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the "FR" Farm Rural District to the "RS-6" Single-Family 6 District and on Tuesday, November 27, 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 Rick's Homes, LLC. ("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 19.372 acres out of Lots 7, Block 1, Nueces River Irrigation Park, located on the north side of County Road 52, east of County Road 69, and west of Interstate 69 (the "Property"), from "FR" Farm Rural District to the "RS-6" Single-Family 6 District (Zoning Map No. 067050), as shown in Exhibits "A" and "B". Exhibit A, 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	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
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	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

ARTURO MEDINA, R.P.L.S.

PHONE (361) 333-6317
FIRM REGISTRATION # 10194360

AM LAND SURVEYING

P.O. Box 71094
Corpus Christi, TX 78467

Field Note Description

September 6, 2018

Being a tract of land situated in Nueces County, Texas a portion of the west one-half of Lot 7, Block 1, Nueces River Irrigation Park as shown on the map thereof recorded in Volume "A", Page 54, of the Map Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with a yellow plastic cap marking "Bass & Welsh" in the north Right-Of-Way line of County Road 52, being the southeast corner of a 38.753 acre tract recorded under Document No.2013005193 of the Official Public Records of Nueces County, Texas and being the southwest corner of this tract; Whence North 84°53'17" West with the north Right-Of-Way line of County Road 52 a distance of 1127.22 feet to a 5/8 inch iron rod found with a yellow plastic cap marking "Bass & Welsh", being in the east boundary line of Lot 5, Block 1, Nueces River Irrigation Park

THENCE North 09°17'08" East with east boundary line of Lot 6, Block 1, Nueces River Irrigation Park a distance of 1501.75 feet to a 5/8 inch iron rod found with a yellow cap marking "Bass & Welsh", being the south east corner of Lot 6, Block 5, River Ridge subdivision as shown on the map thereof recorded in Volume 51, Pages 38-39, of the Map Records of Nueces County, Texas, said corner being the northeast corner of Lot 6, Block 1, Nueces River Irrigation Park and being the northwest corner of this tract; WHENCE North 84°52'31" West with the south boundary line of River Ridge subdivision and the north boundary line of Lot 6, Block 1, Nueces River Irrigation Park a distance of 1126.89 feet to a 5/8 inch iron rod found, being the northeast corner of Lot 5, Block 1, Nueces River Irrigation Park

THENCE South 84°52'31" East with the south boundary line of a 5.630 acre tract and a 21.178 acre tract recorded under Document No.2004039803 of the Deed Records of Nueces County, Texas and being the south boundary line of Lot 2, Block 1, Nueces River Irrigation Park a distance of 563.45 feet to a 5/8 inch iron rod found with a yellow plastic cap marking "Brisler", being the northwest corner of 1.138 acres recorded under Volume 2193, Page 89 of the Deed Records of Nueces County, Texas, said point being the northeast corner of this tract;

THENCE South 09°17'08" West with the west boundary line of the east one-half of Lot 7, Block 1, Nueces River Irrigation Park and being the west boundary line of a 15.874 acre tract recorded under Document No.2011022769 of the Deed Records of Nueces County, Texas a distance of 1501.44 feet to a 1/2 inch iron rod found with a yellow plastic cap marking "CDS" in the north Right-Of-Way line of County Road 52, being the southwest corner of the 15.874 acre tract, said point being the southeast corner of this tract;

THENCE North 84°54'23" West with the north Right-Of-Way line of County Road 52 a distance of 563.47 feet to the POINT OF BEGINNING, forming a tract embracing 843,843 square feet (19.372 acres)

AM LAND SURVEYING


ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR 6669



Note: Bearings are State of Texas, Lambert Grid, South Zone, N.A.D. 1983.
18076-Field Note Description.doc

Exhibit B

