

**Case No. 0119-02 NP Homes, LLC: Ordinance rezoning property at or
near 1752 Rand Morgan Road from the “RS-6” Single-Family 6
District to the “RS-4.5” Single-Family 4.5 District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of NP 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, January 9, 2019, 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, February 12, 2019, 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 NP 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 being 21.563 acres out of Tract 1-A, Assessors Map, located on the east side of Rand Morgan Road, south of Leopard Street, and north of McNorton Road (the “Property”), from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 058046), 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 _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the ____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

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BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

November 9, 2018
15058-M&B-Zoning.doc

RS4.5 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 21.563 acre tract of land, more or less, being all of a tract of land described as containing 21.568 acres in deed, Document No. 2016022969, Official Records of Nueces County, Texas, said 21.563 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the east right-of-way line of Rand Morgan Road and the south boundary line of an 80 acre tract described by deed recorded at Document No. 2001007773, said official records, said 80 acre tract is described in the "Rand Morgan Road Property" of said deed recorded at Document No. 2001007773, said beginning point for the northwest corner of the tract herein described and of 25.998 acre Parcel 2, Document No. 2004017839, said official records;

THENCE along the common south boundary line of said 80 acre tract and north boundary line of said 25.998 acre tract N89°23'36"E 1041.65' to a point for central north corner of the tract herein described and of said 21.568 acre tract;

THENCE S00°41'43"E 366.53' to a point for central interior corner of the tract herein described and of said 21.568 acre tract;

THENCE N89°32'15"E 639.89' to a point for the northernmost east corner or northeast corner of the tract herein described and of said 21.568 acre tract;

THENCE S00°52'41"E 496.72' to a point for the southeast corner of the tract herein described and of said 21.568 acre tract and being in the north boundary line of McNorton Subdivision No. 2, Revised, a map of which is recorded in Volume 11, Page 31, said map records;

THENCE along the common north boundary line of said McNorton Subdivision No. 2, Revised and south boundary line of said 25.998 acre tract S89°17'55"W 1259.59' to a point for the southernmost west corner or southwest corner of the tract herein described, of said 21.568 acre tract and of said 25.998 acre tract;

THENCE N00°41'02"W 667.02' along a westerly boundary line of said 25.998 acre tract and of said 21.568 acre tract to a point for interior northwesterly corner of the tract herein described, of said 21.568 acre tract and of said 25.998 acre tract;

THENCE S89°22'31"W 423.57' along a northwesterly boundary line of said 25.998 acre tract to a point in said east right-of-way line of Rand Morgan Road for a northwesterly corner of the tract herein described and of said 21.568 acre tract;

EXHIBIT "A"

Metes and Bounds Description, 21.563 Acre Tract, November 9, 2018, continued:

THENCE along said east right-of-way line of Rand Morgan Road N00°43'18"W 200.05' to the POINT OF BEGINNING, a sketch showing said 21.563 acre tract for RS4.5 Zoning being attached hereto as Exhibit "B".


Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"
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Exhibit B

