

**Case No. 0119-04 Tim Lange:
Ordinance rezoning property at or near 2725 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 Tim Lange ("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 23, 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 26, 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 Tim Lange ("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 2.470 acres out of a 2.538 acre tract as recorded in Document No. 2009040169 of the Official Public Records of Nueces County, Texas, same being out of State Survey No. 422, Abstract 850, Nueces County, Texas, located on the west side of Rand Morgan Road, south of Interstate 37, and north of Morrow Drive (the "Property"), from the RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District (Zoning Map No. 059048), 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.

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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

STATE OF TEXAS

JOB NO. 18-3723

COUNTY OF NUECES

2.470 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of a 2.538 acre tract as recorded in Document No. 2009040169 of the Official Public Records of Nueces County, Texas, same being out of State Survey No. 422, Abstract 850, Nueces County, Texas, same being the property as described and conveyed in Document No. 2018039844 of the Official Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for the Southeast corner of this tract, same lying in the West right-of-way margin of Rand Morgan Road, same lying in the North boundary line of Lot 7, Block 3, Guth Parkside Subdivision as recorded in Volume 15, Page 50 of the Map Records of Nueces County;

THENCE, along the North boundary line of said Lot 7 and Lots 6 to 2 of said Block 3, Guth Parkside Subdivision, NORTH 90 degrees 00 minutes 00 seconds WEST 543.11 feet to a 5/8 inch iron rod set for the Southwest corner of this tract, same being the Southeast corner of Lot 10, Block 3, Guth Parkside Subdivision as recorded in Volume 40, Page 28 of the Map Records of Nueces County, Texas;

THENCE, along the West boundary line of this tract and common line with said Lot 10, Block 3, NORTH 00 degrees 01 minutes 48 seconds EAST, at 100.00 feet passing through the Northeast corner of said Lot 10, Block 3, a total distance of 200.00 feet to a one inch iron pipe found for the Northwest corner of this tract, same being the Southwest corner of Lot 4A, Block 1, Guth Parkside Annex as recorded in Volume 46, Page 48 of the Map Records of Nueces County, Texas;

THENCE, along the common boundary line of this tract with said Lot 4A, Block 1, SOUTH 89 degrees 59 minutes 25 seconds EAST 532.86 feet to a one inch iron pipe found for the Northeast corner of this tract, same being the Southeast corner of said Lot 4A, Block 1, same lying in said West right-of-way margin of Rand Morgan Road;

THENCE, along said West right-of-way margin of Rand Morgan Road, SOUTH 02 degrees 54 minutes 21 seconds EAST 200.17 feet to the point of beginning and containing 2.470 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

Dated this the 21st day of November, 2018.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293



Exhibit B

