

**Case No. 0319-02 B&A Terra Firma Development, LLC: Ordinance  
rezoning property at or near 2110 Laguna Shores Road from the  
“RE” Residential Estate 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 B&A Terra Firma Development, 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, April 17, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “RE” Residential Estate District to the “RM-2” Multifamily 2 District and on Tuesday, May 21, 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 B&A Terra Firma Development, 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 a 15.96 acre tract out of Lots 9 and 10, Section 54, Flour Bluff and Encinal Farms and Garden Tracts, located on the west side of Laguna Shores Road, north of Hustlin’ Hornet Drive, and south of Lola Johnson Road (the “Property”), from the “RE” Residential Estate District to the “RS-6” Single-Family 6 District (Zoning Map No. 035030), 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

### LEGAL DESCRIPTION 15.96 ACRE TRACT

#### EXHIBIT "A"

**BEING** a 15.96 acre tract out of Lots 9 & 10, Section 54, Flour Bluff & Encinal Farms & Garden Tracts, as recorded in Document No. 2008002431 & Document No. 2005027196, Deed Records, Nueces County Texas, and being more particularly described as follows:

**BEGINNING** at a calculated point, which bears South 28°29'48" West, a distance of 130.00 feet from the northwest corner Lot 69, Lola Johnson Belk Addition, as recorded in Volume 15, Page 19, Map Records of Nueces County, Texas, said calculated point bears North 61°20'31" West, a distance of 79.10 feet from the southeast corner of said Lot 69, Lola Johnson Belk Addition.

**THENCE** South 61°20'31" East, with the north line of the herein described tract, same being the south line of said Lola Johnson Belk Addition, a distance of 1089.06 feet to a set 5/8 inch iron rod with red plastic cap stamped "NAISMITH ENG. C.C. TX." (herein after called set iron rod) for the northeast corner of the herein described tract, same being the southeast corner of Lot 49 of said Lola Johnson Belk Addition and being on the west right-of-way line of Laguna Shores Road;

**THENCE** South 28°55'43" West, with the west right-of-way of Laguna Shores Road and the east line of the herein described tract, a distance of 1174.00 feet to a set iron rod for the southeast corner of the herein described tract and the most easterly northeast corner of a 56.659 acre tract as recorded in Document No. 2001054859, Official Public Records, Nueces County, Texas;

**THENCE** North 61°20'31" West, with the most southerly north line of said 56.659 acre tract and the north line of 0.52 acre tract, as described in Document No. 2008006790, Official Public Records of Nueces County, Texas, a distance of 337.09 feet to a calculated point on the east margin of a salt lake, for the most southerly southwest corner of the herein described tract;

**THENCE** with the meanders of said salt lake, as surveyed on May 14, 2014, the following courses;

North 60°58'56" East, a distance of 116.16 feet to a calculated point for a corner of the herein described tract;  
North 67°00'04" East, a distance of 72.31 feet to a calculated point for a corner of the herein described tract;  
North 66°30'04" East, a distance of 84.92 feet to a calculated point for a corner of the herein described tract;  
North 38°01'42" East, a distance of 109.20 feet to a calculated point for a corner of the herein described tract;  
North 24°26'57" East, a distance of 82.79 feet to a calculated point for a corner of the herein described tract;  
North 11°50'00" East, a distance of 124.64 feet to a calculated point for a corner of the herein described tract;  
North 13°42'41" West, a distance of 86.45 feet to a calculated point for a corner of the herein described tract;  
North 31°05'28" West, a distance of 44.52 feet to a calculated point for a corner of the herein described tract;

North 36°56'51" West, a distance of 82.56 feet to a calculated point for a corner of the herein described tract;  
North 10°40'04" West, a distance of 88.22 feet to a calculated point for a corner of the herein described tract;  
North 24°43'56" West, a distance of 37.80 feet to a calculated point for a corner of the herein described tract;  
North 46°58'01" West, a distance of 41.60 feet to a calculated point for a corner of the herein described tract;  
North 69°39'00" West, a distance of 40.90 feet to a calculated point for a corner of the herein described tract;  
North 79°42'40" West, a distance of 26.43 feet to a calculated point for a corner of the herein described tract;  
South 28°35'40" West, a distance of 80.45 feet to a calculated point for a corner of the herein described tract, same being the most southerly corner of 3-1/2 acre tract as described in Document No. 2005027196, Official Public Records, Nueces County, Texas;

**THENCE** North 61°27'40" West, with a southerly line of the herein described tract and the southerly line of said 3-1/2 acre tract, a distance of 515.74 feet to a set iron rod for a corner of the herein described tract;

**THENCE** North 28°29'48" East, with the westerly line of the herein described tract and the westerly line of said 3-1/2 acre tract, at a distance of 300.00 feet pass a found 3/4 inch rod for the most northerly corner of said 3-1/2 acre tract, continue for a total distance of 516.69 feet to the **POINT OF BEGINNING** and containing 15.96 acres of land.

**NOTE:**

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983 (CORS2011) EPOCH 2010.

Stacey King Mora

Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Naismith Engineering, Inc.

TBPE F#355 TBPLS F# 100395-00

Date: October 30, 2014



# Exhibit B

