

**Zoning Case No. 0220-03, MPM Development, LP. (District 5).  
Ordinance rezoning property at or near 7797 Yorktown Boulevard from the “FR”  
Farm Rural District to the “RS-4.5” Single-Family 4.5 District.**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as being an 89.226 acre tract of land, more or less, consisting of all of Lots 6 and 7 and a portion of Lot 8, a portion of Fractional Lot 9 and all of Fractional Lots 10 and 11, all in Section 24, Flour Bluff and Encinal Farm and Garden Tracts as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

The subject property is located at or near 7797 Yorktown Boulevard. Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

**SECTION 2.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

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  
e-mail: [nixmw1@gmail.com](mailto:nixmw1@gmail.com)

3054 S. ALAMEDA, ZIP 78404  
PH. 361 882-5521 ~ FAX 361 882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)

**BASS & WELSH ENGINEERING**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

January 28, 2020  
19032-M&B.doc  
RS4.5 ZONING

STATE OF TEXAS                   §

COUNTY OF NUECES               §

Description of an 89.226 acre tract of land, more or less, consisting of all of Lots 6 and 7 and a portion of Lot 8, a portion of Fractional Lot 9 and all of Fractional Lots 10 and 11, all in Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, said 89.226 acre tract of land being a portion of a 126.079 acre tract of land deeded to MPM Development, LP by instrument recorded at Document No. 2017045883, Official Records of said County and all of said Lot 6, Section 24, deeded to MPM Development by instrument recorded at Doc. No. 2019005967, said official records, said 89.226 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the northernmost corner of said Lot 6, Section 24, for the northernmost corner of the tract herein described;

THENCE S61°17'42"E 1857.38' along the northeast boundary line of said Section 24 to a point in the northwest boundary line of a 125' wide City drainage right-of-way described by deed recorded at Document No. 2017043998, said official records, for the easternmost corner of the tract herein described;

THENCE S28°41'50"W 2044.29' along said northwest boundary line of 125' City drainage right-of-way to a point in the northeast margin of Oso Creek for the southernmost corner of the tract herein described;

THENCE along said northeast margin of Oso Creek, as follows:

N65°42'12"W 55.29';  
N60°50'28"W 99.69';  
N65°50'36"W 99.91';  
N61°42'57"W 303.51';  
N62°28'44"W 296.52';  
N60°07'08"W 99.25';  
N63°11'55"W 218.95';  
N78°02'01"W 91.17';  
S84°07'08"W 41.52';  
N78°08'29"W 41.93';  
N60°34'23"W 25.97';  
N74°36'32"W 195.57';

N68°46'08"W 216.84' and N77°45'06"W 91.18' to the westernmost corner of said Fractional Lot 11 and of the tract herein described;

## EXHIBIT "A"

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Metes and Bounds Description, 89.226 Ac., Continued, January 28, 2020:

THENCE N28°37'24"E 908.75' along the northwest boundary line of said Fractional Lot 11 to a point for the common northernmost corner of said Fractional Lot 11 and westernmost corner of said Lot 6 for an angle point in the northwest boundary line of the tract herein described;

THENCE N28°32'58"E 1321.25' along the northwest boundary line of said Lot 6 to the POINT OF BEGINNING, a sketch showing said 89.226 acre tract being attached hereto as Exhibit "B".

*Jan. 28/20*



EXHIBIT "A"

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