

Ordinance rezoning property at or near 5409 Lipes Boulevard by amending the Special Permit in the “RM-1/SP” Multifamily District with a Special Permit to increase density on 9.43 acres from 22 dwelling units per acre to 28 dwelling units per acre.

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 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 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”), corresponding UDC Zoning Map of the City of Corpus Christi, Texas, and Ordinance No. 030434 is amended by amending the Special Permit in the “RM-1/SP” Multifamily District with a Special Permit to increase density from 22 dwelling units per acre to 28 dwelling units per acre on the subject tract described as a 9.43-acre tract out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A” and “B”.

The subject tract is located at or near 5409 Lipes Boulevard. Exhibits “A” and “B”, which are 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 _____, 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2022, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the _____ day of _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A



Job No. 12097.C1.02
November 3, 2021

Exhibit A
9.431 Acre Tract

STATE, OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 9.431 Acre, Zoning Tract, out of Lots 6, and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, said 9.431 Acre Tract being more fully described as follows:

Beginning, at a 1/2 Inch Iron Rod Found, on the Southwest Right-of-Way line of Lipes Boulevard, a 60.00 Foot Wide Public Roadway, being the North corner of Lot 2, Block 2, Village at Henderson Subdivision, a map of which is recorded in Volume 69, Page 469, of said Map Records, for the East corner of this Tract and **Point of Beginning**;

Thence, South 28°38'38" West, with the Northwest boundary line of the said Lot 2, the Southeast boundary of this Tract, a distance of 958.31 Feet, to a 1/2 Inch Iron Rod with a cap stamped "BCE, LTD RPLS 4540" Found, on the Northeast boundary line of Block 3, Graford Place Unit 3, a map of which is recorded in Volume 68, Page 144, of said Map Records, and for the South corner of this Tract;

Thence, North 61°26'32" West, with the said Northeast boundary line of Block 3, a distance of 266.87 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "FRONTIER 10082900" Found for the South corner of Lot 1, Block 1 Avanti Legacy Bayside, a map of which is recorded in Volume 69, Page 469, of said Map Records and for the West corner of this Tract;

Thence, North 28°35'22" East, with the Southeast boundary line of the said Lot 1, Block 1, a distance of 502.19 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "FRONTIER 10082900" Found, for the East corner of the said Lot 1, Block 1, for an inner ell corner of this Tract;

Thence, North 61°24'38" West, with the Northeast boundary line of said Lot 1, a distance of 362.84 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "FRONTIER 10082900" Found, for an outer ell corner of the said Lot 1 and for a West corner of this Tract;

Thence, North 28°35'22" East, continuing with the Southeast boundary line of said Lot 1, a distance of 416.44 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the said Right-of-Way line of Lipes Boulevard, for a corner of this Tract;

Thence, South 61°23'52" East, with the said Southwest Right-of-Way line, a distance of 116.71 Feet, to a 5/8 Inch Iron Rod with a cap stamped "Bass and Welsh" Found, for a corner of this Tract and the beginning of a circular curve to the Left, having a Delta of 11°31'54", a Radius of 623.94 Feet, an Arc Length of 125.58 Feet, and a Chord which bears South 67°09'56" East, 125.37 Feet;

Thence, with said circular curve to the Left, a distance of 125.58 Feet, to a 5/8 Inch Iron Rod with a cap stamped "Bass and Welsh" Found, for a corner of this Tract;

Thence, South 73°00'30" East, continuing with the said Southwest Right-of-Way line, a distance of 99.87 Feet, to a 5/8 Inch Iron Rod with a cap stamped "Bass and Welsh" Found, for a corner of this Tract and the beginning of a circular curve to the Right, having a Delta of 11°32'53", a Radius of 365.96 Feet, an Arc Length of 73.76 Feet, and a Chord which bears South 67°02'09" East, 73.64 Feet;

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Thence, with said circular curve to the Right, a distance of 73.76 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract;

Thence, South 61°24'20" East, continuing with the said Southwest Right-of-Way line, a distance of 218.07 Feet, to the Point of Beginning, and containing 9.431 Acres (410,796 Sq. Ft) of land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

0.6449 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING

A handwritten signature in black ink that reads "Dan L. Urban".

Dan L. Urban, R.P.L.S.
License No. 4710

Exhibit B

