

Ordinance amending the Unified Development Code (“UDC”) upon application by Yorktown Oso Joint Venture (“Owner”), by changing the UDC Zoning Map in reference to a 5.74-acre tract of land out of Lots 19, 20, 29, and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Yorktown Oso Joint Venture, 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, public hearings were held on Wednesday, June 19, 2013, during a meeting of the Planning Commission, and on Tuesday, July 23, 2013, 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 by Yorktown Oso Joint Venture (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”) is amended by changing the zoning on a 5.74-acre tract of land out of Lots 19, 20, 29, and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located along the east side of Rancho Vista Boulevard East, between Stampede Drive and Vaquero Drive, from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay, subject to six conditions (Zoning Map Nos. 042029 & 042030), as shown in Exhibits “A,” “B,” “C,” and “D.” Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a map to accompany the metes and bounds description, Exhibit C, which is the master site plan (“Master Site Plan”) pertaining to the Property, and Exhibit D, which is the plat of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following six conditions:

1. **Development Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit C. The development of the Property is to consist of 23 single-family lots and one private park lot. The development shall be constructed in one phase.

2. **Residential Lot Development Standards:** The Property must be developed in accordance with the setbacks, lot sizes, and lot widths established on the Master Site Plan and associated plat as shown in Exhibits C and D, respectively. Each lot must maintain a minimum 30% open space. Development standards not shown on the Master Site Plan or associated plat or not addressed in the conditions of this ordinance must be in accordance with the “RS-4.5” Single-Family 4.5 District.
3. **Parking:** The Property shall provide 20 on-street parking spaces in designated bump-out areas shown on the Master Site Plan in Exhibit C. Additionally, each lot shall have a two-car garage. Lots 47, 52, 55, and 61 may have the garages setback at a minimum five feet from the private street.
4. **Private Street Access:** Each lot shall have access to a private street with a width of not less than 24 feet, as measured from back of curb to back of curb. The private street shall be striped to indicate “Fire Lane/ No Parking.” The entrance to the Property may have a controlled access gate. The controlled access gate shall be located to provide a minimum of four vehicle stacking spaces.
5. **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed along one side of the internal private street and shall be located in a dedicated five-foot wide pedestrian easement.
6. **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect the amendment to the UDC made by Section 1 of this ordinance.

SECTION 4. The UDC and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time and except as changed by this ordinance, both remain in full force and effect.

SECTION 5. 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 6. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property (a 5.74-acre tract of land out of Lots 19, 20, 29, and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts) and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 7. 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.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor



Job No. 39319.B2.04
April 12, 2013
Rev. May 15, 2013
Rev. June 5, 2013

**STATE OF TEXAS
COUNTY OF NUECES**

Field Notes for a 5.74 acre tract of land, more or less (not based on an on-the-ground survey) out of Lots 19, 20, 29 and 30, Section 25, 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 5.74 acre tract being more fully described as follows:

Commencing at the west corner of Lot 15, Block 3 (Private Lake), Rancho Vista Subdivision Unit 1, a map of which is recorded in Volume 64, Pages 225 through 226, Map Records of Nueces County, Texas;

Thence, South $61^{\circ}17'51''$ East, along the southwest boundary of said Lot 15, Block 3, a distance of 129.52 feet, to the Point of Beginning, for a corner of this tract;

Thence, continuing along said southwest boundary of Lot 15, Block 3 as follows:

South $61^{\circ}17'51''$ East, 185.68 feet;

South $69^{\circ}38'28''$ East, 120.60 feet;

South $61^{\circ}17'51''$ East, a distance of 135.00 feet to the north corner of Lot 15A, Block 3 Private Lake), Rancho Vista Subdivision Unit 4A, a map of which is recorded in Volume 67, Pages 510 through 511, Map Records of Nueces County, Texas for a corner of this tract;

Thence, South $16^{\circ}17'51''$ East, with the northwest boundary of said Lot 15A, Block 3, a distance of 70.71 feet for a corner of said Lot 15A, Block 3 and of this tract;

Thence, South $28^{\circ}42'09''$ West, continuing with the northwest boundary of said Lot 15A, Block 3, a distance of 379.12 feet to a corner of Lot 29, Block 3, said Rancho Vista Subdivision Unit 4A and for a corner of this tract;

Thence, South $73^{\circ}42'09''$ West, with the northwest boundary of said Lot 29, Block 3, a distance of 64.89 feet for a common corner of Lots 29 and 30, said Block 3 and for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, with the northeast boundary of Lots 30 through 37, said Block 3, a distance of 449.12 feet, for a corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 60.00 feet for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 128.64 feet for a corner of this tract and for the beginning of a non-tangent curve to the left whose radius point bears North $54^{\circ}29'43''$ West, a distance of 403.12 feet and having a central angle of $03^{\circ}35'36''$, a radius of 403.12 feet, a tangent length of 12.65 feet and an arc length of 25.28 feet;

Thence along said non-tangent curve to the left, an arc length of 25.28 feet for the point of tangency and for a corner of this tract;

Thence, North $31^{\circ}54'41''$ East, a distance of 160.07 feet for a corner of this tract;

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

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IBPE Firm #145

Page 1 of 2

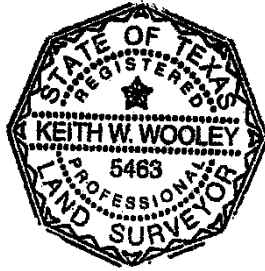
EXHIBIT A

Thence, South 61°17'51" East, a distance of 122.48 feet for a corner of this tract;

Thence, North 28°42'09" East, a distance of 212.50 feet to the Point of Beginning and containing 5.74 acres (250,083 square feet) of land, more or less.

Bearings based on the recorded plat of Rancho Vista Subdivision Unit 4A, a map of which is recorded in Volume 67, Pages 509-510, Map Records of Nueces County, Texas.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.



URBAN ENGINEERING

A handwritten signature in black ink, appearing to read "Keith W. Wooley", written over a horizontal line.

Keith W. Wooley, R.P.L.S.
License No. 5463

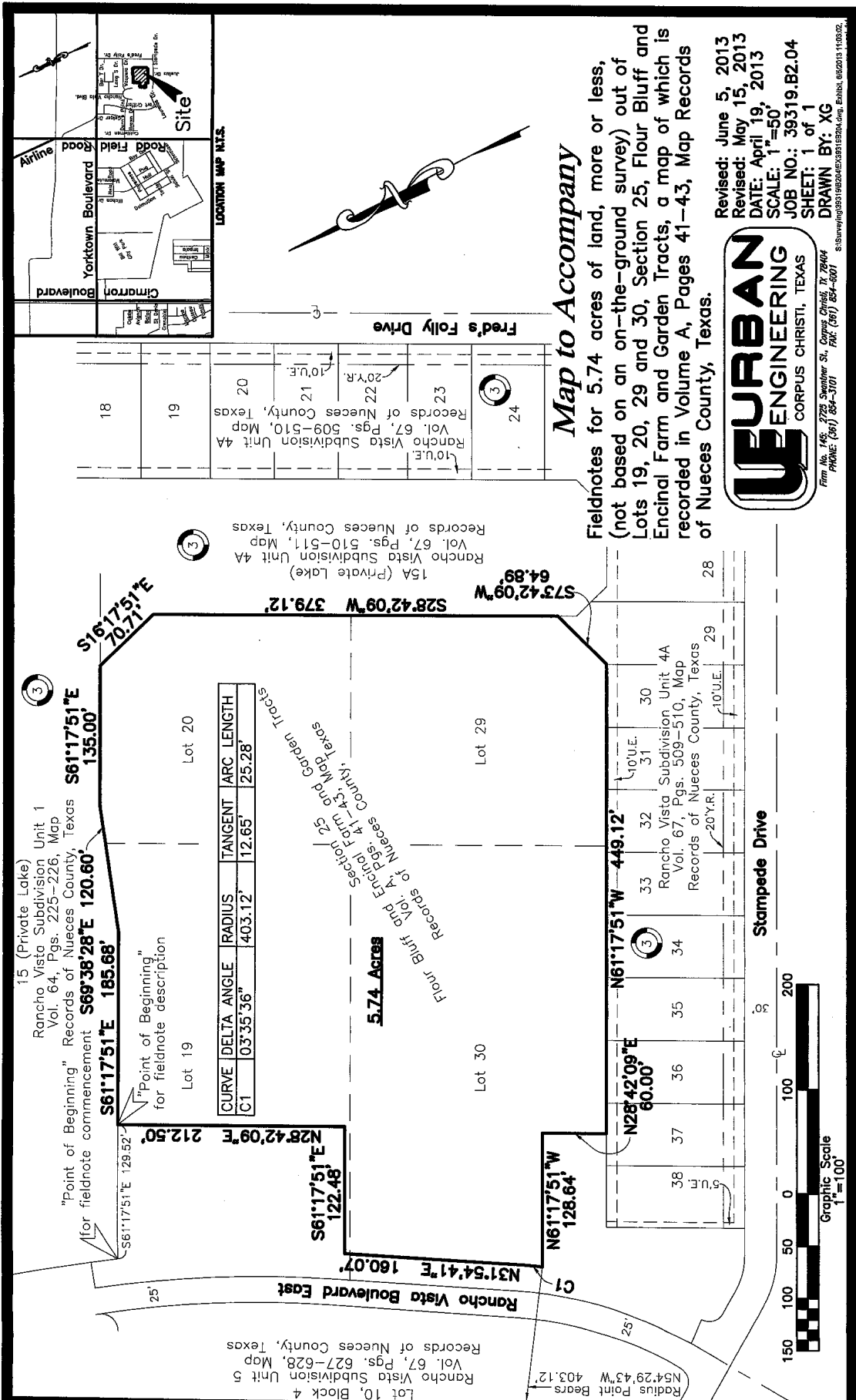
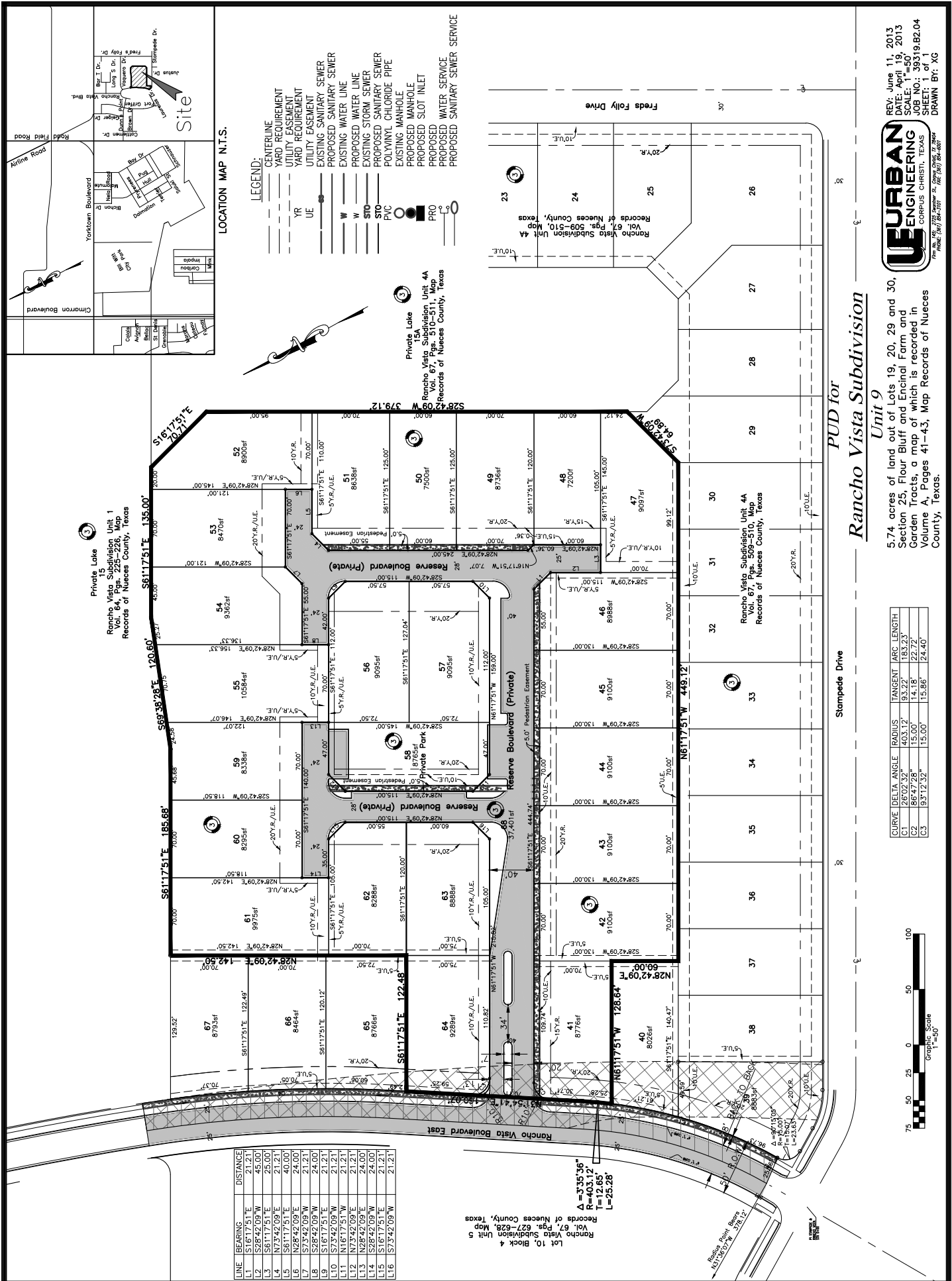


EXHIBIT B

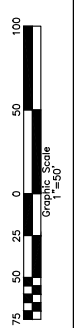


LINE	BEARING	DISTANCE
L1	S161°17'51"E	21.21
L2	S28°42'09"W	45.00
L3	S61°17'51"E	25.00
L4	N73°42'09"E	21.21
L5	S28°42'09"W	21.21
L6	S73°42'09"W	21.21
L7	S28°42'09"W	21.21
L8	S28°42'09"W	21.21
L9	S161°17'51"E	21.21
L10	S73°42'09"W	21.21
L11	N161°17'51"W	21.21
L12	N73°42'09"E	21.21
L13	N28°42'09"E	24.00
L14	S28°42'09"W	24.00
L15	S73°42'09"W	21.21
L16	S73°42'09"W	21.21

$\Delta = 335.36'$
 $R = 403.12'$
 $L = 12.65'$
 $L = 25.28'$

Rancho Vista Subdivision Unit 5
 Vol. 67, Pgs. 627-628, Map
 Records of Nueces County, Texas

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	26°02'32"	403.12'	83.22'	183.23'
C2	86°47'28"	15.00'	14.18'	22.72'
C3	93°12'32"	15.00'	15.86'	24.40'



5.74 acres of land out of Lots 19, 20, 29 and 30,
 Section 25, 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.

UEURBAN
ENGINEERING
 CORPUS CHRISTI, TEXAS
 Tel: (361) 784-3700 Fax: (361) 784-3707

REV: June 11, 2013
 DATE: April 19, 2013
 SCALE: 1"=50'
 JOB NO.: 35319B2.04
 SHEET: 1 of 1
 DRAWN BY: XG

EXHIBIT C - Master Site Plan

EXHIBIT D

State of Texas
County of Nueces
Yorktown Oso Joint Venture, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____

By: Yorktown Oso Joint Venture

By: Fred Braselton, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as Manager of Yorktown Oso Joint Venture.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by YORKTOWN OSO JOINT VENTURE, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____

By: AMERICAN BANK

By: PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY, as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the _____ day of _____, 20____

Notary Public in and for the State of Texas

State of Texas
County of Nueces

Related investors, Ltd., hereby certifies that it holds a lien on the property owned by Yorktown Oso Joint Venture, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____

By: Related Investors, Ltd.

By: Chris Ann Peterson Brown, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Chris Ann Peterson Brown, as General Partner of Related Investors, Ltd, on behalf of said Partnership.

This the _____ day of _____, 20____

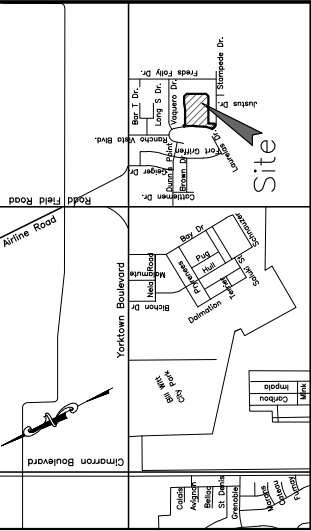
Notary Public in and for the State of Texas

Notes:

- Total platted area contains 7.06 acres of land. (Includes Street Dedication)
- Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- Bearings are based on the recorded plat of Rancho Vista Subdivision Unit 4, a map of which is recorded in Volume 67, Pages 54-55, Map Records of Nueces County, Texas.
- By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- All lots in this subdivision are part of a Planned Unit Development (PUD), Ordinance No. _____.
- Finished floor elevations must be a minimum of 1.0' above the base flood elevation.

**Plat of
Rancho Vista Subdivision
Unit 9**

7.06 acres of land out of Lots 19, 20, 29 and 30, Section 25, 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.



LOCATION MAP N.T.S.

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

Renee T. Couture, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

Mark Van Vleet, P.E.
Secretary

State of Texas
County of Nueces

I, Diana T. Barrera, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____ with its certificate of authentication was filed for record in my office the _____ day of _____, 20____ at _____ o'clock _____ day of _____, 20____ duly recorded Page _____ of _____ Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record _____
at _____ o'clock _____ M.

Diana T. Barrera, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practices.

This the _____ day of _____, 20____

Keith W. Wooley, R.P.L.S.
Texas License No. 5463

URBAN ENGINEERING
CORPUS CHRISTI, TEXAS
Phone: (361) 784-3700 Fax: (361) 784-3400
DATE: April 12, 2013
SCALE: 1"=50'
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SHEET: 1 of 2
DRAWN BY: XG

