

Ordinance amending the Unified Development Code (“UDC”) upon application by Yorktown Oso Joint Venture, acting as agent on behalf of Related Investors, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 7.339-acre tract of land out of Lots 29 and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations regarding the application of Yorktown Oso Joint Venture, acting as agent on behalf of Related Investors, Ltd. (“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, public hearings were held on Wednesday, October 10, 2012, during a meeting of the Planning Commission, and on Tuesday, November 13, 2012, 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. The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 7.339-acre tract of land out of Lots 29 and 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located east of Rodd Field Road and south of Stampede Drive, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 042029), as shown in Exhibits “A” and “B.” Exhibit “A,” which is a metes and bounds description of the Property, and Exhibit “B,” which is the map to accompany the metes and bounds description, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

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 in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 13th day of November, 2012, by the following vote:

Joe Adame	_____	David Loeb	_____
Chris N. Adler	_____	John E. Marez	_____
Kelley Allen	_____	Nelda Martinez	_____
Larry Elizondo	_____	Mark Scott	_____
Priscilla G. Leal	_____		

PASSED TO ITS SECOND READING ON THIS THE 13th DAY OF NOVEMBER, 2012.

ATTEST:

Armando Chapa
City Secretary

Joe Adame
Mayor

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2012, by the following vote:

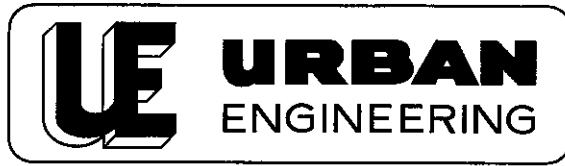
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza Jr.	_____	Lillian Riojas	_____
Priscilla G. Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED, this the _____th day of _____, 2012.

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor



Job No. 39319.B2.09
September 21, 2012
REV: September 26, 2012

**STATE OF TEXAS
COUNTY OF NUECES**

Field Notes for a 7.339 acre tract of land (not based on an on-the-ground survey) out of Lots 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 tract being more fully described as follows:

Commencing at a corner on the west boundary line of Justus Drive, a 50.00 foot wide public roadway, same being the southeast corner of Lot 1, Block 15, of Rancho Vista Subdivision Unit 4, a map which is recorded in Volume 67, Pages 54-55, Map Records of Nueces County, Texas;

Thence, North $61^{\circ}17'51''$ West, along the southwest boundary line of said Lot 1, Block 15, a distance of 75.00 feet, to the southwest corner of said Lot 1, Block 15, same being the southwest corner of Lot 2, said Block 15, for the Point of Beginning and for the northeast corner of this tract;

Thence, South $28^{\circ}42'09''$ West, a distance of 170.00 feet, for a corner of this tract;

Thence, South $61^{\circ}17'51''$ East, a distance of 20.00 feet, for a corner of this tract;

Thence, South $28^{\circ}42'09''$ West, a distance of 260.00 feet, for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 15.00 feet, for a corner of this tract;

Thence, South $28^{\circ}42'09''$ West, a distance of 170.00 feet, for the southeast corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 510.00 feet, for the southwest corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 85.00 feet, for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 20.00 feet, for a corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 120.00 feet, for a corner of this tract;

Thence, South $61^{\circ}17'51''$ East, a distance of 20.00 feet, for a corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 190.00 feet, for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 20.00 feet, for a corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 85.00 feet, for a corner of this tract;

Thence, North $61^{\circ}17'51''$ West, a distance of 60.00 feet, for a corner of this tract;

Thence, North $28^{\circ}42'09''$ East, a distance of 77.38 feet, for a corner of this tract;

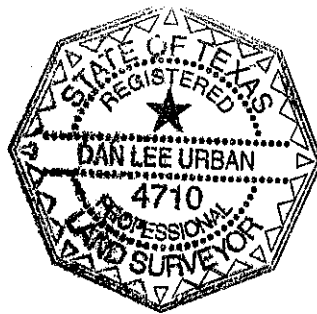
Thence, South $61^{\circ}17'51''$ East, a distance of 70.19 feet, for a corner of this tract and for the beginning of a non-tangent curve to the right whose radius point bears South $59^{\circ}07'37''$ East, a distance of 259.10 feet and having a central angle of $09^{\circ}30'17''$, a radius of 259.10 feet, a tangent length of 21.54 feet and an arc length of 42.98 feet;

Thence along said non-tangent curve to the right, an arc length of 42.98 feet for a corner of this tract;

Thence, South 61°17'51" East, along said southwest boundary line of Rancho Vista Subdivision Unit 4, a distance of 509.64 feet, to the Point of Beginning and containing 7.339 acres (319,673.73 square feet) of land.

Bearings 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.

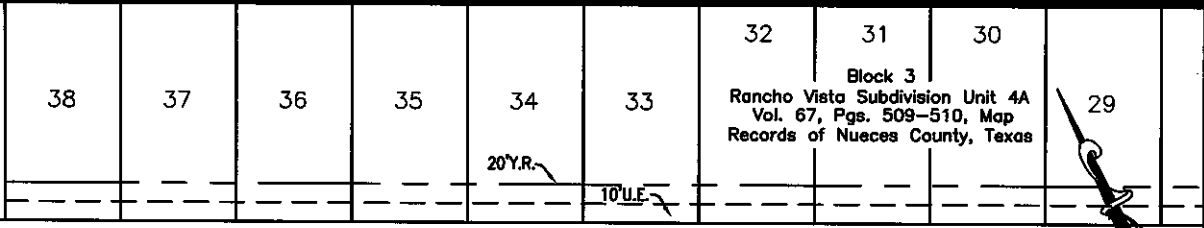
Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.



URBAN ENGINEERING

A handwritten signature in black ink that reads "Dan L. Urban". The signature is written in a cursive style and is positioned to the right of the seal.

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



Stampede Drive

Justus Drive

$\Delta = 09^{\circ}30'17''$
 $R = 259.10'$
 $T = 21.54'$
 $L = 42.98'$

$S61^{\circ}17'51''E$ 509.64'

$N61^{\circ}17'51''W$ 75.00'

7.5' U.E. (Doc. No. 2007045050, O.R.N.C.T.)

Radius Point Bears $S59^{\circ}07'37''E$ 259.10'

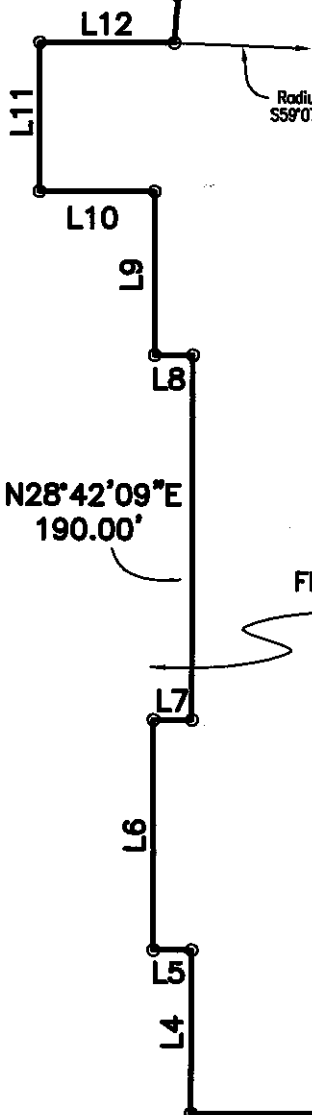
7.339 Acres
 (319673.73 sq ft)

Lot 30, Section 25
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Related Investors, Ltd.)

(Owner: Related Investors, Ltd.)

Lot 29, Section 25
 Flour Bluff and Encinal Farm and Garden Tracts
 Vol. A, Pgs. 41-43, Map
 Records of Nueces County, Texas
 (Owner: Yorktown Oso Joint Venture)

(Owner: Yorktown Oso Joint Venture)



$N28^{\circ}42'09''E$
 190.00'

$N61^{\circ}17'51''W$ 510.00'

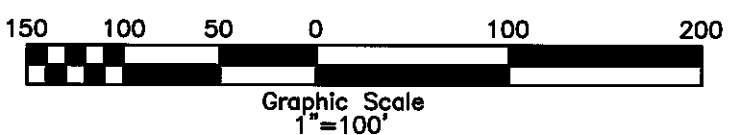
LINE	BEARING	DISTANCE
L1	$S28^{\circ}42'09''W$	170.00'
L2	$S61^{\circ}17'51''E$	20.00'
L3	$N61^{\circ}17'51''W$	15.00'
L4	$N28^{\circ}42'09''E$	85.00'
L5	$N61^{\circ}17'51''W$	20.00'
L6	$N28^{\circ}42'09''E$	120.00'
L7	$S61^{\circ}17'51''E$	20.00'
L8	$N61^{\circ}17'51''W$	20.00'
L9	$N28^{\circ}42'09''E$	85.00'
L10	$N61^{\circ}17'51''W$	60.00'
L11	$N28^{\circ}42'09''E$	77.38'
L12	$S61^{\circ}17'51''E$	70.19'

Lot 30, Section 25

Lot Line

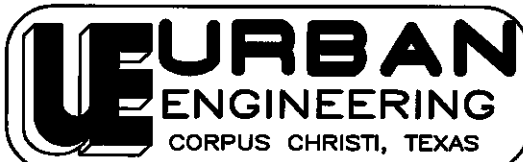
Lot 29, Section 25
 (Owner: Related Investors, Ltd.)

Lot Line



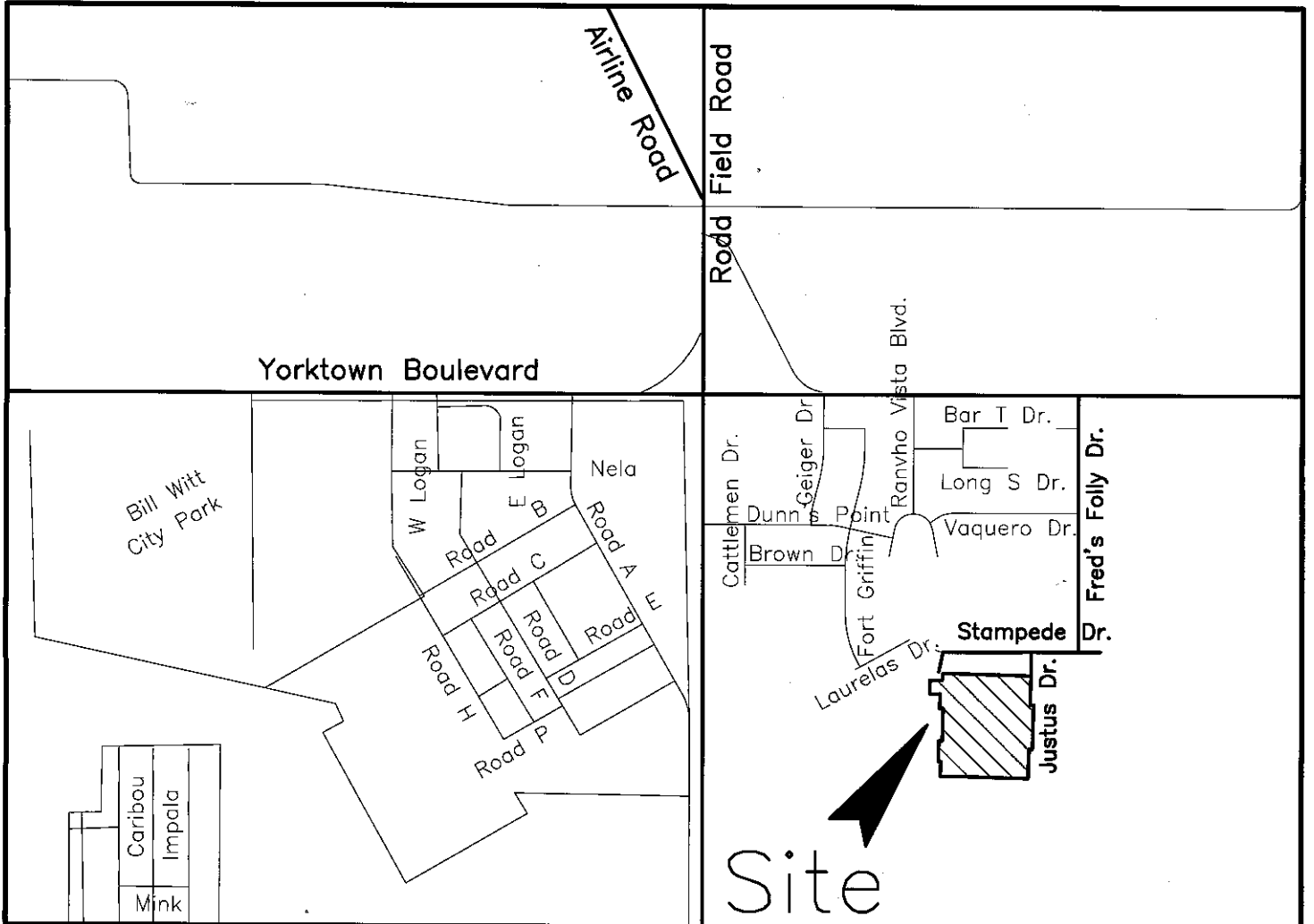
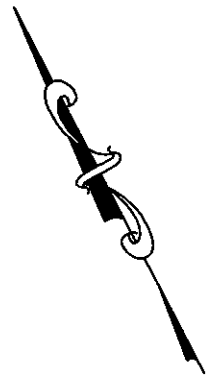
Map to Accompany

Field Notes for a 7.339 acre tract of land (not based on an on-the-ground survey) out of Lots 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.



Firm No. 145, 2725 Swantner St., Corpus Christi, TX 78404
 PHONE: (361) 854-3101 FAX: (361) 854-6001

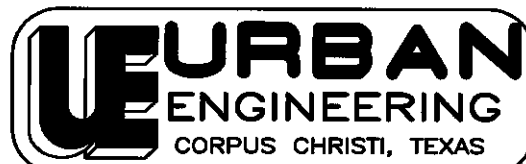
REV: Sept. 26, 2012
 DATE: Sept. 21, 2012
 SCALE: 1"=100'
 JOB NO.: 39319.B2.09
 SHEET: 1 of 2
 DRAWN BY: JDC



LOCATION MAP N.T.S.

Map to Accompany

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REV: Sept. 26, 2012
 DATE: Sept. 21, 2012
 SCALE: 1"=100'
 JOB NO.: 39319.B2.09
 SHEET: 2 of 2
 DRAWN BY: JDC