

Ordinance amending the Unified Development Code (“UDC”), upon application by The Convent Academy of the Incarnate Word (“Owner”), by changing the UDC Zoning Map in reference to 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District; 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 The Convent Academy of the Incarnate Word (“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, January 14, 2015, during a meeting of the Planning Commission, and on Tuesday, February 10, 2015, 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 The Convent Academy of the Incarnate Word (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Lipes Boulevard approximately 650 feet west of South Staples Street (the “Property”), from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District (Zoning Map No. 045032), as shown in Exhibits “A” and “B.” Exhibit A, which 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.

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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

BASS & WELSH ENGINEERING

Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

**Field Note Description
26.32 Acre Tract**

May 16, 2012

Being a tract situated in Corpus Christi, Nueces County, Texas a portion of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof recorded in Volume "A" at Pages 41 through 43 of the Map Records of Nueces County, Texas and being generally described as the east 26.32 acres of that 41.32 acre tract described in the Warranty Deed to Convent Academy of the Incarnate Word recorded under Clerk's File No.2006056129 of the Official Public Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the northeast corner of the heretofore referenced 41.32 acre tract for the northeast corner of this tract;

THENCE S 28°57'10" W along the east boundary of the 41.32 acre tract and the west boundary of Lot 1-A, Block 1, Stonehenge, Unit 1, a map of which is recorded in Volume 64 at Page 286 of the Map Records of Nueces County, Texas and Lot 1, Block 1, San Marin, a map of which is recorded in Volume 57 at Page 193 of the Map Records of Nueces County, Texas, a distance of 958.04 feet to a 5/8 inch iron rod found for the south boundary of Henderson Street, a public roadway, the southeast corner of the 41.32 acres, for the southeast corner of this tract;

THENCE N 61°04'37" W along the south boundary of the 41.32 acres, a distance of 1,209.58 feet to a point for the southwest corner of this tract, said point being the southeast corner of a heretofore described 15.0 acre tract;

THENCE N 28°55'23"E across the 41.32 acre tract, along the east boundary of the 15.0 acre tract, a distance of 918.67 feet to a point in the south right-of-way line of Lipes Boulevard the northeast corner of the 15.0 acre tract and the northwest corner of this tract;

THENCE along the south right-of-way line of Lipes Boulevard S 61°02'50" E a distance of 176.50 feet to the point of curvature of a curve to the left;

THENCE along said curve to the left whose radius is 623.94 in an easterly direction, a distance of 125.64 feet to the point of tangency of said curve;

THENCE continuing along the south right-of-way line of Lipes Boulevard S 72°35'03" E a distance of 100.00 feet to the point of curvature of a curve to the right;

THENCE continuing along the south right-of-way line of Lipes Boulevard on said curve to the right, whose radius is 365.96 feet in a southeasterly direction, a distance of 73.69 feet to the point of tangency of said curve;

THENCE continuing along the south right-of-way line of Lipes Boulevard, S 61°02'50" E a distance of 737.59 feet to the **POINT OF BEGINNING**, forming a tract embracing 26.32 acres.

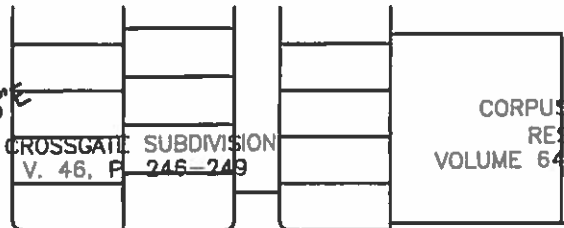


Murray Bass, Jr.
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is the west line of the 41.32 acre tract.

ROSSGATE
PARK

$I=11'32'14''$
 $R=365.96'$
 $T=36.97'$
 $L=73.69'$
 $CB=S66'48'56''E$
 $CH=73.5'$



CORPUS CHRISTI RETIREMENT
RESIDENCE ADDITION
VOLUME 64, PAGES 171 & 172,
M.R.N.C.T.

CROSSGATE SUBDIVISION
V. 46, P. 245-249

LIPES BLVD.

$S72'35'03''E$
100.00'

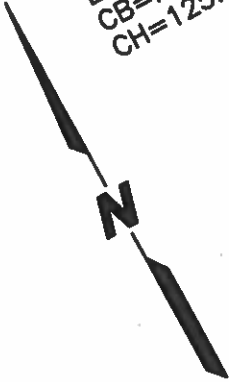
$S61'02'50''E$ 737.59'

Fnd 5/8" I.R.

Point of Beginning

$S61'02'50''E$
176.50'

$I=11'32'15''$
 $R=623.94'$
 $T=63.03'$
 $L=125.64'$
 $CB=N66'48'57''W$
 $CH=125.43'$



Area = 26.32 Acres

Lot 5
Lot 6

$S28'55'23''W$ 918.67'
 $N28'55'23''E$ 918.67'

Lot 6
Lot 7

$S28'57'10''W$ 958.04'

STONEHENGE UNIT 1
LOT 1-A, BLK 1,
SAN MARIN
V. 57, P. 193, M.R.N.C.T.
LOT 1, BLOCK 1,
SAN MARIN
V. 57, P. 193, M.R.N.C.T.

$N61'04'37''W$ 1209.58'

HENDERSON ST

LOT 6, SECTION 6
FB & EF & GT
VOL. A, PGS.41-43, M.R.N.C.T.

LOT 7, SECTION 6
FB & EF & GT
VOL. A, PGS.41-43, M.R.N.C.T.

HENDERSON ST



PROPOSED REZONING—RESIDENTIAL

CONVENT ACADEMY OF THE INCARNATE WORD—APPLICANT

Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
FIRM REGISTRATION NO. F-52

Job No: 07013
Scale: 1"=200'
Date: 6/01/12
Drawing No: 07013URBAN
Plotscale: 1=1
Sheet 3 of 3