

**Case No. 0218-01 Dorsal Development, LLC.:  
Ordinance rezoning property at or near 6665 Lipas Boulevard from  
“FR” Farm Rural District to the “RM-1” Multifamily 1 District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Dorsal Development, LLC (“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, a public hearing was held on Wednesday, February 21, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District and on Tuesday, June 12, 2018, 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 Dorsal Development, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being a 10.642 acre tract of land, more or less, a portion of Lots 3 and 4, Section 21, Flour Bluff and Encinal Farm and Garden Tract, located on the south side of Lipas Boulevard, east of Cimarron Boulevard and west of Bronx Avenue (the “Property”), from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District (Zoning Map No. 043031), 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

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

September 5, 2015  
15053-M&B-Zoning.doc

State of Texas

County of Nueces

Description of an 10.642 acre tract of land, more or less, a portion of Lots 3 and 4, Section 21, 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, and also being a portion of a 12 acre tract of land described by deed, Doc. No. 2012032200, official records of said county, said 10.642 acre tract as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the southwest right-of-way line of Lipes Boulevard and the northwest boundary line of said 12 acre tract for the northernmost corner of the tract herein described;

THENCE S61°00'00"E 394.17' along said southwest right-of-way line of Lipes Boulevard, being along a line 20.00' southwest of and parallel to the center line of said Lipes Boulevard, the common boundary line of said Lots 3 and 4, Section 21 and Lots 30 and 29, Section 20, said Flour Bluff and Encinal Farm and Garden Tracts, to a point for the easternmost corner of the tract herein described in the southeast boundary line of said 12 acre tract;

THENCE S28°56'40"W 1176.09' along said southeast boundary line of 12 acre tract to a point for the southernmost corner of the tract herein described in the northeast boundary line of a city drainage right-of-way;

THENCE N61°00'00"W 394.17' along said northeast boundary line of city drainage right-of-way to a point for the westernmost corner of the tract herein described in said northwest boundary line of 12 acre tract;

THENCE N28°56'40"E 1176.09' along said northwest boundary line of 12 acre tract to the POINT OF BEGINNING, a sketch showing said 10.642 acre tract being attached hereto as Exhibit "B".



*Nixon M. Welsh*  
Nixon M. Welsh, R.P.L.S.

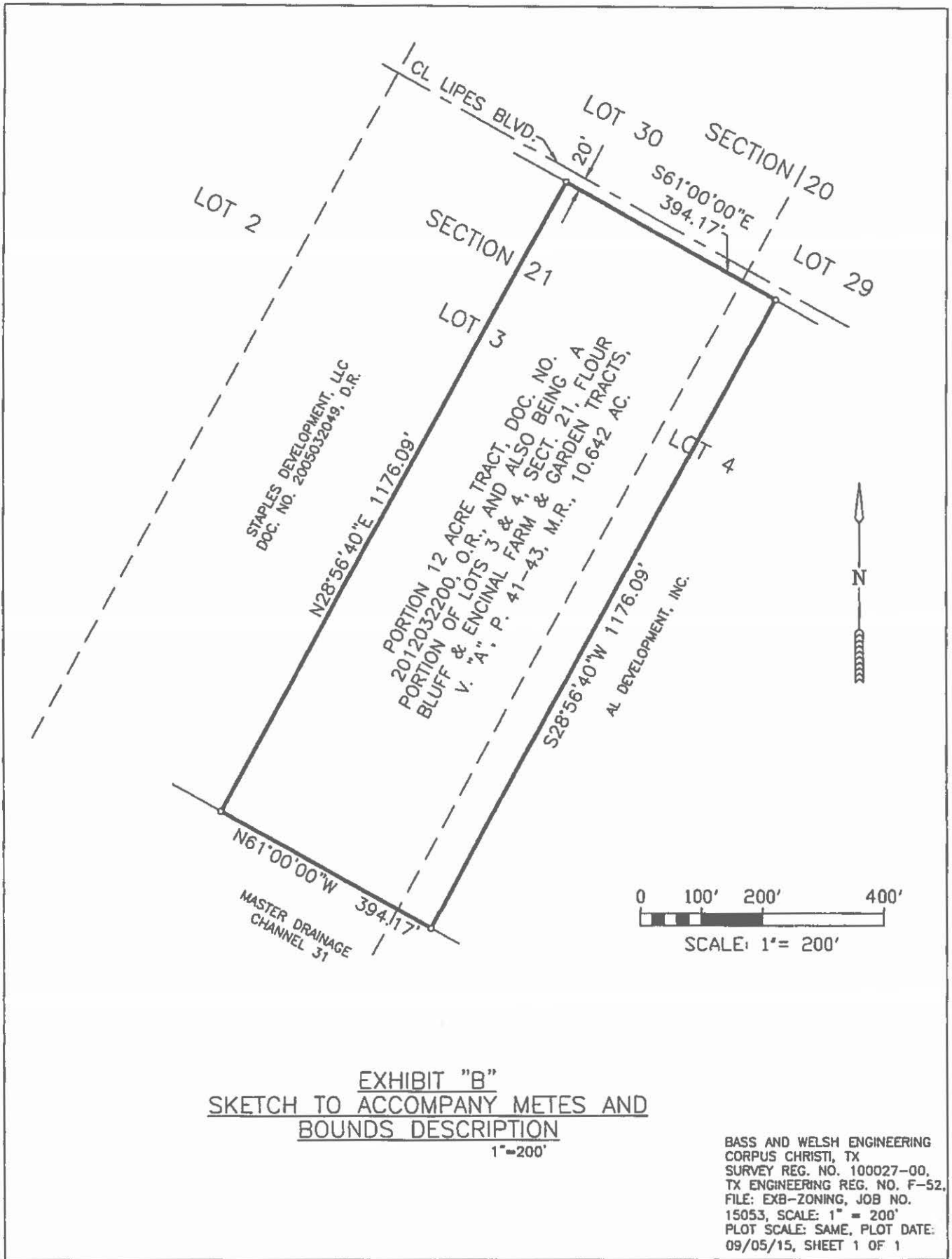


EXHIBIT "B"  
SKETCH TO ACCOMPANY METES AND  
BOUNDS DESCRIPTION

1"=200'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-ZONING, JOB NO.  
15053, SCALE: 1" = 200'  
PLOT SCALE: SAME, PLOT DATE:  
09/05/15, SHEET 1 OF 1