

**Ordinance amending the Unified Development Code (“UDC”), upon application by Related Investors, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 13.18-acre tract of land out of Lots 3 and 4, Section 24, 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 and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, November 5, 2014, during a meeting of the Planning Commission, and on Tuesday, December 9, 2014, 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 Related Investors, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 13.18-acre tract of land out of Lots 3 and 4, Section 24, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located east of Rodd Field Road and south of Idle Hour 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 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	_____	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:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor



**Exhibit A**  
**13.18 Acre Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 13.18 Acre Tract, of Lots 3 and 4, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, of the Map Records of Nueces County, Texas; said 13.18 Acres, being more fully described by metes and bounds as follows:

Commencing, on the common line of Lot 28 and Lot 29, Section 25, of the said Flour Bluff and Encinal Farm and Garden Tracts, for the South corner of Lot 20, Block 14, Rancho Vista Subdivision Unit 6, a map of which is recorded in Volume 67, Pages 726-727, of the said Map Records;

Thence, South 28°42'09" West, with the said common line, at 198.15 feet, pass the North corner of Lot 5, of the said section 24, the East corner of the said Lot 4, the West corner of the said Lot 28 and the South corner of the said Lot 29, continue with the common line of the said Lot 5 and the said Lot 4, in all 273.15 feet, to the Point of Beginning and East corner of this tract;

Thence South 28°42'09" West, continuing with the common line of the said Lot 4 and Lot 5, 462.48 feet, for the South corner of this tract;

Thence, with the boundary of this tract as follows:

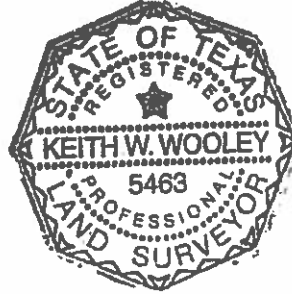
- South 82°01'10" West, 845.02 feet;
- North 04°29'28" East, 55.43 feet, for a corner of this tract and the beginning of a circular curve to the left, having a radius point which bears North 85°30'32" West, 1030.00 feet, a central angle of 01°41'03", a radius of 1030.00 feet, a tangent length of 15.14 feet and an arc length of 30.28 feet;
- With the arc of the said circular curve to the left, 30.28 feet, for a corner of this tract;
- North 00°38'33" West, 123.94 feet, for a corner of this tract and the beginning of a circular curve to the left, having a radius point which bears South 85°54'29" West, 1030.00 feet, a central angle of 08°18'40", a radius of 1030.00 feet, a tangent length of 74.84 feet and an arc length of 149.41 feet;
- With the arc of the said circular curve to the left, 149.41 feet, for a corner of this tract;
- North 12°24'11" West, 17.48 feet;
- North 12°28'13" West, 124.01 feet, for a corner of this tract and the beginning of a circular curve to the right, having a radius point which bears North 81°48'56" East, 565.38 feet, a central angle of 08°26'10", a radius of 565.38 feet, a tangent length of 41.70 feet and an arc length of 83.25 feet;
- With the arc of the said circular curve to the right, 83.25 feet, for a corner of this tract;
- North 82°01'10" East, 526.81 feet;

- North 28°42'09" East, 170.73 feet;
- South 61°17'51" East, 579.24 feet, to the Point of Beginning, containing 13.18 acres (574,188 Square Feet) of land, more or less.

Bearings are based on the recorded plat of Rancho Vista Subdivision Unit 6, a map of which is recorded in Volume 67, Pages 726-727, of the Map Records of Nueces County, Texas. This description was prepared from record information and does not represent a current on the ground Survey.

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

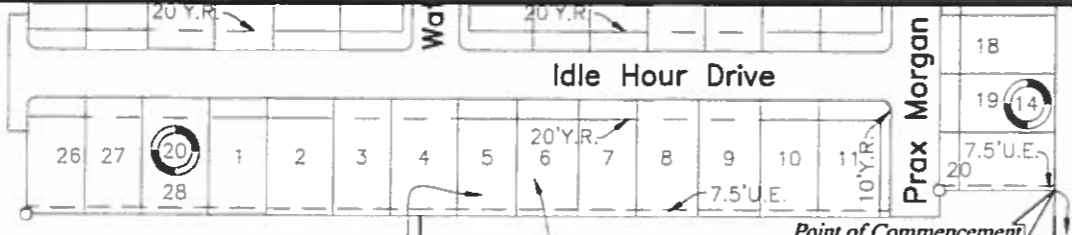
*Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

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

Related Investors, Ltd.)

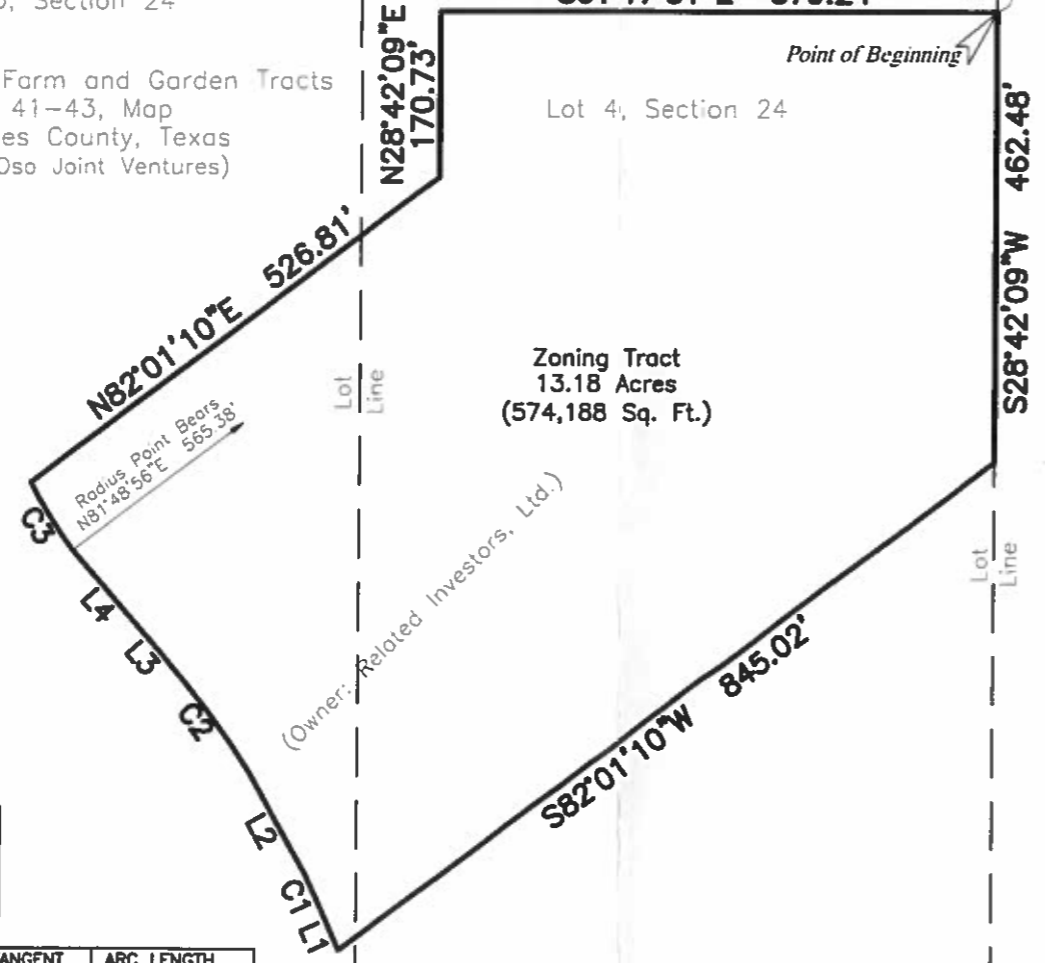


Point of Commencement  
 Rancho Vista Subdivision Unit 7  
 Vol. 68, Pgs. 83-84, Map  
 Records of Nueces County, Texas  
 Lot 30, Section 25  
 Rancho Vista Subdivision Unit 6  
 Vol. 67, Pgs. 726-727, Map  
 Records of Nueces County, Texas  
 Lot 29, Section 25

Lot 28  
 Section 25  
 Lot 5  
 Section 24  
 (Owner: Gulfway Shopping Center)

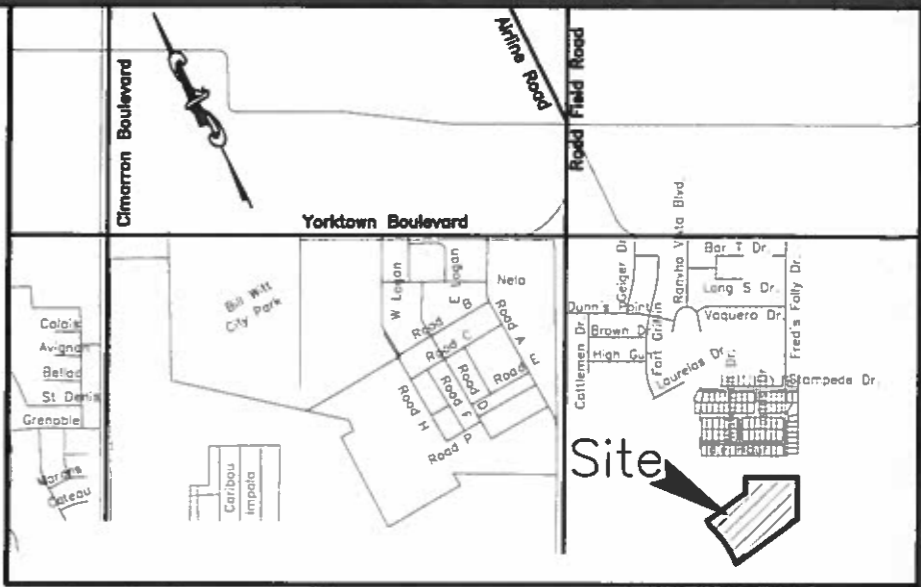
Flour Bluff and Encinal Farm and Garden Tracts  
 Vol. A, Pgs. 41-43, Map  
 Records of Nueces County, Texas  
 (Owner: Yorktown Oso Joint Ventures)

Lot 3, Section 24  
 Lot 4, Section 24  
 S61°17'51"E 579.24'

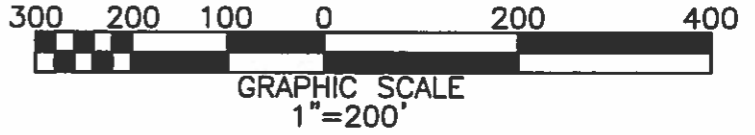


Zoning Tract  
 13.18 Acres  
 (574,188 Sq. Ft.)

(Owner: Related Investors, Ltd.)



County of Nueces  
 City of Corpus Christi, Texas  
 LOCATION MAP N.T.S.



**Exhibit B**  
**Sketch to Accompany**

Fieldnotes for a 13.18 Acre Tract of land, more or less, of Lots 3 and 4, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	N04°29'28"E	55.43'
L2	N00°38'33"W	123.94'
L3	N12°24'11"W	17.48'
L4	N12°28'13"W	124.01'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	1°41'03"	1030.00'	15.14'	30.28'
C2	8°18'40"	1030.00'	74.84'	149.41'
C3	8°26'10"	565.38'	41.70'	83.25'

**URBAN ENGINEERING**  
 2725 Swankner St., Corpus Christi, TX 78404  
 TBPB Firm No. 145 TBPB Firm No. 10032400  
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: Sept. 16, 2014  
 SCALE: 1"=200'  
 JOB NO.: 39319.B4.11  
 SHEET: 1 of 1  
 DRAWN BY: RLG