

**Ordinance amending the Unified Development Code (“UDC”) upon application by Brooke Tract, L.P. (“Owner”), by changing the UDC Zoning Map in reference to 39.99 acres out of Lots 16, 17, 18, 19, 28, 29, and 30, Section 26, 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 report and recommendation regarding the application of Brooke Tract, L.P. (“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 16, 2013, during a meeting of the Planning Commission, and on Tuesday, February 12, 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 made by Brooke Tract, L.P. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 39.99 acres out of Lots 16, 17, 18, 19, 28, 29, and 30, Section 26, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located on the southeast corner of Rodd Field Road and Brooke Road, from the the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District (Zoning Map Nos. 041031 and 042031), 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 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.** 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:

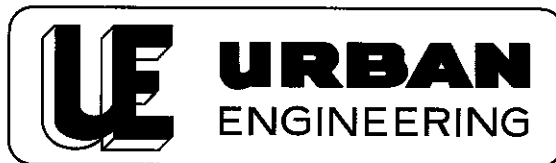
|                |       |                  |       |
|----------------|-------|------------------|-------|
| Nelda Martinez | _____ | Chad Magill      | _____ |
| Kelley Allen   | _____ | Colleen McIntyre | _____ |
| Rudy Garza     | _____ | Lillian Riojas   | _____ |
| Priscilla Leal | _____ | Mark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

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

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



Job No. 16198.B2.13  
December 6, 2012  
Revised: December 26, 2012

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes for a 39.99 acre tract of land out of Lots 16, 17, 18, 19, 28, 29, and 30, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, Map Records of Nueces County, Texas and being a portion of that 153.714 acre tract described in Warranty Deed dated February 14, 2006, executed by John C. Brooke, et al, to Brooke Tract, LP and recorded under Clerk's File No. 2006008362, Official Public Records of Nueces County, Texas; said 39.99 acre tract being more fully described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod with a red plastic cap stamped "Urban Engr C.C. TX" found on the southwest boundary of Brooks Road, a 60.00 foot wide public roadway, for the east corner of said 153.714 acre tract;

Thence, South 29°16'12" West, along the southeast boundary of said Lot 19 & 28, same being the southeast boundary of above mentioned 153.714 acre tract, a distance of 1542.62 feet to a point on the southeast boundary of said Lot 28;

Thence, North 60°43'48" West, a distance of 200.00 feet for the Point of Beginning of this description and for the easternmost corner of this tract;

Thence, South 29°16'12" West, a distance of 305.19 feet for the southernmost corner of this tract;

Thence, North 60°44'24" West, a distance of 1254.70 feet for the a corner of this tract;

Thence, North 19°05'33" West, a distance of 633.49 feet for the a corner of this tract;

Thence, North 70°46'54" East, a distance of 141.95 feet for the a corner of this tract;

Thence, North 29°10'20" East, a distance of 436.42 feet for the a corner of this tract;

Thence, North 60°49'40" West, a distance of 750.00 feet to the southeast boundary of Rodd Field Road, a public Roadway and for the westernmost corner of this tract;

Thence, North 29°10'20" East, along the Southeast boundary of said Rodd Field Road, a distance of 691.38 feet for the a corner of this tract;

Thence, North 55°44'14" East, along the flared right-of-way of said Rodd Field Road a distance of 74.31 feet for the northernmost corner of this tract;

Thence, South 60°47'28" East, a distance of 2197.82 feet for the a corner of this tract;

Thence, with the east boundary of this tract, as follows:


South 29°12'32" West, a distance of 130.39 feet;  
North 60°56'33" West, a distance of 120.04 feet;  
North 65°51'59" West, a distance of 205.28 feet;  
South 85°49'40" West, a distance of 51.36 feet;  
South 13°56'00" West, a distance of 49.24 feet;  
North 84°13'13" West, a distance of 3.73 feet;  
North 05°39'56" West, a distance of 29.69 feet;  
North 16°53'09" West, a distance of 36.08 feet;  
North 60°50'11" West, a distance of 81.39 feet;  
North 48°24'18" West, a distance of 42.52 feet;  
North 61°51'10" West, a distance of 90.47 feet;  
South 22°53'34" West, a distance of 29.06 feet;  
North 76°54'24" West, a distance of 161.73 feet;  
South 88°01'16" West, a distance of 86.56 feet;  
North 80°09'05" West, a distance of 47.12 feet;  
South 72°29'25" West, a distance of 101.40 feet;  
North 61°59'11" West, a distance of 28.78 feet;  
South 06°44'02" West, a distance of 23.49 feet;  
South 66°32'31" West, a distance of 9.42 feet;  
South 50°24'49" West, a distance of 102.39 feet for the south corner of this tract;  
North 39°35'11" West, a distance of 177.29 feet for a corner of this tract;  
North 50°09'56" West, a distance of 438.09 feet;  
South 37°31'39" West, a distance of 79.58 feet for a corner of this tract;  
South 29°12'31" West, a distance of 92.76 feet;  
South 44°50'07" East, a distance of 576.15 feet;  
South 38°13'04" West, a distance of 7.08 feet;  
South 22°58'40" West, a distance of 91.32 feet;  
South 49°59'19" West, a distance of 30.25 feet;  
South 21°25'16" West, a distance of 191.73 feet;  
South 15°34'57" West, a distance of 111.37 feet;  
South 21°22'38" West, a distance of 228.70 feet;  
South 01°04'22" East, a distance of 68.57 feet;  
South 34°28'31" East, a distance of 54.15 feet;  
South 61°15'04" East, a distance of 189.47 feet;  
South 58°30'49" East, a distance of 207.78 feet;  
South 61°16'40" East, a distance of 237.28 feet;  
South 17°58'38" West, a distance of 7.30 feet;

South 74°39'09" West, a distance of 41.40 feet;  
South 70°38'17" East, a distance of 57.96 feet;  
North 62°04'20" East, a distance of 34.31 feet;

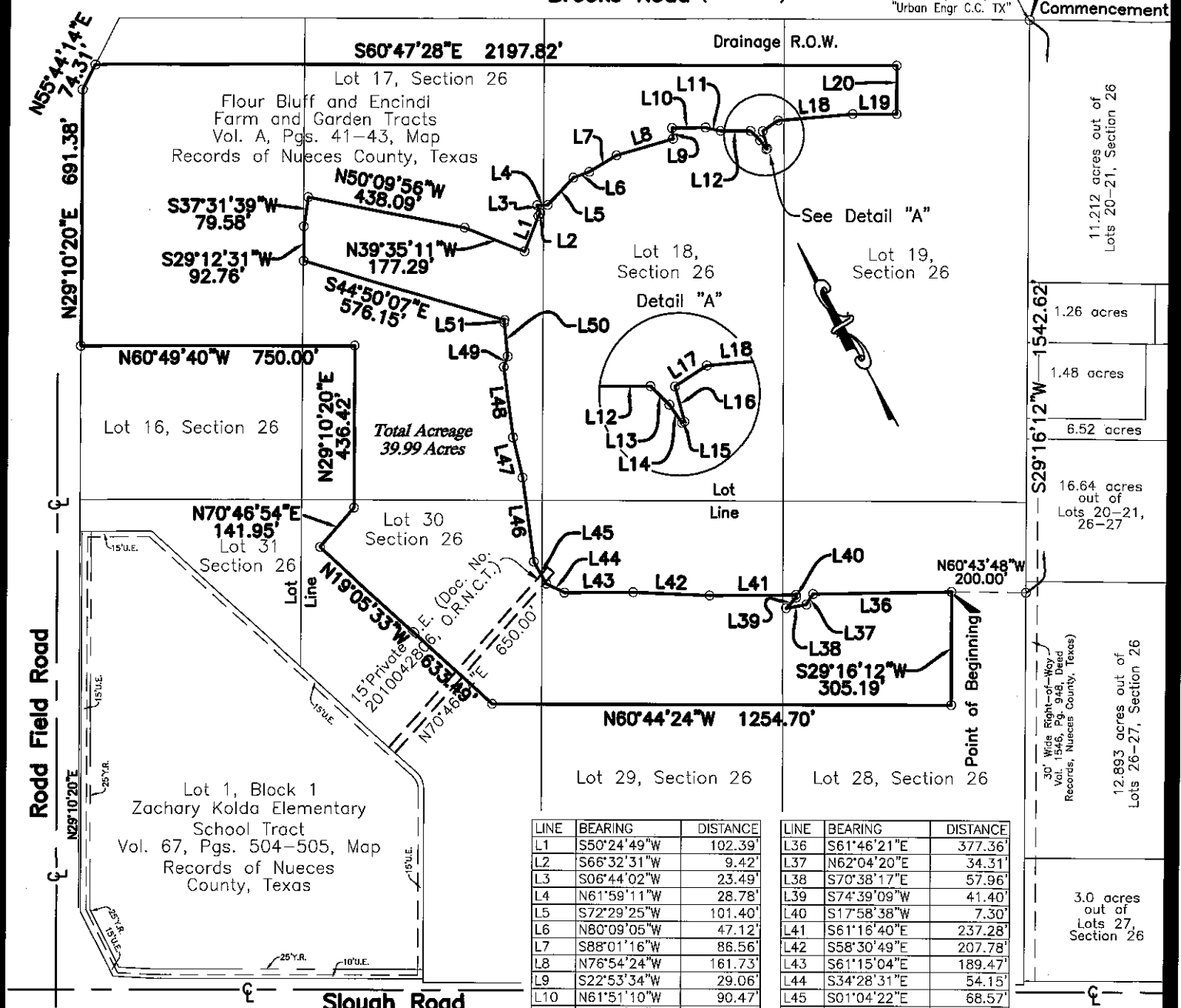
Thence, South 61°46'21" East, a distance of 377.36 feet for the Point of Beginning and containing 39.99 acres of land.

Bearings based on the southeast boundary of Rodd Field Road, as monumented on the ground and shown as North 29°10'20" East. This description is not based on a current on the ground survey. This description prepared from previous surveys and record information. No monumentation found or set unless otherwise noted.

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

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





11.212 acres out of Lots 20-21, Section 26

1.26 acres  
1.48 acres  
6.52 acres

16.64 acres out of Lots 20-21, 26-27

12.893 acres out of Lots 26-27, Section 26

3.0 acres out of Lots 27, Section 26

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S50°24'49"W | 102.39'  |
| L2   | S66°32'31"W | 9.42'    |
| L3   | S06°44'02"W | 23.49'   |
| L4   | N61°59'11"W | 28.78'   |
| L5   | S72°29'25"W | 101.40'  |
| L6   | N80°09'05"W | 47.12'   |
| L7   | S88°01'16"W | 86.56'   |
| L8   | N76°54'24"W | 161.73'  |
| L9   | S22°53'34"W | 29.06'   |
| L10  | N61°51'10"W | 90.47'   |
| L11  | N48°24'18"W | 42.52'   |
| L12  | N60°50'11"W | 81.39'   |
| L13  | N16°53'09"W | 36.08'   |
| L14  | N05°39'56"W | 29.69'   |
| L15  | N84°13'13"W | 3.73'    |
| L16  | S13°56'00"W | 49.24'   |
| L17  | S85°49'40"W | 51.36'   |
| L18  | N65°51'59"W | 205.28'  |
| L19  | N60°56'33"W | 120.04'  |
| L20  | S29°12'32"W | 130.39'  |

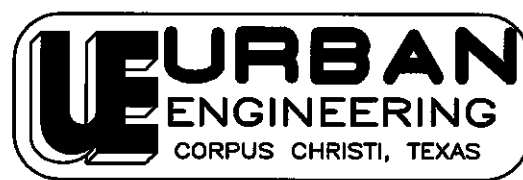
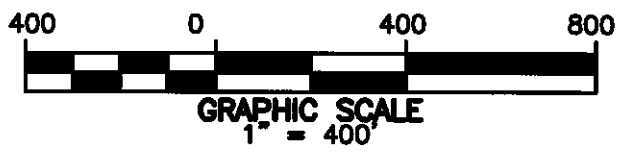
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L36  | S61°46'21"E | 377.36'  |
| L37  | N62°04'20"E | 34.31'   |
| L38  | S70°38'17"E | 57.96'   |
| L39  | S74°39'09"W | 41.40'   |
| L40  | S17°58'38"W | 7.30'    |
| L41  | S61°16'40"E | 237.28'  |
| L42  | S58°30'49"E | 207.78'  |
| L43  | S61°15'04"E | 189.47'  |
| L44  | S34°28'31"E | 54.15'   |
| L45  | S01°04'22"E | 68.57'   |
| L46  | S21°22'38"W | 228.70'  |
| L47  | S15°34'57"W | 111.37'  |
| L48  | S21°25'16"W | 191.73'  |
| L49  | S49°59'19"W | 30.25'   |
| L50  | S22°58'40"W | 91.32'   |
| L51  | S38°13'04"W | 7.08'    |

Note: No monumentation found or set unless otherwise noted.

EXHIBIT B

Map to Accompany

FIELDNOTES for a 39.99 acre tract of land being out of Lots 16, 17, 18, 19, 28, 29 and 30, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, Map Records of Nueces County and being a portion of that 153.714 acre tract described in Warranty Deed dated February 14, 2006, executed by John C. Brooke, et al to Brooke Tract, LP and recorded under Clerk's File No. 2006008361, Official Public Records of Nueces County, Texas.



Firm No. 145: 2725 Swantner St., Corpus Christi, TX 78404  
PHONE: (361) 854-3101 FAX: (361) 854-8961

REV: Dec. 26, 2012  
DATE: Dec. 6, 2012  
SCALE: 1"=400'  
JOB NO.: 16198.B2.13  
SHEET: 1 of 1  
DRAWN BY: RLG  
© 2012 by Urban Engineering