

**Ordinance amending the Unified Development Code (“UDC”), upon application by Palm Land Investment, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 5.824 acre tract of land of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 26, Lots 10 and 11, from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse 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 by Saldana Consulting on behalf of Palm Land Investment, Inc. (“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 11, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse District, and on Tuesday, February 21, 2017, 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 Palm Land Investment, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 5.824 acre tract of land out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 26, Lots 10 and 11; located on the west of Oso Parkway and south of Dove Hollow Drive (the “Property”), from the “RS-4.5” Single Family Residential District to the “RS-TH” Residential Townhouse District (Zoning Map No. 041031), 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 entities.

**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 21<sup>st</sup> day of February, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

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

\_\_\_\_\_  
Mayor

**EXHIBIT "A"**  
**5.824 ACRES**

**THE STATE OF TEXAS}**  
**THE COUNTY OF NUECES}**

**BEING** 5.824 Acre Re-Zoning Tract situated in Lots 10, & 11, Section 26 of the Flour Bluff & Encinal Farm and Garden Tracts as recorded in Volume A, Page 41 of the Map Records, Nueces County, Texas and being a portion of a called 60.54 acre tract of land described by Correction Special Warranty Deed dated February 20, 2012, conveyed from L and L Family Partnership, Ltd. to Palm Land Investment, Inc. as recorded in Instrument No. 2012011143 of the Official Public Records, Nueces County, Texas, said 5.824 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a point along the southwest line of Oso Parkway (an 80-foot Right-of-Way), marking the east corner of Lot 1, Block 7 of the Cayo Del Oso Subdivision, Section 1 according to the established map or plat thereof as recorded in Volume 68, Pages 727-728 of the Map Records, Nueces County, Texas for the north corner and a point of curvature to the right for the herein described tract;

**THENCE**, along the southwest right-of-way line of said Oso Parkway, the following courses and distances:

- with a curve turning to the right having an arc length of 131.72 feet, with a radius of 566.00 feet, with a delta angle of 13°20'02", having a chord bearing of South 02°03'17" East, and a chord length of 131.42 feet to a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 22.65 feet to a found 5/8" steel rebar marking a point of curvature to the right for the herein described tract;
- with a curve turning to the right having an arc length of 23.56 feet, with a radius of 15.00 feet, with a delta angle of 90°00'00", having a chord bearing of South 49°34'10" West, and a chord length of 21.21 feet to a found 5/8" steel rebar marking a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 50.00 feet to a found 5/8" steel rebar marking a point of curvature to the right for the herein described tract;
- with a curve turning to the right having an arc length of 23.56 feet, with a radius of 15.00 feet, with a delta angle of 90°00'00", having a chord bearing of South 40°25'50" East, and a chord length of 21.21 feet to a found 5/8" steel rebar marking a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 115.73 feet to a point marking an interior corner of the herein described tract;
- South 85°25'50" East, a distance of 40.00 feet to a point marking the centerline of said Oso Parkway for the east most corner and a point of curvature to the right for the herein described tract;

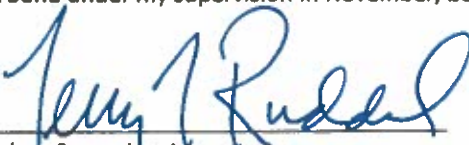
**THENCE**, departing the south line of the aforesaid Cayo Del Oso Subdivision, Section 1, over, into, and across the aforesaid 60.54 acre tract, the following courses and distances:

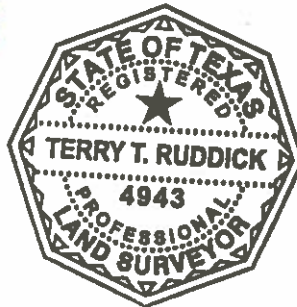
- with a curve turning to the right having an arc length of 252.58 feet, with a radius of 600.00 feet, with a delta angle of 24°07'11", having a chord bearing of South 16°37'46" West, and a chord length of 250.72 feet to a point of tangency for the herein described tract;
- South 28°41'21" West, a distance of 72.65 feet to a point marking the south corner of the herein described tract;

- North 61°18'39" West, a distance of 719.63 feet to a point marking the west corner of the herein described tract;
- North 28°41'21" East, a distance of 240.00 feet to a point marking the northwest corner of the herein described tract;
- South 61°18'39" East, a distance of 242.17 feet to a point marking an interior corner for the herein described tract;
- North 60°32'01" East, a distance of 439.98 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 5.824 acre tract of land, more or less.

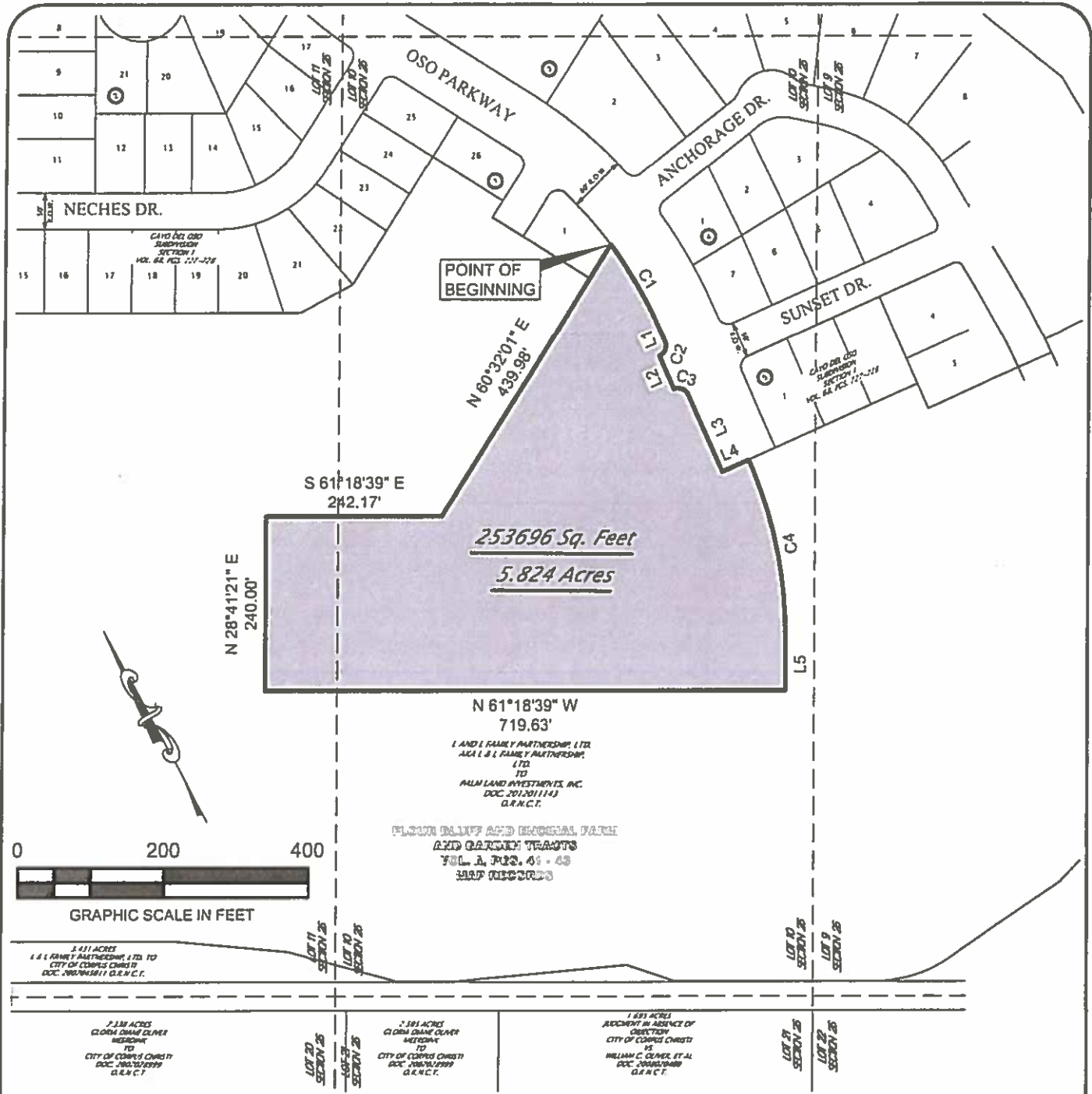
Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00003518679844 (GEOID12A).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in November, 2016 and are true and correct to the best of my knowledge and belief.

  
Urban Surveying, Inc.  
By: Terry T. Ruddick 12/14/16  
Registered Professional Land Surveyor  
Texas No. 4943



E21463.00 – 5.824 Acres



POINT OF BEGINNING

N 60°32'01" E  
439.98'

S 61°18'39" E  
242.17'

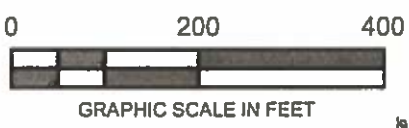
N 28°41'21" E  
240.00'

N 61°18'39" W  
719.63'

L AND L FAMILY PARTNERSHIP, LTD.  
AKA L & L FAMILY PARTNERSHIP,  
LTD.  
TO  
PALM LAND INVESTMENTS, INC.  
DOC. 2012011143  
G.R.N.C.T.

FLOUR BLUFF AND ENCINAL FARM  
AND GARDEN TRACTS  
VOL. A, P. 41 - 43  
MAP RECORDS

253696 Sq. Feet  
5.824 Acres



2.431 ACRES  
L & L FAMILY PARTNERSHIP, LTD. TO  
CITY OF CORPUS CHRISTI  
DOC. 1987021999  
G.R.N.C.T.

3.138 ACRES  
CLOVA DANA OLIVER  
MERRICK  
TO  
CITY OF CORPUS CHRISTI  
DOC. 1987021999  
G.R.N.C.T.

2.581 ACRES  
CLOVA DANA OLIVER  
MERRICK  
TO  
CITY OF CORPUS CHRISTI  
DOC. 1987021999  
G.R.N.C.T.

1.893 ACRES  
ADJOINT IN AGENCY OF  
CITY OF CORPUS CHRISTI  
TO  
WILLIAM C. OLIVER, ET AL  
DOC. 1986101849  
G.R.N.C.T.

LINE	BEARING	DISTANCE
L1	S 04°34'10" W	22.65'
L2	S 04°34'10" W	50.00'
L3	S 04°34'10" W	115.73'
L4	S 85°25'50" E	40.00'
L5	S 28°41'21" W	72.65'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	568.00'	131.72'	13°20'02"	S 02°03'17" E	131.42'
C2	15.00'	23.56'	90°00'00"	S 49°34'10" W	21.21'
C3	15.00'	23.56'	90°00'00"	S 40°25'50" E	21.21'
C4	600.00'	252.58'	24°07'11"	S 16°37'46" W	250.72'

**EXHIBIT "B" - SKETCH TO ACCOMPANY**

BEING 5.824 Acre Re-Zoning Tract situated in Lots 10, & 11, Section 26 of the Flour Bluff & Encinal Farm and Garden Tracts as recorded in Volume A, Page 41 of the Map Records, Nueces County, Texas and being a portion of a called 60.54 acre tract of land described by Correction Special Warranty Deed dated February 20, 2012, conveyed from L and L Family Partnership, Ltd. to Palm Land Investment, Inc. as recorded in Instrument No. 2012011143 of the Official Public Records, Nueces County, Texas.



VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100  
 CUERO, TEXAS (361) 277-9061 FIRM # 10021101  
 SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: MKW  
 JOB NO.: E21463