

**Ordinance amending the Unified Development Code (“UDC”) upon application by The Lakes at King Estates, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 24.93-acre tract of land out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, from the “RMH” Manufactured Home 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 The Lakes at King Estates, 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, March 27, 2013, during a meeting of the Planning Commission, and on Tuesday, April 23, 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 The Lakes at King Estates, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 24.93-acre tract of land out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located west of Flour Bluff Drive at the west end of Antoinette Drive and south of the Holly Road extension, from the “RMH” Manufactured Home District to the “RS-4.5” Single-Family 4.5 District (Zoning Map Nos. 037031, 038031), 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 description, 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 (24.93-acre tract of land out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts) and that are 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. 23808.B2.00  
February 21, 2013

**State of Texas**  
**County of Nueces**

FIELDNOTES for a 24.93 acre tract of land (not based on an on-the-ground survey) out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 24.93 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at a point on the northeast boundary of Lot 13, Section 40, said Flour Bluff and Encinal Farm and Garden Tracts, same being the southwest boundary of said Lot 7, for the south corner of this tract, from which point the west corner of Lot 8, Block 3, Shoreline Oaks Subdivision Unit 1, a map of which is recorded in Volume 64, Pages 255 and 256, Map Records of Nueces County, Texas, bears South  $61^{\circ}27'50''$  East, a distance of 4.35 feet;

THENCE, North  $61^{\circ}27'50''$  West, along the northeast boundary of said Lots 12 and 13, Section 40, said Flour Bluff and Encinal Farm and Garden Tracts, same being the southwest boundary of said Lots 7 and 8, a distance of 595.65 feet for the most southerly corner of this tract and for the POINT OF BEGINNING;

THENCE, North  $61^{\circ}27'50''$  West, along the northeast boundary of Lots 11 and 12, said Section 40, same being the southwest boundary of Lots 8 and 9, said Section 40, and of this tract, a distance of 644.97 feet, to a point, and for a corner of this tract;

THENCE, along the southwest boundary of this tract, as follows:

- North  $20^{\circ}31'53''$  East, 550.02 feet;
- North  $15^{\circ}47'52''$  East, 79.97 feet;
- North  $11^{\circ}42'56''$  West, 80.04 feet;
- North  $46^{\circ}39'12''$  West, 232.81 feet;
- North  $37^{\circ}59'05''$  West, 26.77 feet;
- North  $16^{\circ}39'51''$  West, 333.91 feet;

THENCE, North  $25^{\circ}08'20''$  East, a distance of 331.51 feet, to a point on the southwest boundary of Lot 1, said Section 40, same being the northeast boundary of Lot 9, said Section 40, for the most northerly corner of this tract;

THENCE, South  $61^{\circ}27'50''$  East, along the southwest boundary of Lots 1, 2 and 3, said Section 40, same being the northeast boundary of said Lots 8 and 9 and of this tract, a distance of 1096.79 feet for most easterly corner of this tract;

THENCE, along the southeast boundary of this tract, as follows:

- South  $28^{\circ}32'10''$  West, 293.50 feet;
- South  $61^{\circ}27'50''$  East, 15.26 feet;

THENCE, South  $28^{\circ}32'10''$  West, continuing along the southeast boundary of this tract, a distance of 110.85 feet, for the beginning of a circular curve to the left whose radius point bears

South  $61^{\circ}27'50''$  East, a distance of 585.00 feet and having a central angle of  $16^{\circ}21'26''$ , a radius of 585.00 feet, a tangent length of 84.08 feet and an arc length of 167.01 feet;

THENCE, with said circular curve to the left, continuing with the southeast boundary of this tract, an arc length of 167.01 feet for the point of tangency;

THENCE, South  $12^{\circ}10'44''$  West, continuing along the southeast boundary of this tract, a distance of 546.52 feet;

THENCE, along the southeast boundary of this tract, as follows:

South  $28^{\circ}32'10''$  West, 50.00 feet;

South  $61^{\circ}27'50''$  East, 7.49 feet;

THENCE, South  $28^{\circ}32'10''$  West, 176.65 feet, to the Point of Beginning and containing 24.93 acres of land.

Bearings based on the recorded plat of Shoreline Oaks Subdivision Unit 1, a map of which is recorded in Volume 64, Pages 255 and 256, Map Records of Nueces County, Texas.

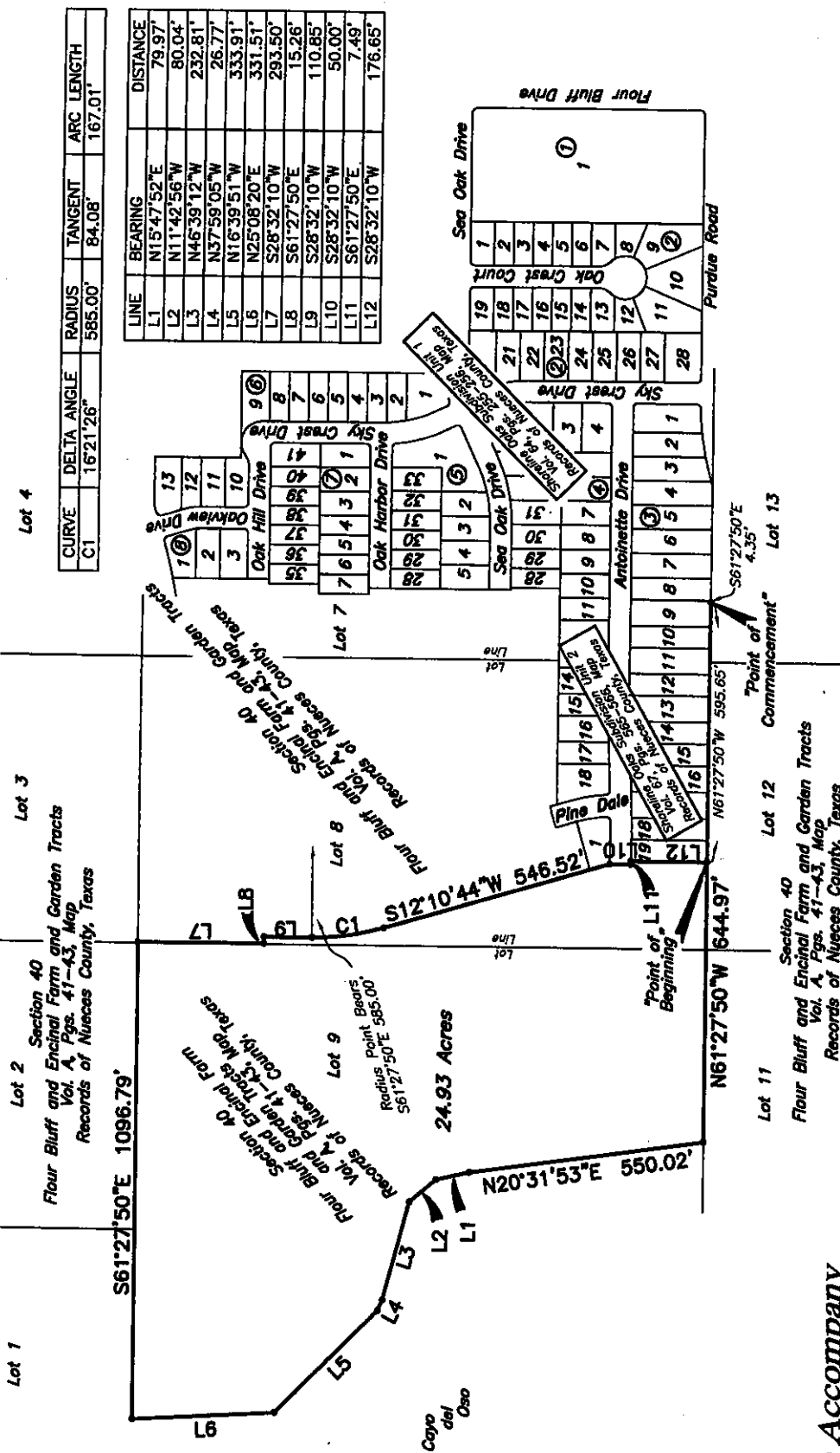
Unless this Field Notes Description, including preamble, seal and signature, appears in its original form, surveyor assumes no responsibility or liability for its accuracy.

Urban Engineering



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





CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	16°21'26"	585.00'	84.08'	167.01'

LINE	BEARING	DISTANCE
L1	N15°47'52"E	79.97'
L2	N11°42'56"W	80.04'
L3	N46°39'12"W	232.81'
L4	N37°59'05"W	26.77'
L5	N16°39'51"W	333.91'
L6	N25°08'20"E	331.51'
L7	S28°32'10"W	293.50'
L8	S61°27'50"E	15.26'
L9	S28°32'10"W	110.85'
L10	S28°32'10"W	50.00'
L11	S61°27'50"E	7.49'
L12	S28°32'10"W	176.65'

DATE: Feb. 21, 2013  
 SCALE: 1"=300'  
 JOB NO.: 23808.82.00  
 SHEET: 1 of 1  
 DRAWN BY: SHS



**Map to Accompany**

Fieldnotes for a 24.93 acre tract of land (not based on an on-the-ground survey) out of Lots 8 and 9, Section 40, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.