

**Ordinance amending the Unified Development Code (UDC), upon application by Convent Academy of the Incarnate Word, by changing the UDC Zoning Map in reference to the 41.32 acres out of Lots 5, 6, and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-4.5” Single-Family 4.5 District, “RS-6” Single-Family 6 District, and “RM-1” Multifamily 1 District to the “RM-1” Multifamily 1 District on the western fifteen (15) acres out of Lots 5 and 6, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, and to the “RS-6” Single-Family 6 District on the eastern 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts; amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing a penalty; providing for publication; and declaring an emergency.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Convent Academy of the Incarnate Word, for amendment to the City of Corpus Christi UDC and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, March 28, 2012, during a meeting of the Planning Commission, and on Tuesday, July 10, 2012, during a meeting of the City Council, in Council Chambers, at City Hall, in the City of Corpus Christi, 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 public health, necessity, convenience and the general welfare of the City of Corpus Christi and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** That the UDC of the City of Corpus Christi, Texas, is amended by changing the zoning on 41.32 acres out of Lots 5, 6, and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located approximately 200 feet to the west of South Staples Street and along the south side of Lipes Boulevard, from the “RS-4.5” Single-Family 4.5 District, “RS-6” Single-Family 6 District, and “RM-1” Multifamily 1 District to the “RM-1” Multifamily 1 District on the western fifteen (15) acres out of Lots 5 and 6, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, and to the “RS-6” Single-Family 6 District on the eastern 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts (Zoning Map 045032) (See Exhibits A thru C for Location Map and Proposed Rezoning Maps).

**SECTION 2.** That the official UDC Zoning Map of the City of Corpus Christi, Texas, is amended to reflect the amendment to the UDC made by Section 1 of this ordinance.

**SECTION 3.** That the UDC and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 4.** That to the extent that this amendment to the UDC represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as amended by this ordinance.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** A violation of this ordinance or requirements implemented under this ordinance constitutes an offense punishable as provided in Section 1.10.1 and/or Article 10 of the UDC.

**SECTION 7.** That 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.

**SECTION 8.** That upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this \_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

CITY OF CORPUS CHRISTI

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Armando Chapa  
City Secretary

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Joe Adame  
Mayor, City of Corpus Christi

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, 2012

TO THE MEMBERS OF THE CITY COUNCIL

Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

Respectfully,

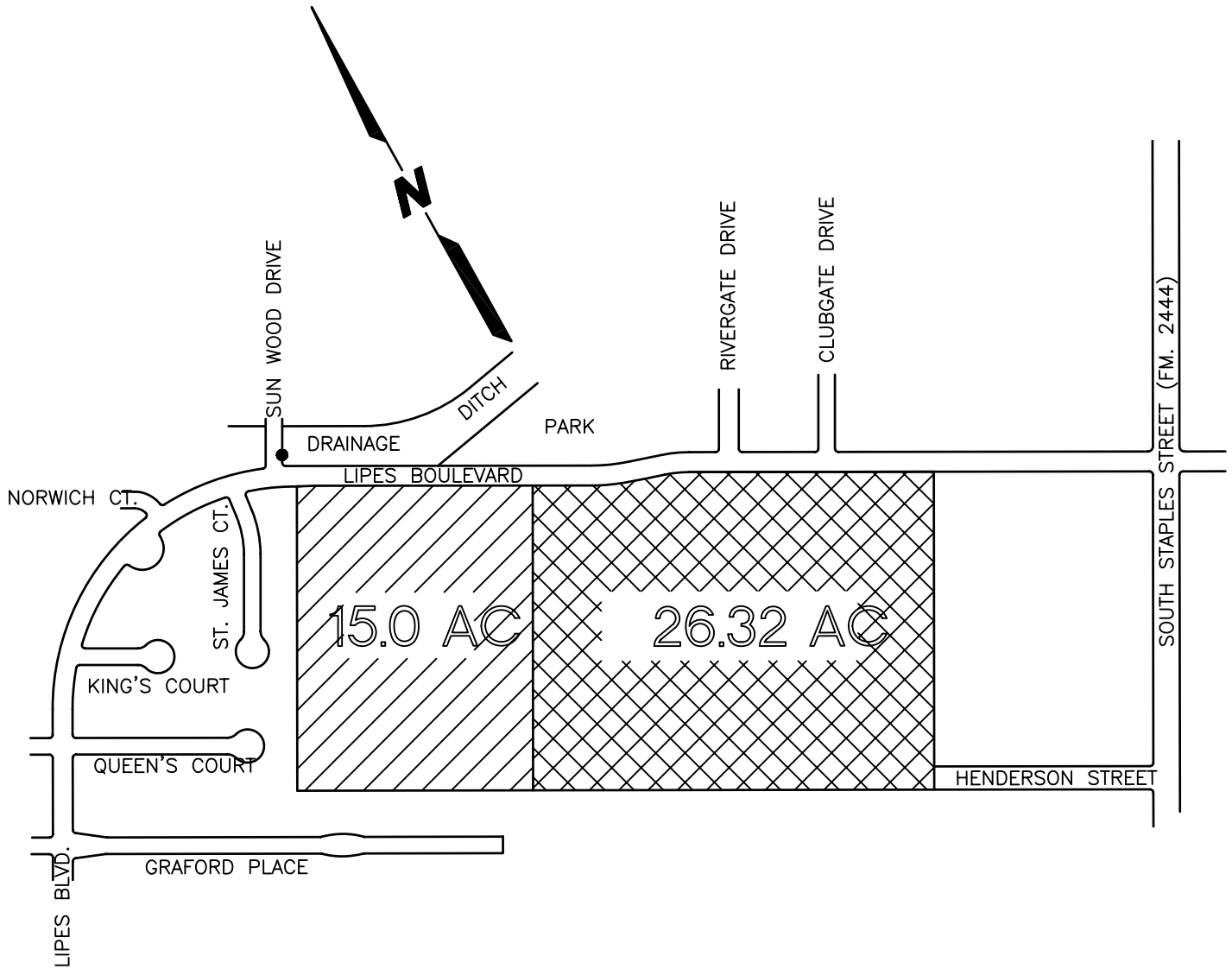
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joe Adame  
Mayor, City of Corpus Christi

Council Members

The above ordinance was passed by the following vote:

Joe Adame	_____
Chris N. Adler	_____
Kelley Allen	_____
Larry Elizondo, Sr.	_____
Priscilla G. Leal	_____
David Loeb	_____
John E. Marez	_____
Nelda Martinez	_____
Mark Scott	_____



## LOCATION MAP

1" = 500'

# PROPOSED REZONING

CONVENT ACADEMY OF THE INCARNATE WORD—APPLICANT

Prepared by:

**Bass & Welsh Engineering**  
 3054 So. Alameda St.  
 Corpus Christi, Tx. 78404  
 (361) 882-5521 (phone)  
 (361) 882-1265 (fax)  
 FIRM REGISTRATION NO. F-52

**EXHIBIT A**

Job No: 07013  
 Scale: 1"=500'  
 Date: 5/10/12  
 Drawing No: 07013URBAN  
 Plotscale: 1=1  
 Sheet 1 of 3

CROSSGATE  
PARK

L=11.7'  
R=36'  
T=1.7'  
L=C.C.

I=86°24'07"  
R=10.00'  
T=9.39'  
L=15.08'  
CB=N72°09'14"E  
CH=13.69'

I=3°35'51"  
R=669.08'  
T=21.01'  
L=42.01'  
CB=S62°50'47"E  
CH=42.00'

I=11°32'15"  
R=623.94'  
T=63.03'  
L=125.64'  
CB=N66°48'4"  
CH=125.43'

COURT OF ST. JAMES  
V. 55, P. 193-194, M.R.N.C.T.

N28°57'10"E 907.72'

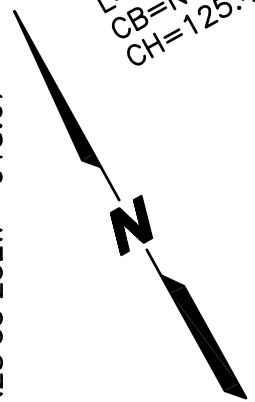
Lot 5

Lot 6

S28°55'23"W 918.67'

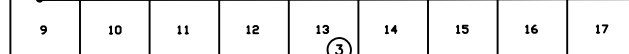
N28°55'23EW 918.67'

Area = 15.00 Acres



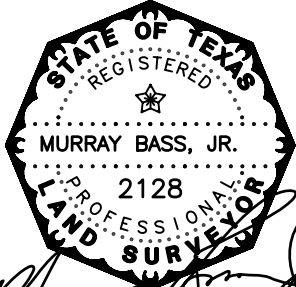
Point of Beginning

N61°04'37"W 711.40'



GRAFORD PLACE UNIT 2  
V. 57, P. 103, M.R.N.C.T.

LOT 6, SECTION  
FB & EF &  
VOL. A, PGS.41-43,



# PROPOSED REZONING—MULTI FAMILY

CONVENT ACADEMY OF THE INCARNATE WORD—APPLICANT

Prepared by:  
**Bass & Welsh Engineering**  
3054 So. Alameda St.  
Corpus Christi, Tx. 78404  
(361) 882-5521 (phone)  
(361) 882-1265 (fax)  
FIRM REGISTRATION NO. F-52

## EXHIBIT B

Job No: 07013  
Scale: 1"=200'  
Date: 5/10/12  
Drawing No: 07013URBAN  
Plotscale: 1=1  
Sheet 2 of 3

ROSSGATE  
PARK

L=11°32'14"  
R=365.96'  
T=36.97'  
L=73.69'  
CB=S66°48'56"E  
CH=73.5'

CROSSGATE SUBDIVISION  
V. 46, P. 246-249

CORPUS CHRISTI RETIREMENT  
RESIDENCE ADDITION  
VOLUME 64, PAGES 171 & 172,  
M.R.N.C.T.

LIPES BLVD.

S72°35'03"E  
100.00'

S61°02'50"E 737.59'

Fnd 5/8" I.R.

Point of Beginning

S61°02'50"E  
176.50'

L=11°32'15"  
R=623.94'  
T=63.03'  
L=125.64'  
CB=N66°48'57"W  
CH=125.43'

Lot 5  
Lot 6

S28°55'23"W 918.67'

N28°55'23E 918.67'

Lot 6  
Lot 7

STONEHENGE UNIT 1  
LOT 1-A, BLK 1,  
V. 64, P. 286, M.R.N.C.T.

S28°57'10"W 958.04'

LOT 1, BLOCK 1,  
SAN MARIN  
V. 57, P 193, M.R.N.C.T.

Area = 26.32 Acres

N61°04'37"W 1209.58'

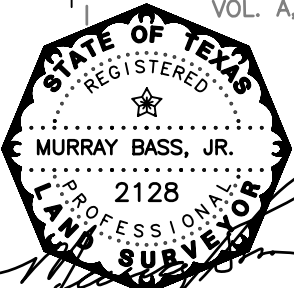
HENDERSON ST

17

LOT 6, SECTION 6  
FB & EF & GT  
VOL. A, PGS.41-43, M.R.N.C.T.

LOT 7, SECTION 6  
FB & EF & GT  
VOL. A, PGS.41-43, M.R.N.C.T.

HENDERSON ST



# PROPOSED REZONING-RESIDENTIAL

## CONVENT ACADEMY OF THE INCARNATE WORD-APPLICANT

Prepared by:

**Bass & Welsh Engineering**  
3054 So. Alameda St.  
Corpus Christi, Tx. 78404  
(361) 882-5521 (phone)  
(361) 882-1265 (fax)  
FIRM REGISTRATION NO. F-52

Job No: 07013  
Scale: 1"=200'  
Date: 6/01/12  
Drawing No: 07013URBAN  
Plotscale: 1=1  
Sheet 3 of 3