

Ordinance amending the Unified Development Code (“UDC”) upon application by Yorktown Oso Joint Venture, acting as agent on behalf of Related Investors, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 22.87-acre tract of land, more or less, out of Lots 2-4, Section 24 and Lots 29-31, Section 25, 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, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application by Yorktown Oso Joint Venture, acting as agent on behalf 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, February 12, 2014, during a meeting of the Planning Commission, and on Tuesday, March 18, 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 Yorktown Oso Joint Venture, acting as agent on behalf of 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 22.87-acre tract of land, more or less, out of Lots 2-4, Section 24 and Lots 29-31, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located at the ends of Fort Griffen Drive and Prax Morgan Place and south of Laurelas and Idle Hour Drives, 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 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 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

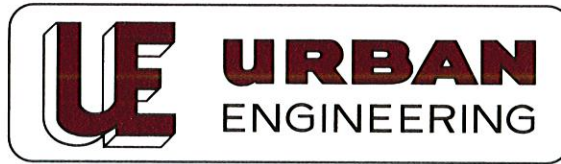


Exhibit A

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 22.87 acre tract of land, more or less, of Lots 2-4, Section 24 and Lots 29-31, Section 25, 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 22.87 acre tract being more fully described as follows:

Beginning at a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found on the west boundary of Lot 28, said Section 25, same being on the east boundary of said Lot 29, Section 25, 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, Map Records of Nueces County, Texas, and for the east corner of this tract;

Thence, South 28°42'09" West, along the common boundary of said Lots 28 and 29, said Section 25, 273.15 feet for a corner of this tract;

Thence, North 61°17'51" West, 579.24 feet for a corner of this tract;

Thence, South 28°42'09" West, 170.73 feet for a corner of this tract;

Thence, South 82°01'10" West, 526.81 feet for a corner of this tract, for the beginning of a circular curve to the right whose radius point bears South 89°44'54" East, 565.38 feet and which has a delta angle of 15°52'30", a radius of 565.38 feet, a tangent length of 78.83 feet and an arc length of 156.65 feet;

Thence, with said circular curve to the right, an arc length of 156.65 feet for the end of this circular curve and for a corner of this tract;

Thence, North 22°36'32" East, 127.78 feet for a corner of this tract;

Thence, North 28°42'09" East, 216.96 feet for a corner of this tract;

Thence, North 61°17'28" West, 338.30 feet for a corner of this tract;

Thence, South 28°42'32" West, 150.00 feet for a corner of this tract;

Thence, North 61°17'28" West, 270.00 feet for the West corner of this tract;

Thence, North 28°42'32" East, 784.44 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found for a corner of this tract, for the beginning of a tangent circular curve to the left and which has a delta angle of 23°50'52", a radius of 360.00 feet, a tangent length of 76.02 feet and an arc length of 149.84 feet;

Thence, with said tangent circular curve to the left, an arc length of 149.84 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found for the end of this circular curve and for a corner of this tract;

Thence, North 04°51'41" East, 35.18 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found for the North corner of this tract;

Thence, North 89°42'10" East, 107.28 feet for a corner of this tract;

Thence, South 00°17'50" East, 15.14 feet for a corner of this tract;

Thence, North 89°42'10" East, 300.41 feet for a corner of this tract, for the beginning of a tangent circular curve to the right and which has a delta angle of 89°39'54", a radius of 10.00 feet, a tangent length of 9.94 feet and an arc length of 15.65 feet;

Thence, with said tangent circular curve to the right, an arc length of 15.65 feet for the end of this circular curve and for a corner of this tract;

Thence, South 00°37'56" East, 35.15 feet for a corner of this tract, for the beginning of a tangent circular curve to the right and which has a delta angle of 29°20'05", a radius of 300.00 feet, a tangent length of 78.52 feet and an arc length of 153.60 feet;

Thence, with said tangent circular curve to the right, an arc length of 153.60 feet for the end of this circular curve and for a corner of this tract;

Thence, South 28°42'09" West, 17.64 feet for a corner of this tract;

Thence, South 61°17'51" East, 140.00 feet to a point on the Northwest boundary of Lot 23, Block 15, Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83-84, Map Records of Nueces County, Texas and for a corner of this tract;

Thence, South 28°42'09" West, along the Northwest boundary of said Lot 23, Block 15, 77.38 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found for a corner of this tract;

Thence, South 61°17'51" East, along the Southwest boundary of said Lot 23, Block 15, 60.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found on the Northwest boundary of Elizondo Drive, a public roadway, for a corner of this tract;

Thence, South 28°42'09" West, along the Northwest boundary of said Elizondo Drive, 85.00 feet for a corner of this tract;

Thence, South 61°17'51" East, along the Southwest boundary of said Elizondo Drive, 20.00 feet to a point on the Northwest boundary of Lot 6, Block 17, said Rancho Vista Subdivision Unit 7, for a corner of this tract;

Thence, South 28°42'09" West, along the Northwest boundary of Lots 6 and 7, said Block 17, 190.00 feet to a point on the Northwest boundary of said Lot 7 and for a corner of Idle Hour Drive, a public roadway, for a corner of this tract;

Thence, North 61°17'51" West, along the Northeast boundary of said Idle Hour Drive, 20.00 feet for a corner of this tract;

Thence, South 28°42'09" West, along the Northwest boundary of said Idle Hour Drive, 120.00 feet for a corner of this tract;

Thence, South 61°17'51" East, along the Southwest boundary of said Idle Hour Drive, 20.00 feet to a point on the Northwest boundary of Lot 26, Block 20, said Rancho Vista Subdivision Unit 7, for a corner of this tract;

Thence, South 28°42'09" West, along the Northwest boundary of said Lot 26, Block 20, 85.00 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found for a corner of this tract;

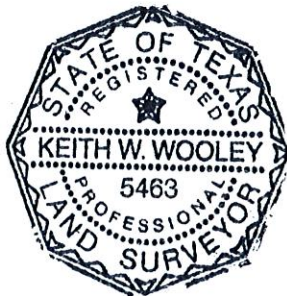
Thence, South 61°17'51" East, along the Southwest boundary of Lots 1-5, 26-28, said Block 20, Lots 6-11, Block 20, said Rancho Vista Subdivision Unit 6, Prax Morgan Place, a public roadway, 950.00 feet to a point on the South corner of said Prax Morgan Place, for a corner of this tract;

Thence, North 28°42'09" East, along the Southeast boundary of said Prax Morgan Place, 28.15 feet to a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found on the West corner of said Lot 20, Block 14, for a corner of this tract;

Thence, South 61°17'51" East, along the Southwest boundary of said Lot 20, Block 14, 120.00 feet to the Point of Beginning and containing 22.87 acres (996,050 square feet) of land.

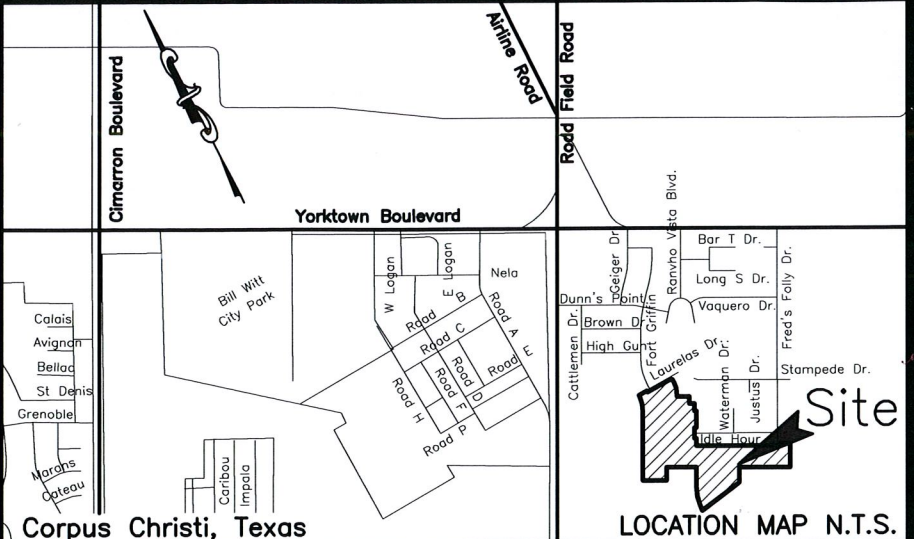
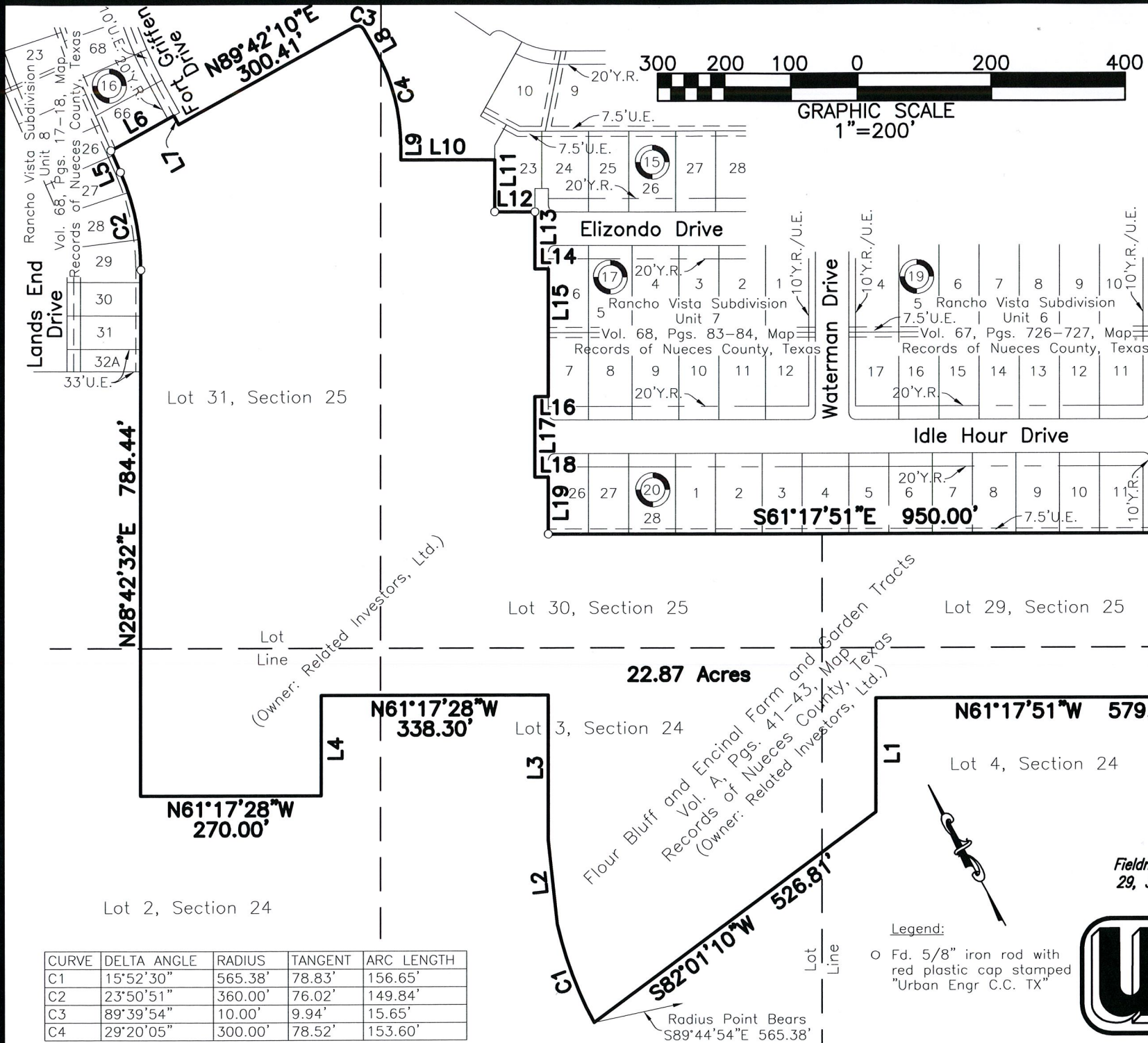
Bearings based on the recorded plat of Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83-84, Map Records of Nueces County, Texas. No monumentation found or set unless otherwise noted.

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



URBAN ENGINEERING

A handwritten signature in black ink, appearing to read "Keith W. Wooley", written over a horizontal line. Below the line, the text "Keith W. Wooley, R.P.L.S. No. 5463" is printed.



LINE	BEARING	DISTANCE
L1	S28°42'09"W	170.73'
L2	N22°36'32"E	127.78'
L3	N28°42'09"E	216.96'
L4	S28°42'32"W	150.00'
L5	N04°51'41"E	35.18'
L6	N89°42'10"E	107.28'
L7	S00°17'50"E	15.14'
L8	S00°37'56"E	35.15'
L9	S28°42'09"W	17.64'
L10	S61°17'51"E	140.00'
L11	S28°42'09"W	77.38'
L12	S61°17'51"E	60.00'
L13	S28°42'09"W	85.00'
L14	S61°17'51"E	20.00'
L15	S28°42'09"W	190.00'
L16	N61°17'51"W	20.00'
L17	S28°42'09"W	120.00'
L18	S61°17'51"E	20.00'
L19	S28°42'09"W	85.00'
L20	N28°42'09"E	28.15'
L21	S61°17'51"E	120.00'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	15°52'30"	565.38'	78.83'	156.65'
C2	23°50'51"	360.00'	76.02'	149.84'
C3	89°39'54"	10.00'	9.94'	15.65'
C4	29°20'05"	300.00'	78.52'	153.60'

Exhibit B
Sketch to Accompany

Fieldnotes for 22.87 acre tract of land, more or less, of Lots 2, 3 and 4, Section 24 and Lots 29, 30 and 31, Section 25, 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.

URBAN ENGINEERING
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 TBPE Firm No. 145 TBPLS Firm No. 10032400
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: Dec. 20, 2013
 SCALE: 1"=200'
 JOB NO.: 39319.B3.13
 SHEET: 1 of 1
 DRAWN BY: XG