

Zoning Case No. 0121-01, Braselton Development Company, Ltd.: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the “RS-4.5” Single Family 4.5 District and the “FR” Farm Rural District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

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

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as 18.26 Acre tract, out of lots 21 and 28, Section 25 Flour Bluff and Encinal Farm and Gardens Tracts, a map which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas as shown in Exhibit “A”:

from the “RS-4.5” Single-Family 4.5 District and the “FR” Farm Rural District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development

The subject property is located at or near 7601 Yorktown Boulevard. Exhibit A, which is a map of the subject property and Exhibit B, which is a copy of Rancho Vista Subdivision Unit 20 Planned Unit Development (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance Rancho Vista Subdivision Unit 20 Planned Unit Development (PUD) Guidelines and Master Site Plan.
- 2. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 3. Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

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 including the penalties for violations as made and provided for in Article 10 of the UDC.

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 subject property that are 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 Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. 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. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2021, by the following vote:

| | |
|----------------------------|---------------------|
| Paulette M. Guajardo _____ | John Martinez _____ |
| Roland Barrera _____ | Ben Molina _____ |
| Gil Hernandez _____ | Mike Pusley _____ |
| Michael Hunter _____ | Greg Smith _____ |
| Billy Lerma _____ | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

| | |
|----------------------------|---------------------|
| Paulette M. Guajardo _____ | John Martinez _____ |
| Roland Barrera _____ | Ben Molina _____ |
| Gil Hernandez _____ | Mike Pusley _____ |
| Michael Hunter _____ | Greg Smith _____ |
| Billy Lerma _____ | |

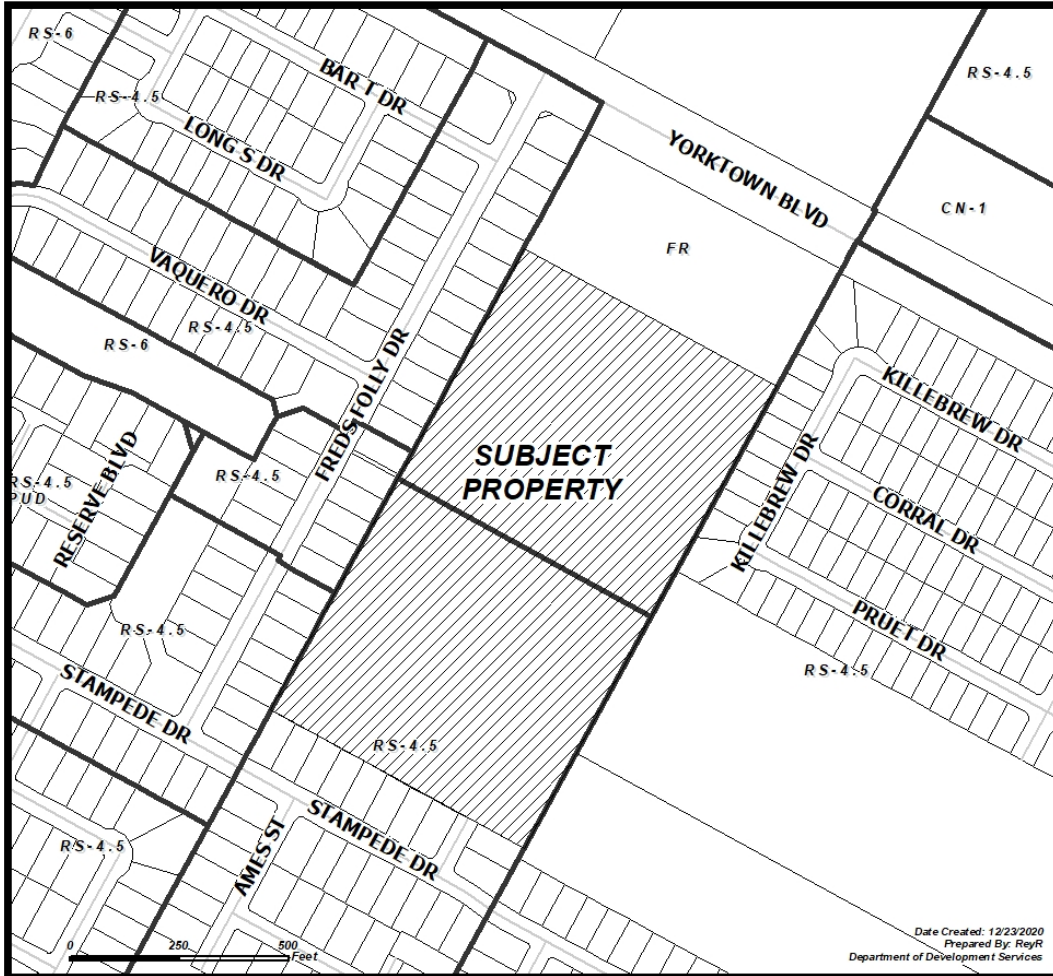
PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

 Rebecca Huerta
 City Secretary

 Paulette M. Guajardo
 Mayor

Exhibit A



Date Created: 12/23/2020
 Prepared By: ReyR
 Department of Development Services

CASE: 0121-01
SUBJECT PROPERTY WITH ZONING

 Subject Property

| | |
|------------------------------|-------------------------------|
| RM-1 Multifamily 1 | IL Light Industrial |
| RM-2 Multifamily 2 | IH Heavy Industrial |
| RM-3 Multifamily 3 | PUD Planned Unit Dev. Overlay |
| ON Professional Office | RS-10 Single-Family 10 |
| RM-AT Multifamily AT | RS-6 Single-Family 6 |
| CN-1 Neighborhood Commercial | RS-4.5 Single-Family 4.5 |
| CN-2 Neighborhood Commercial | RS-TF Two-Family |
| CR-1 Resort Commercial | RS-15 Single-Family 15 |
| CR-2 Resort Commercial | RE Residential Estate |
| CG-1 General Commercial | RS-TH Townhouse |
| CG-2 General Commercial | SP Special Permit |
| CI Intensive Commercial | RV Recreational Vehicle Park |
| CBD Downtown Commercial | RMH Manufactured Home |
| CR-3 Resort Commercial | |
| FR Farm Rural | |
| H Historic Overlay | |
| BP Business Park | |



Rancho Vista Subdivision

Unit 20, P.U.D.

Corpus Christi, Texas

Owner/Developer

Braselton Development Company, Ltd.

Submitted by

Urban Engineering

Revised: March 8, 2021



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

Rancho Vista Subdivision

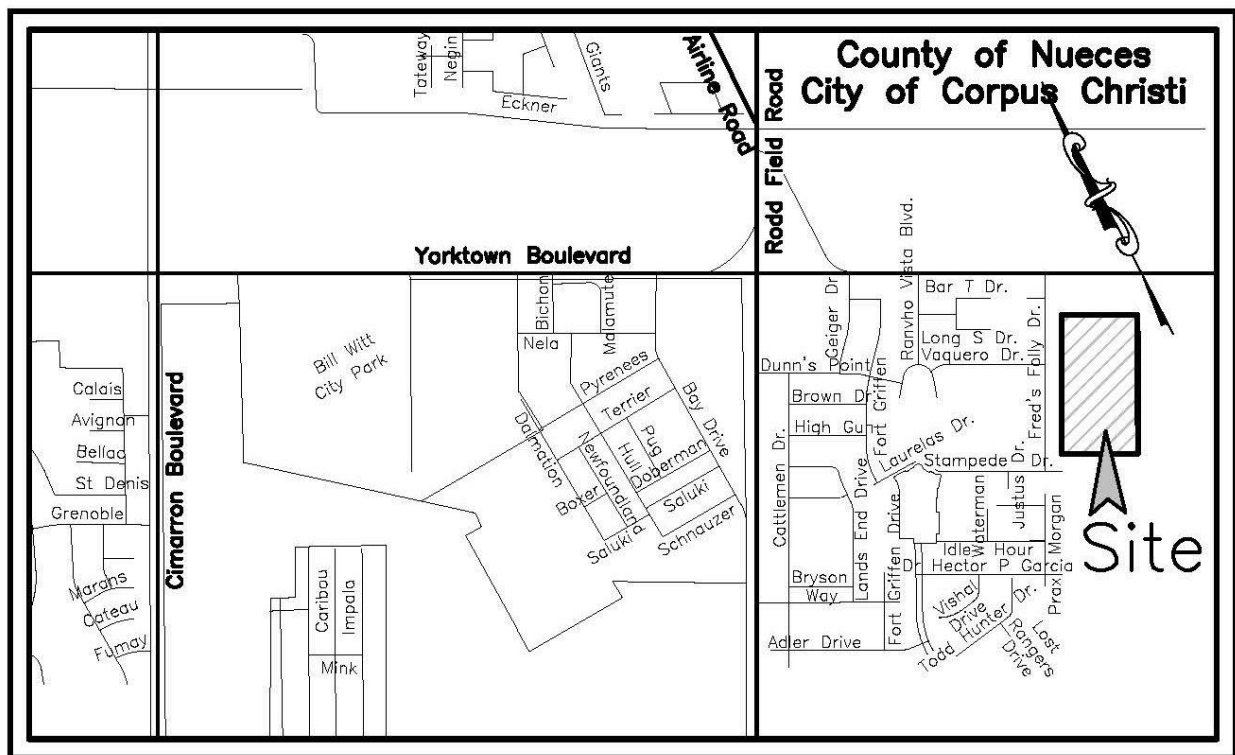
Unit 20, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing affordable housing being placed within Rancho Vista, a 300 acre master planned community consisting of 147 single-family residential lots. The development will be constructed in two phases with 76 lots in the first phase and 71 lots in the second phase. This development will be a part of the existing Rancho Vista Subdivision and will complement other existing and proposed developments in the area.

Location Map:



Development Standards per City of Corpus Christi Unified Development Code

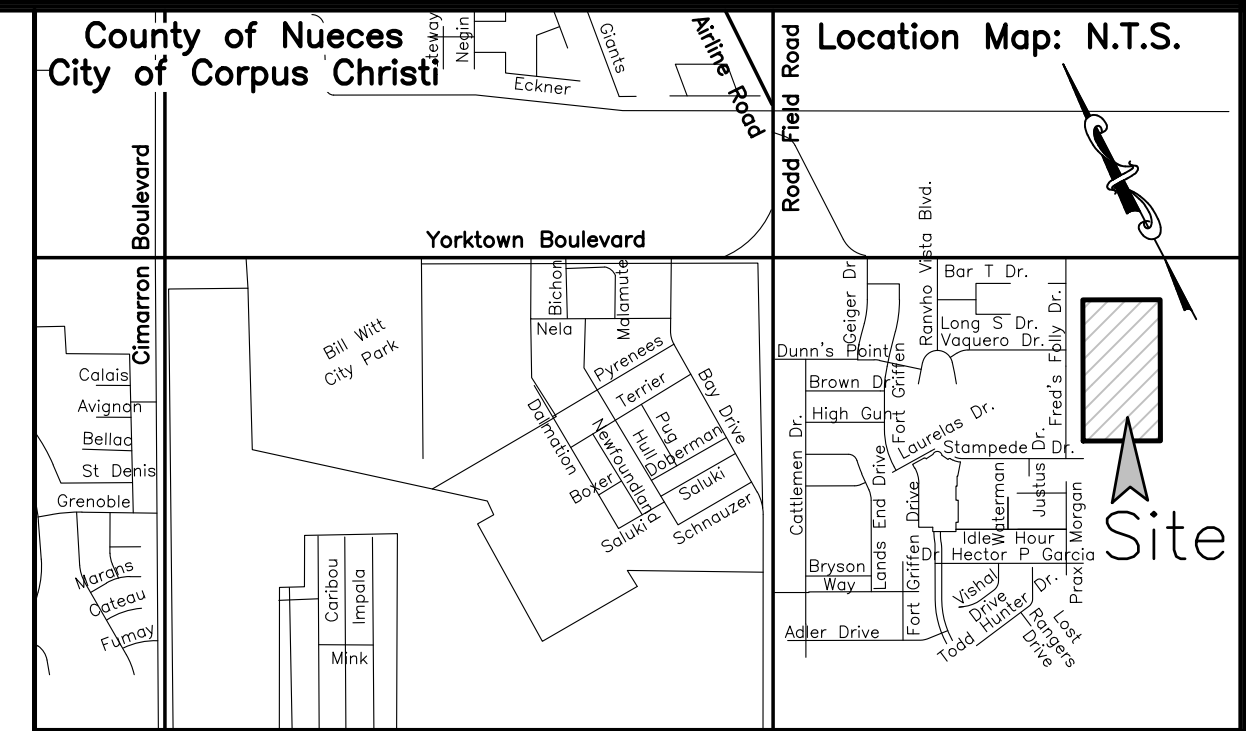
Minimum Lot Area – 4,500sf
Minimum Lot Width – 45’
Minimum Street Yard – 20’
Minimum Street Yard (Corner) – 10’ when back to back lots
Minimum Side Yard – 5’
Minimum Side Yard (Total) – 10’
Minimum Rear Yard – 5’
Minimum building separation – 10’
Minimum Open Space – 30%
Maximum Height – 35’
Required Parking: - 2 per unit
Curb Type – 6” Curb and Gutter
Sidewalks – 4’ on each side
Paved Street Width – 28’

PUD Requirements/Development Guidelines

Minimum Lot Area – 3900sf (Variance)
Minimum Lot Width - 40’ for all lots except Lot 14, Block 46 (Variance) Lot 46 has 25+/- of frontage
Minimum Street Yard – 20’
Minimum Street Yard (Corner) – 10’ when back to back lots
Minimum Side Yard – 5’
Minimum Side Yard (Total) – 10’
Minimum Rear Yard – 5’
Minimum building separation – 10’
Minimum Open Space – 30%
Maximum Height – 35’
Required Parking: - 2 per unit
Curb Type – 6” Curb and Gutter
Sidewalks – 4’, 5 and 6’ on one side of street (Variance)
Paved Street Width – 20’ (Variance)

Notes:

1. Total platted area contains 18.26 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



Plat of
Rancho Vista Subdivision
Unit 20 P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, 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 and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

Brett Flint, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

Al Raymond, III, AIA
Secretary

Jeremy Baugh
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record
at _____ O'clock ____M.
_____, 20____

Kara Sands, County Clerk
Nueces County, Texas
By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____.

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: AMERICAN BANK

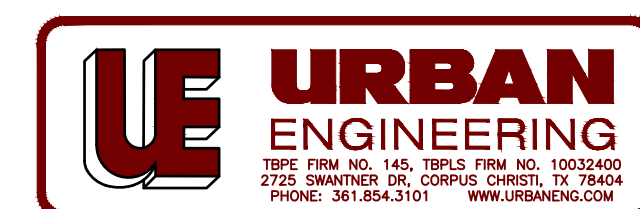
By: _____
PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

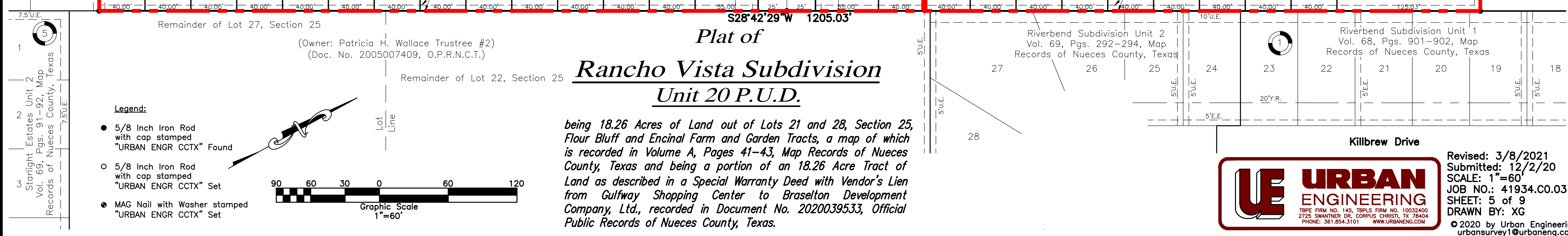
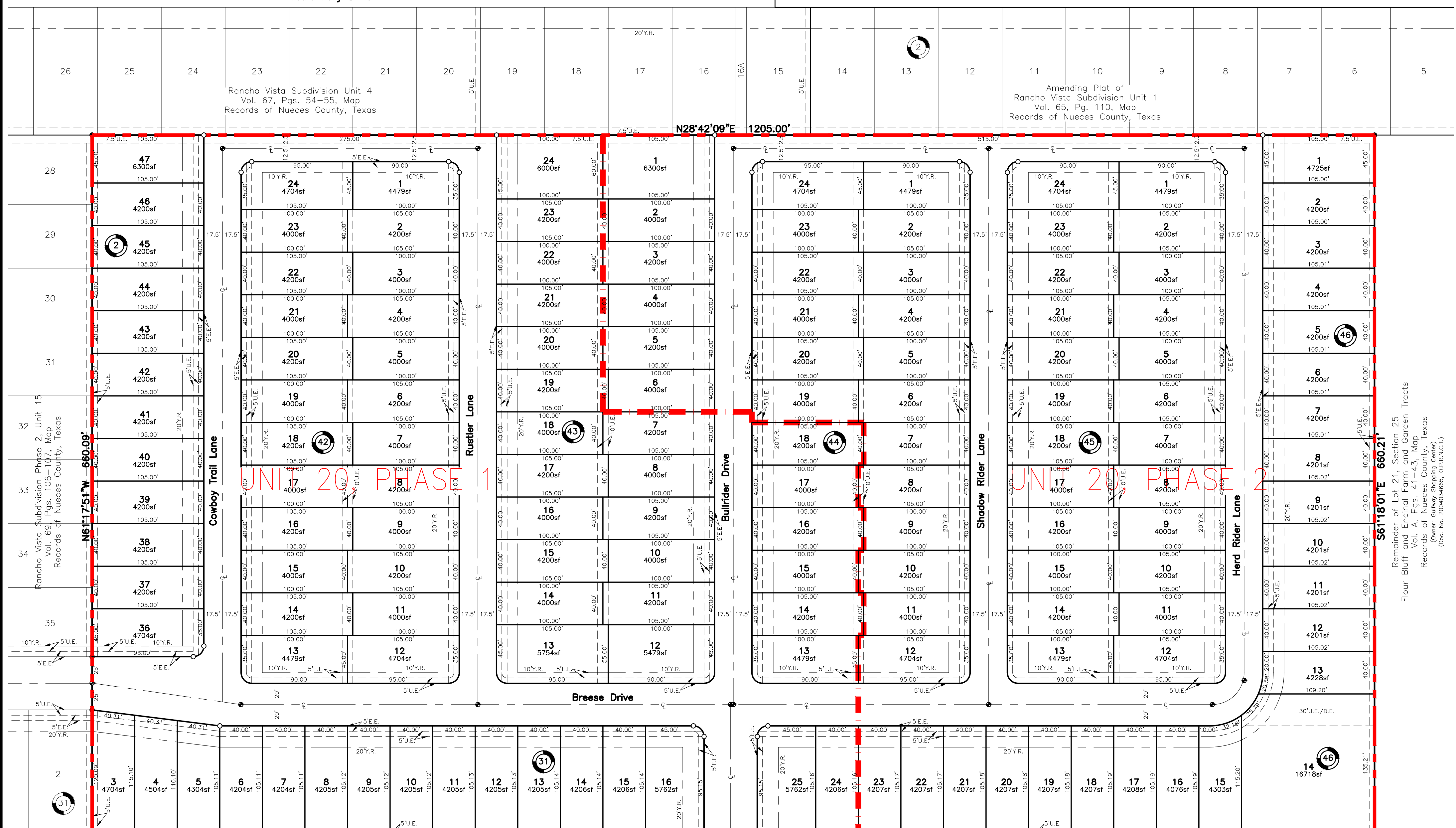


Revised: 3/8/2021
Submitted: 12/2/20
SCALE: None
JOB NO.: 41934.C0.03
SHEET: 4 of 9
DRAWN BY: XG
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Fred's Folly Drive

Rancho Vista Subdivision Unit 4
Vol. 67, Pgs. 54-55, Map
Records of Nueces County, Texas

Amending Plat of
Rancho Vista Subdivision Unit 1
Vol. 65, Pg. 110, Map
Records of Nueces County, Texas



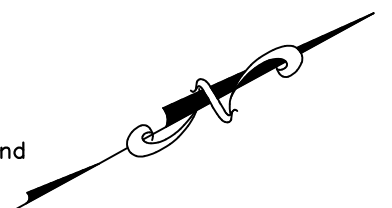
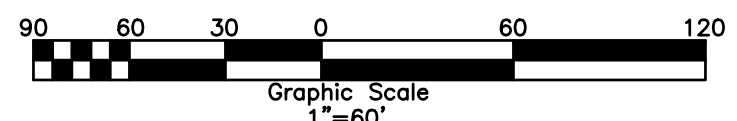
UNIT 20 PHASE 1

UNIT 20 PHASE 2

Plat of
Rancho Vista Subdivision
Unit 20 P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, 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 and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
 - MAG Nail with Washer stamped "URBAN ENGR CCTX" Set



Starlight Estates Unit 2
Vol. 69, Pgs. 91-92, Map
Records of Nueces County, Texas

Remainder of Lot 27, Section 25
(Owner: Patricia H. Wallace Trustee #2)
(Doc. No. 2005007409, O.P.R.N.C.T.)

Remainder of Lot 22, Section 25

Riverbend Subdivision Unit 2
Vol. 69, Pgs. 292-294, Map
Records of Nueces County, Texas

Riverbend Subdivision Unit 1
Vol. 68, Pgs. 901-902, Map
Records of Nueces County, Texas

Remainder of Lot 21, Section 25
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

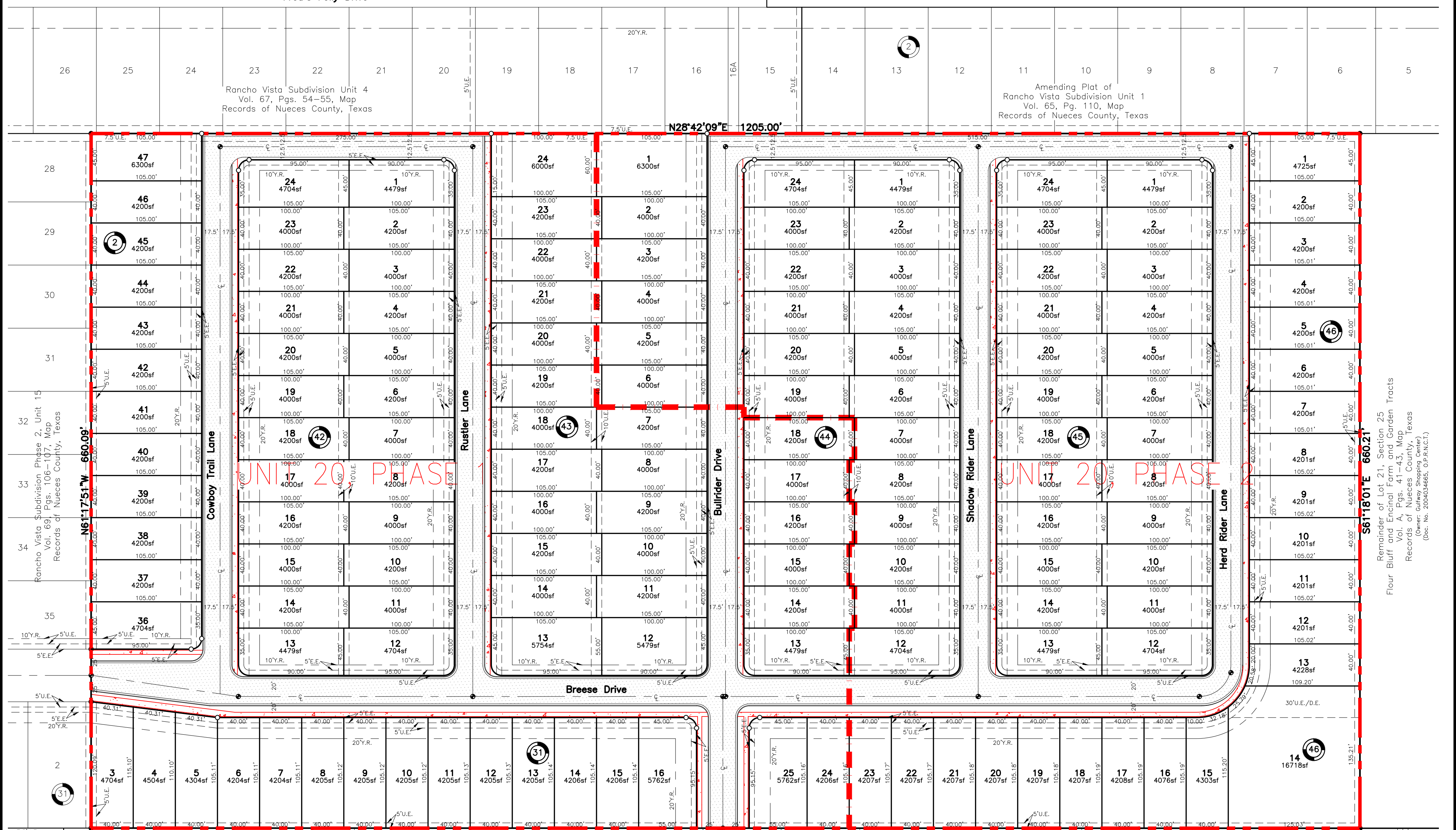
URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
 2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 3/8/2021
Submitted: 12/2/20
SCALE: 1"=60'
JOB NO.: 41934.C0.03
SHEET: 5 of 9
DRAWN BY: XG
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Fred's Folly Drive

Rancho Vista Subdivision Unit 4
Vol. 67, Pgs. 54-55, Map
Records of Nueces County, Texas

Amending Plat of
Rancho Vista Subdivision Unit 1
Vol. 65, Pg. 110, Map
Records of Nueces County, Texas



UNIT 20 PHASE 1

UNIT 20 PHASE 2

Master Site Plan of Rancho Vista Subdivision Unit 20, P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, 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 and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

Remainder of Lot 27, Section 25

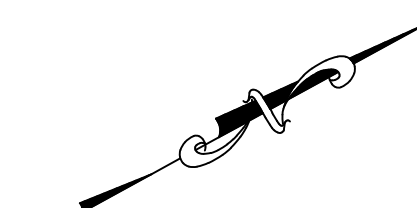
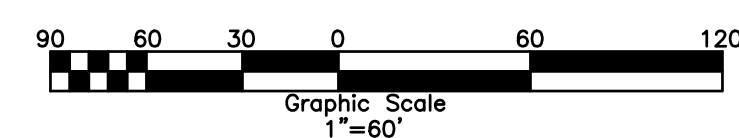
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 - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
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Planned Unit Development Boundary

Phase Line

Proposed Sidewalks

Street



Starlight Estates Unit 2
Vol. 69, Pgs. 91-92, Map
Records of Nueces County, Texas

Riverbend Subdivision Unit 2
Vol. 69, Pgs. 292-294, Map
Records of Nueces County, Texas

Riverbend Subdivision Unit 1
Vol. 68, Pgs. 901-902, Map
Records of Nueces County, Texas

Remainder of Lot 21, Section 25
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

Killbrew Drive

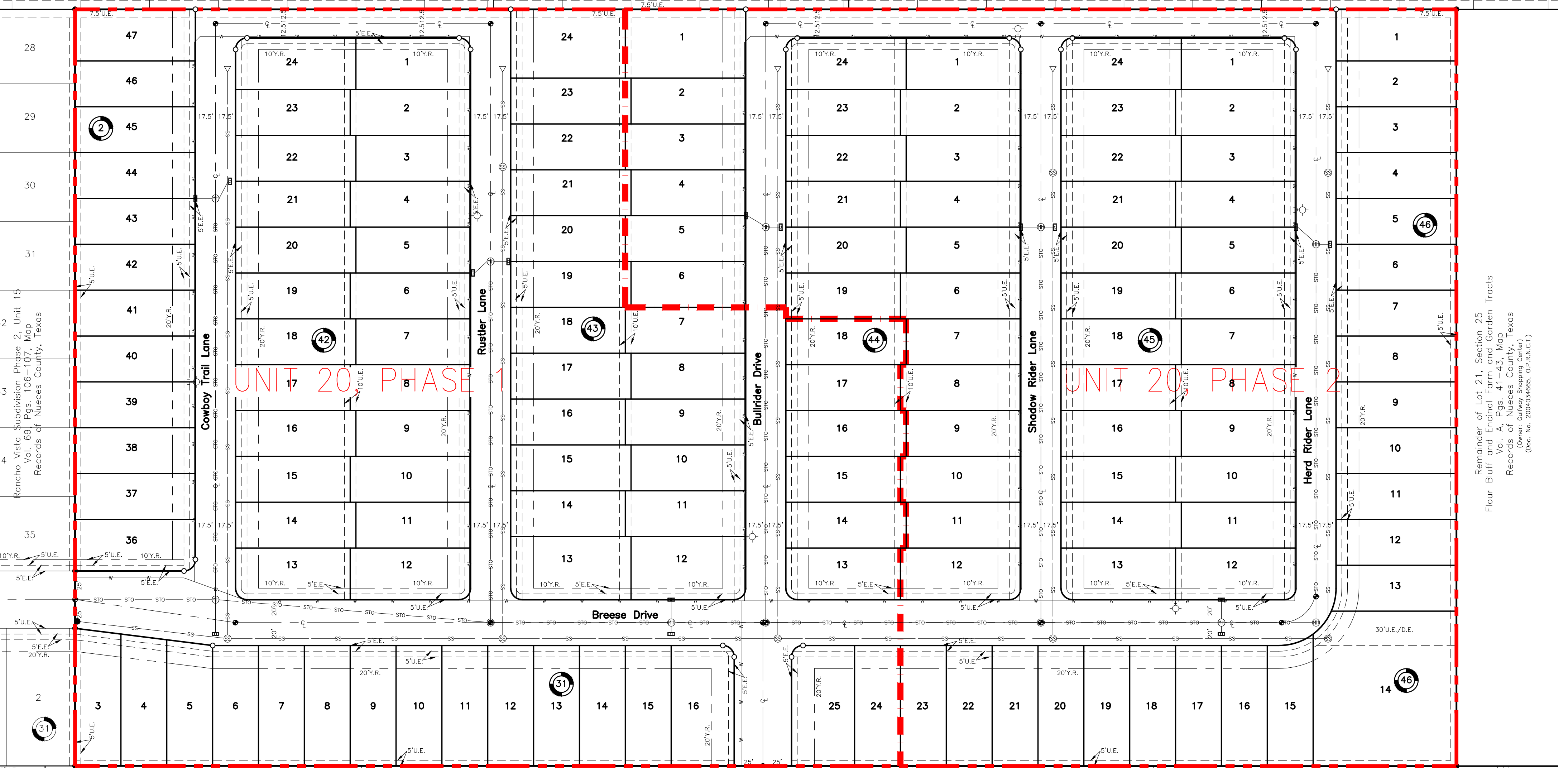
URBAN ENGINEERING
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SCALE: 1"=60'
JOB NO.: 41934.C0.03
SHEET: 6 of 9
DRAWN BY: XG
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Fred's Folly Drive

Rancho Vista Subdivision Unit 4
Vol. 67, Pgs. 54-55, Map
Records of Nueces County, Texas

Amending Plat of
Rancho Vista Subdivision Unit 1
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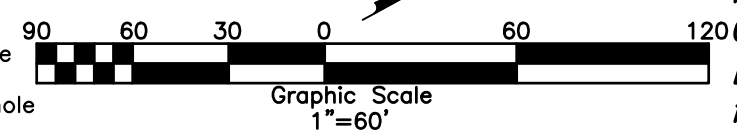


UNIT 20 PHASE 1

UNIT 20 PHASE 2

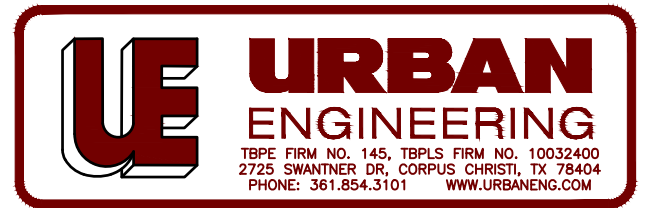
Legend:
Planned Unit Development Boundary
Phase Line
Proposed Storm Sewer Line
Proposed Water Line
Proposed Sanitary Sewer Line
Proposed Slot Inlet
Proposed Storm Sewer Manhole
Proposed Sanitary Sewer Manhole
Proposed Fire Hydrant

(Owner: Patricia H. Wallace Trustee #2)
(Doc. No. 2005007409, O.P.R.N.C.T.)



Utility Layout of Rancho Vista Subdivision Unit 20, P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, 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 and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.



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Starlight Estates Unit 2
Vol. 69, Pgs. 91-92, Map
Records of Nueces County, Texas

Remainder of Lot 21, Section 25
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

Riverbend Subdivision Unit 2
Vol. 69, Pgs. 292-294, Map
Records of Nueces County, Texas

Riverbend Subdivision Unit 1
Vol. 68, Pgs. 901-902, Map
Records of Nueces County, Texas

Fred's Folly Drive

Pre-Dev. Flows (T=60'Min., P=10):

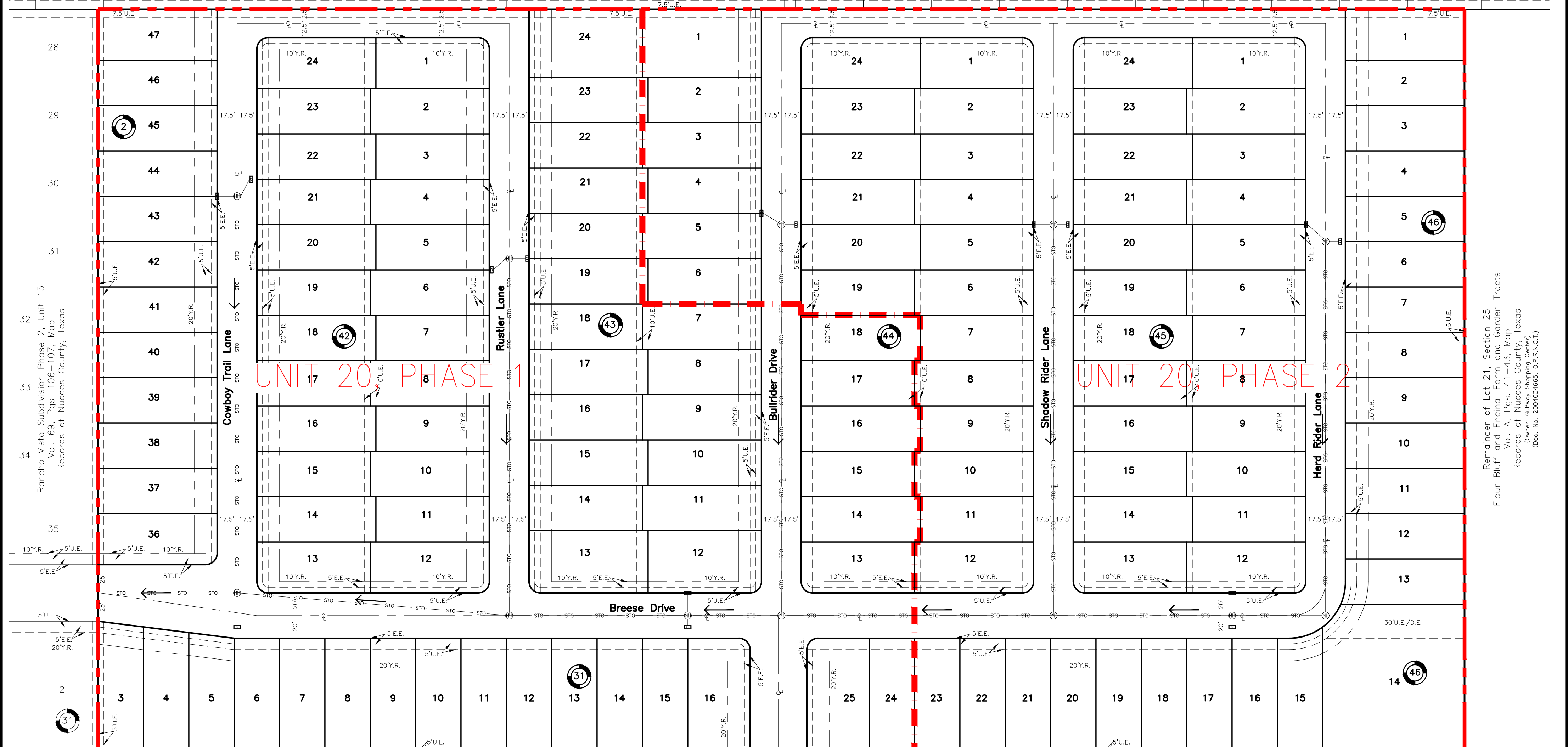
Post-Dev. Flows (T=30'Min., P=70):

A=18.26 Ac.
CI=0.3
I5=2.3IN/HR
I25=3.2IN/HR
I100=4.4IN/HR
Q5=12.6CFS
Q25=17.5CFS
Q100=24.1CFS

A=18.26 Ac.
CI=0.6
I5=3.3IN/HR
I25=4.4IN/HR
I100=7.0IN/HR
Q5=36.2CFS
Q25=48.2CFS
Q100=76.7CFS

Rancho Vista Subdivision Unit 4
Vol. 67, Pgs. 54-55, Map
Records of Nueces County, Texas

Amending Plat of
Rancho Vista Subdivision Unit 1
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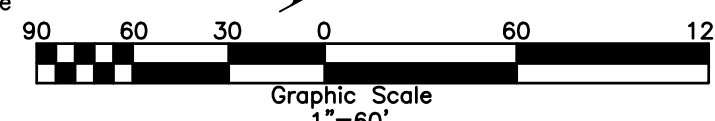
UNIT 20, PHASE 1

UNIT 20, PHASE 2

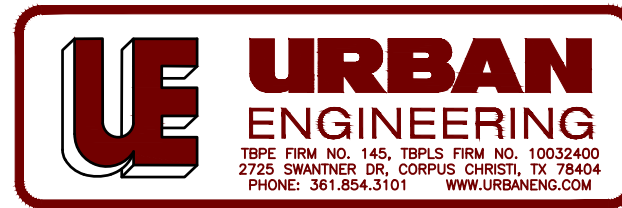
Storm Water Quality Management Plant of Rancho Vista Subdivision Unit 20, P.U.D.

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- Legend:**
- Planned Unit Development Boundary
 - Phase Line
 - Proposed Storm Sewer Line
 - Proposed Slot Inlet
 - Proposed Storm Sewer Manhole
 - Drainage Flow



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY MURRAY F. HUDSON, P.E.
TX. REG. 78198 (03/08/2021)



Revised: 3/8/2021
Submitted: 12/2/20
SCALE: 1"=60'
JOB NO.: 41934.C0.03
SHEET: 8 of 9
DRAWN BY: XG

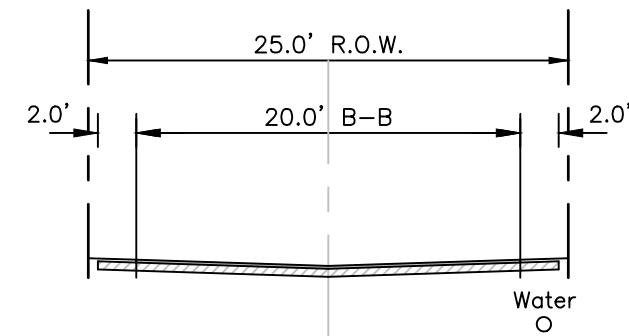
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Remainder of Lot 21, Section 25
Flour Bluff and Encinal Farm and Garden Tracts
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(Owner: Gulfway Shopping Center)
(Doc. No. 2004034665, O.P.R.N.C.T.)

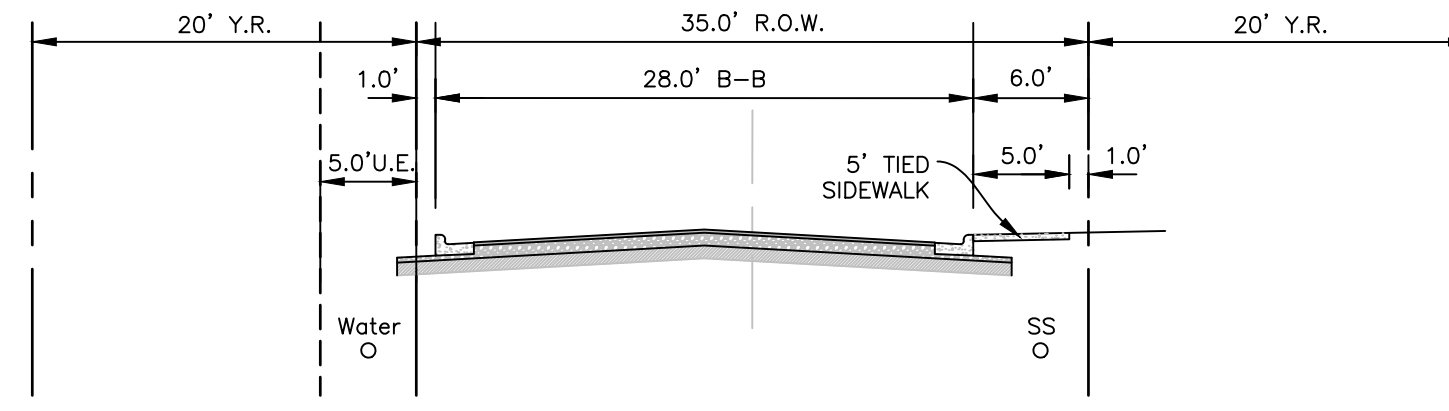
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Riverbend Subdivision Unit 2
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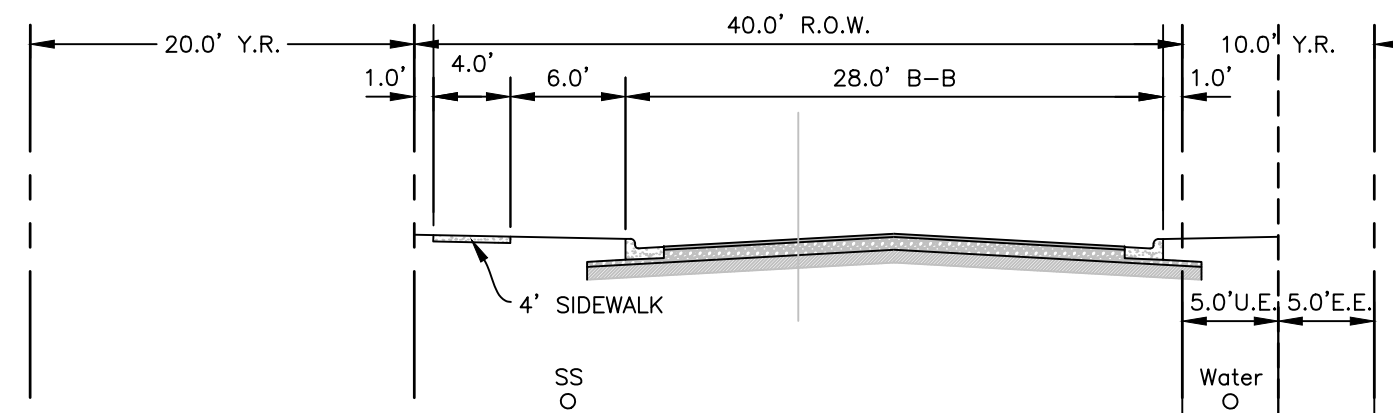
Riverbend Subdivision Unit 1
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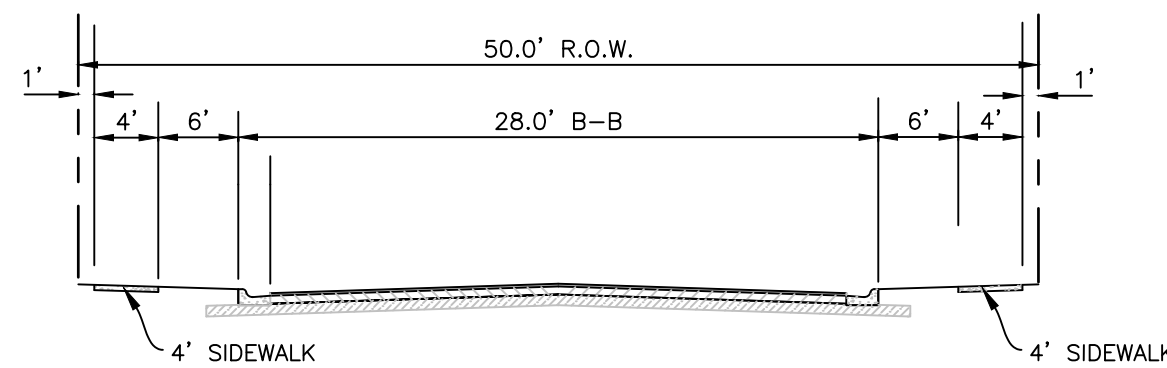
25' Wide Alley



Lead Rider Way, Bullrider Drive, Cowboy Trail Lane, Rustler Lane, Shadow Rider Lane, Herd Rider Lane and Wesley Way Lane (Northwest of Breese Drive)



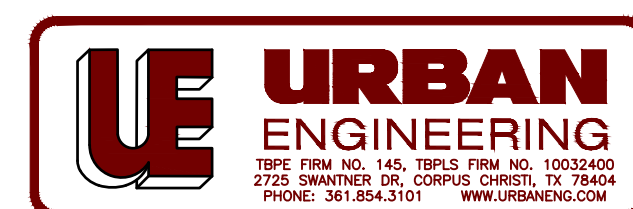
Breese Drive
40'R.O.W.



Bullrider Drive (Southeast of Breese Drive)

Street Sections for
Rancho Vista Subdivision
Unit 20, P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, 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 and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.



Revised: 3/8/2021
Submitted: 12/2/20
SCALE: 1"=10'
JOB NO.: 41934.C0.03
SHEET: 9 of 9
DRAWN BY: XG

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urbansurvey1@urbaneng.com