

**Ordinance amending the Unified Development Code (“UDC”) upon application by Related Investors, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 12.28 acre tract of land out of Lots 1 and 2, Section 24 and Lots 31 and 32, 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 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, July 30, 2014, during a meeting of the Planning Commission, and on Tuesday, August 26, 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 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 12.28 acre tract of land out of Lots 1 and 2, Section 24 and Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located along the east side of Rodd Field Road, approximately 2,200 feet south of Yorktown Boulevard, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map Nos. 042029, 043029), 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:

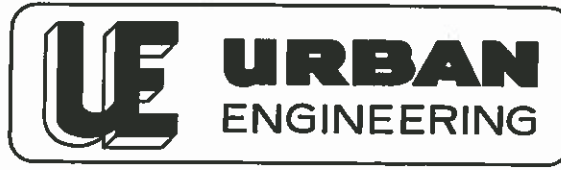
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor



**12.28 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes for 12.28 acre tract of land, more or less, of Lots 1 and 2, Section 24 and Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas; said 12.28 acre tract being more fully described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, in the South corner of a Lot 32A, Block 16 (Non-Buildable Lot), Rancho Vista Subdivision Unit 8, a map of which is recorded in Volume 68, Pages 17 and 18, of the said Map Records, for the East corner of this tract;

Thence, South 28°42'32" West, 628.00 feet, to the South corner of this tract;

Thence North 61°17'28" West, 670.00 feet, for a corner of this tract;

Thence, South 28°42'32" West, 5.50 feet, for the a corner of this tract;

Thence, North 61°17'28" West, 180.00 feet, for the West corner of this tract;

Thence, North 28°42'32" East, 600.00 feet to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, in the West corner of Lot 26, Block 12, of the said Rancho Vista Subdivision Unit 8, for the South corner of Rodd Field Road, a public roadway and the North corner of this tract;

Thence, South 61°17'28" East, with the Southwest line of the said Lot 26, at 130.00 feet, pass the West corner of Cattlemen Drive, a public roadway, in all 180.00 feet, to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, for the South corner of the said Cattlemen Drive and a corner of this tract;

Thence, North 28°42'32" East, with the Southeast line of the said Cattlemen Drive, 45.50 feet to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, in the West corner of Lot 26, Block 21 (Non-Buildable Lot), of the said Rancho Vista Subdivision Unit 8, for a corner of this tract;

Thence South 61°17'28" East, with the Southwest line of the said Lot 26, Block 21, 510.00 feet, to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the Northwest line of Lands End Drive, a public roadway, for a corner of this tract;

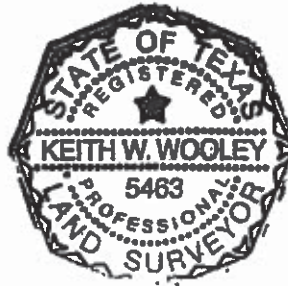
Thence, South 28°42'32" West, with the Northwest line of the said Lands End Drive, 12.00 feet, to a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, for the West corner of said Lands End Drive and a corner of this tract;

Thence, South 61°17'28" East, with the Southwest line of the said Lands End Drive, at 50.00 feet, pass the West corner of the said Lot 32A, continue with the Southwest line of the said Lot 32A, in all 160.00 feet, to the Point of Beginning, containing 12.28 acres (534,880 Square Feet) of land, more or less.

Bearings are based on the recorded plat of Rancho Vista Subdivision Unit 8, a map of which is recorded in Volume 68, Pages 17 and 18, Map Records of Nueces County, Texas. This description was prepared from field work performed in June 2013 and does not represent a current on the ground survey.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

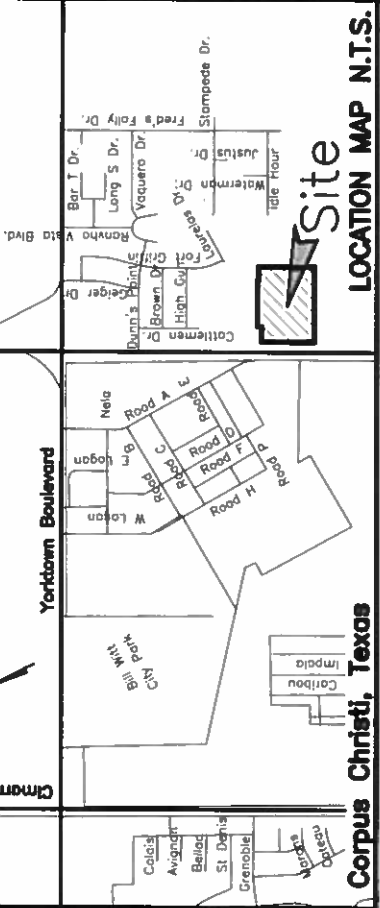
*Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

*Keith W. Wooley*  
Keith W. Wooley, R.P.L.S.  
License No. 5463

Exhibit "B"



LINE	BEARING	DISTANCE
L1	S28°42'32"W	5.50'
L2	S61°17'28"E	180.00'
L3	N28°42'32"E	45.50'
L4	S28°42'32"W	12.00'
L5	S61°17'28"E	160.00'

Legend:

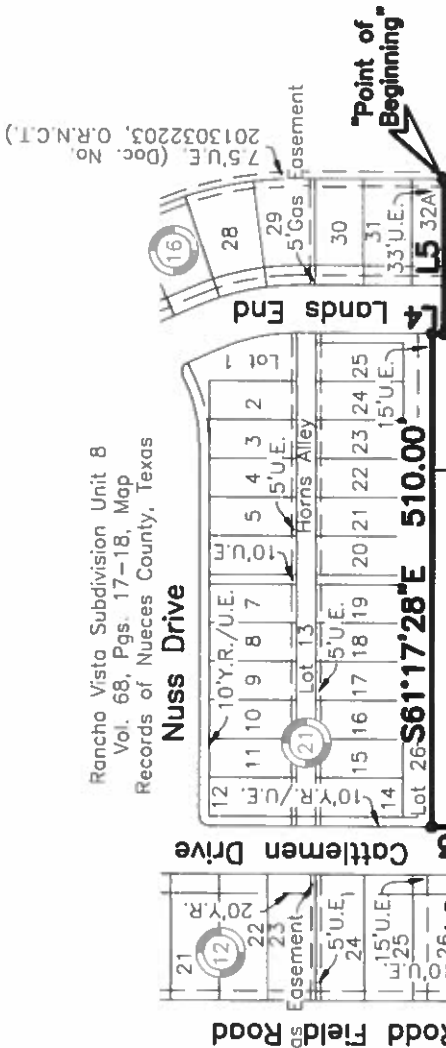
- Fd. 5/8" iron rod with red plastic cap stamped "Urban Engr C.C. TX"

Sketch to Accompany

Fieldnotes for 12.28 acre tract of land, more or less, of Lots 1 and 2, Section 24 and Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas.

**URBAN ENGINEERING**  
 2728 Swarthor St., Corpus Christi, TX 78404  
 TSP# Firm No. 145 TSP#S Firm No. 10023000  
 PHONE: (361) 854-3101 FAX: (361) 854-8001

DATE: July 2, 2014  
 SCALE: 1"=200'  
 JOB NO.: 39319.B4.06  
 SHEET: 1 of 1  
 DRAWN BY: XG



Lot 31, Section 25

Lot 32, Section 25

12.28 Acres

ZONING

Lot Line

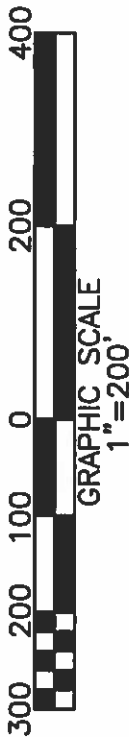
Lot 30, Section 25

Flour Bluff and Encinal Farm and Garden Tracts  
 (Owner: Related Investors, Ltd.)  
 Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas

Lot 3, Section 24

Lot 2, Section 24

Lot 1, Section 24



7.5' U.E. (Doc. No. 2013032203, O.R.N.C.T.)

20' Wide Right-of-way (Vol. A, Pgs. 41-43, M.R.N.C.T.)

20' Wide Right-of-way (Vol. A, Pgs. 41-43, M.R.N.C.T.)