

**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 13.206-acre tract of land out of 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 reports and recommendations regarding the application of 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, October 10, 2012, during a meeting of the Planning Commission, and on Tuesday, November 13, 2012, 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.** The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 13.206-acre tract of land out of Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located east of Rodd Field Road and south of High Gun Drive, from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 042029, 042030), 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, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

**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 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, and Article 10 of the UDC.

**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.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following votes:

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

PASSED TO ITS SECOND READING ON THIS THE 13th DAY OF NOVEMBER, 2012.

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Joe Adame  
Mayor

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following vote:

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

PASSED AND APPROVED, this the \_\_\_\_\_th day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

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



REV: September 26, 2012  
Job No. 39319.B2.13  
September 21, 2012

**STATE OF TEXAS  
COUNTY OF NUECES**

**Field Notes** for a 13.206 acre tract of land (not based on an on-the-ground survey) out of 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, Map Records of Nueces County, Texas, said tract being more fully described as follows:

**Commencing** at the southwest corner of Rancho Vista Subdivision, Unit 3A, a map which is recorded in Volume 67, Pages 558-559, Map Records of Nueces County, Texas, said southwest corner also being on the west boundary line of said Lot 32, Section 25;

**Thence**, South  $61^{\circ}17'28''$  East, along the southwest boundary of said Rancho Vista Subdivision Unit 3A, a distance of 112.00 feet, to a found 5/8 inch iron rod with a red plastic cap stamped "Urban Engr C.C. Tx", same corner being the southwest corner of Lot 12, Block 12, of said Rancho Vista Subdivision Unit 3A, for the Point of Beginning and the northwest corner of this tract;

**Thence**, South  $61^{\circ}17'28''$  East, along said southwest boundary of said Rancho Vista Subdivision Unit 3A, a distance of 180.00 feet, for a corner of this tract;

**Thence**, North  $28^{\circ}42'32''$  East, along said southwest boundary of Rancho Vista Subdivision Unit 3A, a distance of 0.50 feet, to a point on the east boundary of Cattlemen Drive, a 50.00 foot wide public roadway, for the southwest corner of Lot 12, Block 16, of said Rancho Vista Subdivision Unit 3A, and for a corner of this tract;

**Thence**, South  $61^{\circ}17'28''$  East, along the southwest boundary of said Block 16, a distance of 624.14 feet, to a point on the southwest boundary of Lot 1 of said Block 16, for the easternmost corner of this tract and for the beginning of a non-tangent curve to the left whose radius point bears South  $67^{\circ}35'52''$  East, a distance of 684.51 feet and having a central angle of  $22^{\circ}41'58''$ , a radius of 684.51 feet, a tangent length of 137.40 feet and an arc length of 271.19 feet;

**Thence** along said non-tangent curve to the left, an arc length of 271.19 feet for a corner of this tract;

**Thence**, South  $00^{\circ}17'50''$  East, a distance of 44.86 feet, for a corner of this tract;

**Thence**, South  $89^{\circ}42'10''$  West, a distance of 117.28 feet, for a corner of this tract;

**Thence**, South  $04^{\circ}51'41''$  West, a distance of 35.18 feet for a corner of this tract and for the beginning of a circular curve to the right whose radius point bears North  $85^{\circ}08'19''$  West, a distance of 360.00 feet and having a central angle of  $23^{\circ}50'51''$ , a radius of 360.00 feet, a tangent length of 76.02 feet and an arc length of 149.84 feet;

**Thence** along said circular curve to the right, an arc length of 149.84 feet for a corner of this tract;

**Thence**, South 28°42'32" West, a distance of 151.44 feet, for the southeast corner of this tract;

**Thence**, North 61°17'28" West, a distance of 160.00 feet, for a corner of this tract;

**Thence**, North 28°42'32" East, a distance of 12.00 feet, for a corner of this tract;

**Thence**, North 61°17'28" West, a distance of 510.00 feet, for a corner of this tract;

**Thence**, South 28°42'32" West, a distance of 45.00 feet, for a corner of this tract;

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

**Thence**, North 28°42'32" East, a distance of 714.50 feet to the Point of Beginning and containing 13.206 acres (575246.95 square feet) of land.

Bearings based on the recorded plat of Rancho Vista Subdivision Unit 3A, a map of which is recorded in Volume 67, Pages 558-559, Map Records of Nueces County, Texas.

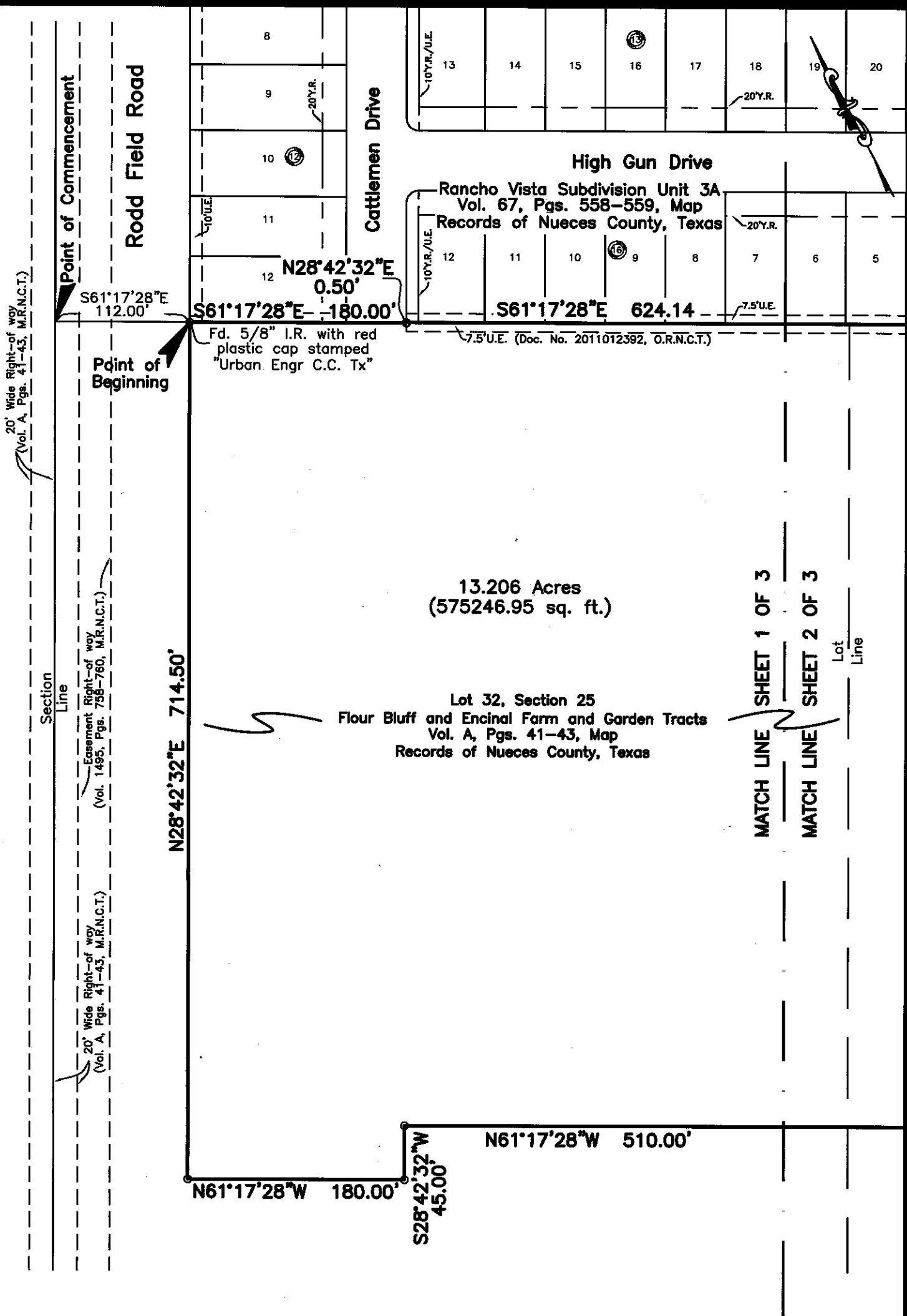
Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.



URBAN ENGINEERING

A handwritten signature in black ink that reads "Dan R. Urban". The signature is written in a cursive style and is positioned above a horizontal line.

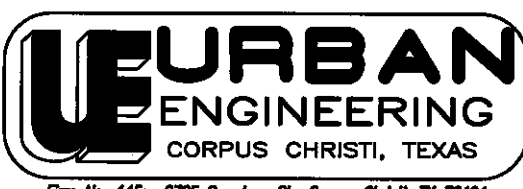
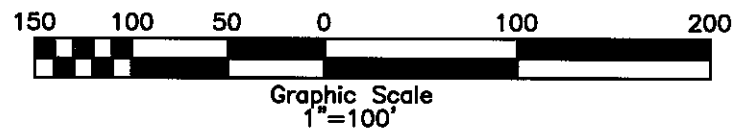
Dan R. Urban, R.P.L.S.  
License No. 4710



Note: No monumentation found or set unless otherwise noted.

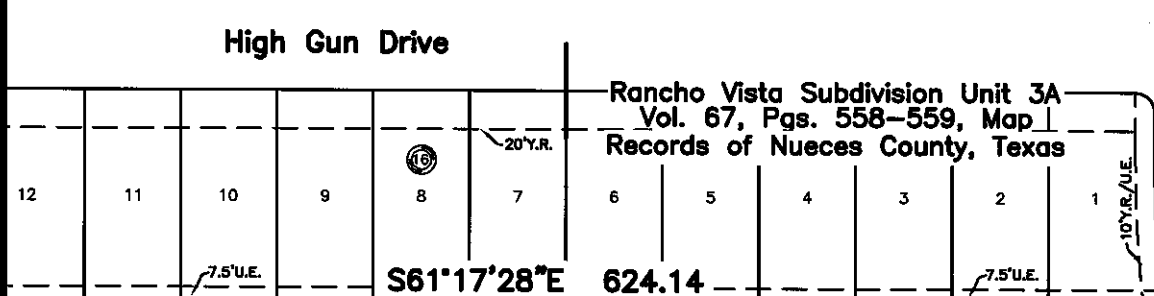
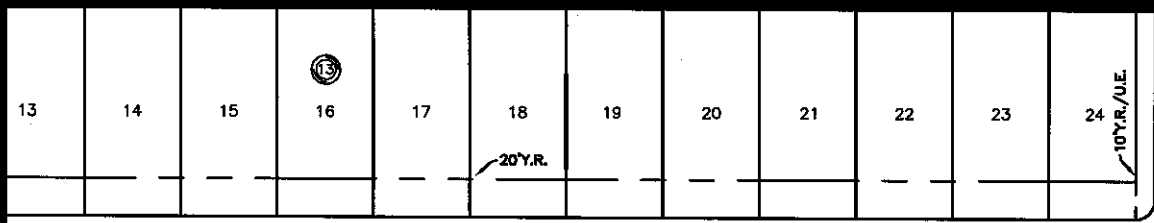
**Map to Accompany**

Field Notes for a 13.206 acre tract of land (not based on an on-the-ground survey) out of 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, Map Records of Nueces County, Texas.



REV: Sept. 26, 2012  
 DATE: Sept. 21, 2012  
 SCALE: 1"=100'  
 JOB NO.: 39319.B2.13  
 SHEET: 1 of 3  
 DRAWN BY: JDC

Firm No. 145: 2725 Swartner St., Corpus Christi, TX 78404  
 PHONE: (361) 854-3101 FAX: (361) 854-6001



Fort Griffen Drive



Rancho Vista Subdivision Unit 3A  
Vol. 67, Pgs. 558-559, Map  
Records of Nueces County, Texas

S61°17'28"E 624.14

7.5'U.E. (Doc. No. 2011012392, O.R.N.C.T.)

Radius Point Bears,  
S67°35'52"E 684.51'

Δ = 22°41'58"  
R = 684.51'  
T = 137.40'  
L = 271.19'

13.206 Acres  
(575246.95 sq. ft.)

Lot 32, Section 25  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas

MATCH LINE SHEET 1 OF 3

MATCH LINE SHEET 2 OF 3

Lot  
Line

Lot 31, Section 25  
Flour Bluff and Encinal Farm and Garden Tracts  
Vol. A, Pgs. 41-43, Map  
Records of Nueces County, Texas  
(Owner: Related Investors, Ltd.)

S00°17'50"E  
A.A.86'  
S89°42'10"W  
117.28'  
S04°51'41"W  
35.18  
Δ = 23°50'51"  
R = 360.00'  
T = 76.02'  
L = 149.84'

Radius Point Bears  
N85°08'19"W 360.00'

N61°17'28"W 510.00'

N28°42'32"E  
12.00'

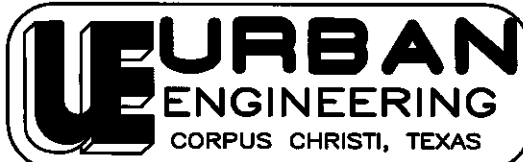
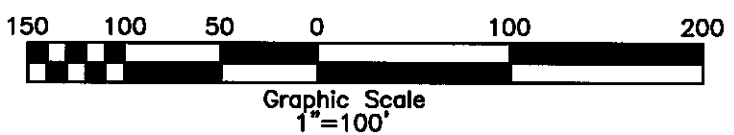
N61°17'28"W 160.00'

S28°42'32"W  
151.44'

Note: No monummentation found or set  
unless otherwise noted.

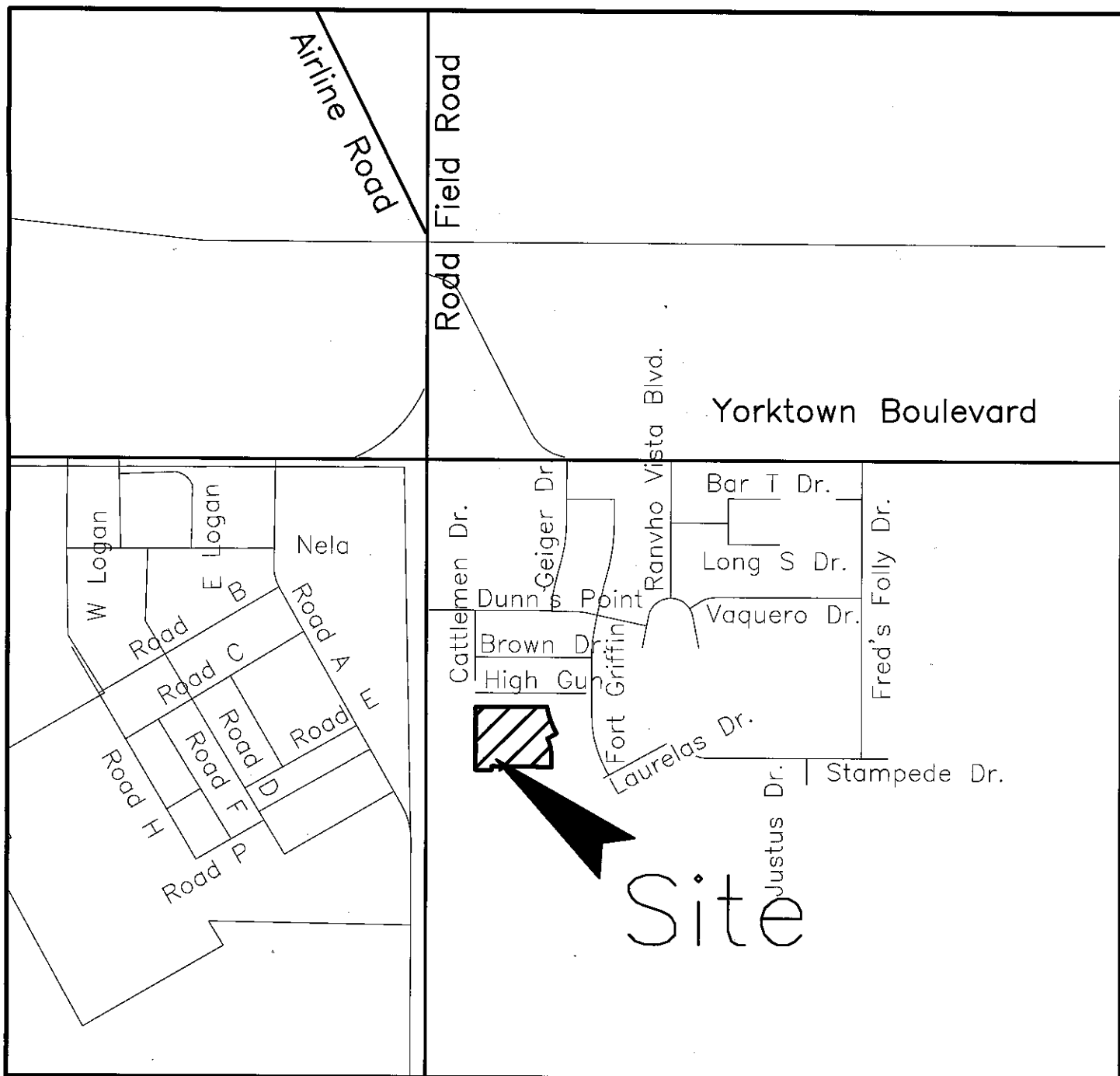
**Map to Accompany**

Field Notes for a 13.206 tract of land  
(not based on an on-the-ground survey)  
out of 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, Map Records of Nueces  
County, Texas.



Firm No. 145; 2725 Swartner St., Corpus Christi, TX 78404  
PHONE: (361) 854-3101 FAX: (361) 854-8001

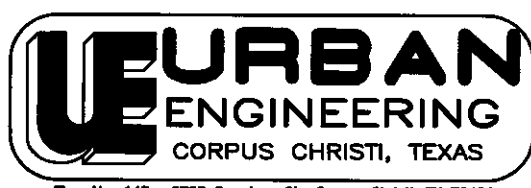
REV: Sept. 26, 2012  
DATE: Sept. 21, 2012  
SCALE: 1"=100'  
JOB NO.: 39319.B2.13  
SHEET: 2 of 3  
DRAWN BY: JDC



LOCATION MAP N.T.S.

**Map to Accompany**

*Field Notes for a 13.206 acre tract of land (not based on an on-the-ground survey) out of 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, Map Records of Nueces County, Texas.*



Firm No. 145: 2725 Swainner St., Corpus Christi, TX 78404  
 PHONE: (361) 854-3101 FAX: (361) 854-6001

REV: Sept. 26, 2012  
 DATE: Sept. 21, 2012  
 SCALE: 1"=100'  
 JOB NO.: 39319.B2.13  
 SHEET: 3 of 3  
 DRAWN BY: JDC