

**Ordinance amending the Unified Development Code (“UDC”), upon application by The Convent Academy of the Incarnate Word (“Owner”), by changing the UDC Zoning Map in reference to 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “RM-1/SP” Multifamily 1 District with a Special Permit; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of The Convent Academy of the Incarnate Word (“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, January 14, 2015, during a meeting of the Planning Commission, and on Tuesday, February 10, 2015, 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 The Convent Academy of the Incarnate Word (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Lipps Boulevard approximately 650 feet west of South Staples Street (the “Property”), from the “RS-6” Single-Family 6 District to the “RM-1/SP” Multifamily 1 District with a Special Permit (Zoning Map No. 045032), 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 entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the following condition:

1. No structures or dumpster enclosures within 50 feet of the southern property line adjacent to the single-family residential district.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** 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.

030434

**INDEXED**

**SECTION 5.** 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 6.** 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 7.** 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 10<sup>th</sup> day of February, 2015, by the following vote:

Nelda Martinez	<u>Aye</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>No</u>
Chad Magill	<u>Aye</u>	Mark Scott	<u>Absent</u>
Colleen McIntyre	<u>Aye</u>	Carolyn Vaughn	<u>No</u>
Lillian Riojas	<u>Aye</u>		

The foregoing ordinance was read for the second time and passed finally on this the 24<sup>th</sup> day of February, 2015, by the following vote:

Nelda Martinez	<u>Aye</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Chad Magill	<u>Aye</u>	Mark Scott	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Lillian Riojas	<u>Aye</u>		

PASSED AND APPROVED this the 24<sup>th</sup> day of February, 2015.

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

Nelda Martinez  
Nelda Martinez  
Mayor

**EFFECTIVE DATE**  
3/2/15

030434

**BASS & WELSH ENGINEERING**

Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

**Field Note Description  
26.32 Acre Tract**

May 16, 2012

Being a tract situated in Corpus Christi, Nueces County, Texas a portion of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof recorded in Volume "A" at Pages 41 through 43 of the Map Records of Nueces County, Texas and being generally described as the east 26.32 acres of that 41.32 acre tract described in the Warranty Deed to Convent Academy of the Incarnate Word recorded under Clerk's File No.2006056129 of the Official Public Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the northeast corner of the heretofore referenced 41.32 acre tract for the northeast corner of this tract;

THENCE S 28°57'10" W along the east boundary of the 41.32 acre tract and the west boundary of Lot 1-A, Block 1, Stonehenge, Unit 1, a map of which is recorded in Volume 64 at Page 286 of the Map Records of Nueces County, Texas and Lot 1, Block 1, San Marin, a map of which is recorded in Volume 57 at Page 193 of the Map Records of Nueces County, Texas, a distance of 958.04 feet to a 5/8 inch iron rod found for the south boundary of Henderson Street, a public roadway, the southeast corner of the 41.32 acres, for the southeast corner of this tract;

THENCE N 61°04'37" W along the south boundary of the 41.32 acres, a distance of 1,209.58 feet to a point for the southwest corner of this tract, said point being the southeast corner of a heretofore described 15.0 acre tract;

THENCE N 28°55'23"E across the 41.32 acre tract, along the east boundary of the 15.0 acre tract, a distance of 918.67 feet to a point in the south right-of-way line of Lipes Boulevard the northeast corner of the 15.0 acre tract and the northwest corner of this tract;

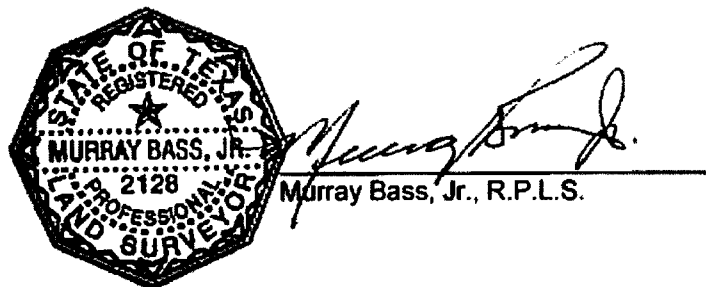
THENCE along the south right-of-way line of Lipes Boulevard S 61°02'50" E a distance of 176.50feet to the point of curvature of a curve to the left;

THENCE along said curve to the left whose radius is 623.94 in an easterly direction, a distance of 125.64 feet to the point of tangency of said curve;

THENCE continuing along the south right-of-way line of Lipes Boulevard S 72°35'03" E a distance of 100.00 feet to the point of curvature of a curve to the right;

THENCE continuing along the south right-of-way line of Lipes Boulevard on said curve to the right, whose radius is 365.96 feet in a southeasterly direction, a distance of 73.69 feet to the point of tangency of said curve;

THENCE continuing along the south right-of-way line of Lipps Boulevard, S 61°02'50" E a distance of 737.59 feet to the POINT OF BEGINNING, forming a tract embracing 26.32 acres.



Note: Basis of Bearing is the west line of the 41.32 acre tract.

ROSSGATE  
PARK

$I=11^{\circ}32'14''$   
 $R=365.96'$   
 $T=36.97'$   
 $L=73.69'$   
 $CB=S66^{\circ}48'56''E$   
 $CH=73.57'$

CROSSGATE SUBDIVISION  
V. 46, P. 246-249

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

LIPES BLVD.

$S72^{\circ}35'03''E$   
100.00'

$S61^{\circ}02'50''E$  737.59'

*Fnd 5/8" I.R.*

Point of Beginning

$S61^{\circ}02'50''E$   
176.50'

$I=11^{\circ}32'15''$   
 $R=623.94'$   
 $T=63.03'$   
 $L=125.64'$   
 $CB=N66^{\circ}48'57''W$   
 $CH=125.43'$

Lot 5  
Lot 6

$S28^{\circ}55'23''W$  918.67'  
 $N28^{\circ}55'23''E$  918.67'

Lot 6  
Lot 7

Area = 26.32 Acres

$S28^{\circ}57'10''W$  958.04'

STONEHENGE UNIT 1  
LOT 1-A, BLK 1,  
V. 64, P. 286, M.R.N.C.T.  
  
LOT 1, BLOCK 1,  
SAN MARIN  
V. 57, P. 193, M.R.N.C.T.

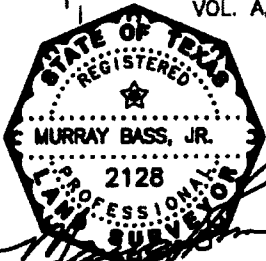
$N61^{\circ}04'37''W$  1209.58'

HENDERSON ST

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

**PUBLISHER'S AFFIDAVIT**

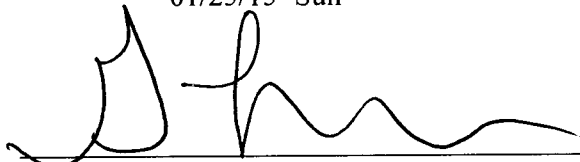
State of Texas }  
County of Nueces }

CITY OF CORPUS CHRISTI  
Ad # 455783  
PO #

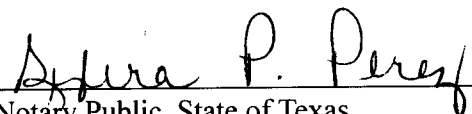
Before me, the undersigned, a Notary Public, this day personally came GEORGIA LAWSON, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the *Corpus Christi Caller-Times*, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PUBLIC HEARING TO CONSIDER which the annexed is a true copy,

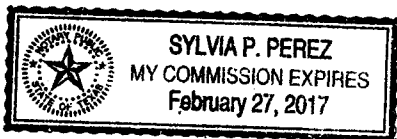
was inserted in the *Corpus Christi Caller-Times* on:  
CC-Corpus Christi Caller-Times  
CC-Internet - caller.com

01/25/15 Sun  
01/25/15 Sun

  
\_\_\_\_\_  
LEGAL SALES REPRESENTATIVE

On this 28<sup>th</sup> day of January, 2015 I certify that the attached document is a true and exact copy made by publisher.

  
\_\_\_\_\_  
Notary Public, State of Texas



**NOTICE OF PUBLIC HEARING  
TO CONSIDER RE-ZONING  
APPLICATION(S) IN THE CITY  
OF CORPUS CHRISTI**

Notice is hereby given that the Corpus Christi City Council will conduct a public hearing on February 10, 2015 during a regular Council meeting which commences at 11:30 a.m. in the Council Chambers, City Hall, 1201 Leopard, to consider the following zoning application(s) which are on file in the Department of Development Services. At said time & place of hearing, persons & parties interested may appear before the City Council:

- 1. Case No. 0115-01 The Convent Academy of Incarnate Word:** From the "RS-6" Single-Family 6 District to the "RM-1" Multifamily 1 District. The property to be rezoned is described as being 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Lipas Boulevard approximately 650 feet west of South Staples Street (FM 2444).
- 2. Case No. 0115-02 Superior H&H Development LLC:** From the "CG-2" General Commercial District, "ON" Office District and "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property is described as being a 10-acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, located north of Saratoga Boulevard (SH 357) and west of Norchester Drive.
- 3. Case No. 0115-03 MPM Development LP:** From the "RS-22" Single-Family 22 District to the "RS-15" Single-Family 15 District. The property to be rezoned is described as Lots 1 through 7, Block 1 and Lots 1 through 28, Block 2, King Estates Unit 4, located near the southeast corner of South Staples Street (FM 2444) and South Oso Parkway.

Information may be obtained by calling or visiting the Department of Development Services at (361) 826-3240, 2406 Leopard Street.

/s/ Rebecca Huerta  
City Secretary



**PUBLISHER'S AFFIDAVIT**

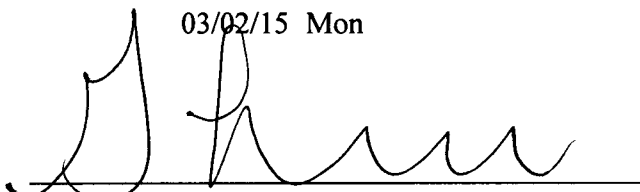
State of Texas }  
County of Nueces }

CITY OF CORPUS CHRISTI  
Ad # 471113  
PO #


Before me, the undersigned, a Notary Public, this day personally came GEORGIA LAWSON, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the *Corpus Christi Caller-Times*, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PASSAGE OF ORDINANCE(S) NO which the annexed is a true copy,

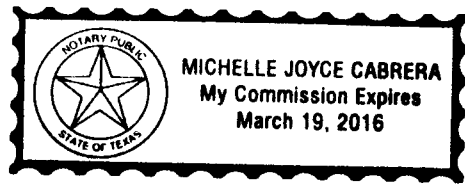
was inserted in the *Corpus Christi Caller-Times* on:  
CC-Corpus Christi Caller-Times  
CC-Internet - caller.com

03/02/15 Mon  
03/02/15 Mon

  
\_\_\_\_\_  
LEGAL SALES REPRESENTATIVE

On this 5 day of March, 20 15 I certify that the attached document is a true and exact copy made by publisher.

  
\_\_\_\_\_  
Notary Public, State of Texas



Legals

**NOTICE OF PASSAGE OF  
ORDINANCE(S)**

**NO. 030434,** Ordinance amending the Unified Development Code ("UDC"), upon application by The Convent Academy of the Incarnate Word ("Owner"), by changing the UDC Zoning Map in reference to 26.32 acres out of Lots 6 and 7, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, from the "RS-6" Single-Family 6 District to the "RM-1/SP" Multifamily 1 District with a Special Permit; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication. This ordinance was passed and approved on second reading by the City Council on February 24, 2015.

/s/ Rebecca Huerta  
City Secretary

