

**Ordinance amending the Unified Development Code (“UDC”), upon application by Gabriele Stauder-Hilpold, Trustee (“Owner”), by changing the UDC Zoning Map in reference to a 6.28 acre tract of land out of a portion of Lot 1, Block 27B and all of Lots 3, 4 and 5, Block 41, Padre Island – Corpus Christi Island Fairway Estates, from the “RM-AT” Multifamily AT District to the “CR-2/IO” Resort Commercial District with Island Overlay; 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 Gabriele Stauder-Hilpold, Trustee (“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 16, 2014, during a meeting of the Planning Commission, and on Tuesday, August 19, 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 by Gabriele Stauder-Hilpold, Trustee (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 6.28 acre tract of land out of a portion of Lot 1, Block 27B and all of Lots 3, 4 and 5, Block 41, Padre Island – Corpus Christi Island Fairway Estates, located at the southwest corner of South Padre Island Drive (PR 22) and Compass Street (the “Property”), from the “RM-AT” Multifamily AT District to the “CR-2/IO” Resort Commercial District with Island Overlay (Zoning Map No. 029026), 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 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:

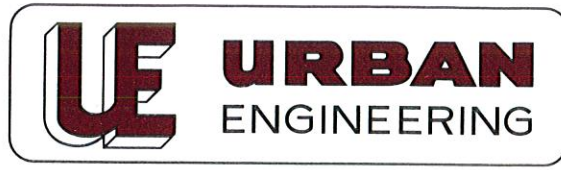
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

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

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



## 6.28 Acre Zoning Tract

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 6.28 acre tract of land, being a portion of Lot 1, Block 27B, Padre Island - Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 47, Page 163-165, of the Map Records of Nueces County, Texas and all of Lots 3, 4 and 5, Block 41, Padre Island - Corpus Christi Island Fairway Estates, a map of which is recorded in Volume 42, Pages 16-17, of the said Map Records, said 6.28 acre tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 inch iron rod, found, on the East boundary of Lot 27C, Padre Island – Corpus Christi, Island Fairway Estates, a map of which is recorded in Volume 67, Pages 779-785, of the said Map Records, for an outer ell corner of the said Lot 1, Block 27B and this tract, from whence, a 5/8 inch iron rod found, for the Southwest corner of the said Lot 1, bears, South 25°02'42" East, 314.11 feet;

Thence, North 00°44'01" East, with the said East boundary of the said Lot 27C, the West boundary of the said Lot 1, at 174.34 feet, pass the Southwest corner of the said Lot 3, continue with the said East boundary and the West boundary of the said Lot 3, in all 238.03 feet, to the Southwest corner of the said Lot 4, the Northwest corner of the said Lot 3, for an inner ell corner of this tract;

Thence, North 09°57'59" West, with the said East Boundary and the West Boundary of the said Lots 4 and 5, 312.20 feet, for the Northwest corner of the said Lot 5 and this tract;

Thence, North 80°02'01" East, with the North boundary of the said Lot 5, 130.00 feet, to the Southwest corner of Lot 6, of the said Block 41, for a corner of this tract;

Thence, South 89°15'59" East, with the common boundary of the said Lots 5 and 6, 170.22 feet, to the West right-of-way of Compass Street, for the Northeast corner of the said Lot 5 and this tract;

Thence, South 00°44'01" West, with the said right-of-way, 61.87 feet for a corner of this tract and the beginning of a circular curve to the left, having a radius point which bears, South 89°15'59" East, 130.00 feet, a central angle of 73°16'21", a radius of 130.00 feet, a tangent length of 96.67 feet and an arc length of 166.25 feet;

Thence, with the arc of the said circular curve to the left, 166.25 feet, to the Northwest corner of Lot 2 of the said Block B, for the Northeast corner of the said Lot 3 and this tract;

Thence, South 17°27'40" West, with the common boundary of the said Lots 2 and 3, 217.95 feet, for the Southwest corner of the said Lot 2, the Southeast corner of the said Lot 3, for an inner ell corner of this tract;

Thence, South 89°09'44" East, with the South boundary of the said Lots 2 and Lot 1, of the said Block 41, the North boundary of the said Lot 1, Block 27B, 280.68 feet, to the West right-of-way of South Padre Island Drive

(Park Road 22), the Southeast corner of the said Lot 1, Block 41, for the Northeast corner of the said Lot 1, Block 27B and this tract;

Thence, South  $00^{\circ}47'43''$  West, with the West right-of-way of the said South Padre Island Drive, 216.01 feet, for a corner of this tract and the beginning of a circular curve to the right, having a radius point which bears, North  $89^{\circ}12'17''$  West, 15.00 feet, a central angle of  $89^{\circ}56'18''$ , a radius of 15.00 feet, a tangent length of 14.98 feet and an arc length of 23.55 feet;

Thence, with the arc of the said circular curve to the right, 23.55 feet, for a corner of this tract;

Thence, North  $89^{\circ}15'59''$  West, 105.98 feet, for a corner of this tract and the beginning of a circular curve to the left, having a radius point which bears, South  $00^{\circ}44'01''$  West, 252.42 feet, a central angle of  $28^{\circ}13'47''$ , a radius of 252.42 feet, a tangent length of 63.47 feet and an arc length of 124.37 feet;

Thence, with the arc of the said circular curve to the left, 124.37 feet, for a corner of this tract;

Thence, South  $62^{\circ}30'14''$  West, 68.41 feet, for a corner of this tract and the beginning of a circular curve to the left, having a radius point which bears, South  $27^{\circ}29'46''$  East, 282.30 feet, a central angle of  $26^{\circ}57'10''$ , a radius of 282.30 feet, a tangent length of 67.65 feet and an arc length of 132.80 feet;

Thence, with the arc of the said circular curve to the left, 132.80 feet, for a corner of this tract;

Thence, South  $35^{\circ}33'04''$  West, 35.77 feet, for a corner of this tract and the beginning of a circular curve to the right, having a radius point which bears, North  $54^{\circ}26'56''$  West, 10.00 feet, a central angle of  $119^{\circ}24'14''$ , a radius of 10.00 feet, a tangent length of 17.11 feet and an arc length of 20.84 feet;

Thence, with the arc of the said circular curve to the right, 20.84 feet, to the East boundary of the said Lot 27C, for a corner of this tract;

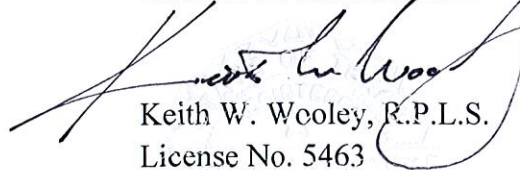
Thence, North  $25^{\circ}02'42''$  West, with the East boundary of the said Lot 27C, 261.62 feet, to the Point of Beginning, containing 6.28 Acres (273,728 square feet) of land, more or less.

Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from field work performed in 2012 and 2013 and the Record Plat of Padre Island – Corpus Christi, Island Fairway Estates, Block 41&42 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 the tract described herein.*

URBAN ENGINEERING

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

