

Ordinance amending the Unified Development Code (“UDC”), upon application by Related Investors, Ltd. (“Owners”) by changing the UDC Zoning Map in reference a 66.96 acre tract of land out of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”) 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 and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Related Investors, Ltd. (“Owners”), 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 15, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested “RS-4.5” Single-Family 4.5 District, and on Tuesday, August 11, 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 Related Investors, Ltd. (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning of a 66.96 acre tract of land out of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Rodd Field Road approximately 480 feet south of Siberian Street (the “Property”), from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 042029), as shown in Exhibit “A” and Exhibit “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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

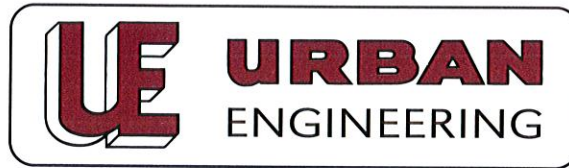


Exhibit A
66.95 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 66.95 acre tract of land, more or less, of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, of the Map Records of Nueces County, Texas; said 66.95 acre tract being more fully described as follows:

Beginning at a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found, on the South corner of Lot 48, Block 16, Rancho Vista Subdivision Unit 10, a map of which is recorded in Volume 68, Pages 339-340, Map Records of Nueces County, Texas;

Thence, South 28°42'31" West, 5.00 feet for a corner of this tract;

Thence, South 61°17'28" East, 270.00 feet for a corner of this tract;

Thence, North 28°42'32" East, 150.00 feet for a corner of this tract;

Thence, with the boundary of this tract as follows:

- South 61°17'28" East, 338.30 feet for a corner of this tract;
- South 28°42'09" West, 216.96 feet for a corner of this tract;
- South 22°36'32" West, 127.78 feet for a corner of this tract and the beginning of a non-tangent curve to the left, having a radius point which bears South 73°52'24" East, 565.38 feet, a central angle of 24°18'40", a radius of 565.38 feet, a tangent length of 121.78 feet and an arc length of 239.89 feet;
- With the arc of the said non-tangent curve to the left, 239.89 feet, for a corner of this tract;
- South 12°28'13" East, 124.01 feet for a corner of this tract;
- South 12°24'11" East, 17.48 feet, for a corner of this tract and for the beginning of a non-tangent curve to the right, having a radius point which bears, South 77°35'49" West, 1030.00 feet, a central angle of 08°18'40", a radius of 1030.00 feet, a tangent length of 74.84 feet and an arc length of 149.41 feet;
- With the arc of the said non-tangent curve to the right, 149.41 feet, for a corner of this tract;
- South 00°38'33" East, 123.94 feet, for a corner of this tract and for the beginning of a non-tangent curve to the right, having a radius point which bears, North 87°11'35" West, 1030.00 feet, a central angle of 01°41'03", a radius of 1030.00 feet, a tangent length of 15.14 feet and an arc length of 30.28 feet;
- With the arc of the said non-tangent curve to the right, 30.28 feet, for a corner of this tract;
- South 04°29'28" West, 55.43 feet;
- North 82°01'10" East, 845.02 feet, to the Northwest line of Lot 5, said Section 24, for a corner of this tract;
- South 28°42'09" West, with the Northwest line of the said Lot 5, 257.96 feet, for a corner of this tract and for the beginning of a non-tangent curve to the left, having a radius point which bears, South 07°01'48" West, 201.31 feet, a central angle of 15°00'09", a radius of 201.31 feet, a tangent length of 26.51 feet and an arc length of 52.71 feet;
- With the arc of the said non-tangent curve to the left, 52.71 feet, for a corner of this tract;
- South 82°01'38" West, 662.73 feet, for a corner of this tract and for the beginning of a tangent curve to the right, having a radius point which bears, North 07°58'22" West, 940.00 feet, a central angle of 07°32'00", a radius of 940.00 feet, a tangent length of 61.89 feet and an arc length of 123.59 feet;
- With the arc of the said tangent curve to the right, 123.59 feet, for a corner of this tract;

- South $89^{\circ}33'38''$ West, 1596.64 feet, for a corner of this tract and for the beginning of a tangent curve to the right, having a radius point which bears, North $00^{\circ}26'22''$ West, 640.00 feet, a central angle of $29^{\circ}08'53''$, a radius of 640.00 feet, a tangent length of 166.40 feet and an arc length of 325.59 feet;
- With the arc of the said tangent curve to the right, 325.59 feet, for a corner of this tract;
- North $61^{\circ}17'28''$ West, 141.15 feet, for the West corner of this tract;
- North $28^{\circ}42'32''$ East, 1922.00 feet, for the North corner of this tract;
- South $61^{\circ}17'28''$ East, 180.00 feet;
- North $28^{\circ}42'32''$ East, 5.50 feet;

Thence, South $61^{\circ}17'28''$ East, 670.00 feet, to the Point of Beginning, containing 66.95 acres (2,916,178 square feet) of land.

Bearings based on the recorded plat of Rancho Vista Subdivision Unit 10, a map of which is recorded in Volume 68, Pages 339-340, Map Records of Nueces County, Texas. This description was prepared from record documents and field work performed in October 2014 and does not represent a current on the ground survey.

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.

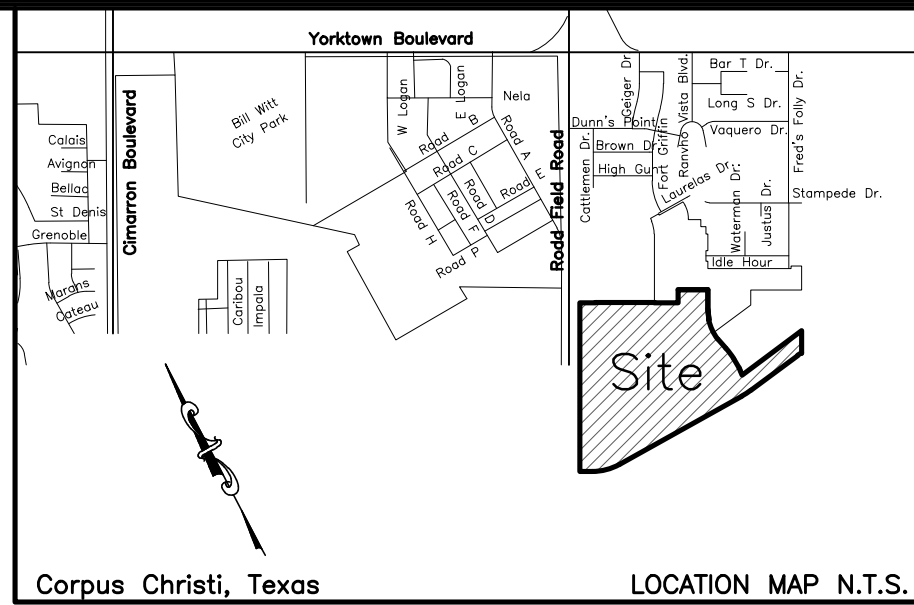
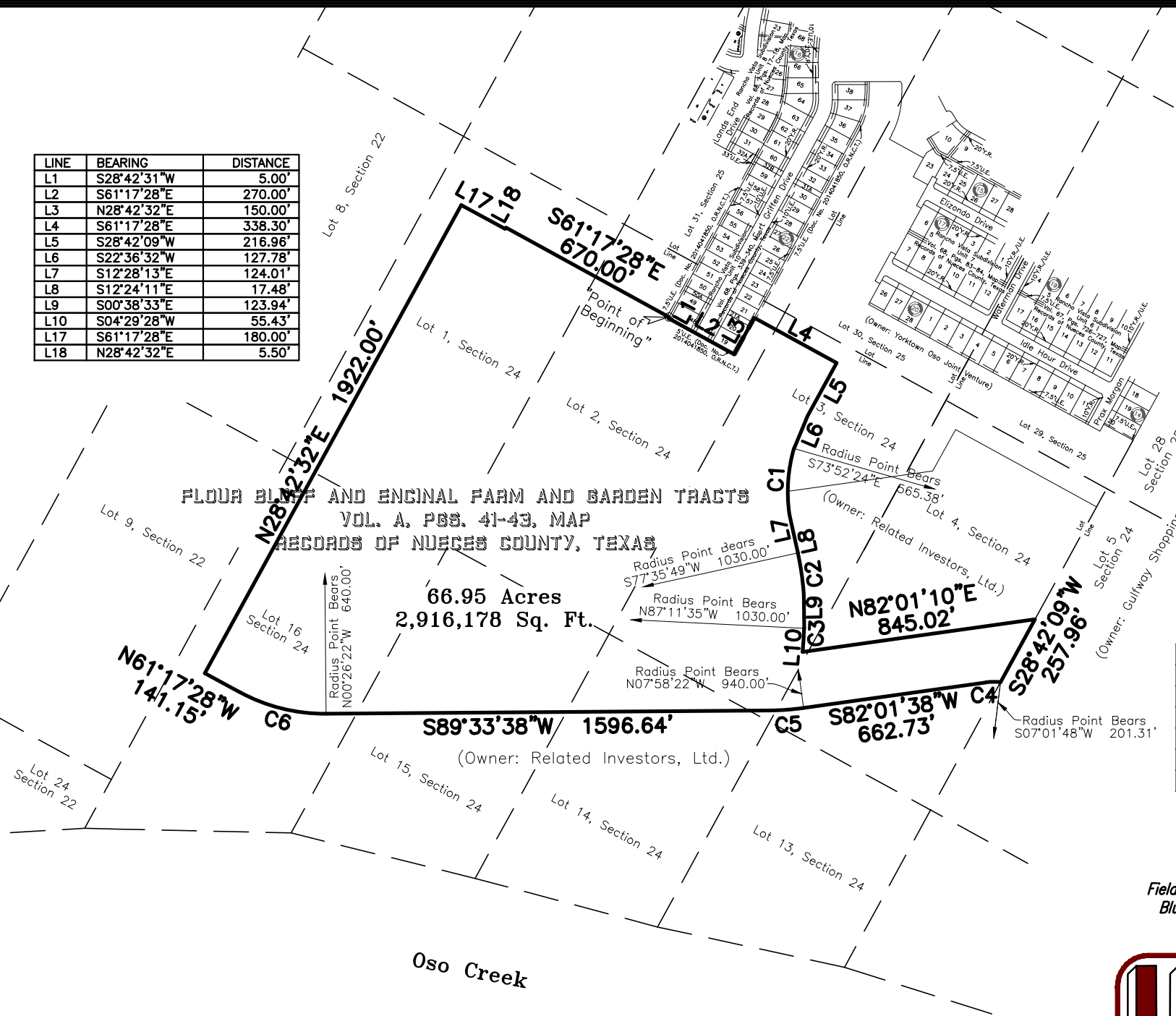
URBAN ENGINEERING



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



LINE	BEARING	DISTANCE
L1	S28°42'31"W	5.00'
L2	S61°17'28"E	270.00'
L3	N28°42'32"E	150.00'
L4	S61°17'28"E	338.30'
L5	S28°42'09"W	216.96'
L6	S22°36'32"W	127.78'
L7	S12°28'13"E	124.01'
L8	S12°24'11"E	17.48'
L9	S00°38'33"E	123.94'
L10	S04°29'28"W	55.43'
L11	S61°17'28"E	180.00'
L18	N28°42'32"E	5.50'



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

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	24°18'40"	565.38'	121.78'	239.89'
C2	8°18'40"	1030.00'	74.84'	149.41'
C3	1°41'03"	1030.00'	15.14'	30.28'
C4	15°00'09"	201.31'	26.51'	52.71'
C5	7°32'00"	940.00'	61.89'	123.59'
C6	29°08'53"	640.00'	166.40'	325.59'

Exhibit B Sketch to Accompany

Fieldnotes for 66.95 acre tract of land, more or less, of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.

2725 Swannher St., Corpus Christi, TX 78404
 TBPE Firm No. 145 TBPLS Firm No. 10032400
 PHONE: (361) 854-3101 FAX: (361) 854-6001

DATE: June 17, 2015
 SCALE: 1"=500'
 JOB NO.: 39319.B4.17
 SHEET: 1 of 1
 DRAWN BY: RLG