

**Zoning Case No. 1019-05, Southside Ventures III, LP. (District 5).
Ordinance rezoning property at or near 7564 Brooke Road from the “RS-TH”
Townhouse District to the “RS-4.5” Single-Family 4.5 District.**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being 5.824 acre tract of land situated in Lots 10, & 11, Section 26, Flour Bluff & Encinal Farm and Garden Tracts as recorded in Volume A, Page 41 of the Map Records, Nueces County, Texas as shown in Exhibit “A” & “B” from:

the “RS-TH” Townhouse District to the “RS-4.5” Single-Family 4.5 District.

The subject property is located at or near 7564 Brooke Road. Exhibit A, a metes and bounds description of the subject property, and Exhibit B, a map to accompany the metes and bounds, are attached to and incorporated in this ordinance.

SECTION 2. 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. 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 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. 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.

SECTION 7. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the ____ day of _____, _____, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

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

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the ____ day of _____, _____.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

5.824 ACRES

THE STATE OF TEXAS}
THE COUNTY OF NUECES}

BEING 5.824 acre tract of land situated in Lots 10, & 11, Section 26 of the Flour Bluff & Encinal Farm and Garden Tracts as recorded in Volume A, Page 41 of the Map Records, Nueces County, Texas and being a portion of a called 60.54 acre tract of land described by Warranty Deed dated July 27, 2018, conveyed from Palm Land Investment, Inc. to Southside Ventures III, L.P. as recorded in Instrument No. 2018032872 of the Official Public Records, Nueces County, Texas, said 5.824 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the southwest line of Oso Parkway (an 80-foot Right-of-Way), marking the east corner of Lot 1, Block 7 of the Cayo Del Oso Subdivision, Section II according to the established map or plat thereof as recorded in Volume 69, Pages 237 of the Map Records, Nueces County, Texas for the north corner and a point of curvature to the right for the herein described tract;

THENCE, along the southwest right-of-way line of said Oso Parkway, the following courses and distances:

- with a curve turning to the right having an arc length of 131.72 feet, with a radius of 566.00 feet, with a delta angle of 13°20'02", having a chord bearing of South 02°03'17" East, and a chord length of 131.42 feet to a found 5/8" steel rebar marking a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 22.65 feet to a found 5/8" steel rebar marking a point of curvature to the right for the herein described tract;
- with a curve turning to the right having an arc length of 23.56 feet, with a radius of 15.00 feet, with a delta angle of 90°00'00", having a chord bearing of South 49°34'10" West, and a chord length of 21.21 feet to a found 5/8" steel rebar marking a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 50.00 feet to a found 5/8" steel rebar marking a point of curvature to the right for the herein described tract;
- with a curve turning to the right having an arc length of 23.56 feet, with a radius of 15.00 feet, with a delta angle of 90°00'00", having a chord bearing of South 40°25'50" East, and a chord length of 21.21 feet to a found 5/8" steel rebar marking a point of tangency for the herein described tract;
- South 04°34'10" West, a distance of 115.73 feet to a found 5/8" steel rebar marking an interior corner of the herein described tract;
- South 85°25'50" East, a distance of 40.00 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the centerline of said Oso Parkway for the east most corner and a point of curvature to the right for the herein described tract;

THENCE, departing the south line of the aforesaid Cayo Del Oso Subdivision, Section 1, over, into, and across the aforesaid 60.54 acre tract, the following courses and distances:

- with a curve turning to the right having an arc length of 252.58 feet, with a radius of 600.00 feet, with a delta angle of 24°07'11", having a chord bearing of South 16°37'46" West, and a chord length of 250.72 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking a point of tangency for the herein described tract;

- South 28°41'21" West, a distance of 72.65 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the south corner of the herein described tract;
- North 61°18'39" West, a distance of 719.63 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the west corner of the herein described tract;
- North 28°41'21" East, a distance of 240.00 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the southwest line of Lot 9, Block 7 of said Cayo Del Oso Subdivision, Section II for the northwest corner of the herein described tract;
- South 61°18'39" East, along the southwest line of Lots 9, 8, 7 and 6 of said Cayo Del Oso Subdivision, Section II, a distance of 242.17 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking a corner of said Lot 6, Block 7 for an interior corner for the herein described tract;
- North 60°32'01" East, , along the southeast line of Lots 6, 5, 4, 3, 2 and 1 of said Cayo Del Oso Subdivision, Section II a distance of 439.98 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 5.824 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00003518679844 (GEOID12A).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in November, 2016 and are true and correct to the best of my knowledge and belief.



08/26/2019

Urban Surveying, Inc.
 By: Michael K. Williams
 Registered Professional Land Surveyor
 Texas No. 6616



E21463.01 – 5.824 Acres

Exhibit B

