

**Ordinance amending the Unified Development Code (“UDC”), upon application by Dorsal Development, LLC (“Owner”), by changing the UDC Zoning Map in reference to a 70.201-acre tract of land out of Lots 7, 8, 9 and 10, Section 25 and Lots 1, 2, 5 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1; to the “RM-2” Multifamily 2 District on Tract 2; to the “RM-1” Multifamily 1 District on Tract 3; to the “RS-4.5” Single-Family 4.5 District on Tract 4; and to the “RS-TF” Two-Family District on Tract 5; 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 Dorsal Development, LLC (“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, March 26, 2014, during a meeting of the Planning Commission, and on Tuesday, April 22, 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 Dorsal Development, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 70.201-acre tract of land out of Lots 7, 8, 9 and 10, Section 25 and Lots 1, 2, 5 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Yorktown Boulevard at the intersection of Starry Road (the “Property”), from the “FR” Farm Rural District to the “CG-2” General Commercial District on Tract 1; to the “RM-2” Multifamily 2 District on Tract 2; to the “RM-1” Multifamily 1 District on Tract 3; to the “RS-4.5” Single-Family 4.5 District on Tract 4; and to the “RS-TF” Two-Family District on Tract 5 (Zoning Map Nos. 041030, 041029, 040030), as shown in Exhibits “A,” “B,” “C,” “D,” “E,” and “F.” Exhibits A, B, C, D and E, which are a metes and bounds description of the Property, and Exhibit F, 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 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

**BASS & WELSH ENGINEERING**

P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 27, 2014  
10029-M&B CG-2.doc

**CG-2 Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 12.229 acre tract of land, more or less, a portion of Lot 9, Section 25 and Lots 5 & 6, Section 34, all in Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and also being a portion of a 20.00 acre tract of land described by deed recorded as Document No. 2006037179, Official Records of said county and a portion of a 19.58 acre tract of land described by deed, Document No. 2012021105, said official records, said 12.229 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at a point in the northeast right-of-way line of Yorktown Boulevard for the southernmost corner of said 19.58 acre tract and southernmost corner of the tract herein described;

THENCE N61°00'28" W 739.74' along said northeast right-of-way line of Yorktown Boulevard to a point for the westernmost corner of the tract herein described;

THENCE N28°58'40"E 719.94' to a point for the northernmost corner of the tract herein described;

THENCE S61°01'20"E 739.96' to a point in the southeast boundary line of said 19.58 acre tract for the easternmost corner of the tract herein described;

THENCE S28°59'43"W 720.13' along the southeast boundary line of said 19.58 acre tract to the **POINT OF BEGINNING**, a sketch showing said 12.229 acre tract for CG-2 Zoning being attached hereto as Exhibit "F".



**EXHIBIT "A"**

**BASS & WELSH ENGINEERING**

P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 27, 2014  
10029-M&B RM-2.doc

**RM-2 Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 4.405 acre tract of land, more or less, a portion of Lot 9, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and also being a portion of a 20.00 acre tract of land described by deed recorded as Document No. 2006037179, Official Records of said county and a portion of a 20.02 acre tract of land described by deed, Document No. 2006037178, said official records, said 4.405 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at a point in the northeast right-of-way line of Yorktown Boulevard for the southernmost corner of the tract herein described, said southernmost corner bears N61°00'28"W 739.74 from the southernmost corner of a 19.58 acre tract of land described by deed, Doc. No. 2012021105, said official records;

THENCE N61°00'28" W 204.48' along said northeast right-of-way line of Yorktown Boulevard to a point for southwesterly corner of the tract herein described;

THENCE continuing along said northeast right-of-way line of Yorktown Boulevard N61°02'02"W 62.03' to a point for the westernmost corner of the tract herein described;

THENCE N28°58'40"E 719.90' to a point for the northernmost corner of the tract herein described;

THENCE S61°01'20"E 266.51' to a point for the easternmost corner of the tract herein described;

THENCE S28°58'40"W 719.94' to the **POINT OF BEGINNING**, a sketch showing said 4.405 acre tract for RM-2 Zoning being attached hereto as Exhibit "F".



*Nixon M. Welsh*  
NIXON M. WELSH, R.P.L.S.

**BASS & WELSH ENGINEERING**

P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 27, 2014  
10029-M&B RM-1.doc

**RM-1 Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of an 8.721 acre tract of land, more or less, a portion of Lot 9, Section 25 and Lot 6, Section 34, all in Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and also being a portion of a 20.00 acre tract of land described by deed recorded as Document No. 2006037179, Official Records of said county, a portion of a 20.02 acre tract of land described by deed, Document No. 2006037178, said official records, and a portion of a 19.58 acre tract of land described by deed, Doc. No. 2012021105, said official records, said 8.721 acre tract of land as further described by metes and bounds as follows:

Starting at a point in the northeast right-of-way line of Yorktown Boulevard which bears S61°02'02"W 410.00' from the westernmost corner of said 20.02 acre tract; thence N28°58'40"E 719.90' to a point for the westernmost corner and **POINT OF BEGINNING** of the tract herein described;

THENCE N28°58'40"E 545.91' to a point for the northernmost corner of the tract herein described;

THENCE S61°01'20"E 402.82' to a point for north central corner of the tract herein described;

THENCE N67°16'52"E 42.88' to a point for north central corner of tract herein described;

THENCE S22°43'08"E 341.01' to a point for easterly corner of the tract herein described;

THENCE S61°01'20"E 49.51' to a point for the easternmost corner of the tract herein described;

THENCE S28°58'40"W 368.19' to a point for the southernmost corner of the tract herein described;

THENCE N61°01'20"W 746.51' to the **POINT OF BEGINNING**, a sketch showing said 8.721 acre tract for RM-1 Zoning being attached hereto as Exhibit "F".



*Nixon M. Welsh*  
NIXON M. WELSH, R.P.L.S.

EXHIBIT ~~"D"~~ "C"

**BASS & WELSH ENGINEERING**

P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 27, 2014  
10029-M&B RS 4.5.doc

**RS-4.5 Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 43.882 acre tract of land, more or less, a portion of Lots 7, 8, 9 and 10, Section 25 and a portion of Lots 1, 2, 5 and 6, Section 34, all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and consisting of all of an 11.483 acre tract of land described by deed recorded as Document No. 2010027843, Official Records of said county, a portion of a 20.02 acre tract of land described by deed recorded as Document No. 2006037178, said official records, a portion of a 19.58 acre tract of land described by deed, Document No. 2012021105, said official records and a portion of a 20.00 acre tract of land described by deed recorded as Document No. 2006037179, said official records, said 43.882 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at the westernmost corner of said 20.02 acre tract, a point in the northeast right-of-way line of 80.00' wide Yorktown Boulevard, for the southernmost west corner of the tract herein described;

THENCE along the northwest boundary line of said 20.02 acre tract and along a central southerly boundary line of said 11.483 acre tract N28°58'40"E 1869.63' to a point for interior northerly corner of the tract herein described and interior southerly corner of said 11.483 acre tract;

THENCE N61°01'29"W 499.67' along a southwest boundary line of said 11.483 acre tract to a point in a southeast boundary line of Drainage Channel 31 right-of-way as described by deed recorded in Volume 2046, Page 721, deed records of said county, for the westernmost north corner of the tract herein described;

THENCE N28°59'41"E 590.42' along said southeast boundary line of Drainage Channel 31 right-of-way to a point for the northernmost corner of the tract herein described and of said 11.483 acre tract and interior corner of said Drainage Channel 31 right-of-way;

THENCE S61°00'00"E 813.54' along a southwest boundary line of said Drainage Channel 31 right-of-way to a point for the easternmost north corner of the tract herein described and easternmost corner of said 11.483 acre tract;

THENCE along the southeast boundary line of said 11.483 acre tract S28°58'40"W 653.73' to a point for the southernmost corner of said 11.483 acre tract and central interior corner of the tract herein described and being in the northeast boundary line of said 20.02 acre tract;

THENCE S60°58'31"E 1102.75' along said northeast boundary line of 20.02 acre tract and along the northeast boundary lines of said 20.00 acre tract and said 19.58 acre tract to a point for the easternmost corner of said 19.58 acre tract and easternmost corner of the tract herein described;

THENCE along the southeast boundary line of said 19.58 acre tract S28°59'43"W 1085.09' to a point for the southernmost east corner of the tract herein described;

**EXHIBIT ~~"C"~~ "D"**

Metes and Bounds Description, 43.882 acre tract, February 27, 2014, continued:

THENCE N61°01'20" W 259.96' to a point for southerly corner of the tract herein described;

THENCE N28°58'40" E 488.19' to a point for interior easterly corner of the tract herein described and being in the arc of a circular curve to the right having a central angle of 7°03'46" a radius of 640.00' a tangent length of 39.50' and a chord bearing N26°15'01" W a distance of 78.84'

THENCE along the arc of said circular to the right a distance of 78.89' to the point of tangency;

THENCE N22°43'08" W 226.79' to a point for easterly interior corner of tract herein described;

THENCE S67°16'52" W 162.88' to a point for easterly corner of the tract herein described;

THENCE N61°01'20"W 402.82' to a point for interior central corner of the tract herein described;

THENCE S28°58'40"W 1265.81' to a point in said northeast right-of-way line of Yorktown Boulevard for the southernmost west corner of the tract herein described;

THENCE along said northeast right-of-way line of Yorktown Boulevard N61°02'02"W 410.00' to the **POINT OF BEGINNING**, a sketch showing said 43.882 acre tract for RS-4.5 Zoning being attached hereto as Exhibit "F".



*Nixon M. Welsh*  
NIXON M. WELSH, R.P.L.S.

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Corpus Christi, TX 78466-6397

March 11, 2014  
10029-M&B RSTF.doc

**RSTF Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 0.964 acre tract of land, more or less, a portion of Lots 1 and 6, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records, Nueces County, Texas, and being a portion of a 20.00 acre tract of land described by deed recorded as Document No. 2006037179, Official Records of said county and a portion of a 19.58 acre tract of land described by deed recorded as Document No. 2012021105, said official records, said 0.964 acre tract of land as further described by metes and bounds as follows:

Starting at the southernmost corner of said 19.58 acre tract, a point in the northeast right-of-way line of 80' wide Yorktown Boulevard; thence along the southeast boundary line of said 19.58 acre tract N28°59'43"E 720.13'; thence N61°01'20"W 259.96'; thence N28°58'40"E 368.19' to the **POINT OF BEGINNING** and southernmost corner of the tract herein described;

THENCE N61°01'20"W 49.51' to a point for southerly corner of the tract herein described;

THENCE N22°43'08"W 341.01' to a point for the westernmost corner of tract herein described;

THENCE N67°16'52"E 120.00' to a point for the northernmost corner of the tract herein described;

THENCE S22°43'08"E 226.79' to the point of curvature of a circular curve to the left having a central angle of 7°3'46", a radius of 640.00' and a chord bearing S26°15'01"E a distance of 78.84';

THENCE along the arc of said circular curve to the left a distance of 78.89' to a point for the easternmost corner of tract herein described;

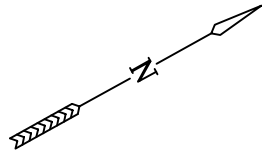
THENCE S28°58'40"W 120.00' to the **POINT OF BEGINNING**, a sketch showing said 0.964 acre tract for RSTF Zoning being attached hereto as Exhibit "F".



**EXHIBIT "E"**



(A)  
 D=07° 03' 46"  
 R=640.00'  
 T=39.50'  
 L=78.89'  
 CB=N26° 15' 01" W  
 CH=78.84'



CL DRAINAGE CHANNEL 31,  
 CITY OF CORPUS CHRISTI,  
 V. 2046, P. 721, D. R.

N28° 59' 41" E  
 590.42'

SECTION 25, FB & FE & GT,  
 V. "A", P. 41 - 43, M. R.  
 SECTION 26, FB & FE & GT,  
 V. "A", P. 41 - 43, M. R.

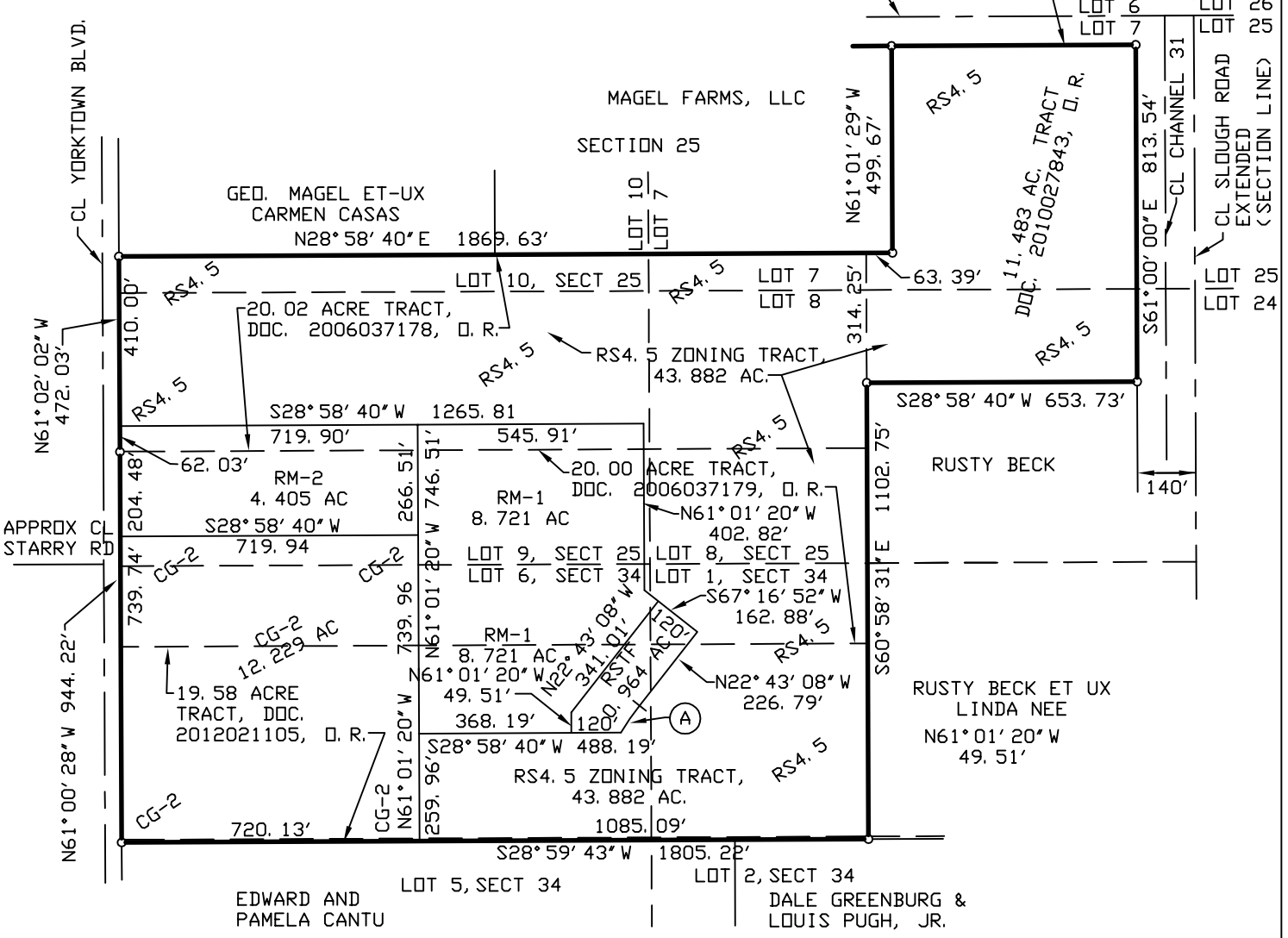


EXHIBIT "F"  
 SKETCH TO ACCOMPANY  
 METES AND BOUNDS DESCRIPTIONS

1" = 400'

BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 COMP. NO. EXB-ZONING  
 JOB NO. 10029  
 SCALE: 1" = 400'  
 PLOT SCALE: SAME  
 PLOT DATE: 2/27/14  
 SHEET 1 OF 1