

**Ordinance amending the Unified Development Code (“UDC”) upon application by George Shaheen, acting as agent on behalf of FM 2444 & Oso, LP (“Owner”), by changing the UDC Zoning Map in reference to a 3.136-acre tract of land out of Lot 1B, Block 1, Replat No. 1, King’s Crossing West Unit 1, from the “CN-1” Neighborhood Commercial 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 George Shaheen, acting as agent on behalf of FM 2444 & Oso, LP (“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 27, 2013, during a meeting of the Planning Commission, and on Tuesday, April 23, 2013, 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 George Shaheen, acting as agent on behalf of FM 2444 & Oso, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 3.136-acre tract of land out of Lot 1B, Block 1, Replat No. 1, King’s Crossing West Unit 1 (the “Property”), located along the north side of Oso Parkway, approximately 220 feet west of South Staples Street (FM 2444), from the “CN-1” Neighborhood Commercial District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 045031), 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 description, 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 (3.136-acre tract of land out of Lot 1B, Block 1, Replat No. 1, King's Crossing West Unit 1) and that are in conflict with this ordinance are hereby expressly repealed.

**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.

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:

\_\_\_\_\_  
Armando Chapa  
City Secretary

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

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

February 20, 2013  
12085-Zoning M&B.doc

**RS 4.5 Zoning Tract**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 3.136 acre tract of land, more or less, a portion of King's Crossing West Unit 1, Replat No. 1, Block 1, Lot 1B, a map of which is recorded in Volume 62, Page 161, Map Records, Nueces County, Texas, said 3.136 acre tract of land for re-zoning as further described by metes and bounds as follows:

**BEGINNING** at a point in the northeast right-of-way line of Oso Parkway at the westernmost corner of said Lot 1B and of the tract herein described;

**THENCE** N28°56'00"E 526.06 along the northwest boundary line of said Lot 1B to a point in the south boundary line of King's Court Subdivision Unit 1, Block 1, a map of which is recorded in Volume 55, Pages 181 & 182, said map records, for the northernmost corner of the tract herein described and of said Lot 1B;

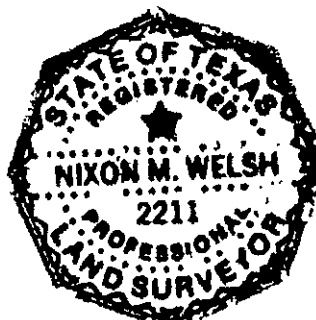
**THENCE** S61°02'17"E 260.00' along a southwest boundary line of said King's Court Subdivision Unit 1, Block 1, to a point for the easternmost corner of the tract herein described;

**THENCE** S28°56'00"W 519.41' to a point in said northeast right-of-way line of Oso Parkway for the southernmost corner of the tract herein described in a circular curve to the right having a radius of 425.35', a central angle 10°06'04", a tangent length of 37.59' and a chord bearing N66°07'03"W a distance of 74.89';

**THENCE** along the arc of said circular curve to the right a distance of 74.99' to the point of tangency;

**THENCE** N61°04'00"W 164.10' along said northeast right-of-way line of Oso Parkway to the point of curvature of a circular curve to right having a radius of 3,224.90', a central angle of 0°22'42", a tangent length of 10.65' and a chord bearing N60°52'31"W a distance of 21.30';

**THENCE** along the arc of said circular curve to the right a distance of 21.30' to the **POINT OF BEGINNING**, a sketch showing said 3.136 acre RS 4.5 Zoning Tract being attached hereto as Exhibit "B".



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

**EXHIBIT "A"**

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**EXHIBIT A**

