

**Ordinance amending the Unified Development Code (“UDC”), upon application by South Staples, LLC (“Owner”), by changing the UDC Zoning Map in reference to Tract 1, being an 8.57-acre tract out of a 78.76-acre parcel which is out of the East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts, and Tract 2, being a 5.22-acre tract out of a 78.76-acre parcel which is out of the East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts, from the “FR” Farm Rural District to the “RS-15” Single-Family 15 District on Tract 1; and from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District on Tract 2; 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 South Staples 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, February 11, 2015, during a meeting of the Planning Commission, and on Tuesday, March 10, 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 South Staples, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Tract 1, being an 8.57-acre tract out of a 78.76-acre parcel which is out of the East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts, and Tract 2, being a 5.22-acre tract out of a 78.76-acre parcel which is out of the East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts, located along the north side of Farm-to-Market Road 2444 (South Staples Street) and west of County Road 41A (the “Property”), from the “FR” Farm Rural District to the “RS-15” Single-Family 15 District on Tract 1; and from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District on Tract 2 (Zoning Map No. 048030), as shown in Exhibits “A” and “B”. Exhibit A, which is a metes and bounds description and map of Tract 1 and Exhibit “B”, which is a metes and bounds description and map of Tract 2, 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	_____	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

**LEGAL DESCRIPTION  
RESIDENTIAL TRACT  
8.57 ACRES**

**BEING** a 8.57 acre tract out of a 78.76 acre parcel which is out of East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts as recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, said 78.76 acres being recorded in Document No. 2006062064, Deed Records, Nueces County, Texas, and being more particularly described as follows:

**BEGINNING** at a found 1 inch iron pipe on the north right-of-way line of FM 2444 (South Staples Street) for the southwest corner of said 78.76 acre tract and the southeast corner of a 77.576 acre tract as recorded in Volume 649, Page 251, Deed Records, Nueces County, Texas, and being the southwest corner of the herein described tract;

**THENCE** North 00°49'36" West, with the west line of said 78.76 acre tract, a distance of 455.00 feet to a calculated point for the northwest corner of the herein described tract;

**THENCE** North 89°11'17" East, a distance of 820.13 feet to a calculated point for the northeast corner of the herein described tract;

**THENCE** South 00°49'41" East, a distance of 455.00 feet to a calculated point on the north right-of-way line of said FM 2444, for the southeast corner of the herein described tract;

**THENCE** South 89°11'17" West, with said right-of-way line, same being the south line of said 78.76 acre tract, a distance of 820.14 feet to the **POINT OF BEGINNING** and containing 8.57 acres, or 373,160.2 square feet.

**NOTE:**

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

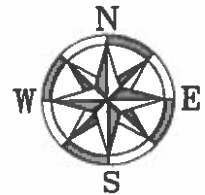
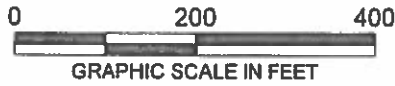
Stacey King Mora

**Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Naismith Engineering, Inc.**

**TBPE F#355    TBPLS F# 100395-00**

**Date:** January 13, 2015





\*EAST 1/2 OF THE NW 1/4 OF SECTION 30  
LAURELES FARM TRACTS AS SHOWN ON  
MAP VOL 3, PAGE 15  
AND RECORDED IN DOC #2006062064  
OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TX

WEST 1/2 OF THE NW 1/4 OF SECTION 30  
LAURELES FARM TRACTS AS SHOWN ON  
MAP VOL 3, PAGE 15

N00°49'36"W 455.00'

N89°11'17"E 820.13'

S00°49'41"E 455.00'

8.57 ACRES OUT OF THE  
EAST 1/2 OF THE NW 1/4 OF SECTION 30  
LAURELES FARM TRACTS AS SHOWN ON  
MAP VOL 3, PAGE 15  
AND RECORDED IN DOC #2006062064  
OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TX

S89°11'17"W 820.14'

POINT OF BEGINNING  
1" IRON PIPE FOUND

S STAPLES STREET

CR 2444

GENERAL NOTES:

- 1) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- 2) METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS EXHIBIT.

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

*Stacey King Mora*

Stacey King Mora  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
smora@naismith-engineering.com

Naismith Engineering, Inc.

Date: January 19, 2015



**NEI Naismith Engineering, Inc**  
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TBAE-E-13553 ■ TBPE-E-355 ■ TBPG-E-50017 ■ TBPS-E-10029-00 ■ NAISMITH-ENGINEERING.COM

A 8.57 ACRE TRACT  
OUT OF A 78.76 ACRE TRACT  
AS RECORDED IN DOCUMENT #  
2006062064, OFFICIAL PUBLIC RECORDS,  
NUECES COUNTY, TEXAS

Drawn By: SKM	Appr By: SKM	Scale: 1"=200'	Drawn In: 8279-S-STAPLES	Sheet: 1
Checked By: SKM	Project No: 9279	Date: 01-19-15	Rev: 0	of 1

**LEGAL DESCRIPTION  
COMMERCIAL TRACT  
5.22 ACRES**

**BEING** a 5.22 acre tract out of a 78.76 acre parcel which is out of East One-Half of the Northwest One-Quarter, Section Thirty, Laureles Farm Tracts as recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, said 78.76 acres being recorded in Document No. 2006062064, Deed Records, Nueces County, Texas, and being more particularly described as follows:

**BEGINNING** at a found 5/8 inch iron rod on the north right-of-way line of FM 2444 (South Staples Street) for the southeast corner of said 78.76 acre tract and the southwest corner of a 98.76 acre tract as recorded in Document # 2012045937, Deed Records, Nueces County, Texas, and being the southeast corner of the herein described tract;

**THENCE** South 89°11'17" West, with said right-of-way line, same being the south line of said 78.76 acre tract, a distance of 500.00 feet to the southwest corner of the herein described tract;

**THENCE** North 00°49'41" West, a distance of 455.00 feet to a calculated point for the northwest corner of the herein described tract;

**THENCE** North 89°11'17" East, a distance of 500.00 feet to a calculated point on the east line of said 78.76 acre tract, same being the west line of said 98.76 acre tract, for the northeast corner of the herein described tract;

**THENCE** South 00°49'41" East, with the east line of said 78.76 acre tract and the west line of said 98.76 acre tract, a distance of 455.00 feet to **POINT OF BEGINNING** and containing 5.22 acres, or 227,500 square feet.

**NOTE:**

ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983.

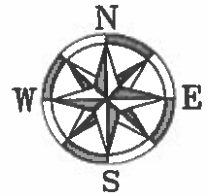
Stacey King Mora

**Stacey King Mora, RPLS  
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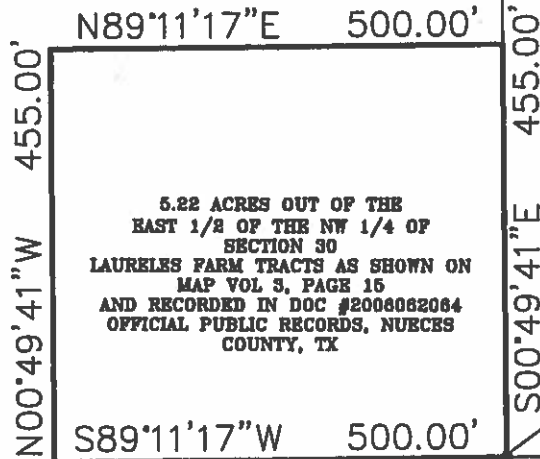
**TBPE F#355    TBPLS F# 100395-00**

**Date:** January 13, 2015





"EAST 1/2 OF THE NW 1/4 OF SECTION 30  
LAURELES FARM TRACTS AS SHOWN ON  
MAP VOL 3, PAGE 15  
AND RECORDED IN DOC #2006062064  
OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TX



98.76 ACRES OUT OF SECTIONS 7 AND 30 OF THE  
LAURELES FARM TRACTS AS SHOWN ON  
MAP VOL 3, PAGE 15  
AND RECORDED IN DOC #2012045837  
OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TX

POINT OF BEGINNING  
5/8" IRON ROD FOUND

S STAPLES STREET

CR 2444

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

*Stacey King Mora*  
Stacey King Mora  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
smora@naismith-engineering.com

Naismith Engineering, Inc.

Date: January 19, 2015



GENERAL NOTES:

- 1) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
- 2) METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS EXHIBIT.

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A 5.22 ACRE TRACT  
OUT OF A 78.76 ACRE TRACT  
AS RECORDED IN DOCUMENT #  
2006062064, OFFICIAL PUBLIC RECORDS,  
NUECES COUNTY, TEXAS

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