

**Ordinance amending the Unified Development Code (“UDC”), upon application by MPM Development LP and Miguel Pro (“Owners”), by changing the UDC Zoning Map in reference to Lots 1 through 7, Block 1 and Lots 1 through 28, Block 2, King Estates Unit 4 from the “RS-22” Single-Family 22 District to the “RS-15” Single-Family 15 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 MPM Development LP and Miguel Pro (“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, January 14, 2015, during a meeting of the Planning Commission, and on Tuesday, February 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 MPM Development LP and Miguel Pro (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 1 through 7, Block 1 and Lots 1 through 28, Block 2, King Estates Unit 4, located near the southeast corner of South Staples Street (FM 2444) and South Oso Parkway (the “Property”), from the “RS-22” Single-Family 22 District to the “RS-15” Single-Family 15 District (Zoning Map No. 046030), as shown in Exhibit “A” and Exhibit “B.” Exhibit “A”, which is a map pertaining to the Property, and Exhibit B, which is the recorded plat of the Property, 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:

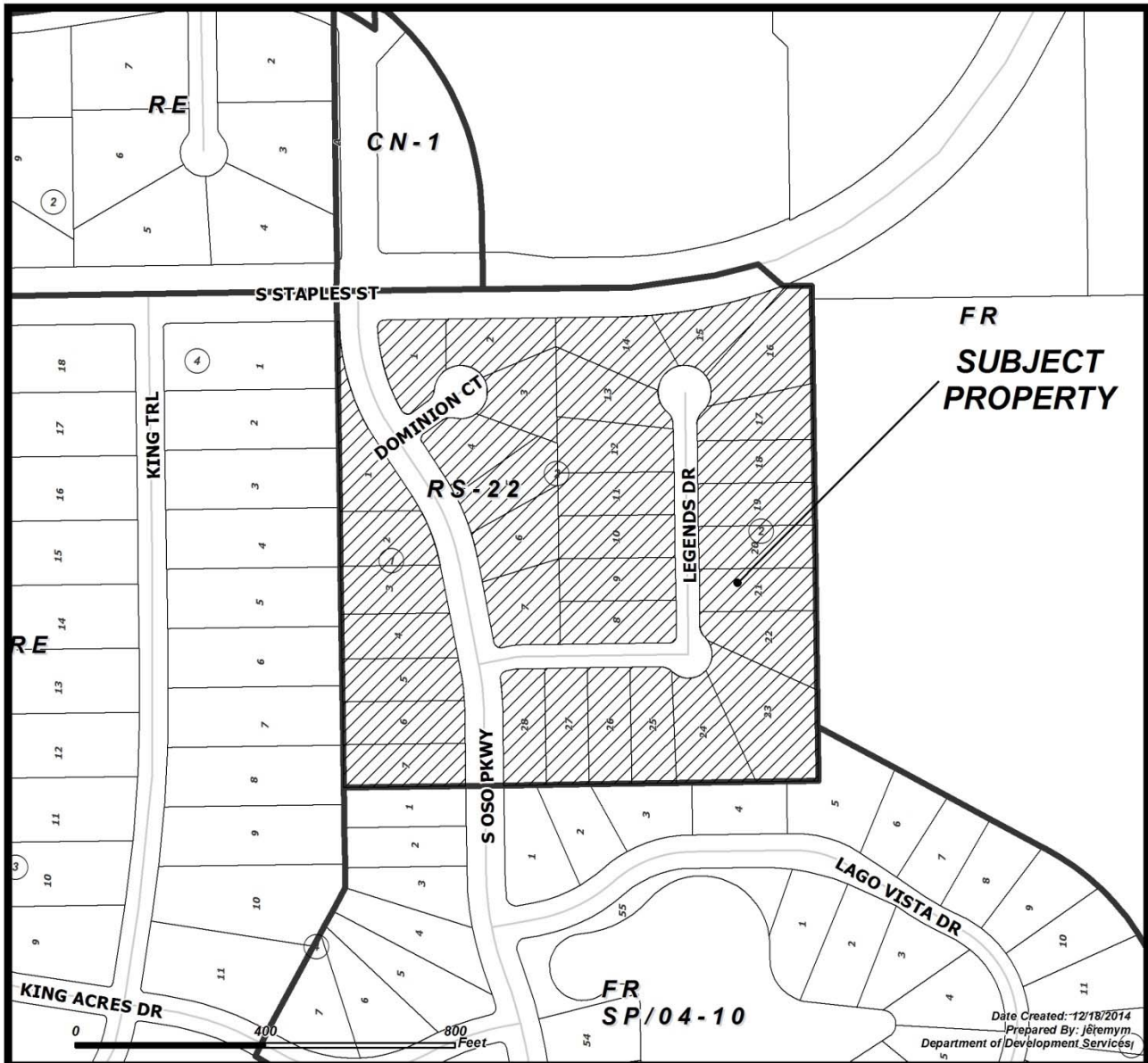
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

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

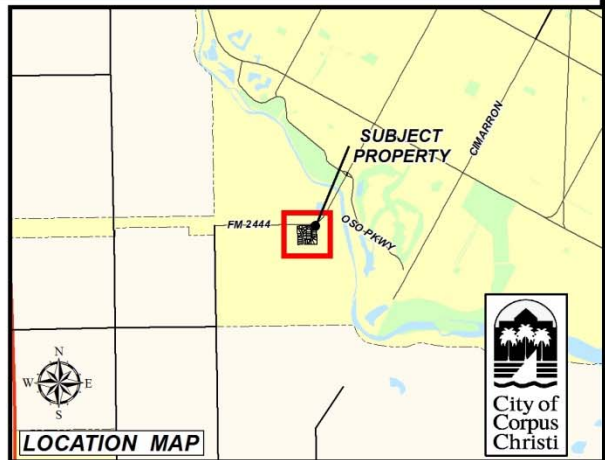


Date Created: 12/18/2014  
 Prepared By: Jętemym  
 Department of Development Services

**CASE: 0115-03**  
**SUBJECT PROPERTY WITH ZONING**

 Subject Property

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



Vol 68 pg 332

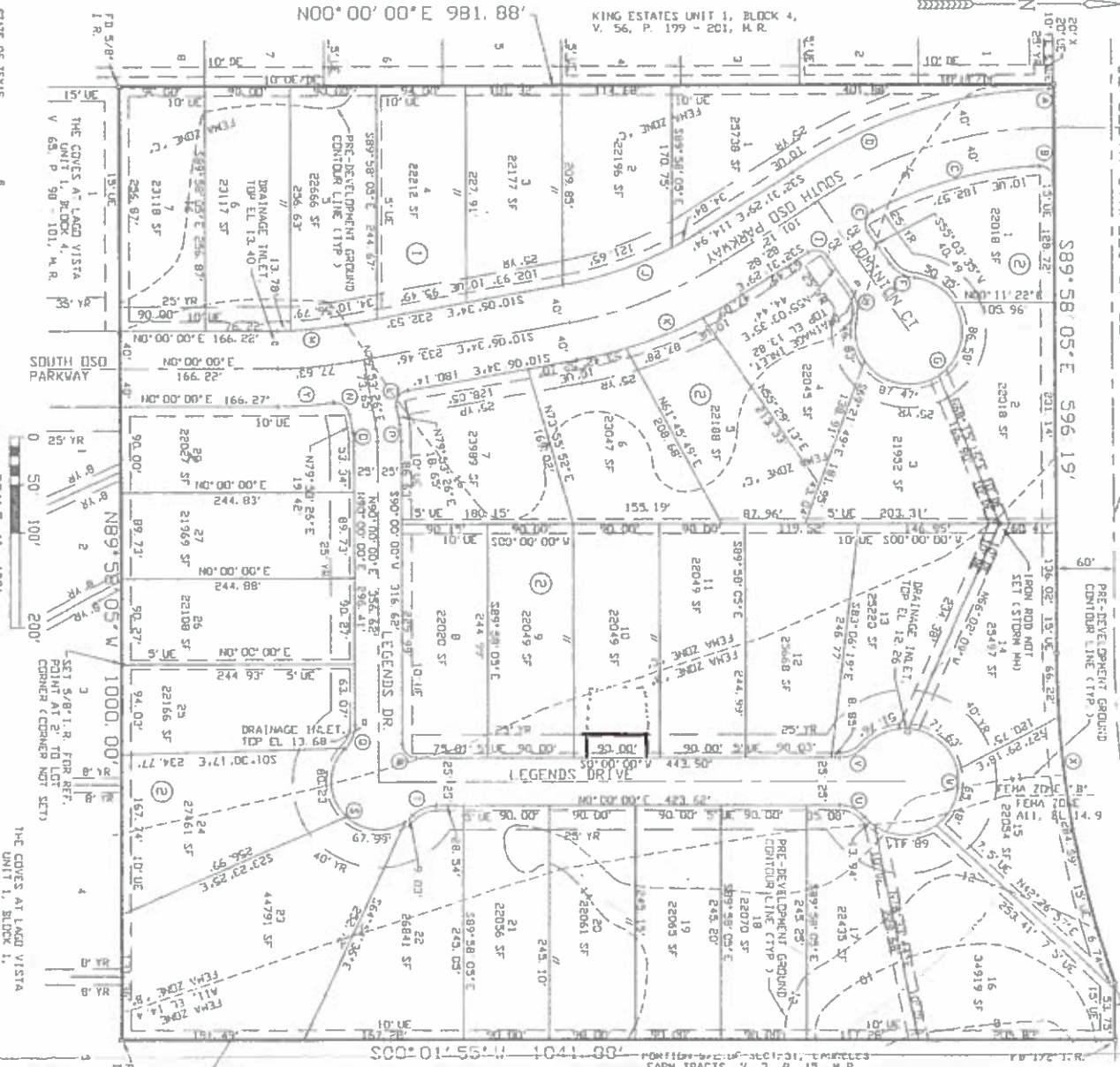
CL SOUTH STAPLES STREET (FM 2444)

S89° 58' 05" E 596.19'

S89° 58' 05" E 60.49'

S89° 58' 05" E

N00° 00' 00" E 981.88'



**CURVE DATA**

1	D=80° 58' 20"	R=15.00'	Δ=15.00'
2	R=15.00'	Δ=15.00'	Δ=15.00'
3	D=80° 58' 20"	R=15.00'	Δ=15.00'
4	R=15.00'	Δ=15.00'	Δ=15.00'
5	D=80° 58' 20"	R=15.00'	Δ=15.00'
6	R=15.00'	Δ=15.00'	Δ=15.00'
7	D=80° 58' 20"	R=15.00'	Δ=15.00'
8	R=15.00'	Δ=15.00'	Δ=15.00'
9	D=80° 58' 20"	R=15.00'	Δ=15.00'
10	R=15.00'	Δ=15.00'	Δ=15.00'
11	D=80° 58' 20"	R=15.00'	Δ=15.00'
12	R=15.00'	Δ=15.00'	Δ=15.00'
13	D=80° 58' 20"	R=15.00'	Δ=15.00'
14	R=15.00'	Δ=15.00'	Δ=15.00'
15	D=80° 58' 20"	R=15.00'	Δ=15.00'
16	R=15.00'	Δ=15.00'	Δ=15.00'
17	D=80° 58' 20"	R=15.00'	Δ=15.00'
18	R=15.00'	Δ=15.00'	Δ=15.00'
19	D=80° 58' 20"	R=15.00'	Δ=15.00'
20	R=15.00'	Δ=15.00'	Δ=15.00'
21	D=80° 58' 20"	R=15.00'	Δ=15.00'
22	R=15.00'	Δ=15.00'	Δ=15.00'
23	D=80° 58' 20"	R=15.00'	Δ=15.00'
24	R=15.00'	Δ=15.00'	Δ=15.00'
25	D=80° 58' 20"	R=15.00'	Δ=15.00'
26	R=15.00'	Δ=15.00'	Δ=15.00'
27	D=80° 58' 20"	R=15.00'	Δ=15.00'
28	R=15.00'	Δ=15.00'	Δ=15.00'

1. THE YARD REQUIREMENT, AS DERIVED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE CODE LAW CHANGES.

2. THE RECEIVING WATER FOR STORM WATER RAINOFF FROM THIS PROPERTY IS THE OSO CREEK. THE REED HAS NOT CLASSIFIED THE ACQUATE LIFE USE FOR THE OSO CREEK, BUT IT IS RECOMMENDED AS A REASONABLE LIFE USE FOR THE OSO CREEK. THE REED HAS CLASSIFIED THE REED AS "DEVELOPMENT" AND "OTHER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

3. SET 5/8" IN 8' AT ALL CORNERS UNLESS OTHERWISE NOTED.

4. THE BASIS OF BEARINGS IS THE COMMON EAST BOUNDARY LINE OF KING ESTATES UNIT 1 AND WEST BOUNDARY LINE OF THE SUBJECT SITE, NORTH, AS SHOWN.

5. THE SITE IS IN FEMA ZONE A11 (FLOOD ZONES 144 TO 149), ZONE B AND ZONE C FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 (200 D, REVISED JUNE 4, 1987 FOR NUECES COUNTY, TEXAS UNINCORPORATED AREAS).

6. NO DRAINWAY ACCESS TO SOUTH STAPLES STREET.

7. THE TOTAL AREA OF THIS PLAT IS 22,786 ACRES INCLUDING STREET DEDICATIONS.

8. ALL PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IS SUBJECT TO A SURVEY STATION COMPENSATION AGREEMENT WITH THE PLAT AND RECORDED BY THE COUNTY AND THE CITY OF CORPUS CHRISTI (BOOK 3201-1010520).

STATE OF TEXAS  
COUNTY OF NUECES

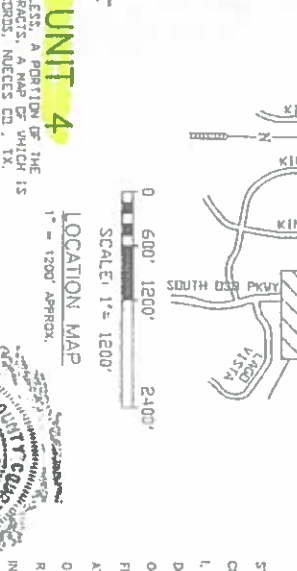
WE, LINDA DUNN, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SUBJACENT WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEIN IN FAVOR OF THE CORPORATION OF THE CITY OF CORPUS CHRISTI, TEXAS, AND SUBJECT TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DONATION.

THIS THE 15 DAY OF October 2014

Linda Dunn  
CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY

MINIMUM FINISHED FLOOR ELEVATIONS

THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN LOTS 1 THROUGH 28 SHALL BE 13.5 OR 24" ABOVE THE HIGHEST CENTRELINE OF PAVEMENT ELEVATION OF ADJACENT STREETS WHICH ELEVATION SHALL BE THE HIGHEST OF THE FOLLOWING: (1) THE HIGHEST FINISHED FLOOR ELEVATION OF ADJACENT STREETS; (2) THE HIGHEST FINISHED FLOOR ELEVATION OF ADJACENT STREETS; (3) THE HIGHEST FINISHED FLOOR ELEVATION OF ADJACENT STREETS; (4) THE HIGHEST FINISHED FLOOR ELEVATION OF ADJACENT STREETS.



STATE OF TEXAS  
COUNTY OF NUECES

I, DAVID T. BARNER, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 22 DAY OF October 2014 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 22 DAY OF October 2014 AT 9:09 O'CLOCK A.M. AND DATED RECORDED THE 22 DAY OF October 2014 AT 9:09 O'CLOCK A.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 68, PAGE 332.

David T. Barner  
CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE 21 DAY OF October 2014 FOR THE PRIVATE WATER SUPPLY AND/OR SEWERAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

ROSELYN HEATH ENGLISH  
HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF NUECES

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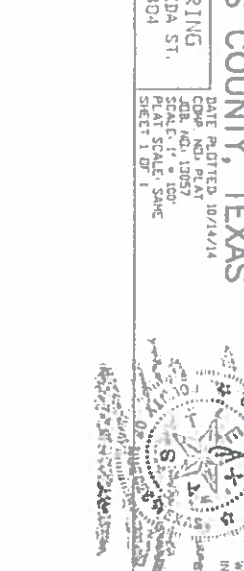
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ROSELYN HEATH ENGLISH  
HEALTH DEPARTMENT

31K 1, Lots 1-7  
31K 2, Lots 1-28