

**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-22/SP” Single-Family 22 District with a Special Permit 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-22/SP” Single-Family 22 District with a Special Permit 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,” “B,” and “C.” Exhibit A, which is a metes and bounds description and map of Tract 1, Exhibit “B”, which is a metes and bounds description and map of Tract 2, and Exhibit “C”, which is a site plan 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 Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit C and the following conditions for Tract 1:

1. **Permitted Uses:** The only use authorized by this Special Permit are those authorized by the "RS-22" Single-Family District and single-family detached dwellings on lots with a minimum size of 21,780 square feet.
2. **Lot Width:** The Property described as Tract 1 shall be developed in accordance with the setback/height/open space requirements of the "RS-22" District with the exception that Lots 2, 3, 58 and 59 are permitted to have a minimum lot width of 60 feet measured at the front yard setback and Lots 1 and 60 are permitted to have a minimum lot width of 90 feet measured at the front yard setback.
3. **Time Limit:** This Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete public improvement construction permit application has been submitted.

**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.

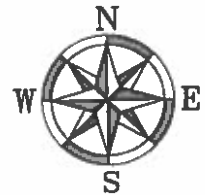
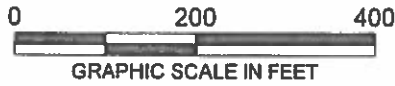
Stacey King Mora

**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



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PH: (361) 814-9900 PH: (512) 708-9322 PH: (956) 541-1155 PH: (800) 672-2831  
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.

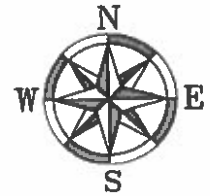
Stacey King Mora

**Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
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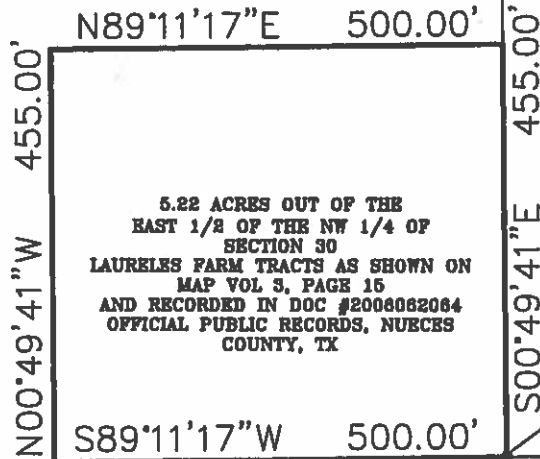
**TBPE F#355    TBPLS F# 100395-00**

**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.

- 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.

*Stacey King Mora*  
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Registered Professional Land Surveyor  
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smora@naismith-engineering.com



Naismith Engineering, Inc.

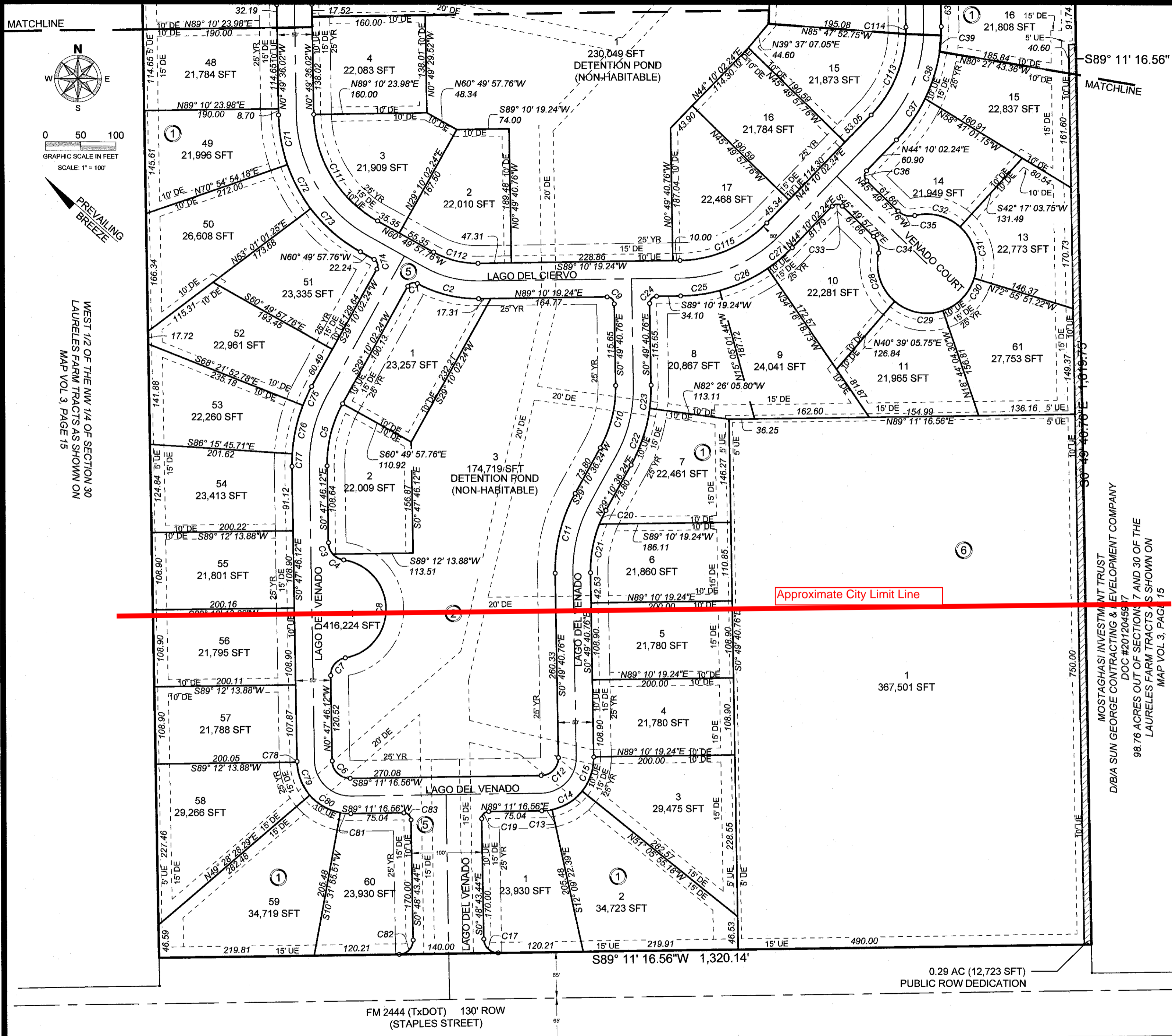
Date: January 19, 2015

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TRAFFIC E-13557 ■ TRPE E-355 ■ TRPG E-50017 ■ TRPLS E-100295-00 ■ NAISMITH-ENGINEERING.COM

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

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

# Site Plan



Curve #	Length	Radius	Delta
C1	15.624	10.000	89.5194
C2	90.148	175.000	29.5147
C3	17.657	25.000	40.4670
C4	17.657	25.000	40.4670
C5	91.518	175.000	29.9634
C6	39.277	25.000	90.0159
C7	35.314	25.000	80.9340
C8	197.759	70.000	161.8679
C9	15.708	10.000	90.0000
C10	91.644	175.000	30.0047
C11	117.828	225.000	30.0047
C12	39.277	25.000	90.0159
C13	14.849	75.000	11.3442
C14	50.976	75.000	38.9424
C15	52.006	75.000	39.7293
C17	31.416	20.000	89.9996
C19	15.708	10.000	90.0000
C20	21.457	175.000	7.0250
C21	70.188	175.000	22.9797
C22	84.869	225.000	21.6117
C23	32.959	225.000	8.3930
C24	15.708	10.000	90.0000
C25	55.982	225.000	14.2557
C26	75.352	225.000	19.1881
C27	45.399	225.000	11.5608
C28	75.453	70.000	61.7588
C29	72.554	70.000	59.3861
C30	66.213	70.000	54.1964
C31	79.149	70.000	64.7847
C32	68.857	70.000	56.3602
C33	15.708	10.000	90.0000
C34	25.413	25.000	58.2431
C35	25.413	25.000	58.2431
C36	15.708	10.000	90.0000
C37	70.857	225.000	18.0436
C38	70.285	225.000	17.8980
C39	35.554	225.000	9.0537
C40	83.623	225.000	21.2944
C41	85.713	225.000	21.8266
C42	13.905	10.000	79.6713
C43	94.619	225.000	24.0946
C44	48.914	225.000	12.4558
C45	30.624	75.000	23.3952
C46	45.704	75.000	34.9152
C47	41.478	75.000	31.6865
C48	28.553	225.000	7.2710
C49	71.195	225.000	18.1296
C50	76.998	225.000	19.6073
C51	48.224	70.000	39.4719
C52	77.404	70.000	63.3557
C53	54.760	70.000	44.8213
C54	56.759	70.000	46.4577
C55	77.861	70.000	63.7297
C56	47.220	70.000	38.6499
C57	25.413	25.000	58.2431
C58	15.708	10.000	90.0000
C59	20.619	225.000	5.2505
C60	73.071	225.000	18.6074
C61	72.503	225.000	18.4626
C62	10.499	225.000	2.6735

Curve #	Length	Radius	Delta
C64	25.413	25.000	58.2429
C65	15.708	10.000	90.0000
C66	83.668	175.000	27.3933
C67	79.395	175.000	25.9944
C68	14.553	10.000	83.3816
C69	35.504	225.000	9.0410
C70	82.282	225.000	20.9529
C71	71.700	225.000	18.2583
C72	70.285	225.000	17.8980
C73	93.658	225.000	23.8497
C74	15.708	10.000	90.0000
C75	29.578	225.000	7.5320
C76	70.285	225.000	17.8980
C77	17.803	225.000	4.5334
C78	1.030	75.000	0.7869
C79	50.976	75.000	38.9424
C80	50.976	75.000	38.9424
C81	14.849	75.000	11.3442
C82	31.416	20.000	90.0000
C83	15.708	10.000	90.0000
C84	39.269	25.000	89.9969
C85	137.469	175.000	45.0078
C86	9.794	175.000	3.2068
C87	127.632	175.000	41.7872
C88	196.346	125.000	89.9982
C89	196.353	125.000	90.0018
C90	14.044	225.000	3.5764
C91	86.206	225.000	21.9522
C92	84.394	225.000	21.4907
C93	82.831	225.000	21.0927
C94	85.981	225.000	21.8898
C95	111.637	175.000	36.5504
C96	14.519	10.000	83.1900
C97	116.778	225.000	29.7372
C98	130.600	175.000	42.7591
C99	30.039	175.000	9.8348
C100	114.256	175.000	37.4078
C101	137.440	175.000	44.9984
C102	137.440	175.000	44.9984
C103	79.124	175.000	25.9057
C104	12.487	175.000	4.0883
C105	68.758	175.000	22.5117
C106	92.058	175.000	30.1401
C107	92.058	175.000	30.1401
C108	22.021	175.000	7.2099
C109	13.045	10.000	74.7446
C110	45.011	175.000	14.7367
C111	183.278	175.000	60.0060
C112	65.440	125.000	29.9953
C113	127.768	175.000	41.8317
C114	9.663	175.000	3.1636
C115	137.459	175.000	45.0047
C116	132.408	337.000	22.5117
C117	177.277	337.000	30.1401
C118	177.277	337.000	30.1401

OWNER: DAVID UNDERBRINK, SR. P.E. GEORGE V. THAMARAVELLI  
 ENGINEER: DAVID UNDERBRINK, SR. P.E. (361) 510-8000  
 ENGINEER SUBMITTER: DUNDERBRINK@NAISMITH-ENGINEERING.COM  
 PROJECT NO: 201204597  
 DRAWING NO: 07/23/2014  
 DRAWING DATE: 07/23/2014  
 DRAWING NAME: LAGO DEL VENADO  
 SHEET NO: 3 OF 3

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 TBAE F-13553

FINAL PLAT OF  
**LAGO DEL VENADO**  
 NUECES COUNTY, TEXAS

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

Exhibit C