

**Ordinance amending the Unified Development Code (“UDC”) upon application by Kitty Hawk Development, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to a 58.969-acre tract of land out of the south half of Section 31, Laureles Farm Tracts, from the “RE” Residential Estate District to the “CN-1” Neighborhood Commercial District on Tract 1 and to the “RS-15” Single-Family 15 District on Tract 2, and from the “CN-1” Neighborhood Commercial District to the “RS-15” Single-Family 15 District on Tract 3; 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 Kitty Hawk Development, Ltd. (“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, April 24, 2013, during a meeting of the Planning Commission, and on Tuesday, May 28, 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 Kitty Hawk Development, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 58.969-acre tract of land out of the south half of Section 31, Laureles Farm Tracts (the “Property”), located along the south side of South Staples Street (FM 2444) and along the east side of County Road 41, from the “RE” Residential Estate District to the “CN-1” Neighborhood Commercial District on Tract 1, from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District on Tract 2, and from the “CN-1” Neighborhood Commercial District to the “RS-15” Single-Family 15 District on Tract 3 (Zoning Map Nos. 047030, 047029 & 046030), as shown in Exhibits “A,” “B,” “C,” and “D.” Exhibits A, B, and C, which are metes and bounds descriptions of Tract 1, Tract 2, and Tract 3, respectively, and Exhibit “D,” which is a map to accompany the metes and bounds descriptions, 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 (58.969-acre tract of land out of the south half of Section 31, Laureles Farm Tracts) 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

**TRACT 1**  
**PROPERTY DESCRIPTION**

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**STATE OF TEXAS** §

**COUNTY OF NUECES** §

Field notes of a 30,718 square foot tract, more or less, out of a 350 acre tract described in a Warranty Deed, recorded in Volume 2052, Page 304, Deed Records of Nueces County, Texas. Said 30,718 square foot tract is out of the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, of the Map Records of Nueces County, Texas.

Said 30,718 square foot tract is situated in Nueces County, Texas approximately 10 miles south of Corpus Christi, and is described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found in the center lines of South Staples Street and County Road 41 for the northwest corner of the south half of Section 31 of said Laureles Farm Tracts and northwest corner of said 350 acre tract;

**THENCE** South along the center line of said County Road 41, the west line of said 350 acre tract, the west boundary of said south half of Section 31, a distance of 733.03 feet to the **POINT OF BEGINNING** and northwest corner of this tract;

**THENCE** East along the north line of this tract, a distance of 181.30 feet to the point of tangency and beginning of a curve to the right, which curve has a central angle of 03° 17' 46", a radius of 921.00 feet, a tangent length of 26.50 feet, an arc length of 52.98 feet, and whose chord bears S 88° 21' 07" E, a distance of 52.98 feet;

**THENCE** along the north line of this tract and said curve to the right in an easterly direction, an arc length of 52.98 feet to the northeast corner of this tract and the beginning of a curve to the left, which curve has a central angle of 02° 05' 23", a radius of 500.00 feet, a tangent length of 9.12 feet, an arc length of 18.24 feet, and whose chord bears S 13° 30' 14" W, a distance of 18.23 feet;

**THENCE** along the east line of this tract and said curve to the left in a southerly direction, an arc length of 18.24 feet to an inside corner of this tract;

TBPE Firm Reg. No. F-2037

820 Buffalo St., Corpus Christi, Texas 78401-2216 P.O. Box 2927, Corpus Christi, Texas 78403-2927  
Phone: 361.887.8851 fax: 361.887.8855 e-mail: rve@rve-inc.com website: www.rve-inc.com

THENCE South along the east line of this tract, a distance of 89.29 feet to an angle point of this tract;

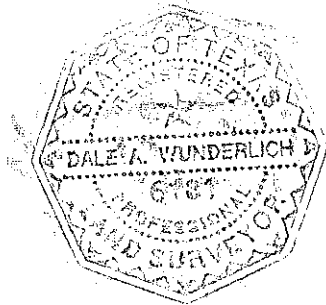
THENCE S 00° 35' 07" W along the east line of this tract, a distance of 25.00 to the southeast corner of this tract and the beginning of a curve to the left, which curve has a central angle of 00° 35' 07", a radius of 782.50 feet, a tangent length of 4.00 feet, an arc length of 7.99 feet, and whose chord bears N 89° 42' 27" W, a distance of 7.99 feet;

THENCE along the south line of this tract and said curve to the left in a westerly direction, an arc length of 7.99 feet to a point of tangency for a corner of this tract;

THENCE West along the south line of this tract, a distance of 221.75 feet to a point in the centerline of County Road 41, the west line of said Section 31, the west line of said 350 acre tract, and the southwest corner of this tract;

THENCE North along the centerline of County Road 41, the west line of said Section 31, the west line of said 350 acre tract, and the west line of this tract, a distance of 133.50 feet to the northwest corner of this tract and **POINT OF BEGINNING**, and containing 30,718 square feet, more or less.

I, Dale A. Wunderlich., Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 26th day of March, 2013.



A handwritten signature in black ink, appearing to read "Dale A. Wunderlich".

Registered Professional Land Surveyor  
Texas Registration No. 6181

Prepared by:     RVE, Inc.

**TRACT 2**  
**PROPERTY DESCRIPTION**

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**STATE OF TEXAS** §

**COUNTY OF NUECES** §

Field notes of a 45.913 acre tract, more or less, out of a 350 acre tract described in a Warranty Deed, recorded in Volume 2052, Page 304, Deed Records of Nueces County, Texas. Said 45.91 acre tract is out of the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, of the Map Records of Nueces County, Texas.

Said 45.913 acre tract is situated in Nueces County, Texas approximately 10 miles south of Corpus Christi, and is described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found in the center lines of South Staples Street and County Road 41 for the northwest corner of the south half of Section 31 of said Laureles Farm Tracts and northwest corner of said 350 acre tract;

**THENCE** South along the west line of said 350 acre tract, the center line of said County Road 41, the west boundary of said south half of Section 31, a distance of 866.53 feet to the **POINT OF BEGINNING** and the lower northwest corner of this tract;

**THENCE** East, a distance of 221.75 feet to a point of tangency and the beginning of a curve to the right, which curve has a central angle of 00° 35' 07", a radius of 782.50 feet, a tangent length of 4.00 feet, an arc length of 7.99 feet, and whose chord bears S 89° 42' 27" E, a distance of 7.99 feet;

**THENCE** along said curve to the right in an easterly direction, an arc length of 7.99 feet to an inside corner of this tract;

**THENCE** N 00° 35' 07" E, a distance of 25.00 to an angle point of this tract;

**THENCE** North, a distance of 89.29 feet to the beginning of a curve to the right, which curve has a central angle of 02° 05' 23", a radius of 500.00 feet, a tangent length of 9.12 feet, an arc length of 18.24 feet, and whose chord bears N 13° 30' 14" E, a distance of 18.23 feet;

THENCE along said curve to the right in a northerly direction, an arc length of 18.24 feet to the central northwest corner of this tract and the beginning of a curve to the right, which curve has a central angle of  $36^{\circ} 42' 14''$ , a radius of 921.00 feet, a tangent length of 305.52 feet, an arc length of 590.00 feet, and whose chord bears  $S 68^{\circ} 21' 07'' E$ , a distance of 579.96 feet;

THENCE along said curve to the right in an easterly direction, an arc length of 590.00 feet to a point of tangency for a corner of this tract;

THENCE  $S 50^{\circ} 00' 00'' E$ , a distance of 117.74 feet to an inside corner of this tract;

THENCE  $N 40^{\circ} 00' 00'' E$ , a distance of 108.91 feet to the point of tangency and beginning of a curve to the left, which curve has a central angle of  $40^{\circ} 00' 00''$ , a radius of 250.00 feet, a tangent length of 90.99 feet, an arc length of 174.53 feet, and whose chord bears  $N 20^{\circ} 00' 00'' E$ , a distance of 171.01 feet;

THENCE along said curve to the left in a northerly direction, an arc length of 174.53 feet to a point of tangency for a corner of this tract;

THENCE North, a distance of 779.51 feet to a point in the centerline of South Staples Street, the north line of said Section 31, the north line of said 350 acre tract, and the upper northwest corner of this tract;

THENCE  $S 89^{\circ} 58' 05'' E$  along the centerline of South Staples Street, the north line of said Section 31, the north line of said 350 acre tract, and the north line of this tract, a distance of 1044.00 feet to the upper northeast corner of this tract;

THENCE South along the upper east line of this tract, a distance of 481.31 feet to an inside corner of this tract;

THENCE  $S 45^{\circ} 00' 00'' E$ , a distance of 190.92 feet to an inside corner of this tract;

THENCE East, a distance of 215.00 feet to the lower northeast corner of this tract;

THENCE South along the lower east line of this tract, a distance of 397.94 feet to the point of tangency and beginning of a curve to the right, which curve has a central angle of  $70^{\circ} 50' 08''$ , a radius of 246.00 feet, a tangent length of 174.94 feet, an arc length of 304.13 feet, and whose chord bears  $S 35^{\circ} 25' 04'' W$ , a distance of 285.13 feet;

THENCE along said curve to the right in a southerly direction, an arc length of 304.13 feet to a point of tangency for a corner of this tract;

THENCE  $S 70^{\circ} 50' 08'' W$  along the south line of this tract, a distance of 375.31 feet to a corner of this tract;

THENCE  $N 29^{\circ} 41' 31'' W$ , a distance of 159.40 feet to an inside corner of this tract and beginning of a curve to the right, which curve has a central angle of  $07^{\circ} 40' 55''$ , a radius of

1141.00 feet, a tangent length of 76.60 feet, an arc length of 152.98 feet, and whose chord bears S 27° 28' 32" W, a distance of 152.87 feet;

THENCE along said curve to the right in a southerly direction, an arc length of 152.98 feet to a corner of this tract;

THENCE N 50° 00' 00" W along the south line of this tract, a distance of 321.21 feet to an inside corner of this tract;

THENCE S 40° 00' 00" W along the south line of this tract, a distance of 603.67 feet to the south corner of this tract;

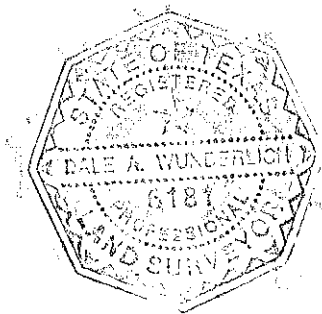
THENCE N 50° 00' 00" W along the south line of this tract, a distance of 643.47 feet to the point of tangency and beginning of a curve to the left, which curve has a central angle of 40° 00' 00", a radius of 572.50 feet, a tangent length of 208.37, an arc length of 399.68 feet, and whose chord bears N 70° 00' 00" W, a distance of 391.61 feet;

THENCE along said curve to the left in a westerly direction, an arc length of 399.68 feet to a point of tangency for a corner of this tract;

THENCE West along the south line of this tract, a distance of 221.75 feet to a point in the centerline of County Road 41, the west line of said Section 31, the west line of said 350 acre tract, and the southwest corner of this tract;

THENCE North along the centerline of County Road 41, the west line of said Section 31, the west line of said 350 acre tract, and the west line of this tract, a distance of 210.00 feet to the lower northwest corner of this tract and **POINT OF BEGINNING**, and containing 45.913 acres, more or less.

I, Dale A. Wunderlich., Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 26th day of March, 2013.



A handwritten signature in black ink, appearing to read "D. Wunderlich", written over a light blue horizontal line.

Registered Professional Land Surveyor  
Texas Registration No. 6181

Prepared by:  RVE, Inc.

**TRACT 3**  
**PROPERTY DESCRIPTION**

**STATE OF TEXAS** §

**COUNTY OF NUECES** §

Field notes of a 12.351 acre tract, more or less, out of a 350 acre tract described in a Warranty Deed, recorded in Volume 2052, Page 304, Deed Records of Nueces County, Texas. Said 45.91 acre tract is out of the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, of the Map Records of Nueces County, Texas.

Said 12.351 acre tract is situated in Nueces County, Texas approximately 10 miles south of Corpus Christi, and is described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found in the center lines of South Staples Street and County Road 41 for the northwest corner of the south half of Section 31 of said Laureles Farm Tracts and northwest corner of said 350 acre tract;

**THENCE** S 89° 58' 05"E along the centerline of South Staples Street, the north line of said 350 acre tract, the north boundary of said south half of Section 31, a distance of 429.64 feet to the **POINT OF BEGINNING** and the northwest corner of this tract;

**THENCE** S 89° 58' 05" E along the centerline of South Staples Street, the north line of said Section 31, the north line of said 350 acre tract, and the north line of this tract, a distance of 562.36 feet to the northeast corner of this tract;

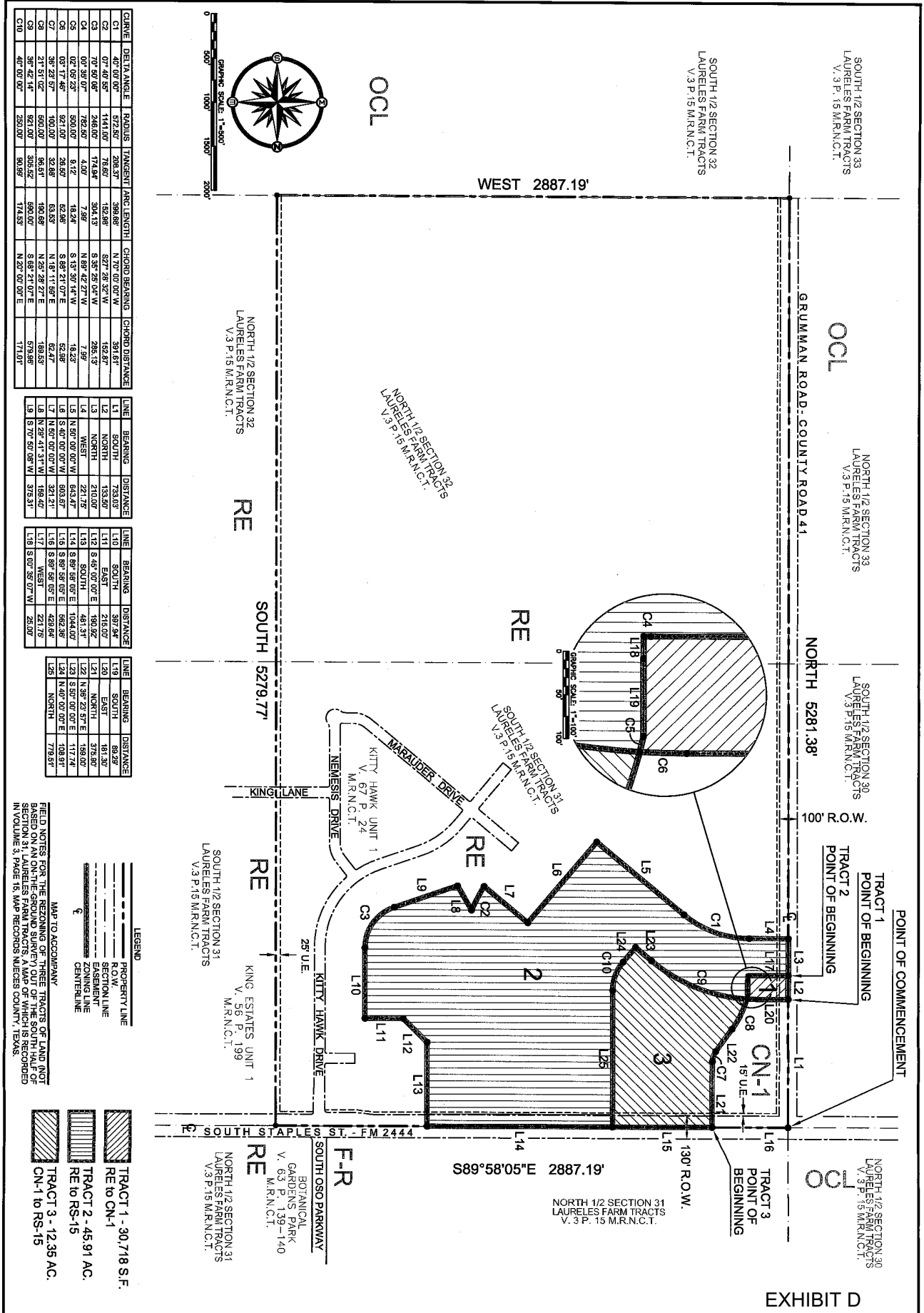
**THENCE** South along the east line of this tract, a distance of 779.51 feet to the point of tangency and beginning of a curve to the right, which curve has a central angle of 40° 00' 00", a radius of 250.00 feet, a tangent length of 90.99 feet, an arc length of 174.53 feet, and whose chord bears S 20° 00' 00" W, a distance of 171.01 feet;

**THENCE** along the east line of this tract and said curve to the right in a southerly direction, an arc length of 174.53 feet to a point of tangency for a corner of this tract;

**THENCE** S 40° 00' 00" W along the east line of this tract, a distance of 108.91 feet to the southeast corner of this tract;







CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	40° 00' 00"	572.90'	208.37'	398.68'	N 70° 00' 00" W	391.61'
C2	07° 40' 00"	1141.00'	714.00'	152.88'	N 70° 00' 00" W	152.87'
C3	70° 50' 00"	246.00'	174.84'	304.13'	S 35° 25' 00" W	295.13'
C4	00° 30' 00"	782.00'	4.00'	7.98'	N 89° 42' 27" W	7.99'
C5	02° 05' 23"	500.00'	9.72'	18.24'	S 15° 30' 14" W	18.23'
C6	08° 17' 46"	321.00'	23.82'	63.83'	S 29° 41' 50" E	62.99'
C7	21° 43' 02"	590.00'	96.63'	100.68'	N 28° 28' 27" E	100.55'
C8	36° 42' 14"	521.00'	105.62'	580.00'	S 68° 21' 07" E	579.96'
C9	40° 00' 00"	250.00'	94.95'	174.83'	N 20° 00' 00" E	171.01'

LINE	BEARING	DISTANCE
L1	SOUTH	753.03'
L2	NORTH	153.90'
L3	NORTH	210.00'
L4	WEST	221.75'
L5	N 50° 00' 00" W	543.47'
L6	S 60° 00' 00" W	593.51'
L7	S 80° 00' 00" E	652.39'
L8	S 50° 00' 00" E	652.39'
L9	N 20° 41' 31" W	183.40'
L10	S 70° 50' 00" W	373.31'

LINE	BEARING	DISTANCE
L10	SOUTH	397.24'
L11	EAST	215.02'
L12	S 45° 00' 00" E	190.02'
L13	SOUTH	481.31'
L14	S 89° 58' 05" E	1044.00'
L15	S 89° 58' 05" E	652.39'
L16	S 50° 00' 00" E	652.39'
L17	S 20° 41' 31" W	183.40'
L18	S 00° 30' 07" W	25.00'

LINE	BEARING	DISTANCE
L19	SOUTH	89.29'
L20	EAST	181.30'
L21	NORTH	376.80'
L22	N 30° 23' 57" E	198.00'
L23	S 50° 00' 00" E	1171.74'
L24	N 40° 00' 00" E	108.91'
L25	NORTH	178.91'

**LEGEND**

- PROPERTY LINE
- R.O.W.
- SECTION LINE
- ESSENTIAL LINE
- CENTRALINE

**MAP TO ACCOMPANY**

- TRACT 1 - 30,718 S.F.
- TRACT 2 - 45,911 AC.
- TRACT 3 - 12.35 AC.

**FIELD NOTES FOR THE REZONING OF THESE TRACTS OF LAND (NOT BASED ON AN ON-THE-GROUND SURVEY) OUT OF THE SOUTH HALF OF SECTION 31, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS WISCONSIN COUNTY, TEXAS.**

**TRACT 1 - 30,718 S.F.**

**TRACT 2 - 45,911 AC.**

**TRACT 3 - 12.35 AC.**

**Z1**

1 of 1

**KITTY HAWK**  
2013  
**ZONING MAP**

**rve**  
engineering-surveying  
TYPE FORM REG. NO. P-2007

NO.	DATE	REVISIONS