

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-22/SP” Single-Family 22 District with a Special Permit; 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-22/SP” Single-Family 22 District with a Special Permit (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 Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

- 1. Permitted Uses:** The only uses authorized by this Special Permit are those authorized by the “RS-22” Single-Family 22 District.
- 2. Setbacks:** The Property shall provide a minimum side yard setback of five feet. All other setbacks, open space, and height requirements shall comply with the “RS-22” Single-Family 22 District.

3. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

SECTION 3. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 4. 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 5. 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 6. 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 7. 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:

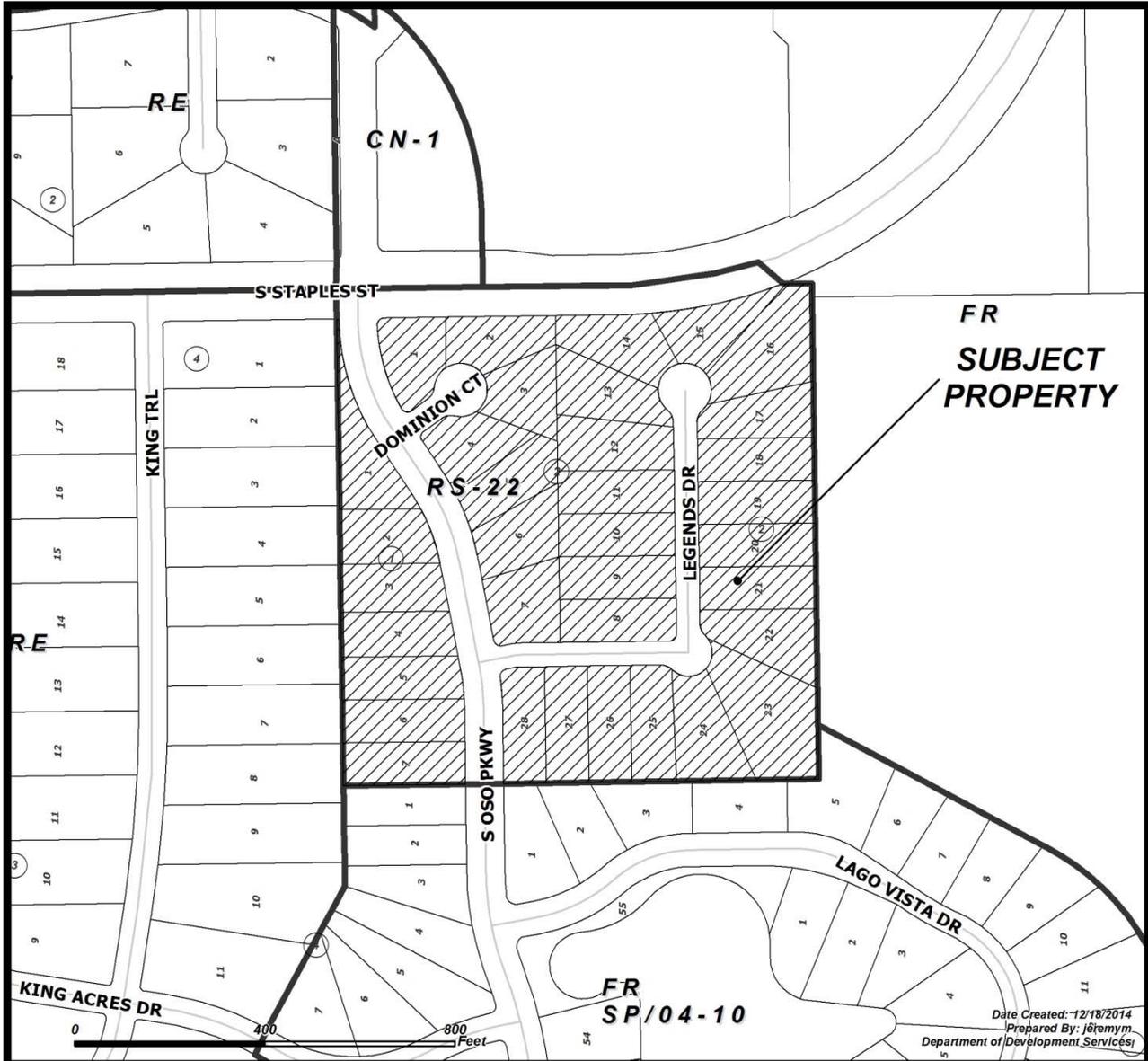
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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	



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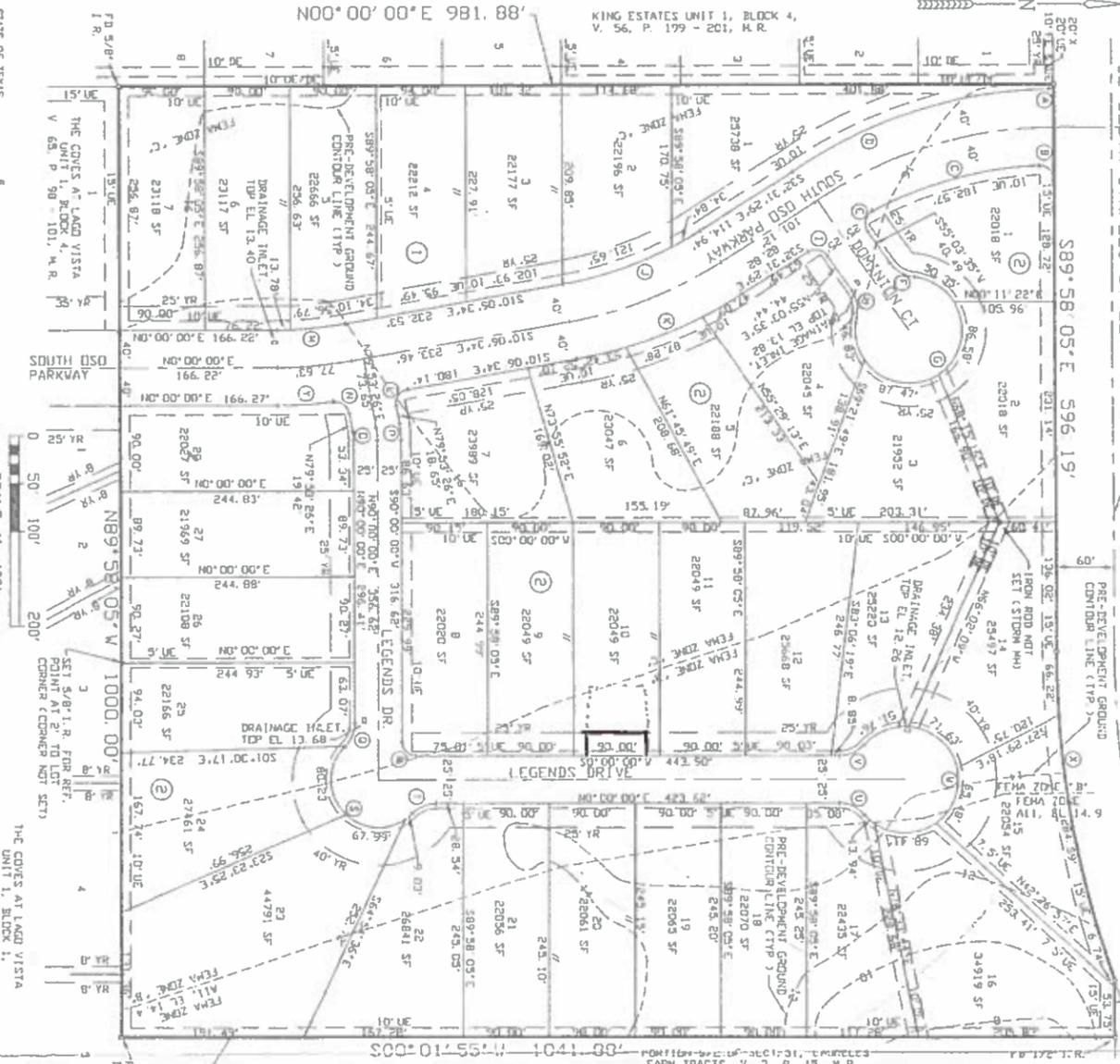
CL SOUTH STAPLES STREET (FM 2444)

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	D=80° 58' 20"	R=15.00'	Δ=15.00'
3	D=80° 58' 20"	R=15.00'	Δ=15.00'
4	D=80° 58' 20"	R=15.00'	Δ=15.00'
5	D=80° 58' 20"	R=15.00'	Δ=15.00'
6	D=80° 58' 20"	R=15.00'	Δ=15.00'
7	D=80° 58' 20"	R=15.00'	Δ=15.00'
8	D=80° 58' 20"	R=15.00'	Δ=15.00'
9	D=80° 58' 20"	R=15.00'	Δ=15.00'
10	D=80° 58' 20"	R=15.00'	Δ=15.00'
11	D=80° 58' 20"	R=15.00'	Δ=15.00'
12	D=80° 58' 20"	R=15.00'	Δ=15.00'
13	D=80° 58' 20"	R=15.00'	Δ=15.00'
14	D=80° 58' 20"	R=15.00'	Δ=15.00'
15	D=80° 58' 20"	R=15.00'	Δ=15.00'
16	D=80° 58' 20"	R=15.00'	Δ=15.00'
17	D=80° 58' 20"	R=15.00'	Δ=15.00'
18	D=80° 58' 20"	R=15.00'	Δ=15.00'
19	D=80° 58' 20"	R=15.00'	Δ=15.00'
20	D=80° 58' 20"	R=15.00'	Δ=15.00'
21	D=80° 58' 20"	R=15.00'	Δ=15.00'
22	D=80° 58' 20"	R=15.00'	Δ=15.00'
23	D=80° 58' 20"	R=15.00'	Δ=15.00'
24	D=80° 58' 20"	R=15.00'	Δ=15.00'
25	D=80° 58' 20"	R=15.00'	Δ=15.00'
26	D=80° 58' 20"	R=15.00'	Δ=15.00'
27	D=80° 58' 20"	R=15.00'	Δ=15.00'
28	D=80° 58' 20"	R=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 RAINFALL FROM THIS PROPERTY IS THE OSO CREEK. THE SITE HAS NOT CLASSIFIED THE ACQUATE LIFE USE FOR THE OSO CREEK, BUT IT IS RECOMMENDED AS A BEST MANAGEMENT PRACTICE (BMP) FOR THE PROTECTION OF THE OSO CREEK 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 BENCHMARKS 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 C80 D, REVISED JUNE 4, 1987 FOR NUECES COUNTY TX (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 CONVENTION RECORDED WITH THE PLAT AND RECORDED BY THE ENGINEER AND THE CITY OF CORPUS CHRISTI (BOOK 3201-1010500).

STATE OF TEXAS
COUNTY OF NUECES

WE, LAND DEVELOPER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SUBJURED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEIN IN FAVOR OF THE COMMUNITY BLANK, THAT WE HAVE HAD SAID LAND SURVEYED AND BOUNDARIES AS SHOWN ON THIS PLAT, AND THAT WE HAVE HEREBY GRANTED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DONATION.

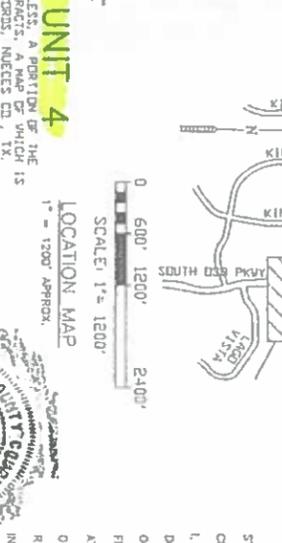
THIS THE 15 DAY OF October 2014

Handwritten signature
LAND DEVELOPER GENERAL PARTNER

MINIMUM FINISHED FLOOR ELEVATIONS

THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES IN LOTS HEREBY SHALL BE 13.5 OR 24" ABOVE THE HIGHEST CENTRELINE OF PAVEMENT ELEVATION OF ADJACENT STREETS WHICH ELEVATION SHALL BE INDICATED IN PLAN ABOVE.

SCALE: 1" = 100'



STATE OF TEXAS
COUNTY OF NUECES

I, DAVID T. BARRERA, 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.

INSTRUMENT NUMBER 2014011523

Signature of David T. Barrera
DAVID T. BARRERA, CLERK
NUECES COUNTY, TEXAS

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.

Signature of Nicole Healy
NICOLE HEALY, ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HERIN DISPOSED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

THIS THE 29th DAY OF JANUARY 2014

Signature of David M. Johnson
DAVID M. JOHNSON, P.E., AICP
1013148-043 (13-2300044)

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WARD MONTAGNINI

THIS THE 15 DAY OF October 2014

Signature of Cindy Bueno
CINDY BUENO
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, LAND DEVELOPER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SUBJURED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEIN IN FAVOR OF THE COMMUNITY BLANK, THAT WE HAVE HAD SAID LAND SURVEYED AND BOUNDARIES AS SHOWN ON THIS PLAT, AND THAT WE HAVE HEREBY GRANTED 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

Signature of Ward Montagnini
WARD MONTAGNINI, GENERAL PARTNER

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Signature of Nicole Healy
NICOLE HEALY, ENGINEER

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1013148-043 (13-2300044)

BK 1, Lots 1-7
BK 2, Lots 1-28