

Ordinance amending the Unified Development Code (“UDC”), upon application by MPM Development, LP (“Owner”), by changing the UDC Zoning Map in reference to a 23.206-acre tract of land out of a portion of the south half of Section 31, Laureles Farm Tracts, from the “FR” Farm Rural District to the “RS-22” Single-Family 22 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 (“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, December 4, 2013, during a meeting of the Planning Commission, and on Tuesday, January 28, 2014, 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 by MPM Development, LP (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 23.206-acre tract of land out of a portion of the south half of Section 31, Laureles Farm Tracts (the “Property”), located on the south side of South Staples Street (FM 2444), approximately 360 feet east of King Trail, from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District (Zoning Map No. 046030), as shown in Exhibits “A” and “B.” Exhibit A, which is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, 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	_____	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:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

September 17, 2013
13057-M&B.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 23.206 acre tract of land, more or less, a portion of the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, and also being a portion of a 23.93 acre tract of land described by deed recorded at Volume 2012, Page 918, Deed Records, Nueces County, Texas, said 23.206 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of The Coves at Lago Vista Unit 1, Block 4, Lot 1, a map of which is recorded in Volume 65, Pages 98 – 101, said map records, said beginning point for the southwest corner of the tract herein described and being in the east boundary line of King Estates Unit 1, Block 4, a map of which is recorded in Volume 56, Pages 199 – 201, said map records;

THENCE along the east boundary line of said King Estates Unit 1, Block 4, NORTH at 981.88' pass the northeast corner of said King Estates Unit 1, Block 4, Lot 1, in all a distance of 1001.88' to a 5/8" iron rod set for the northwest corner of the tract herein described and southerly right-of-way corner of South Staples Street (FM 2444);

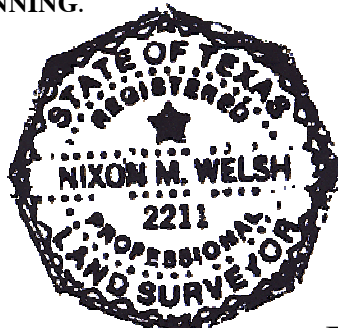
THENCE S89°58'05"E 596.20' along the south right-of-way line of said South Staples Street to a 5/8" iron rod set for the point of curvature of a circular curve to the left having a central angle of 16°17'54", a radius of 995.37', and a chord bearing N81°52'58"E a distance of 282.19';

THENCE along the arc of said circular curve to the left, a distance of 283.14' to a 5/8" iron rod set for northeasterly corner of the tract herein described;

THENCE S89°58'05"E 125.02' to a 1/2" iron rod found for the northeast corner of the tract herein described;

THENCE S00°01'55"W 1041.88' to a 1/2" iron rod found for the southeast corner of the tract herein described and interior corner of Block 1, Lot 5, said The Coves at Lago Vista Unit 1;

THENCE N89°58'05"W 1000.00' along a north boundary line of said The Coves at Lago Vista Unit 1 to the **POINT OF BEGINNING.**





Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"



KING ESTATES UNIT
1, BLOCK 4, V. 56,
P. 199 - 201, M.R.

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PORTION SOUTH HALF,
SECTION 31, LAURELES
FARM TRACTS, 23.206 AC.

CL SOUTH STAPLES
STREET (FM 2444)

S89° 58' 05" E 596.20' 40'

D=16° 17' 54"
R=995.37'
T=142.53'
L=283.14'
CB=N81° 52' 58" E
CH=282.19'

S89° 58' 05" E
125.02'

1001.88'
1000.00' E

S00° 01' 55" W 1041.88'
PORTION SECT. 31, LAURELES
FARM TRACTS, V. 3, P. 15,
M.R., CITY OF CORPUS CHRISTI

1
THE COVES AT
LAGO VISTA
UNIT 1, BLOCK
4, V. 65, P.
98 - 101, M.R.

OSD
PARKWAY S.

1 N89° 58' 05" W 1000.00' 4

2 3
THE COVES AT LAGO VISTA
UNIT 1, BLOCK 1, V. 65,
P. 98 - 101, M.R.

5

EXHIBIT "B"
SKETCH TO ACCOMPANY METES AND
BOUNDS DESCRIPTION

1" = 200'

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52,
FILE: EXB-ZONING1, JOB NO.
13057, SCALE: 1" = 200'
PLOT SCALE: SAME, PLOT DATE:
10/16/14, SHEET 1 OF 1