

**Case No. 1022-05 Cypress Point Capital, LLC. (District 5): Ordinance rezoning a property at or near the southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street) from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District. Providing for a penalty not to exceed \$2,000 and publication.**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as 18 acres out of 37.479 acres out of the S/2 of Section 30 and N/2 of Section 33, Laureles Farm Tracts, as shown in Exhibit “A”:

From the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

The subject property is located at or near southeast corner of County Road 43 and Farm to Market Road 2444 (South Staples Street) as shown in Exhibit A. Exhibit A, which is a metes and bounds description and associated map, is attached to and incorporated in this ordinance.

**SECTION 2.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**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.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

|                   |       |             |       |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein   | _____ |
| Roland Barrera    | _____ | Mike Pusley | _____ |
| Sylvia Campos     | _____ | Everett Roy | _____ |
| Gil Hernandez     | _____ | Dan Suckley | _____ |
| Michael Hunter    | _____ |             |       |

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

|                   |       |             |       |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein   | _____ |
| Roland Barrera    | _____ | Mike Pusley | _____ |
| Sylvia Campos     | _____ | Everett Roy | _____ |
| Gil Hernandez     | _____ | Dan Suckley | _____ |
| Michael Hunter    | _____ |             |       |

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

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

\_\_\_\_\_  
Paulette Guajardo  
Mayor

Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 ~ FAX 361 882-1263  
e-mail: murrayjr@aol.com  
e-mail: [nxmwl@gmail.com](mailto:nxmwl@gmail.com)

**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 13, 2022  
15039-M&B 18.720AC.doc

RE Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of an 18.720 acre tract of land, more or less, a portion of the south half of Section 30, 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 37.440 acre tract of land described by deed recorded at Document No. 2017046839, Official Records of said county, said 18.720 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of County Road 43 for the southwest corner of said 37.440 acre tract and of the tract herein described and upper west corner or northernmost west corner of a 122.560 acre tract of land described by deed recorded at Document No. 2015038326, said official records;

THENCE along said east right-of-way line of County Road 43 N00°48'35"W 929.06' to a point for the northwest corner of the tract herein described;

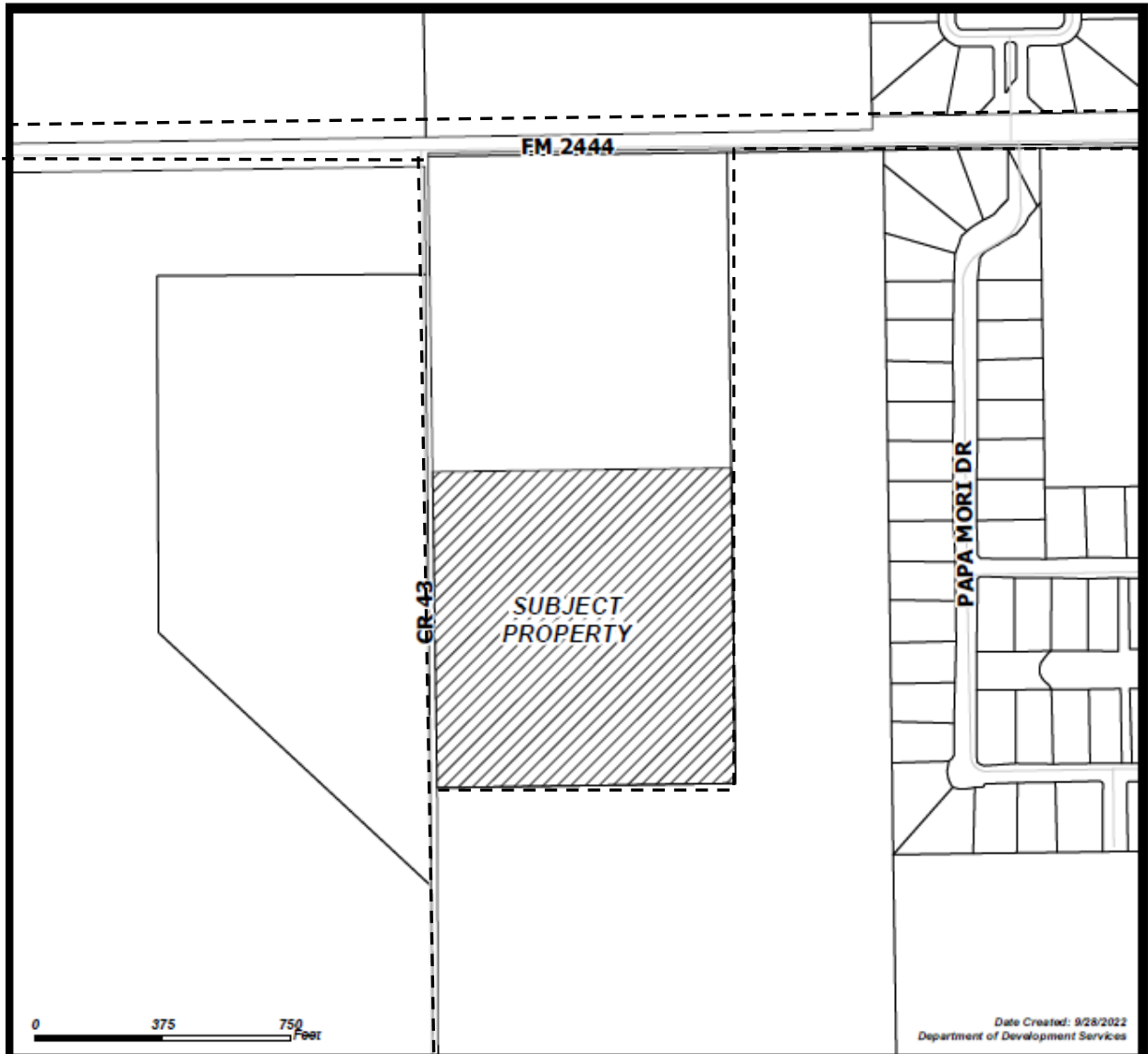
THENCE N89°11'20"E 877.72' to a point in the common east boundary line of said 37.440 acre tract and west boundary line of a northerly portion of said 122.560 acre tract for the northeast corner of the tract herein described;

THENCE S00°48'35"E 929.06' to a point for the southeast corner of said 37.440 acre tract and of the tract herein described and central interior corner of said 122.560 acre tract;

THENCE along the common south boundary line of said 37.440 acre tract and central boundary line of said 122.560 acre tract S89°11'20"W 877.72' to the POINT OF BEGINNING.



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



**Case # 1022-05**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

|       |                         |        |                           |
|-------|-------------------------|--------|---------------------------|
| RM-1  | Multifamily 1           | L      | 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-8   | Single-Family 8           |
| CN-1  | Neighborhood Commercial | RS-4.6 | Single-Family 4.6         |
| CN-2  | Neighborhood Commercial | RS-TF  | Two-Family                |
| CR-1  | Resort Commercial       | RS-16  | Single-Family 16          |
| 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           |        |                           |

