

**Ordinance amending the Unified Development Code (“UDC”) upon application by N.P. Homes, L.L.C. (“Owner”), by changing the UDC Zoning Map in reference to Lot 3, Block 2, King’s Crossing West Unit 2, from “CG-2” General Commercial District to “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay; 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 N.P. Homes, L.L.C. (“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 13, 2013, during a meeting of the Planning Commission, and on Tuesday, March 26, 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 N.P. Homes, L.L.C. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lot 3, Block 2, King’s Crossing West Unit 2 (the “Property”), located at the northeast corner of Chicago Drive approximately 500 feet west of South Staples Street (FM 2444) as shown in Exhibit “A” (Zoning Map No. 022037), from the “CG-2” General Commercial District to the “CG-2/PUD” General Commercial District with a Planned Unit Development Overlay subject to the eight conditions stated in this ordinance. Exhibit “A,” which is the associated plat of the Property, is attached to and incorporated in this ordinance by reference as if fully set out herein in its entirety.

**SECTION 2.** The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the following eight conditions:

- 1. Development Plan:** The Owner shall develop the Property in accordance with Exhibit A. The development of the Property is to consist of six townhouse buildings with three dwelling units in each building, three townhouse buildings with four dwelling units in each building, and one duplex townhouse building with two dwelling units in the building. The development of the Property shall be constructed in one phase.
- 2. Dwelling Units per Acre:** The density of dwelling units on the Property cannot exceed 32 dwelling units on the site’s 3.301 acres.
- 3. Building Height:** The maximum height of the townhouse buildings on the Property shall not exceed 35 total feet.

4. **Parking:** Each dwelling unit must have two parking spaces within a private garage, and each dwelling unit must also contain two guest parking spaces available on the 18-foot long by 18-foot wide driveway located within the dwelling unit's lot.
5. **Setbacks:** A minimum 20-foot front yard setback shall be provided along the north-south portion of Chicago Drive and a 10-foot front yard setback along the east-west portion of Chicago Drive. On individual lots not sharing a common wall with another dwelling unit on the Property, Owner shall provide a 5-foot wide side yard setback and a minimum 7.5-foot wide rear yard setback. Individual lots fronting on internal private streets shall have a minimum front yard setback requirement of 15 feet. The separation distance between buildings shall be not less than 10 feet. The Owners shall provide a minimum open space requirement of 30% on the Property.
6. **Private Street Access:** Each lot shall have access to a private street with a paved width of not less than 24 feet. The private street shall be striped to indicate "Fire Lane/No Parking."
7. **Pedestrian Access:** A minimum four-foot wide sidewalk is required to be constructed along the internal private street and shall be located in a four-foot wide dedicated sidewalk easement.
8. **Time Limit:** The Owners shall commence construction of the development on the Property within 24 months from the date this Planned Unit Development Overlay ordinance is approved by the City Council.

**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 (Lot 3, Block 2, King's Crossing West Unit 2) and that are in conflict with this ordinance are expressly repealed.

**SECTION 7.** 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\_\_\_\_.

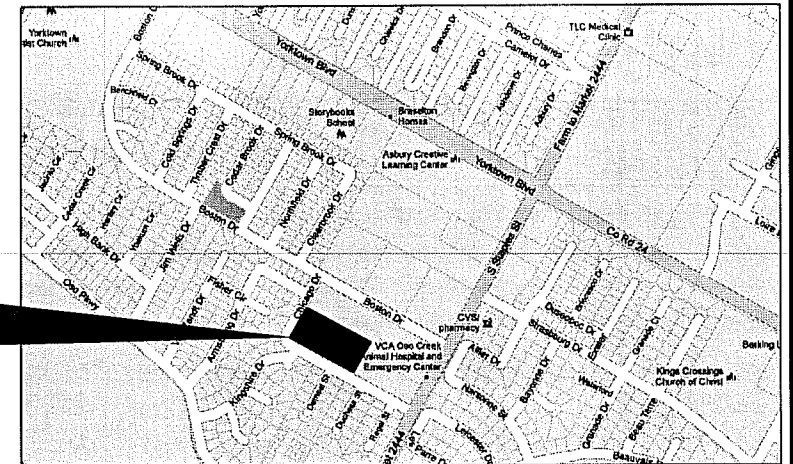
ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

# KING'S CROSSING WEST UNIT 2 P.U.D.

BEING A REPLAT OF LOT 3, BLOCK 2, KING'S CROSSING WEST, UNIT 2,  
A MAP OF WHICH IS RECORDED IN VOLUME 66, PAGE 143 (M.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS



VICINITY MAP (NTS)

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. SET 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS, ETC. UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND  
S.F. DENOTES SQUARE FEET OF LAND  
Y.R. DENOTES YARD REQUIREMENT  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
S.E. DENOTES SIDEWALK EASEMENT  
C.L. DENOTES CENTERLINE OF ROADWAY  
D.H. DENOTES DRILL HOLE  
"F" DENOTES FOUND 5/8" IRON ROD  
"+-" DENOTES GRADE ELEVATIONS
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES 'B & C' ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485494 0520 D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS A "CONTACT RECREATION USE."
6. TOTAL PLATTED AREA IS 3.301 ACRES.
7. BEARINGS ARE BASED ON THE PLAT OF KING'S CROSSING WEST, UNIT 2, A MAP OF WHICH IS RECORDED IN VOLUME 66, PAGE 143 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.
8. THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BOUNDARY OF THE PLAT OF KING'S CROSSING WEST, UNIT 2, P.U.D. UNLESS SUCH UTILITIES ARE INSTALLED IN A DEDICATED PUBLIC UTILITY EASEMENT. SINCE THE DEVELOPER HAS CHOSEN TO CONSTRUCT THE STREETS OF CONCRETE, INSTEAD OF THE CITY OF CORPUS CHRISTI'S FLEXIBLE BASE PAVEMENT, IF THE CITY MUST REMOVE ANY PAVEMENT TO REPAIR OR MAINTAIN A CITY UTILITY LINE, THE CITY WILL ONLY PATCH THE PAVEMENT IN A MANNER SIMILAR TO THAT USED ON ASPHALT STREET SURFACES. THE CITY IS NOT REQUIRED TO RESTORE THE PAVED SURFACE WITH CONCRETE TO MATCH THE INSTALLED PAVEMENT.
9. ALL STREET AREAS SHALL BE DEDICATED UTILITY EASEMENTS. THE HOMEOWNER'S ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, WALLS, SECURITY SYSTEM, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY AND FRANCHISE UTILITY WORK. THE CITY OF CORPUS CHRISTI IS NOT LIABLE FOR ANY STAINING OF CONCRETE ROAD SURFACES CAUSED BY CITY VEHICLE AND EQUIPMENT.
10. THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE SUBJECT SUBDIVISION SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION, WHICH ASSOCIATION SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS.
11. THE CITY OF CORPUS CHRISTI IS NOT RESPONSIBLE FOR ANY DRAINAGE WITHIN THE PLAT OF KING'S CROSSING WEST, UNIT 2, P.U.D. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ANY MAINTENANCE OF STORM WATER DISCHARGE INTO THE RECEIVING WATERS, AND WILL NEED TO ENSURE ANY DISCHARGE COMPLIES WITH APPLICABLE TCEQ REGULATIONS.
12. LOT 15, BLOCK 1 IS A NON-BUILDABLE LOT.

STATE OF TEXAS  
COUNTY OF NUECES

I, NADER KARIMI OF NP HOMES, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF KING'S CROSSING WEST, UNIT 2, P.U.D. EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAVE HAD SAID LAND SURVEYED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2013.

NADER KARIMI, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NADER KARIMI, ON BEHALF OF SAID INDIVIDUAL.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY WITHIN SIX (6) MONTHS HEREAFTER.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

GOVIND NADKARNI, P.E., C.E.  
CHAIRMAN

MARK VAN VLECK, P.E.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CHARLES F. DIBRELL, III, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, DIANA T. BARRERA, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013 AT \_\_\_\_ O' CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DIANA T. BARRERA, COUNTY CLERK DEPUTY TO THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING & LAND SURVEYING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM SURVEYS MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT VOSS AND VOSS ENGINEERING & LAND SURVEYING HAS BEEN ENGAGED UNDER CONTRACT TO SET ALL CORNERS AS SHOWN AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2293

SHEET 1 OF 2

VOSS  
ENGINEERING, INC.  
FIRM No. F-166

ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE  
CORPUS CHRISTI, TEXAS 78415  
361.854.6202 FAX: 361.853.4696

EXHIBIT A

JOB No. 11-6695

Lot/Block	Square Feet	Acres
1/1	5245.8	0.120
2/1	3957.4	0.091
3/1	3956.9	0.091
4/1	3279.0	0.075
5/1	3278.6	0.075
6/1	3955.6	0.091
7/1	3955.0	0.091
8/1	3277.4	0.075
9/1	3277.1	0.075
10/1	3953.7	0.091
11/1	3953.2	0.091
12/1	3275.9	0.075
13/1	3275.5	0.075
14/1	4523.6	0.104
1/2	4261.3	0.098
2/2	3375.2	0.078
3/2	4686.2	0.108
4/2	4304.6	0.099
5/2	3072.8	0.071
6/2	3897.8	0.089
7/2	3897.8	0.089
8/2	3072.8	0.071
9/2	4304.6	0.099
10/2	4303.6	0.099
11/2	3072.1	0.071
12/2	3896.9	0.089
13/2	3896.4	0.089
14/2	3071.7	0.071
15/2	4065.7	0.093
16/2	3987.4	0.092
17/2	3012.9	0.069
18/2	3821.4	0.088

# KING'S CROSSING WEST UNIT 2 P.U.D.

BEING A REPLAT OF LOT 3, BLOCK 2, KING'S CROSSING WEST,  
UNIT 2, A MAP OF WHICH IS RECORDED IN VOLUME 66, PAGE 143  
(M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

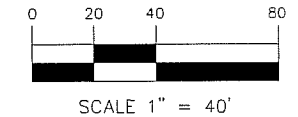
Alberto R. Huerta  
5.0 Acres  
  
Tract 1  
Out of Lots 25 & 26, Section 6  
Flour Bluff & Encinal Farm & Garden Tracts  
Vol. A, Pages 41-43 (M.R.N.C.T.)

## CURVE DATA

① C.A. = 90°00'00"  
R = 10.00'  
T = 10.00'  
La = 15.71'

② C.A. = 90°01'16"  
R = 10.00'  
T = 10.00'  
La = 15.71'

③ C.A. = 89°59'42"  
R = 10.00'  
T = 10.00'  
La = 15.71'

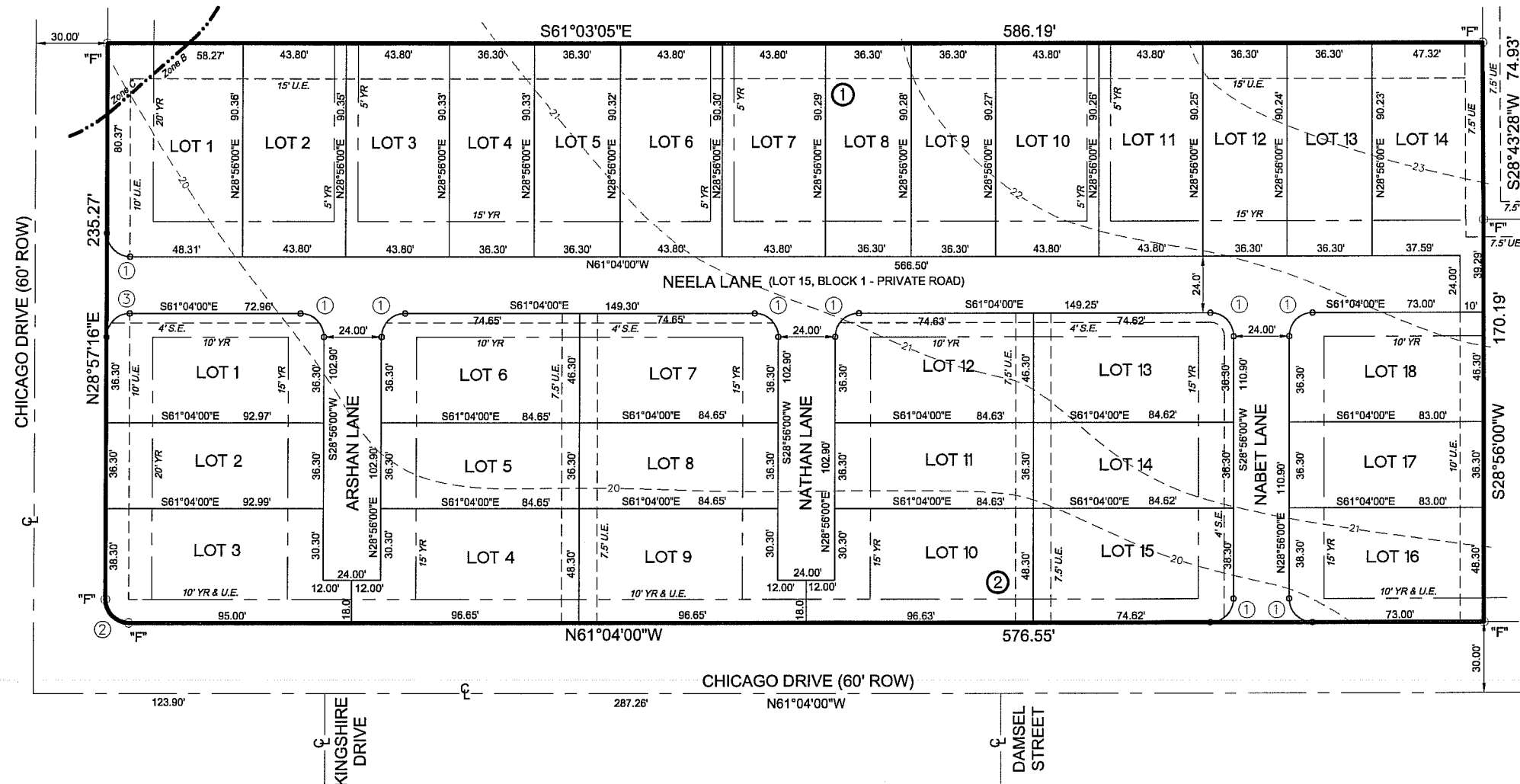


## NOTES:

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- LOT 15, BLOCK 1 IS A NON-BUILDABLE LOT.

Lot 1, Block 2  
Kings Crossing West Unit 1  
Vol. 54, Pg. 37 (M.R.N.C.T.)

Lot 2, Block 2  
Kings Crossing West Unit 2  
Vol. 66, Pg. 143 (M.R.N.C.T.)



**VOSS**  
ENGINEERING, INC.  
FIRM No. F-166

ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE  
CORPUS CHRISTI, TEXAS 78415  
361.854.6202 FAX: 361.853.4696

EXHIBIT A

SHEET 2 OF 2

JOB No. 11-6695