

**Case No. 0918-01 Staples Development, LLC:  
Ordinance rezoning property at or near 6641 Lipes Boulevard from  
the “FR” Farm Rural District to the “RM-1” Multifamily 1 District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Staples Development, LLC. (“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, a public hearing was held on Wednesday, September 5, 2018, during a meeting of the Planning Commission. The Planning Commission approval of the change of zoning from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District and on Tuesday, October 9, 2018, 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 Staples Development, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described 10.04 acres out of Lot 3, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Lipes Boulevard, east of Cimarron Boulevard, and west of Bronx Drive (the “Property”), from the “FR” Farm Rural District to the “RM-1” Multifamily 1 District (Zoning Map No. 043031), as shown in Exhibits “A” and “B”. Exhibit A, 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

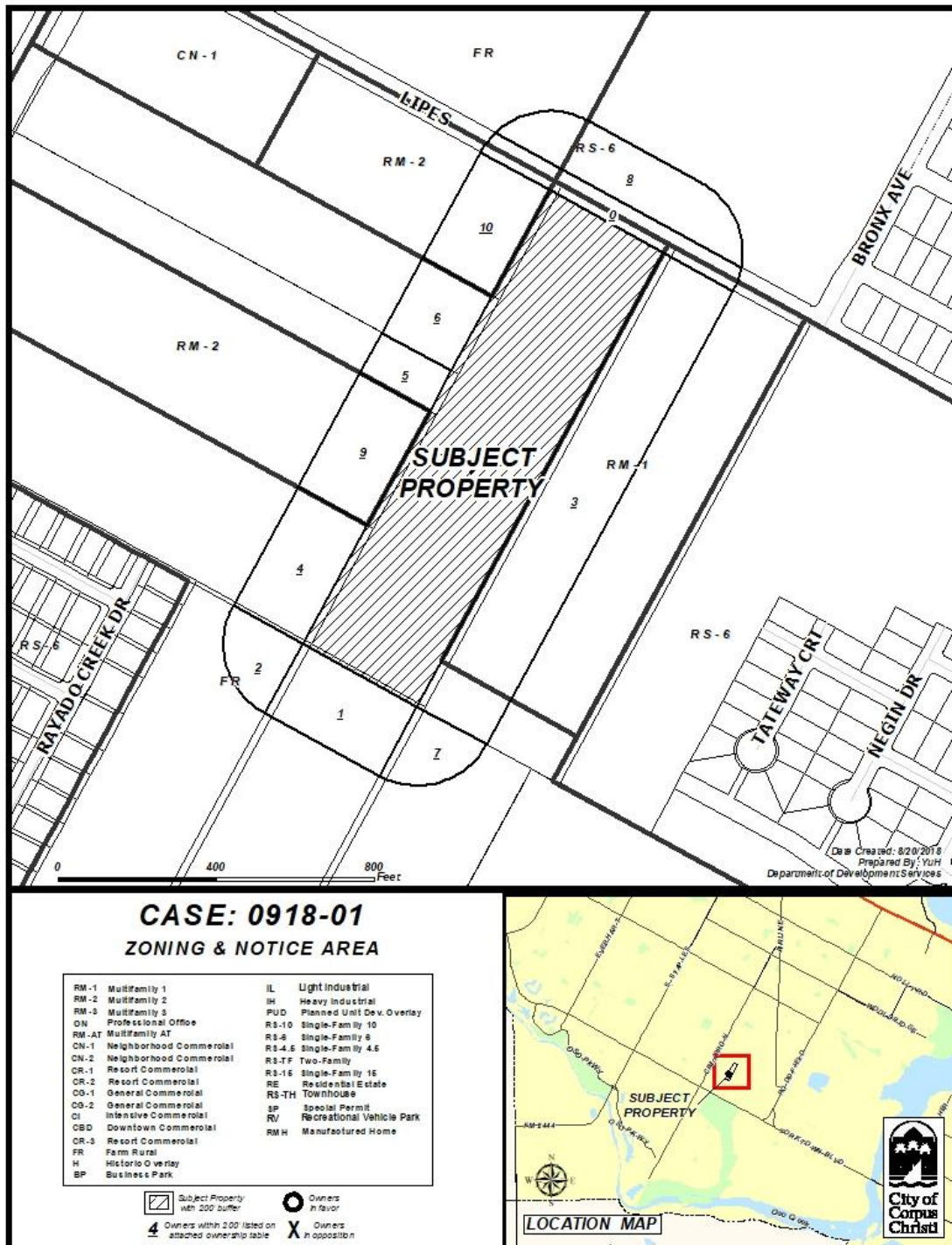
Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor





# Texas GeoTech

ENGINEERING & LAND SURVEYING, INC.

**EXHIBIT "A"**  
**10.04 Acre Tract of Land**

Being a total of 10.04 acre tract of land, more or less, being the northwest half of **Lot 3, Section 21, FLOUR BLUFF and ENCINAL FARM and GARDEN TRACTS**, a map of which is recorded in Volume A, pages 41-43, Map Records, Nueces County Texas and also being the same tract of land deceded to **Staples Development, LLC**, in Document No. 2005032049 of the Official Public Records of Nueces County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found for the northeast corner of **Lot 1, Butler Addition** recorded in Volume 67, Page 52 of the Map Records of Nueces County Texas, 5/8 inch iron rod being the southeast corner of this tract;

**THENCE** N 61° 20' 29" W with the north lot line of said **Lot 1**, a distance of 330.01 feet to a 5/8 inch iron rod set for the northwest corner of said **Lot 1**, same being the southwest corner of this tract;

**THENCE** N 28° 39' 31" E at a distance of 1305.32 feet pass a 5/8 inch iron rod found on the north right of way line of **Lipes Blvd.**, in all a distance of 1325.32 feet to a point in the centerline of said **Lipes Blvd.**, and being the northwest corner of this tract;

**THENCE** S 61° 21' 17" E with the centerline of said **Lipes Blvd.**, a distance of 329.70 to a point on the center line of said **Lipes Blvd.**, and being the northeast corner of this tract;

**THENCE** S 28° 38' 43" W at a distance of 20.00 feet pass a 5/8 inch iron rod set on the south right of way line of said **Lipes Blvd.**, in all a distance of 1325.40 to the **POINT OF BEGINNING** and containing 10.04 acre tract of land, more or less.

*This field notes description constitutes a legal document unless it appears in its entirety, in its original form, seal and signature; surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended, a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions.*

July 24, 2018  
170301.doc



  
Jarrel L. Moore  
Register Professional Land Surveyor  
License Number 4854

