

**Zoning Case No. 0819-01, MPM Development, LP. (District 5).
Ordinance rezoning property at or near 6810 Bison Drive from the "RS-4.5"
Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a
Planned Unit Development.**

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 appear and 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 appear and 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 as being 5.772 acre, tract of land, more or less described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas as shown in Exhibit "A":

the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development

The subject property is located at or near 6810 Bison Drive. Exhibit A, which is the Metes and Bounds of the subject property and Exhibit B which is are the Crosswind Estates Unit 2 Planned Unit Development (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Crosswind Estates Unit 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 36 single-family residences.
- 2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 3. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

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

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 subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. 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 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.

SECTION 8. 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 _____, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
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 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@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

July 2, 2019
08005-M&B.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 5.772 acre tract of land, more or less, described as 5.7763 acre Tract 2 in deed recorded at Document No. 2007016122, Official Public Records, Nueces County, Texas, and being out of Lots 28 and 29, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records of said county, said 5.772 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap labeled Bass & Welsh Engineering found at the common easternmost corner of Lot 6, Block 2, Crosswind Estates Unit 1, a map of which is recorded in Volume 58, Pages 68 and 69, said map records, and northernmost corner of Oliver's Estate Unit 1, a map of which is recorded in Volume 69, Pages 223 and 224, said map records, said beginning point for angle point in a south central boundary line of the tract herein described;

THENCE N47°17'20"W 326.74' along the northeast boundary line of said Block 2, Crosswind Estates Unit 1 to a 5/8" iron rod set for northwesterly interior corner of the tract herein described and of said 5.7763 acre tract;

THENCE N61°30'46"W 60.68' to a 5/8" iron rod found for interior northwesterly corner of the tract herein described and of said 5.7763 acre tract and northernmost corner of Lot 1, said Block 2, Crosswind Estates Unit 1;

THENCE along the northwest boundary line of said Lot 1, Block 2, Crosswind Estates Unit 1 S28°35'05"W 104.55' to a 5/8" iron rod found for westerly corner of the tract herein described and of said 5.7763 acre tract and interior north corner of said Crosswind Estates Unit 1;

THENCE N61°11'10"W 149.64' along a northerly boundary line of said Crosswind Estates Unit 1 to a 5/8" inch iron rod set for the westernmost corner of the tract herein described and of said 5.7763 acre tract in the southeast boundary line of a 42-foot wide drainage easement described by deed recorded at Volume 2035, Page 651, deed records of said county;

THENCE along said southeast boundary line of 42-foot wide drainage easement N28°41'55"E 393.72' to a 5/8" iron rod set for the northernmost corner of the tract herein described and of said 5.7763 acre tract in a southwesterly boundary line of a city park;

THENCE along said southwesterly boundary line of city park S47°17'20"E 1001.14' to a 5/8" iron rod found for southeasterly corner of the tract herein described and of said 5.7763 acre tract;

NMW:sab

EXHIBIT "A"

Page 1 of 2

Metes and Bounds Description, 5.772 Acres, July 2, 2019, Continued;

THENCE continuing along a westerly boundary line of said city park S01°57'07"E 109.45' to a point for the southeast corner of the tract herein described and of said 5.7763 acre tract and northeast corner of a tract of land owned by CMC Steel Fabricators, Inc.;

THENCE along the north boundary line of CMC Steel Fabricators, Inc. tract S87°39'55"W 250.80' to a 5/8" iron rod found for southeasterly corner of the tract herein described and of said 5.7763 acre tract and northeasterly corner of said Oliver's Estate Unit 1;

THENCE along a northeast boundary line of said Oliver's Estates Unit 1 N41°37'19"W 247.06' to a 5/8" iron rod set for south central corner of the tract herein described and of said 5.7763 acre tract;

THENCE N46°03'29"W 54.40' along a northeast boundary line of said Oliver's Estate Unit 1 to the **POINT OF BEGINNING**, all iron rods set contain plastic caps labeled Bass & Welsh Engineering.


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



VMW:sab

EXHIBIT "A"

Page 2 of 2

CROSSWIND ESTATES UNIT 2

PUD

Corpus Christi, Texas

Owner/Developer

MPM DEVELOPMENT, LP
P.O. BOX 331308 CORPUS CHRISTI, TX 78463
774-3832

Submitted by:

BASS & WELSH ENGINEERING
P.O. Box 6397
Corpus Christi, TX 78466-6397

October 9, 2019

CROSSWIND ESTATES UNIT 2
PUD
Corpus Christi, Texas

DEVELOPMENT DESCRIPTION:

Crosswind Estates Unit 2, a Planned Unit Development (PUD) is a proposed single family residential development. The developer is proposing 36 single family residential lots and one 0.084 acre linear park that will be completed in a single phase. The developer is requesting a change of zoning from RS-4.5 to RS-4.5/PUD to allow deviations from the Unified Development Code. Deviations will include a sidewalk on one side of the streets only, 40' wide street rights-of-way, variable width street right-of-way of 43.5' to 46', 16.5' front yard setbacks, minimum lot size of 4,267 square feet, minimum lot width of 45'. This development will complement existing developments in the area.

LOCATION MAP – See Exhibit 1 attached

METES AND BOUNDS PROPERTY DESCRIPTION AND SKETCH FOR REZONING – See attached Exhibits “2” and “3”.

PROPOSED MASTER SITE PLAN AND PLAT – See Exhibit 4

DEED – See Exhibit 5

UDC – PUD COMPARISON

LOTS

DESCRIPTION	UDC-ZONING/PLATTING ORDINANCE REQUIREMENTS (RS 4.5)	PUD REQUIREMENTS
MINIMUM LOT AREA	4500 SF	4267 SF
MINIMUM LOT WIDTH	45 FT	45 FT
MINIMUM FRONT YARD	20 FT	16.5 FT
MINIMUM SIDE YARD (CORNER)	10 FT (WHEN BACK-TO-BACK W/ANOTHER CORNER LOT (UDC 4.2.8)) 20 FT (ALL OTHER CORNER LOTS)	10 FT
MINIMUM SIDE YARD	5 FT	5 FT
MINIMUM REAR YARD	5 FT	5 FT
MINIMUM OPEN SPACE	30%	30%
MAXIMUM HEIGHT	35 FT	35 FT
REQUIRED PARKING (OFF STREET)	2 PER ACRE	2 PER UNIT

BILL WITT DRIVE

CURB TYPE	6" C&G	6" C&G
SIDEWALKS	4 FT ON BOTH SIDES	8 FT ON ONE SIDE
PAVED STREET WIDTH	40 FT BB	40 FT BB
ROW WIDTH	60 FT	VARIES 43.5' TO 46'

AIRKING DRIVE

CURB TYPE	6" C&G	6" C&G
SIDEWALKS	4 FT ON BOTH SIDES	5 FT ON ONE SIDE
PAVED STREET WIDTH	28 FT BB	28 FT BB
ROW WIDTH	50 FT	40 FT

Amenities to include:

Sidewalk

Neighborhood Entry landscaping

Lower traffic speed (short streets)

Dedication of land for public linear park and drainage

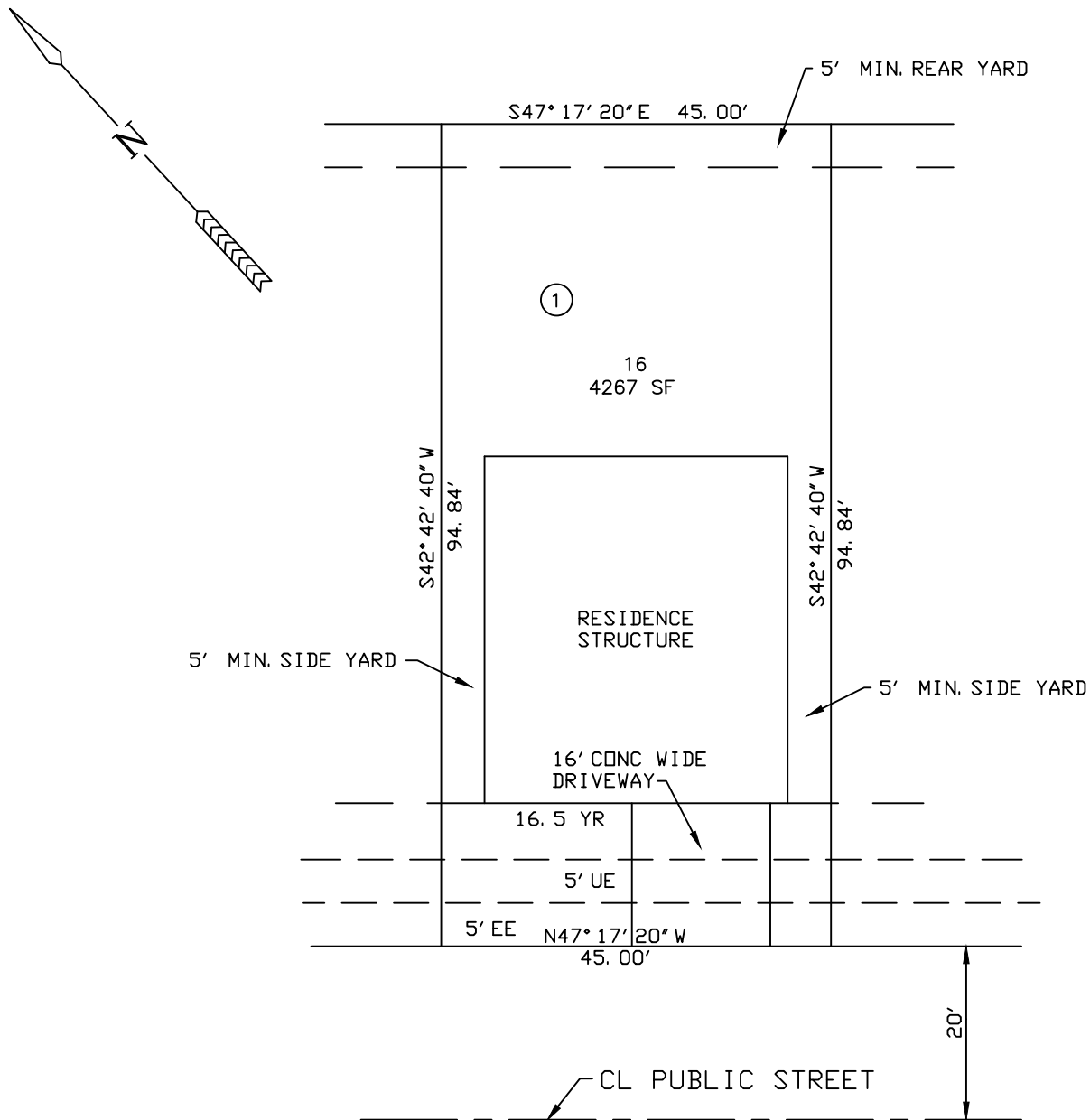
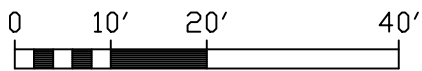


EXHIBIT 5 – TYPICAL RESIDENCE CROSSWIND ESTATES UNIT 2

1"=20'



SCALE: 1"= 20'

BASS AND WELSH ENGINEERING,
CORPUS CHRISTI, TX
FILE: EXB-TYP RES, JOB NO. 08005
SCALE: 1" = 20', PLOT SCALE: SAME
PLOT DATE: 09/26/19
SHEET 1 OF 1

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS, PARK LAND AND DRAINAGE AND UTILITY EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

NOTES

1. 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 "CONTACT RECREATION" USE.

2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

3. THE SUBJECT SITE IS IN FEMA ZONE X, PANEL 48355C0520G (10/23/15).

4. LEGAL DESCRIPTION: A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

5. THE TOTAL PLATTED AREA CONTAINS 5.772 ACRES OF LAND INCLUDING STREET DEDICATIONS.

6. CROSSWINDS UNIT 2 (PLAT HEREOF) IS PART OF A PLANNED UNIT DEVELOPMENT (PUD) AS PER ORDINANCE NO. _____.

7. THE PUBLIC ACCESS EASEMENT IN LOT 17, BLOCK 1 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 17 TO MAINTAIN, AS WELL AS THE 5'X5' PUBLIC ACCESS PATHWAY ENTRANCE.

8. THE FOLLOWING ARE DEVIATIONS FROM THE UDC AS ALLOWED FOR PUD HEREOF:

DESCRIPTION	UDC ZONING/PLATTING REQUIREMENTS (RS-4.5)	PUD REQUIREMENTS
MIN. FRONT YARD	20'	16.5'
MIN SIDE YARD	10' (WHEN BACK TO BACK WITH ANOTHER CORNER LOT (UDC 4.2.8))	10'
	20' ALL OTHER CORNER LOTS	10'
STREET ROW WIDTH	50' (AIRKING DR)	40'
STREET ROW WIDTH	60' (BILL WITT DR)	VARIES 43.5' TO 46'

STATE OF TEXAS §
COUNTY OF NUECES §

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

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

ERIC VILLARREAL, P.E.
CHAIRMAN

NINA NIXON-MÉNDEZ, FAICP
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO

HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF

_____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION,

WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF

_____, 20____ AT _____ O'CLOCK _____,M., AND

DULY RECORDED THE ____ DAY OF _____, 20____ AT ____

O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____

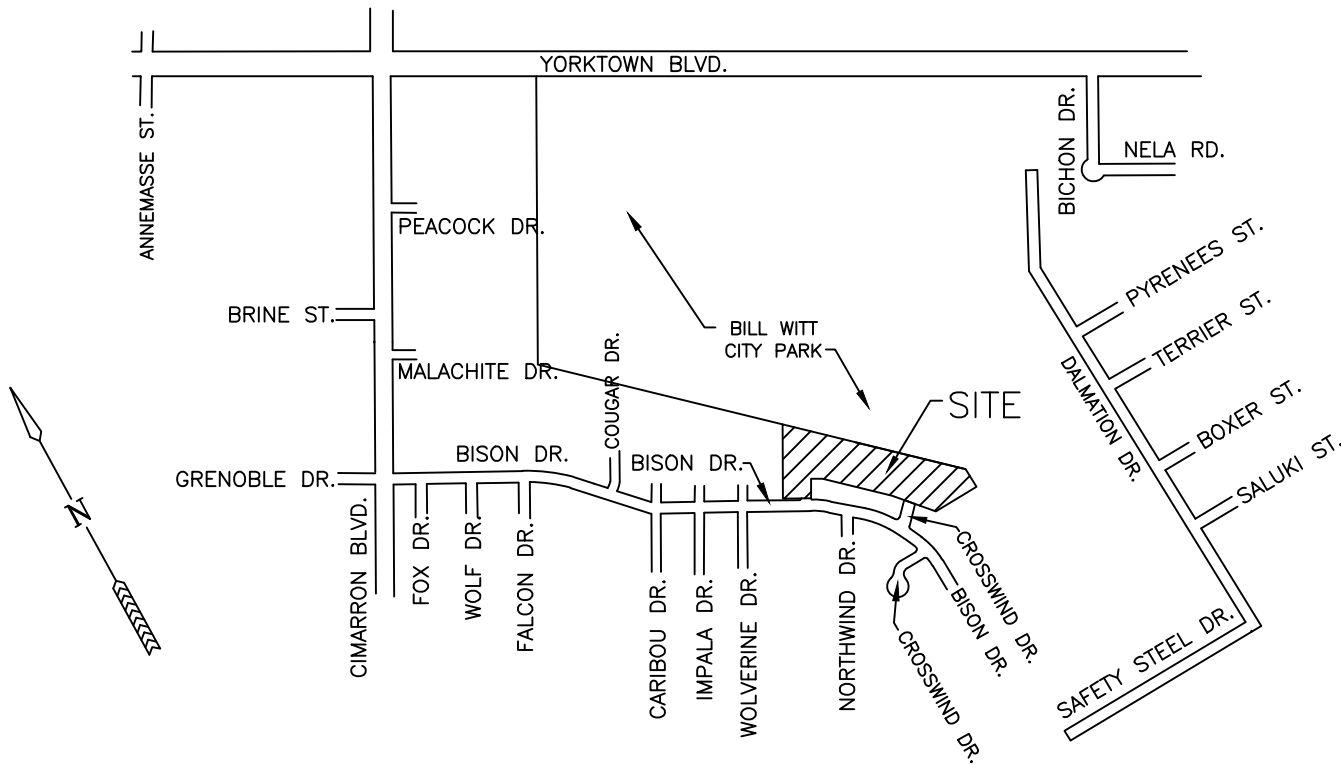
____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY

HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



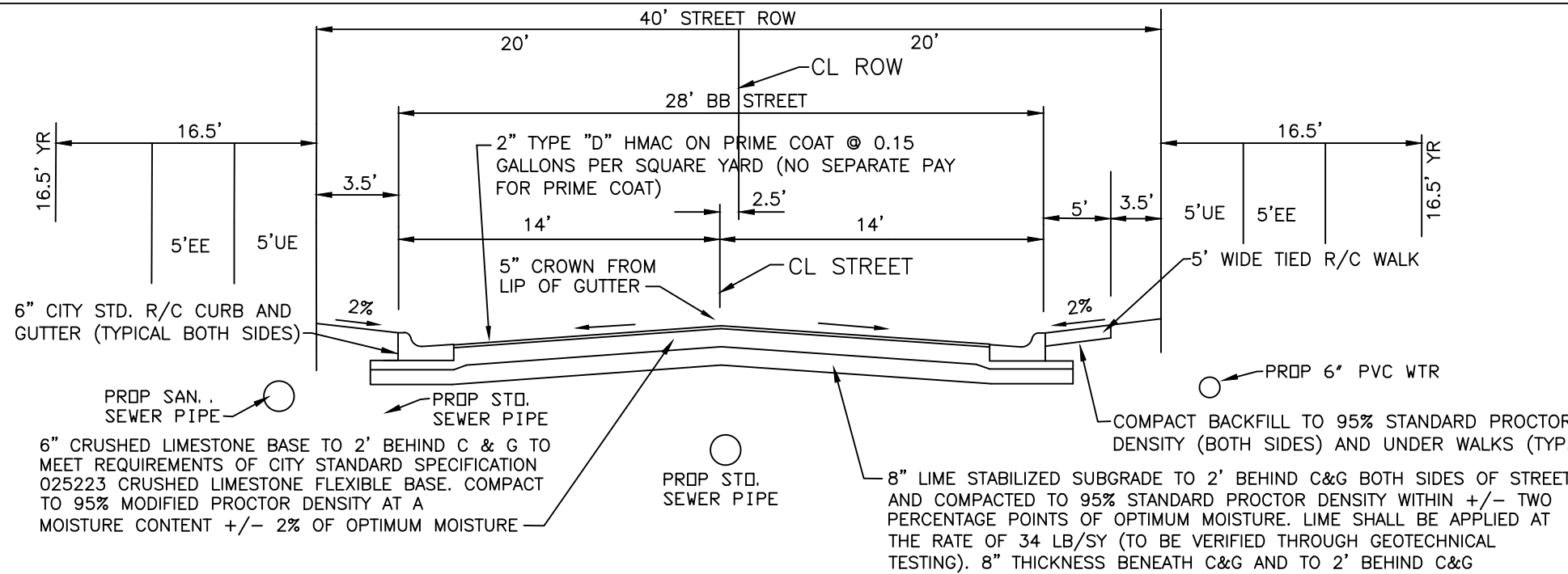
LOCATION MAP
1" = 1000' APPROX.

PLAT OF CROSSWIND ESTATES UNIT 2 PUD CORPUS CHRISTI, NUECES COUNTY, TEXAS

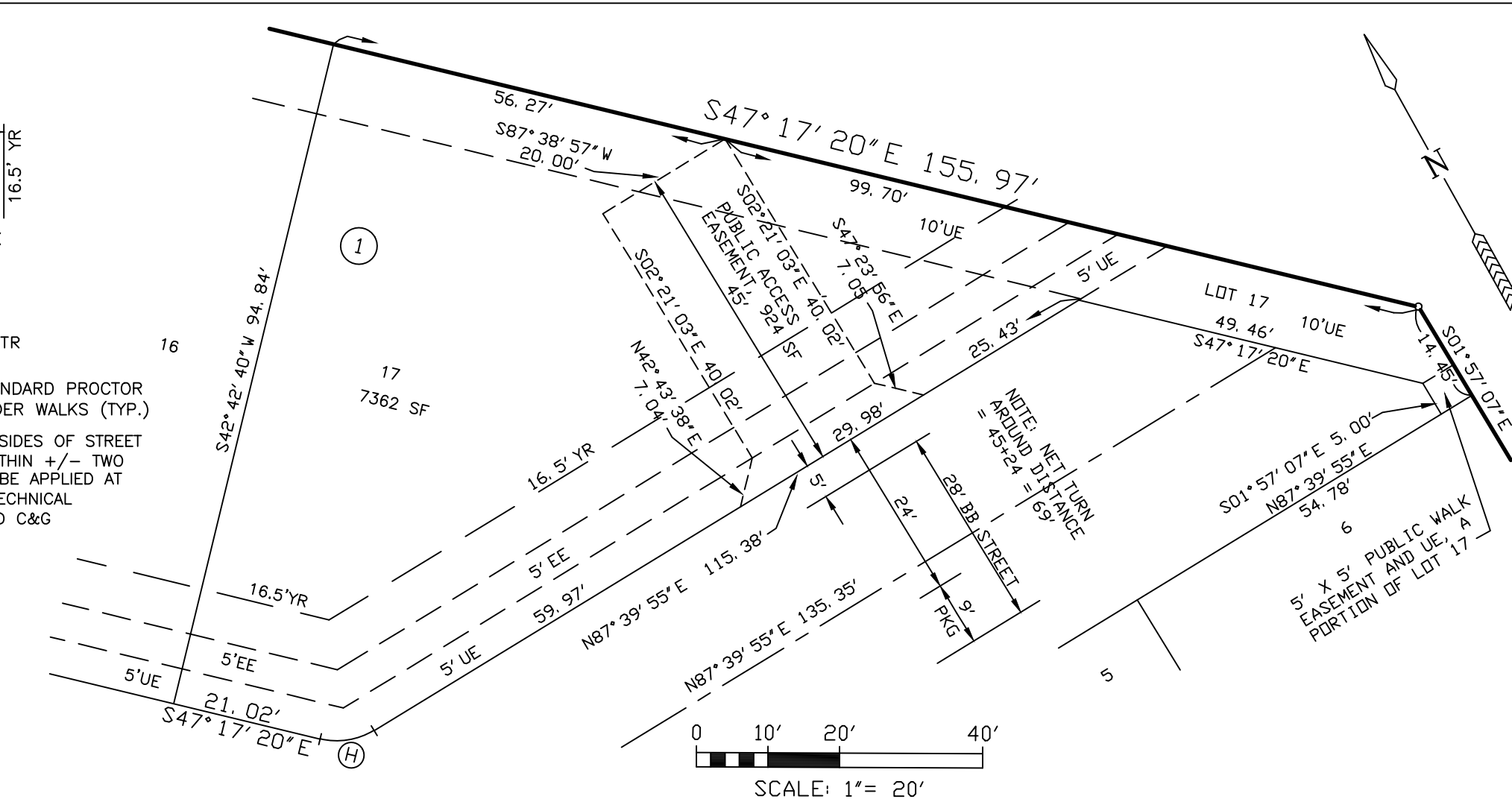
A 5.772 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS 5.7763 ACRE TRACT 2 IN DEED, DOC. NO. 2007016122, OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 28 AND 29, SECTION 21, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP WHICH IS RECORDED IN V. "A", P. 41-43, MAP RECORDS, SAID COUNTY.

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

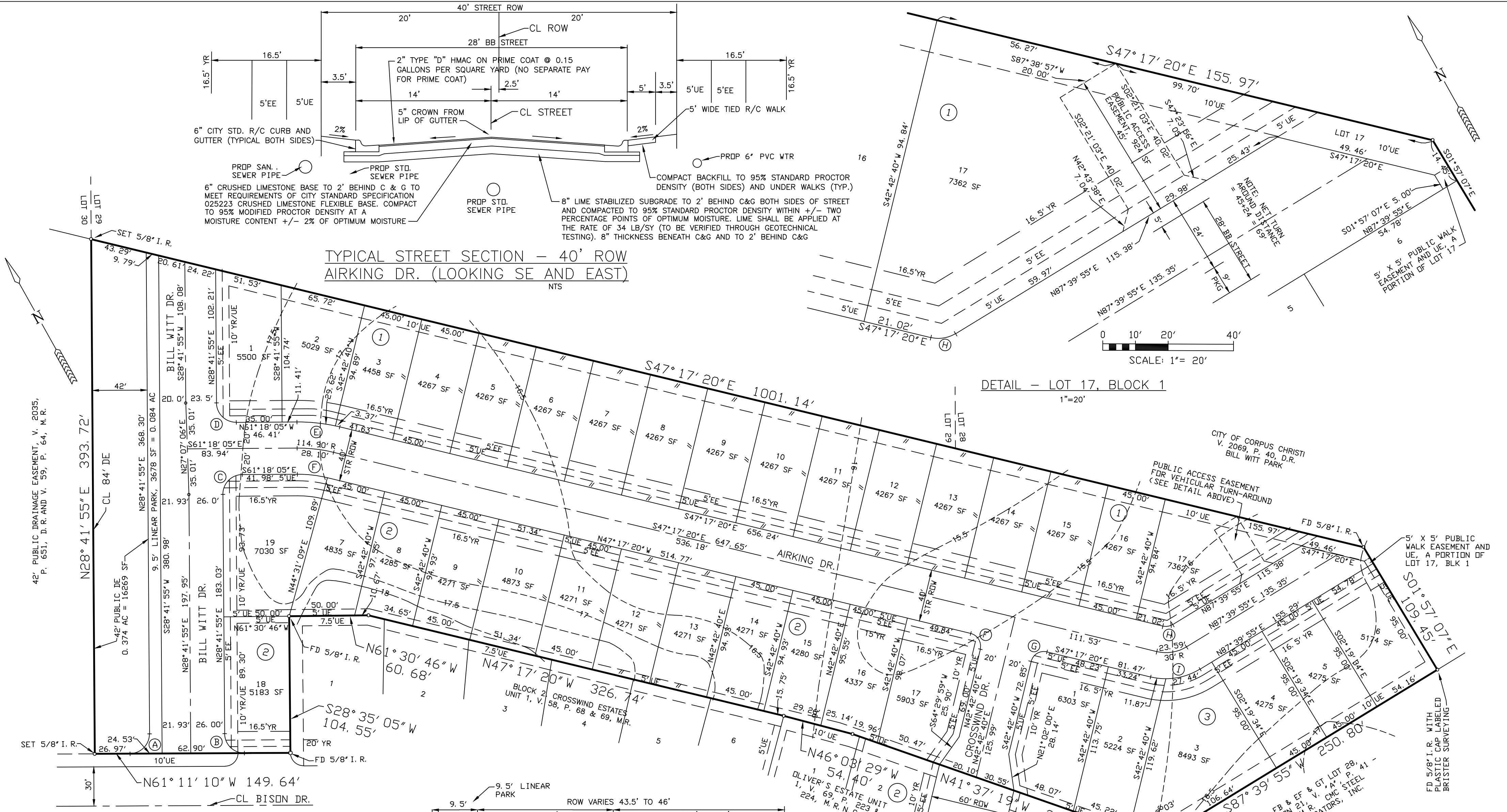
DATE PLOTTED: 9/26/19
COMP. NO.: PLAT SH-1.DWG
JOB NO.: 08005
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 1 OF 2



TYPICAL STREET SECTION - 40' ROW
AIRKING DR. (LOOKING SE AND EAST)

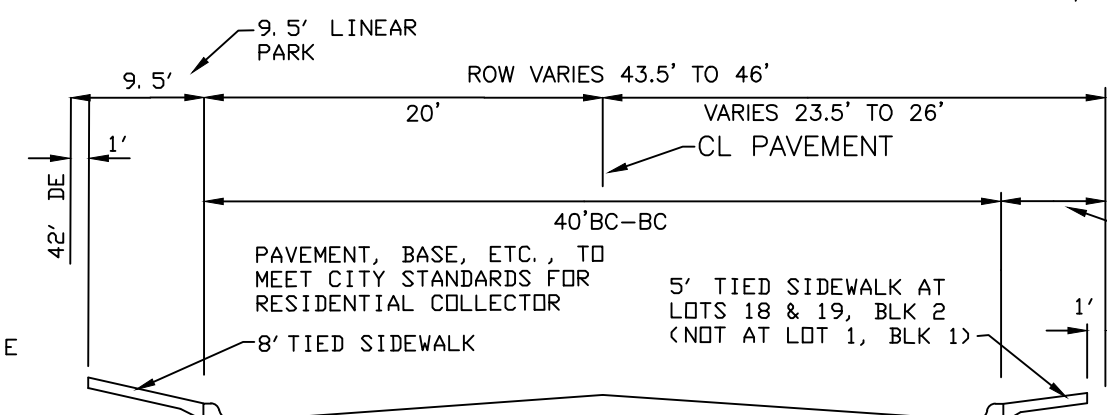


DETAIL - LOT 17, BLOCK 1



CURVE DATA:

- (A) D=90° 06' 56"
R=15.00'
T=15.03'
L=23.59'
CB=S73° 45' 23" W
CH=21.23'
- (B) D=89° 53' 04"
R=15.00'
T=14.97'
L=23.53'
CB=N16° 14' 37" W
CH=21.19'
- (C) D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=S73° 41' 55" W
CH=21.21'
- (D) D=90° 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=S16° 18' 05" E
CH=21.21'
- (E) D=14° 00' 45"
R=134.90'
T=16.58'
L=32.99'
CB=N54° 17' 43" W
CH=32.91'
- (F) D=14° 00' 45"
R=94.90'
T=11.66'
L=23.21'
CB=S54° 17' 43" E
CH=23.15'
- (G) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N87° 42' 40" E
CH=14.14'
- (H) D=45° 02' 45"
R=10.00'
T=4.15'
L=7.86'
CB=S69° 48' 42" E
CH=7.66'
- (I) D=45° 02' 45"
R=50.00'
T=20.73'
L=39.31'
CB=S69° 48' 42" E
CH=38.31'
- (J) D=90° 00' 58"
R=20.00'
T=20.01'
L=31.42'
CB=N42° 39' 26" E
CH=28.29'
- (K) D=89° 59' 02"
R=20.00'
T=19.99'
L=31.41'
CB=S47° 20' 34" E
CH=28.28'



TYPICAL STREET/LINEAR PARK SECTION
BILL WITT DR. (LOOKING NORTH)

PLAT OF CROSSWIND ESTATES UNIT 2 PUD CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/26/19
COMP. NO.: PLAT SH-2 AS PLAT
JOB NO.: 08005
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 2 OF 2

0 25' 50' 100'
SCALE: 1" = 50'