

**Zoning Case No. 0721-01, Southern Builders Co, LLC (District 2). Ordinance zoning a property located at or near 548 Cole Street from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District and to the “RS-TH/PUD” Townhouse 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 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 being the south 20,782.67 sq. ft. tract. being out of the west ten feet of Lot 9 and all of Lots 10, 11, and 12, Block 35, Del Mar Addition as shown in Exhibit “A”:

“CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “RS-TH/PUD” Townhouse District with a Planned Unit Development

The subject property is located at or near 548 Cole Street. Exhibit A, which is the Metes and Bounds of the subject property with an associated map and Exhibit B, which is a copy of the Del Mar Townhomes PUD (PUD) Guidelines and Master Site Plan attached to and incorporated in this ordinance.

**SECTION 2.** The Planned Unit Development Overlay 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 Del Mar Townhomes PUD (PUD) Guidelines

and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.

- 2. Pedestrian Access:** Sidewalk abutting the property along Cole Street, South Brownlee Boulevard, and South Staples Street shall be rebuilt to city of Corpus Christi Engineering Standards if in disrepair.
- 3. Solid Waste:** The solid waste collection point must be easily accessible by city personnel by a solid waste vehicle.
- 4. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- 5. Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

**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 \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

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

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor



# Texas GeoTech

LAND SURVEYING, INC.

## EXHIBIT "A"

Being the south **20782.67 sq. ft. tract**, being out of the west ten feet of Lot 9 and all of Lots 10, 11 and 12, Block 35 of the Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas, being more particularly described as follows;

**BEGINNING** on the east right of way line of Staples Street, same being the northwest corner of said Lot 12, same being the northwest corner of this tract;

**THENCE** N 58° 54' 00" E with the north line of said Lots 12, 11, 10 and 9, a distance of 113.35 feet to a point for the north corner of this tract;

**THENCE** S 31° 06' 00" E being ten feet parallel to the west line of Lot 9, a distance of 135.00 feet to a point of the north right of way line of Cole Street, same being the most easterly corner of this tract;

**THENCE** S 58° 54' 00" W with the north right of way line of said Cole Street and with the south line of said Lots 9, 10, 11 and 12, a distance of 153.00 feet to a point of curvature to the right, same being a corner of this tract;

**THENCE** with the curve to the right having a radius of 7.00 feet, an arc length of 11.00 feet, a chord distance of 9.90 feet, a chord bearing of N 76° 06' 00" W and delta angle of 90° 00' 00", said point being a corner of this tract;

**THENCE** N 31° 06' 00" W a distance of 93.41 feet to a point on the east right of way line of said Staples Street, same being the southwest corner of this tract;

**THENCE** N 22° 20' 38" E with the east right of way line of said Staples Street, a distance of 58.25 feet to **POINT OF BEGINNING** and containing **20782.67 sq. ft.** more or less.

*I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT RE-PRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS. MAY 27, 2021.*

MAY 27, 2021  
210427.doc



*Jarrel L. Moore*  
Jarrel L. Moore  
Registered Professional Land Surveyor  
License Number 4854

STAPLES STREET (100' R.O.W.)

LOT 9

LOT 9

5' U.E.  
5' U.E.

N58°54'00"E

113.35'

FND. 5/8" I.R.

S31°06'00"E

LOT 9

BLOCK 35

20782.67 Sq.ft. LOT 10

LOT 11

LOT 12

FND. 5/8" I.R.

N22°20'38"E  
58.25'

FND. 5/8" I.R.

N31°06'00"W

10' B.L.

93.41'

FND. 5/8" I.R.

r=7.00'  
d=11.00'  
cd=9.90'  
cb=N76°06'00"W  
d=90°00'00"

FND. 5/8" I.R.

43.00'

S58°54'00"W

50.00'

153.00'

10.00'

FND. 5/8"

COLE STREET (60' R.O.W.)



### PLAT OF:

Being a total of 20782.67 sq. ft., made up of the ten southwest feet of Lot 9, all of Lots 10, 11 and 12, Block 35 of the Del Mar Addition, as recorded in Volume 4, Pages 8-10 Map Records of Nueces County, Texas

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS THIS THE 27TH DAY OF APRIL, 2021

*Jarrel L. Moore*  
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 4854



BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 TEXAS SOUTH TEXA ZONE.

## TEXAS GEO TECH LAND SURVEYING, INC

6330 SARATOGA BLVD. SUITE C  
Corpus Christi, TX 78414  
(361) 993-0808 Fax (361) 993-2955

DATE: 04/27/20210	DRAWN: RC
SCALE: 1" = 30'	JOB NUMBER: 210324
APPROVED: JLM	SURVEY: JN & GC

Del Mar Townhomes, P. U. D.  
Cole and Brownlee Corpus Christi, Texas 78404

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**EXHIBIT B**

Owner / Developer  
Southern Builders co, LLC  
5702 S Staples Ste E-1, Corpus Christi, Texas 78413

Prepared by Chris Montalvo, Developer  
5702 S Staples ste E-1, Corpus Christi, Texas 78413  
361-765-1725 Chris@corpuschris.com

Sept 1, 2021



**Del Mar townhomes, P. U. D.**  
**Cole & Brownlee**  
**Corpus Christi, Texas 78404**

**Development Description:**

Delmar townhomes, P.U.D. is a proposed townhome community that will include 8 residential units on 0.477 Acres of land for a density of 17 Units per Acre. The proposed community will be a redevelopment of 0.477 Acres out of Lots 10,11,12 w10' of Lt 9, block 35, of the Del Mar Addition, recorded in Volume 4, Pages 8-10 of the Map Records Nueces County, Texas The redevelopment will utilize existing public roadways and, sidewalks for access. This development will complement existing developments in the area.



**LOCATION MAP**

## Development Standards per City of Corpus Christi Unified Development Code

Minimum Site Area	20782.67 sf
Shared Parking (Townhouse)	1,600 sf
Minimum Dwelling Width (Shared Parking)	16 ft
Minimum Street Yard	10 ft
Minimum Street Yard (Corner)	10 ft
Minimum Side Yard	0 ft
Minimum Side Yard (Total)	0 ft
Minimum Rear Yard	5 ft
Minimum Building Separation	10 ft
Minimum Open Space	30%
Required Parking	1.5 per 1 bedroom
	2 per 2 bedroom and above
Curb Type	6" Curb and Gutter
Sidewalks	5 ft on each side
Paved Street Width	28 ft

### PUD Requirements

Minimum Site Area	-20,000 sf	(80,281 provided)
Shared Parking (Townhouse)		1,400 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		33%
Required Parking	1 per 2 bedroom and above	
	1 for every 4 units (guests)	
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on East side	
Paved Street Width	25 ft	



## **Development Guidelines For Residential Lots**

**(Note: Lot 13 is a common area lot, not a residential lot.)**

**Use**                                      **Single Family Residential (Townhomes)**

**Lot Area**                              **Minimum 3,500 sf**

**Lot Width**                              **35 ft Minimum**

**Yard Requirements:**

**Street**                                      **18 ft**

**Garage Door**                              **20 ft**

**Street Corner**                              **10 ft**

**Side yard**                                      **0 ft**

**Maximum building height:**                              **None**

**Minimum building spacing:**                              **0 ft**

**Parking requirements per unit:**

**1 per two bedroom and above**                              **16 required**

**Additional parking rear**                              **3 required**

**Total provided**                              **19 provided**

**Maintenance: Home Owners Association**

**Allowed Improvements:**

**Residential structures, support structures including decks, porches, patios,  
pavement, fencing, landscaping, etc.**

**Placement of Improvements:**

**Within the limits of individual lots and setbacks and outside of easements with  
the exception of fences, paving and landscaping.**

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## For Common Area Lots

### Use:

Non-residential structures for enjoyment and benefit of Del Mar townhome

### P.U.D.

Lot Area N/A

Lot Width N/A

### Yard Requirements:

Street: N/A

Street Corner: N/A

Side Yard: N/A

Maximum building height: None

### Minimum building spacing:

Per the International Building Code

Parking Requirement: 0 Spaces

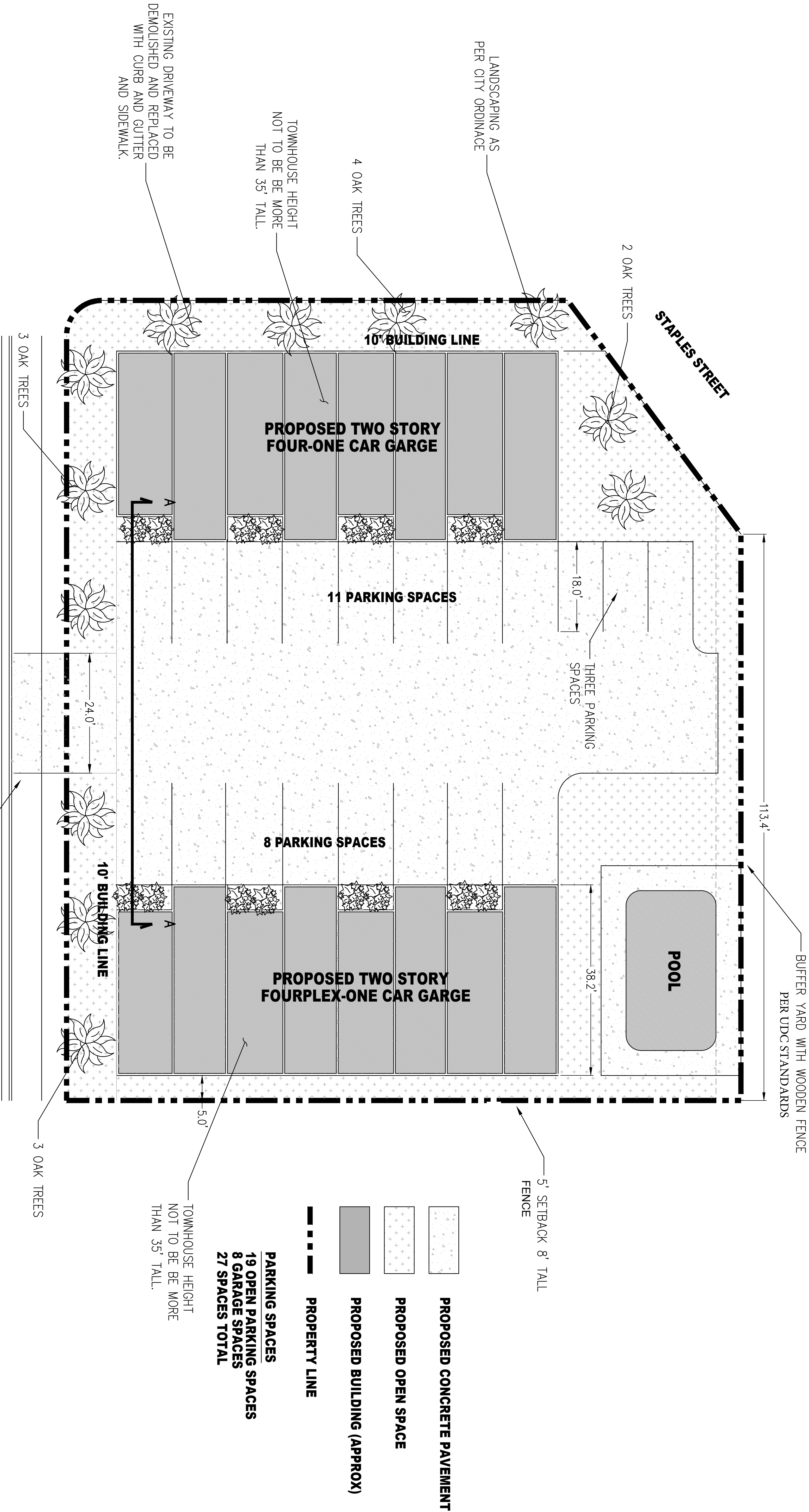
Maintenance: Home Owners Association

### Allowed Improvements:

Community structures / amenities including decks, porches, patios, pavement, fencing, landscaping, central mailboxes, play structures, swimming pools, gazebos, etc.

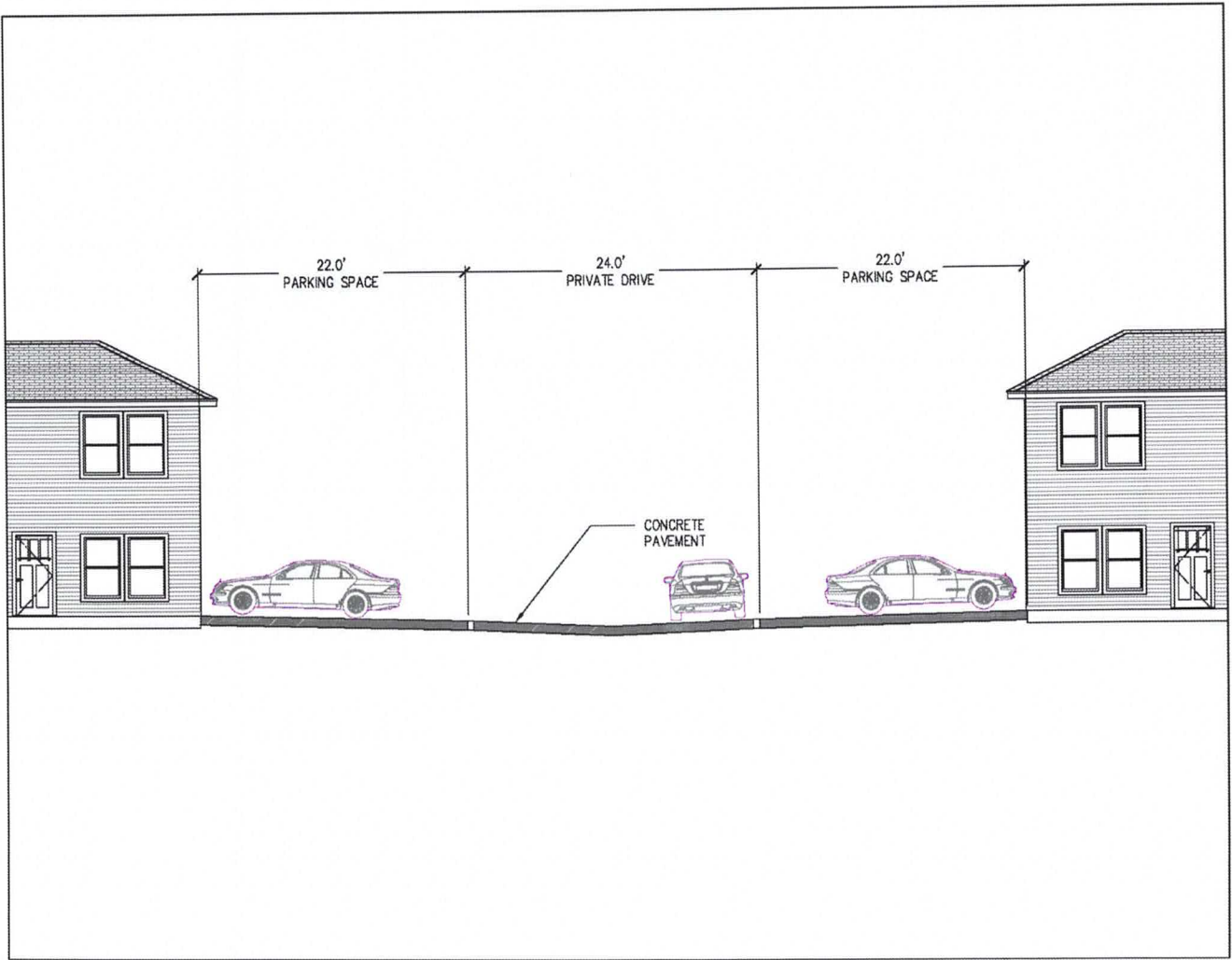
### Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping. 8' foot privacy trellis



TEN SOUTHWEST FEET OF LOT 9, ALL OF LOTS 10, 11, AND 12, BLOCK 35, DEL MAR ADDITION

SCALE: 1"=10'



**CROSS SECTION**