

Case No. 0922-01 Ryan Thurman (District 3): Rezoning a property at or near 7017 Ayers Street from the “FR” Farm Rural District to the “IL” Light Industrial 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 1.592-acre tract out of Lot 4, Section 4, Bohemian Colony Lands, as shown in Exhibit “A” and “B”:

From the “FR” Farm Rural District to the “IL” Light Industrial District.

The subject property is located at or near 7017 Ayers Street. Exhibit A, which 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.

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 _____, 2022, by the following vote:

Paulette 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 _____ 2022, by the following vote:

Paulette 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 _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

Exhibit A

STATE OF TEXAS
COUNTY OF NUECES

Field Notes of a 1.592 acre tract being out of Lot 4, Section 14, "Bohemian Colony Lands" as shown on the plat recorded in Volume A, Page 48, Map Records Nueces County, Texas. Said 1.592 acre tract being more particularly described as follows:

BEGINNING at a broken monument found in the intersection of the northwest right of way of Ayers Street, also known as State Highway 286 and Chapman Ranch Road, and the southwest right of way of Greenwood Drive, and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found in the northwest right of way of Ayers Street, for the east corner of the United States of America 50.81 acre tract, known as Tract C-20, as described in a deed recorded in Volume 2182, Page 781, Deed Records Nueces County, Texas, bears North 28°54'28" East, a distance of 2219.93 feet.

THENCE with the common line of northwest right of way of Ayers Street and this survey, South 26°29'38" West, a distance of 264.81 feet to a TxDot monument found in the intersection of the northwest right of way of Ayers Street and the southeast right of way of State Highway 286, also known as Crosstown Expressway, for the east corner of the State of Texas 19.70 acre tract as described in a deed recorded in Document No. 880410, Deed Records Nueces County, Texas, and for the south corner of this survey.

THENCE with the common line of the right of way of State Highway 286, said 19.70 acre tract, and this survey, North 61°18'28" West, a distance of 225.41 feet to a drill hole set in the southeast right of way of State Highway 286, for an inside corner of said 19.70 acre tract, for a point of curvature of a curve to the left with a radius of 5929.58 feet, and for the west corner of this survey.

THENCE with the common curve of the southeast right of way of State Highway 286, said 19.70 acre tract, and this survey, a chord bearing of North 10°04'03" East, a chord distance of 276.02 feet, and a total arc distance of 276.04 feet to a power pole found in the intersection of the southeast right of way of State Highway 286 and the southwest right of way of Greenwood Drive, for the northeast corner of said 19.70 acre tract, and for the north corner of this survey.

THENCE with the common line of the southwest right of way of Greenwood Drive and this survey, South 61°53'01" East, a distance of 303.42 to the **POINT** of **BEGINNING** of this survey, and containing 1.592 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day May 11, 2022 and is correct to the best of my knowledge and belief.

Ronald E. Brister

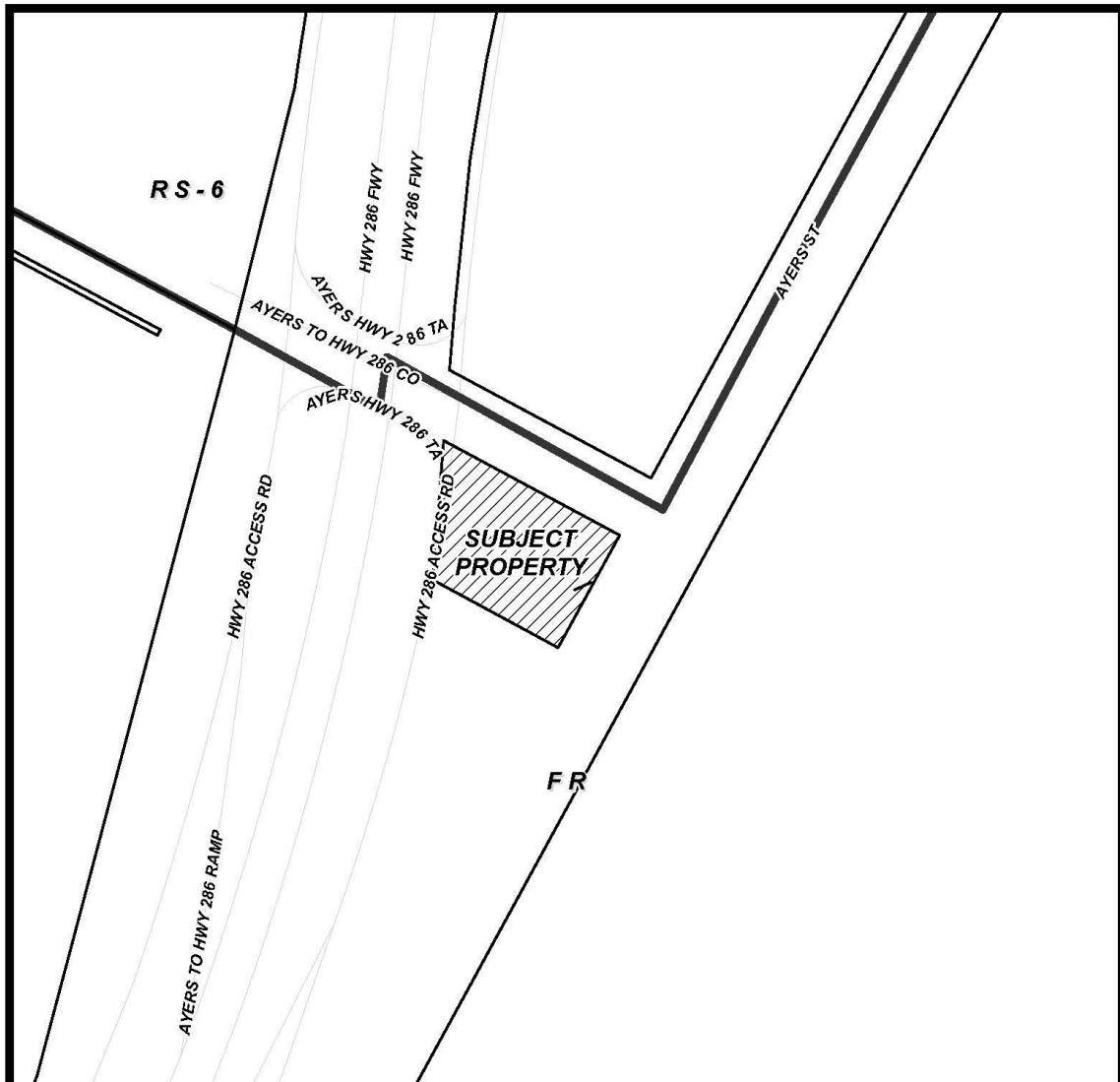
Ronald E. Brister, RPLS No. 5407
Date: May 12, 2022.



Job No. 220980

RET

Exhibit B



CASE: 0922-01 SUBJECT PROPERTY WITH ZONING



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|--|---|
| A-1 Apartment House District | I-1 Limited Industrial District |
| A-1A Apartment House District | I-2 Light Industrial District |
| A-2 Apartment House District | I-3 Heavy Industrial District |
| AB Professional Office District | PUD Planned Unit Development |
| AT Apartment-Tourist District | R-1A One Family Dwelling District |
| B-1 Neighborhood Business District | R-1B One Family Dwelling District |
| B-1A Neighborhood Business District | R-1C One Family Dwelling District |
| B-2 Bayfront Business District | R-2 Multiple Dwelling District |
| B-2A Barrier Island Business District | RA One Family Dwelling District |
| B-3 Business District | RE Residential Estate District |
| B-4 General Business District | R-TH Townhouse Dwelling District |
| B-5 Primary Business District | SP Special Permit |
| B-6 Primary Business Core District | T-1A Travel Trailer Park District |
| BD Corpus Christi Beach Design Dist. | T-1B Manufactured Home Park District |
| F-R Farm Rural District | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation | |

