

**Zoning Case No. 0120-01, Johnson Development (District 3). Ordinance rezoning property at or near 5101 Old Brownsville Road from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.**

**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 described as being a 11.48 Acre Zoning Tract, out of Lot 8, Section 5, Range VIII, Gugenheim and Cohn Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas and being a portion of a 37.10 Acre Tract, referenced in a Warranty Deed of Gift from Ima Lee Sorenson to Judy S. Hobbs and Doyle E. Hobbs, Sr., recorded in Document No. 2012050921, Official Public Records of Nueces County, Texas; being the same property described in a Closing Independent Administration document recorded in Document No. 1997026152, Official Public Records of Nueces County, Texas, as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 5101 Old Brownsville Road. Exhibit A, which is the Metes and Bounds of the subject property with an associated map 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

ATTEST:

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

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

Exhibit A



Job No. 40338.B9.04  
November 22, 2019

**Exhibit A**  
**11.48 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

**Field notes**, for a 11.48 Acre Zoning Tract, out of Lot 8, Section 5, Range VIII, Gugenheim and Cohn Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas and being a portion of a 37.10 Acre Tract, referenced in a Warranty Deed of Gift from Ima Lee Sorenson to Judy S. Hobbs and Doyle E. Hobbs, Sr., recorded in Document No. 2012050921, Official Public Records of Nueces County, Texas; being the same property described in a Closing Independent Administration document recorded in Document No. 1997026152, Official Public Records of Nueces County, Texas; said 11.48 Acre Zoning Tract being more fully described by metes and bounds as follows:

**Beginning**, at a 5/8 Inch Iron Rod Found (in concrete), on the Southeast Right-of-Way Line of Old Brownsville Road, a 120.00 Foot Wide Public Roadway, the North boundary line of a 90.00 Foot Wide Drainage Ditch Easement, as shown on the recorded plat of Resource Plaza, a map of which is recorded in Volume 47, Pg. 33, Map Records of Nueces County, Texas, for the West corner of this Tract;

**Thence**, North 53°19'20" East, with the said Southeast Right-of-Way Line, 1136.51 Feet, to the North corner of this Tract;

**Thence**, South 63°56'45" East, with the flared Right-of-Way Line of the said Old Brownsville Road, 22.91 Feet, to the West Right-of-Way Line of Cliff Maus Drive, a 60.00 Foot Wide Public Roadway, to the Northeast corner of this Tract;

**Thence**, South 01°12'50" East, with the said West Right-of-Way, 878.41 Feet, to the former centerline of Rockford Drive, closed by City Ordinance 16229, dated May 6, 1981, for the Southeast corner of this Tract;

**Thence**, South 88°33'06" West, with the previous centerline of Rockford Drive, 611.61 Feet, to a corner of this Tract;

**Thence**, North 55°03'13" West, 50.56 Feet, to a corner of this Tract;

**Thence**, South 88°33'06" West, 16.85 Feet, to a 5/8 Inch Iron Rod Found, for a corner of this Tract;

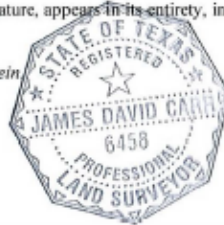
**Thence**, North 55°03'13" West, with the said 90.00 Foot Wide Drainage Ditch Easement, 342.78 Feet, to the **Point of Beginning**, containing 11.48 Acres (499,903 Square Feet) of land, more or less.

11.48 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance. Not based on an on-the-ground survey.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein*

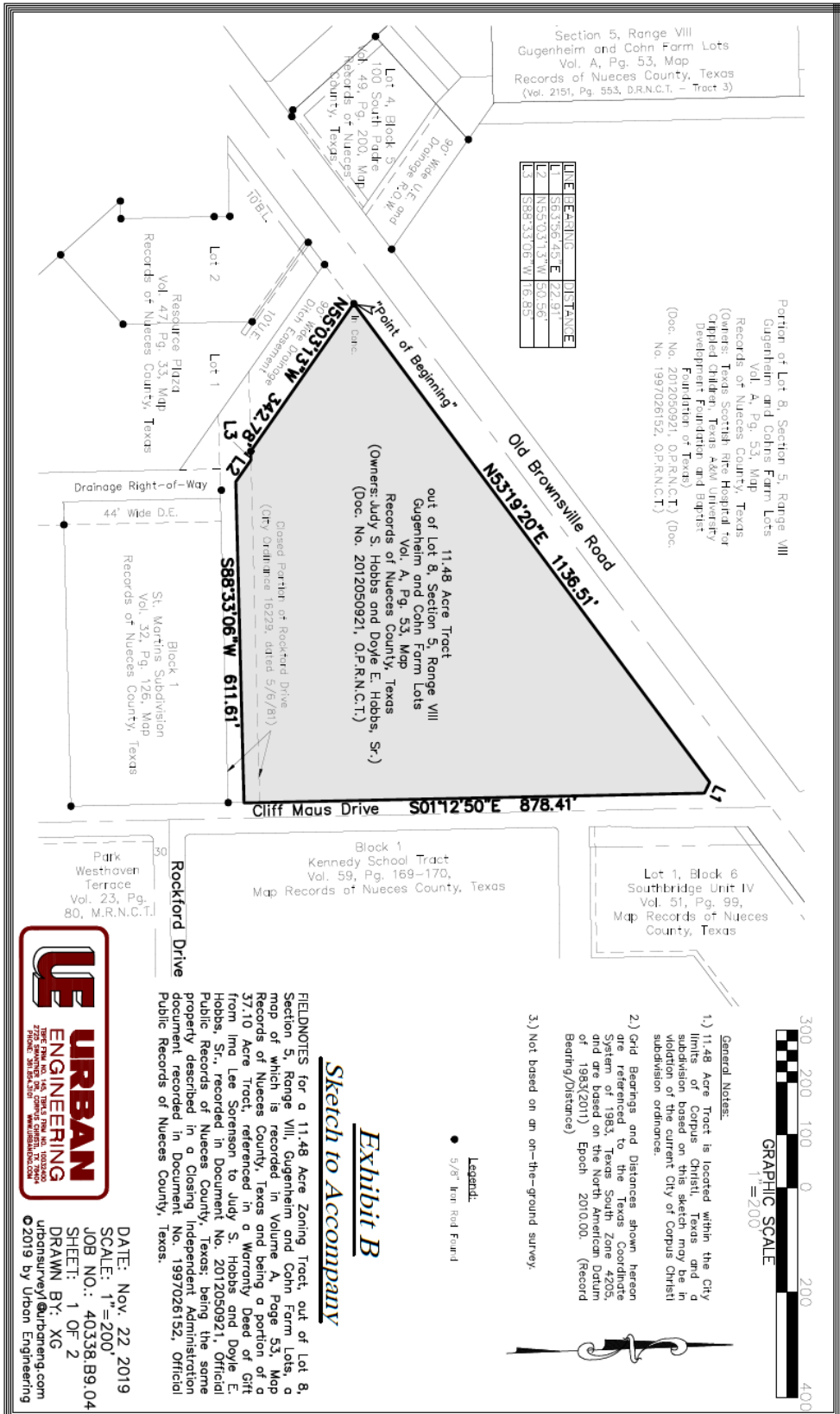


James D. Carr, R.P.L.S.  
License No. 6458

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TBPE Firm # 145 • TBPLS Firm # 10032400



LINE	BEARING	DISTANCE
1	S63°36'45\"/>	

Partition of Lot 8, Section 5, Range VIII, Nueces County, Texas  
 (Owners: Texas Scottish rite Hospital for crippled children, Texas A&M University, Department of Psychiatry and Behavioral Science, and others)  
 (Doc. No. 2012050921, O.P.R.N.C.T.) (Doc. No. 1997026152, O.P.R.N.C.T.)

11.48 Acre Tract  
 out of Lot 8, Section 5, Range VIII, Nueces County, Texas  
 (Owners: Judy S. Hobbs and Doyle E. Hobbs, Sr.)  
 (Doc. No. 2012050921, O.P.R.N.C.T.)



- General Notes:**
- 1) 11.48 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch may be in violation of the current City of Corpus Christi subdivision ordinance.
  - 2) Grid Bearings and Distances shown herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)
  - 3) Not based on an on-the-ground survey.

**Legend:**  
 ● 5/8" Iron Rod Found

**Exhibit B**  
 Sketch to Accompany

FIELDNOTES for a 11.48 Acre Zoning Tract, out of Lot 8, Section 5, Range VIII, Nueces County, Texas, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas and being a portion of a 37.10 Acre Tract, referenced in a Warranty Deed of Gift from Ina Lee Sorenson to Judy S. Hobbs and Doyle E. Hobbs, Sr., recorded in Document No. 2012050921, Official Public Records of Nueces County, Texas; being the same property described in a Closing Independent Administration document recorded in Document No. 1997026152, Official Public Records of Nueces County, Texas.



DATE: Nov. 22, 2019  
 SCALE: 1"=200'  
 JOB NO.: 40338.B9.04  
 SHEET: 1 OF 2  
 DRAWN BY: XG  
 urbanurvey@urbaneng.com  
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