

Ordinance amending the Unified Development Code (“UDC”), upon application by Paisano Contractors, LLC (“Owner”), by changing the UDC Zoning Map in reference to 3.1 acres out of Lot 3, Section 8, Bohemian Colony Lands, and Lot 1B, Block 1, Crestmont Unit 11 (0.76 acres), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Paisano Contractors, 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, public hearings were held on Wednesday, May 18, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the "RS-6" Single-Family 6 District to the “CN-1” Neighborhood Commercial District, and on Tuesday, June 14, 2016, 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 Paisano Contractors, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 3.1 acres out of Lot 3, Section 8, Bohemian Colony Lands, and Lot 1B, Block 1, Crestmont Unit 11 (0.76 acres), located on the northwest corner of Masterson Drive and Kostoryz Road (the “Property”), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 47046), as shown in Exhibit “A”. Exhibit A, which is a metes and bounds description of the Property and a map to accompany the metes and bounds, is attached to and incorporated in this ordinance by reference as if fully set out herein in its entirety.

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. The City’s Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for commercial land uses.

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.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

Flood Note:

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel Number 485484 0130 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.

General Notes:

- 1.) Bearings based on the recorded plat of Crestmont Unit 11, a map of which is recorded in Volume 54, Page 125, Map Records of Nueces County, Texas.
- 2.) Some features shown on this survey may be out of scale for clarity.
- 3.) Declaration is made to original purchaser of the survey. It is not transferable to any additional or subsequent owners.

Field Notes Description:

Field Notes for a 3.827 Acre Tract of land out being all of Lot 1B, Block 1, Crestmont Unit 11, a map of which is recorded in Volume 54, Page 125, Map Records of Nueces County, Texas, and a portion of Lot 3, Section 8, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 3.827 acre tract being more fully described by metes and bounds as follows:

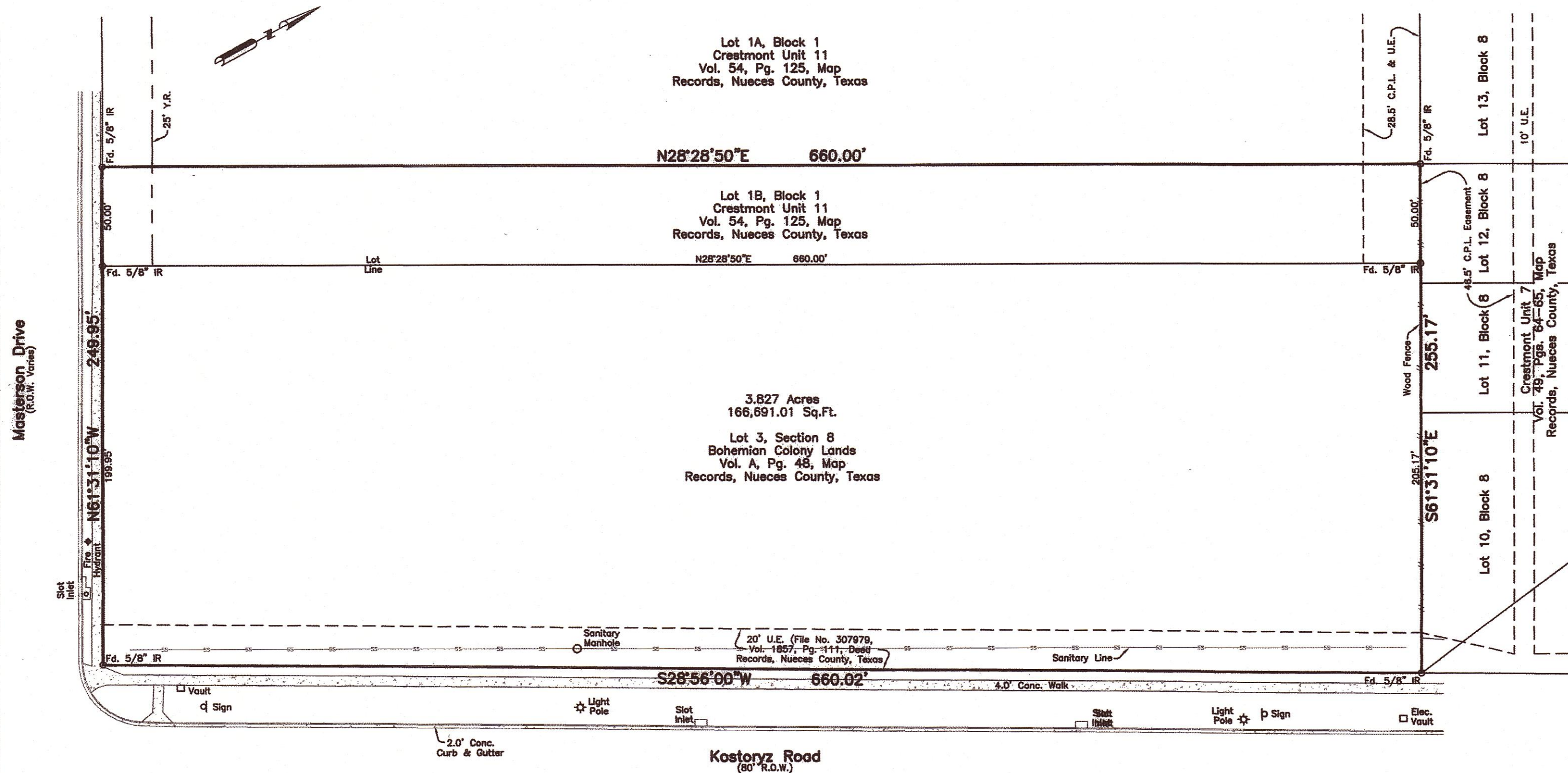
Beginning at a 5/8 inch iron rod found on the northwest boundary of Kostoryz Road, an 80 foot wide public roadway, for the south corner of Lot 10, Block 8, Crestmont Unit 7, a map of which is recorded in Volume 49, Pages 64-65, Map Records of Nueces County, Texas, for the east corner of this tract;

Thence, South 28°56'00" West, along the northwest boundary of said Kostoryz Road, a distance of 660.02 feet to a 5/8 inch iron rod found at the intersection of the said northwest boundary of Kostoryz Road, and the northeast boundary of said Masterson Drive, a public roadway, for the south corner of this tract;

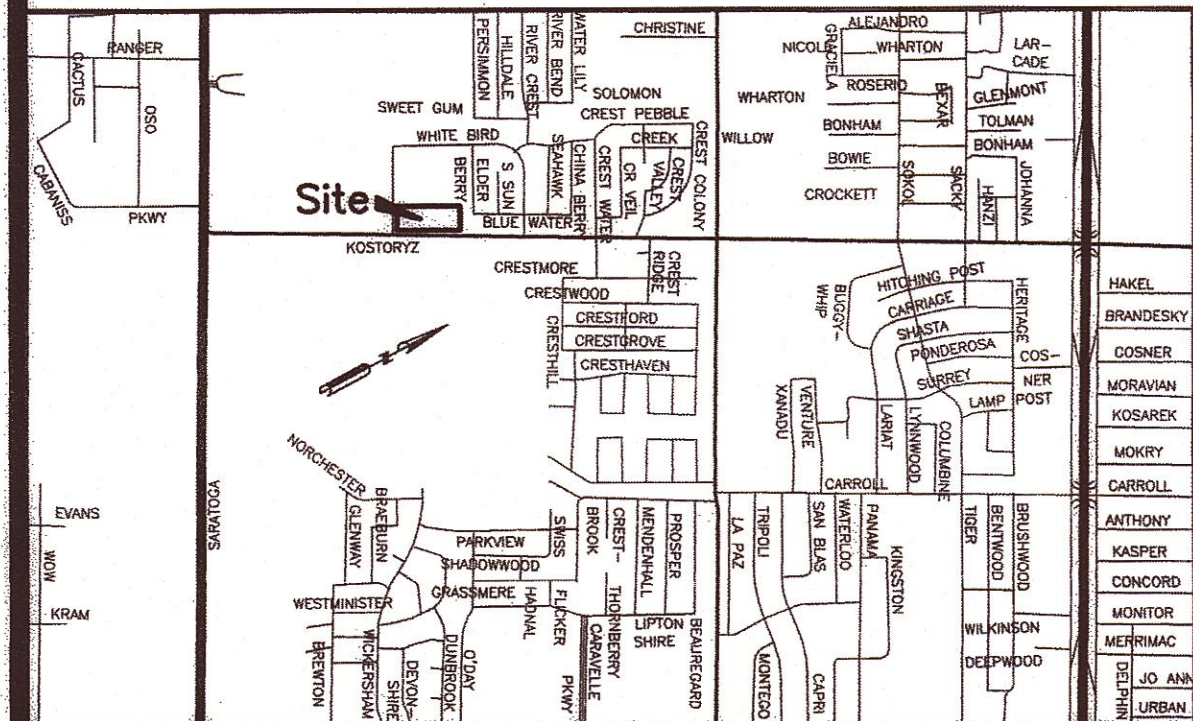
Thence, North 61°31'10" West, along the northeast boundary of said Masterson Drive, at 199.95 feet pass a 5/8 inch iron rod found for the south corner of said Lot 1B, in all a total distance of 249.95 feet to a 5/8 inch iron rod found for the south corner of Lot 1A, said Block 1, same being the west corner of said Lot 1B, and of this tract;

Thence, North 28°28'50" East, a distance of 660.00 feet to a 5/8 inch iron rod found for the east corner of said Lot 1A, same being the north corner of said Lot 1B, and of this tract;

Thence, South 61°31'10" East, at 50.00 feet pass a 5/8 inch iron rod found for the east corner of said Lot 1b, in all a total distance of 255.17 feet to the Point of Beginning and containing 3.827 Acres (166,691.01 square feet) of land.



LOCATION MAP N.T.S.



Surveyors Certificate:

We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described hereon; all observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been shown; said property has access to and from a dedicated roadway; this survey substantially conforms to the current Manual of Practice for Land Surveying in Texas, published by the Texas Society of Professional Surveyors, for a Category 1B, Condition 2 Land Title Survey.

URBAN ENGINEERING

Dan L. Urban
Dan L. Urban, R.P.L.S.
License No. 4710



REV. BY	DATE	DESCRIPTION	APPROVED
 2725 SWANTNER, CORPUS CHRISTI, TEXAS 78404-6355 (361) 854-3101 FAX: (361) 854-6001			
Boundary Survey of 3.827 Acre Tract of land out being all of Lot 1B, Block 1, Crestmont Unit 11, a map of which is recorded in Volume 54, Page 125, Map Records of Nueces County, Texas, and a portion of Lot 3, Section 8, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas.			
DRAWN BY: SB SCALE: 1"=50' JOB NO: 14611.A7.00			
CHK'D. BY: DATE: 4/04/07 SHEET: 1 OF: 1			

SCANNED