

Case No. 0719-03 Cloudcroft Land Ventures, Inc.: Ordinance rezoning property at or near 6202 Yorktown Boulevard from the “RM-1” Multifamily District to the “CN-1” Neighborhood Commercial District.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Cloudcroft Land Ventures, Inc. (“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, a public hearing was held on Wednesday, July 10, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RM-1” Multifamily District to the “CN-1” Neighborhood Commercial District and on Tuesday, August 27, 2019, 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 Cloudcroft Land Ventures, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being a 2.780 acre tract of land out of Lots 10 and 11, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41 to 43 of the Map records of Nueces County, Texas, located on the northwest corner of the intersection of Yorktown Boulevard and Annemasse Drive (the “Property”), from the “RM-1” Multifamily District to the “CN-1” Neighborhood Commercial District (Zoning Map No.104683), as shown in Exhibits “A” and “B”. Exhibit A, 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 by reference as if fully set out herein in their entireties.

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. 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 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.

K:\DevelopmentSvcs\SHARED\ZONING CASES\2019\0719-03 Cloudcroft Land Ventures, Inc \Council Documents\Ordinance_0719-03 Cloudcroft Land Ventures, Inc.docx

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

STATE OF TEXAS

JOB NO. 18-3722

COUNTY OF NUECES

2.780 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lots 10 and 11, Section 10, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 1, Block 4, King's Point Unit 5 as recorded in Volume 64, Pages 7 -8 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Annemasse Street, same being the point of curvature of a curve to the left with a radius of 390.00 feet;

THENCE, along said Northwest right-of-way margin of Annemasse Street and with said curve to the left, a central angle of 12 degrees 11 minutes 34 seconds, a radius of 390.00 feet, a tangent of 41.65 feet, a length of arc of 82.99 feet and a chord bearing and length of SOUTH 22 degrees 48 minutes 55 seconds WEST 82.84 feet to a 5/8 inch iron rod found for the end of said curve, same being a corner of this tract;

THENCE, continuing along said Northwest right-of-way margin of Annemasse Street, SOUTH 16 degrees 29 minutes 39 seconds WEST 100.00 feet to a 5/8 inch iron rod set for a corner of this tract, same being the point of curvature of a curve to the right with a radius of 230.00 feet;

THENCE, continuing along said Northwest right-of-way margin of Annemasse Street and with said curve to the right, a central angle of 11 degrees 26 minutes 24 seconds, a radius of 230.00 feet, a tangent of 23.04 feet, a length of arc of 45.92 feet and a chord bearing and length of SOUTH 19 degrees 38 minutes 40 seconds WEST 45.85 feet to a 5/8 inch iron rod set for the end of said curve and a corner of this tract, same being the point of curvature of a curve to the right with radius of 20.00 feet at the intersection of said Annemasse Street with Yorktown Boulevard;

THENCE, with said curve to the right at the intersection of said Annemasse Street with said Yorktown Boulevard, a central angle of 91 degrees 07 minutes 36 seconds, a radius of 20.00 feet, a tangent of 20.40 feet, a length of arc of 31.81 feet and a chord bearing and length of SOUTH 73 degrees 25 minutes 49 seconds WEST 28.56 feet to a 5/8 inch iron rod set for the point of tangency of said curve and a corner of this tract, same lying in the Northeast right-of-way margin of said Yorktown Boulevard;

THENCE, along said Northeast right-of-way margin of Yorktown Boulevard, NORTH 61 degrees 00 minute 23 seconds WEST 493.23 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, along the Northwest boundary line of this tract, NORTH 29 degrees 08 minutes 43 seconds EAST 209.20 feet to a ¼ inch iron pipe found for a Northwest corner of this tract, same being the South corner of Lot 9 of said Block 4, King's Point Unit 5;

THENCE, along the Southeast boundary line of said Lot 9, Block 4, King's Point Unit 5, NORTH 28 degrees 46 minutes 00 seconds EAST 36.47 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 8 of said Block 4, King's Point Unit 5;

Page 2 2.780 ACRES

THENCE, along the Southwest boundary line of said Lot 8 to said Lot 1, Block 4, King's Point Unit 5, SOUTH 61 degrees 00 minutes 00 seconds EAST 474.81 feet to the point of beginning and containing 2.780 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

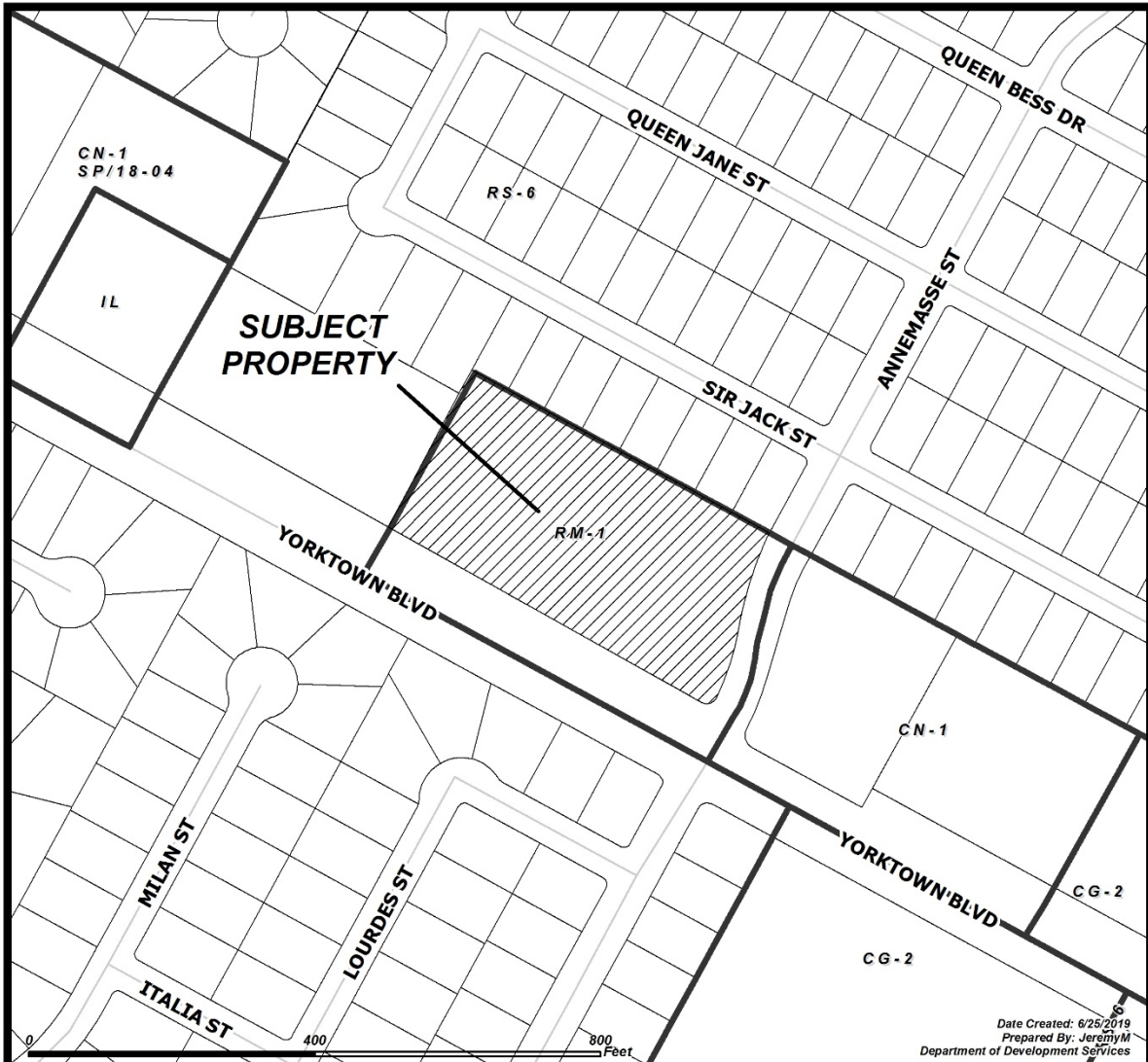
Dated this the 26th day of October, 2018.

R.A. Voss

Ronald A. Voss,
Registered Professional Land Surveyor No.2293

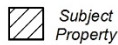


Exhibit B



Date Created: 6/25/2019
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0719-03
SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

