

**Case No. 1121-02, V2 Ventures, LLC.: (District 3) Ordinance rezoning property at or near 2601 London Pirate Road (County Road 33) from the “FR” Farm Rural District to the “RS-6” Single-Family 6 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**, UDC 3.3.3 C.2. is waived because an action by the City Council was previously a legal impossibility due to the property being outside the City limits; 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 109.89-acre tract situated in the Cuadrilla Irrigation Company Survey No. 137, Abstract 579 and the I.&G.N.R.R. Survey No. 140, Abstract 612, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, as shown in Exhibit “A”:

From the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.

The subject property is located at or near 2601 London Pirate Road (County Road 33). 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 \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo \_\_\_\_\_  
Roland Barrera \_\_\_\_\_  
Sylvia Campos \_\_\_\_\_  
Gil Hernandez \_\_\_\_\_  
Michael Hunter \_\_\_\_\_

Jim Klein \_\_\_\_\_  
Mike Pusley \_\_\_\_\_  
Everett Roy \_\_\_\_\_  
Dan Suckley \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo \_\_\_\_\_  
Roland Barrera \_\_\_\_\_  
Sylvia Campos \_\_\_\_\_  
Gil Hernandez \_\_\_\_\_  
Michael Hunter \_\_\_\_\_

Jim Klein \_\_\_\_\_  
Mike Pusley \_\_\_\_\_  
Everett Roy \_\_\_\_\_  
Dan Suckley \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_

Rebecca Huerta  
City Secretary

\_\_\_\_\_

Paulette Guajardo  
Mayor

Exhibit A



Job No. 43457.C1.00  
September 24, 2021

**109.89 Acre**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 109.89 Acre, Zoning Tract, situated in the Cuadrilla Irrigation Company Survey No. 137, Abstract 579 and the I.&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 109.89 Acre Tract being a portion of the same lands called 145.5 Acre Tract (141.82 Acres by description therein), as described in a Special Warranty Deed with Vendor's Lien from Jennifer Michelle Camp Johnson, as independent executor of the Estate of Betty Jo Camp, deceased, to V2 Ventures, LLC, recorded in Document No. 2021024390, Official Public Records of Nueces County, Texas; the said 109.89 Acre, Zoning Tract, being more fully described as follows:

**Beginning**, at a 1 Inch Iron Pipe Found, on the apparent Northwest Right-of-Way line of London Pirate Road (County Road 33), a public roadway, for the Southeast corner of the said 145.5 Acre Tract and this Tract, from **Whence**, a Nail Found in Concrete bears, North 63°11'35" East, 1.26 Feet;

**Thence**, South 88°52'23" West, with the North boundary line of a 118.126 Acre Tract, as described in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, said Official Public Records, the South boundary line of the said 145.5 Acre Tract, at 212.00 Feet pass, a 1 Inch Iron Pipe Found, 5.00 Feet to the Right, at 2189.28 Feet pass, a 5/8 Inch Iron Rod stamped "BASS AND WELSH" Found, in all 2,244.28 Feet, to a 5/8 Inch Iron Rod stamped "BASS AND WELSH" Found, on the East boundary line of a 293.041 Acre Tract, as described in a Special Warranty Deed with Vendor's Lien from South Texas Children's Home Land Management, to MPM Development, LP, recorded in Document No. 2019035726, said Official Public Records, for the Southwest corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod stamped "VOSS ENG" Found bears, South 66°53'19" East, 6.71 Feet, also from **Whence**, a 5/8 Inch Found bears, South 01°00'19" East, 3140.46 Feet, in all 3141.02 Feet, to the Southwest corner of the said 118.126 Acre Tract;

**Thence**, North 01°00'19" West, with the East boundary line of the said 293.041 Acre Tract, 1671.80 Feet, for the Northwest corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod stamped "BASS AND WELSH" Found, for the Northeast corner of the said 293.041 Acre Tract bears, North 01°00'19" West, 468.42 Feet;

**Thence**, over and across the said 145.5 Acre Tract and with the North boundary of this Tract as follows:

- South 66°33'32" East, 43.73 Feet;
- South 51°36'42" East, 63.64 Feet;
- South 46°12'14" East, 49.43 Feet;
- North 90°00'00" East, 423.90 Feet;
- North 73°00'00" East, 294.53 Feet;
- North 75°31'37" East, 163.58 Feet;
- North 75°47'35" East, 157.92 Feet;
- North 55°00'00" East, 198.51 Feet, for a corner of this Tract and the beginning of a non-tangent curve to the Right, having a Delta of 59°55'00", a Radius of 648.53 Feet, an Arc Length of 678.19 Feet, and a Chord which bears South 84°57'30" West, 647.71 Feet;

S:\Surveying\43457\C100\OFFICE\METES AND BOUNDS\FN43457C100\_20210923\_ZONING.Docx Page 1 of 2

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- With said non-tangent curve to the Right, 678.19 Feet;
- North 75°00'00" East, 388.34 Feet;
- South 70°00'00" East, 195.80 Feet;
- South 88°54'53" East, 125.62 Feet;
- South 85°53'18" East, 94.66 Feet;
- North 34°00'00" East, 76.61 Feet;
- South 87°00'00" East, 290.55 Feet;
- South 24°00'00" East, 64.39 Feet;
- North 77°21'53" East, 274.83 Feet, to the said apparent Right-of-Way line, for the Northeast corner of this Tract, from **Whence**, a 1 Inch Iron Pipe Found, for the Northeast corner of the said 145.5 Acre Tract, bears North 41°00'34" East, 394.66 Feet;

**Thence**, South 41°00'34" West, with the said apparent Right-of-Way line, 969.11 Feet, for a corner of the said 145.5 Acre Tract and this Tract, from **Whence**, a 3/4 Inch Iron Pipe bears, North 50°05'24" East, 1.42 Feet;

**Thence**, South 20°13'44" West, continuing with the said apparent Right-of-Way line, 1295.41 Feet, to the **Point of Beginning**, containing 109.89 Acres (4,786,656 Sq. Ft.) of Land, more or less.

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.*

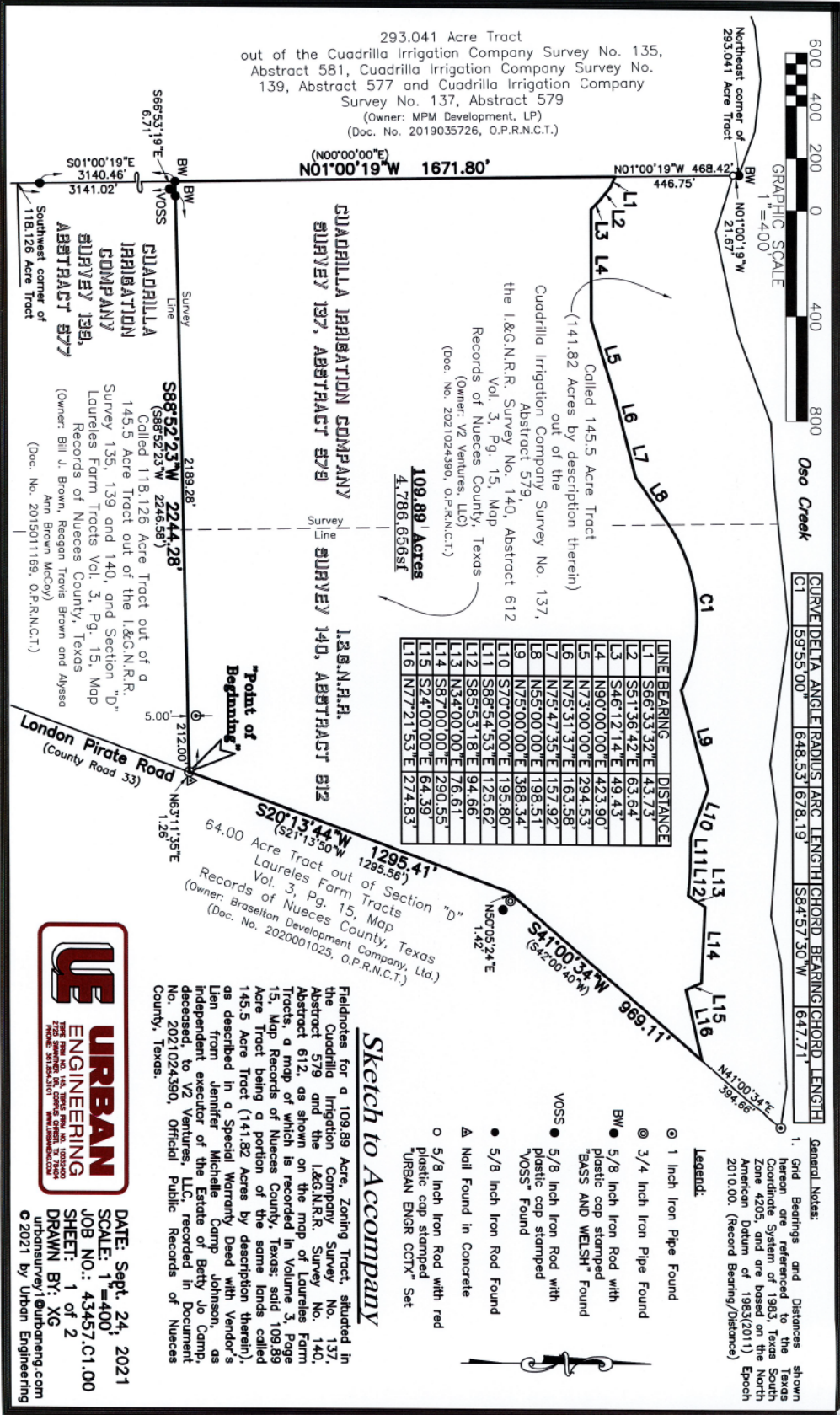


URBAN ENGINEERING

*James D. Carr*

James D. Carr, R.P.L.S.

License No. 6458



| CURVE DELTA | ANGLE     | RADIUS  | ARC LENGTH | CHORD       | BEARING | CHORD | LENGTH |
|-------------|-----------|---------|------------|-------------|---------|-------|--------|
| C1          | 59°55'00" | 648.53' | 678.19'    | 584°57'30"W | 647.71' |       |        |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S66°33'32"E | 43.73    |
| L2   | S51°36'42"E | 63.64    |
| L3   | S46°12'14"E | 49.43    |
| L4   | N90°00'00"E | 423.90   |
| L5   | N73°00'00"E | 294.53   |
| L6   | N75°31'37"E | 163.58   |
| L7   | N75°47'35"E | 157.92   |
| L8   | N55°00'00"E | 198.51   |
| L9   | N75°00'00"E | 388.34   |
| L10  | S70°00'00"E | 195.80   |
| L11  | S88°54'53"E | 125.62   |
| L12  | S85°35'18"E | 94.66    |
| L13  | N34°00'00"E | 76.61    |
| L14  | S87°00'00"E | 290.55   |
| L15  | S24°00'00"E | 64.39    |
| L16  | N77°21'53"E | 274.83   |

General Notes:  
 1. Grid Bearings and Distances shown hereon are referenced to the Texas State Plane Coordinate System, Zone 14N, and are based on the North American Datum of 1983 (2011) Epoch 2010.00. (Record Bearing/Distance)

Legend:  
 ● 1 inch Iron Pipe Found  
 ○ 3/4 inch Iron Pipe Found  
 ● 5/8 inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found  
 ● 5/8 inch Iron Rod with plastic cap stamped "VOSS" Found  
 ● 5/8 inch Iron Rod Found  
 ▲ Nail Found in Concrete  
 ○ 5/8 inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

**Sketch to Accompany**

Fieldnotes for a 109.89 Acre, Zoning Tract, situated in the Cuadrilla Irrigation Company Survey No. 137, Abstract 579 and the L&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 109.89 Acre Tract being a portion of the same lands called 145.5 Acre Tract (141.82 Acres by description therein), as described in a Special Warranty Deed with Vendor's Lien from Jennifer Michelle Camp Johnson, as independent executor of the Estate of Betty Jo Camp, deceased, to V2 Ventures, LLC, recorded in Document No. 2021024390, Official Public Records of Nueces County, Texas.

DATE: Sept. 24, 2021  
 SCALE: 1"=400'  
 JOB NO.: 43457-C1.00  
 SHEET: 1 of 2  
 DRAWN BY: XG  
 urbandesign@urbansurvey.com  
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