

**Case No. 0319-01 Greer Evans and Halaj Trust:
Ordinance rezoning property at or near 5813 and 6001 Old
Brownsville Road from the “FR” Farm Rural District and the “RS-6”
Single-Family District to the “IC” Industrial Compatible District on
Tract 1 and from the RS-6” Single-Family District to the “IL” Light
Industrial District on Tract 2.**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Greer Evans and Halaj Trust (“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, March 6, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning on Tract 1 from the “FR” Farm Rural District and the “RS-6” Single-Family District to the “IL” Light Industrial District, in lieu thereof, approval of the “IC” Industrial Compatible District and on Tract 2, approval of the change of zoning from the “RS-6” Single-Family District to the “IL” Light Industrial District on Tuesday, April 9, 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 Greer Evans and Halaj Trust (“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 51.77 acre tract situated in Corpus Christi, Nueces County, Texas, generally described as portions of Lots 4, 5, 10 and 11, of the W.O. Womack Farm Lots as shown by map or plat thereof recorded in Volume A, Page 50, of the Map Records of Nueces County, Texas and being a portion of that 140.38 acre tract described in the general Warranty Deed to Charles L. Kosarek, Jr., Joshua Kosarek, and Karen K. Kosarek Clark, and being a 201.17 acre tract situated in Corpus Christi, Nueces County, Texas, a portion of Lots 4 thru 10 and portions of 12, 13, and 14, of the W.O. Womack Farm Lots as shown by map or plat thereof recorded in Volume A, Page 50, of the Map Records of Nueces County, Texas, located on the east side of Old Brownsville Road, north of Saratoga Boulevard (State Highway 357), and south of South Padre Island Drive (State Highway 368). (the “Property”), from the “FR” Farm Rural District and the “RS-6” Single-Family District to the “IC” Industrial Compatible District on Tract 1 and from the “RS-6” Single-Family District to the “IL” Light Industrial District on Tract 2 (Zoning Map No. 052039), as shown in Exhibits “A” and “B”. Exhibit A, is a metes and bounds description and map of Tract 1 of the Property and Exhibit B, is a metes and bounds description and map of Tract 2 of the Property. All 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\0319-01 Greer Evans and Halaj Trust\Council Documents\Ordinance_0319-01 Greer Evans and Halaj Trust. PC Rec.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

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com
e-mail: nixmw@aol.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 11, 2019

Field Note Description
Accident Potential Zone-2

Being a tract situated in Corpus Christi, Nueces County, Texas, being portions of that 51.77 acre tract described in the deed to Greer Evans and Steven Halaj, Trustee, in the deed recorded under Clerk's File No. 2013013963, and a portion of that 201.17 acre tract described in the deed recorded under Clerk's File No. 986878, Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southeast right-of-way line of Old Brownsville Road (FM 665) the most westerly corner of the heretofore referenced 51.77 acre tract for the most westerly corner of this tract;

THENCE N 47°33'23" E a distance of 146.02 feet to a point for the most northwesterly corner of the 51.77 acre tract and the most westerly corner of the heretofore referenced 201.17 acre tract;

THENCE continuing along the southeast right-of-way line of Old Brownsville Road N 47°30'12" E a distance of 354.14 feet to a point for an intermediate corner of this tract;

THENCE continuing along the southeast right-of-way line of Old Brownsville Road N 41°39'23" E a distance of 201.11 feet to a point for an intermediate corner of this tract;

THENCE N 47°27'07" E a distance of 1475.40 feet to a point where the southeast right-of-way line of Old Brownsville Road intersects the northeast boundary of the Accident Potential Zone-2 for the northmost corner of this tract;


THENCE S 45°00'00" E along the northeast boundary of said Accident Potential Zone-2 a distance of 3172.16 feet to a point in the southeast boundary of the 51.77 acre tract for the most easterly corner of this tract;

THENCE S 28°36'12" W along the southeast boundary of the 51.77 acre tract a distance of 1355.05 feet to a point for the most southerly corner of the 51.77 acre tract and the most southerly corner of this tract;

THENCE with the southwest boundary of the 51.77 acres as follows:

- N 61°28'51" W a distance of 2381.77 feet to a point;
- N 56°24'02" W a distance of 327.25 feet to a point;
- N 45°47'51" W a distance of 335.61 feet to a point;
- N 53°42'07" W a distance of 473.43 feet to a point;

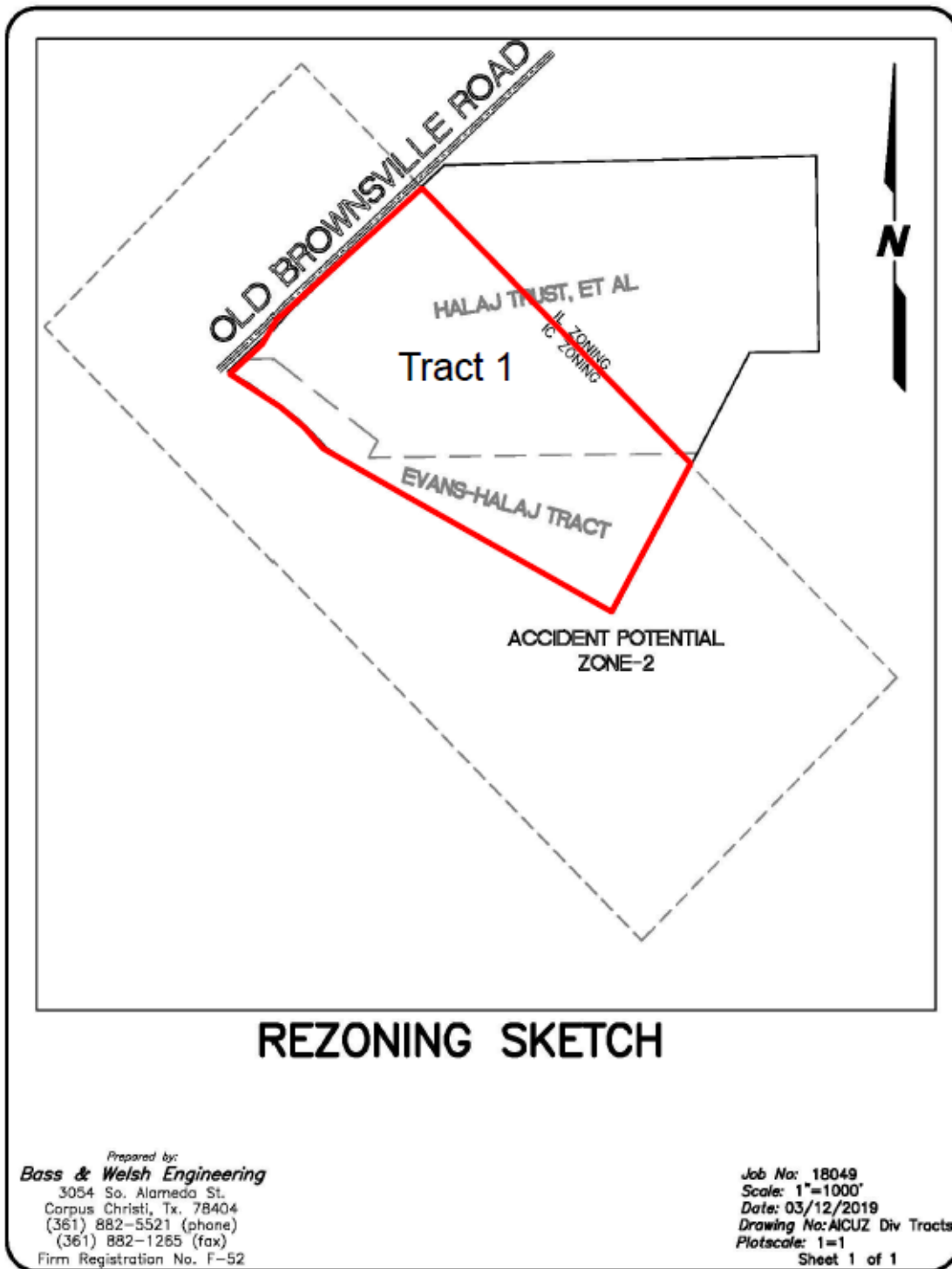
THENCE N 59°45'09" W a distance of 227.28 feet to the **POINT OF BEGINNING**, forming a tract embracing 142.25 acres.


Murray Bass, Jr., R.P.L.S.



Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983
MBJ:sab

18049-Field Note Desc-ACZ2.doc



Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
Firm Registration No. F-52

Job No: 18049
Scale: 1"=1000'
Date: 03/12/2019
Drawing No: AICUZ Div Tracts
Plotscale: 1=1
Sheet 1 of 1

Exhibit B

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
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e-mail: nixmw@aol.com

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361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

March 11, 2019

Field Note Description Light Industrial Tract

Being a tract situated in Corpus Christi, Nueces County, Texas, being portions of that 51.77 acre tract described in the deed to Greer Evans and Steven Halaj, Trustee, in the deed recorded under Clerk's File No. 2013013963, and a portion of that 201.17 acre tract described in the deed recorded under Clerk's File No. 986878, Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southeast right-of-way line of Old Brownsville Road (FM 665) the northwest corner of the heretofore referenced 201.17 acre tract;

THENCE N 88°37'43" E along the north boundary of said 201.17 acre tract a distance of 3091.76 feet to a point in the northeast corner of the 201.17 acre tract for the northeast corner of this tract;

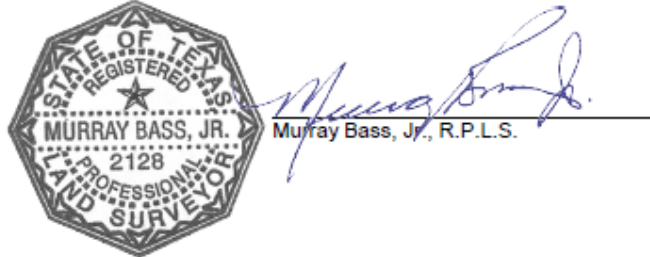
THENCE S 00°43'17" E along the east boundary of the 201.17 acre tract a distance of 1578.97 feet to a point for an intermediate corner of this tract;

THENCE continuing along the boundary of the 201.17 acre tract S 89°16'43" W a distance of 572.62 feet to a point for an interior corner of this tract;

THENCE continuing along the boundary of the 201.17 acre tract, S 28°16'33" W at 921.86 feet pass the most southerly southeast corner of the 201.17 acre tract, the northeast corner of the 51.77 acre tract and in all a distance of 1031.94 feet to a point for the most southerly corner of this tract, said point lying in the northeast margin of the Accident Potential Zone-2;

THENCE N 45°00'00" W with the northeast boundary of Accident Potential Zone-2 a distance of 3172.16 feet to a point in the northwest boundary of the 201.17 acre tract and the southwest right-of-way line of Old Brownsville Road for a corner of this tract;

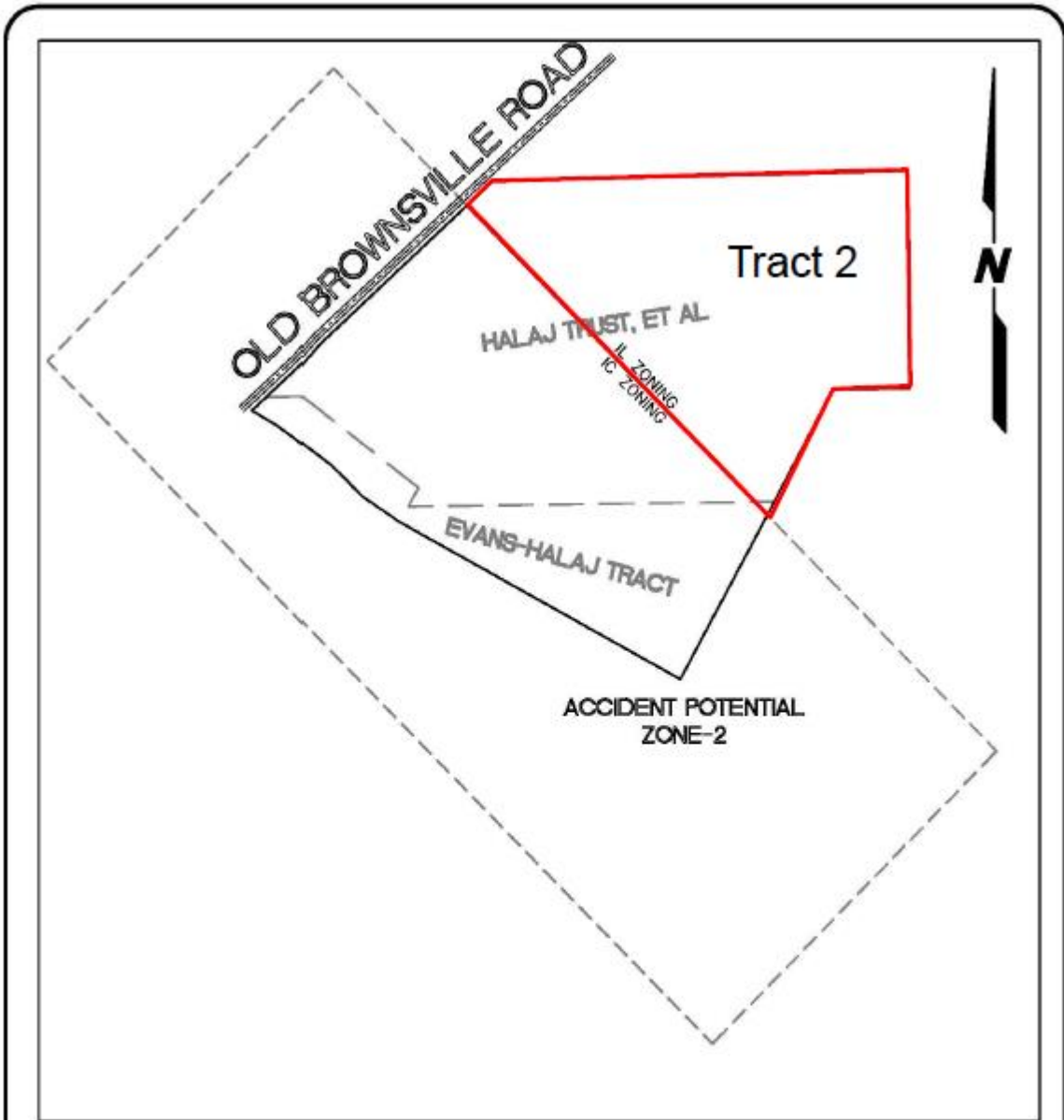
THENCE N 47°27'07" E along the northwest boundary of the 201.17 acre tract, a distance of 262.96 feet to the POINT OF BEGINNING, forming a tract embracing 110.71 acres.



Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983

MBJ:sab

18049-Field Note Desc-LI Tract.doc



REZONING SKETCH

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