

Case No. 0621-05, MVR Construction Company: (District 3) Ordinance rezoning property at or near 6002 Greenwood Drive from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 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 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, 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 a 33.01 Acre Zoning Tract, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, and being a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, said Official Public Records, as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District

The subject property is located at or near 6002 Greenwood Drive. 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 _____, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A



Job No. 4916.C1.02
May 17, 2021

Exhibit A 33.01 Acre

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 33.01 Acre Zoning Tract, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, and being a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, said Official Public Records; said 33.01 Acre Zoning Tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod Found, on the Northwest boundary line of a 68.317 Acre Tract, out of Lots 3 and 4, of the said Section 7, under the name of Cardo Inc. with Parcel ID No. 197921/ Tax ID No. 0847-0007-0040, per the Nueces County Appraisal District, being the common corner of Lots 3, 4, 5 and 6, of the said Section 7, the East corner of Lands Road, an undeveloped roadway, as shown on the recorded plat of Saratoga Place, a map of which is recorded in Volume 27, Page 93, of the said Map Records, for the South corner of the said 34.96 Acre Tract and this Tract;

Thence, North 61°48'07" West, with the said Northeast boundary line, 1560.27 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found, on the Northeast boundary line of Lands Drive, an undeveloped 30 Foot wide roadway, out of Saratoga Place, a map of which is recorded in Volume 46, Page 194, of the said Map Records, being the South corner of a 0.876 Acre Tract, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 0.876 Acre Tract vested in Fred Braselton, Trustee as shown on the Plat of Saratoga Downs Unit IB and F. Braselton, Trustee as shown on the Plat of Saratoga Downs Unit IIA, under the name of Saratoga Downs Assoc. with Parcel ID No. 197929/Tax ID No. 0847-0007-0065, for the West corner of the said 34.96 Acre Tract and this Tract;

Thence, North 28°37'41" East, with the Southeast boundary line of the said 0.876 Acre Tract, the Northwest boundary line of the said 34.96 Acre Tract, 574.74 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found, for a corner of the said 34.96 Acre Tract and this Tract;

Thence, South 89°50'07" East, with the common boundary line of the said 0.876 Acre Tract and the said 34.96 Acre Tract, 276.10 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found, for a corner of the said of the said 0.876 Acre Tract, the said 34.96 Acre Tract and this Tract;

Thence, North 28°03'57" East, continuing with the common boundary line of the said 0.876 Acre Tract and the said 34.96 Acre Tract, 113.59 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being a common corner of Zoning Tract W, as described in Zoning Ordinance 17429, dated September 28, 1984, the said 0.876 Acre Tract and the said 34.96 Acre Tract, for

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a corner of Lot 2, Block 5, Saratoga Downs Unit IIA, a map of which is recorded in Volume 48, Pages 176-177, of the said Map Records and this Tract, from **Whence** a 1 Inch Iron Pipe Found, on the common boundary line of the said Block 5 and the said 34.96 Acre Tract, bears North 28°03'57" East, 64.71 Feet;

Thence, South 46°56'17" East, over and across the said 34.96 Acre Tract and continuing with the South boundary line of the said Zoning Tract W, 147.33 Feet, for a corner of this Tract;

Thence, North 85°18'47" East, continuing with the South boundary line of the said Zoning Tract W, 473.59 Feet to the Southwest boundary line of Block 2, Saratoga Downs Unit 3, a map of which is recorded in Volume 69, Pages 475-476, of the said Map Records, for the North corner of this Tract;


Thence, South 61°52'32" East, with the common boundary line of the said Block 2, Saratoga Downs Unit 3, 780.46 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the common boundary line of the said Lots 3 and 6, of the said Section 7, the Northwest boundary line of the said 68.317 Acre Tract, for the East corner of the said 34.96 Acre Tract and this Tract;

Thence, South 28°38'32" West, with the common boundary line of the said Lots 3 and 6, of the said Section 7, the Northwest boundary line of the said 68.317 Acre Tract, the Southeast boundary line of the said 34.96 Acres, at 97.75 Feet pass, a 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found, in all 1038.46 Feet, to the Point of Beginning and containing 33.01 Acres (1,438,048 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, R.P.L.S.
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