

Zoning Case No. ZN8855, William Mays (District 1).

Ordinance rezoning a property at or near 15349 Northwest Boulevard 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. (Planning Commission and Staff recommend approval).

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 appear and 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 appear and 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, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 68.79 acres out of the McIntyre Partition subdivision, as described and 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 **15349 Northwest Boulevard**. Exhibit A, a metes and bounds, is 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 conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361-882-5521~ FAX 361-882-1265
e-mail: murrayjr@aol.com
c-mail: nixmw1@gmail.com

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

April 24, 2025

Field Note Description

Being a tract situated in Corpus Christi, Nueces County, Texas, being generally described as that tract as described in the deed to Katherine Lontos, at all in the Deed recorded on the Clerk's File Number 2005011825, Deed Records, Nueces County, Texas, save and except that 30 foot wide strip deeded to the State of Texas for additional right-of-way for Farm to Market Road 624;

BEGINNING at a 5/8 inch iron rod found for the northeast corner of the 0.39 acre tract described in the deed recorded in Clerk's File Number 2012028051, Deed Records, Nueces County, Texas;

THENCE S84°53'22"E along the south right-of-way line of Farm to Market Road 624, a distance of 623.87 feet to a 5/8 inch iron rod found for the northeast corner of this tract said point being the northwest corner of a 2.48 acre tract out of the Mostaghasi Investment Trust, Document Number 2019002135, Deed Records, Nueces County, Texas;

THENCE S08°46'57"W at 274.56 feet pass the southwest corner of the 2.48 acre tract, at 1447.01 feet pass the northwest corner of The Lakes Northwest Unit 2, as shown on the map thereof recorded in Volume 70, at Pages 3 through 5 of the Map Records of Nueces County, Texas, at 2312.88 feet pass a 5/8 inch iron rod found for the southwest corner of the heretofore referenced The Lakes Northwest Unit 2 Subdivision, and the northwest corner of Rio Lado Acres Unit 2, as shown on the map thereof, recorded in Volume 44 at pages 190 through 191, of the Map Records of Nueces County, Texas, at 3561.92 feet pass a 3/4 inch iron rod found for the southwest corner of Rio Lado Acres Unit 2 and the northwest corner of Stonegate Block 3, as shown on the map thereof, recorded in Volume 68 at Pages 540 through 543, Map Records, Nueces County, Texas, and in all a distance of 4157.97 feet to a 5/8 inch iron rod set for the southeast corner of this tract said point being a corner of a 150.09 acre tract in the name of Randall R. Harwell and wife Stephanie, described in the Deed recorded in Clerk's File Number 2015051648, of the Deed Records, Nueces County, Texas, for the southeast corner of this tract;

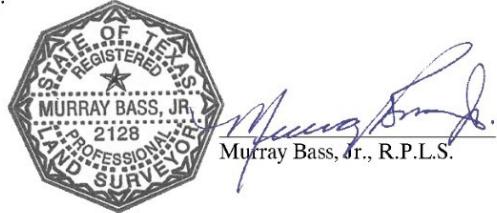
THENCE N80°34'56"W a distance of 738.86 feet to a 5/8 inch iron rod set for an interior corner of the heretofore referenced 159.09 acre tract and the southwest corner of this tract;

THENCE N09°00'42"E, at a distance of 2216.77 feet pass a 1 inch iron pipe found for the southeast corner of the 7.458 acre tract out of the north portion of the 472.63 acre tract of the Shawnna Bass et al Tract and in all a distance of 3933.22 feet to a 5/8 inch iron rod found for the southwest corner

of the heretofore referenced 0.39 acres out of the McIntyre Partition and the southerly northwest corner of this tract;

THENCE S84°59'45"E a distance of 99.74 feet to a 5/8 inch iron rod found for the southeast corner of the 0.39 acre tract and an interior corner of this tract;

THENCE N09°06'10"E a distance of 170.06 feet to the **POINT OF BEGINNING** forming a tract embracing 68.89 acres(3,000,775 square feet).



Note: Basis of bearing: State of Texas, Lambert Grid, South Zone, NAD 1983.

MBJ:emg

25008-RhodesDevelopment-FM24atCalallen-M&B

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EXCEPTIONS TO TITLE.

PROPERTY IS

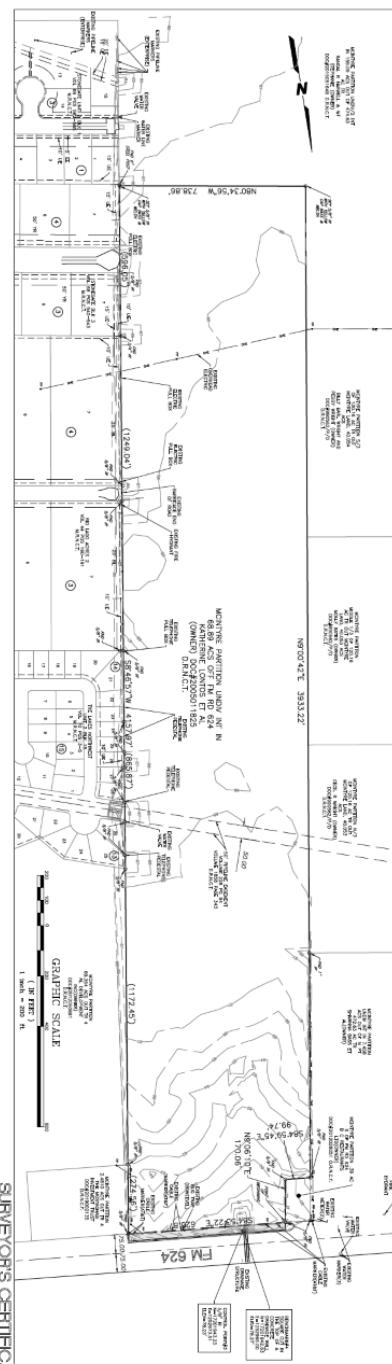
BASIS OF BERING
PROPERTY IS ZONED FR (FARM RURAL)
BASIS OF BEARING IS STATE OF IDAHO, LAMBERT GRID,
SOUTH ZONE, NAD 1983, ESTABLISHED BY STATE
OBSERVATION AND UPSILON SOLUTION BY NGS. ELEVATIONS
REFINED TO MARCH 1988

IN THE DEED TO KATHERINE LONTOS, AT ALL IN THE DEED RECORDED ON THESE
, DEED RECORDS, NUECES COUNTY, TEXAS, SAVE AND EXCEPT THAT 30 FOOT
, ADDITIONAL RIGHT-OF-WAY FOR FARM TO MARKET ROAD 624;

LEGEND

LEGEND

DEFINITION: THE WEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST CORNERS OF THE 4000' RECORDS IN THE
COURT BOOKS, OR THE SOUTHWEST CORNER OF THIS TRACT.
COURT BOOKS: THE 1922 RECORDS OF THE 4000' RECORDS IN THE
COURT BOOKS, OR THE SOUTHWEST CORNER OF THIS TRACT.
HISTORIC SURVEY: A SURVEY MADE IN 1929 WHICH TRACT IS THE SOUTHWEST CORNER OF THIS TRACT.
"INDUCE SURVEY": AT A DISTANCE OF 3217.17 FEET NORTH + 1 INCH IRON ROD FUND FOR THE SOUTHEAST CORNER OF THIS TRACT.
"THE 7.458 ACRE TRACT": A PART OF THE NORTH PORTION OF THE 47.63 ACRE TRACT OF THE SHARMA CO. BASE IN ALL A DISTANCE OF 333.32 FEET TO THE 7.458 IRON ROD FUND FOR THE SOUTHWEST CORNER OF THE HEREIN
REFERENCE 0.30 ACRES OUT OF THE MONTE PATRÓN AND THE SOUTHERN, NORTHEAST, NORTHWEST CORNERS OF THIS TRACT
HEREIN, SAYING 9.14 FEET TO THE 7.458 INCH IRON ROD FUND FOR THE SOUTHEAST CORNER
0.30 ACRE TRACT AND AN INCHON CORNER OF THIS TRACT.
THESE SURVEYS ARE A DISTANCE OF 1700 FEET TO THE POINT OF BEGINNING FORMING A TRACT ENBRACING 46.35
ACRES(100,770 SQUARE FEET).



SUPERIOR'S CERTIFICATE

THIS THE 16TH DAY OF APRIL, 2025.
THIS SURVEY SUBSTANTIALLY COPIES WITH THE CURRENT "TEXAS
SOCIETY OF Professional SURVEYORS STANDARDS AND SPECIFICATIONS"
FOR A CATEGORY 1-A, CONDITION II SURVEY.

An octagonal seal for Mary B. Saks, Jr., a registered professional surveyor. The text inside the seal reads: "MARY B. SAKS, JR., REGISTERED PROFESSIONAL SURVEYOR, STATE OF NEW JERSEY, REGISTRATION NO. 2128". The seal is signed "Mary B. Saks, Jr." at the bottom.

LAND TITLE SURVEY

68.788 ACRES OUT OF THE MCINTYRE PARTITION

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
ENGINEERING FIRM REGISTRATION NO. F-52
SURVEYING FIRM REGISTRATION NO. 10027-00
C O R P U S C H R I S T I T E X A S