

**Case No. 0318-01 Estate of Margaret J. Pasztor:
Ordinance rezoning property at or near 3902 Cimarron Boulevard from “FR” Farm
Rural District to the “RM-2” Multifamily 2 District.**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Estate of Margaret J. Pasztor (“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, April 4, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “RM-2” Multifamily 2 District and on Tuesday, May 15, 2018, 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 Estate of Margaret J. Pasztor (“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 10.00 acres out of Lots 1 and 2, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, located on the east side of Cimarron Boulevard, south of Lipes Boulevard, and north of Yorktown Boulevard (the “Property”), from the “FR” Farm Rural District to the “RM-2” Multifamily 2 District (Zoning Map No. 043031), as shown in Exhibits “A” and “B”. Exhibit A, which 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Everett Roy	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Everett Roy	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



Job No. 43229.00.00

April 17th, 2018

10.00 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 10.00 Acre Tract of Land out of Lots 1 and 2, Section 21, Flour Bluff & Encinal Farm & Garden Tract, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being the same 10.00 Acre Tract of Land described in a Gift Deed from J.B. Jurach and Edna J. Jurach, to Margaret Pasztor, as recorded in Volume 1437, Page 315, Deed Records of Nueces County, Texas; said 10.00 Acre Tract being more fully described by metes and bounds as follows:

Commencing, at a 5/8 Inch Iron Rod with orange plastic cap stamped "BASS AND WELSH ENGINEERING" Found, on the Northwest boundary line of a 10.031 Acre Tract, described in a Warranty Deed from George T. Smith and Faye Keith Smith to Staples Development, LLC, as recorded in Document No. 2005032049, of the Official Public Records of Nueces County, Texas, for the South corner of a 8.906 Acre Tract, described in a Special Warranty Deed from Cimarron Company to The Mostaghasi Investment Trust, as recorded in Document No. 2015043331, of the said Official Public Records, the East corner of a 10.00 Acre Tract, described in a Gift Deed from J.B. Jurach and Edna J. Jurach, to Edna Mar Wade, as recorded in Volume 1437, Page 311, of the said Deed Records;

Thence, South 28°37'23" West, with the common boundary line of the said Edna Mae Wade 10.00 Acre Tract and the said 10.031 Acre Tract, 330.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the Northwest boundary line of a 125 Foot Wide Drainage Easement, described in a Drainage Easement from George T. Smith to The City of Corpus Christi, as recorded in Volume 2005, Page 861, of the said Deed Records, for the South corner of the said Edna Mae Wade 10.00 Acre Tract, for the **Point of Beginning** and the East corner of this Tract;

Thence, South 28°37'23" West, with the common boundary line of the said 10.031 Acre Tract, the said 125 Foot Wide Drainage Easement, the said Margaret Pasztor 10.00 Acre Tract and this Tract, 330.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the East corner of a 10.00 Acre Tract, described in a Special Warranty Deed from Marijean Jurach to Paula K. Jarnigan, as recorded in Document No. 2000009247, of the said Official Public Records, for the South corner of the said Margaret Pasztor 10.00 Acre Tract and this Tract;

Thence, North 61°22'37" West, with the common boundary line of the said Paula K. Jarnigan 10.00 Acre Tract, the said Margaret Pasztor 10.00 Acre Tract and this Tract at 1255.77 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent Southeast Right-of-Way line of Cimarron Boulevard, a public roadway, for the South corner of a 0.284 Acre Right-of-Way Easement, described in Document No. 2007000797, of the said Official Public Records, at 1300.00 Feet, pass the West corner of the said 0.284 Acre Right-of-Way Easement, in all 1320.00 Feet, to the common boundary line of Lot 8, Section 10, of the said Flour Bluff & Encinal Farm & Garden Tract and the said Lot 1, Section 21, for the West corner of the said Margaret Pasztor 10.00 Acre Tract and this Tract;

Thence, North 28°37'23" East, with the common boundary line of the said Lots 1 and 8, the said Margaret Pasztor 10.00 Acre Tract, 330.00 Feet, to the West corner of the said Edna Mae Wade 10.00 Acre Tract, for the North corner of the said Margaret Pasztor 10.00 Acre Tract and this Tract;

Thence, South 61°22'37" East, with the common boundary line of the said Edna Mae Wade 10.00 Acre Tract, the said Margaret Pasztor 10.00 Acre Tract and this Tract, at 20.00 Feet, pass the North corner of the said 0.284 Acre Right-of-Way Easement, at 55.00 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent Southeast Right-of-Way line of Cimarron Boulevard, a public roadway, for the East corner of the said 0.284 Acre Right-of-Way Easement, in all 1320.00 Feet, to the **Point of Beginning**, containing 10.00 Acres (435,600 Square Feet) of Land, more or less.

Save and Except a 0.284 Acre Right-of-Way Easement, described in Document No. 2007000797, Official Public Records of Nueces County, Texas, and a 20 Foot Road Easement shown by plat of Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas;

Total Gross Acreage: 10.00 Acres

Total Net Acreage: 9.56 Acres

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 fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

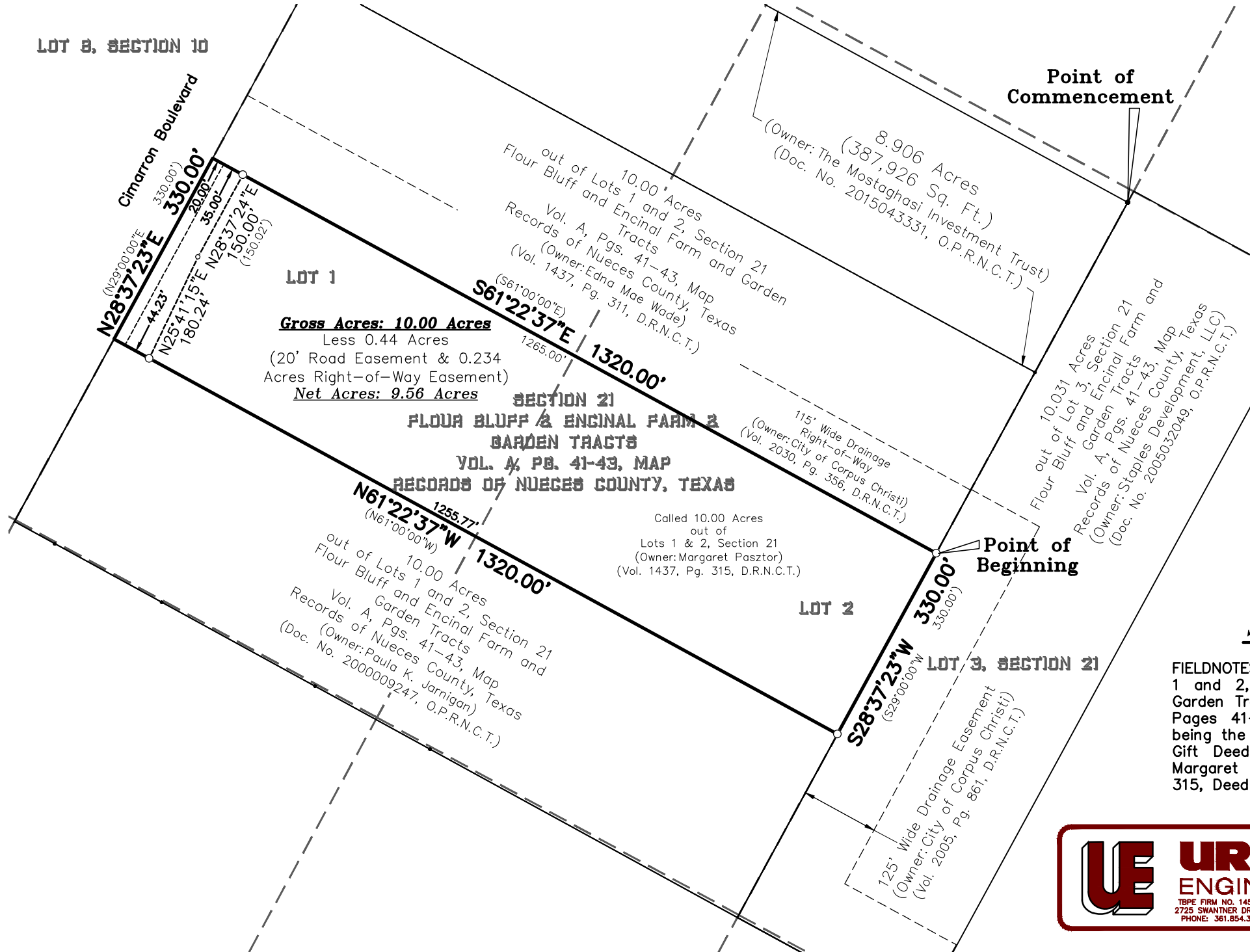
Also reference accompanying sketch of Tract described herein.



URBAN ENGINEERING

James D. Carr, R.P.L.S.
License No. 6458

LOT 8, SECTION 10

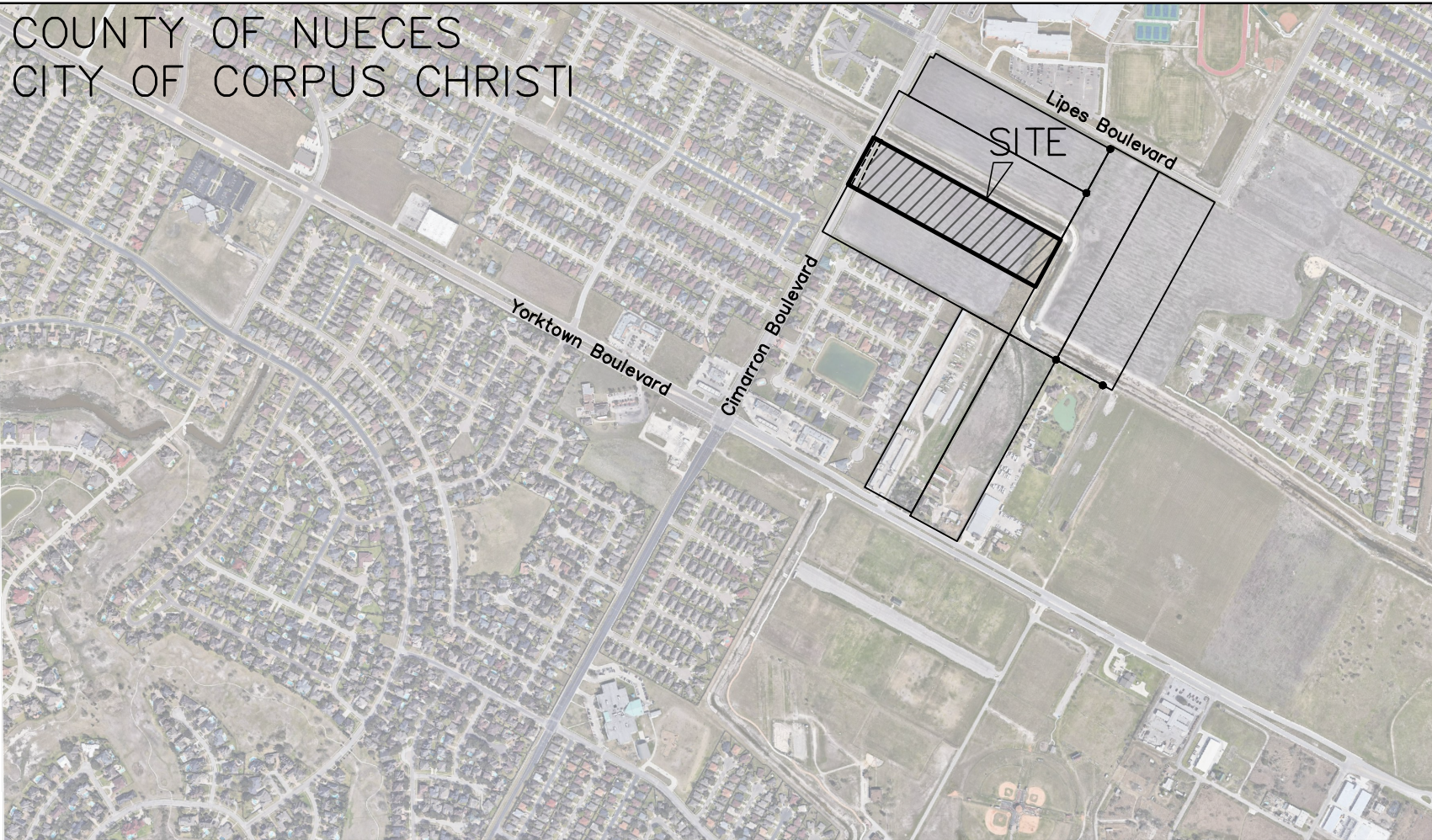


Sketch to Accompany

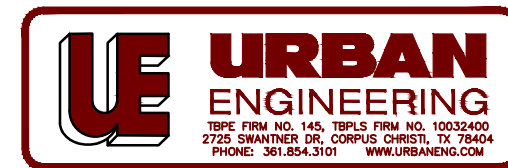
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DATE: April 20, 2018
SCALE: 1"=200'
JOB NO.: 43229.00.00
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com
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LOCATION MAP N.T.S.



DATE: April 20, 2018
SCALE: 1"=200'
JOB NO.: 43229.00.00
SHEET: 2 of 2
DRAWN BY: XG
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