

**Ordinance amending the Unified Development Code (“UDC”), upon application by Eugene Guernsey and Celeste Guernsey (“Owners”), by changing the UDC Zoning Map in reference to 0.655 acres out of 26.32 acres of U Lott Tract, from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Eugene Guernsey and Celeste Guernsey (“Owners”), 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, October 4, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District, and on Tuesday, November 7, 2017, 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 Eugene Guernsey and Celeste Guernsey (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”) is amended by changing the zoning on a property described as 0.655 acres out of 26.32 acres of U Lott Tract, located on the south side of Staples Street, east of Casa Linda Drive, and west of Hayward Drive (the “Property”), from “RS-6” Single Family 6 District to the “ON” Neighborhood Office District (Zoning Map No. 045040), 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 \_\_\_\_\_, 2017, by the following vote:

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

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

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

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor

0.655 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of a 27.75 acre tract conveyed to Winnifred Laughlin Benton as in Volume 300, Page 268 of the Deed Records of Nueces County, Texas, same being the property as described and conveyed in Document No. 2006053546 of the Warranty Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch iron rod found for the South corner of this tract, same being the East corner of Lot 1, Block 1, W.B. Ray Heights as recorded in Volume 14, Page 51 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Hayward Drive;

THENCE, along the common boundary line with said Lot 1, Block 1, NORTH 53 degrees 29 minutes 16 seconds WEST 110.00 feet to a ½ inch iron rod found for the West corner of this tract, same being the North corner of said Lot 1, Block 1, same lying in the Southeast boundary line of Lot 7, Block 15, Casa Linda Estates Unit 1 as recorded in Volume 18, Page 27 of the Map Records of Nueces County, Texas;

THENCE, along the common boundary line with said Block 15, Casa Linda Estates Unit 1, NORTH 36 degrees 29 minutes 40 seconds EAST 270.04 feet to a drill hole found for the North corner of this tract, same being the East corner of said Block 15, Casa Linda Estates Unit 1, same lying in the Southwest right-of-way margin of South Staples Street;

THENCE, along said Southwest right-of-way margin of South Staples Street, SOUTH 31 degrees 00 minutes 28 seconds EAST 122.64 feet to a 5/8 inch iron rod set for an East corner of this tract, same being the point of curvature of a curve to the right at the intersection of said South Staples Street with said Hayward Drive;

THENCE, along said curve to the right with a radius of 30.00 feet, a central angle of 89 degrees 56 minutes 47 seconds, a length of arc of 47.10 feet, a tangent of 29.97 feet and a chord bearing and length of SOUTH 14 degrees 01 minutes 56 seconds WEST 42.41 feet to a 5/8 inch iron rod found for the end of said curve and point of curvature of a curve to the left, same lying in said Northwest right-of-way margin of Hayward Drive;

THENCE, along said Northwest right-of-way margin of Hayward Drive and with said curve to the left, with a radius of 255.90 feet, a central angle of 22 degrees 30 minutes 19 seconds, a length of arc of 100.52 feet, a tangent of 50.91 feet and a chord bearing and length of SOUTH 47 degrees 45 minutes 10 seconds WEST 99.87 feet to a 5/8 inch iron rod found for the end of said curve and a corner of this tract;

THENCE, continuing along said Northwest right-of-way margin of Hayward Drive, SOUTH 36 degrees 30 minutes 00 seconds WEST 86.01 feet to the point of beginning and containing 0.655 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 14th day of November, 2014.

  
\_\_\_\_\_  
Ronald A. Voss,  
Registered Professional Land Surveyor No.2293



W.B. RAY  
HEIGHTS  
V. 14, P. 51  
(M.R.N.C.T.)

SCALE: 1" = 30'

LOT 7

CASA LINDA ESTATES  
UNIT 1  
V. 18, P. 27  
(M.R.N.C.T.)

"VACANT LOT"

LOT 1

(15)

HAYWARD DRIVE

SERVICE DRIVE

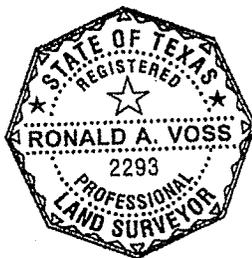
FD. D.H.

SOUTH STAPLES STREET

NOTES:  
(1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.  
(2.) House Ties are to the foundation.

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.



This property lies within Zone C, according to FIRM 85 which is NOT within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

*R.A. Voss*

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:

DATE: 11/14/2014  
REVISION:  
CREW: RS & DL  
OFFICE: RV & RG  
GF#:  
JOB#: 14-3026

0.665 Acre Out Of A 27.75 Acre Tract Conveyed To Winnifred Laughlin Benton  
In Volume 300, Page 268 (D.R.N.C.T.) & And As Described And Conveyed  
In Doc. No. 2006053546 (W.D.R.N.C.T.)  
Corpus Christi, Nueces County, Texas

KEY:  WOOD FENCE  
 [RECORDED] WIRE FENCE  
 (MEASURED) VINYL FENCE

**VOSS ENGINEERING, INC.**

ENGINEERING & LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: 361.854.6202 FAX: 361.853.4696