

**Zoning Case No. 1123-02, Gulf-Hudson/Patsy A Brooks (District 1). Ordinance rezoning a property at or near 8159 Stillwell Lane from the “FR” Farm Rural District and the “IL” Light Industrial District to the “R-MH” Manufactured Home 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:**

**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 being 102.64 acres, consisting of two tracts, out of Sheppard H B Farm Lots 23, 24, 27, and 28, as described and shown in Exhibit A, from:

**the “IL” Light Industrial District and “FR” Farm Rural District to the “R-MH” Manufactured Home District.**

The subject property is located at or near **8159 Stillwell Lane**. Exhibit A, a Metes & Bound Description, 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 are in conflict with this ordinance are hereby expressly superseded.

**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 of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

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

## Exhibit A: Metes & Bounds Description

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

3054 S. ALAMEDA, ZIP 78404  
361-882-5521 ~ FAX 361-882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [nixmw1@gmail.com](mailto: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

October 17, 2023

### Field Note Description

Being a tract situated in Corpus Christi, Nueces County, Texas over and across portions of Lots 23, 24, 27 and 28 of the H.B. Sheppard Farm Lots subdivision a map of which is recorded in Volume A, Page 51, of the Map Records of Nueces County, Texas.

**BEGINNING** at a point in the West boundary of Lot 30, Block 2, Hudson Acres subdivision as shown on the map thereof recorded in Volume 13, Pages 44 and 45 of the Map Records of Nueces County, Texas, said point being the Northeast corner of a 15 acre tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 1669 at Page 388 of the Deed Records of Nueces County, Texas, for the Southeast corner of this tract;

THENCE S89°58'30"W a distance of 708.46 feet to a point for the most Southerly Southwest corner of this tract, said point being in the West boundary of that tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 1,366 at Page 612 of the Deed Records of Nueces County, Texas, and the Northwest corner of the aforementioned 15 acre tract;

THENCE North 1,273.70 feet to a point for an interior corner of this tract, said point being the Northeast corner of a 60.59 acre tract described in the deed to Gulf-Hudson/Patsy A. Brooks recorded in Volume 2041 at Page 1027 of the Deed Records of Nueces County, Texas;

THENCE West a distance of 1,162.00 feet to a point on the center line of a public road known as Stillwell Lane;

THENCE North 1709.70 feet on the centerline of Stillwell Lane a distance of 1709.70 feet to a point for a corner of this tract;

THENCE East a distance of 280.00 feet to a point for the corner of this tract;

THENCE South a distance of 828.00 feet to a point for an interior corner of this tract;

THENCE East a distance of 200.00 feet to a point for an interior corner of this tract;

THENCE North a distance of 528.00 feet to a point for an interior corner of this tract;

THENCE East a distance of 818.00 feet to a point for an interior corner of this tract;

THENCE North a distance of 300.00 feet to a point for an interior corner of this tract;

THENCE West a distance of 100.00 feet to a point for the Southerly Northwest corner of this tract;

THENCE North a distance of 1,317.30 feet to a point on the South right-of-way line of Stillwell Lane for the most Northerly Northwest corner of this tract;

THENCE East along the South right-of-way line of Stillwell Lane a distance of 689.97 feet to a point of the Northeast corner of this tract, said point being on the North corner of the heretofore referenced Hudson Acres subdivision;

THENCE S0°14'00"W along the West boundary of Hudson Acres a distance of 2,643.91 feet to a point in the West boundary of Lot 43 Block 1 for an interior corner of this tract said point being the Northeast corner of that 3.25 acres tract described in the deed to the City of Corpus Christi recorded in Volume 1427, at Page 117 of the Deed Records of Nueces County, Texas;

THENCE S89°46'00"E along the North line of the here therefore referenced 3.25 acre tract a distance of 372.55 feet to an interior corner of this tract;

THENCE S0°14'00"W a distance of 380.00 feet to a point for the Southwest corner of the 3.25 acres to an interior corner of this tract;

THENCE S89°46'00"E a distance of 372.55 feet to the Southeast corner of the 3.25 acres said point lying in the West boundary of Hudson Acres subdivision and being the Southwest corner of Lot 6 Block 2, Hudson Acres;

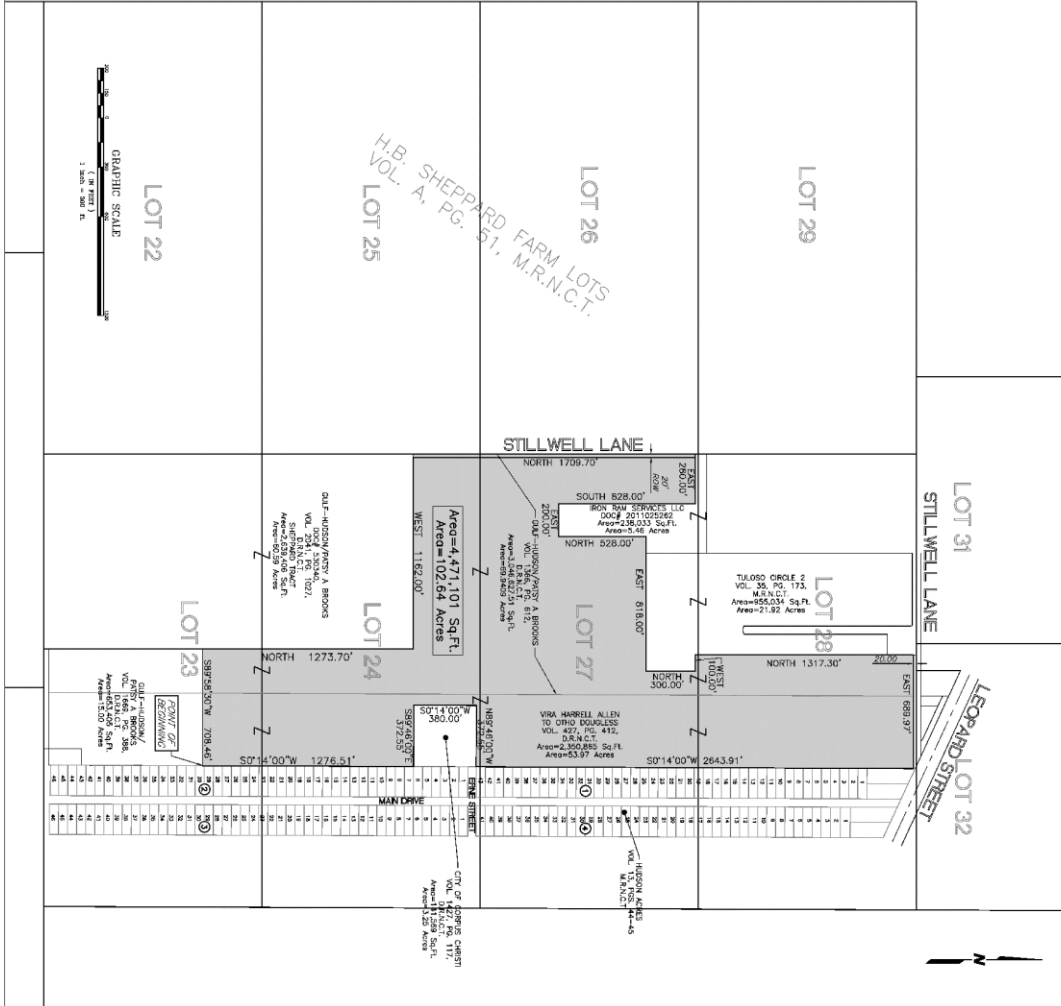
THENCE S0°14'00"W along the West boundary of Hudson Acres a distance of 1,276.51 feet to the **POINT OF BEGINNING** forming a tract of 4,471,101 square feet (102.64 acres).



Note: Basis of Bearing is State of Texas Lambert Grid, South Grid, NAD 1983. This description has been prepared from the documents of record with the County Clerk of Nueces County referenced herein and on the drawing of this tract.

MBJ:emg

11077-HBSheppardFarm.doc



**NOTES**  
 1. THIS PLAN HAS BEEN APPROVED BY THE COUNTY ENGINEER.  
 2. THIS PLAN HAS BEEN APPROVED BY THE COUNTY ENGINEER.

DATE: 10/10/23  
 JOB NO: 11077  
 DESIGN BY: J.C.  
 SURVEYED BY: J.C.  
 COMP. FILE: 11077  
 FIELD BK. NO: 11077

**PROPOSED REZONING**  
**H.B. SHEPPARD FARM LOTS**

**CORPUS CHRISTI, TEXAS**

**BASS & WELSH ENGINEERING**  
 CONSULTING ENGINEERS AND SURVEYORS  
 3004 SOUTH ALAMEDA STREET 78404  
 P.O. BOX 6307 78466-6307  
 TELEPHONE: (361) 882-5521  
 FACSIMILE: (361) 882-1265  
 ENGINEERING FIRM REGISTRATION NO. F-52  
 SURVEYING FIRM REGISTRATION NO. 100927-00  
 CORPUS CHRISTI, TEXAS

