

**Zoning Case No. 0421-01, Steven Bernal, Rachel Garcia Pena, and Rick Kyle Caron. (District 1). Ordinance zoning a property located at or near 4421 and 4427 Violet Road from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial 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 being 0.97 acres and being all of Lot 2, Block 9, Shell Road Poultry Acres recorded in Volume 67, Page 518 of the Map Records of Nueces County, Texas, portions of Lots 8 and 9 of the Shell Road Poultry acres, recorded in Volume 5 Page 40 of the said Map Records and as described in a warranty Deed with Vendor’s Lien from Rebecca H. McNamera to Steve Bernal, recorded in Document No. 2013000697, Official Records of Nueces County, Texas, as shown in Exhibit “A”, from:

“RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 4421 and 4427 Violet Road. 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



Job No. 43461.C1.02  
March 08, 2021

0.9710 Acre  
Zoning Tract

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes** for a 0.9710 Acre, Zoning Tract, being all of Lot 2, Block 9, Shell Road Poultry Acres, recorded in Volume 67, Page 518, of the Map Records of Nueces County, Texas, portions of Lots 8 and 9 of the Shell Road Poultry Acres, recorded in Volume 5, Page 40, of the said Map Records and as described in a Warranty Deed with Vendor's Lien from Rebecca H. McNamara to Steve Bernal, recorded in Document No. 2013000687, Official Public Records of Nueces County Texas; the said 0.9710 Acre Tract, being more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod with yellow cap Found, on the Northwest Right-of-Way line of Violet Road, a public roadway, the Northeast boundary line of Lot 1, Block 9, Shell Road Poultry Acres, recorded in Volume 27, Page 3, of the said Map Records, the Southwest boundary line of a 40' Supplemental Easement and Right-of-Way, described as a 0.083 Acre Tract, recorded in Document No. 2011016485, of the said Official Public Records, for the South corner of the said Lot 2 and this Tract, from **Whence** a 5/8 Inch Iron Rod Found, on the said Northwest Right-of-Way line, for the East corner of the said Lot 1 bears, South 51°41'20" East, 20.12 Feet;

**Thence**, North 51°41'20" West, with the common boundary line of the said Lots 1 and 2, 139.68 Feet, to 5/8 Inch Iron Rod with yellow cap Found, being the South corner of a 0.208 Acre Tract, as described in a General Warranty Deed from Kenneth Ray Beverly and Laura Beverly to Guadalupe H. Nieto and Gloria Nieto, recorded in Volume 1799, Page 599, Deed Records of Nueces County Texas, for the West corner of the said Lot 2 and this Tract;

**Thence**, North 39°05'31" East, with the common boundary line of the said 0.208 Acre Tract and the said Lot 2, at 0.22 Feet pass, a 3/4 Inch Iron Rod Found, in all 90.29 Feet, to a 5/8 Inch Iron Rod Found, on the Southwest boundary line of a 0.28 Acre Tract, as described in a Warranty Deed from C.P. Pugh and Eunice Pugh to Dan L. McCaskill and Esther Faye McCaskill, recorded in Volume 2046, Page 106, of the said Deed Records, being the East corner of the said 0.208 Acre Tract for the North corner of the said Lot 2 and a corner of this Tract;

**Thence**, South 51°33'33" East, with the common boundary of the said 0.28 Acre Tract and the said Lot 2, at 8.79 Feet pass, a 5/8 Inch Iron Rod Found, in all 11.45 Feet, for a corner of this Tract;

**Thence**, North 38°08'54" East, with the common boundary line of the said 0.28 Acre Tract, at 121.09 Feet pass, a 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING" Found, being the common corner of the said 0.28 Acre Tract and Lot 8B, Block 8, Shell Road Poultry Acres, a map of which is recorded in Volume 62, Page 173, said Map Records, in all 175.58 Feet, to a 5/8 Inch Iron Rod Found, on the Southeast boundary line of the said Lot 8B, being the West corner of Lot 8A, of the said Block 8, for the North corner of this Tract;

**Thence**, South 51°37'31" East, with the Southwest boundary line of the said Lot 8A, at 156.91 Feet pass, a 5/8 Inch Iron Rod Found, for the South corner of the said Lot 8A, in all 176.82 Feet, to a 5/8 Inch Iron Rod Found, on the said Northwest Right-of-Way line, for the East corner of this Tract;

**Thence**, South 44°35'04" West, with the said Northwest Right-of-Way line, 176.79 Feet, to the East corner of the said 40' Supplemental Easement and Right-of-Way, for a corner of this Tract;

**Thence**, North 51°33'33" West, 20.12 Feet, to the East corner of the said Lot 2 and for a corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod with yellow plastic cap stamped "BRISTER SURVEYING" Found, bears North 51°33'33" West 0.46 Feet;

S:\Surveying\43461\C102-Fieldnotes For Zoning\OFFICE\METES AND BOUNDS\Metes And  
Bounds\EXA43461c102\_20210305.Docx

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**Thence**, South 44°35'04" West, with the common boundary line of the said Northwest Right-of-Way line of Violet Road and the said Lot 2, 90.48 Feet to, to the **Point of Beginning**, containing 0.971 Acres (42301 Sq. Ft.) of Land, more or less.

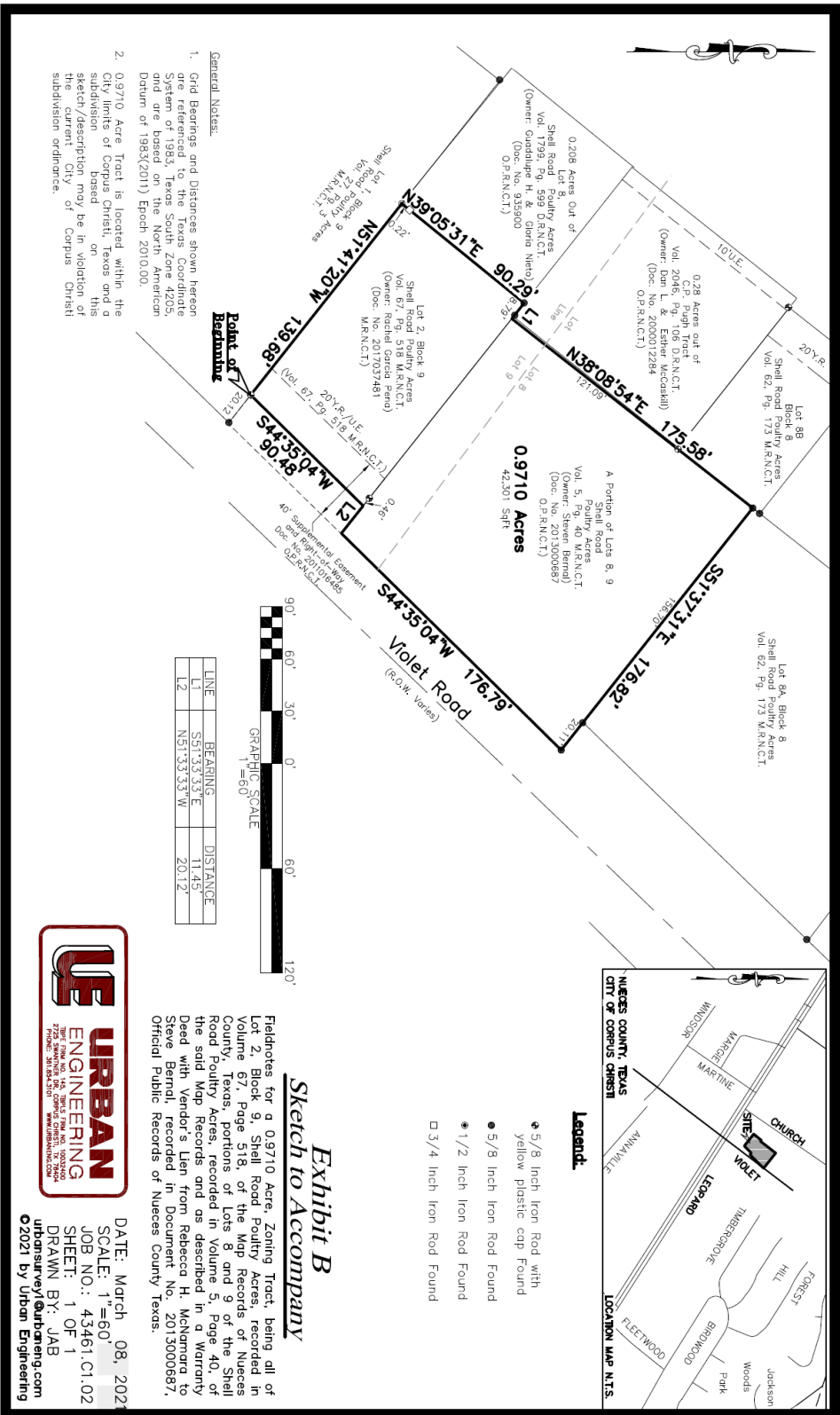
Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

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

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**Exhibit B**  
**Sketch to Accompany**



DATE: March 08, 2021  
 SCALE: 1"=60'  
 JOB NO.: 43461.C1.02  
 SHEET: 1 OF 1  
 DRAWN BY: JAB  
 UrbanSurvey@urbanengineering.com  
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