

Case No. 0921-03, MVR Construction Company: (District 5) Ordinance rezoning a property at or near 3538 Airline Road from the “FR” Farm Rural District to the “RM-3” Multifamily 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 as being 11.16 acre tract of land out of Lots 22 and 23, of Section 20, of the Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41-43 of the Maps Records of Nueces County, Texas same 2.49 acre tract described in a Special Warranty Deed from Pacific Southwest Bank, F.S.B. to Guadalupe Leon and Wife, Maria Del Carmen Leon, as recorded in document number 749048, Deed Records of Nueces County, Texas out of a 10.523 Acre tract of land out of Lots 22 and 23 of Section 20, of the Flour Bluff and Encinal Farm and Garden Tracts as record in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas same 10.523 Acre tract described in a Special Warranty Deed with Vendor’s Lien from Bluebonnet Savings Bank FSB to Guadalupe Leon and Miguel Leon, dated April 2, 1992, and recorded in Document No. 799207, of the Official Public Records of Real Property, Nueces County, Texas said 11.16 acre tract, as shown in Exhibit “A” and Tract 1 in Exhibit “B”:

from the “FR” Farm Rural District to the “RM-3” Multifamily District

The subject property is located at or near 3538 Airline 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

Exhibit A

Doc# 2000014484

3

MJS.MISC.

WARRANTY DEED

DATE: APRIL 24, 2000

GRANTOR: MIGUEL L. MENDEZ (a/k/a MIGUEL LEON)

GRANTOR'S ADDRESS:

GRANTEE: GUADALUPE LEON

GRANTEE'S ADDRESS: 3622 AIRLINE
CORPUS CHRISTI, TX 78416-5501

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good
and valuable consideration (cash).

PROPERTY:

ALL OF HIS INTEREST IN AND TO EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN FOR ALL PURPOSES.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Exhibit A

EXHIBIT "A"

10.523 acres (458,374.13 square feet) of land out of Lots 22 and 23 of Section 20 of the Flour Bluff and Encinal Farm & Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, also being the same tract as described in a Substitute Trustee's Deed dated April 5, 1988, and recorded in Volume 2104, Page 301 of the Deed Records of Nueces County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of Lot 23 and the west line of Lot 24 for the South corner of this tract from which the common corner of Lots 23, 24, 25, and 26 of Section 20 bears S 28° 24' 48" W - 116.58 feet.

THENCE: N 61° 39' 33" W - at 364.60 feet pass a 5/8 inch iron rod found 0.11 feet left of line, a distance of 685.23 feet in all to a 3/4 inch iron rod found for the most Southerly West corner of this tract from which a 5/8 inch iron rod found in the centerline of Airline Rd. for the common corner of Lots 25 and 26 of Section 20 and Lots 7, and 8 of Section 21 bears N 88° 09' 00" W - 28.37 feet and S 01° 51' 00" W - 1585.28 feet.

THENCE: N 01° 51' 39" E -463.50 feet to a 5/8 inch rod found for the most Northerly West corner of this tract from which a railroad spike found in the centerline of Airline Rd. for the common corner of Lots 11, 12, 21, and 22 of Section 20 bears N 88° 09' 00 W - 28.46 feet and N 01° 51' 00" E - 902.85 feet.

THENCE: S 61° 37' 13" E - 432.75 feet to a 10 inch creosote post found for a reentry corner of this tract.

THENCE: N 01° 49' 31 E - 280.68 feet to a 5/8 inch rod found for the most Northerly corner of this tract.

THENCE: S 61° 41' 19 E - 585.30 feet to a 5/8 inch iron rod found in the east line of Lot 23 and the west line of Lot 24, for the East corner of this tract.

THENCE: S 28° 24' 48" W - 666.03 feet to the PLACE OF BEGINNING and containing 10.523 acres (458,374.13 square feet) of land.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin, is Invalid and unenforceable under FEDERAL LAW, 3/12/89

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Nueces County, Texas



Spencer Weaver
COUNTY CLERK
NUECES COUNTY, TEXAS

Doc# 2000014484
Pages 3
Date: 4/11/2000 3:14:34 PM
Filed & Recorded in
Official Records of
NUECES COUNTY
CLERK M. B. BOURQUE

