

**Zoning Case No. ZN8268, JAR Development (District 5).
Ordinance rezoning property at or near 7868 Yorktown Boulevard from the “RS-4.5” Single-Family 4.5 District to the “CN-2” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)** Click or tap here to enter text.

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, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 1.61 acres out of Lots 7 and 10, Flour Bluff & Encinal Farm & Garden Tracts 2, as described/shown in Exhibit “A”, from:

the **"RS-4.5" Single-Family 4.5 District** to the **“CN-2” Neighborhood Commercial District.**

The subject property is located at or near **7868 Yorktown Boulevard**. Exhibit A, a metes and bounds description and map, 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 conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any

Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

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.

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 with Map

STATE OF TEXAS

COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.816 acre tract being out of a 11.59 acre tract described in a deed recorded in Document No. 2020023010, Deed Records Nueces County, Texas. Said 11.59 acre tract also being out of lots 7 & 10, section 25, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume A, Pages 41 – 43, Map Records Nueces County, Texas. Said 0.816 acre tract being more particularly described as follows:

COMMENCING at a point in the center of Yorktown Boulevard, for the south corner of "Granger Park Unit 3" subdivision as shown on the plat recorded in Volume 69, Pages 770-771, and for the west corner of said 11.59 acre tract, **THENCE** with the common line of said "Granger Park Unit 3" and said 11.59 acre tract, North 28°41'28" East, a distance of 215.00 feet to a point in the common line of said 11.59 acre tract and "Granger Park Unit 3", from **WHENCE** a point for a common corner of Lot 59, Block 5, of said "Granger Park Unit 3" and Lot 1, Block 3, of "Moorland View Unit 1" as shown on the plat recorded in Volume 69, Pages 904 – 905, bears North 28°41'28" East, a distance of 680.67 feet, **THENCE** across said 11.59 acre tract, South 61°18'45" East, a distance of 129.09 feet to a point for the north corner of this survey, and for the **POINT OF BEGINNING**.

THENCE South 58°43'19" West, a distance of 54.82 feet to a point of curvature of a curve to the left with a radius of 85.00 feet.

THENCE with said curve to the left, a chord bearing of South 43°42'23" West, a chord distance of 44.04 feet, and a total arch distance of 44.55 feet to a point for an outside corner of this survey.

THENCE South 28°41'28" West, a distance of 85.00 feet to a point for an outside corner of this survey.

THENCE South 16°18'40" East, a distance of 21.21 feet to a point for an outside corner of this survey.

THENCE South 16°19'51" East, a distance of 179.81 feet to a point for the south corner of this survey.

THENCE North 28°40'34" East, a distance of 189.94 feet to a point for the east corner of this survey.

THENCE South 61°18'45" West, a distance of 155.91 feet to the **POINT OF BEGINNING** of this survey, and containing 0.816 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the electrical easement does not represent an on the ground survey and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: June 3, 2024

Job No. 240818-A



STATE OF TEXAS

COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.795 acre tract being out of a 11.59 acre tract described in a deed recorded in Document No. 2020023010, Deed Records Nueces County, Texas. Said 11.59 acre tract also being out of lots 7 & 10, section 25, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume A, Pages 41 – 43, Map Records Nueces County, Texas. Said 0.795 acre tract being more particularly described as follows:

COMMENCING at a point in the center of Yorktown Boulevard, for the south corner of "Granger Park Unit 3" subdivision as shown on the plat recorded in Volume 69, Pages 770-771, and for the west corner of said 11.59 acre tract, **THENCE** with the common line of said "Granger Park Unit 3" and said 11.59 acre tract, North 28°41'28" East, a distance of 215.00 feet to a point in the common line of said 11.59 acre tract and "Granger Park Unit 3", from **WHENCE** a point for a common corner of Lot 59, Block 5, of said "Granger Park Unit 3" and Lot 1, Block 3, of "Moorland View Unit 1" as shown on the plat recorded in Volume 69, Pages 904 – 905, bears North 28°41'28" East, a distance of 680.67 feet, **THENCE** across said 11.59 acre tract, South 61°18'45" East, a distance of 285.00 feet to a point for the north corner of this survey, and for the **POINT OF BEGINNING**.

THENCE South 28°40'34" West, a distance of 189.94 feet to a point for the west corner of this survey.

THENCE South 61°17'37" East, a distance of 174.71 feet to a point for an outside corner of this survey.

THENCE North 73°41'21" East, a distance of 21.21 feet to a point for an outside corner of this survey.

THENCE North 28°41'25" East, a distance of 85.12 feet to a point for the point of curvature of a curve to the left with a radius of 81.51 feet.

THENCE with said curve to the left a chord bearing of North 14°28'22" East, a chord distance of 41.75 feet, and a total arch distance of 45.22 feet to a point for an outside corner of this survey.

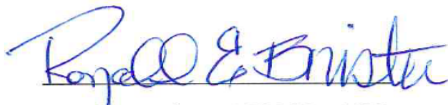
THENCE North 00°15'15" East, a distance of 56.19 feet to a point for the east corner of this survey.

THENCE North 61°18'45" West, a distance of 152.75 feet to the **POINT OF BEGINNING** of this survey, and containing 0.795 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the electrical easement does not represent an on the ground survey and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: June 3, 2024

Job No. 240818-B



EXHIBIT OF
 A 0.816 ACRE TRACT AND A 0.795 ACRE TRACT BEING OUT OF A 11.59 ACRE TRACT DESCRIBED
 IN A DEED RECORDED IN DOCUMENT NO. 2020023010, DEED RECORDS NUECES COUNTY,
 TEXAS. SAID 11.59 ACRE TRACT ALSO BEING OUT OF LOTS 7 & 10, SECTION 25, "FLOUR BLUFF
 AND ENCINAL FARM AND GARDEN TRACTS" AS SHOWN ON THE PLAT RECORDED IN
 VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.



SCALE 1" = 60'

L3 = N16° 18' 40"W
 21.21' (MEAS)

L2 = N73° 41' 21"E
 21.21' (MEAS)

(MEAS)
 R = 81.51'
 C2 = L = 42.22'
 TAN = 21.60°
 Δ = 029° 40' 48"
 CB = N14° 28' 22"E, 41.75'

POINT IN THE CENTER OF
 YORKTOWN BLVD. AND FOR S.
 CORNER OF "GRANGER PARK UNIT 3"
 VOL. 69, PGS. 770-771 M.R.N.C.T.
 BEARS S28° 41' 28"W, 215.00'

POINT FOR COMMON CORNER OF
 LOT 59, BLOCK 5 "GRANGER PARK
 UNIT 3" VOL. 69, PGD. 770-771 M.N.C.T.
 AND LOT 1, BLOCK 3 "MOORLAND
 VIEW UNIT 1" VOL. 69, PGS. 904-905,
 BEARS N28° 41' 28"E 680.67'

(MEAS)
 R = 85.00'
 C1 = L = 44.55'
 TAN = 22.80°
 Δ = 030° 01' 49"
 CB = N43° 42' 23"E, 44.04'

L1 = N58° 43' 19"E
 54.82' (MEAS)

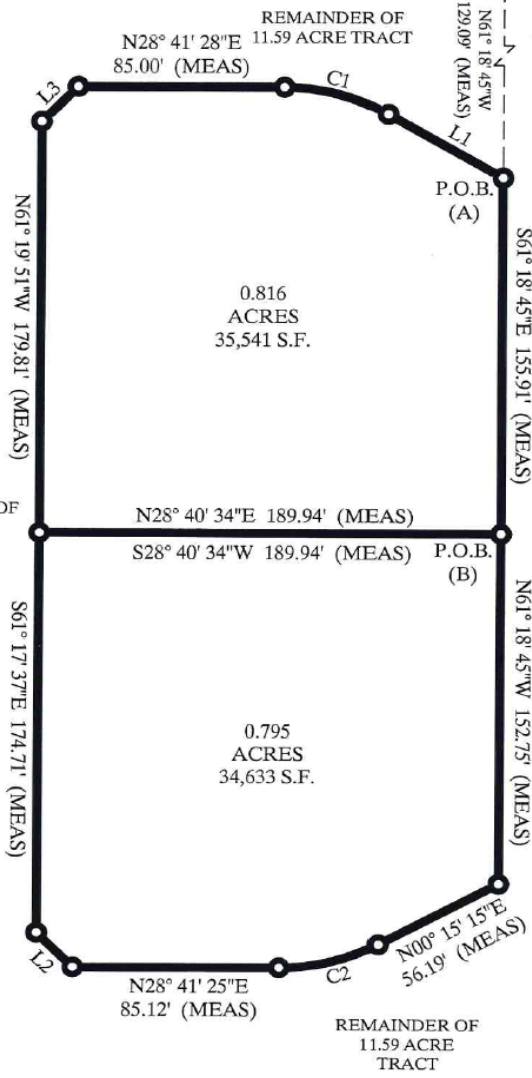


EXHIBIT _____ PAGE 2 OF 2

● = TRACT CORNER



Brister Surveying

5506 Cain Drive
 Corpus Christi, Texas 78411
 Off 361-850-1800
 Fax 361-850-1802
 Bristersurveying@corpusiwc.com
 Firm Registration No. 10072800



- NOTES:
 1.) TOTAL SURVEYED AREA IS 1.611 ACRES.
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT DOES NOT REPRESENT AN ON THE GROUND SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
 RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE JUNE 12, 2024

JOB NO. 240818