

**Case No. 1221-01, Gulfway Shopping Center: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the “FR” Farm Rural 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 as being a 5.53 tract of land out of Lot 21, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 7601 Yorktown Boulevard. 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_ 2022, 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 \_\_\_\_\_, 2022.

ATTEST:

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

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor

Exhibit A



Job No. 41934.C0.02  
October 27, 2021

**Exhibit A**  
**5.53 Acre Tract**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, 5.53 Acre Tract of Land, out of Lot 21, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of the property referenced in a Warranty Deed with Vendor's Lien from Thelma C. Peterson and Robert Ervin Peterson to Gulfway Shopping Center, recorded in Document No. 2004034665, Official Public Records of Nueces County, Texas; said 5.53 Acre Tract being more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southwest Right-of-Way Line of Yorktown Boulevard, a public roadway, as shown on the recorded plat of Riverbend Subdivision Unit 1, a map of which is recorded in Volume 68, Pages 901-902, of said Map Records, the Southeast boundary line of the said Lot 21, for the North corner of Lot 16, Block 1, of the said Riverbend Subdivision Unit 1;

**Thence**, South 28°42'29" West, with the common boundary line of the said Block 1 and the said Lot 21, 300.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the Northwest boundary line of Lot 19, the said Block 1, for the South corner of this Tract, from Whence a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for the West corner of the said Riverbend Subdivision Unit 1 bears, South 28°42'29" West, 209.24 Feet;

**Thence**, North 61°18'01" West, over and across the said Lot 21, Section 25, 660.21 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the Southeast boundary line of Lot 6, Block 2, of the Amending Plat of Rancho Vista Subdivision Unit 1, a map of which is recorded in Volume 65, Page 110, of the said Map Records, for the West corner of this Tract, from Whence a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for the South corner of the said Rancho Vista Subdivision Unit 1 bears, South 28°42'09" West, 530.00 Feet;

**Thence**, North 28°42'09" East, with the Southeast boundary line of the said Block 2, at 300.00 Feet, pass a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southwest Right-of-Way line of the said Yorktown Boulevard, as shown on the said Amending Plat, being the East corner of Lot 2, the said Block 2, at 325.00 Feet, pass a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southwest Right-of-Way line described as an 80 Foot Wide Right-of-Way from A.G. Kirchmeyer, Ray Peterson, Bertha T. Gonzalez and Manuel L. Gonzalez to Nueces County, Texas, recorded in Volume 280, Page 75, Official Public Records of Nueces County, Texas, in all 365.00 Feet, to the Northeast boundary line of the said Lot 21, Section 25 and the centerline of the said Yorktown Boulevard, for the North corner of this Tract;

**Thence**, South 61°18'01" East, with the said Northeast boundary line of the said Lot 21, and the said centerline, 660.25 Feet, to the East corner of this Tract;

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Thence, South 28°42'29" West, at 40.00 Feet, pass a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the said Southwest Right-of-Way line, in all 65.00 Feet, to the Point of Beginning, containing 5.53 Acres (240,983 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

Brian D. Lorentson, R.P.L.S.  
License No. 6839

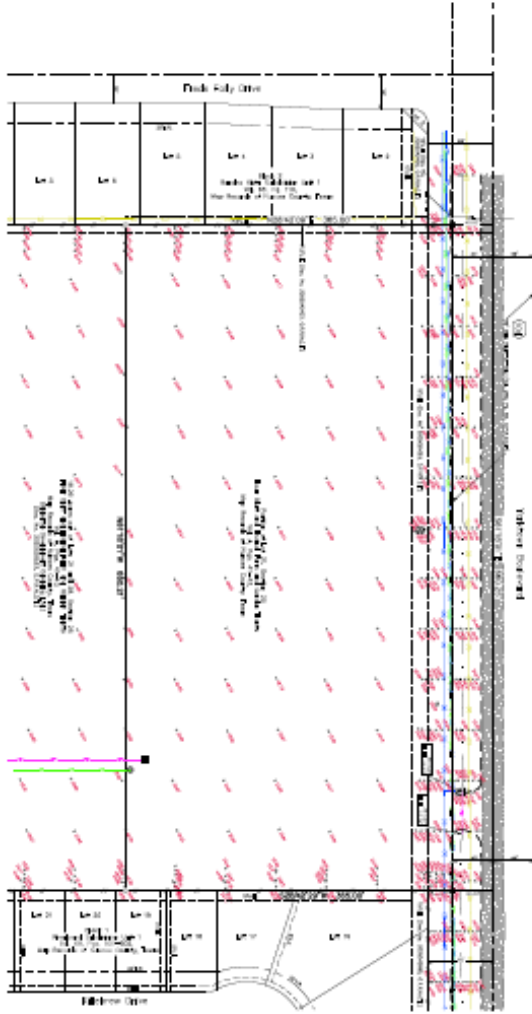
**Boundaries:**  
 Boundaries are shown in red. The boundaries of the subject property are shown in red. The boundaries of the adjacent properties are shown in black. The boundaries of the easements are shown in blue. The boundaries of the utility lines are shown in green. The boundaries of the roads are shown in yellow. The boundaries of the water bodies are shown in blue. The boundaries of the other features are shown in black.

**General Notes:**

1. The boundaries are shown in red.
2. The boundaries of the adjacent properties are shown in black.
3. The boundaries of the easements are shown in blue.
4. The boundaries of the utility lines are shown in green.
5. The boundaries of the roads are shown in yellow.
6. The boundaries of the water bodies are shown in blue.
7. The boundaries of the other features are shown in black.

**The Controversy:**

1. The boundaries are shown in red.
2. The boundaries of the adjacent properties are shown in black.
3. The boundaries of the easements are shown in blue.
4. The boundaries of the utility lines are shown in green.
5. The boundaries of the roads are shown in yellow.
6. The boundaries of the water bodies are shown in blue.
7. The boundaries of the other features are shown in black.



**Surveyor's Certificate:**  
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of New York, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the parties thereto, and that the same is a true and correct copy of the original survey as shown to me by the parties thereto, and that the same is a true and correct copy of the original survey as shown to me by the parties thereto.

**Surveyor's Signature:**  
 [Signature]  
 Surveyor



- Legend:**
- Red line: Boundary of the subject property
  - Black line: Boundary of the adjacent properties
  - Blue line: Boundary of the easements
  - Green line: Boundary of the utility lines
  - Yellow line: Boundary of the roads
  - Blue line: Boundary of the water bodies
  - Black line: Boundary of the other features

**UE ENGINEERING**  
 CATEGORY 14  
 LAND TITLE SURVEY

**Surveyor's Signature:**  
 [Signature]  
 Surveyor