

Case No. 0122-02, RFW AG Limited: (District 5) Ordinance rezoning property at or near 6636 Yorktown Boulevard from the “FR” Farm Rural District to the “RM-2” 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 12.17 acres out of Lots 15A & 14B, Section 21, Flour Bluff & Encinal Farm Garden Tracts, as shown in Exhibit “A” and “B”:

from the “FR” Farm Rural District to the “RM-2” Multifamily District.

The subject property is located at or near 6636 Yorktown Boulevard. Exhibits A and B, which are the Metes and Bounds of the subject property with an associated map are 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



Job No.: 43517.C1.00
November 2, 2021
Revised: November 11, 2021

Exhibit A
12.17 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

FIELDNOTES, for a 12.17 Acre, Zoning Tract, being out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas and Lot 15-A, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page 28, Map Records of Nueces County, Texas; said 12.17 Acre Tract being described by metes and bounds as follows;

Beginning, at a 5/8 Inch Iron Rod with an Aluminum cap stamped "RPLS 4880" Found, being the North corner of Lot 1, Butler Addition, a map of which is recorded in Volume 67, Page 52, Map Records of Nueces County, Texas, for the East corner of the said Lot 14-B and this Tract;

Thence, South 28°38'10" West, with the common boundary line of the said Lots 1, 14-B, and Lot 1, Yorktown Mini Storage, a map of which is recorded in Volume 63, Page 137, of the said Map Records, a distance of 1284.06 Feet, to a 1 Inch Iron Pipe Found, on the North Right-of-Way Line of Yorktown Road, a public roadway, for the South corner of this Tract;

Thence, North 61°28'19" West, with the said Right-of-Way line, a distance of 329.56 Feet, for a corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found, bears South 00°12'37" West, 0.18 Feet;

Thence, North 28°33'47" East, a distance of 20.00 Feet, for corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found, bears South 61°28'19" East, 0.12 Feet;

Thence, North 61°28'19" West, with the said Right-of-Way line, a distance of 78.22 Feet, for a West corner of this Tract;

Thence, over and across the said Lot 15-A and with the boundary of this Tract as follows:

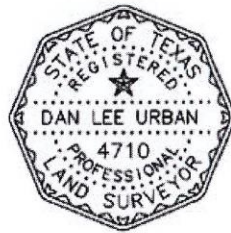
- North 29°15'18" East, at 201.51 Feet pass, a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found Left, 0.19 Feet, in all a distance of 811.73 Feet;
- North 60°13'59" West, a distance of 35.50 Feet;
- North 29°02'08" East, a distance of 453.29 Feet, to the Northeast boundary line of the said Lot 15-A for the North corner of this Tract;

Thence, South 61°15'09" East, with the said Northeast boundary line, a distance of 431.37 Feet, to the **Point of Beginning**, containing 12.17 Acres (530,246 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

A handwritten signature in black ink that reads "Dan L. Urban".

Dan L. Urban, R.P.L.S.

License No. 4710

300 200 100 0 200 400

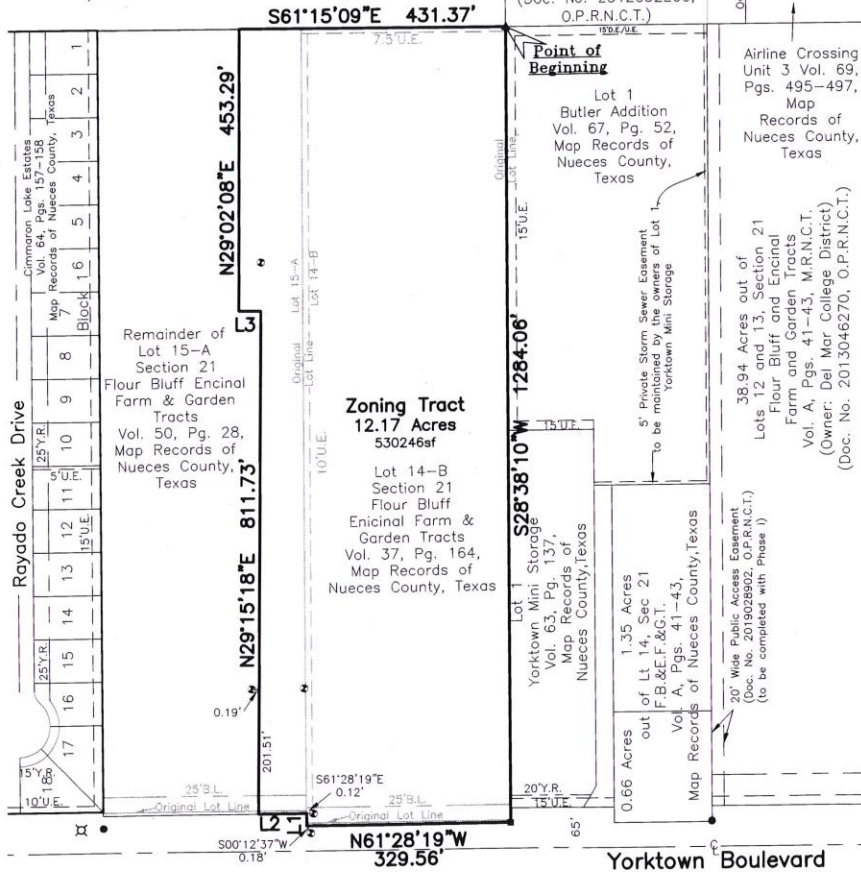
GRAPHIC SCALE

Legend: 1"=200'

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- ▲ 5/8 Inch Iron Rod with plastic cap stamped "RPLS 4880" Found
- ✱ 5/8 Inch Iron Rod "BRISTER SURVEYING" Found
- ⊠ Drill Hole Found
- 1 Inch Iron Pipe Found

Southwest
10 Acres out of Lots 1 and 2,
Section 21 Flour Bluff and Encinal
Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map Records of
Nueces County, Texas
(Owner: Richard K. Jurach, ET AL)

12 Acres out of Lots 3
and 4, Section 21
Flour Bluff and Encinal
Farm and Garden
Tracts
Vol. A, Pgs. 41-43,
M.R.N.C.T.
(Owner: Dorsal
Development, LLC)
(Doc. No. 2012032200,
O.P.R.N.C.T.)



LINE	BEARING	DISTANCE
L1	N28°33'47\"E	20.00'
L2	N61°28'19\"W	78.22'
L3	N60°13'59\"W	35.50'

General Notes:

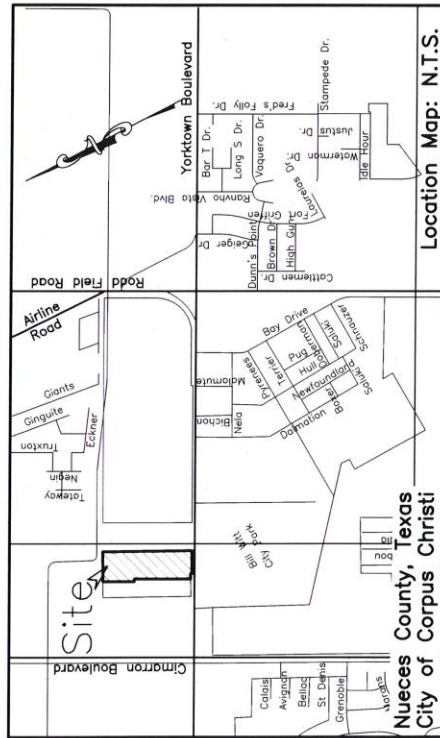
- 12.17 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision Ordinance.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)

Exhibit B Sketch to Accompany

FIELDNOTES for a 12.17 Acre, Zoning Tract, being out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas and Lot 15-A, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page 28, Map Records of Nueces County, Texas.



REV: Nov 11, 2021
DATE: Nov 2, 2021
SCALE: 1"=200'
JOB NO.: 43517.C1.00
SHEET: 1 OF 2
DRAWN BY: JAB
urbansurvey1@urbaneng.com
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Location Map: Not To Scale

DATE: Nov 2, 2021
SCALE: 1"=200'
JOB NO.: 43517.C1.00
SHEET: 2 OF 2
DRAWN BY: JAB
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