

**Case No. 1022-01 Sun George Contracting & Development Company (District 4): Rezoning a property at or near 2626 Rodd Field Road from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District. Providing for a penalty not to exceed \$2,000 and publication.**

**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 Lots 1-2, Block 17, Rodd East; Block 2, Estes Tract; and 0.869 acre out of the SW corner of Lot 17, Section 27, Flour Bluff & Encinal Farm Garden Tract, as shown in Exhibit “A” and “B”:

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

The subject property is located at or near 2626 Rodd Field Road. Exhibit A, which is a metes and bounds description of the property, and Exhibit B, which is a map to accompany the metes and bounds, 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 \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

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

\_\_\_\_\_  
Paulette Guajardo  
Mayor

## Exhibit A

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 6.265 acre tract being all of Lots 1 & 2, Block 17, "Rodd East Subdivision", as shown on a map recorded in Volume 27, Page 100, Map Records Nueces County, Texas, also Block 2, "Estes Tract", as shown on a map recorded in Volume 26, Page 81, Map Records Nueces County, Texas, and also a portion out of Section 27 of the "Flour Bluff & Encinal Farm & Garden Tracts" as shown on a map recorded in Volume "A", Pages 41 – 43, Map Records Nueces County, Texas. Said portion out of Section 27 being described in a deed recorded in Volume 1581, Page 350, Deed Records Nueces County, Texas. Said 6.265 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar found in the southeast right of way of Rodd Field Road (a.k.a. State Highway No. 357), for the west corner of Lot 4, Block 17, "Rodd East Subdivision", as shown on a map recorded in Volume 28, Page 86, Map Records Nueces County, Texas, for the north corner of said Lot 1, Block 17, and for the north corner of this survey, from **WHENCE** the intersection of the southeast right of way of Rodd Field Road and the southwest right of way of Wooldridge Road, bears North 29°11'22" East, a distance of approximately 590 feet.

**THENCE** with the common line of said Lot 4, Block 17, said Lot 1, Block 17, and this survey, South 61°20'23" East, a distance of 94.06 feet to a 5/8" re-bar found for an inside corner of said Lot 4, Block 17, for an outside corner of said Lot 1, Block 17, and for an outside corner of this survey.

**THENCE** with the common line of said Lot 4, Block 17, said Lot 1, Block 17, and this survey, South 31°20'20" East, at a distance of 387.61 feet pass a 5/8" re-bar found 0.13 feet to the right, and in all a total distance of 387.93 feet to a point in the northwest line of the Rolland Hyatt, Jr. and Norma Bazaldua 1.88 acre tract described in a deed recorded in Document No. 2020004580, Deed Records Nueces County, Texas, for the south corner of said Lot 4, Block 17, for the east corner of said Lot 1, Block 17, and for the east corner of this survey.

**THENCE** with the common line of said Hyatt/Bazaldua 1.88 acre tract, said Lot 1, Block 17 and this survey, South 28°39'37" West, a distance of 124.40 feet to a 5/8" re-bar found for the west corner of said Hyatt/Bazaldua 1.88 acre tract, for the south corner of said Lot 1, Block 17, for the east corner of said Block 2, and for an inside corner of this survey.

**THENCE** with the common line of said Hyatt/Bazaldua 1.88 acre tract and this survey, South 61°20'23" East, a distance of 98.61 feet to a point in the southwest line of said Hyatt/Bazaldua 1.88 acre tract, and for an outside corner of this survey.

**THENCE** with the southeast line of this survey, South 28°39'37" West, a distance of 383.54 feet to a 5/8" re-bar found for the north corner of the Rodger F. Estes 0.87 acre tract described in a deed recorded in Document No. 2022029337, Deed Records Nueces County, Texas, for the east corner of Lot 1, Block 3, "Lake Placid Estates", as shown on a map recorded in Volume 68, Pages 797 – 798, Map Records Nueces County, Texas, and for the south corner of this survey.

**THENCE** with the common line of said Lot 1, Block 3 and this survey, North 61°20'23" West, a distance of 98.57 feet to a 5/8" re-bar set in the northeast line of Lot 2 of said Block 3, for the south former of the Rosendo J. and Rosario R. Perez 1.00 acre tract described in a deed recorded in Document No. 2011021403, Deed Records Nueces County, Texas, and for an outside corner of this survey.

**THENCE** with the common line of said Perez 1.00 acre tract and this survey, North 28°39'37" East, a distance of 85.02 feet to a 5/8" re-bar found for the east corner of said Perez 1.00 acre tract, for the south corner of said Block 2, and for an inside corner of this survey.

**THENCE** with the common line of said Perez 1.00 acre tract, said Block 2 and this survey, North 61°43'16" West, a distance of 435.79 feet to a 5/8" re-bar found in the southeast right of way of Rodd Field Road, for the north corner of said Perez 1.00 acre tract, for the west corner of said Block 2, and for the west corner of this survey.

**THENCE** with the common line of the southeast right of way of Rodd Field Road, said Block 2 and this survey, North 29°11'22" East, at a distance of 456.03 feet pass a 5/8" re-bar found in the southeast right of way of Rodd Field Road, for the north corner of said Lot 2, Block 17, for the west corner of said Lot 1, Block 17, and in the northwest line of this survey, and in all a total distance of 619.82 feet to the **POINT OF BEGINNING**, and containing 6.265 acres of land, more or less.

Notes:

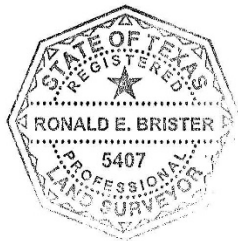
- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day August 24, 2022 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

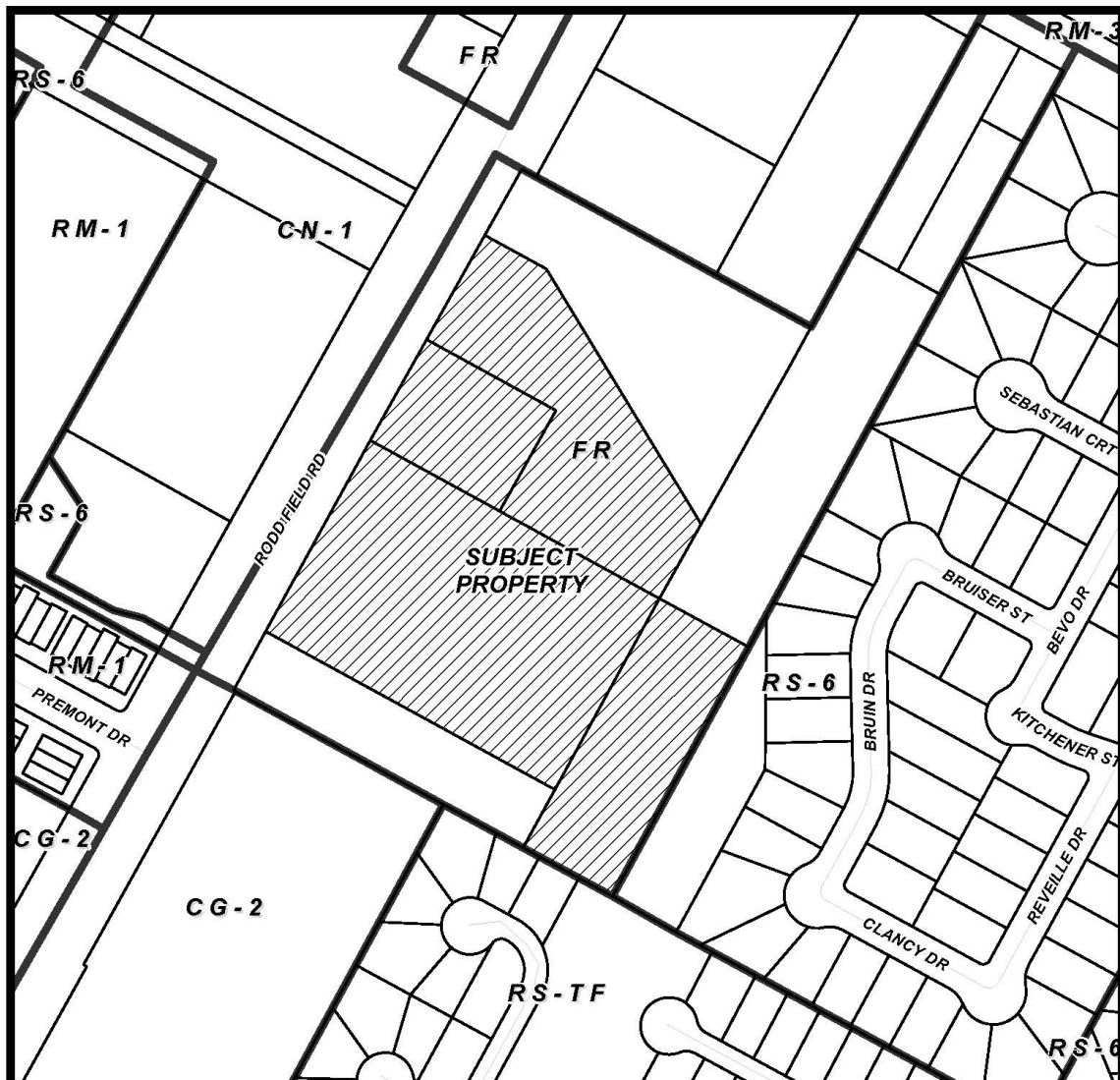
Ronald E. Brister, RPLS No. 5407

Date: August 25, 2022.



Job No. 221939

## Exhibit B



### CASE: 1022-01 SUBJECT PROPERTY WITH ZONING



Subject  
Property

A-1	Apartment House District	I-1	Limited Industrial District
A-1A	Apartment House District	I-2	Light Industrial District
A-2	Apartment House District	I-3	Heavy Industrial District
AB	Professional Office District	PUD	Planned Unit Development
AT	Apartment-Tourist District	R-1A	One Family Dwelling District
B-1	Neighborhood Business District	R-1B	One Family Dwelling District
B-1A	Neighborhood Business District	R-1C	One Family Dwelling District
B-2	Bayfront Business District	R-2	Multiple Dwelling District
B-2A	Barrier Island Business District	RA	One Family Dwelling District
B-3	Business District	RE	Residential Estate District
B-4	General Business District	R-TH	Townhouse Dwelling District
B-5	Primary Business District	SP	Special Permit
B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BD	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
F-R	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical-Cultural Landmark Preservation		

