

**Case No. 0518-03 Elaine Pittman and James Massur:
Ordinance rezoning property at or near 4549 Violet Road from “RS-6”
Single-Family 6 District to the “RV” Recreational Vehicle Park District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Elaine Pittman and James Massur (“Owner”), 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 on Wednesday, May 30, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District and on Tuesday, July 17, 2018, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application made by Elaine Pittman and James Massur (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being 6.494 acres out of Lots 5 and 6, Shell Road Poultry Acres, located on the west side of Violet Road, south of Interstate 37, and north of Leopard Street (the “Property”), from the “RS-6” Single-Family 6 District to the “RV” Recreational Vehicle Park District (Zoning Map No. 062050), as shown in Exhibits “A” and “B”. 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 by reference as if fully set out herein in their entireties.

SECTION 2. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

SECTION 3. 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.

SECTION 4. 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 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 6.494 acre tract described in a deed recorded in Volume 1532, Page 711, Deed Records of Nueces County Texas. Said 6.494 acre tract also being out of Lots 5 and 6, Shell Road Poultry Acres, as shown on a map recorded in Volume 5, Page 40, Map Records of Nueces County, Texas. Said 6.494 acre tract being more particularly described as follows:

BEGINNING at a point for the east corner of this survey, from **WHENCE** a 5/8" re-bar found at the intersection of the northwest right of way of Violet Road and the southwest right of way of Interstate Highway 37 and for the east corner of Lot 1, Block 1, Shell Road Poultry Acres, as shown on a map recorded in Volume 29, Page 35, Map Records Nueces County, Texas bears, North 40°26'55" East, a distance of 361.94 feet.

THENCE South 43°36'59" West, a distance of 49.72 feet to a point for an outside corner of this survey.

THENCE North 54°42'39" West, at a distance of 18.52 feet pass a 5/8" re-bar found as an offset, at a distance of 33.19 feet pass a 5/8" re-bar found as an offset, and in all a total distance of 344.41 feet to a 5/8" re-bar found for the north corner of Lot 6-C, Shell Road Poultry Acres, as shown on a map recorded in Volume 59, Page 77, Map Records of Nueces County, Texas, and for an inside corner of this survey.

THENCE with the common line of Lots 6-B, 6-C, of said Shell Road Poultry Acres (Vol. 59, Pg. 77) and this survey, South 40°44'08" West, a distance of 423.70 feet to a 5/8" re-bar found for the common west corner of said Lot 6-B and Lot 7-B, Shell Road Poultry Acres, as shown on a map recorded in Volume 62, Page 173, Map Records of Nueces County, Texas, for the east corner of Church Street, and for the south corner of this survey.

THENCE North 53°00'05" West, at a distance of 50.00 feet pass a point for the north corner of Church Street, from **WHENCE** a 5/8" re-bar found for a point of curvature in the northwest right of way of Church Street bears, South 38°04'16" West, a distance of 846.70 feet; and in all a total distance of 552.37 feet to a 5/8" re-bar set in the southeast line of the 50' Seadrift Pipeline right of way, described in a deed recorded in Volume 625, Page 108, Deed Records of Nueces County, Texas, for the common recognized west corner of the James Louis Stark 1.14 acre tract, described in a deed recorded in Document No. 929285, Deed Records of Nueces County, Texas and of Lots 6 and 7, of said Shell Road Poultry Acres (Vol. 5, Pg. 40), and for the west corner of this survey, from **WHENCE** a 5/8" re-bar found for the south corner of said 50' Seadrift Pipeline right of way bears, South 35°29'12" West, a distance of 890.85 feet.

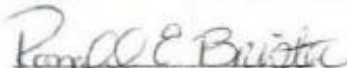
THENCE with the common line of said 50' Seadrift Pipeline right of way, Lots 5, 6, of said Shell Road Poultry Acres (Vol. 5, Pg. 40), and this survey, North 35°29'12" East, a distance of 454.86 feet to a 5/8" re-bar set for the common recognized west corner of Lots 4 and 5, of said Shell Road Poultry Acres (Vol. 5, Pg. 40) and for the north corner of this survey.

THENCE South 54°41'21" East, at a distance of 922.18 feet pass a 5/8" re-bar found as an offset, and in all a total distance of 942.39 feet to the **POINT** of **BEGINNING** of this tract, and containing 6.494 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 property legally described herein was made on the ground this day February 12, 2018 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: February 13, 2018.



Job No. 180095

