

**Case No. 1018-02 Southern Builders Co., LLC.:
Ordinance rezoning property at or near 10059, 10067, and 10075
Leopard Street from “RS-6” Single-Family 6 District to the “CG-2”
General Commercial District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Southern Builders Co., LLC. (“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, October 17, 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 “CG-2” General Commercial District and on Tuesday, November 27, 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 Southern Builders Co., LLC. (“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 4.31 acres out of Lots 3, 4, and 5, Block 7, Highway Village No. 2, located on the south side of Leopard Street, west of Rand Morgan Road, and east of McKenzie Road (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map No. 060048), as shown in Exhibits “A” and “B”. Exhibit A, 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.

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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

Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

September 19, 2018

Field Note Description Proposed Rezoning Tract

Being a tract situated in Corpus Christi, Nueces County, Texas, a portion of Lots 3, 4 and 5, Block 7, Highway Village No. 2, as shown on the map thereof recorded in Volume 11 at Pages 59 and 60 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of Lot 3, Block 7 of the northwest corner of this tract, said point lying in the south margin of Leopard Street;

THENCE S 57°48'00" E along the north line of Lots 3, 4 and 5, and the south right-of-way line of Leopard Street a distance of 300.00 feet to a 5/8 inch iron rod found for the northeast corner of this tract, said point being the northeast corner of the heretofore described Lot 5;


THENCE SOUTH along the east boundary of Lot 5 a distance of 644.34 feet to a point for the southeast corner of this tract;

THENCE S 55°58'41" W across Lot 5 and a portion of Lot 4 a distance of 125.73 feet to a point for the most southerly point in this tract;

THENCE N 46°53'42" W across Lot 4 and Lot 3 a distance of 204.97 feet to a point in the west boundary of Lot 3 for the southwest corner of this tract;

THENCE NORTH along the west boundary of Lot 3 a distance of 734.49 feet to the POINT OF BEGINNING forming a tract embracing 4.31 acres.



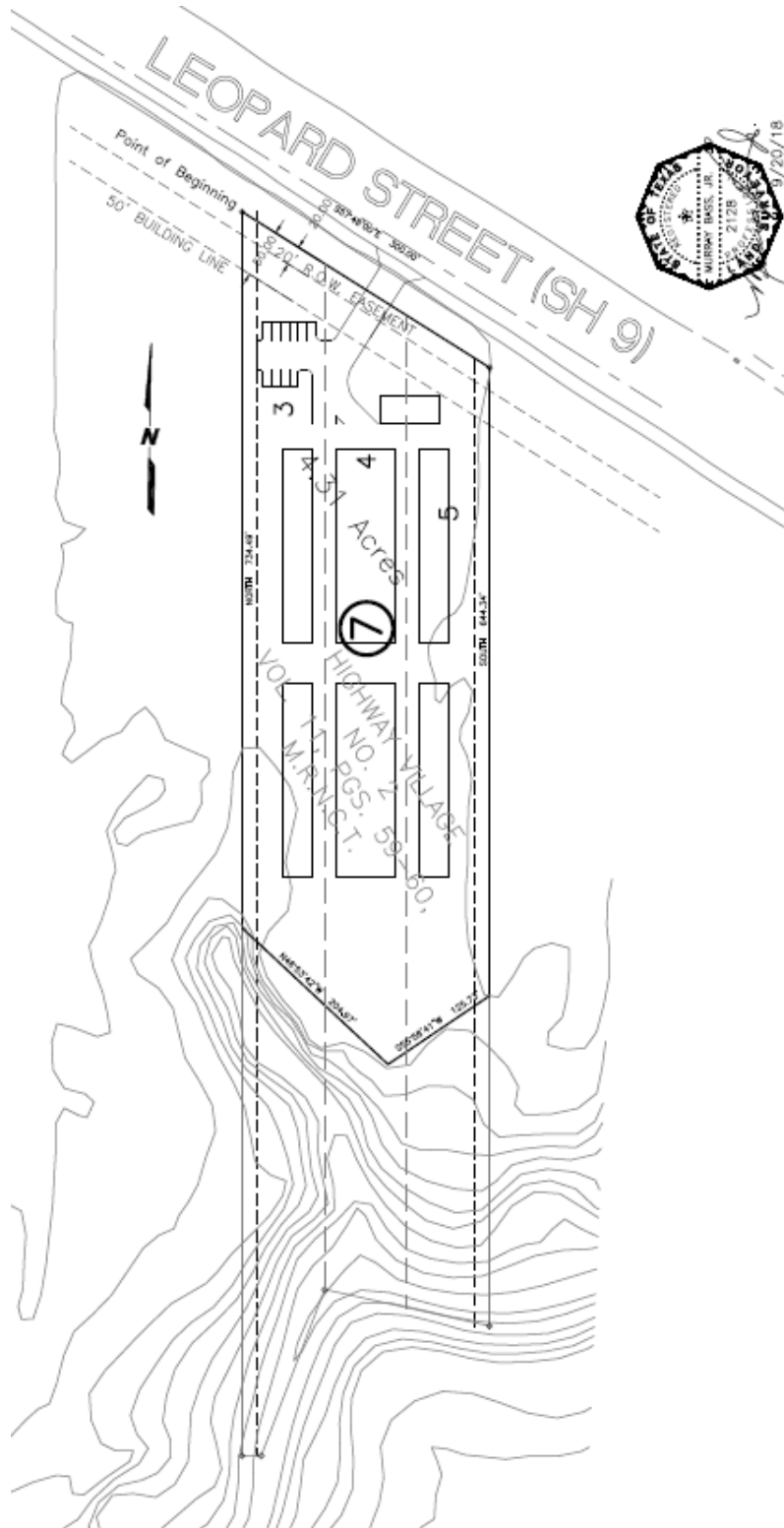

Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is the west boundary of Lot 3, Block 7 as shown on the map of record.

MBJ:sab

18041-Field Note Desc.doc

Exhibit B



PROPOSED REZONING LOTS 3, 4 & 5, BLOCK 7, HIGHWAY VILLAGE, NO. 2

Job No: 16070
Scale: 1"=100'
Date: 17 SEP 2018
Drawing No: Zoning Sheet
Plot Scale: 1:1
Sheet 1 of 1

Prepared by:
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