

**Case No. 1018-04 MVR Construction Company:
Ordinance rezoning property at or near 10001 and 10009 Compton
Road from the “RE” Residential Estate District to the “RS-15” Single-
Family 15 District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of MVR Construction Company (“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 31, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District and on Tuesday, December 4, 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 MVR Construction Company (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of First National Drive (the “Property”), from “RE” Residential Estate District to the “RS-15” Single-Family 15 District (Zoning Map No. 035032), 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 M. Guajardo	_____	Vacant	_____
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 M. Guajardo	_____	Vacant	_____
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

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 5.269 acre tract comprised of a 1.50 acre tract described in a deed recorded in Document No. 906702, Deed Records of Nueces County, Texas, and a 3.77 acre tract described in a deed recorded in Document No. 2009028203, Deed Records of Nueces County, Texas. Said 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume A, Pages 41 – 43, Map Records of Nueces County, Texas. Said 5.269 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the southwest right of way of Compton Road, for the east corner of Lot 5, Block 4, Oak Terrace Unit 2, as shown on a map recorded in Volume 60, Page 188, Map Records of Nueces County, Texas, for the north corner of said 3.77 acre tract, and for the north corner of this survey, from **WHENCE** the intersection of the southwest right of way of Compton Road and the southeast right of way of Flour Bluff Drive, bears North 61°32'06" West, a distance of 2670.00 feet.

THENCE with the common line of the southwest right of Compton Road, said 3.77 acre tract, and this survey, South 61°32'06" East, a distance of 134.61 feet to a 5/8" re-bar found in the southwest right of way, for an interior corner of said 3.77 acre tract, for an interior corner of this survey, and for the point of curvature of a curve to the left with a radius of 452.18 feet.

THENCE with the common line of the south right of way of Compton Road, said 3.77 acre tract, this survey, and said curve to the left, a chord bearing and distance of South 81°42'06" East, 311.79 feet, and an arc length of 318.32 feet to a 5/8" re-bar found in the southeast right of way of Compton Road, for an interior corner of said 3.77 acre tract, for the northwest corner of a 0.48 acre access easement surveyed by Brister Surveying on August 25, 2016, and for an interior corner of this survey.

THENCE with the common line of the southeast right of way of Compton Road, said 3.77 acre tract, said access easement, and this survey, North 78°10'08" East, a distance of 95.84 feet to a 5/8" re-bar found in the southeast right of way of Compton Road, for the north corner of the 1.07 acre City of Corpus Christi tract, being out of Lot 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, for the northeast corner of said access easement, for the east corner of said 3.77 acre tract, and for the east corner of this survey.

THENCE with the common line of said 1.07 acre tract, said 3.77 acre tract, said access easement, and this survey, South 28°25'50" West, at a distance of 419.45 feet pass a 5/8" re-bar found in the northwest line of said 1.07 acre tract, for the south corner of said access easement, for an exterior corner of said 3.77 acre tract, and for the east corner of said 1.50 acre tract, from **WHENCE** a 5/8" re-bar found for an interior corner of said 3.77 acre tract and for the north corner of said 1.50 acre tract, bears North 61°31'41" West, a distance of 450.48 feet, at a distance of 561.15 feet pass a 5/8" re-bar found in the northwest line of said 1.07 acre tract, for the south corner of said 1.50 acre tract, and for an exterior corner of said 3.77 acre tract, from **WHENCE** a 5/8" re-bar found for an interior corner of said 3.77 acre tract and for the west corner of said 1.50 acre tract, bears North 62°24'04" West, a distance of 450.66 feet, and in all a total distance of 587.88 feet to a point in the northwest line of said 1.07 acre tract, for the east corner of a 3.01 acre tract, described in a deed recorded in Document No. 2000015514, Deed Records of Nueces County, Texas, for the south corner of said 3.77 acre tract, and for the south corner of this survey.

THENCE with the common line said 3.77 acre tract, said 3.01 acre tract, and this survey, North 61°32'05" West, a distance of 500.78 feet to a 5/8" re-bar set in the northeast line of Lot 6A, Block 4, Oak Terrace Unit 2, as shown on a map recorded in Volume 63, Page 130, Map Records of Nueces County, Texas, for the south corner of said Lot 5, Block 4, for the west corner of said 3.77 acre tract, and for the west corner of this survey.

THENCE with the common line of said Lot 5, Block 4, said 3.77 acre tract, and this survey, North 28°27'52" East, a distance of 418.37 feet to the **POINT OF BEGINNING**, and containing 5.269 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 September 5, 2018 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: September 6, 2018.



Job No. 181520

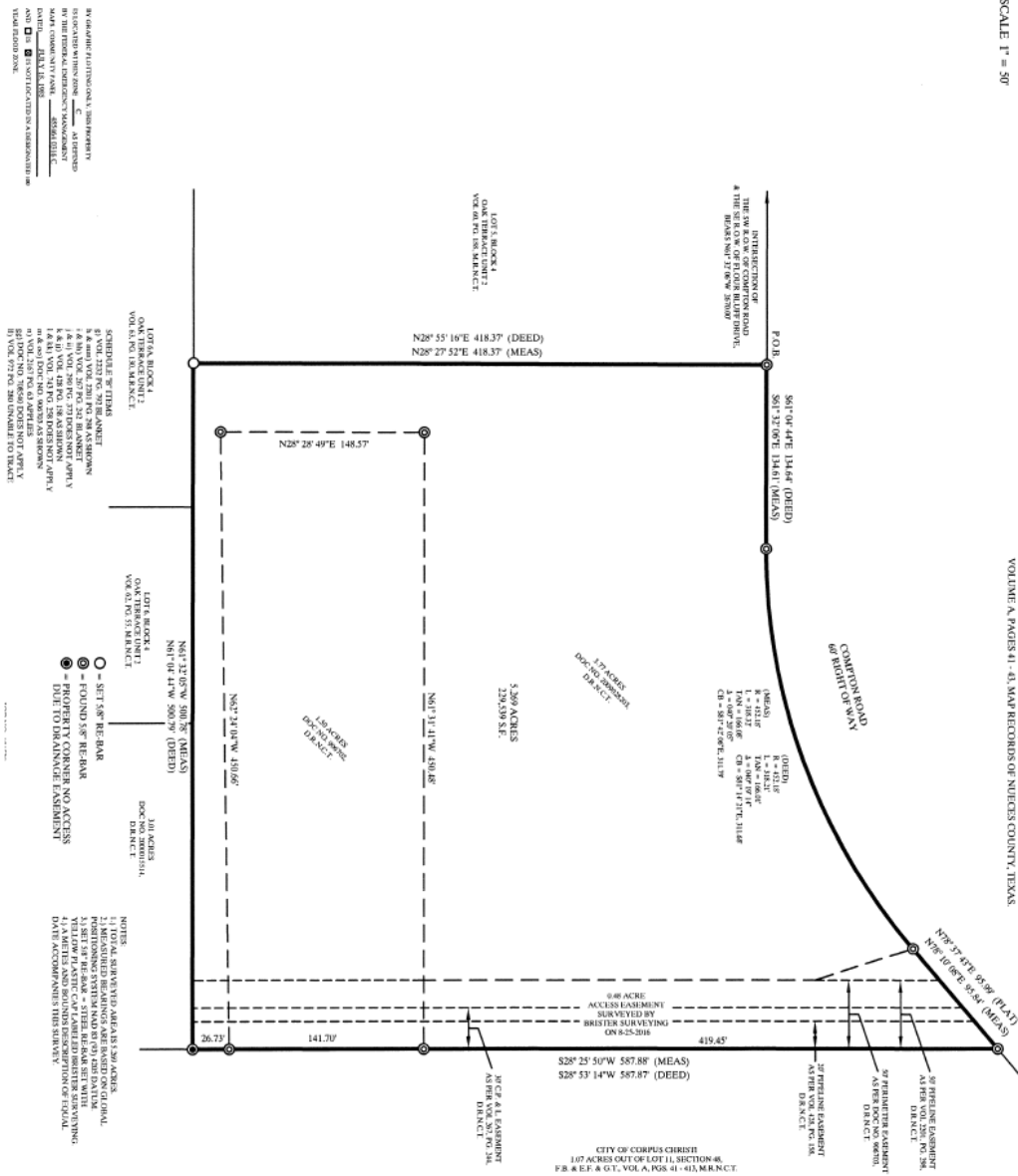
SCALE 1" = 50'

SURVEY OF
A 5.26 ACRE TRACT COMPRISED OF 1.10 ACRE TRACT DESCRIBED IN A DEED
RECORDED IN DOCUMENT NO. 966107, DEED RECORDS OF NUECES COUNTY,
TEXAS, AND A 3.77 ACRE TRACT DESCRIBED IN A DEED RECORDED IN
DOCUMENT NO. 206980255, DEED RECORDS OF NUECES COUNTY, TEXAS, SAID
5.26 ACRE TRACT, HEREINAFTER REFERRED TO AS THE "SUBJECT TRACT," IS
ANALYSED AND CADDEN TRACTS, AS SHOWN ON A MAP RECORDED IN
VOLUME A, PAGES 41 - 48, MAP RECORDS OF NUECES COUNTY, TEXAS.



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Trans Registration No. 00072800

BUYER: MVR CONSTRUCTION COMPANY
GF NO. 3004606 (8-29-2018)





THE SERVICE DOES NOT INCLUDE THE RESEARCH AND ANALYSIS OF INFORMATION FROM NEWSPAPERS, MAGAZINES, PERIODICALS, OR ANY OTHER SOURCE FOR THE PROHIBITION.

I REQUESTED TO IMMEDIATELY CANCEL THAT THIS SUBJECT OF THE ABOVE-RECORDED INFORMATION HAS BEEN RELEASED TO THE PUBLIC AND TO PROVIDE THEM THE FIRST COPY OF INFORMATION, AND FILE IT.

Ronald E. Buels

BUELS RUTH L. JR., NO. 187
SEATTLE, WASH.