

**Case No. 1018-05 Habitat for Humanity of Corpus Christi, Inc.:
Ordinance rezoning property at or near 1902 Lipan Street from the
“IH” Heavy Industrial District to the “RS-4.5” Single-Family 4.5
District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Habitat for Humanity of Corpus Christi, Inc. (“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, November 14, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “IH” Heavy Industrial District to the “RS-4.5” Single-Family 4.5 District and on Tuesday, January 15, 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 Habitat for Humanity of Corpus Christi, Inc. (“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 50.104 acre tract being all of Lots 11, 12, the south 9.0 feet of Lots 13 and 14, Block 4, Brennan Addition and a 316 square feet tract out of Lots 13 and 14, Block 4 Brennan Addition, located on the north side of Lipan Street, east of North Port Avenue, and west of Coke Street (the “Property”), from “IH” Heavy Industrial District to the “RS-4.5” Single-Family 4.5 District (Zoning Map No. 046044), 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 _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta

City Secretary

Joe McComb

Mayor

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 0.104 acre tract being all of Lots 11, 12, the south 9.0 feet of Lots 13 and 14, Block 4, Brennan Addition, as shown on a map recorded in Volume 8, Page 33, Map Records of Nueces County, Texas and a 316 square feet tract out of Lots 13 and 14, Block 4, described in a deed recorded in Document No. 2018023634, Official Records of Nueces County, Texas. Said 0.104 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the intersection of the north right of way of Lipan Street and the west right of way of Coke Street, for the southeast corner of Lot 12, and for the southeast corner of this survey.

THENCE with the common line of the north right of way of Lipan Street, Lots 11, 12, and this survey, North 89°16'59" West, a distance of 49.56 feet to a 1" iron pipe found for the common south corner of Lot 11 and Lot 8A, Block 4, Brennan Addition, as shown on a map recorded in Volume 68, Page 640, Map records of Nueces County, Texas, and for the southwest corner of this survey.

THENCE with the common line of said Lot 8A, Lots 11, 14, and this survey, North 00°41'40" East, a distance of 91.48 feet to a 5/8" re-bar set in the common line of Lots 8A and Lot 14, for the northwest corner of said 316 square feet tract, and for the northwest corner of this survey, from **WHENCE** a 5/8" re-bar found for the northeast corner of said Lot 8A bears, North 00°41'40" East, a distance of 4.78 feet.

THENCE with the common north line of said 316 square feet tract and this survey, South 89°17'55" East, a distance of 49.11 feet to a 5/8" re-bar found in the common line of the west right of way of Coke Street and Lot 13, for the northeast corner of said 316 square feet, and for the northeast corner of this survey.

THENCE with the common line of the west right of way of Coke Street, Lots 12, 13, and this survey, South 00°24'43" West, a distance of 91.49 feet to the **POINT OF BEGINNING** of this tract, and containing 0.104 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 2, 2018 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: August 2, 2018.



Job No. 181299

