

**Case No. 0419-01 Vernon and Jennifer Carr:
Ordinance rezoning property at or near 701 McBride Lane from the
“CG-2” General Commercial District and “RS-6” Single-Family 6
District to the “IL” Light Industrial District**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Vernon and Jennifer Carr (“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, April 17, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “CG-2” General Commercial District and the “RS-6” Single-Family 6 District to the “IL” Light Industrial District, in lieu thereof, approval of the “CG-2/SP” General Commercial District with a Special Permit (SP) with conditions and on Tuesday, May 21, 2019, 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 Vernon and Jennifer Carr (“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 0.909 acre tract being Lots 168, 167, and the east 25' of Lot 166, Ebony Acres Unit 2, located on the west side of McBride Lane, south of Hampshire Road, and north of Leopard Street (the “Property”), from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “IL” Light Industrial District (Zoning Map No. 051045), 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 0.909 acre tract being Lots 168, 167, and the east 25' of Lot 166, Ebony Acres Unit 2, as shown on a map recorded in Volume 10, Page 17, Map Records of Nueces County, Texas. Said 0.909 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the intersection of the west right of way of McBride Lane and the south right of way of Hampshire Road, for the northeast corner of said Lot 168, the northeast corner of this survey, and for the **POINT of BEGINNING**.

THENCE with the common line of McBride Lane, said Lot 168, and this survey, South $00^{\circ}41'47''$ East, a distance of 175.39 feet to a 5/8" re-bar found, in the west right of way of McBride Lane, for the northeast corner of Lot 121 of said Ebony Acres Unit 2, for the southeast corner of said Lot 168, and for the southeast corner of this survey.

THENCE with the common line of said Lots 168, 167 and 166, said Lot 121, Lots 122 and 123 of said Ebony Acres Unit 2, and this survey, North $89^{\circ}13'25''$ West, a distance of 225.94 feet to a 5/8" re-bar found in the north line of said Lot 123, the south line of said Lot 166, and for the southwest corner of this survey.

THENCE North $00^{\circ}40'49''$ West, a distance of 175.38 feet to a 5/8" re-bar found in the south right of way of Hampshire Road, in the north line of said Lot 166, and for the northwest corner of this survey.

THENCE with the common line of Hampshire Road, said Lots 166, 167, 168, and this survey, South $89^{\circ}13'31''$ East, a distance of 225.89 feet to the **POINT of BEGINNING** of this survey, and containing 0.909 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 October 23, 2014 and is correct to the best of my knowledge and belief.



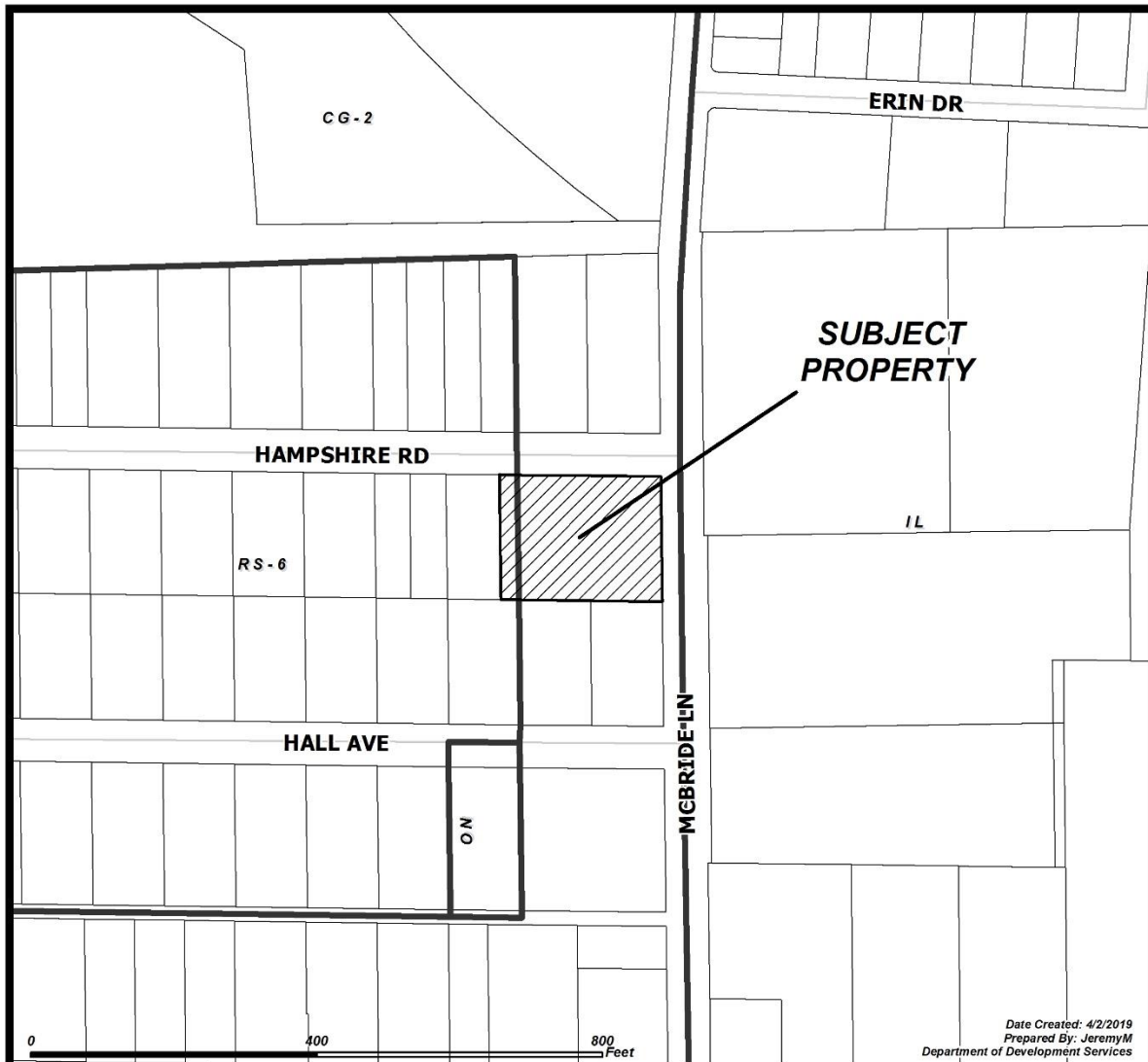
Ronald E. Brister, RPLS No. 5407

Date: October 24, 2014.



Job No. 190409

Exhibit B



CASE: 0419-01 SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

