

Zoning Case No. 0120-02, Grangerfield Development, LLC. (District 5). Ordinance rezoning property at or near 7702 Yorktown Boulevard from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

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

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as being 20.01 Acre Zoning Tract, out of Lot 11, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41-43, Map Records of Nueces County, Texas and being a portion of a 20.00 Acre Tract, referenced in a Warranty Deed recorded in Document No. 2017042252 Official Public Records of Nueces County, Texas as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and “CN-1” Neighborhood Commercial District.

The subject property is located at or near 7702 Yorktown Boulevard. Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

SECTION 2. 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. 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 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, 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 _____ 2020, 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 _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT A-1

Field notes of a 14.810 acre tract, for rezoning to RS - 4.5 purposes only, out of a Lot 11, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 14.810 acre tract also being out of a 20.00 acre tract described in a deed recorded in Document No. 2017012252, Official Public Records Nueces County, Texas. Said 14.810 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found for the common corner of Lots 5, 6, 11, and 12, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, same being the west corner of Lot 25, Block 3, Grange Park Unit 2, as shown on a map recorded in Volume 69, Pages 156 - 158, Map Records Nueces County, Texas, the common east corner of Lot 43, Block 10, and Lot 1, Block 12, Rancho Las Brisas Unit 2, as shown on a map recorded in Volume 67, Pages 361 - 362, Map Records Nueces County, Texas, and for the north corner of this survey.

THENCE with the common line of Lots 6, 11, of Section 25, Lot 25, Block 3, and this survey, South 61°12'22" East, at a distance of 590.28 feet pass a 5/8" re-bar found for the south corner of Lot 25, Block 3, for the west corner of Drainage Channel 31, as described in a deed recorded in Volume 2005, Page 880, and Volume 2046, Page 721, Deed Records Nueces County, Texas, and in all a total distance of 660.00 feet to a point in the northwest line of the George and Curmen Magel 25.00 acre tract described in a deed recorded in Volume 2196, Pages 235 - 237, Deed Records Nueces County, Texas, for the common corner of Lots 6, 7, 10 and 11, Section 25, for the south corner of said Drainage Channel 31, and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found for the north corner of said 25.00 acre tract bears, North 28°41'28" East, a distance of 589.98 feet.

THENCE with the common line of Lots 10, 11, of Section 25, said 25.00 acre tract, and this survey, South 28°41'28" West, a distance of 977.43 feet to a point for the south corner of this survey, from **WHENCE** a 1/2" iron pipe found in the northeast right of way of Yorktown Boulevard and for the west corner of said 25.00 acre tract bears, South 28°41'28" West, a distance of 302.57 feet.

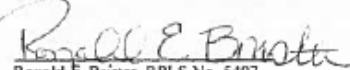
THENCE North 61°12'22" West, a distance of 660.00 feet to a point in the common line of Lots 11, 12, of Section 25, and for the west corner of this survey.

THENCE with the common line of Lots 11, 12, of Section 25, and this survey, North 28°41'28" East, a distance of 977.43 feet to the **POINT** of **BEGINNING** of this survey, and containing 14.810 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 is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407

Date: November 25, 2019.



Job No. 192121A

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT A-2

Field notes of a 4.584 acre tract, for rezoning to CN-1 only, out of a Lot 11, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 4.584 acre tract also being out of a 20.00 acre tract described in a deed recorded in Document No. 2017012252, Official Public Records Nueces County, Texas. Said 4.584 acre tract being more particularly described as follows:

COMMENCING at a 5/8" re-bar found for the common corner of Lots 5, 6, 11, and 12, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, same being the west corner of Lot 25, Block 3, Grange Park Unit 2, as shown on a map recorded in Volume 69, Pages 156 - 158, Map Records Nueces County, Texas, the common east corner of Lot 43, Block 10, and Lot 1, Block 12, Rancho Las Brisas Unit 2, as shown on a map recorded in Volume 67, Pages 361 - 362, Map Records Nueces County, Texas, THENCE with the common line of Lots 11 and 12, of Section 25, and Lot 1, Block 12, South 28°41'28" West, a distance of 977.43 feet to a point for the north corner of this survey and for the POINT of BEGINNING.

THENCE South 61°12'22" East, a distance of 660.00 feet to a point in the common line of Lots 10 and 11, of Section 25, of the George and Carmen Magel 25.00 acre tract described in a deed recorded in Volume 2196, Pages 235 - 237, Deed Records Nueces County, Texas, and for the east corner of this survey.

THENCE with the common line of Lots 10, 11, of Section 25, said 25.00 acre tract, and this survey, South 28°41'28" West, a distance of 302.57 feet to a 1/2" iron pipe found in the northeast right of way of Yorktown Boulevard, for the west corner of said 25.00 acre tract, and for the south corner of this survey, from WHENCE a 5/8" re-bar found in the northeast right of way of Yorktown Boulevard and for the south corner of said 25.00 acre tract bears, South 61°18'45" East, a distance of 570.54 feet.

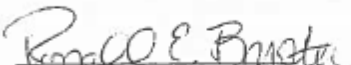
THENCE with the common line of the northeast right of way of Yorktown Boulevard and this survey, North 61°12'22" West, a distance of 660.00 feet to a point in the common line of Lots 11 and 12, of Section 25, and for the west corner of this survey.

THENCE with the common line of Lots 11, 12, of Section 25, and this survey, North 28°41'28" East, a distance of 302.57 feet to the POINT of BEGINNING of this survey, and containing 4.584 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.

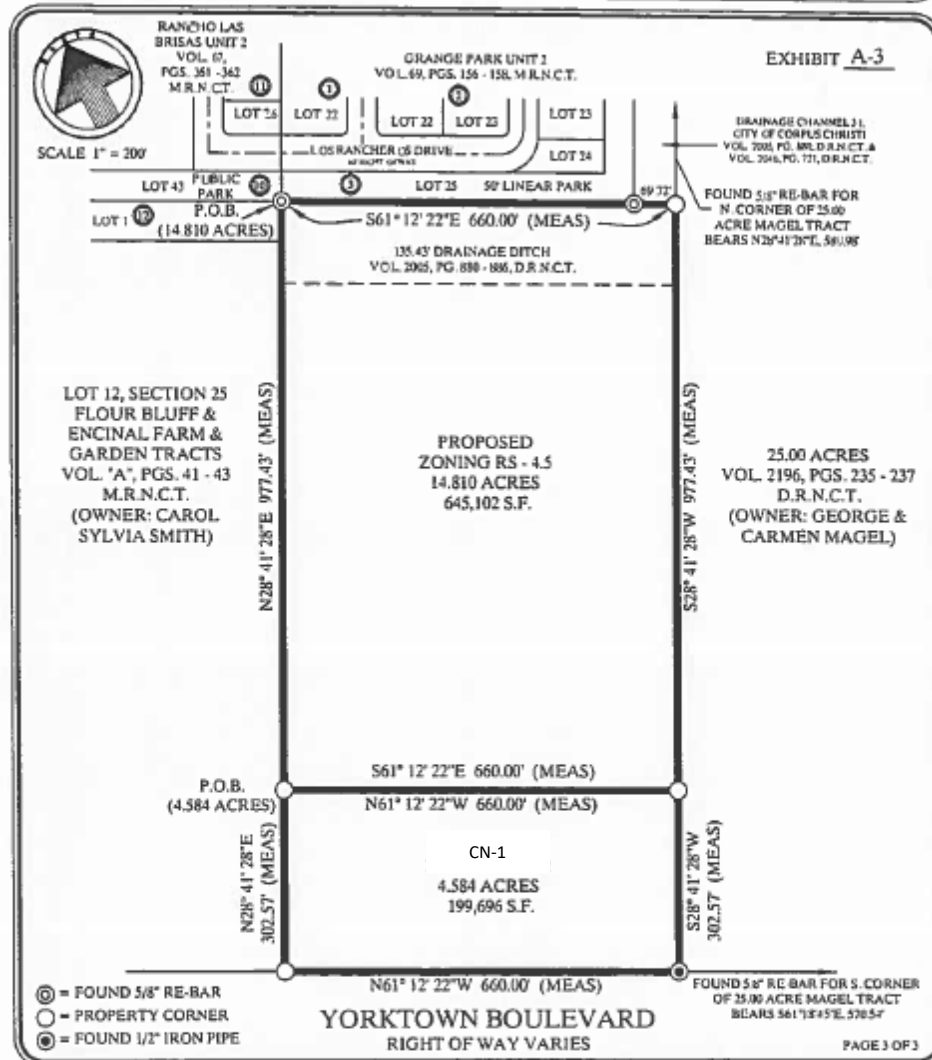
I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: November 25, 2019.



Job No. 192121A

EXHIBIT OF
19.394 ACRES, FOR REZONING PURPOSES ONLY, BEING A 14.810 ACRE TRACT FOR RS-4.5 PROPOSED ZONING AND A 4.584 ACRE TRACT FOR CO-2 PROPOSED ZONING, SAID 19.394 ACRES BEING OUT OF LOT 11, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME 'A', PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS, SAID 19.394 ACRE TRACT ALSO BEING OUT OF A 20.00 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017042252, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



Brister Surveying

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Brisersurveying@corpusbrister.com
First Registration No. 10073840



NOTES:
1.) TOTAL SURVEYED AREA IS 10.394 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (NO 430 DATUM).
3.) SET 5/8" RE-BAR - STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELLED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVED EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE: NOVEMBER 25, 2019

JOB NO. 192121 - A