

**Zoning Case No. 0920-01, Nemec Family Properties, Ltd (District 1).  
Ordinance rezoning property at or near 3601 Interstate 69 from the “FR” Farm Rural  
District to the “CG-2” General 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 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 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 5.24 acre tract out of Lot 8, Block 1, Nueces River Irrigation Park as shown on the map thereof recorded in Volume “A”, Page 54, of the Map Records of Nueces County, Texas as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “CG-2” General Commercial District.

The subject property is located at or near 3601 Interstate 69. 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

ARTURO MEDINA, R.P.L.S.

PHONE (361) 333-6317  
FIRM REGISTRATION # 10194360

### AM LAND SURVEYING

P.O. Box 71094  
Corpus Christi, TX 78467

#### Field Note Description

August 18, 2020

Being a tract of land situated in Nueces County, Texas a portion of Lot 8, Block 1, Nueces River Irrigation Park as shown on the map thereof recorded in Volume "A", Page 54, of the Map Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point being the southeast corner of a tract of land recorded in document number 2020000879 in the Official Records of Nueces County, Texas, same point being the northwest corner of a Right-Of-Way acquisition recorded in document number 2002033717 in the Official Records of Nueces County, Texas;

THENCE North 09°16'52" East with the common boundary line of Lots 7 and 8, Block 1, Nueces River Irrigation Park, a distance of 276.41 feet to the Point Of Beginning and being the west most corner of this tract;

THENCE North 09°16'52" East continuing with the common boundary line of Lots 7, 8, Block 1, Nueces River Irrigation Park, a distance of 279.27 feet to a point being an exterior corner of this tract;

THENCE South 80°42'17" East into Lot 8, a distance of 314.52 feet to a point being an interior corner of this tract;

THENCE North 09°17'43" East a distance of 57.00 feet to a point being the north most corner of this tract;

THENCE South 80°42'17" East a distance of 659.21 feet to a point being in the west Right-Of-Way of Highway 77 and being the east most corner of this tract;

THENCE South 09°16'52" West along the west Right-Of-Way of Highway 77, a distance of 72.00 feet to a point being an exterior corner of this tract;

THENCE North 80°42'17" West a distance of 307.23 feet to a point being an interior corner of this tract;

THENCE South 09°17'43" West a distance of 264.25 feet to a point being the south most corner of this tract;

THENCE North 80°42'25" West a distance of 666.45 feet to the POINT OF BEGINNING, forming a tract embracing 228,309 square feet (5.241 acres)

AM LAND SURVEYING

ARTURO MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR 6669



Note: Bearings are State of Texas, Lambert Grid, South Zone, N.A.D. 1983.  
20070-ZONING-Field Note Description.doc

EXHIBIT "A"

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