

**Zoning Case No. 0720-02, MVR Construction Company (District 4).
Ordinance rezoning property at or near 10001 Compton Road from the “RE” Residential
Estate District to the “RS-15” Single-Family 15 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, the City Council has not considered adoption of zoning change within six months from the date the recommendation of the Planning Commission was made;

WHEREAS, UDC Sec.3.3.3.C creates a procedural mechanism to deem zoning application denied and not a prohibition or restriction on City Council action;

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 adoption of this zoning amendment is consistent with the UDC. To the extent this zoning amendment may not comply with UDC Sec. 3.2.2 and UDC Sec. 3.3.3, then said sections are hereby waived to the extent necessary to allow this ordinance to be effective. 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 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts as shown in Exhibit “A”:

from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

The subject property is located at or near 10001 Compton Road. 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 _____, 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____ 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

PASSED AND APPROVED on this the ____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
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

