

Case No. 0121-02, Braselton Development Company, Ltd.: (District 5) Ordinance rezoning property at or near 7601 Yorktown Boulevard from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 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 58.95 Acre Zoning Tract, out of Lots 3, 4, 5, 12, 13, 14, 15, and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being all of a 24.14 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, and compromising portions of a 94.32 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas, and a portion of a 9.18 Acre Tract as described in Special Warranty Deed from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039532, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-4.5” Single Family 4.5 District

The subject property is located at or near 7601 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 _____, 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



Job No. 39319.C0.03
November 25, 2020

Exhibit A 58.95 Acre Tract Zoning Tract

STATE OF TEXAS COUNTY OF NUECES

Fieldnotes, for a 58.95 Acre Zoning Tract, out of Lots 3, 4, 5, 12, 13, 14, 15, and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being all of a 24.14 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, and compromising portions of a 94.32 Acre Tract as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas, and a portion of a 9.18 Acre Tract as described in Special Warranty Deed from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039532, said Official Public Records; said 58.95 Acre Zoning Tract, being more fully described as follows:

Commencing, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southeast boundary line of a 96.617 Acre Tract, as described in a Warranty Deed from Corpus Christi Land Venture Associates to the City of Corpus Christi, recorded in Volume 2138, Page 624, Deed Records of Nueces County, Texas, being the West corner of the said 94.32 Acre Tract;

Thence, South 61°17'28" East, with the Southwest boundary line of the said 94.32 Acre Tract, 112.00 Feet, to West corner and **Point of Beginning** of this Tract;

Thence, over and across the said 94.32 Acre Tract and with the North boundary line of this Tract as a Follows;

- North 28°42'32" East, 406.63 Feet, to a corner of this Tract;
- South 61°17'28" East, 141.15 Feet, to a corner of this Tract and for the beginning of a circular curve to the Left, having a Delta of 29°08'53", with a Radius of 640.00 Feet, with an Arc Length of 325.59 Feet, and a Chord which bears South 75°51'55" East, 322.09 Feet;
- With the said circular curve to the Left, 325.59 Feet, to a corner of this Tract;
- North 89°33'38" East, 1596.64 Feet, to a corner of this Tract and for the beginning of a circular curve to the Left, having a Delta of 07°32'00", with a Radius of 940.00 Feet, with an Arc Length of 123.59 Feet, and a Chord which bears North 85°47'38" East, 123.50 Feet;
- With the said circular curve to the Left, 123.59 Feet, to a corner of this Tract;
- North 82°01'38" East, 662.73 Feet, to a corner of this Tract and for the beginning of a circular curve to the Right, having a Delta of 15°00'09", with a Radius of 201.31 Feet, with an Arc Length of 52.71 Feet, and a Chord which bears North 89°31'43" East, 52.56 Feet;
- With the said circular curve to the Right, 52.71 Feet, to the common boundary line of the said Lots 4 and 5, and being the common boundary line of the said 24.14 Acre Tract and the said 94.32 Acre Tract, for a corner of this Tract;
- North 28°42'09" East, with the common boundary line of the said Lots 4 and 5, the said 24.14 Acre Tract and the said 94.32 Acre Tract, 665.44 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being the Southwest corner of a 9.18 Acre Tract as described in a Special Warranty Deed from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039532, said Official Public Records, for the North corner of the said 24.14 Acre Tract and this Tract, from **Whence**, a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for the

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South corner of Lot 1, Block 28, of Rancho Vista Subdivision Unit 11, a map of which is recorded in Volume 68, Pages 406 through 407, said Map Records, bears North 28°42'09" East, 55.00 Feet;

Thence, South 61°17'51" East, with the common boundary of the said 24.14 Acre Tract and the said 9.18 Acre Tract, 170.00 Feet, to a corner of this Tract;

Thence, North 28°42'09" East, over and across the said 9.18 Acre Tract, 10.00 Feet, to a corner of this Tract;

Thence, South 61°17'51" East, 335.00 Feet, to a corner of this Tract;

Thence, South 28°42'09" West, 10.00 Feet, to the said common boundary line of the said 24.14 Acre Tract and the said 9.18 Acre Tract, for a corner of this Tract;

Thence, South 61°17'51" East, with the said common boundary line, 155.76 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for the Northeast corner of the said 24.14 Acre Tract and this Tract;

Thence, South 28°33'07" West, with the said common boundary line of the said Lots 5 and 6, and said Lots 11 and 12, 1191.26 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of the said 24.14 Acre Tract and being the common corner of the Lots 5, 6, 11 and 12, said Section 24, and a corner of a 126.079 Acre Tract, as described in a Warranty Deed from Patricia Wallace, Trustee #2 and Patricia H. Wallace, Trustee to MPM Development, recorded in Document No. 2017045883, said Official Public Records, for a corner of this Tract;

Thence, South 28°37'30" West, with the said common boundary line of Lots 11 and 12, said Block 24, 362.32 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the proposed South boundary line of Oso Parkway, as shown on the preliminary plat for Rancho Vista Subdivision, approved on November 13, 2019, for the Southeast corner of the said 21.14 Acre Tract and this Tract;

Thence, over and across the said Lots 12-16, with the said proposed South boundary line of Oso Parkway and the Southwest boundary of this Tract as follows:

- North 67°02'58" West, 711.20 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of this Tract and the beginning of a circular curve to the Left, having a Delta of 15°18'33", with a Radius of 960.00 Feet, with an Arc Length of 256.51 Feet, and a Chord which bears North 74°42'14" West, 255.74 Feet,
- With the said circular curve to the Left, 256.51 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found;
- North 82°21'30" West, 1859.43 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, for a corner of this Tract and the beginning of a circular curve to the Right, having a Delta of 21°04'02", with a Radius of 1000.00 Feet, with an Arc Length of 367.69 Feet, and a Chord which bears North 71°49'29" West, 365.62 Feet;
- With the said circular curve to the Right, 367.69 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found;

Thence, North 61°17'28" West, 141.86 Feet, to the **Point of Beginning**, containing 58.95 Acres (2,567,834 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING



A handwritten signature in blue ink that reads "James D. Carr". The signature is written in a cursive, stylized font.

James D. Carr, R.P.L.S.
License No. 6458

