

Case No. 0421-05, Vision Twenty Investments, LLC.: (District 1) Ordinance rezoning property at or near 14702 Northwest Boulevard 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 a 3.868 acre tract of land, more or less, out of the west half of Block 2, Lot 3, Nueces River Irrigation Park, an addition to Nueces County, Texas, a map of which is recorded in Volume “A”, Page 54 of the Map Records of Nueces County, Texas, and also being out of the land parcel described by deed recorded at Document No. 2018029882, Official Public 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 14702 Northwest 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

EXHIBIT "A"

Description of a 3.868 acre tract of land, more or less, out of the west half of Block 2, Lot 3, Nueces River Irrigation Park, an addition to Nueces County, Texas, a map of which is recorded in Volume "A", Page 54 of the Map Records of Nueces County, Texas, and also being out of the land parcel described by deed recorded at Document No. 2018029882, Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly right-of-way line of Northwest Boulevard (Farm to Market Highway 624) and being the northeast corner of Lot 26 of the Nueces River Irrigation Park, Block 2, Lots 21-28, a subdivision recorded in Volume 67, Pages 729-730 of the Map Records of Nueces County, Texas, and being the northwest corner of Nueces River Irrigation Park, Block 2, Lot 3, same being the northwest corner of this tract and the POINT OF BEGINNING;

THENCE S 84° 55' 29" E, along the southerly right-of-way line of Northwest Boulevard, a distance of 563.27 feet to a 5/8 inch diameter iron rod found for the northeast corner of this tract;

THENCE S 09° 15' 16" W a distance of 275.00 feet to a 5/8 inch iron set for the southeast corner of this tract;

THENCE N 84° 55' 29" W a distance of 251.55 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE S 09° 15' 16" W, a distance of 33.97 feet to a 5/8 inch iron rod set for the beginning of a curve to the left, having a delta angle of 42° 32' 10", a radius of 35.00 feet, an arc length of 25.98 feet, and a chord which bears S 12° 00' 50" E, a distance of 25.39 feet;

THENCE in a southeasterly direction along said curve to the left, an arc distance of 25.98 feet to an iron rod set for the beginning of a curve to the right, having a delta angle of 265° 04' 30", a radius of 60.00 feet, an arc length of 277.58 feet, and a chord which bears N 80° 44' 40" W, a distance of 88.42 feet;

THENCE in a northwesterly direction along said curve to the right, an arc distance of 277.58 feet to an iron rod set for the beginning of a curve to the left, having a delta angle of 42° 32' 10", a radius of 35.00 feet, an arc length of 25.98 feet, and a chord which bears N 30° 31' 20" E, a distance of 25.39 feet;

THENCE in a northeasterly direction along said curve to the left, an arc distance of 25.98 feet to an iron rod set for an interior corner of this tract;

THENCE N 09° 15' 16" E a distance of 29.58 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE N 84° 55' 29" W, a distance of 251.58 feet to a 5/8 inch iron rod set in the easterly boundary line of Lot 26 of the Nueces River Irrigation Park, Block 2, Lots 21-28, for the southwest corner of this tract;

THENCE N 09° 15' 35" E, along the common boundary with Lot 26 of the Nueces River Irrigation Park, Block 2, Lots 21-28, a distance of 275.00 feet, to the northwest corner of this tract and the POINT OF BEGINNING, and containing 3.868 acres, more or less.

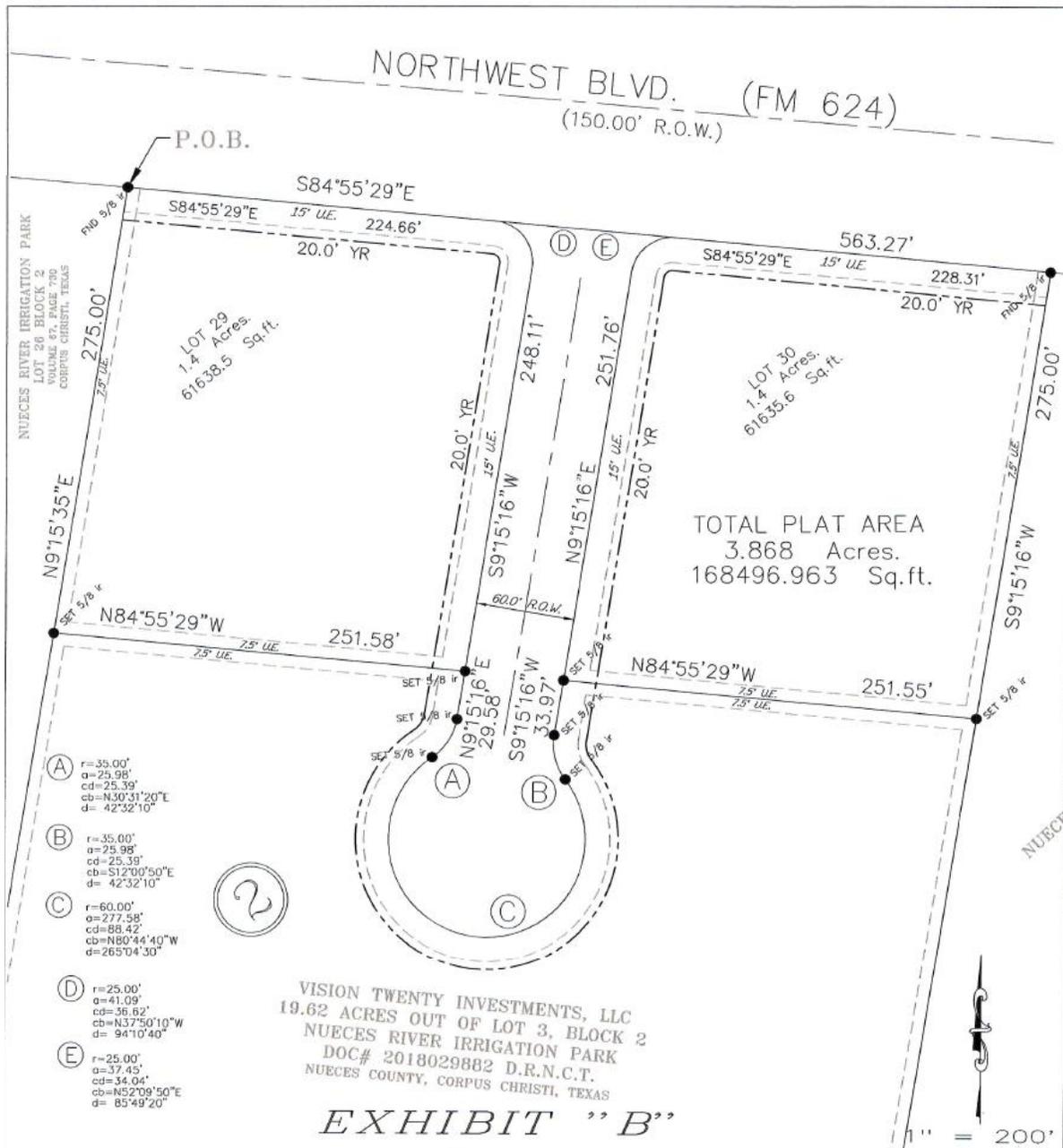
HAYDEN SURVEYING, INC.

BY: Fred C. Hayden, Jr.

Fred C. Hayden, Jr.
Registered Professional Land Surveyor
Texas No. 4486

February 10, 2021
Job No. 190487





SURVEY OF:
A 6.348 acre tract of land out of the 8.905 acre tract of land described by DEED recorded at document number 2008002834, of the Official Public Records of Nueces County, Texas.

Fred C. Hayden, Jr.
Fred C. Hayden, Jr., RPLS No. 4486



905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

Completion Date: 02-08-21	Checked by: JP
Scale: 1" = 200'	File Name:
Drawn by: RT	Surveyed by: