

Case No. 0521-01, Kitty Hawk Development, Ltd.: (District 5) Ordinance rezoning property at or near 9142 South Staples Street (FM 2444) from the “CN-1” Neighborhood Commercial 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, 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 the Described as the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page, 15, Map Records Nueces County, Texas, as shown in Exhibit “A”:

from the “CN-1” Neighborhood Commercial District to the “RS-15” Single-Family 15 District

The subject property is located at or near 9142 South Staples Street (FM 2444). 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"
METES AND BOUNDS PROPERTY DESCRIPTION

THE STATE OF TEXAS §

COUNTY OF NUECES §

Field notes for the rezoning of one of one tract of land (not based on an on-the-ground survey) out of the south half of Section 31, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas.

Said tract of land is situated in the city limits of Corpus Christi, and is described by metes and bounds as follows:

COMMENCING at the northwest corner the south half of said Section 31;

THENCE South, along the west boundary line of said Section 31, a distance of 704.39 feet, to the **POINT OF BEGINNING** and being the northwest corner of this tract;

THENCE South, along the west boundary line of said Section 31, a distance of 162.14 feet to a point being the southwest corner of this tract;

THENCE East, a distance of 221.75 feet to a point being the beginning of a curve to the right;

THENCE along said curve to the right, which has a central angle of 00°35'07", a radius of 782.50 feet, a tangent of 4.00 feet, an arc length of 7.99 feet, a chord bearing of S 89°42'27" E, and a chord distance of 7.99 feet;

THENCE N 00°35'07" E, a distance of 25.00 feet;

THENCE North, a distance of 89.29 feet to a point being the beginning of a curve to the right;

THENCE along said curve to the right, which has a central angle of 02°05'23", a radius of 500.00 feet, a tangent of 9.12 feet, an arc length of 18.24 feet, a chord bearing of N 13°30'14" E, and a chord distance of 18.23 feet;

THENCE along said curve to the right, which has a central angle of 03°36'11", a radius of 500.00 feet, a tangent of 15.73 feet, an arc length of 31.44 feet, a chord bearing of N

16°21'01" E, and a chord distance of 31.44 feet to a point being the northeast corner of this tract;

THENCE West, a distance of 243.11 feet to the **POINT OF BEGINNING**, and containing 37,583 square feet (0.8628 acres), more or less.

This field note description is accompanied by a drawing of this tract, 'Exhibit B'.

