

Case No. 0621-06, The Estate of George T. Smith: (District 5) Ordinance rezoning property at or near 3809 Airline Road from the “FR” Farm Rural District to the “CN-1” Neighborhood 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 3.288-acre tract, located in Corpus Christi, Texas, being out of a 5.00-acre parent tract as described in a deed recorded in Document No. 1996027562, Official Public Records of Nueces County, Texas, as shown in Exhibit “A”, from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 3809 Airline 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 3.288 acre tract, located in Corpus Christi, Texas, being out of a 5.00 acre parent tract as described in a deed recorded in Document No. 1996027562, Official Public Records of Nueces County, Texas. Said 3.288 acre tract, also being out of Lot 26, Section 20, "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 3.288 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the northeast right of way of Lipes Boulevard, for the south corner of Lot 6, Block 3, "Manhattan Estates Unit 7" as shown on a map recorded in Volume 68, Pages 954 - 955, Map Records of Nueces County, Texas, in the northwest line of said 5.00 acre parent tract, and for the west corner of this survey.

THENCE with the common line of said 5.00 acre parent tract, said Lot 6, and this survey, North 28°33'22" East, a distance of 348.93 feet to a 5/8" re-bar set in the southeast line of the "Manhattan Estates Unit 1A" subdivision, as shown on a map recorded in Volume 67, Pages 242 - 244, Map Records of Nueces County, Texas, for the west corner of the Lucky Land, LLC 5.00 acre tract as described in a deed recorded in Document No. 2017036834, Official Public Records of Nueces County, Texas, for the north corner of said 5.00 acre parent tract, and for the north corner of this survey.

THENCE with the common line of said 5.00 acre parent tract, said Lucky Land, LLC 5.00 acre tract, and this survey, South 61°23'18" East, a distance of 399.40 feet to a 5/8" re-bar set in the west right of way of Airline Road, in the common line of said 5.00 acre parent tract, and said Lucky Land, LLC 5.00 acre tract, and for the northeast corner of this survey.

THENCE with the common line of Airline Road and this survey, South 01°46'08" West, a distance of 175.19 feet to a 5/8" re-bar set in the west right of way of Airline Road, and for an outside corner of this survey.

THENCE with the common line of Airline Road and this survey, South 42°00'57" West, a distance of 45.80 feet to a 5/8" re-bar set in the west right of way of Airline Road turning into Lipes Boulevard, and for an outside corner of this survey.

THENCE with the common line of Lipes Boulevard and this survey, South 82°15'46" West, a distance of 163.26 feet to a 5/8" re-bar set in the north right of way of Lipes Boulevard, for a point of curvature of a curve to the right with a radius of 262.50 feet, and for an outside corner of this survey.

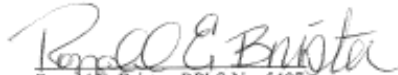
THENCE with the common curve of Lipes Boulevard and this survey, a chord bearing of North 79°35'56" West, a chord distance of 163.44 feet, and a total arc distance of 166.20 feet to a 5/8" re-bar set in the northeast right of way of Lipes Boulevard, and for an outside corner of this survey.

THENCE with the common line of Lipes Boulevard and this survey, North 61°27'38" West, a distance of 180.80 feet to the **POINT of BEGINNING** of this tract, and containing 3.288 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 = 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 May 25, 2021 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: May 27, 2021.



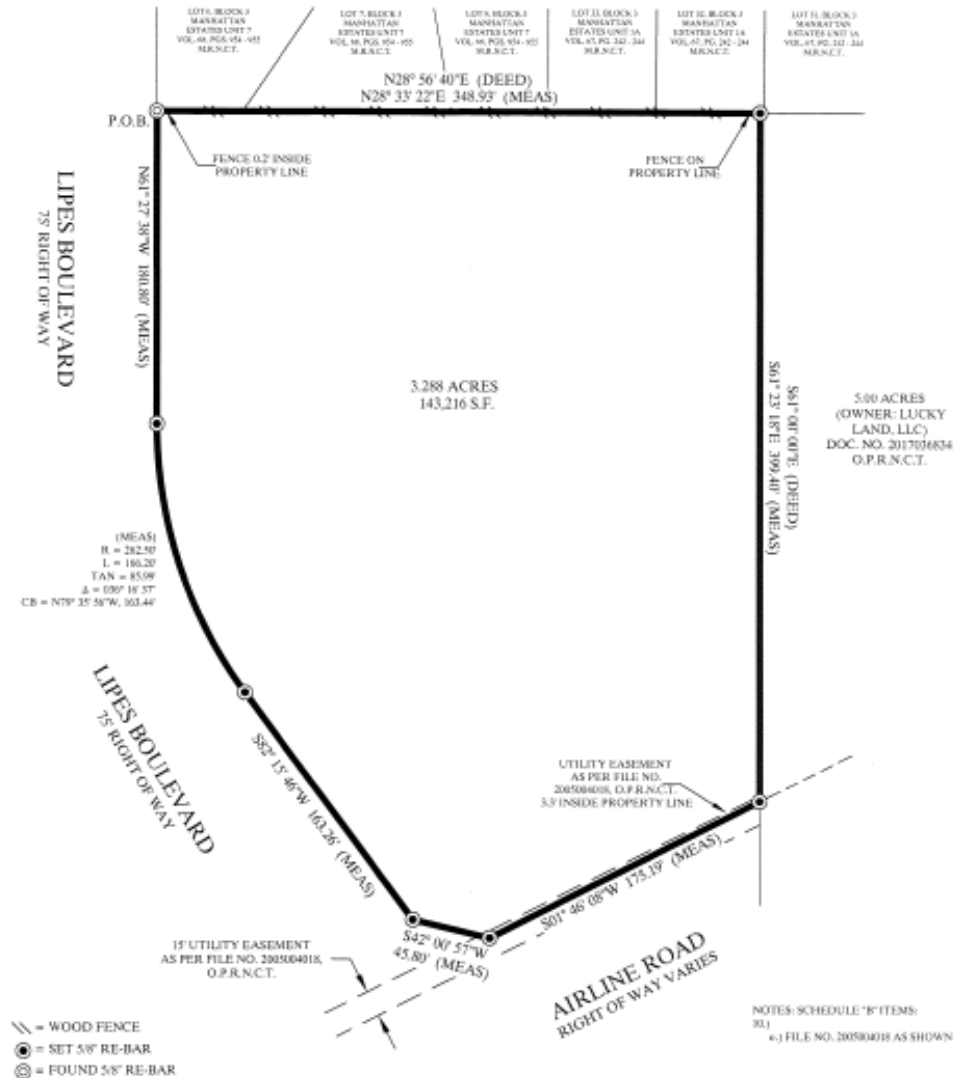
Job No. 211249



SCALE 1" = 60'

SURVEY OF
A 3.288 ACRE TRACT, LOCATED IN CORPUS CHRISTI, TEXAS, BEING OUT OF A 5.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1996027562, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 3.288 ACRE TRACT, ALSO BEING OUT OF LOT 26, SECTION 20, "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.

BUYER: CORPUS CHRISTI GOLDEN STONE, LLC
GF NO.: 210241085 (05-05-2021)



- ⎓ = WOOD FENCE
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR

NOTES: SCHEDULE "B" ITEMS:
301
a.) FILE NO. 200504018 AS SHOWN

Brister Surveying
4411 South Padre Island Drive Suite 21
Corpus Christi, Texas 78411
Office: 361.420.488
Fax: 361.420.482
brister@brister.com
Plan Registration No. 0077000



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL 485484 0540 C DATED MARCH 18, 1985 AND IS IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD ZONE.
DATE: MAY 27, 2021

JOB NO. 211249

NOTES:
1.) TOTAL SURVEYED AREA IS 3.288 ACRES
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) DATUM
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATION OF SURVEYORS EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE D OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MAY 28, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407