

2026-06-16-01

AN ORDINANCE OF THE CITY OF COUPLAND, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM A (AGRICULTURAL) TO I-1 (INDUSTRIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the owner of the property described hereinafter (the, "Property") has requested that the Property be rezoned; and

WHEREAS, after giving ten (10) days written notice to the owners of land within two hundred feet of the property and publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the Board of Aldermen at a public hearing has reviewed the request and the circumstances of the Property and finds that a change of the zoning designation is appropriate.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF COUPLAND, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the Board of Aldermen and made a part hereof for all purposes as findings of fact.

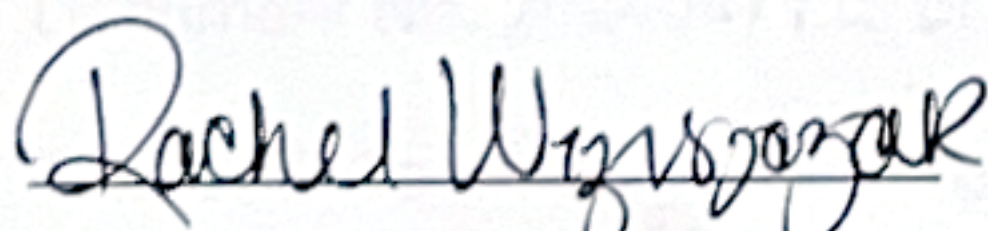
Section 2. Amendment of Zoning Ordinance. Ordinance 2019-10-1, as amended, The City of Coupland Zoning Ordinance, is hereby modified and amended by rezoning the Property as described in Exhibit A attached hereto and incorporated by reference herein for all purposes from A, Agricultural to I-1, Industrial.

Section 3. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

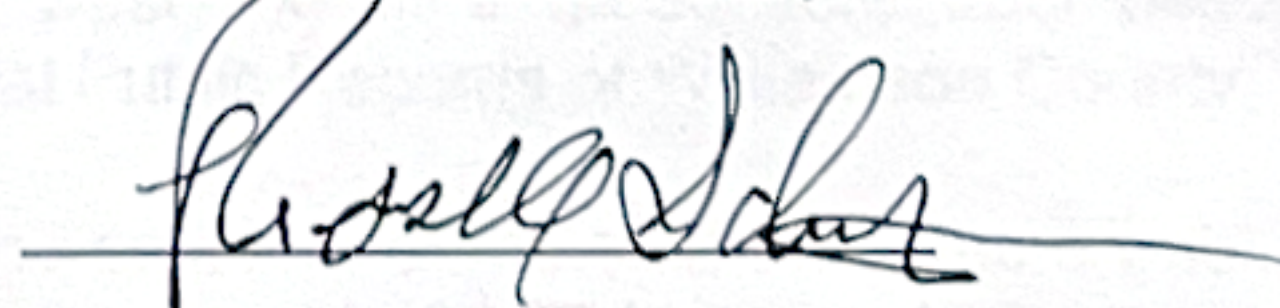
Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on this the 16th day of JUNE, 2026.

ATTEST:


Rachel Wrzuszczak, City Secretary

THE CITY OF COUPLAND, TEXAS


Russell Schmidt, Mayor

2024-05-10-01

EXHIBIT A
THE PROPERTY
[SEE ATTACHED]

WHEREAS, the owner of the property described hereinafter, the [Name], has requested that the property be rezoned, and

WHEREAS, after giving due notice to the public and the [Name], the Board of Aldermen of the City of Corpus Christi, Texas, has determined that the rezoning is in the public interest and that the property should be rezoned from [Current Zone] to [Proposed Zone];

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT

Section 1. [Name], the [Address], be and is hereby rezoned from [Current Zone] to [Proposed Zone] and the [Name] be and is hereby rezoned from [Current Zone] to [Proposed Zone];

Section 2. [Name], the [Address], be and is hereby rezoned from [Current Zone] to [Proposed Zone] and the [Name] be and is hereby rezoned from [Current Zone] to [Proposed Zone];

Section 3. [Name], the [Address], be and is hereby rezoned from [Current Zone] to [Proposed Zone] and the [Name] be and is hereby rezoned from [Current Zone] to [Proposed Zone];

Section 4. [Name], the [Address], be and is hereby rezoned from [Current Zone] to [Proposed Zone] and the [Name] be and is hereby rezoned from [Current Zone] to [Proposed Zone];

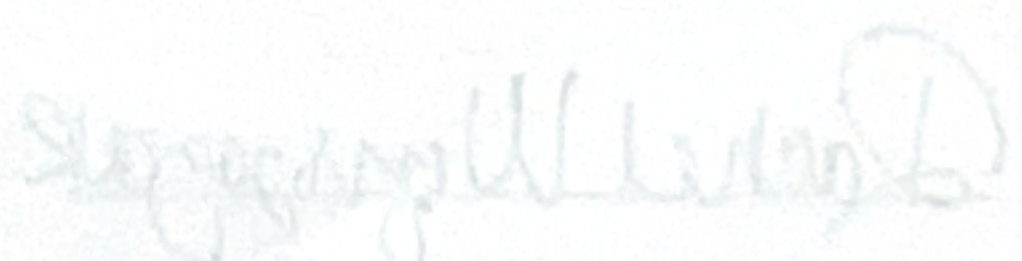
PASSED AND APPROVED this 10th day of May, 2024.

THE CITY OF CORPUS CHRISTI, TEXAS

ATTEST:



City Clerk



Mayor

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

9.919 ACRES

WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 9.919 ACRES (APPROXIMATELY 432,071 SQ. FT.) IN THE JACOB RINEHARD SURVEY NO. 36, ABSTRACT NO. 538 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 9.916 ACRE TRACT CONVEYED TO COURTNEY PINEDA AND PABLO CORTINA PINEDA IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 2, 2008, RECORDED IN DOCUMENT NO. 2008089466, AND CORRECTED IN DOCUMENT NO. 2013025419, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.919 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of State Highway 95 (120' right-of-way width) as described in Volume 384, Page 642 of the Deed Records of Williamson County, Texas, being the southwest corner of the said 9.916 acre tract, being also in the west line of a 112.641 acre tract described in Document No. 2017102681 of the Official Public Records of Williamson County, Texas;

THENCE North 07°13'36" East, with the east right-of-way line of State Highway 95 and the west line of the said 9.916 acre tract, a distance of 408.62 feet to a 1/2" rebar with "Diamond Surveying" cap found for the northwest corner of the said 9.916 acre tract;

THENCE South 82°43'07" East, with the north line of the said 9.916 acre tract and crossing the said 112.641 acre tract, a distance of 1059.14 feet to a 1/2" rebar found for the northeast corner of the said 9.916 acre tract, being in the east line of the said 112.641 acre tract, being also in the west line of a 55.00 acre tract described in Document No. 2024047116 of the Official Public Records of Williamson County, Texas;

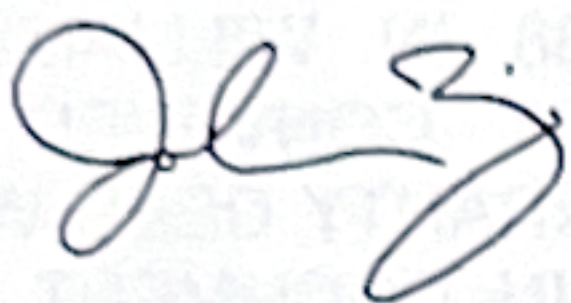
THENCE South 07°25'44" West, with the east line of the said 9.916 acre tract and the west line of the said 55.00 acre tract, a distance of 407.83 feet to a 1/2" rebar found for the southeast corner of the said 9.916 acre tract;

THENCE North $82^{\circ}45'42''$ West, with the south line of the said 9.916 acre tract and crossing the said 112.641 acre tract, a distance of 1057.70 feet to the **POINT OF BEGINNING**, containing 9.919 acres of land, more or less.

The fieldwork was completed on January 13, 2026.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1271-001-BASE



John L. Briley
Registered Professional Land Surveyor
State of Texas No. 7070

1/22/2026

Date

