



Special Board Meeting

April 11, 2024

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**CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT
SPECIAL BOARD OF DIRECTORS MEETING**

9:00 a.m., Thursday, April 11th, 2024

Corpus Christi Downtown Management District Office, 921 N Chaparral Street, Suite 100,
Corpus Christi, TX 78401

- 1) Determination of quorum
- 2) Call to Order

AGENDA

- 3) PUBLIC FORUM:
Please limit presentations to three (3) minutes. If you plan to address the Board during this time, please sign the designated form giving your name, address and topic.
- 4) Review Resolution FY 2023-2024 Apr-01 to approve the annexation of an additional area to be included within the Downtown Management District with possible action
- 5) Board Requests for Next Meeting:
- 6) Adjourn.

• **EXECUTIVE SESSION**

Public Notice is given that the DMD Board of Directors may elect to go into executive session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meeting Act, Chapter 551 of the Texas Government Code, and that the Board of Directors specifically expects to go into executive session on the following matters. In the event the Board of Directors elects to go into executive session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the executive session will be publicly announced by the presiding officer.

Posted: County Clerk, Nueces County Courthouse. District Office, 921 N Chaparral STE 100. City Secretary, Corpus Christi City Hall IBC Bank, 221 S. Shoreline, 2nd Floor

**RESOLUTION FY 2023-2024 APR-01 TO APPROVE THE ANNEXATION OF AN
ADDITIONAL AREA TO BE INCLUDED WITHIN THE DOWNTOWN
MANAGEMENT DISTRICT**

WHEREAS, the Corpus Christi Downtown Management District is a municipal management district created under Chapter 375 of the Local Government Code; and

WHEREAS, Section 375.043 of the Texas Local Government Code permits the annexation of areas to be included within the District as provided by Section 49.301 and Chapter 54 of Texas Water Code, subject to the approval of the governing body of the municipality in which the District is located; and

WHEREAS, pursuant to Section 54.016 of the Texas Water Code, petitions have been submitted by the owners of 50 percent or more of the value of the land in an area (the “Additional Area”) to be included within the District; and

WHEREAS, the boundaries of the Additional Area are more particularly described by metes and bounds on Exhibit A attached, and the particular property tax accounts of the Nueces County Appraisal District for the parcels within such Additional Area are listed on Exhibit B attached; and

WHEREAS, the Board has considered the petitions and has determined that the annexation of the Additional Area is feasible, practicable and to the advantage of the District;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORPUS CHRISTI DOWNTOWN MANAGEMENT DISTRICT:

Section 1. The Board of Directors hereby annexes the Additional Area more particularly described in Exhibit A and Exhibit B and such area shall be included within the District and made a part of the District effective upon the date of approval of such annexation by the City of Corpus Christi, Texas as required by law.

PASSED AND APPROVED THIS ___11TH___ day of April, 2024.

CORPUS CHRISTI DOWNTOWN
MANAGEMENT DISTRICT

By: _____
G. Peterson, Chairman

By: _____
J. Richline, Secretary

Exhibit A

- Metes & Bounds - Description & Map

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 63.404 acre tract being a portion of the Metropolitan Downtown Area of the City of Corpus Christi, Texas. Said 63.404 acre tract being more particularly described as follows:

BEGINNING at a point on the east face of the bulkhead of the Corpus Christi Bayfront Seawall, at it's intersection of the extension of the south right of way Kinney Street, for the northeast corner of this survey, **THENCE** with the said south right of way Kinney Street, North 73°06'34" West, a distance of 1,403.93 feet to a point at it's intersection with the extension of the east right of way S. Upper Broadway Street, for the northwest corner of this survey.

THENCE with the east right of way S. Upper Broadway Street, South 01°16'04" East, a distance of 1,595.32 feet to a point in the center of Park Ave. for an outside corner of this survey.

THENCE with the center of Park Ave. North 80°55'52" East, a distance of 36.81 feet to a point in the center of S. Upper Broadway Street for an inside corner of this survey.

THENCE with the center of S. Upper Broadway Street, South 05°46'54" East, a distance of 511.84, and South 11°35'36" East, a distance of 201.24 feet to a point at it's intersection with the extension of the south right of way of Coleman Ave. for an outside corner of this survey.

THENCE with the extension of the south right of way of Coleman Ave., North 84°37'30" East, a distance of 202.55 feet to a point at it's intersection with the east right of way of S. Water Street for an inside corner of this survey.

THENCE with the meanders of the east right of way of S. Water Street, South 02°13'39" East, a distance of 408.60 feet to a curve to the right with a radius of 305.00 feet. **THENCE** along said curve a curve distance of 173.97 feet, **THENCE** South 30°27'16" West, a distance of 57.98 feet to a curve to the right with a radius of 165.00 feet. **THENCE** along said curve a curve distance of 97.67 feet, **THENCE** South 02°27'42" East, a distance of 326.35 feet to the intersection of the east right of way S. Water Street and the center of Buford Street for the southwest corner of this survey.

THENCE with the center of Buford Street, North 85°36'16" East, a distance of 389.00 feet to a point at it's intersection with the east face of the bulkhead of the Corpus Christi Bayfront Seawall, for the southeast corner of this survey.

THENCE with the east face of the bulkhead of the Corpus Christi Bayfront Seawall, North 12°17'22" East, a distance of 1,879.88 feet, South 77°29'25" East, a distance of 15.71 feet, and North 12°30'35" East, a distance of 1,075.00 feet to the **POINT of BEGINNING** of this survey, and containing 63.404 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.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

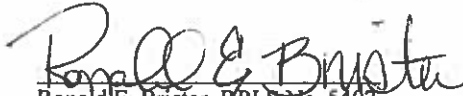

Ronald E. Brister, RPLS No. 5407
Date: April 1, 2024





Exhibit B

Table of Property Tax Accounts

Accounts	Owner
8149-0003-0020	GEORGE VEP INC (U & I)
8149-0003-0070	SHOOK STEVE
8149-0003-0080	300 CHAPARRAL LLC
8149-0003-0090	300 CHAPARRAL LLC
1020-0003-0040	GREEK ORTHODOX CHURCH
8234-0003-0030	CITY OF CORPUS CHRISTI
8234-0003-0020	CITY OF CORPUS CHRISTI
0474-0000-0020	CITY OF CORPUS CHRISTI
0474-0000-0010	CITY OF CORPUS CHRISTI
0474-0000-0030	CITY OF CORPUS CHRISTI
1020-0003-0040	GREEK ORTHODOX CHURCH
1020-0003-0010	SAINT NICHOLAS GREEK COMMUNITY ORTHODOX CHURCH
7135-0002-0041	NPS VENTURES LLC
7135-0004-0100	EPISCOPAL-PROTESTANT
7135-0000-0250	EPISCOPAL-PROTESTANT
7135-0000-0260	EPISCOPAL-PROTESTANT
8234-0004-0010	FROST BANK
8234-0005-0020	FROST BANK
3236-0000-0040	GEORGE VEP INC
8149-0005-0030	SCOPE PAM CC SM LLC
7831-0000-0010	SCOPE PAM CC SM LLC
8149-0005-0010	SCOPE PAM CC SM LLC
8149-0005-0060	SCOPE PAM CC SM LLC
8149-0005-0050	SCOPE PAM CC SM LLC
8149-0003-0010	PIPERIS GEORGE V
7135-0004-0060	POINT GREY
7135-0004-0050	POINT GREY
7135-0003-0070	POINT GREY
7135-0003-0060	POINT GREY
7135-0000-0300	POINT GREY
5420-0000-0010	POINT GREY INV CORP INC
7135-0003-0031	POINT GREY INVESTMENT CORP INC
7135-0003-0015	POINT GREY INVESTMENTS CORP INC
7135-0004-0045	POINT GREY INVSTMT CORP INC
7135-0003-0050	POINT GREY INVSTMT CORP INC
3824-0000-0010	SHORELINE HOSPITALITY LP
0842-0000-0010	AGNES WATER LLC
1020-0002-0020	AGNES WATER LLC

8149-0003-0050	THE COMPANY WE KEEP LLC
8018-0000-0020	THE HILLIARD BUILDING LLC
8018-0000-0010	THE HILLIARD BUILDING LLC
8018-0000-0030	BHAKTA ASHOK N
8171-0000-0000	METHODIST CHURCH-FIRST
7135-0000-0220	METHODIST CHURCH-FIRST
2653-0003-0010	METHODIST CHURCH-FIRST
0480-0012-0010	METHODIST CHURCH-FIRST
0480-0012-0010	METHODIST CHURCH-FIRST
0486-0017-0010	METHODIST CHURCH-FIRST



5. Board Requests for Next Meeting



6. Adjourn