

**Case No. 0123-02 David and Nicole Gerlach (District 4):** Ordinance rezoning property at or near 581 Yorktown Boulevard from the “RS-6” Single-Family 6 District and “RMH” Manufactured Home District to the “RE” Residential Estate District; providing for a penalty not to exceed \$2,000 and publication.

**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 Lot 1, Block 1, Gerlach Acres, as shown in Exhibit “A”:

From the “RS-6” Single-Family 6 District and “RMH” Manufactured Home District to the “RE” Residential Estate District.

The subject property is located at or near 581 Yorktown Boulevard. Exhibit “A”, which is a map of the subject property, and Exhibit “B”, which is a metes and bounds description of the subject property, are 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 \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

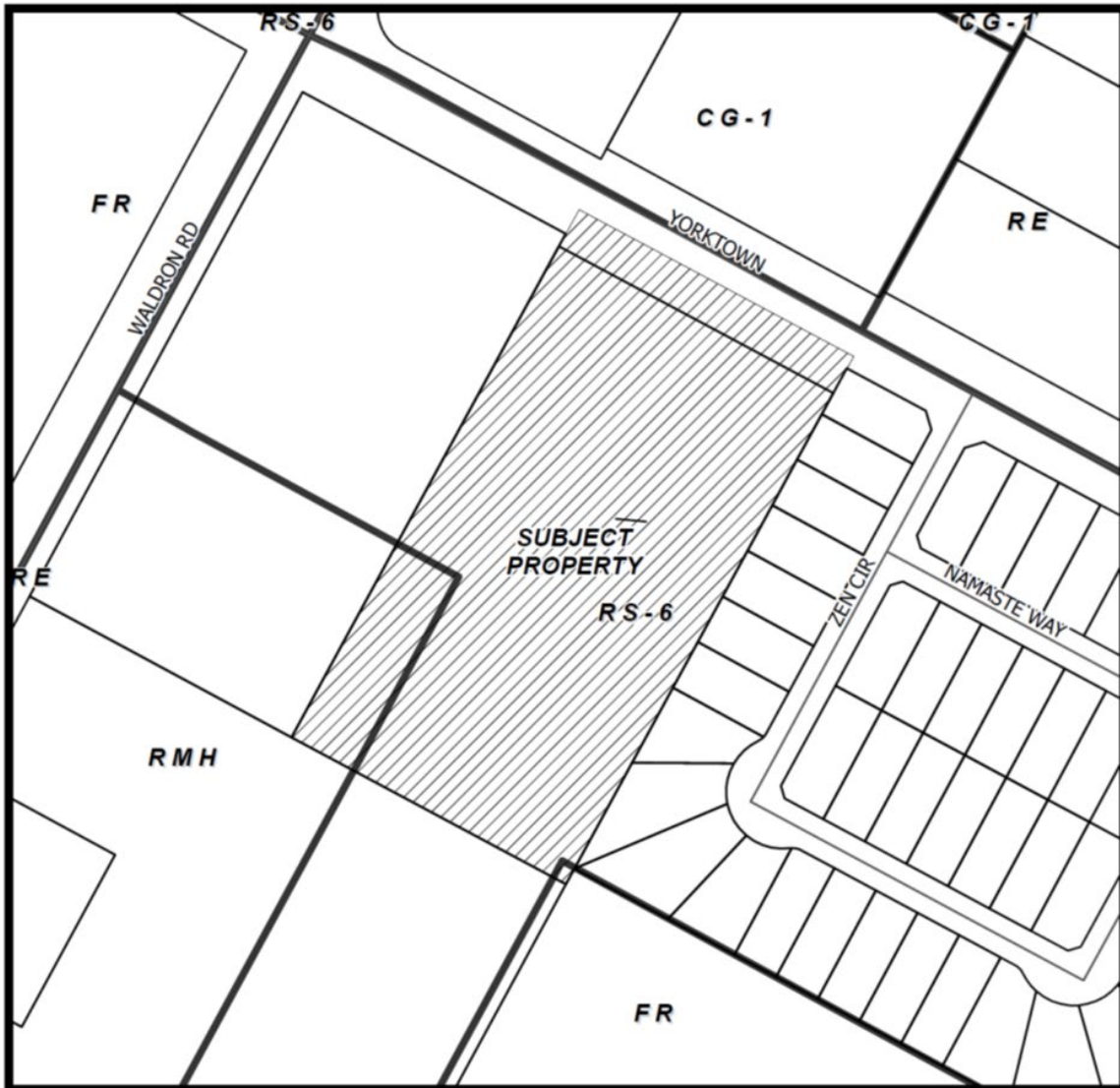
PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette Guajardo  
Mayor

# Exhibit A



**CASE: 0123-02**  
**SUBJECT PROPERTY WITH ZONING**



Subject Property

- |  |   |
|--|---|
| A-1 Apartment House District                 | I-1 Limited Industrial District             |
| A-1A Apartment House District                | I-2 Light Industrial District               |
| A-2 Apartment House District                 | I-3 Heavy Industrial District               |
| AB Professional Office District              | PUD Planned Unit Development                |
| AT Apartment-Tourist District                | R-1A One Family Dwelling District           |
| B-1 Neighborhood Business District           | R-1B One Family Dwelling District           |
| B-1A Neighborhood Business District          | R-1C One Family Dwelling District           |
| B-2 Bayfront Business District               | R-2 Multiple Dwelling District              |
| B-2A Barrier Island Business District        | RA One Family Dwelling District             |
| B-3 Business District                        | RE Residential Estate District              |
| B-4 General Business District                | R-TH Townhouse Dwelling District            |
| B-5 Primary Business District                | SP Special Permit                           |
| B-6 Primary Business Core District           | T-1A Travel Trailer Park District           |
| BD Corpus Christi Beach Design Dist.         | T-1B Manufactured Home Park District        |
| F-R Farm Rural District                      | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation |   |



## Exhibit B



Job No. 42926.C2.00  
February 2, 2023

**Exhibit B**  
**4.740 Acre**  
**Zoning Tract**

**STATE OF TEXAS**  
**COUNTY OF NUECES**

**Fieldnotes**, for a 4.740 Acre Zoning Tract, being all of Lot 1, Block 1, Gerlach Acres, and a 0.226 Acre (9853sf) portion of dedicated Right-of-Way, all as shown on plat recorded in Volume 68, Page 353, Map Records of Nueces County, Texas; the said 4.740 Acre Zoning Tract, being more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found, being the North corner of Lot 1, Block 1, Yorktown Heights Unit 2, a map of which is recorded in Volume 69, Pages 908 through 909, said Map Records, being the East corner of this Tract;

**Thence**, South 28°35'45" West, with the common boundary line of the said Block 1 and this Tract, at 17.74 Feet, pass a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found, at 29.86 Feet, pass the East corner of Lot 1, Block 1, said Gerlach Acres, at 603.30 Feet, pass the West corner of the said Yorktown Heights Unit 2, in all a distance of 625.86, to a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found, on the Northwest boundary line of Lot 5, Yorktown Heights Annex, a map of which is recorded in Volume 39, Page 107, said Map Records, for the South corner of this Tract;

**Thence**, North 61°53'02" West, with the Southwest boundary line of the said Lot 1, Gerlach Acres, and of this Tract, 329.95 Feet, to a 5/8 Inch Iron Rod Found, for the West corner of this Tract;

**Thence**, North 28°35'45" East, at 596.00 Feet, pass the North corner of the said Lot 1, Gerlach Acres, in all a distance of 625.86 Feet, for the North corner of this Tract;

**Thence**, South 61°53'02" East, a distance of 329.95 Feet, to the **Point of Beginning**, containing 4.740 Acres (206,496 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

*Brian D. Lorentson*  
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License No. 6839

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