

**Zoning Case No. 0519-03 Sergio and Magali Martinez. Ordinance rezoning property at or near 2934 Highland Avenue from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Sergio and Magali Martinez (“Owner”), 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 on Wednesday, June 26, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District and on Tuesday, August 20, 2019, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application made by Sergio and Magali Martinez (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being a total of 0.35 acres (15,040.51sf.) tract of land, numbered Lot 21AR, Block 6, Montrose Park Addition, a map or plat recorded in volume 68, page 304 of the Map Records Nueces County, Texas, for rezoning purposes only, located on the east side intersection of Duncan Street and Highland Avenue, (the “Property”) from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District, (Zoning Map No. 047043), as shown in Exhibits “A” and “B”. Exhibit A is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 3.** 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.

**SECTION 4.** 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 5.** All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** Publication shall be made in the City's official publication as required by the City's Charter.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

Joe McComb \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Rudy Garza \_\_\_\_\_

Everett Roy \_\_\_\_\_

Paulette M. Guajardo \_\_\_\_\_

Greg Smith \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2019, by the following vote:

Joe McComb \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Rudy Garza \_\_\_\_\_

Everett Roy \_\_\_\_\_

Paulette M. Guajardo \_\_\_\_\_

Greg Smith \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

Exhibit A



**Texas GeoTech**  
LAND SURVEYING, INC.

EXHIBIT "A"

SURVEY OF A 0.35 ACRE TRACT

Being a total of 0.35 acres (15,040.51 sq. ft.) tract of land, being out of **LOT 21AR, BLOCK 6 MONTROSE PARK ADDITION**, a map or plat recorded in volume 68, page 304 of the Map Records Nueces County, Texas, being more particularly described as follow;

**BEGINNING** at a 5/8 inch iron rod on for the north property corner of said **LOT 21AR, BLOCK 6 MONTROSE PARK**, same being on the south lot line of **Lot 1, Block 6 Montrose Park**, a plat recorded in volume 4, page 6 of the Map Records Nueces County, Texas, said 5/8 inch iron rod being the north corner of this property;

**THENCE** S 30° 32' 19" E with the east lot line of said **LOT 21AR, BLOCK 6 MONTROSE PARK ADDITION**, same being the west lot line of Lot 23B, Block 6 Montrose Park Addition, a plat recorded in volume 47, page 211 of the Map Records Nueces County, Texas, a distance of 126.15 feet to a 5/8 inch iron rod for the north right of way line of Highland Avenue, same being the southeast corner of this tract;

**THENCE** S 51° 43' 00" W with the north right of way line said Highland Avenue, a distance of 128.08 feet to a 5/8 inch iron rod found for the beginning of a curve to the right, said 5/8 inch iron rod being a corner of this tract;

**THENCE** with the curve to the right, having a radius of 15.00 feet, a length of 34.70 feet, a Delta 132° 31' 34" and a Chord Bearing of N 62° 10' 13" W, to a 5/8 inch iron rod on the east right of way line of Duncan Street, same being a corner of this tract;

**THENCE** N 02° 00' 00" W with the east right of way line of said Duncan Street distance of 141.98 feet to a point for the northwest corner of this tract;

**THENCE** N 88° 00' 00" E a distance of 22.52 feet to a point for an interior corner of this tract;

**THENCE** N 51° 43' 00" E a distance of 55.00 feet to the **POINT OF BEGINNING**, containing **0.35 acres of land**, more or less.

*This field notes description constitutes a legal document unless it appears in its entirety, in its original form, seal and signature; surveyor assumes no responsibility or liability a distance of its correctness. It is strongly y recommended, a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions.*

May 31, 2019  
CABALLERO.doc



  
Jarrel L. Moore  
Register Professional Land Surveyor  
License Number 4854

