

**Zoning Case No. 0820-02, JAR Development (District 5).  
Ordinance rezoning property at or near 7872 Yorktown Boulevard from the “FR” Farm  
Rural District to the “RS-4.5” Single-Family 4.5 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 being 24.493 acre tract being described in a deed recorded in Doc No. 2008038737, Deed Records of Nueces County, Texas, said 24.493 acres also being out of Lots 7 & 10, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, Volume A, Pages 41-43, Map Records of Nueces County, Texas, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

The subject property is located at or near 7872 Yorktown Boulevard. 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

ATTEST:

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

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

Exhibit A

**STATE OF TEXAS  
COUNTY OF NUECES**

Field Notes of a 24.493 acre tract being described in a deed recorded in Doc No. 2008038737, Deed Records of Nueces County, Texas. Said 24.493 acres also being out of Lots 7 & 10, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, Volume A, Pages 41 – 43, Map Records of Nueces County, Texas. Said 24.493 acres being more particularly described as follows:

**BEGINNING** at a 1" iron pipe found in the northern right of way of Yorktown Boulevard for the southeastern corner of a 38.31 acre tract being out of Lot 6, a portion of Lots 11 and 12, and the south 71.18 feet of Lot 13, and for the southwestern corner of this survey.

**THENCE** with the common line of said 38.31 acre tract and this survey, North 28°41'28" East, a distance of 1869.98 feet to a point in the eastern line of a 20.00 acre tract being out of Lot 6 for the southwestern corner of a 35.13 acre tract as described in a deed recorded in Doc No. 2001032770, Deed Records of Nueces County, Texas, and for the northwestern corner of this survey.

**THENCE** with the common line of said 35.13 acres and this survey, South 61°18'45" East, at a distance of 71.02 feet pass a 5/8" iron rod found for the southwestern corner of an 11.48 acre tract as described in a deed recorded in Doc No. 2010027843, Deed Records of Nueces County, Texas, and in all a total distance of 570.54 feet to a 5/8" iron rod found for an interior corner of said 11.48 acres, and for the northeastern corner of this survey.

**THENCE** South 28°41'28" East, a distance of 1869.98 feet to a 1" iron pipe found in the northern right of way of Yorktown Boulevard for the southwestern corner of a 20.02 acre tract as described in a deed recorded in Doc No. 2012015835, Deed Records of Nueces County, Texas, and for the southeastern corner of this survey.

**THENCE** with the northern right of way of Yorktown Boulevard, North 61°18'45" West, a distance of 570.54 feet to the **POINT OF BEGINNING** of this survey, and containing 24.493 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" iron rod = iron rod 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 October 12, 2016 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407

Date: October 13, 2016.

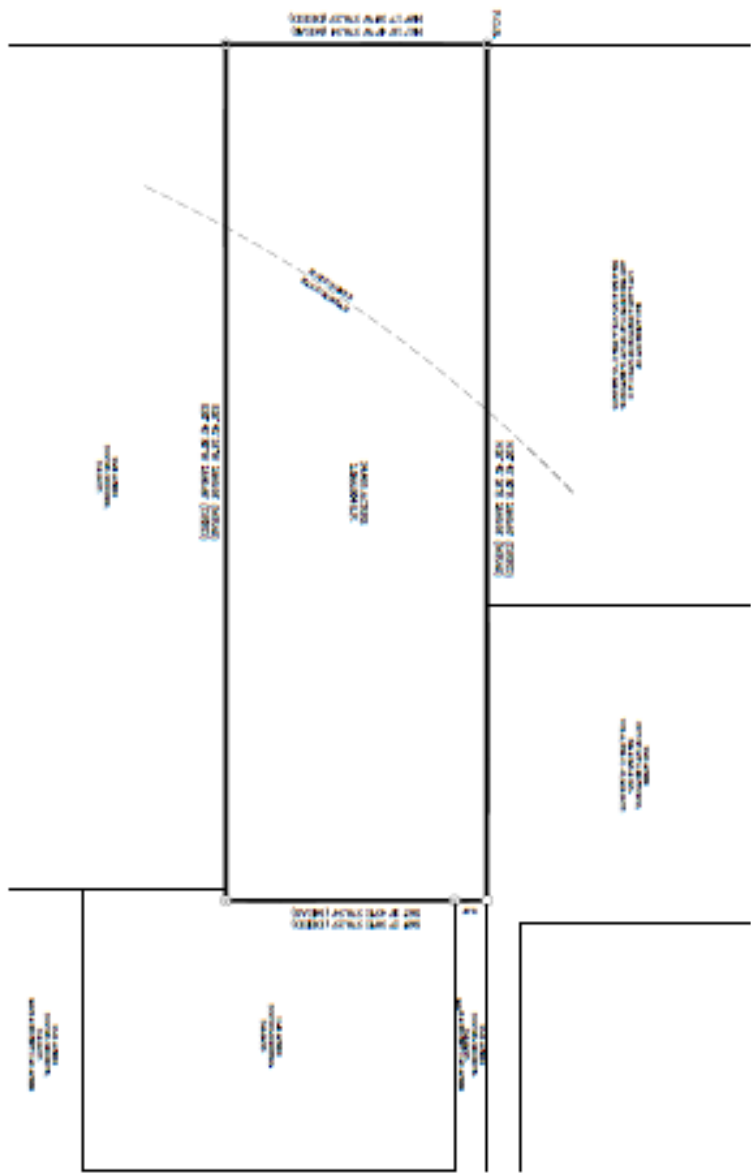


Job No. 161462

THESE PLANS SHALL BE CONSIDERED VALID ONLY IF ALL THE FOLLOWING CONDITIONS ARE MET:  
 1. THE PLANS ARE NOT BEING USED FOR ANY OTHER PROJECT.  
 2. THE PLANS ARE NOT BEING USED FOR ANY OTHER LOCATION.  
 3. THE PLANS ARE NOT BEING USED FOR ANY OTHER PURPOSE.  
 4. THE PLANS ARE NOT BEING USED FOR ANY OTHER REASON.



ANALYSIS OF  
 CONSTRUCTION AND OPERATIONAL PHASES



DATE: 01/15/2024  
 SHEET NO. 2 OF 2  
 PROJECT NO. 2023-001  
 CLIENT: [Client Name]

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STATE OF CALIFORNIA  
 DEPARTMENT OF INDUSTRIAL RELATIONS  
 DIVISION OF INDUSTRIAL SAFETY  
 1400 STREET, SACRAMENTO, CALIFORNIA 95833  
 (916) 227-2300  
 www.dir.ca.gov

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