

**Zoning Case No. ZN8874, Pasadena Land Holdings, Inc. (District 4).
Ordinance rezoning a property at or near 7801 Wooldridge Road from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

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 appear and 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 appear and 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, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 12.54 acres out of Lots 21 through 24, as described and 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 **7801 Wooldridge Road**. Exhibit A, a metes and bounds, is 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 conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 12.545 acre tract being a portion of Lot 23 and Lot 24, Section 27, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume "A", Pages 41 – 43, Map Records Nueces County, Texas. Said 12.545 acre tract also being out of a 37.980 acre tract described in a deed recorded in Document No. 2013005688, Deed Records Nueces County, Texas, and a 20.111 acre tract described in a deed recorded in Document No. 2010007433, Deed Records Nueces County, Texas. Said 12.545 acre tract being more particularly described as follows:

BEGINNING at a point in the center of Wooldridge Road, for the east corner of said Lot 24, and for the east corner of this survey.

THENCE with the common line of said Lot 24 and this survey, South $28^{\circ} 43' 37''$ West, at a distance of 32.51 feet pass a $5/8''$ re-bar set as an offset in the southwest right of way of Wooldridge Road and for the north corner of Lot 23, Block 1, "Los Vientos at Terra Mar Unit 1", as shown on a plat recorded in Volume 64, Pages 185 – 186, Map Records Nueces County, Texas, and in all a total distance of 1,323.94 feet to a $5/8''$ re-bar found for the west corner of a 0.64 acre tract described in a deed recorded in Document No. 2004010371, Deed Records Nueces County, Texas, for the north corner of Lot 3, Block 2 of said "Los Vientos at Terra Mar Unit 1", for the east corner of Lot 20, Block 20, "Victoria Park Unit 7", as shown on a plat recorded in Volume 62, Pages 131 – 132, Map Records Nueces County, Texas, for the south corner of said Lot 24, and for the south corner of this survey, from **WHENCE** a $5/8''$ re-bar previously found in the southwest right of way of Calgary Drive and for the north corner of Lot 1, Block 3 of said "Los Vientos at Terra Mar Unit 1", bears South $09^{\circ} 05' 54''$ West, a distance of 168.18 feet.

THENCE with the common line of said Lot 20, said Lot 24 and this survey, North $61^{\circ} 20' 30''$ West, a distance of 985.55 feet to a $5/8''$ re-bar set in the southeast right of way of Regina Drive, for the north corner of Lot 1, Block 20, "Victoria Park Unit 5", as shown on a plat recorded in Volume 61, Pages 91 - 92, Map Records Nueces County, Texas, in the southwest line of said Lot 23, and for the west corner of this survey, from **WHENCE** a $5/8''$ re-bar found in the southeast right of way of Victoria Park Drive, for the north corner of Lot 1, Block 13, "Victoria Park Unit 3", as shown on a plat recorded in Volume 56, Page 93, Map Records Nueces County, Texas, and in the southwest line of Lot 22 of said "Flour Bluff and Encinal Farm and Garden Tracts", bears North $61^{\circ} 20' 30''$ West, a distance of 925.65 feet.

THENCE across said Lot 23 and with an outside line of this survey, North $28^{\circ} 39' 30''$ East, a distance of 65.00 feet to a $5/8''$ re-bar set for an outside corner of this survey.

THENCE across said Lot 23 and with an inside line of this survey, South $61^{\circ} 20' 30''$ East, a distance of 580.00 feet to a $5/8''$ re-bar set for an inside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 30" East, a distance of 178.50 feet to a 5/8" re-bar set for an outside corner of this survey.

THENCE across said Lot 24 and with an inside line of this survey, South 61° 20' 30" East, a distance of 27.03 feet to a 5/8" re-bar set for an inside corner of this survey.

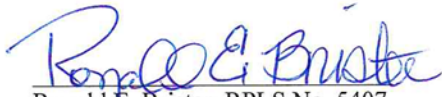
THENCE across said Lot 24 and with an inside line of this survey, North 28° 39' 27" East, at a distance of 1,050.25 feet pass a 5/8" re-bar set as an offset in the southwest right of way of Wooldridge Road, and in all a total distance of 1,080.26 feet to a point in the center of Wooldridge Road, in the northeast line of said Lot 24, and for the north corner of this survey.

THENCE with the common line of the center of Wooldridge Road, said Lot 24 and this survey, South 61° 22' 09" East, a distance of 380.12 feet to the **POINT of BEGINNING** of this tract, and containing 12.545 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" re-bar = re-bar 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 June 27, 2025 and is correct to the best of my knowledge and belief.

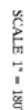


Ronald E. Brister, RPLS No. 5407

Date: July 7, 2025



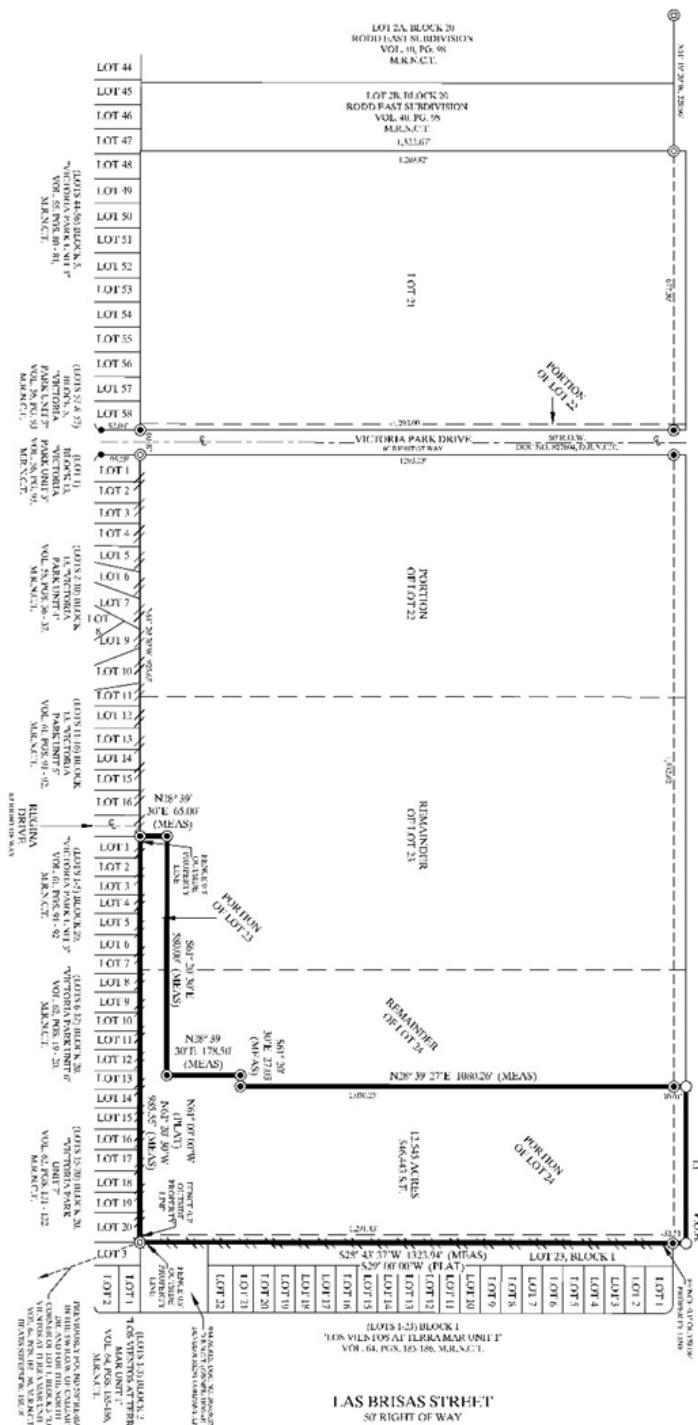
Job No. 250899



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 Website: www.brister.com
 Email: info@brister.com
 Brister, Houston's Best Surveyor

WOOLDRIDGE ROAD

1.1 = 861° 22' 00" E
350.12' (MTAS)
1.1 = 861° 00' 00" E
(PIAT)



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JOB NO. 25087

5. REVIEW NOTES:
1. LITOTIN SURVEYED AREA IS PLANS SECTION
2. MENSURED BEARINGS ARE BASED ON GLOBAL
POSITIONING SYSTEM (GAD 43-00) DATA
3. SALT 54° N.E. AREA = STEEL BAR SET WITH
YELLOW PLASTIC CAP LABELED BRISTER SALT
4. A WEIR AND DRAINAGE SITUATION OF 100 M
DEPT. METEOROLOGICAL SURVEY.

DATE JULY 2, 2001

Konrad E. Baetz

WILLIAM C. HUNTER, M.D., is MD, FRCPC