

**Case No. 0621-07, John C. Tamez (District 5). Ordinance rezoning property at or near 2302 County Road 43 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 104.90 acre tract of land out of a called 281.0337 acre tract, described in Doc. #200201903, Official Records of Nueces County, Texas, and being out of the south half of Section 6, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, 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 2302 County Road 43. Exhibits A and B, which are 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 \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

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

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

Exhibit A

**EXHIBIT "A"**  
**METES AND BOUNDS PROPERTY DESCRIPTIONS**

**THE STATE OF TEXAS** §

**COUNTY OF NUECES** §

Field notes description of a 104.8991 acre tract of land out of a called 281.0337 acre tract, described in Doc. # 200201903, Official Records of Nueces County, Texas, and being out of the south half of Section 6, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas.

Said 104.8991 acre tract of land is situated in the city limits of Corpus Christi, and is described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found at the intersection of County Road 43 and County Road 22 for the southwest corner of said 281.0337 acre tract, excluding the county road right-of-way, and southwest corner of said Section 6, for the **POINT OF BEGINNING** and southwest corner of this tract;

THENCE N 00°49'20" W, a distance of 1231.31 feet, along the centerline of said County Road 43 and west boundary of this tract, and west boundary of said Section 6, to a point for the northwest corner of this tract;

THENCE N 89°10'40" E, at 20.00 feet the east right-of-way of said Country Road 43 in all, a distance of 2892.92 feet to a point;

THENCE S 26°03'29" E, a distance of 282.45 feet to a point;

THENCE S 63°04'06" E, a distance of 1205.41 feet to a point;

THENCE N 85°32'35" E, a distance of 162.74 feet to a point;

THENCE S 49°27'25" E, a distance of 252.88 feet to a point on the east boundary of this tract;

THENCE S 00°49'20" E, a distance of 257.68 feet to a point on the southeast corner of this tract;

THENCE S 89°10'40" W, along the south boundary of this tract, a distance of 4432.27 feet, to the **POINT OF BEGINNING**, and containing 104.8991 acres, more or less;

This field note description is accompanied by a drawing of this 104.8991 acre tract, 'Exhibit B'.

I, Albert E. Franco, Jr., Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 14th day of July, 2021.



*Albert E. Franco, Jr.*

Albert E. Franco, Jr., R.P.L.S.  
Texas Registration #4471  
Prepared by LJA Surveying, Inc.

Exhibit B

