

**Case No. 0421-04, Jackie Homes, LLC.: (District 5) Ordinance rezoning property at or near 7602 Yorktown Boulevard from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District and the “CN-1” Neighborhood Commercial 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 a 14.834 acre tract, out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume “A”, Pages 41-43, Map Records Nueces County, Texas. Said 14.834 acre tract also being out of a 21.08 acre tract described in a deed recorded in Document No. 2020059085, Official Records 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 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 a 3.968 acre tract, out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume “A”, Pages 41-43, Map Records Nueces County, Texas. Said 3.968 acre tract also being out of a 21.08 acre tract described in a deed recorded in Document No. 2020059085, Official Records Nueces County, Texas, as shown in Exhibit “B”:

from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District

The subject property is located at or near 7602 Yorktown Boulevard. 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

STATE OF TEXAS  
COUNTY OF NUECES

EXHIBIT \_\_\_\_\_

Field notes of a 14.834 acre tract, for rezoning to RS - 4.5 purposes only, out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 14.834 acre tract also being out of a 21.08 acre tract described in a deed recorded in Document No. 2020059085, Official Records Nueces County, Texas. Said 14.834 acre tract being more particularly described as follows:

COMMENCING at a 5/8" re-bar found for the common corner of Lots 5, 6, 11, and 12, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, same being the west corner of Lot 25, Block 3, Grange Park Unit 2, as shown on a map recorded in Volume 69, Pages 156 - 158, Map Records Nueces County, Texas, the common east corner of Lot 43, Block 10, and Lot 1, Block 12, Rancho Las Brisas Unit 2, as shown on a map recorded in Volume 67, Pages 361 - 362, Map Records Nueces County, Texas, THENCE with the common line of Lots 11 and 12, Section 25, and Lot 1, Block 12, South 28°41'28" West, at a distance of 65.43 feet pass the east corner of said 21.08 acre tract, and in all a total distance of 135.80 feet to a point for the east corner of this exhibit and for the POINT of BEGINNING.

THENCE with the common line of Lots 11 and 12, of Section 25, said 21.08 acre tract, and this exhibit, South 28°41'28" West, a distance of 882.99 feet to a point for the south corner of this exhibit, from WHENCE the center of Yorktown Boulevard and the common south corner of Lots 11 and 12, Section 25 and of said 21.08 acre tract, bears South 28°41'28" West, a distance of 301.21 feet.

THENCE North 61°18'58" West, a distance of 731.81 feet to a point in the northwest line of said 21.08 acre tract and for the west corner of this exhibit.

THENCE with the common line of said 21.08 acre tract and this exhibit, North 28°41'28" East, a distance of 882.99 feet to a point for the north corner of this exhibit.

THENCE South 61°18'58" East, a distance of 731.81 feet to the POINT of BEGINNING of this exhibit, and containing 14.834 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 = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: March 22, 2021.



Job No. 210210 - A1

## Exhibit B

STATE OF TEXAS  
COUNTY OF NUECES

EXHIBIT \_\_\_\_\_

Field notes of a 3.968 acre tract, for rezoning to CN - 1 purposes only, out of Lots 12 and 13, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 3.968 acre tract also being out of a 21.08 acre tract described in a deed recorded in Document No. 2020059085, Official Records Nueces County, Texas. Said 3.968 acre tract being more particularly described as follows:

COMMENCING at a 5/8" re-bar found for the common corner of Lots 5, 6, 11, and 12, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, same being the west corner of Lot 25, Block 3, Grange Park Unit 2, as shown on a map recorded in Volume 69, Pages 156 - 158, Map Records Nueces County, Texas, the common east corner of Lot 43, Block 10, and Lot 1, Block 12, Rancho Las Brisas Unit 2, as shown on a map recorded in Volume 67, Pages 361 - 362, Map Records Nueces County, Texas, THENCE with the common line of Lots 11 and 12, Section 25, and Lot 1, Block 12, South 28°41'28" West, at a distance of 65.43 feet pass the east corner of said 21.08 acre tract, and in all a total distance of 1,018.79 feet to a point in the common line of Lots 11 and 12, Section 25, said 21.08 acre tract, for the east corner of this exhibit, and for the POINT of BEGINNING.

THENCE with the common line of Lots 11 and 12, Section 25, said 21.08 acre tract, and this exhibit, South 28°41'28" West, a distance of 236.21 feet to a point in the common line of said 21.08 acre tract, Lots 10 and 11, of Section 25, and for the south corner of this exhibit, from WHENCE the center of Yorktown Boulevard and the common south corner of Lots 11 and 12, Section 25 and of said 21.08 acre tract, bears South 28°41'28" West, a distance of 65.00 feet.

THENCE North 61°18'58" West, a distance of 731.81 feet to a point in the northwest line of said 21.08 acre tract and for the west corner of this exhibit.

THENCE with the common line of said 21.08 acre tract and this exhibit, North 28°41'28" East, a distance of 236.21 feet to a point in the northwest line of said 21.08 acre tract and for the north corner of this exhibit.

THENCE South 61°18'58" East, a distance of 731.81 feet to the POINT of BEGINNING of this exhibit, and containing 3.968 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 = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein is correct to the best of my knowledge and belief.

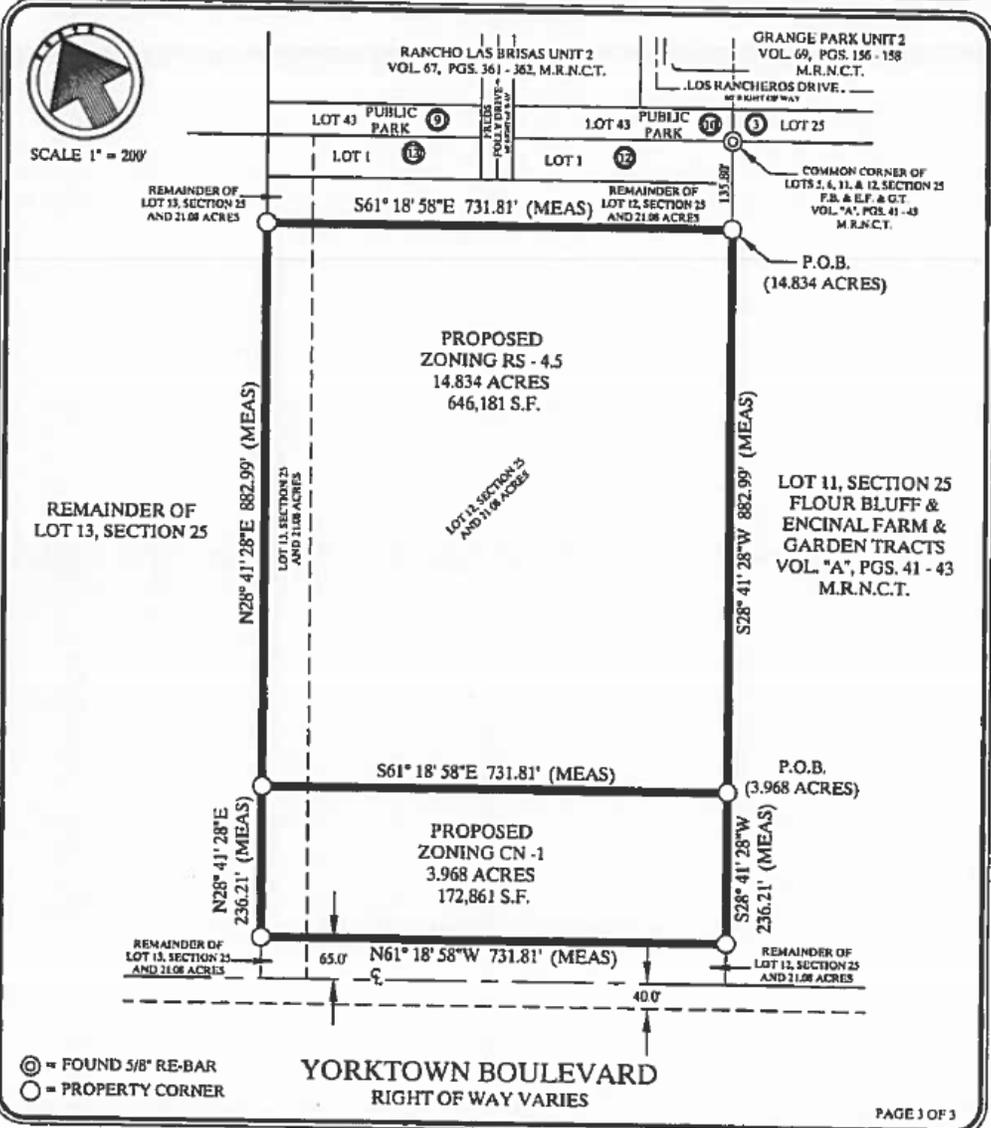
*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: March 22, 2021.



Job No. 210210 - A2

**EXHIBIT OF**  
 18.802 ACRES, FOR REZONING PURPOSES ONLY, BEING A 14.834 ACRE TRACT FOR RS - 4.5 PROPOSED ZONING AND A 3.968 ACRE TRACT FOR CN - 1 PROPOSED ZONING, SAID 18.802 ACRES BEING OUT OF LOTS 12 AND 13, SECTION 25, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS", AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 18.802 ACRES ALSO BEING OUT OF A 21.08 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020059085, OFFICIAL RECORDS NUECES COUNTY, TEXAS.



**Brister Surveying**

4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 OY 361-450-1800  
 Fax 361-450-1802  
 Bristersurveying@corpus.txbc.com  
 Firm Registration No. 14072800



- NOTES:  
 1) TOTAL AREA OF EXHIBIT IS 18.802 ACRES.  
 2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) 4203 DATUM.  
 3) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.  
 4) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.

THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*

SURVEY DATE MARCH 22, 2021

JOB NO. 210210 - A

RONALD E. BRISTER R.P.L.S. NO. 5407