

**Case No. 0921-01, Richard Jurach, Jerry Jurach, Patricia Hunt, and Paula Carter:  
(District 5) Ordinance rezoning property at or near 3942 Cimarron Boulevard from  
the “FR” Farm Rural District to the “RS-6/SP” Single-Family 6 District with a Special  
Permit**

**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 10 acres out of Lots 1 & 2, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a subdivision of Nueces County, Texas, as recorded in the County Map Records in Volume A, Page 43, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-6/SP” Single-Family 6 District with a Special Permit

The subject property is located at or near 3942 Cimarron 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 Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a multifamily apartment complex with a density not to exceed 30 dwelling units per acre and consistent with the attached site plan.

2. **Setbacks:** No structure shall be greater than two stories in elevation within 80-feet of the southern property line. Any two-story buildings must have a pitched roof with the ridge extending at least 6 feet above the eave of the roof.”
3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 10-feet, with the required points and screening fence satisfied by including a row of canopy trees with a minimum caliper size of 2.5 inches every 30 linear feet and a 7-foot-tall screening fence or a 6-foot-tall masonry wall.
4. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
5. **Dumpster:** No dumpster shall be placed within 80-feet of the southern property line.
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**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 subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** 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 7.** 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 8.** 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



Job No. 43229.C1.02  
October 6, 2021

**Exhibit A**  
**10.12 Acre Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 10.12 Acre Tract of Land out of Lots 1 and 2, Section 21, Flour Bluff & Encinal Farm & Garden Tract, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being the same 10.00 Acre Tract (Undivided 1/4) as described in a Special Warranty Deed from Marijean Jurach, to Paula K. Jamigan, recorded in Document No. 2000009247, Official Public Records of Nueces County, Texas, said 10.00 Acre Tract as described in a Special Warranty Deed from Marijean Jurach, to Patricia J. Hunt, recorded in Document No. 2000009246, of the said Official Public Records, said 10.00 Acre Tract as described in a Special Warranty Deed from Marijean Jurach, to Richard K. Jurach, recorded in Document No. 2000002504, of the said Official Public Records and the said 10.00 Acre Tract as described in a Special Warranty Deed from Marijean Jurach, to Jerry B. Jurach III, recorded in Document No. 2000009245, of the said Official Public Records; said 10.12 Acre Tract being more fully described by metes and bounds as follows:

**Beginning**, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the Northwest boundary line of a 10.031 Acre Tract as described in a Warranty Deed from George T. Smith and Faye Keith Smith to Staples Development, LLC, recorded in Document No. 2005032049, of the said Official Public Records, being the South corner of Lot 1, Block 1, Cimarron Acres, a map of which is recorded in Volume 69, Page 120, of the said Map Records, for the East corner of this Tract, from Whence a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for the East corner of the said Lot 1, Block 1, bears North 28°37'23" East, 330.00 Feet;

**Thence**, South 28°37'23" West, with the Northwest boundary line of the said 10.031 Acre Tract, 334.89 Feet, to the common corner of the said 10.031 Acre Tract, Lot 14B, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume 37, Page 164, of the said Map Records, Lot 15A, Section 21, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume 50, Page 28, of the said Map Records and for the South corner of this Tract;

**Thence**, North 61°17'05" West, with the common boundary line of the said Lot 15A and the said Cimarron Lake Estates, at 771.14 Feet pass a 5/8 Iron Rod with plastic cap stamped "NAISMITH ENGINEERING" Found, at 1051.22 Feet pass a 5/8 Iron Rod with plastic cap stamped "NAISMITH ENGINEERING" Found, at 1246.32 Feet, 0.36 Feet Left, a 5/8 Inch Iron Found (Leaning) for reference, in all 1320.00 Feet, for the common corner of Lots 8 and 9, Section 10, of the said Flour Bluff & Encinal Farm & Garden Tract and Lots 1 and 16, of the said Section 21, for the West corner of this Tract;

**Thence**, North 28°37'23" West, with the common boundary line of the said Lots 8 and 9, Section 10 and the said Lots 1 and 16, Section 21, 332.77 Feet, to the North corner of this Tract;

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Thence, South 61°22'37" East, with the Southwest boundary line of the said Lot 1, Block 1, at 64.23 Feet pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the said Right-of-Way, for the West corner of the said Lot 1, Block 1, in all 1320.00 Feet, to the Point of Beginning, containing 10.12 Acres (440,658 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

10.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

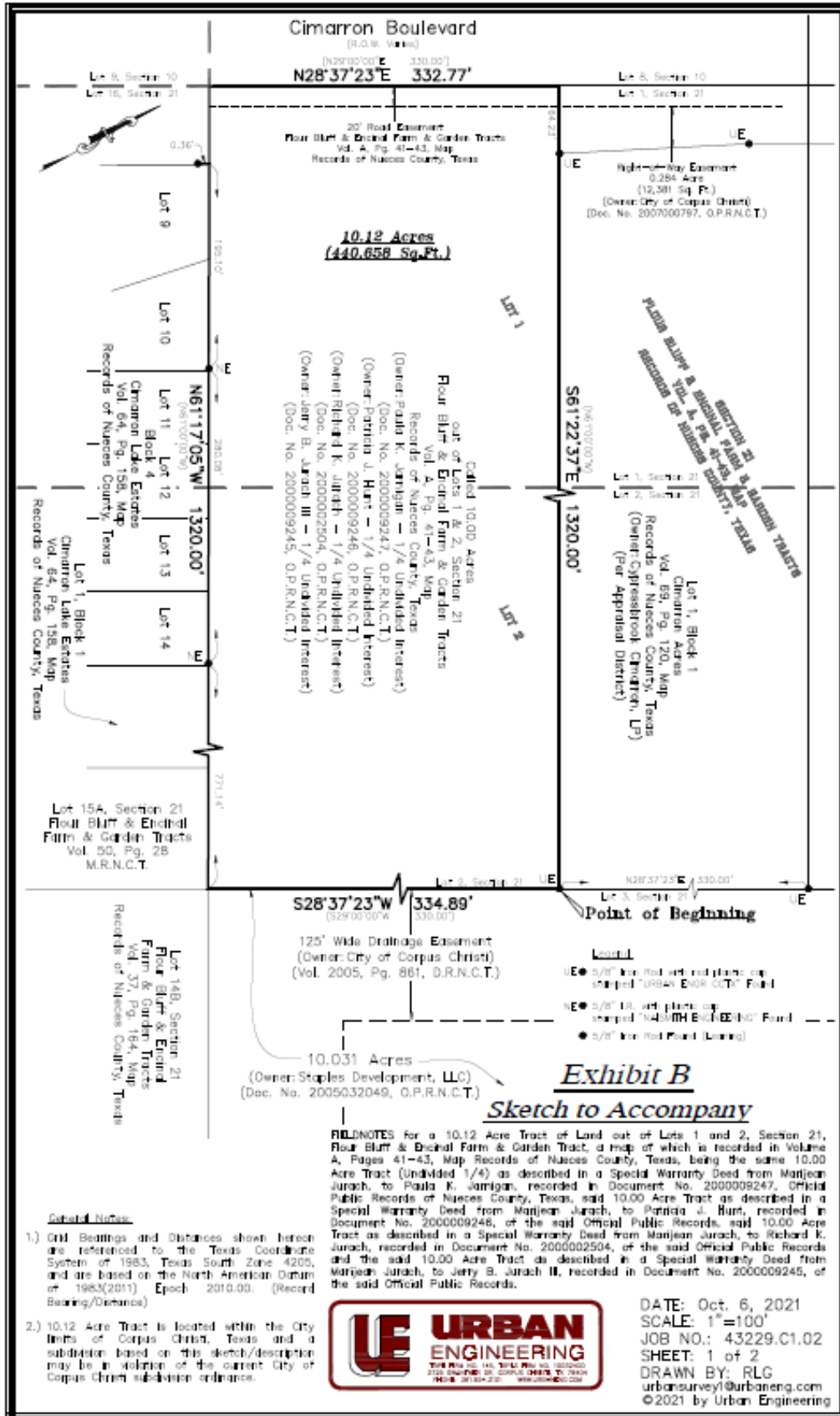
10.12 Acre Tract includes portions of a dedicated Right-of-Way for the public roadway commonly called Cimarron Boulevard.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

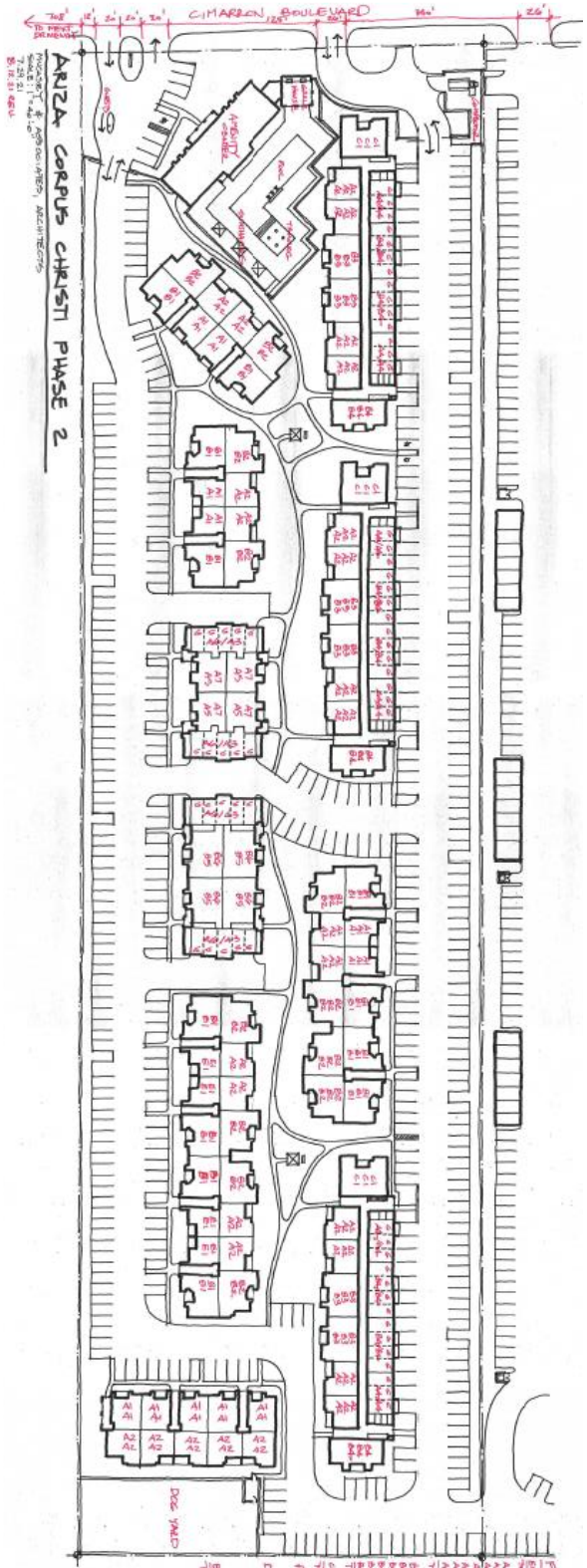
*Also reference accompanying sketch of Tract described herein.*



URBAN ENGINEERING  
*Brian D. Lorentson*  
Brian D. Lorentson, R.P.L.S.  
License No. 6839



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PROJECT SURVEY  
 7.25.21  
 12.15.21

PROJECT SURVEY  
 1. This site plan shows the layout of the proposed development. The site is bounded by Charles Boulevard to the north and the existing road to the south. The development consists of two main blocks of residential units, with a central access road and a dog yard. The units are arranged in a grid pattern. The site plan also shows the location of the proposed parking areas and the dog yard. The site plan is drawn to a scale of 1:1000. The site plan is drawn to a scale of 1:1000.

DOG YARD

1. This site plan shows the layout of the proposed development. The site is bounded by Charles Boulevard to the north and the existing road to the south. The development consists of two main blocks of residential units, with a central access road and a dog yard. The units are arranged in a grid pattern. The site plan also shows the location of the proposed parking areas and the dog yard. The site plan is drawn to a scale of 1:1000. The site plan is drawn to a scale of 1:1000.