

Ordinance amending the Unified Development Code (“UDC”), upon application by Rogerio and Maria Lopez (“Owners”), by changing the UDC Zoning Map in reference to a two-acre tract of land out of Lot 4, Section 3, Bohemian Colony Lands, from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Rogerio and Maria Lopez (“Owners”), 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 on Wednesday, October 18, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, and on Tuesday, November 14, 2017, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application made by Rogerio and Maria Lopez (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being a two-acre tract of land out of Lot 4, Section 3, Bohemian Colony Lands, located on the northeast corner of Holly Road and Santa Olivia Street, west of Kostoryz Road and east of Ayers Street (the “Property”), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 047037), as shown in Exhibits “A” and “B”. Exhibit A, which is a metes and bounds of the Property, and Exhibit B, which is a map of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

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.

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 Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



TexasGeoTech

ENGINEERING & LAND SURVEYING, INC.

TWO ACRE TRACT

Being the A **Two Acres Tract** of land situated In Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of **Lot 4, Section 3, Bohemian Colony Lands** as recorded in volume A, Page 48 of The Map Records of Nueces County, Texas, same being out a 6.621 acre tract deeded to **Rogelio Lopez** and **Maria Esperanza Lopez**, Co-Trustees of the **Rogelio Lopez** and **Maria Esperanza Lopez Revocable Living Trust**, in Document Number **2012030547** of the Official Public Records Of Nueces County, Texas and being more fully described as follows;

BEGINNING at a 5/8 inch iron rod found on the east right of way line of **Santa Olivia Street**, same being the southwest corner of **Lot 1, Block 12** of the **Vista Hermosa Phase II**, a plat recorded in volume 67, page 84 of the Map Records of Nueces County, Texas and being the most northerly corner of this tract;

THENCE S 62° 04' 10" E with the south block line of said **Block 12**, a distance of 306.37 feet to a 5/8 inch iron rod set for the most easterly corner of this tract;

THENCE S 27° 55' 50" W a distance of 284.73 feet to a 5/8 inch iron rod set on the north right of way line of **Holly Road**, same being the most southerly corner of this tract;

THENCE N 62° 04' 10" W with the north right of way line of said **Holly Road**, a distance of 291.24 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE N 17° 35' 07" W a distance of 21.21 feet to a 5/8 inch iron rod found on the east right of way line of said **Santa Olivia Street**, and being the most westerly corner of this tract;

THENCE N 27° 55' 50" E with the east right of way line of said **Santa Olivia Street**, a distance of 269.87 feet to the **POINT OF BEGINNING** and containing 2.00 acres, more or less.

This field notes description constitutes a legal document, unless it appears in its entirety, in its original form, seal and signature, surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended , a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions.

August 2, 2017
170716.doc





Jarrel L. Moore
Register Professional Land
License Number 4854

EXHIBIT "B"

P.O.B.
FND. 5/8" I.R.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

VOLUME 67,
S62°04'10"E

BLOCK
HERMOSA
PAGE

12
84
PHASE
M.R.

II
N.C.T.

SANTA OLIVIA STREET (60' R.O.W.)
N27°55'50"E

269.87'

2.00 Acres.
87120.31 Sq.ft.

SET 5/8" I.R.

284.73'

FND. 5/8" I.R.
21.21'
N17°35'07"W

FND. 5/8" I.R.

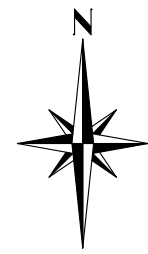
N62°04'10"W

HOLLY ROAD (120' R.O.W.)

291.24'

SET. 5/8" I.R.

REMAINDER OF A CALLED 6.621
ACRE TRACT DEEDED TO ROGELIO
LOPEZ AND MARIA ESPERANZA
LOPEZ, CO-TRUSTEES OF THE
ROGELIO LOPEZ AND MARIA
ESPERANZA LOPEZ REVOCABLE
LIVING TRUST, IN DOCUMENT
NUMBER 2012030547 OF THE
OFFICIAL PUBLIC RECORDS OF
NUECES COUNTY, TEXAS.



SCALE: 1" = 60'

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS
SURVEY REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR
LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYORS, THIS THE 2nd DAY OF AUGUST, 2017.

Jarrel L. Moore
JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 5566



BOUNDARY OF A TWO ACRE
BEING THE A TWO ACRES TRACT OF LAND SITUATED IN
NUECES COUNTY, TEXAS, SAME LYING WITHIN THE
CORPORATE CITY LIMITS OF CORPUS CHRISTI, TEXAS, SAME
BEING OUT OF LOT 4, SECTION 3, BOHEMIAN COLONY LANDS AS
RECORDED IN VOLME A, PAGE 48 OF THE MAP RECORDS OF
NUECES COUNTY, TEXAS, SAME BEING OUT A 6.621 ACRE TRACT
DEEDED TO ROGELIO LOPEZ AND MARIA ESPERANZA LOPEZ,
CO-TRUSTEES OF THE ROGELIO LOPEZ AND MARIA ESPERANZA
LOPEZ REVOCABLE LIVING TRUST, IN DOCUMENT NUMBER
2012030547 OF THE OFFICIAL PUBLIC RECORDS OF NUECES
COUNTY, TEXAS.

TEXAS GEO TECH

ENGINEERING & LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2

Corpus Christi, TX 78411

(361) 993-0808 Fax (361) 993-2955

DATE: AUGUST 02, 2017	DRAWN: RC
SCALE: 1" = 60'	JOB NUMBER: 170716
APPROVED: JLM	SURVEY: RC & BP