

**Zoning Case No. 1019-06, Rogerio and Maria E. Lopez (District 3).  
Ordinance rezoning property at or near 3046 Holly Road from the “RS-6” Single-Family 6 District to 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 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:**

**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 being 4.61 acres out of Lot 4, Section 3, Bohemian Colony Lands as recorded in Volume "A" at Page 48 of the Map Records of Nueces County, Texas as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 3046 Holly Road. Exhibit A, which is the Metes and Bounds of the subject property with an associated map 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 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 \_\_\_\_\_, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

## Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 - FAX 361 882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [nixmwl@gmail.com](mailto:nixmwl@gmail.com)

**BASS & WELSH ENGINEERING**  
TX Registration No. F-52  
Survey Registration No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

September 11, 2019

**Field Note Description**

being out of Lot 4, Section 3, Bohemian Colony Lands as recorded in Volume "A" at Page 48 of the Map Records of Nueces County, Texas and being the 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 No. 2012030547 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:


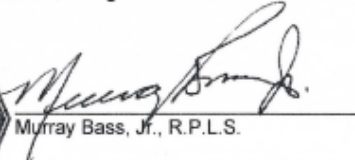
**BEGINNING** at the northeast corner of the heretofore referenced parcel and the southeast corner of Vista Hermosa Subdivision Phase II, as shown on the map thereof recorded in Volume 67 at Pages 130 - 131 of the Map Records of Nueces County, Texas;

THENCE S 28°21'53" W along the east boundary of this tract, a distance of 285.37 feet to a point in the north right-of-way line of Holly Road for the southeast corner of this tract;

THENCE N 62°01'04" W a distance of 703.99 feet to a point the southeast corner of Lot 2, Block 12, Vista Hermosa Subdivision Phase IV, as shown on the map thereof recorded in Volume 68 at Page 999 of the Map Records of Nueces County, Texas for the southwest corner of this tract;

THENCE N 27°55'49" E along the east boundary of the heretofore described Lot 2, Block 12, a distance of 284.73 feet to the northeast corner of said Lot 2, Block 12 for the northwest corner of this tract, said point lying in the south boundary of the Vista Hermosa Subdivision, Phase II as heretofore referenced;

THENCE S 62°04'10" E along the south boundary of Vista Hermosa Subdivision Phase II a distance of 706.15 feet to the **POINT OF BEGINNING** forming a tract embracing 4.61 acres.

   
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is the south line of Vista Hermosa Subdivision Phase II, as shown on the map of record.

MBJ:sab

19035-Field Note Desc.doc

**EXHIBIT "A"**  
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LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
				VISTA HONOLULU SUBDIVISION PLANS VOLUME 17 PAGE 130-131 M.R.N.C.T.			(13)	

7' BEGINNING

Area = 200978 Sq.Ft.  
Area = 4.61 Acres

N27°55'49"E 284.73'

S28°21'53"W 285.37'

BONDING OF LOT 4, SECTION 3, BORHART COUNTY LAKES AS RECORDED IN VOLUME A PAGE 48 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 6.621 ACRE TRACT DEEDED TO ROSELLO LOPEZ AND MARIA ESPERANZA LOPEZ, CO-TRUSTEES OF THE ROSELLO LOPEZ AND MARIA ESPERANZA LOPEZ REVOCABLE LIVING TRUST, IN DOCUMENT NUMBER 2012030647 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

60,00



*Prepared by:*  
**Bass & Welsh Engineering**  
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Corpus Christi, Tx. 78404  
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(361) 882-1265 (fax)  
FIRM REGISTRATION NO. F-52

Job No: 19035  
Scale: 1"=100'  
Date: 8-10-19  
Drawing No: SITE  
Plotscale: 1:1  
Sheet 1 of 1