

**Zoning Case No. 0320-02, Juan Romero (District 5).  
Ordinance rezoning property at or near 7614 Slough Road from the “FR” Farm  
Rural District to the “RS-6” Single-Family 6 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 described as Tract 1 and Tract II, Tract 1 being .397 acre out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas and said 0.397 acre Tract I also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts and Tract II being 0.130 acre out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. and said 0.130 acre Tract II also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.

The subject property is located at or near 7614 Slough Road. 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 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 \_\_\_\_\_, 2020, 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

### STATE OF TEXAS COUNTY OF NUECES

#### TRACT I

Field Notes of a 0.397 acre Tract I out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. Said 0.397 acre Tract I also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown on the plat recorded in Volume A, Pages 41-43, Map Records Nueces County, Texas. Said 0.397 acre tract being more particularly described as follows:

**BEGINNING** at a point in the intersection of the centerline of Slough Road and Freds Folly Drive, for the south corner of a 2.26 acre Cardinal Investments & Holdings, LLC tract, as described in a deed recorded in File No. 2019021178, Official Public Records Nueces County, Texas, in the southwest line of said 2.79 acre tract, for the west corner of a 12 foot access easement, as described in a deed recorded in Document No. 2005006894, Official Public Records Nueces County, Texas and for the west corner of this survey, from **WHENCE** a mag nail found previously set in the intersection of the center of Slough Road and Freds Folly Drive, and for the west corner of said 2.26 acre Cardinal Investments & Holdings, LLC tract, bears North 61°14'31" West, a distance of 272.41 feet.

**THENCE** with the common line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, said 12 foot access easement and this survey, North 28°47'32" East, at a distance of 30.01 feet pass a point in the northeast right of way of Slough Road, from **WHENCE** a 1" iron pipe found in the intersection of the northeast right of way of Slough Road and the southeast right of way of Freds Folly Drive, bears North 61°14'31" West, a distance of 242.32 feet, and in all a total distance of 194.19 feet to a 5/8" re-bar set in the southeast line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, for the west corner of a 0.21 acre Juan G. and Rosaura Romero tract, as described in a deed recorded in Document No. 2017051811, Official Public Records Nueces County, Texas, for the north corner of said 12 foot access easement and for north corner of this survey.

**THENCE** with the common line of said 0.21 acre Juan G. and Rosaura Romero tract, said 12 foot access easement and this survey, South 61°12'28" East, a distance of 89.13 feet to a 5/8" re-bar set in the northwest line of a 1.76 acre Hillary O. Hand tract, as described in a deed recorded in Document No. 2001019928, Official Public Records Nueces County, Texas, in the southeast line of said 2.79 acre tract, for the south corner of said 0.21 acre Juan G. and Rosaura Romero tract, and for the east corner of this survey.

**THENCE** with the common line of said 1.76 acre Hillary O. Hand tract, said 2.79 acre tract and this survey, South 28°47'32" West, at distance of 163.99 feet pass point in the northeast right of way of Slough Road, from **WHENCE** a 5/8" re-bar found in the northeast right of way of Slough Road, bears South 61°14'31" East, at a distance of 491.14 feet, and in all a total distance 194.14 feet to a point in the centerline of Slough Road, in the northeast line of Rancho Las Brisas Unit 1, as shown on a map recorded in Volume 66, Pages 129 - 130, Map Records Nueces County, Texas, for the west corner of said 1.76 acre Hillary O. Hand tract, for the south corner of said 2.79 acre tract and for the south corner of this survey.

**THENCE** with the common line of the center of Slough Road, said Rancho Las Brisas Unit 1, said 2.79 acre tract and this survey, North 61°14'31" West, a distance of 89.13 feet to the **POINT OF BEGINNING** of this survey, and containing 0.397 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 survey of the property legally described herein was made on the ground this day July 18, 2019 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: July 19, 2019.



*[Handwritten signature]*

STATE OF TEXAS  
COUNTY OF NUECES

TRACT II

Field Notes of a 0.130 acre Tract II out of a 2.79 acre tract described in Cause No. 2015-PR-00746-3, Probate of the Estate of Marvin Doyle Slouch, deceased, in the County Court at Law of Nueces County, Texas. Said 0.130 acre Tract II also being out of the southwest 3.00 acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown on the plat recorded in Volume A, Pages 41-43, Map Records Nueces County, Texas. Said 0.130 acre tract being more particularly described as follows:

COMMENCING a mag nail found previously set in the intersection of the center of Slough Road and Freds Folly Drive, and for the west corner of a 2.26 acre Cardinal Investments & Holdings, LLC tract, as described in a deed recorded in File No. 2019021178, Official Public Records Nueces County, Texas, THENCE with the common line of the center of Slough Road and the southwest line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, South 61°14'31" East, a distance of 272.41 feet to a point in the intersection of the centerline of Slough Road and Freds Folly Drive, for the south corner of a 2.26 acre Homes Cardinal Investments & Holdings, LLC tract, in the southwest line of said 2.79 acre tract, for the west corner of a 12 foot access easement, as described in a deed recorded in Document No. 2005006894, Official Public Records Nueces County, Texas and for the west corner of a 0.40 acre Tract I surveyed this day by Brister Surveying, THENCE with the common line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, said 12 foot access easement, said 0.40 acre Tract I surveyed this day by Brister Surveying, North 28°47'32" East, at a distance of 30.01 feet pass a point in the northeast right of way of Slough Road, from WHENCE a 1" iron pipe found in the intersection of the northeast right of way of Slough Road and the southeast right of way of Freds Folly Drive, bears North 61°14'31" West, a distance of 242.32 feet, at a distance of 194.19 feet pass a 5/8" re-bar set in the southeast line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, for the north corner of said 12 foot access easement, for the north corner of said 0.40 acre Tract I surveyed this day by Brister Surveying, for the west corner of a 0.21 acre Juan G. and Rosaura Romero tract, as described in a deed recorded in Document No. 2017051811, Official Public Records Nueces County, Texas, and in all a total distance of 298.06 feet to a 5/8" re-bar set in the southeast line of said 2.26 acre Cardinal Investments & Holdings, LLC tract, for the north corner of said 0.21 acre Juan G. and Rosaura Romero tract, for the west corner of this survey and for the POINT OF BEGINNING.

THENCE with the common line of said 2.26 acre Cardinal Investments & Holdings, LLC tract and this survey, North 28°47'32" East, a distance of 63.38 feet to a 5/8" re-bar set for the east corner of said 2.26 acre Cardinal Investments & Holdings, LLC tract, in the northeast line of said 2.79 acre tract, in the southwest line of Lot 15, Block 1, Legends of Diamante Unit 2, as shown on a plat recorded in Volume 67, Page 322, Map Records Nueces County, Texas, and for north corner of this survey.

THENCE with the common line of said Lot 15, said 2.79 acre tract and this survey, South 61°12'11" East, at a distance of 11.03 feet pass point for the common corner of Lot 15 and Lot 14 of said Legends of Diamante Unit 2, in the northeast line of said 2.79 acre tract, and in the northeast line of this survey, and in all a total distance of 89.13 feet to a 5/8" re-bar set in the southwest line of Lot 13 of said Legends of Diamante Unit 2, for the north corner of a 1.76 acre Hillary O. Hand tract, as described in a deed recorded in Document No. 2001019928, Official Public Records Nueces County, Texas, for the east corner of said 2.79 acre tract and for the east corner of this survey.

THENCE with the common line of said 1.76 acre Hillary O. Hand tract, said 2.79 acre tract and this survey, South 28°47'32" West, a distance of 63.41 feet to a 5/8" re-bar set in the northwest line of said 1.76 Hillary O. Hand tract, for the east corner of said 0.21 acre Juan G. and Rosaura Romero tract, and for the south corner of this survey, from WHENCE a point in the centerline of Slough Road, the south corner of said 2.79 acre tract and said 0.40 acre tract surveyed this day by Brister Surveying, and for the west corner of said 1.76 acre Hillary O. Hand tract, bears South 28°47'32" West, a distance of 298.01 feet.

THENCE with the common line of said 0.21 acre Juan G. and Rosaura Romero tract and this survey, North 61°12'28" West, a distance of 89.13 feet to the POINT OF BEGINNING of this survey, and containing 0.130 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 survey of the property legally described herein was made on the ground this day July 18, 2019 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: July 19, 2019.



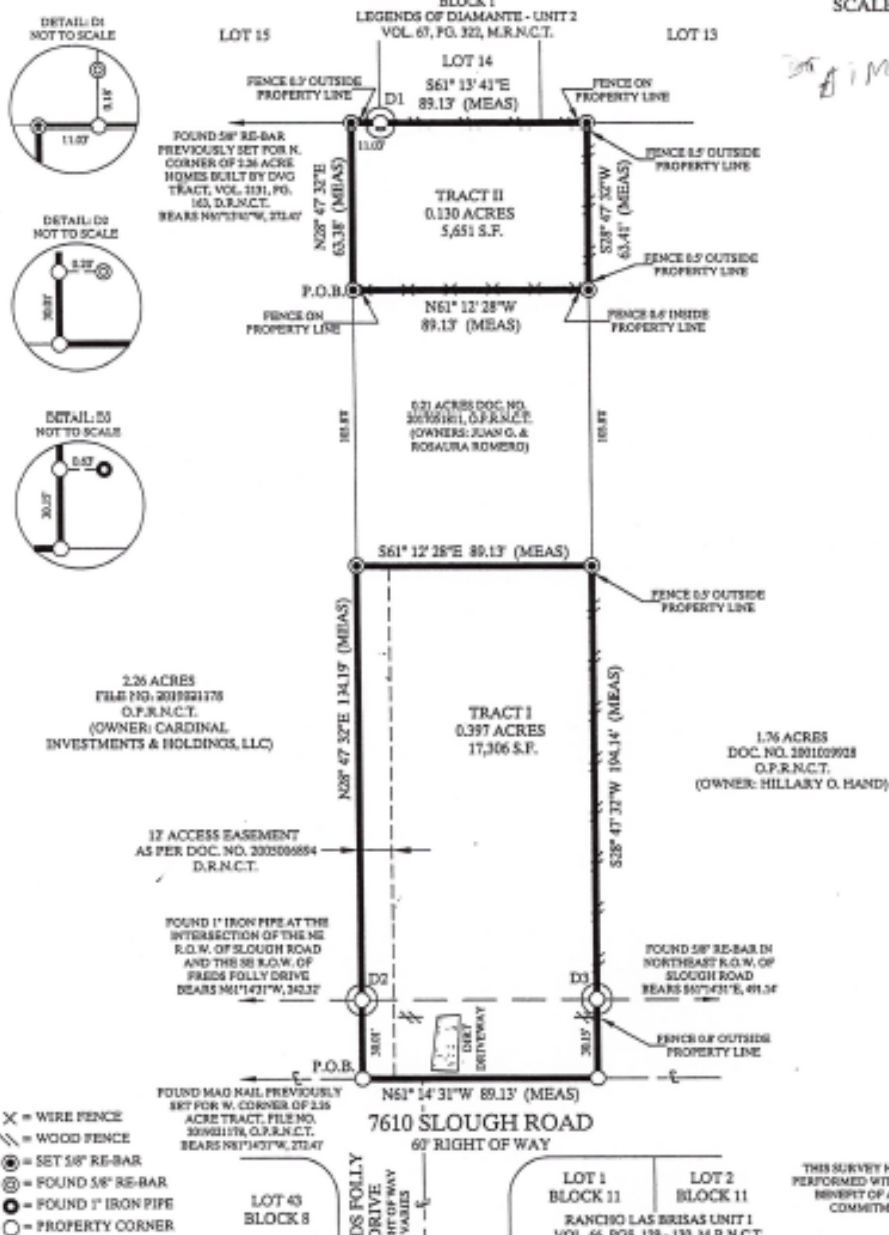
Job No. 190935 - B

*Jul 18, 2019*  
*Ronald E. Brister*

SURVEY OF  
A 0.397 ACRE TRACT BEING TRACT I AND A 0.130 ACRE TRACT BEING TRACT II OUT OF A 2.79 ACRE  
TRACT DESCRIBED IN CAUSE NO. 2015-78-00746-1, PROBATE OF THE ESTATE OF MARVIN DOYLE  
SLOUGH, DECEASED, IN THE COUNTY COURT AT LAW OF NUECES COUNTY, TEXAS. SAID 0.397 ACRE  
TRACT I AND SAID 0.130 ACRE TRACT II ALSO BEING OUT OF THE SOUTHWEST 3.00 ACRES OUT OF  
LOT 27, SECTION 28, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON THE  
PLAT RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.



SCALE 1" = 40'



**Brister Surveying**

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Corpus Christi, Texas 78411  
Office 361.450.1800  
Fax 361.450.1802  
brister@bristersurveying.com  
Texas Registration No. 307288

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY  
IS LOCATED WITHIN ZONE 8 AS DETERMINED  
BY THE FEDERAL EMERGENCY MANAGEMENT  
MAPS COMMUNITY PANEL 481494 2540 C  
DATED MARCH 18, 1988  
AND ☐ IS NOT LOCATED IN A DESIGNATED  
100 YEAR FLOOD ZONE

DATE JULY 19, 2019



JOB NO. 190935

NOTES:  
1) TOTAL SURVEYED AREAS ARE TRACT I (0.397 ACRES) & TRACT II (0.130 ACRES).  
2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM (GPS) 2011 DATUM.  
3) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELLED BRISTER SURVEYING.  
4) TWO METES AND BOUNDS DESCRIPTIONS OF EQUAL DATE ACCOMPANY THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THE PROPERTY.  
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE OCEAN THIS DAY 15 OF JULY, 2019, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*

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