

**Case No. 1220-03, The Episcopal Church Corporation in West Texas: (District 3) Ordinance rezoning property at or near 4518 Saratoga Boulevard (State Highway 357) from the “RS-6” Single Family 6 District to the “ON” Office Neighborhood 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 being a 1.50 Acre Zoning Tract, being a portion of Lot 10, Block 49, Country Club Estates Unit 11, as recorded in Volume 34, Page 2, of the Map Records of Nueces County, Texas, as shown in Exhibit “A”:

from the “RS-6” Single Family 6 District to the “ON” Neighborhood Office District

The subject property is located at or near 4518 Saratoga Boulevard (State Highway 357). 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 \_\_\_\_\_, 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. 43445.C0.00  
November 10, 2020

**Exhibit A**  
**1.500 Acre Tract**  
**Zoning Tract**

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes, for a 1.500 Acre Zoning Tract, being a portion of Lot 10, Block 49, Country Club Estates Unit 11, as recorded in Volume 34, Page 2, of the Map Records of Nueces County, Texas; the said 1.500 Acre Easement being more fully described as follows:

**Beginning**, at a 5/8 Inch Iron Rod Found, on the Northeast Right-of-Way line of Saratoga Boulevard, a public roadway, for the South corner of Lot 9, said Block 49, for the West corner of the said Lot 10 and this Tract;

**Thence**, North 28°03'37" East, with the common boundary line of Lots 7 through 9 and the said Lot 10, said Block 49, at 165.13 Feet, pass a 5/8 Inch Iron Rod Found, for a common corner of the said Lots 7 and 8, in all 237.68 Feet, to the North corner of this Tract;

**Thence**, South 61°49'35" East, over and across the said Lot 10, 275.21 Feet, to the Northwest Right-of-Way line of Brisbane Drive, a public roadway, for the East corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, for a corner of the said Lot 10 bears, North 28°09'49" East, 78.41 Feet;

**Thence**, South 28°09'49" West, with the said Right-of-Way line and the said Lot 10, 227.70 Feet, to a 5/8 Inch Iron Rod Found, for the South corner of the said Lot 10, this Tract, and the beginning of a circular curve to the Right, having a Delta of 90°00'36", a Radius of 10.00, an Arc Length of 15.71 Feet, and a Chord which bears, North 73°30'30" East, 14.14 Feet;

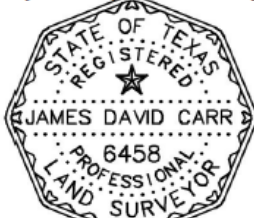
**Thence**, with said circular curve to the Right, 15.71 Feet, for a corner of this Tract;

**Thence**, North 61°49'35" West, with the said Northeast Right-of-Way line of Saratoga Boulevard, 264.78 Feet, to the **Point of Beginning** containing 1.500 Acres (65,340 Sq. Ft.) of Land, more or less.

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

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.

Unless this fieldnotes 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

*James D. Carr*

James D. Carr, R.P.L.S.  
License No. 6458

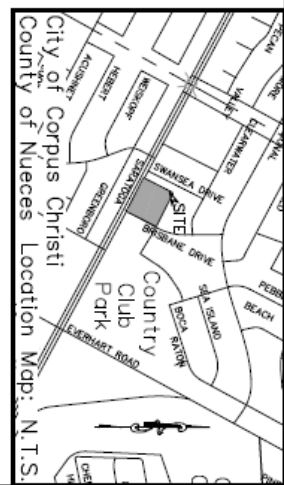
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TBPE Firm # 145 • TBPLS Firm # 10032400



*Exhibit B*  
Sketch to Accompany

Legend:

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod Found Bent
- 5/8 Inch Iron Rod Found in Concrete
- ✕ Drill Hole Found

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'36"	10.00'	15.71'	S73°10'07"W	14.14'

**URBAN**  
**ENGINEERING**  
THE NEW NO. 14 TULLY NEW NO. 1003400  
2725 SMOOTHER RD. CORPUS CHRISTI, TX 78408  
PHONE: 361-664-3320 WWW.URBANENG.COM

DATE: Nov. 02, 2020  
SCALE: 1"=100'  
JOB NO.: 43445.CO.00  
SHEET: 1 OF 1  
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