

Zoning Case No. ZN8584, Daovone Xayasene (District 1).

Ordinance rezoning properties at or near 2828 Ruth, 2830 Ruth, and 2816 Ruth Street from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

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, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, are amended by changing the zoning on the subject property being Lots 63 through 66, Block 12, Steele's Addition Subdivision and a 0.046 acre tract out of Lot 67, Block 12, Steele's Addition Subdivision, as shown in Exhibit "A", from:

the **"RS-6" Single-Family 6 District and the "CG-2" General Commercial District** to the **"RM-3" Multifamily District**.

The subject property is located at or near **2828 Ruth Street, 2830 Ruth Street, and 2816 Ruth Street**. Exhibit A, a metes and bounds description, and Exhibit B, the subject property map, are 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 conflict with this ordinance are hereby expressly superseded except for the

Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

Exhibit _____

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 0.046 acre tract for zoning purposes only out of Lot 67, Block 12, "Steele's Addition" as shown on the plat recorded in Volume 2, Page 49, Map Records Nueces County, Texas and also being a portion of a 10 foot alley closed as per Ordinance No. 14557 and recorded in Document No. 1996007978, Official Public Records of Nueces County, Texas. Said 0.046 acre tract being more particularly described as follows:

BEGINNING at a point in the north right of way of Ruth Street, for the common south corner of Lots 66 & 67, and for the southwest corner of this exhibit.

THENCE with the common line of Lot 66, Lot 67, and this exhibit, North $01^{\circ} 16' 28''$ West, a distance of 125.00 feet to a point in the center of said closed 10 foot alley and for the northwest corner of this exhibit, from **WHENCE** a 5/8" re-bar found for the northwest corner of Lot 7R, Steele's Addition, as shown on the plat recorded in Volume 69, Page 266, Map Records Nueces County, Texas, bears South $88^{\circ} 43' 32''$ West, a distance of 50.00 feet, **THENCE** North $01^{\circ} 16' 28''$ West, a distance of 125.00 feet.

THENCE with the common line of the center of said closed 10 foot alley and this exhibit, North $88^{\circ} 43' 32''$ East, a distance of 16.00 feet to a point for the northeast corner of this exhibit.

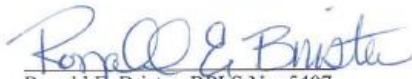
THENCE crossing Lot 67 with the east line of this exhibit, South $01^{\circ} 16' 28''$ East, a distance of 125.00 feet to a point in the common line of the north right of way of Ruth Street and Lot 67, and for the southeast corner of this exhibit.

THENCE with the common line of the north right of way of Ruth Street, Lot 67, and this exhibit, South $88^{\circ} 43' 32''$ West, a distance of 16.00 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.046 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 = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein does not represent an on the ground survey.



Ronald E. Brister, RPLS No. 5407

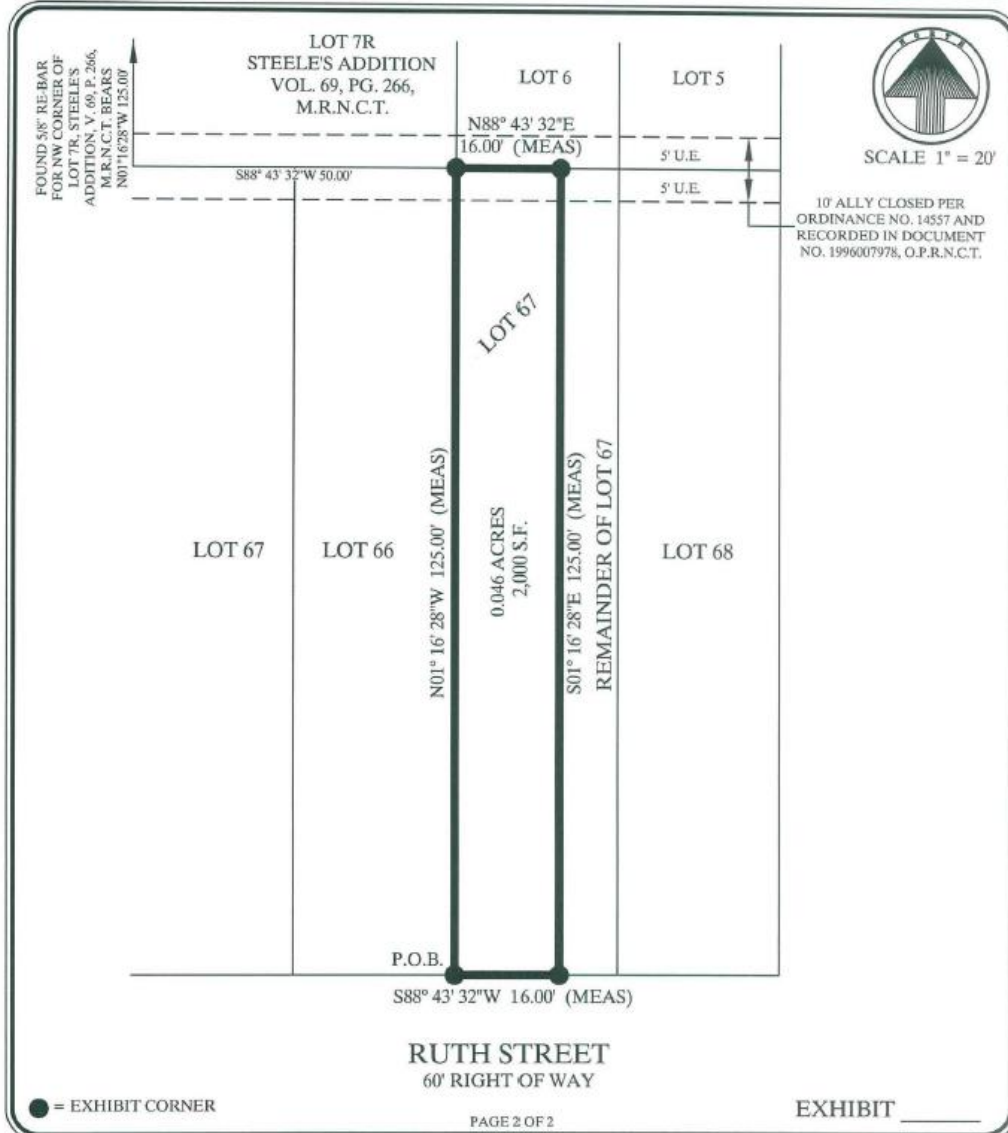
Date: January 23, 2025



Job No. 250059-1

EXHIBIT OF

A 0.046 ACRE TRACT, FOR ZONING PURPOSES ONLY, OUT OF LOT 67, BLOCK 12, "STEELE'S ADDITION" AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGE 49, MAP RECORDS NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF A 10 FOOT ALLEY CLOSED AS PER ORDINANCE NO. 14557 AND RECORDED IN DOCUMENT NO. 1996007978, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
Bristersurveying@corpus.wcbc.com
Firm Registration No. 10072800

NOTES:

- 1.) TOTAL AREA OF EXHIBIT IS 0.046 ACRES.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT
- 5.) THIS DOCUMENT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES NOT REPRESENT AN ON THE GROUND SURVEY.

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

SURVEY DATE JANUARY 23, 2025

JOB NO. 250059-1

Exhibit B

