

Case No. 0123-03 Margo Moore Nonexemption Protection Trust (District 4): Ordinance Rezoning a property at or near 7901 South Padre Island Drive, from the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District; Providing for a penalty not to exceed \$2,000 and publication.

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;

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 31.39 acres out of lots 23 through 26, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibits "A", "B", "C" and "D":

From the “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

The subject property is located at or near 7901 South Padre Island Drive. Exhibits “A” and “C”, which are the metes and bounds of the subject property, and Exhibits “B” and “D”, which are associated maps 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 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 _____, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2023, by the following vote:

Paulette Guajardo	_____	Jim Klein	_____
Roland Barrera	_____	Mike Pusley	_____
Sylvia Campos	_____	Everett Roy	_____
Gil Hernandez	_____	Dan Suckley	_____
Michael Hunter	_____		

PASSED AND APPROVED on this the _____ day of _____, 2023.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor



Job No. 8896.C2.01
December 19, 2022

Exhibit A
18.01 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for an 18.01 Acre, Zoning Tract, out of Lots 23 and 24, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; the said 18.01 Acre, Zoning Tract, being more fully described as follows:

Beginning, at a point on the Northwest boundary line of Lot 1, Paul Jones Sports Complex, a map of which is recorded in Volume 67, Pages 495 through 496, said Map Records, being the South corner of Lot 1, Block 1, Oso River Estates Unit 2, a map of which is recorded in Volume 68, Pages 336 through 337, said Map Records, for the East corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, bears South 56°34'34" East, 0.18 Feet;

Thence, South 28°39'08" West, with the Southeast boundary line of the said Lot 24 and the Northwest boundary line of the said Lot 1, Paul Jones Sports Complex, 708.21 Feet, to the East corner of a 2.28 Acre Tract of Land out of Lots 25 and 26, the said Section 28, described as Tract 2 in a Gift Deed from the Gladys Mattie Smith Marital Trust, Patricia Ray Peterson Nuss and Christy Ann Peterson Brown to the City of Corpus Christi, Texas, recorded in Document No. 2017017602, Official Public Records of Nueces County, Texas, for the South corner of this Tract;

Thence, North 61°32'42" West, with the Northeast boundary line of the said 2.28 Acre Tract, at 0.22 Feet pass, a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, in all a distance of 1101.54 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southeast Right-of-Way line of Ennis Joslin Road, a public roadway, for the North corner of the said 2.28 Acre Tract and for a corner of this Tract;

Thence, North 28°34'03" East, with the said Southeast Right-of-Way line, 715.52 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for the North corner of this Tract;

Thence, South 61°09'54" East, at 278.85 Feet, pass a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, being the West corner of the said Lot 1, Block 1, Oso River Estates Unit 2, in all a distance of 1102.59 Feet, to the **Point of Beginning**, containing 18.01 Acres (784516 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204, 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
Brian D. Lorentson
Brian D. Lorentson, R.P.L.S.
License No. 6839

Lot 1A, Block 4, Oso River Estates
Vol. 68, Pgs. 30-31, Map
Records of Nueces County, Texas

Lot 2A
Peary Place Annex "E"
Vol. 49, Pg. 184
M.R.N.C.T.

Williams Drive

Ennis Joslin Road
N28°34'03"E 715.52'
15' U.E. (Doc. No. 2011010371, O.P.R.N.C.T.)

Portion of Lot 23, Section 28
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas

Lot 1, Block 1
Oso River Estates Unit 2
Vol. 68, Pgs. 336-337, Map
Records of Nueces County, Texas

Paul Jones Sports Complex
Vol. 67, Pgs. 495-496, Map
Records of Nueces County, Texas

3.00 Acres out of
Lots 19 and 20, Section 31
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas
(Doc. No. 2017017601, O.P.R.N.C.T.)

18.01 Acre (784516sf)
Zoning Tract

Lot 23

Lot 24

2.28 Acres out of
Lots 23 through 26, Section 28
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No. 2017017602, O.P.R.N.C.T.)

Legend:

- 5/8 Inch Iron Rod
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

50' Wide Coastal Transmission Corporation
Easement and Right-of-Way
(Vol. 865, Pg. 580, D.R.N.C.T.)

2'x25' Guy Wire Easement
(Vol. 1412, Pg. 483,
D.R.N.C.T.)

General Notes:

1. 18.01 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.



Graphic Scale
1"=200'

Sketch to Accompany

FIELDNOTES, for an 18.01 Acre, Zoning Tract, out of Lots 23 and 24, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



Exhibit B

DATE: Dec. 19, 2022
SCALE: 1"=200'
JOB NO.: 8896.C2.01
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com
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Job No. 8896.C2.01
December 19, 2022

Exhibit C
13.38 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 13.38 Acre, Zoning Tract, out of Lots 25 and 26, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; the said 13.38 Acre, Zoning Tract, being more fully described as follows:

Beginning, at a point on the Southeast Right-of-Way line of Ennis Joslin Road, a public roadway, being the West corner of a 2.28 Acre Tract of Land out of Lots 25 and 26, the said Section 28, described as Tract 2 in a Gift Deed from the Gladys Mattie Smith Marital Trust, Patricia Ray Peterson Nuss and Christy Ann Peterson Brown to the City of Corpus Christi, Texas, recorded in Document No. 2017017602, Official Public Records of Nueces County, Texas, from **Whence**, a 5/8 Inch Iron Rod Found (Disturbed), bears North 64°26'32" East, 0.30 Feet;

Thence, South 61°32'42" East, with the Southwest boundary line of the said 2.28 Acre Tract, 1101.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found, on the Northwest boundary line of Lot 20, Section 31, said Flour Bluff and Encinal Farm and Garden Tracts, for the East corner of this Tract;

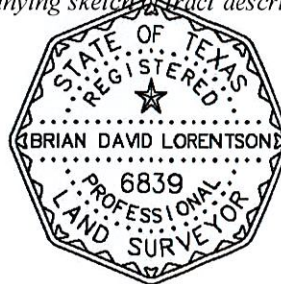
Thence, South 28°39'08" West, with the Northwest boundary line of the said Lot 20, 529.29 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for the South corner of this Tract;

Thence, North 61°32'42" West, 1100.62 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the said Southeast Right-of-Way line of Ennis Joslin Road, for the West corner of this Tract;

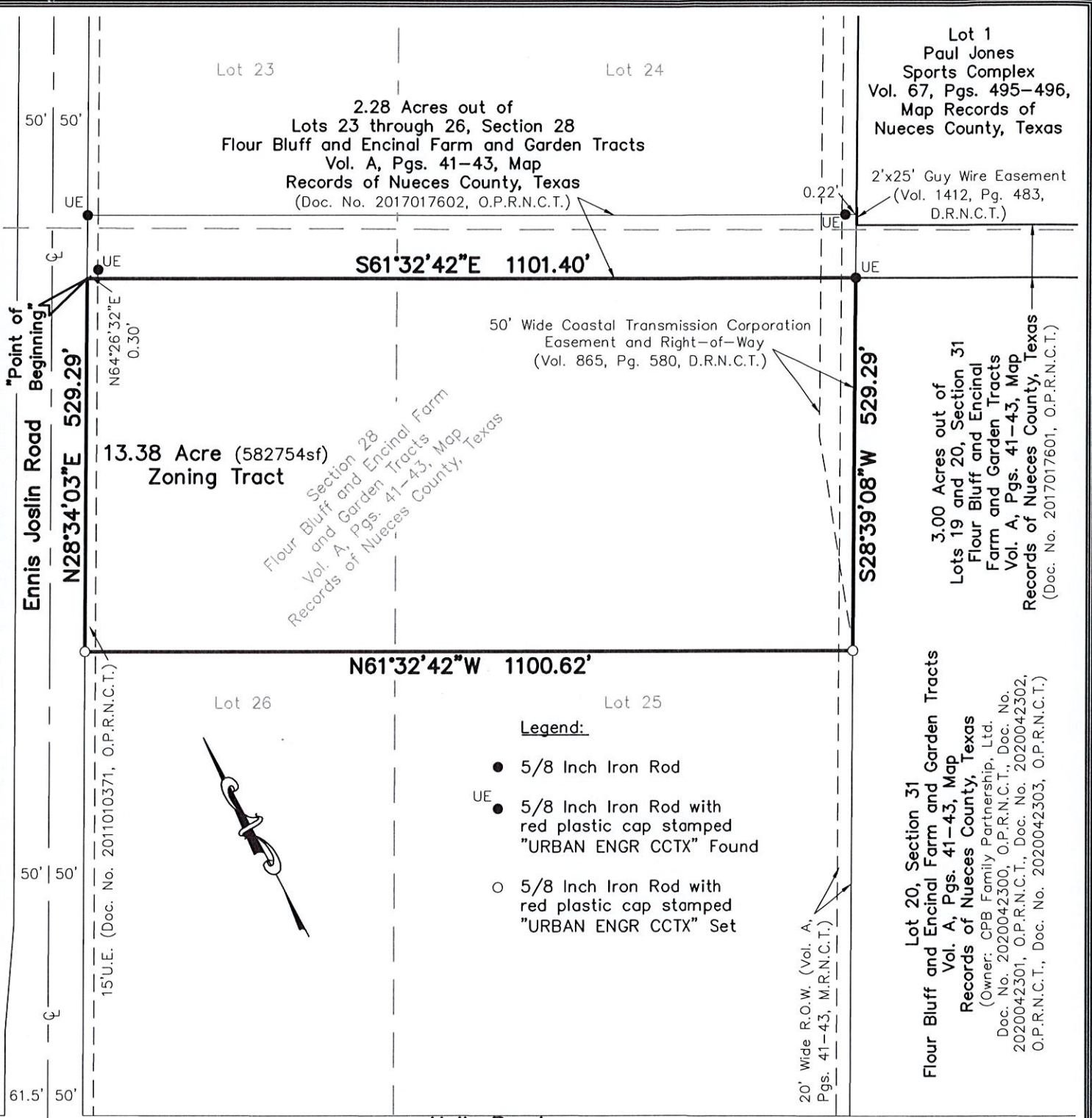
Thence, North 28°34'03" East, with the said Southeast Right-of-Way line, 529.29 Feet, to the **Point of Beginning**, containing 13.38 Acres (582754 Sq. Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Central Zone 4204, 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.*



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License No. 6839



Sketch to Accompany

FIELDNOTES, for a 13.38 Acre, Zoning Tract, out of Lots 25 and 26, Section 28, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas.



Exhibit D

DATE: Dec. 19, 2022
 SCALE: 1"=200'
 JOB NO.: 8896.C2.01
 SHEET: 1 of 2
 DRAWN BY: XG
 urbansurvey1@urbaneng.com
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