

**Zoning Case No. 0124-03, Cenikor Foundation (District 1).
Ordinance rezoning a property at or near 801 Cantwell Drive from the “CG-2”
General Commercial District to the “IL” Light Industrial District; Providing for a
penalty not to exceed \$2,000 and publication. (Planning Commission and Staff
recommended 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:

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 South 30.59 Feet of Lot 23, Lots 24, 25, 26, 27, & 28, Block 12, Russell Industrial Area, as described and shown in Exhibit A and Exhibit B, from:

the “CG-2” General Commercial District to the “IL” Light Industrial District.

The subject property is located at or near 801 Cantwell Drive. Exhibit A, a metes and bounds description, and Exhibit B, a 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 are in conflict with this ordinance are hereby expressly superseded.

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 of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2024.

PASSED and APPROVED on the _____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 20-7253

2.026 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being the South 30.59 feet of Lot 23 and all of Lots 24, 25, 26, 27 & 28, Block 12, Russell Industrial Area as recorded in Volume 35, Page 37 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a drill hole set over a reading in the concrete of a fence post found for the West corner of this tract, same being the West corner of said Lot 28, same lying in the Northeast right-of-way margin of Savage Lane;

THENCE, along the Northwest boundary line of said Lots 28 through 23, NORTH 18 degrees 04 minutes 12 seconds EAST 311.34 feet to a 5/8 inch iron rod found for the North corner of this tract;

THENCE, passing through said Lot 23, SOUTH 72 degrees 16 minutes 12 seconds EAST 288.89 feet to a ¼ inch iron pipe found for the East corner of this tract, same lying in the Southeast boundary line of said Lot 23, same lying in the Northwest right-of-way margin of Cantwell Lane;

THENCE, along the Southeast boundary line of said Lots 23 through 28 and the Northwest right-of-way margin of Cantwell Lane, SOUTH 18 degrees 02 minutes 46 seconds WEST 279.37 feet to a 5/8 inch iron rod found for the Southeast corner of this tract, same being the point of curvature of a curve to the right at the intersection of said Cantwell Lane and Savage Lane;


THENCE, along said curve to the right with a radius of 25.00 feet, a central angle of 90 degrees 44 minutes 24 seconds, a length of arc of 39.59 feet, a tangent of 25.33 feet and chord bearing and length of SOUTH 62 degrees 01 minutes 39 seconds WEST 35.96 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, same lying in said Northeast right-of-way margin of Savage Lane;

THENCE, along said Northeast right-of-way margin of Savage Lane, NORTH 71 degrees 33 minutes 06 seconds WEST 85.05 feet to a 5/8 inch iron rod found for a corner of this tract and of said Lot 28, same being the point of beginning of a curve to the left;

THENCE, along said curve to the left with a radius of 2178.79 feet and the Northeast right-of-way margin of Savage Lane, a central angle of 04 degrees 42 minutes 43 seconds, a length of arc of 179.19 feet, a tangent of 89.64 feet and a chord bearing and length of NORTH 74 degrees 36 minutes 18 seconds WEST 179.19 feet to the point of beginning and containing 2.026 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey. Bearings are based on NAD83-2011 Texas South 4205 Coordinate System.

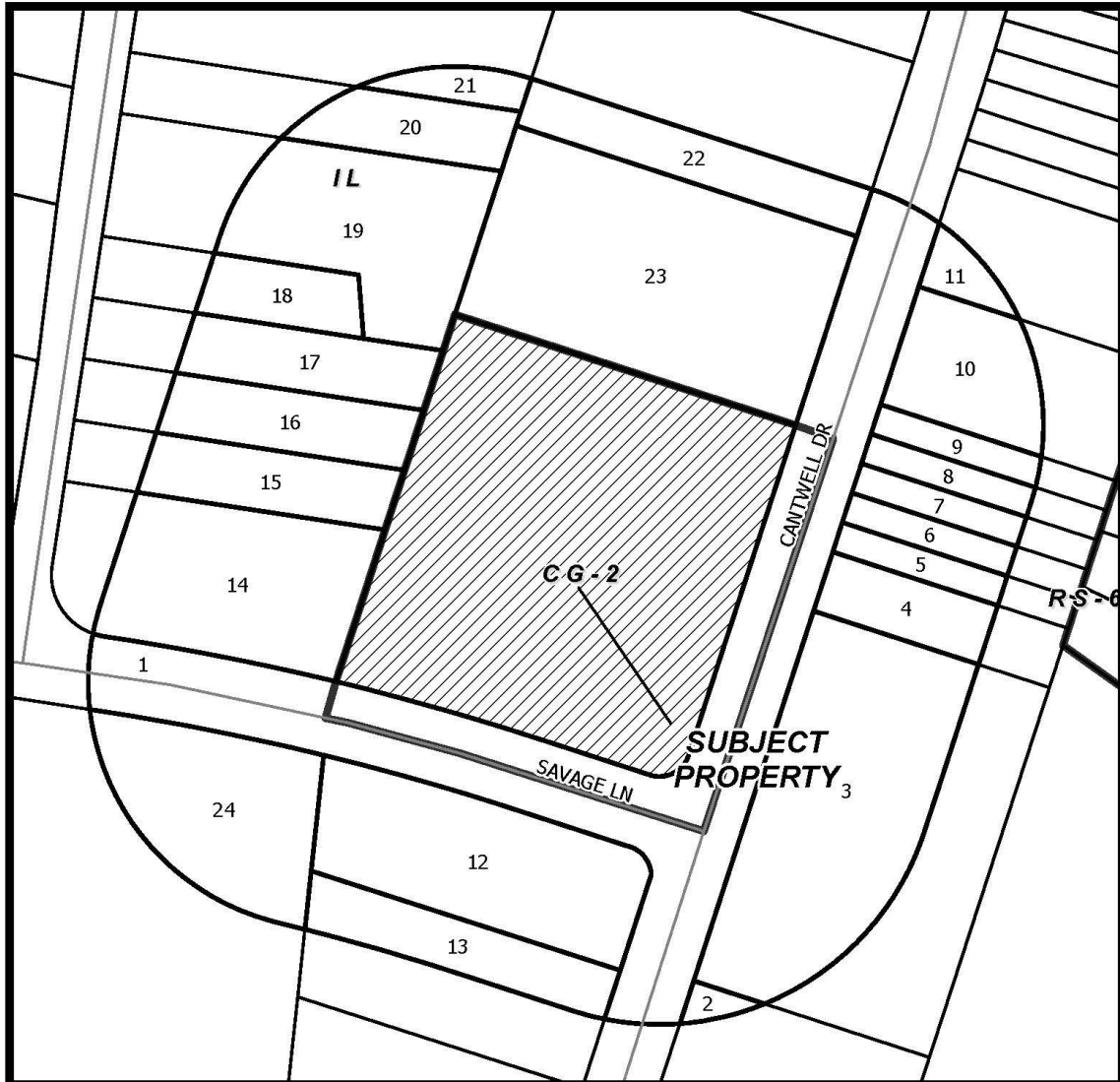
Dated this the 29th day of NOVEMBER, 2023.



Ronald A. Voss,
Registered Professional Land Surveyor No.2293

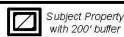


Exhibit B



CASE: 0124-03 Zoning and notice Area

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



4 Owners within 200' listed on attached ownership table

X Owners in opposition

