

**Zoning Case No. ZN8261, Margo Lyn Moore (District 4).  
Ordinance rezoning a property at or near 7317 South Padre Island Drive (State Highway 358) from the “RS-6” Single-Family District to the “CG-2” General Commercial 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 25.93 Acres out of Lots 15 & 16, Section 28, Flour Bluff & Encinal Farm Garden Tract, as described and shown in Exhibit A and Exhibit B, from:

the “**RS-6” Single-Family District** to the “**CG-2” General Commercial District**.

The subject property is located at or near 7317 South Padre Island Drive (State Highway 358). Exhibit A, a metes and bounds description with exhibit , 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 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 \_\_\_\_\_, 2024.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

## Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.

NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

3054 S. ALAMEDA, ZIP 78404

361-882-5521 ~ FAX 361-882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [nixmw1@gmail.com](mailto:nixmw1@gmail.com)

### BASS & WELSH ENGINEERING

TX Registration No. F-52  
Survey Registration No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

March 27, 2024

#### Field Note Description

##### Proposed Re-zoning

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across portions of Lots 15 and 16, Section 28 of the Flour Bluff and Encinal Farm and Garden Tracts as shown on the map thereof, recorded in Volume A, Pages 41-43 in the Map Records of Nueces County, Texas, and being a portion of that tract described in the deed to Margo Lyn Moore, recorded on the clerk's file number 2009042344 Official Public Records of Nueces County, Texas;

**BEGINNING** at a 5/8 inch iron rod found in the South right-of-way line of South Padre Island Drive (State Highway 358) at the intersection with the East boundary of Lot 15, Flour Bluff and Encinal Farm and Garden Tracts for the Eastmost corner of this tract;

THENCE S28°36'35"W along the East boundary of said Lot 15, a distance of 1,148.54 feet to a 5/8 inch iron rod set for the Southmost corner of this tract, said point lying in the North boundary of a 75 foot wide City of Corpus Christi drainage right-of-way described in the document recorded in Volume 1061, Page 109 of the Deed Records of Nueces County, Texas;

THENCE N61°11'59" W along the North boundary of said drainage right-of-way, a distance of 1,181.74 feet to a 5/8 inch iron rod found disturbed for the most Westerly corner of this tract, said point lying in the East right-of-way line of Rodd Field Road (State Highway 357);

THENCE along the East right-of-way line of Rodd Field Road N02°10'23" E a distance of 173.39 feet to a 5/8 inch iron rod found for an intermediate corner of this tract;

THENCE continuing along the East right-of-way line of Rodd Field Road N28°40'27" E a distance of 515.15 feet to a 5/8 inch iron rod found for an intermediate corner of this tract, said point being at the point of curvature of a curve to the right;

THENCE along said curve to the right in a Northeasterly direction whose radius is 513.00 feet, a distance of 12.40 feet to a 5/8 inch iron rod found for the point of tangency of said curve;

THENCE Continuing along the East right-of-way line of Rodd Field Road N31°08'28" E a distance of 25.27 feet to a 5/8 inch iron rod found for a Westerly Northwest corner of this tract, said point also being the Southwest corner of Lot 2, Block 1, Roy Smith Plaza as shown on the map thereof recorded in Volume 60, Page 22 in the Map Records of Nueces County, Texas;

THENCE S63°58' 38"E along the South boundary of Lot 2, Block 1, Roy Smith Plaza, a distance of 275.00 feet to a 5/8 inch iron rod found for an intermediate corner of this tract, said point being the Southeast corner of Lot 2, Block 1, Roy Smith Plaza and the Southwest corner of Lot 3, Block 1, Roy Smith Plaza as shown on the map thereof, recorded in Volume 69, Page 593 of the Map Records of Nueces County, Texas;

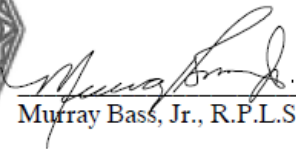
THENCE S63°57'38" E along the South boundary of Lot 3, Block 1, Roy Smith Plaza, a distance of 254.16 feet to a 5/8 inch iron rod found for an interior corner of this tract, said point being the Southeast corner of Lot 3, Block 1, Roy Smith Plaza;

THENCE N26°02'22"E along the East boundary of Lot 3, Block 1, Roy Smith Plaza, a distance of 364.13 feet to a 5/8 inch iron rod found for the Northeast corner of Lot 3, Block 1, Roy Smith Plaza, said point lying in the South right-of-way line of South Padre Island Drive(State Highway 358);

THENCE S67°56'47"E along South right-of-way line of South Padre Island Drive, a distance of 225.99 feet to a 5/8 inch iron rod found for an intermediate corner of this tract;

THENCE continuing along the South right-of-way line of South Padre Island Drive S63°56'45"E a distance of 520.28 feet to the POINT OF BEGINNING, forming a tract embracing 27.58 acres(1,201,224 square feet).



  
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing State of Texas, Lambert Grid, South Zone, NAD 1983.

MBJ: emg

20015-MargoMooreFieldDesc.doc



PROPOSED REZONING

**A 27.58+/- Acre Tract of Land, A Portion of Four Bluff & Enchal Farm & Garden Tracts, Sect. 28, Lots 15 & 16**

DATE: 29 MARCH 2024  
 SHEET NO. 1  
 OF 1 SHEETS

FIELD BK. NO. -  
 SHEET NO. -  
 DRAWN BY: M.B. JR.  
 CHECKED BY: M.B. JR.  
 DATE: 29 MARCH 2024  
 SCALE: AS SHOWN

**BASS & WELSH ENGINEERING**  
 CONSULTING ENGINEERS AND SURVEYORS  
 3054 SOUTH ALAMEDA STREET, SUITE 204  
 P.O. BOX 6307, 76466-0307  
 FORT WORTH, TEXAS 76107-0307  
 ENGINEERING FIRM REGISTRATION NO. F-52  
 SURVEYING FIRM REGISTRATION NO. 10027-00  
 C.S. 2/29/24

COMP. FILE: REZONING APP

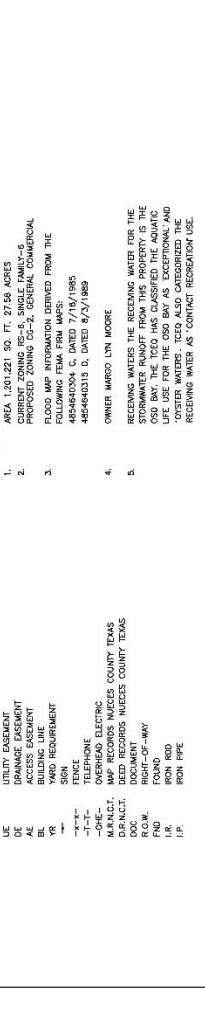
**LEGEND**

- VE EASEMENT
- DE EASEMENT
- AE ACCESS EASEMENT
- BL BUILDING LINE
- RD ROAD
- RR RAILROAD
- FE FENCE
- TE TELEPHONE
- CE CEMENT
- ME M.ELECTRIC
- M.E.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- BEED RECORDS NUECES COUNTY TEXAS
- DI DIRECT
- RO.R. RIGHT-OF-WAY
- FO FOUND
- IR IRON ROD
- IP IRON PIPE

**GENERAL NOTES**

1. AREA 1,261,221 SQ. FT., 27.58 ACRES
2. PROPOSED ZONING IS "A" GENERAL COMMERCIAL
3. FLOOD MAP INFORMATION DERIVED FROM THE FOLLOWING FEMA FIRM MAPS:  
 485440304 C, DATED 7/18/1985  
 485440310 D, DATED 6/27/1989
4. OWNER MARCO LYNN MOORE
5. RECEIVING WATERS THE RECEIVING WATER FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS THE OSD BAY. THE TIED HAS CLASSIFIED THE AQUATIC LIFE AS "SUSCEPTIBLE TO POLLUTION" AND "CROSSER WATERS" TIED AS "CLASSIFIED THE RECEIVING WATER AS "CONTACT RECREATION USE."

**LOCATION MAP** SCALE: 1"=400'



PROPOSED REZONING

MARCO LYNN MOORE  
 528393635'W 1146.54'  
 POS. 41-43, M.E.N.C.T.  
 DOG# 20092344  
 0.0 PARCEL

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 0.0 PARCEL

MARCO LYNN MOORE  
 528393635'W 1146.54'  
 POS. 41-43, M.E.N.C.T.  
 DOG# 20092344  
 0.0 PARCEL

GRAPHIC SCALE  
 1 inch = 100 ft.

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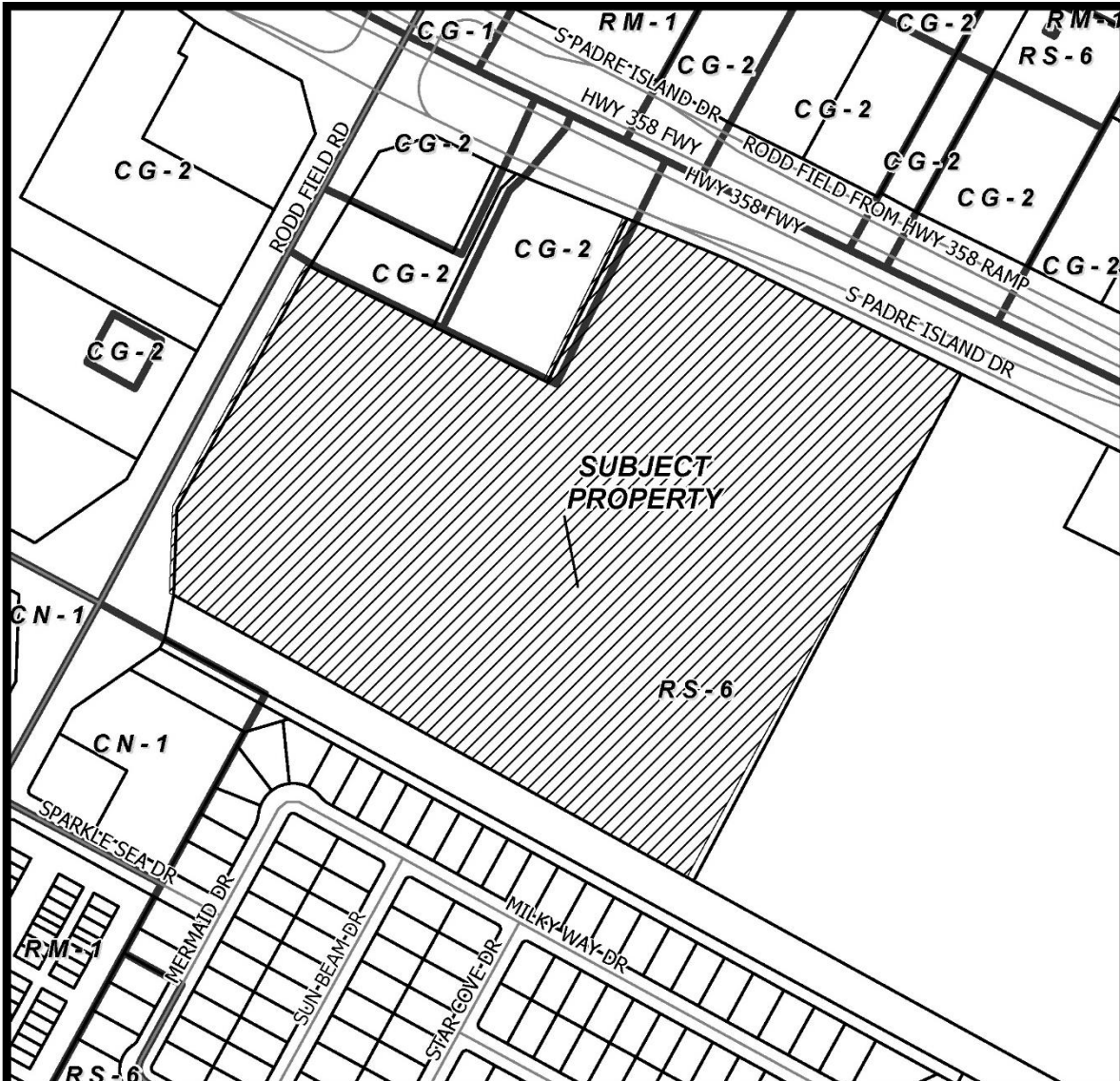
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# Exhibit B



## CASE: ZN8261 SUBJECT PROPERTY WITH ZONING



A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

