

Case No. 0322-04 Corpus Christi Island Apartment Villas Management, LLC and Thomas Weber, LLC: (District 3) Ordinance rezoning a property at or near 3802 Saratoga from the “RM-1” Multifamily District to the “RM-3” Multifamily 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 1.713 acres out of the east half of Lot 4, Section 9, Bohemian Colony Lands, as shown in Exhibits “A” & “B”:

From the “RM-1” Multifamily District to the **“RM-3” Multifamily District.**

The subject property is located at or near 3802 Saratoga Boulevard. Exhibit A, which is the Metes and Bounds of the subject property, and Exhibit B, the associated 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 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 _____, 2022, by the following vote:

Paulette 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 _____ 2022, by the following vote:

Paulette 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 _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

Exhibit A



METES AND BOUNDS DESCRIPTION
FOR A
1.713 ACRE TRACT OF LAND

BEING a 1.713 acre tract of land situated in the Enriquez Villareal Survey, Abstract No. 1, in the City of Corpus Christi, Nueces County, Texas, and being a portion of a called 23.39 acre tract of land, as conveyed to Thomas Weber, LLC (5% interest), as recorded in Document No. 2021016104, of the Official Records of Nueces County, Texas, and duly conveyed to Corpus Christi Apartment Villas Management Group, LLC, as recorded in Document No. 2021015955, of the Official Records of Nueces County, Texas, and said 1.713 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwesterly Right-of-Way (R.O.W.) line of Weber Road (a variable width R.O.W.), being the most Easterly Northeast corner of said 23.39 acre tract of land and this herein described tract of land, and from which a 1" iron pipe found for the most Southerly corner of Lot 1, Block 1, Schanen Estates West Unit 12, as recorded in Volume 45, Page 142, of the Map Records of Nueces County, Texas, and said 1" iron pipe being in the Northeasterly line of said 23.39 acre tract of land and this herein described tract of land, bears N 61° 50' 29" W, a distance of 10.00 feet;

THENCE with the Northwesterly R.O.W. line of said Weber Road, and with the Southeasterly line of said 23.39 acre tract of land, S 28° 38' 37" W, a distance of 239.62 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwesterly R.O.W. line of said Weber Road, being an Easterly corner of said 23.39 acre tract of land, and being the most Southerly Southeast corner of this herein described tract of land;

THENCE continuing with the Northwesterly R.O.W. line of said Weber Road, and with a Southeasterly line of said 23.39 acre tract of land, N 61° 51' 23" W, at a distance of 10.00 feet passing the most Easterly corner of Lot 10, Kocurek Addition, as recorded in Volume 43, Page 42, of the Map Records of Nueces County, Texas, being in the Northwesterly R.O.W. line of said Weber Road, and departing the Northwesterly R.O.W. line of said Weber Road, and with the common line between said 23.39 acre tract of land and said Lot 10, at a distance of 285.27 feet passing a ½" iron pin with cap stamped "Urban" found for the most Northerly corner of said Lot 10, being a Southeasterly interior corner of said 23.39 acre tract of land, and continuing across and through said 23.39 acre tract of land, for a total distance of 310.27 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Westerly Southwest corner of this herein described tract of land;

THENCE continuing across and through said 23.39 acre tract of land, N 28° 09' 31" E, a distance of 239.69 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly line of aforementioned Lot 1, being in the Northeasterly line of said 23.39 acre tract of land, and being the most Northerly Northwest corner of this herein described tract of land;

THENCE with the common line between said 23.39 acre tract of land and said Lot 1, S 61° 50' 29" E, at a distance of 302.30 feet passing aforementioned 1" pipe found for the most Southerly corner of said Lot 1, and continuing with the Northeasterly line of said 23.39 acre tract of land, for a total distance of 312.30 feet to the POINT OF BEGINNING, and containing 1.713 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Zone (4205), North American Datum 1983.

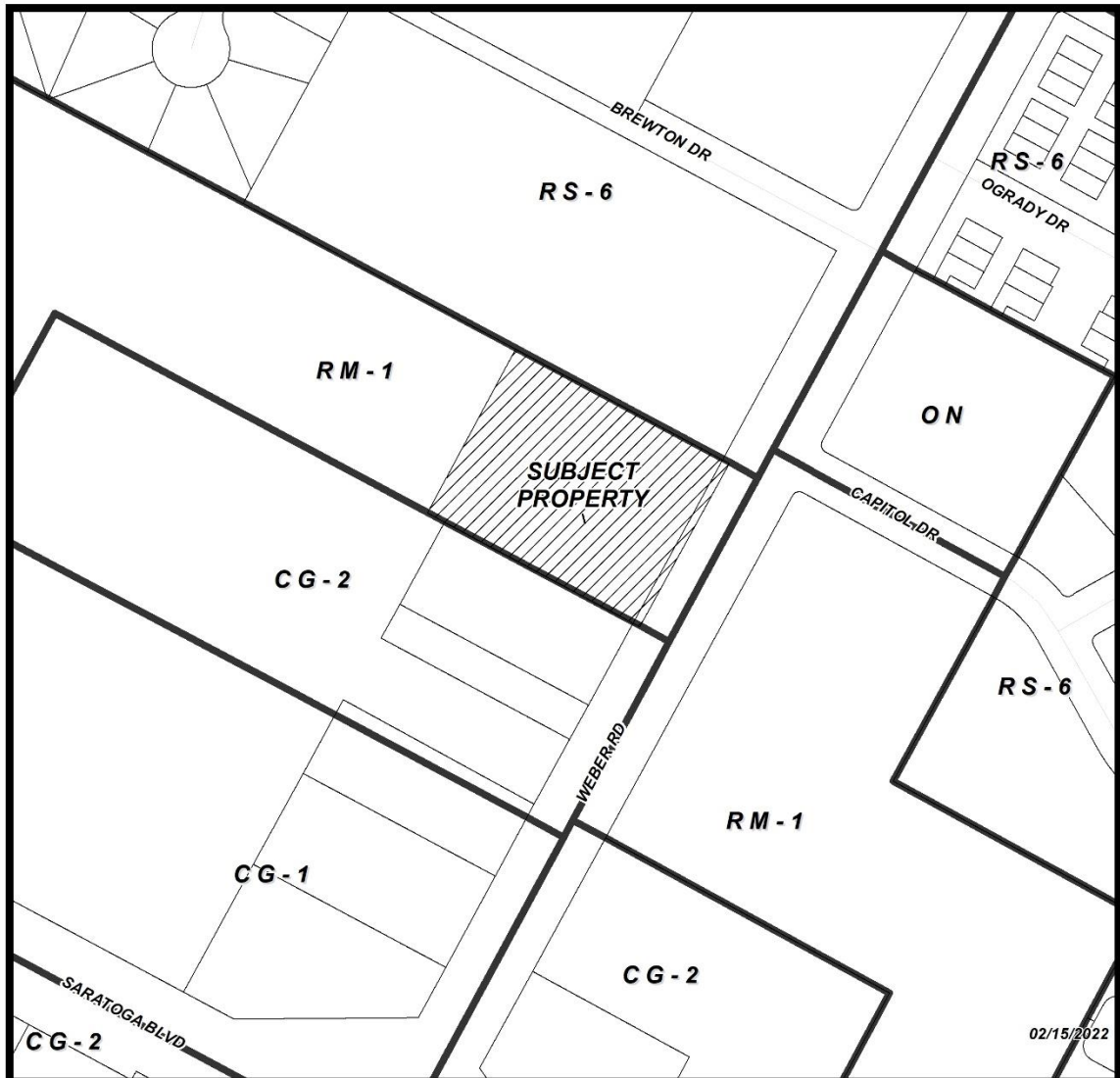
Exhibit prepared this the 25th day of February, 2022.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD452- 1.713 AC WEBER- 022522



Exhibit B



CASE: 0322-04
SUBJECT PROPERTY WITH ZONING



Subject Property

- | | |
|--|---|
| 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 | |

