Zoning Case No. ZN8545, M & R Home Solutions LLC (District 5).

Ordinance rezoning a property at or near 2345 Yorktown Blvd from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special

Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; 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 approximately 4,600 square feet out of 4.88 Acres out of Lots 7 & 8, Section 36, Flour Bluff & Encinal Farm Garden Tract, as shown and described in Exhibit "A" and "B", from:

the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.

The subject property is located at or near **2345 Yorktown Boulevard**. Exhibit A, a map, and Exhibit B, a Metes and Bounds Description with Exhibit, are attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

- **1. Use:** The only use permitted under this Special Permit, other than those permitted by right in the "RS-6" Single-Family 6 District, is a wireless telecommunication tower not to exceed 85 feet in height above finished grade.
- **2. Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
- **3. Other Requirements:** The Special Permit conditions listed herein do not preclude

compliance with other applicable UDC, Building, and Fire Code Requirements.

- **4. Time Limit**: Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
- **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 o	f, 2025.
	ATTEST:
Paulette Guajardo, Mayor	Rebecca Huerta, City Secretary

Exhibit A

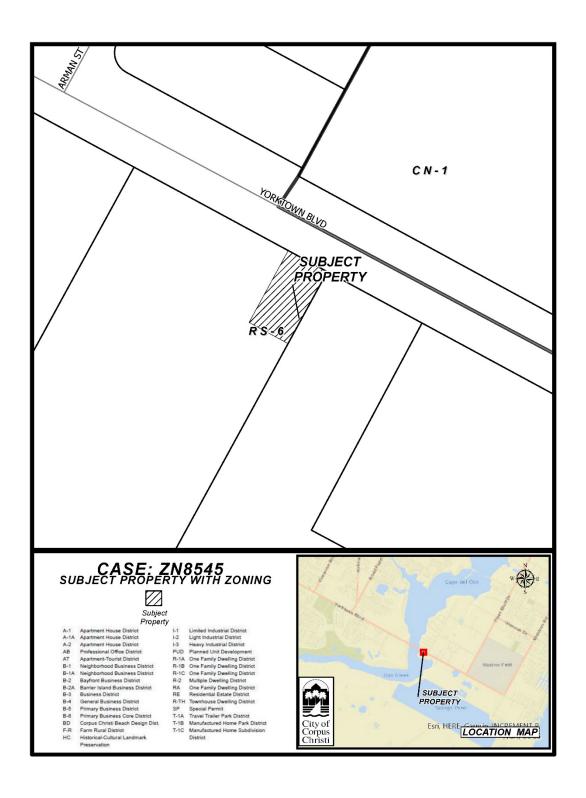
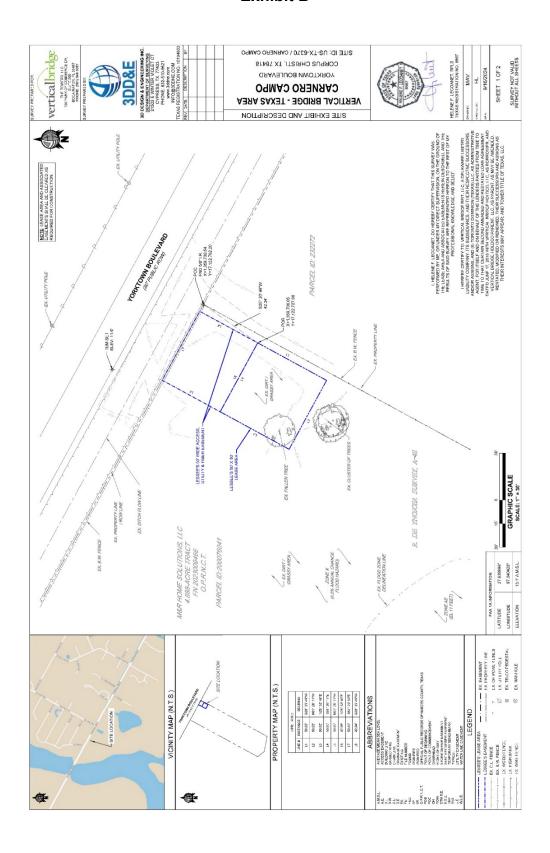


Exhibit B



ANY AND ALL WATERS DISCLOSED ON THE MAP ENTITLED PLAT"D NOVEMBER G. 1000 AND RECORDED HOVEWBER G. 1909 IN (BODK), A. (PAGE), 43. IN NUECES COUNTY, TEXAS, AND EXCEPTIONS ARE LOCATED WITHIN THE SUBJECT PARENT TRACT). ALL BEFENSES ARE GRO BEARINGS BASED ON TEXAS STATE PLANE COORDINITE SYSTEM SOUTH ZONE -CEGS, MORTH AMERICAN DATUM OF 1580 AND ARE SARWAY FRET TO THE REASEST MULDIOLAGLI DISTANCES NEW REPRESENTED IN CRED VALLES BASED ON SACH PORIZORFAL DATUM AND ARE MEASURED IN US SARWAY FRET TO THE REASEST MULDIOR SACH DEFENDE. THIS STIRMEY CONTANS A FLAT AND METES & ROLDING DESCRIPTIONS FOR A LESSEPS 62720 I FASE AREA AND A LESSEPS 62 WITH A AND RIBER EACHBURT. THAT MEET EACHBURT FOR THE ELECTRED IS SED OF THE LESSEES IN THE LESSEES IN THE MESSEES OF THE LESSEES IN THE LESSEES IN THE LESSEES IN THE LESSEES IN THE LESSEES AND RECEIVED FROM THEREA. THE LESSEE AND SASCIATED EXEMBENT VIAL NOT BE INDIVIDENTED. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITTE INSUITANCE T-2 ISSUED BY WESTCOR LAND TITLE INSUINANCE COMMINAL PORE THE OF TEXAS I.C, VERTICAL RESIDES FILE F. US-TX-63/D. TOWER TITLE FILES WITH-CHISSES, FIFECTIVE TAKE MARCH 78, 73/2 COMMINISMENT NO ISSUED SHEET, 1, 7004. SCEPTIONS LISTED TEACON WAY LISTED BY THE COMMENTAL FOR THE RISEMANCE 17 SISTED BY WESTOR LAND THE RISEMAND COMMENT THE THE WAS THEN THEN THE WAS THEN THEN THE WAS THEN THE WAS THEN THE WAS THEN THEN THE WAS AT THE THE OF THE SUMEY, THE LESSEES 50X5 LEASE AREA AND THE LESSEES 57 WOE ACCESS, UTILITY AND FIBER EASEMENT LED WITHIN A NUMBAGED REAS, OF MINIMAL RICOD HAZARO ZOME X ACCURDING TO FEMA FIRM PARE, MAP NAMBER ASSOCIAGIO EFECTIVE UN IDVISIDED ROUND TO LEAK FIRM PARE, MAP NAMBER RESSUCIAGIO EFECTIVE UN IDVISIDEZ ROUND TO LEAK FIRM PARE, MAP NAMBER ASSOCIAGIO EFECTIVE UN IDVISIDEZ ROUND TO LEAK FIRM FAMEL MAP NAMBER ASSOCIAGIO EFECTIVE UN IDVISIDEZ ROUND TO LEAK FIRM FAMEL MAP NAMBER ASSOCIAGIO EFECTIVE UN IDVISIDEZ ROUND TO LEAK FIRM FAMEL MAP NAMBER ASSOCIACIO EFECTIVE UN IDVISIDEZ ROUND TO LEAK FIRM FIRM FAMEL MAP NAMBER ASSOCIACIO EFECTIVE UN IDVISIDE TO WITHIN THE WASHING TO THE WASHING THE КІЗІ 10-тау АВО UILIY LASLAHJI BLYKLIN RETROMOO ROCKAN SAUDIA AVRA RETRANDO SAUDIA. AND GITYO-COGPUS CHRISII A ILJAS IIOME RULI MOTIOGATEDINIOLIA LILI DANA Z. 1226 ABO RECORDIJO JANE S. 2260 IR (INSTRUMENT) 2025/23164, IR NALCES OSUMIY. IDAS, ILXCEPTIONS AR MOTIOGATEDINITRA PRE SJAGEST PARRET TRACE. I HELENEY ELGOANET, DO HERBEN CHETTPY THAT THIS SUPPONT, WAS FREEDOMED BY HELGO WAS FREEDOMED BY HELGO WAS FREEDOMED BY AND ASSOCIALED LASTANCH HELGO WAS THE LEGGE AREA, AND ASSOCIALED LASTANCH HELGO WAS THE LEGGE AS THE WAS UTLITES AS SHOWN HEREON ARE BASED ON FELD OBSERVATIONS UDMOLTED ON CTREZZA UNDERSHOUND UTLITES MAY EXIST AND WERE I PHYSIOLY (CÓZILLAS A PART OF HIS SHOWLY BY A SHORT YOUR HOLS NOT GAMMANILL UILLILES SKOWN ON HLE SHOWLY ARL IN LOAD! POSHIT CONHINGHORN MASH ALWAYS CALL SHOUNDER, DIGGING SHOUNDER, DESCRIPTION OF THE SHOWLY ARL IN LOAD! POSHIT ANY AND ALL MATTERS DISCLUSED ON THE MAP ENTITLED "MAP OF FLOUR BLUFF AND ENCIMAL FARM AND GARDEN TRACTS" DATED JANUARY 22. 1865 RECCREDED JANUARY 22. 1865 IN (BOUR) A (PAGE) 45. IN NUECES COUNTY, TEXAS, *(NO ENCEPTIONS ARE LOCATED WITHIN THIS SUBJECT PARENT TRACT)* ANY AND ALLWATTERS DISTLOSED ON THE MAP ENTITLED PLAT. DATED AND RECORDED IN (BIOCK), A (PACE) 42, IN NUECES CIOUNTY, TEXAS, (AV) EXCEPT ARE LOCATED WITHIN THE SUBJECT PARENT TRACT) ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (GEOID12A) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT. THE LESSEE'S 60% LEASE AREA AND THE LESSEE'S 60 VAIDE ACCESS, UTLITY, AND FIBER EASEMENT LE ENTIRELY WITHIN THE PARENT TRACT. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LESSEE'S LEASE OR EASEWENT THE LESSLE'S 50 YADL ACCLSS, UTLITY, AND FIBUR LASEMENT LERAINATES AT A CONFIRMED PUBLIC RIGHT-OF-VAY. LESSEE'S LEASE AREA AND LESSEE'S EASEMENT PLACEMENT IS PER LAND OWNER, ARE, OR CUST REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENCINEERING, INC. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. ATED BY THIS SPECIFIC SURVEY A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURP NO WE'TLAND AREAS HAVE BEEN INVESTI 14. ALL ZONING INFORMA HEINZE, KORTH, ZESZZE EAST, A DISTANCE OF 80-35 FEET. TO A 59 MCH IRON ROD, SET. ON AFOREMENTIONED SOUTHWEST RIGHT- OF-WAY LINE OF PORTYZWIN ROAD, FOR THE MORTH CONNER OF THIS LITRACT. HIRDE, SOUTH STOOT LEST WITH SAUS SOUTHWEST RESIST OF WAY LIKE, PARALLE WITH AREA FLOOT THEIR USSEADE, INSERT, WAY AND WORT OF IESS.

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SITE ID: US-TX-6370 / CARNERO CAMPO

CORPUS CHRISTI, TX 78418

САКИЕКО САМРО VERTICAL BRIDGE - TEXAS AREA SITE EXHIBIT AND DESCRIPTION

HELENE F. LECOANET, RPLS TEXAS REGISTRATION NO. 6567

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3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
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PHONE 82-510-821
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TROW THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCRILAND TITLE INSURANCE COMPANY TOWER TITLE OF TEXAS LLC, VERTICAL BRIDGE FILE. UTB-771686-C, EFFECTIVE DATE MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024.