

Zoning Case No. ZN8254, Azali Investments LLC (District 5).

Ordinance rezoning a property at or near 7702 Starry Road from the "FR" Farm Rural District to the "RM-2" Multi-Family 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 7.14 Acres out of Lot 15, Section 34, Flour Bluff Encinal Farm and Garden Tract, as described and shown in Exhibit "A" and "B", from:

the **"FR" Farm Rural District** to the **"RM-2" Multi-Family District**.

The subject property is located at or near **7702 Starry Road**. Exhibit A, a metes and bounds description, and Exhibit B, a map, is 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



Project No. 20240301
March 15, 2024

7.141 Acre **Zoning Tract**

STATE OF TEXAS § **COUNTY OF NUECES §**

FIELDNOTES, for a 7.141 Acre, Zoning Tract, situated in the Rincon Del Oso – Enrique Villareal Grant, Abstract 1, being out of Lot 15, Section 34, of the Flour Bluff & Encinal Farm & Garden Tract as shown by plat recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, comprising of a 6.00 Acre Tract of Land and a 1.140 Acre Tract of Land referenced as Tract II, described in a Warranty Deed form Corpus Christi Island Apartment Management Group, LLC to Azali Investment, LLC, recorded in Document No. 2023025921, of the Official Public Records, Nueces County, Texas; said 7.141 Acre Tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod Found, for the East corner of the said 6.00 Acre Tract and this Tract;

Thence, South 28°44'30" West, with the Southeast boundary of the said 6.00 Acre Tract, at 395.78 Feet, pass a 5/8 Inch Iron Rod Found 0.90 Feet to the Left, being the East corner of the said 1.140 Acre Tract, for the South corner of the said 6.00 Acre Tract, in all 471.41 Feet, to the South corner of the said 1.140 Acre Tract and this Tract;

Thence, North 61°17'46" West, with the Southwest boundary of the said 1.140 Acre Tract, 659.84 Feet, to a Cotton Spindle Found, for the West corner of the said 1.140 Acre Tract and this Tract;

Thence, North 28°44'30" West, with the Northwest boundary of the said 1.140 Acre Tract, at 59.55 Feet pass a Mag Nail Found, at 75.50 Feet pass a Cotton Spindle Found, being the West corner of the said 6.00 Acre Tract, for the North corner of the said 1.140 Tract, in all 471.41 Feet, to a 5/8 Inch Iron Rod Found with plastic cap, for the North corner of the said 6.00 Acre Tract and this Tract;

TBPELS FIRM NO. 10194750
WWW.CARRLANDSURVEY.COM

HEADQUARTERS
6537 S. STAPLES ST. STE. 125 #357
CORPUS CHRISTI, TX 78413
361.248.1850

BRANCH OFFICE
701 N. US HWY 281 STE. H #193
MARBLE FALLS, TX 78654
830.321.4569

J.CARR
LAND SURVEYING



Thence, South 61°17'46" East, with the Northeast boundary of the said 6.00 Acre Tract, 659.84 Feet, to the **Point of Beginning**, containing 7.141 Acres (311,057 SqFt) of Land, more or less, of which 0.216 Acres more or less lies within the Right-of-Way of Starry Road, leaving a Net Acreage of 6.925 Acres, more or less.

Grid bearings herein are referenced to the Texas Coordinate System of 1983, Texas Central Zone 4203, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless the fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Zoning Exhibit of Tract described herein.



James D. Carr, RPLS
TX License No. 6458
March 15, 2024

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ZONING EXHIBIT

for a 7.141 Acre, Zoning Tract, comprising of a 6.00 Acre Tract of Land and a 1.140 Acre Tract of Land referenced as Tract II, described in a Warranty Deed form Corpus Christi Island Apartment Management Group, LLC to Azali Investment, LLC, recorded in Document No. 2023025921, of the Official Public Records, Nueces County, Texas.

SURVEYOR'S NOTES:

- 1.) Grid bearings and distances 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.(Record Bearing/Distance)
- 2.) Some features shown on this survey may be out of scale for clarity.
- 3.) This Zoning Exhibit is intended for rezoning purposes only and was prepared from field data obtained on March 9 & 12, 2024.

Owner: M&M Development LP
Property ID: 530628
(per N.C.A.B.)

S 61°17'46" E 659.84'
S 61°17'46" E 659.84'

FLOUR BLUFF & ENCINAL
FARM & GARDEN TRACTS
VOL. A, PGS 41-43
M.R.N.C.T.

7.141 ACRES
(Gross Acreage)
+/- 0.216 Acres within ROW
6.925 ACRES
(Net Acreage)

Azali Investments, LLC
Called 6.00 Acres (Gross)
5.82 Acre (Net)
.018 Acres in the ROW of Starry Road
Doc.No. 2023025921
O.P.R.N.C.T.

LOT 15
SECTION 34

S 61°18'25" E 659.84'
Azali Investments, LLC
Called Tract II
1.140 Acres
Doc.No. 2023025921
O.P.R.N.C.T.

N 61°17'46" W 659.84'
Owner: Corpus Christi Island Apt Mgmt Group LLC
Property ID: 373293
(per N.C.A.B.)

LEGEND

- 5/8" Iron Rod Found (as noted)
- ⊙ Cotton Spindle Found
- ⊙ Mag Nail Found



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6537 S. STAPLES STREET SUITE 125 #357
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DRAWN BY: JDC SCALE: 1"=100' JOB NO: 20240301 DATE: 20240315 1 of 1



POINT OF BEGINNING
7.141 ACRES

S 28°44'30" W 395.78'
S 28°41'38" W 396.00'
Owner: M&M Development LP
Property ID: 232252
(per N.C.A.B.)

S 28°41'00" W 75.50'
S 28°41'38" W 395.78'

Capped

20.0'

20.0'

STARRY ROAD 40' ROW (per Plat)
N 28°44'30" E 471.41'
N 28°41'38" E 395.90'
(N 28°41'38" E 396.00')

75.50'

(N 28°41'38" E 395.90')

(N 28°41'38" E 396.00')

Exhibit B

