

**Zoning Case No. ZN8336, Shafinury Morteza (District 4).
Ordinance rezoning a property at or near 2201 Rodd Field Road from the "ON" Neighborhood Office District to the "CG-2" General Commercial; 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 10.07 Acres out of Lots 7 & 8, Section 19, Flour Bluff & Encinal Farm Garden Tract, as described in Exhibit "A", from:

the **"ON" Neighborhood Commercial District** to the **"CG-2" General Commercial District:**

The subject property is located at or near 2201 Rodd Field Road. Exhibit A, a metes and bounds, and Exhibit B, a sketch, 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

(A) Metes and Bounds

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

June 5, 2024
24015-M&B Zoning

CG-2 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 10.071 acre tract of land, more or less, a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 19, Lots 7 and 8, a map of which is recorded in Volume "A", Pages 41 thru 43, Map Records, Nueces County, Tx and also being a portion of a 19.316 acre tract described by deed, Document No. 2021050080, official records of said county, said 10.071 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the southwest boundary line of Christ Community Subdivision Lot 1 as shown by plat recorded in Volume 62, Page 89, said map records, said beginning point bears N61°20'33"W 401.68' from the southernmost corner of said Christ Community Subdivision Lot 1, said beginning point for the easternmost corner of the tract herein described;

THENCE S27°49'35"W 660.30' along the northwest boundary line of an existing CG-2 zoning tract to a point in the common southwest boundary line of said Lot 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of a 10 acre tract described by deed, Volume 1487, Page 242, deed records of said county, for the southernmost corner of the tract herein described;

THENCE N61°20'00"W 669.00' along the common southwest boundary line of said Lots 8 and 7, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of said 10 acre tract, to a point for the westernmost corner of the tract herein described;


THENCE N28°36'27"E 660.13' along a line 210.00' southeast of and parallel to the southeast boundary line of Windsong Unit 2, Block 1, as shown by plat in Volume 51, Pages 138 & 139, said map records, to a point for the northernmost corner of the tract herein described in said southwest boundary line of Christ Community Subdivision Lot 1;

EXHIBIT "A"

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Metes and Bounds Description, 10.071 Ac., June 5, 2024, Continued:

THENCE S61°20'33"E 660.00 along said southwest boundary line of Christ Community Subdivision Lot 1 to the to the **POINT OF BEGINNING**, a sketch showing said 10.071 acre tract for CG-2 zoning being attached hereto as Exhibit "B".


Nixon M. Welsh, R.P.L.S.




EXHIBIT "A"

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