

Zoning Case No. ZN8853, Eduardo Gonzalez (District 3).

Ordinance rezoning a property at or near 4921 Kostoryz Road from the "RS-6" Single-Family 6 District to the "CN-1/SP" Neighborhood Commercial 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 the southeast half of the southwest 66 feet of Lot U of Lexington Place Subdivision, as described and shown in Exhibit "A", from:

the **"RS-6" Single-Family 6 District** to the **"CN-1/SP" Neighborhood Commercial District with a Special Permit.**

The subject property is located at or near **4921 Kostoryz Road**. Exhibit A, a metes and bounds, is 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 uses authorized by this Special Permit, other than uses permitted in the base zoning district, is vehicle sales. Expansion of the uses granted by this special permit is prohibited.

2. **PARKING:** Parking shall be as per the UDC (Unified Development Code) Section 7.2 Off-Street Parking, Loading, and Stacking.

3. **LANDSCAPING:** Vehicular screening along Kostoryz Road shall be according to the landscaping as per UDC (Unified Development Code) Section 7.3 Landscaping.

4. **DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties.

Screening must be composed of a solid or opaque material that matches or complements the building material.

5. **BUFFER YARD:** A buffer yard consisting of at least 10 feet and 15 points shall be installed, maintained, and remain in place along the north and east property boundaries as long as residential districts or uses are adjacent.

6. **HOURS OF OPERATION:** The hours of operation shall be limited from 8:00 AM to 7:00 PM. Customer access to the facility shall be prohibited after 7:00 PM.

7. **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 of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.221 acre tract, for zoning purposes only, being the southeast half of the southwest 66 feet of Lot U, "Lexington Place", as shown on a map recorded in Volume 9, Pages 7 - 8, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2020025506, Official Records of Nueces County, Texas. Said 0.221 acre tract also being the proposed Lot U-1, "Lexington Place" Said 0.221 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar set in the northwest right of way of Kostoryz Road, for the east corner of Lot T-2, "Lexington Place", as shown on a map recorded in Volume 15, Page 59, Map Records of Nueces County, Texas, for the south for said Lot U, and for the south corner of this exhibit, from **WHENCE** a 5/8" re-bar found in the northwest right of way of Kostoryz Road bears South 28°16'59" West, a distance of 245.84 feet.

THENCE with the common line of said Lot T-2, said Lot U, and this exhibit, North 61°43'01" West, a distance of 145.75 feet to a point in the common line of said Lot T-2 and Lot U. for the south corner of the southwest half of the southwest 66 feet of said Lot U, and for the west corner of this exhibit.

THENCE with the common line of the southwest half of the southwest 66 feet of said Lot U and this exhibit, North 28°16'59" East, a distance of 66.00 feet to a point in the northeast line of the northeast 54 feet of said Lot U, for the east corner of said southwest half of the southwest 66 feet of said Lot U, and for the north corner of this exhibit.

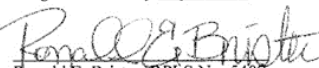
THENCE with the common line of the northeast 54 feet of said Lot U and this exhibit, South 61°43'01" East, a distance of 145.75 feet to a 5/8" re-bar found in the common line of the northwest right of way of Kostoryz Road and said Lot U, and for the east corner of this exhibit.

THENCE with the common line of the northwest right of way of Kostoryz Road, said Lot U, and this exhibit, South 28°16'59" West, a distance of 66.00 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.221 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day July 9, 2025 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: July 10, 2025



Job No. 251000-1

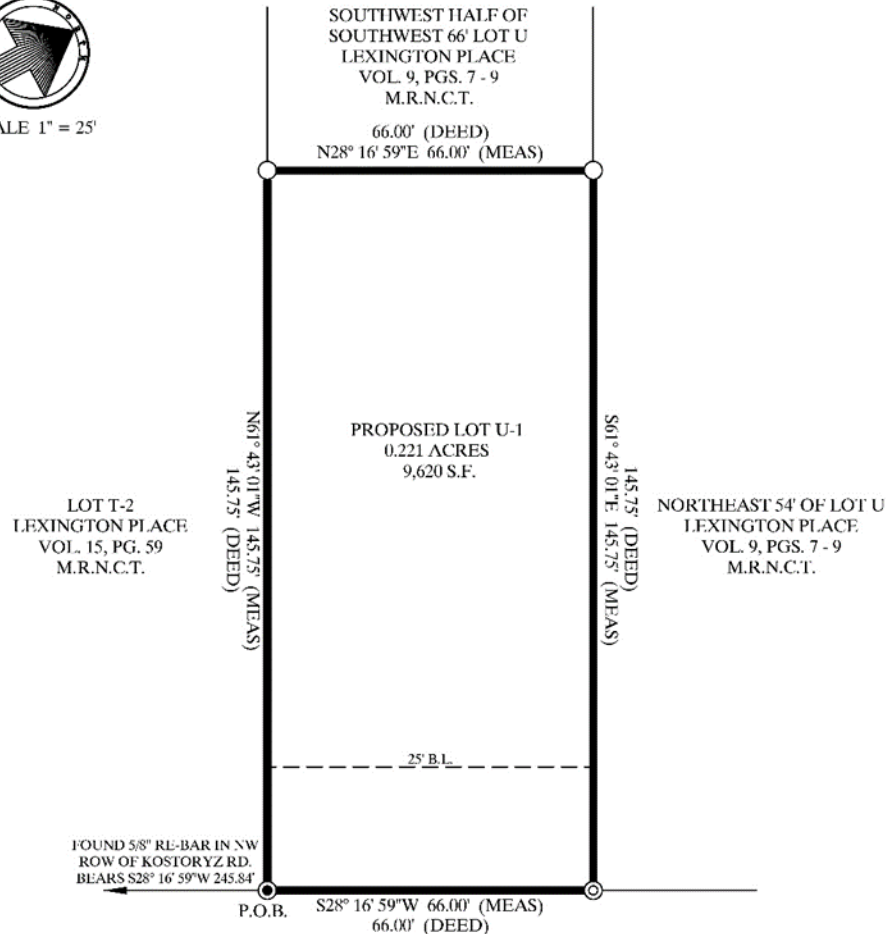
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EXHIBIT OF

A 0.221 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE SOUTHEAST HALF OF THE SOUTHWEST 66 FEET OF LOT U, "LEXINGTON PLACE", AS SHOWN ON A MAP RECORDED IN VOLUME 9, PAGES 7 - 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020025506, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.221 ACRE TRACT ALSO BEING THE PROPOSED LOT U-1, "LEXINGTON PLACE".



SCALE 1" = 25'



- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER NO ACCESS

KOSTORYZ ROAD
80' RIGHT OF WAY

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EXHIBIT _____



Brister Surveying

5506 Calis Drive
Corpus Christi, Texas 78411
Ole 361-850-1800
Fax 361-850-1802
Bristersurveying@corpus.twc.net
Firm Registration No. 10072800

- NOTES:
- 1.) TOTAL AREA OF EXHIBIT IS 3.042 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 - 3.) SET 5/8" RE-BAR = SET 1/2" RE-BAR SET WITH YELLOW PLASTIC CAP & ADDED BRISTER SURVEYING.
 - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
 - 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

SURVEY DATE JULY 10, 2025



JOB NO. 251000-1

THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JULY 9, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407