

**Zoning Case No. 0922-03, Douglas and Joye Posey (District 1).
Ordinance rezoning property at or near 14446 Northwest Boulevard, located along the northside of Northwest Boulevard, south of Riverwood Drive, and west of River Hill Drive, from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “ON/SP” Neighborhood Office District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication.**

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:

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 being 0.468 acres of Lot 2, Nueces River Irrigation Park Annex 2, as described/shown in Exhibit “A” and Exhibit “B”:

the “CG-2” General Commercial District and the “RS-6” Single-Family 6 District to the “ON/SP” Neighborhood Office District with a Special Permit.

The subject property is located at or near 14446 Northwest Boulevard. Exhibit A, which is a metes and bounds description of the property, and Exhibit “B”, which is a subject property map, is attached to and incorporated in this ordinance.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the owner following the conditions listed below:

1. **Use:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district are veterinarian or animal hospital uses without outdoor runs and kennels.
2. **Buffer Yard:** Type A Buffer yards are required adjacent to single-family districts as described in the Unified Development Code §7.9 Required Buffer Yards.
3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Municipal, Building, or Health Department requirements.
4. **Time Limit:** In accordance with the UDC, this special permit shall expire 12 months after approval unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

SECTION 3. 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 4. 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 5. 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 6. 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 7. 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 8. 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

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com
e-mail: nixmw@aol.com

EXHIBIT A

3054 S. ALAMEDA, ZIP 78404
361 882-5521 ~ FAX 361 882-1265
e-mail: murrayjr@aol.com

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

August 9, 2022

Proposed Rezoning

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across a portion of Lot 2 of the Nueces River Irrigation Park Annex No. 2, as shown on the map thereof recorded in Volume 41 at Page 53 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

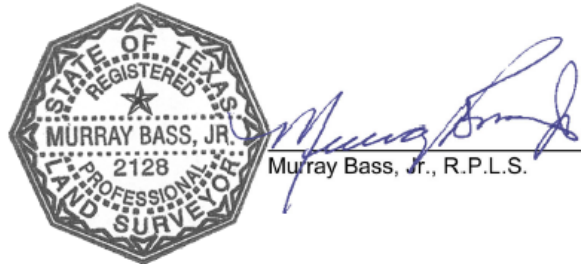
BEGINNING at a point in the west boundary of the heretofore referenced Lot 2, whence the southwest corner of Lot 2 bears S 05°02'38" W at 200.00 feet, said point being the northwest corner of that tract rezoned as B-4 in Ordinance No. 17487, for the southeast corner of this tract;

THENCE N 05°02'38" E along the west property line of Lot 2 a distance of 101.95 feet to a point for the northwest corner of this tract;

THENCE S 84°57'22" E across Lot 2 a distance of 200.00 feet to a point in the east boundary of Lot 2 for the northeast corner of this tract;

THENCE S 05°02'38" W along the east boundary of Lot 2 a distance of 101.96 feet to a point for the southeast corner of this tract;

THENCE N 84°57'22" W across Lot 2 a distance of 200.00 feet to the **POINT OF BEGINNING** forming a tract embracing 20,392 square feet (0.468 acres).



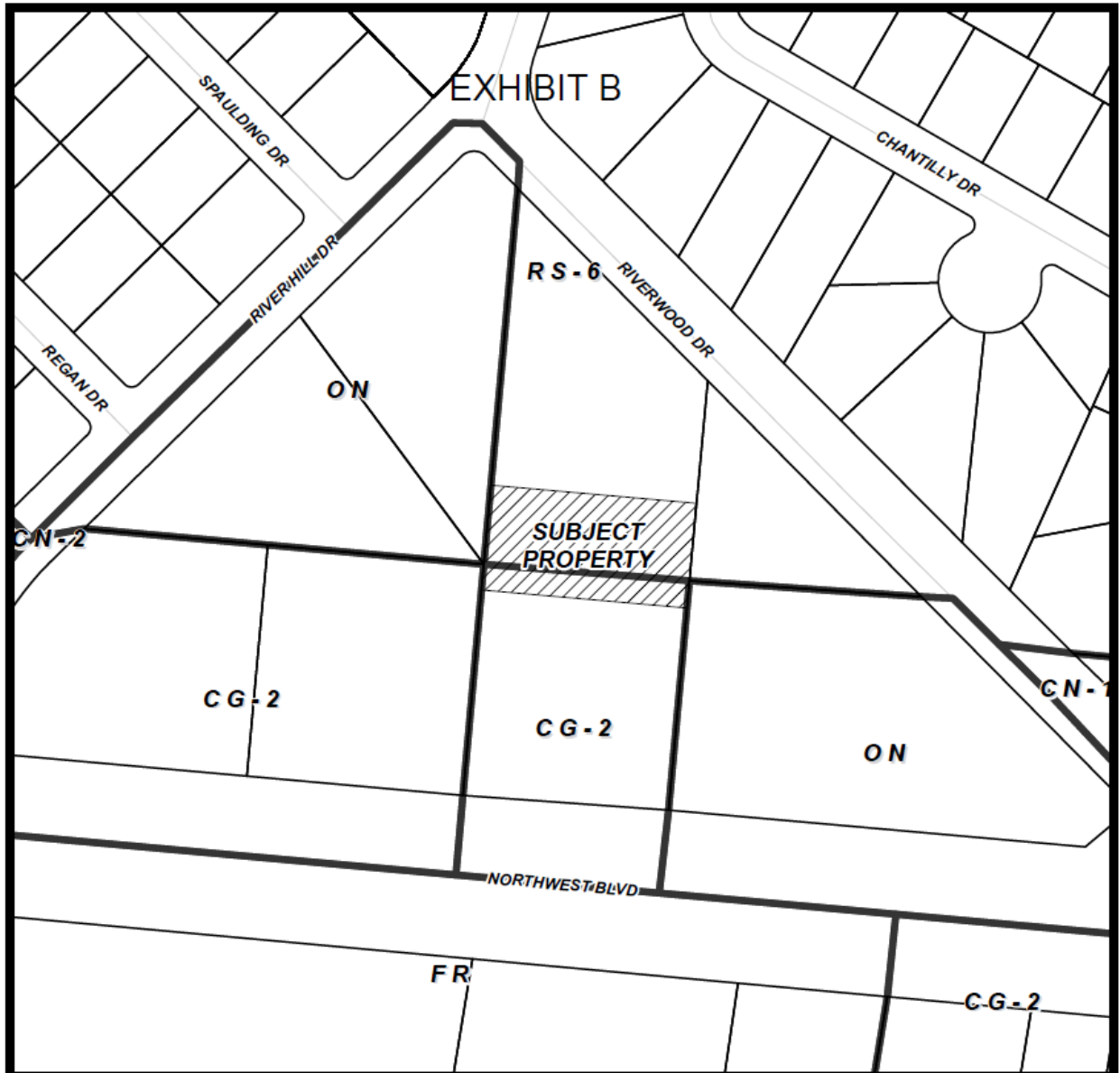
Note: Basis of Bearing is the west line of Lot 2 from the referenced map of record.

MBJ:sab

22015-Field Note-Rezoning.doc

EXHIBIT "A"

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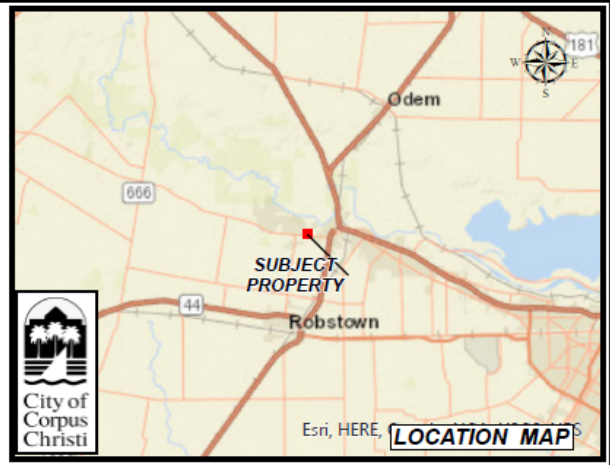


CASE: 0922-03
SUBJECT PROPERTY WITH ZONING



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 | |



Esri, HERE, LOCATION MAPS