Zoning Case No. 0623-03 Victor Valdez, (District 3).

Ordinance rezoning a property at or near 5922 Kostoryz Road from the "RM-2" Multi-Family District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommended approval of the change of zoning from the "RM-2" Multi-Family District to the "CN-1" Neighborhood Commercial District).

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 Lot 39, Block 6, Crestmont Unit 2, as shown in Exhibit "A":

the "RM-2" Multi-Family District to the "CN-1" Neighborhood Commercial District.

The subject property is located at or near **5922 Kostoryz Road**. Exhibit A, 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.

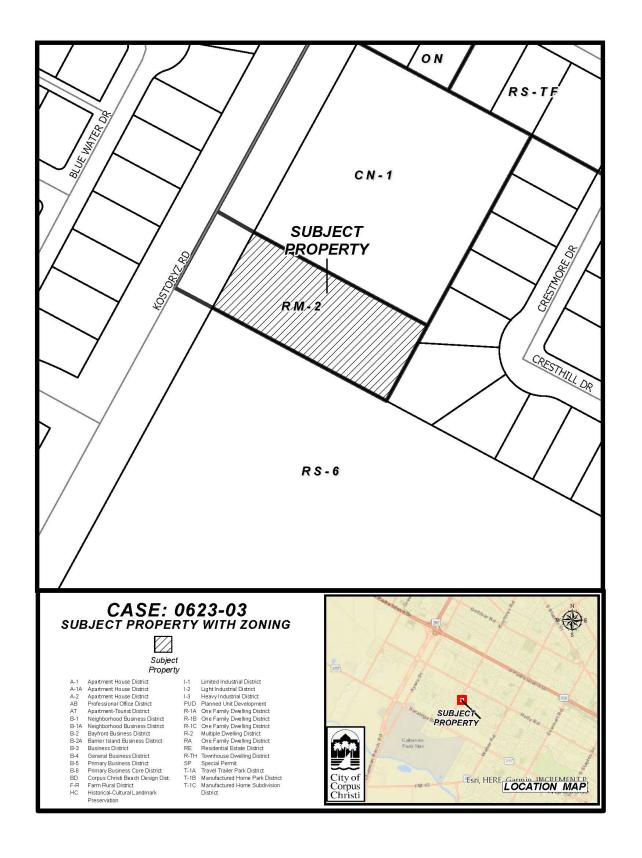
SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

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 of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

EXHIBIT A



That the foregoing ordinance v	vas read for the first time and passed to its second reading on this
the day of	, 2023, by the following vote:
Paulette Guajardo	Jim Klein
Roland Barrera	Mike Pusley
Sylvia Campos	Everett Roy
Gil Hernandez	Dan Suckley
Michael Hunter	
That the foregoing ordinance v	vas read for the second time and passed finally on this the
day of, 2	2023, by the following vote:
Paulette Guajardo	Jim Klein
Roland Barrera	Mike Pusley
Sylvia Campos	Everett Roy
Gil Hernandez	Dan Suckley
Michael Hunter	
PASSED AND APPROVED or	n this the day of, 2023.
ATTEST:	
Rebecca Huerta City Secretary	Paulette Guajardo Mayor