

**Zoning Case No. ZN8441 MPM Development LLC, (District 1).  
Ordinance rezoning a property at or near 11202 Haven Drive from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District and the “CN-1” Neighborhood Commercial 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 21.207 acres of Lots 85 and 86, Artemus Roberts Subdivision as shown in Exhibit “A”, from:

the **“RS-6” Single-Family 6 District** to the **“CN-1” Neighborhood Commercial District**.

The subject property is located at or near **11202 Haven Drive**. Exhibit A, a metes and bounds description, and Exhibit C, a sketch and map, are attached to and incorporated in this ordinance.

**SECTION 2.** 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 136.332 acres of Lots 86 thru 92, Artemus Roberts Subdivision as shown in Exhibit “B”, from:

the **“RS-6” Single-Family 6 District** to the **“RS-4.5” Single-Family 4.5 District**.

The subject property is located at or near **11202 Haven Drive**. Exhibit B, a metes and bounds description, and Exhibit C, a sketch and map, are attached to and incorporated in this ordinance.

**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 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 6.** 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 7.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

**SECTION 8.** 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

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
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### **BASS & WELSH ENGINEERING**

**TX Registration No. F-52**  
**Survey Registration No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

July 31, 2024

### **CN-1 Zoning Tract**

STATE OF TEXAS §  
COUNTY OF NUECES §

Description of a 21.207 acre tract of land, more or less, a portion of Lots 85 and 86, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas and being a portion of a 157.540 acre tract of land described by deed recorded at Document No. 2022024084, Official Records of said County, said 21.207 acre tract of land for CN-1 Zoning as further described by metes and bounds as follows:

**BEGINNING** at a point in the east boundary line of said Lot 85, Artemus Roberts Subdivision, for the northeast corner of the tract herein described and of said 157.540 tract;

**THENCE** along said east boundary line of Lot 85 and east boundary line of said 157.540 acre tract, along a line 5.00' west of and parallel to the center line of Warrior Road, S00°43'51"E 1781.71' to a point in Haven Drive for the southeast corner of the tract herein described and of said Lot 85 and of said 157.540 acre tract;

**THENCE** along the original center line of said Haven Drive, the south boundary line of said Lots 85 and 86, Artemus Roberts Subdivision, along a line 5' north of and parallel to the center line of said Haven Drive and along the south boundary line of said 157.540 acre tract, S89°11'30"W 518.16' to a point for the southwest corner of the tract herein described;

**THENCE** N00°45'29"W 1,613.62' thru said Lot 86 to the point of curvature of a circular curve to the left having a central angle of 100°41'18", a radius of 45.00' and a chord bearing N02°54'46"W 69.29';

**THENCE** along the arc of said circular curve to the left 79.08' to a point for northwesterly corner of the tract herein described;

**THENCE** N00°45'29"W 99.84' to a point for the northwest corner of the tract herein described in the north boundary line of said 157.540 acre tract;

Metes and Bounds Description, 21.207 Ac., 7/31/24:

THENCE N89°18'05"E 521.62' along the north boundary line of said 157.540 acre tract to the **POINT OF BEGINNING**, a sketch showing said 21.207 acre tract for CN-1 zoning being attached hereto as Exhibit "C".



## Exhibit B

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
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Corpus Christi, TX 78466-6397

July 31, 2024

### RS-4.5 Zoning Tract

STATE OF TEXAS §  
COUNTY OF NUECES §

Description of a 136.332 acre tract of land, more or less, a portion of Lots 86 thru 92, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas, and being a portion of a 157.540 Acre tract described by deed recorded at Document No. 2022024084, Official Records of said County, said 136.332 acre tract of land for RS-4.5 Zoning as further described by metes and bounds as follows:

**BEGINNING** at a point in the north boundary line of said 157.540 acre tract which bears S89° 18'05"W 521.62' from the northeast corner of said 157.540 acre tract, a point in the east boundary line of Lot 85, said Artemus Roberts Subdivision, said beginning point for the northeast corner of the tract herein described;

THENCE S00°45'29"E 99.84' to the point of curvature of a circular curve to the right having a central angle of 100°41'18", a radius of 45.00' and a chord bearing S02°54'46"E 69.29';

THENCE along the arc of said circular curve to the right a distance of 79.08' to a point for northeasterly corner of the tract herein described;

THENCE S00°45'29"E 1,613.62' thru a portion of said Lot 86, Artemus Roberts Subdivision, to a point in south boundary line of said 157.540 acre tract in the original center line of Haven Drive, the south boundary line of said Lot 86, Artemus Roberts Subdivision, for the southeast corner of the tract herein described;

THENCE along said original center line of Haven Drive, the south boundary line of said Lots 86 thru 92, Artemus Roberts Subdivision, in part along a line 5' north of and parallel to the center line of said Haven Drive and along said south boundary line of said 157.540 acre tract, S89°11'30"W 3,185.00' to a point for the lower southwest corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and being in the east boundary line of Lot 13, Nueces Acres, a map of which is recorded in Volume 11, Page 20, said map records;

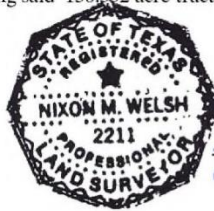
Metes and Bounds Description, 136.332 Acre Tract, 7/31/24

THENCE along the common lower west boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and said east boundary line of Lot 13, Nueces Acres, N00°45'29"W 974.61' to a point for westerly central interior corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and northeast corner of said Lot 13, Nueces Acres;

THENCE along the common north boundary line of said Lot 13, Nueces Acres and west central boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract and common north boundary line of Coverdale Addition, Lot 11, a map of which is recorded in Volume 6, Page 84, said map records and west central boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract S89°15'57"W 308.60' to a point for upper southwest corner of the tract herein described and of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract;

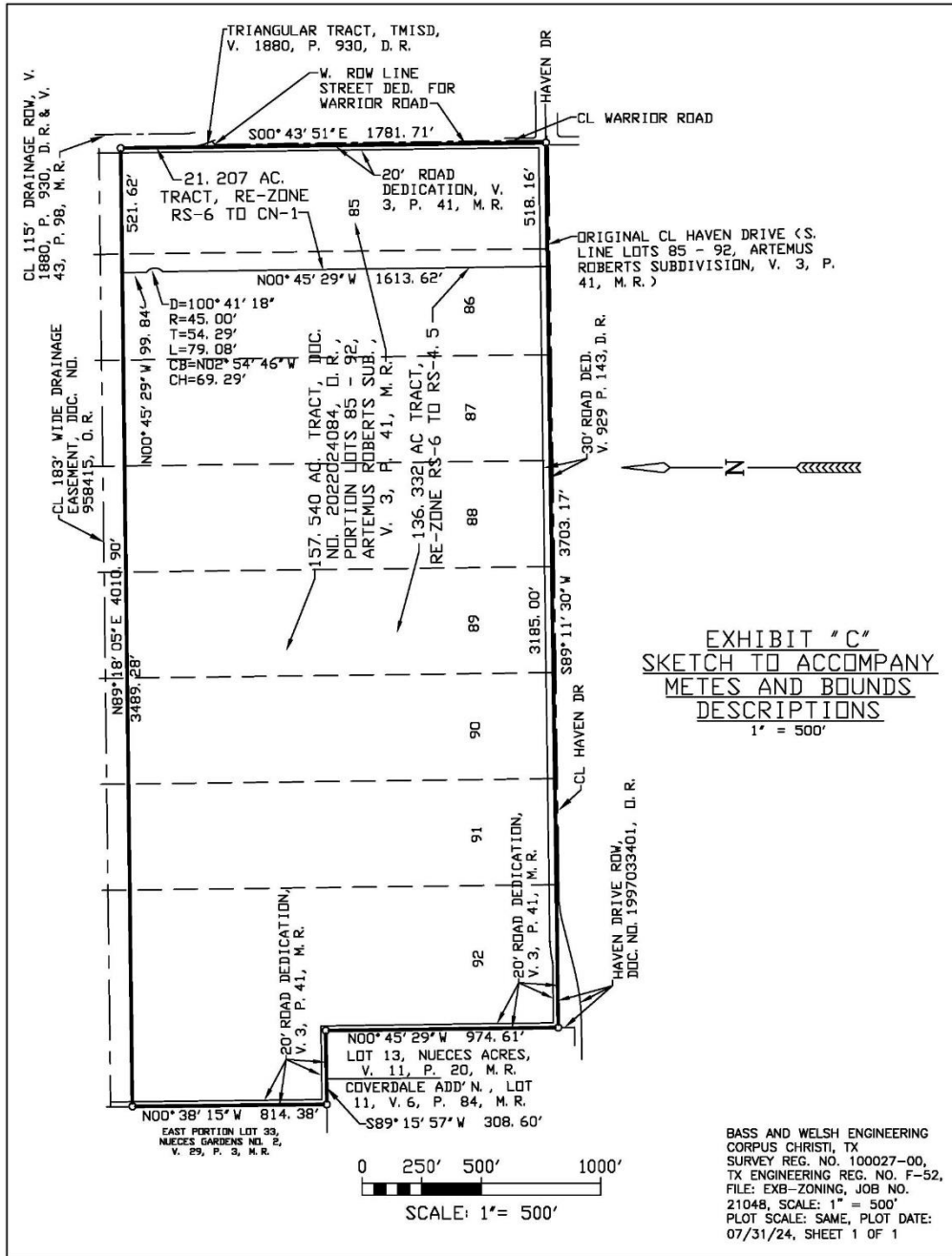
THENCE along the upper west boundary line of said Lot 92, Artemus Roberts Subdivision and of said 157.540 acre tract N00°38'15"W 814.38' to a point for the northwest corner of the tract herein described and of said 157.540 acre tract;

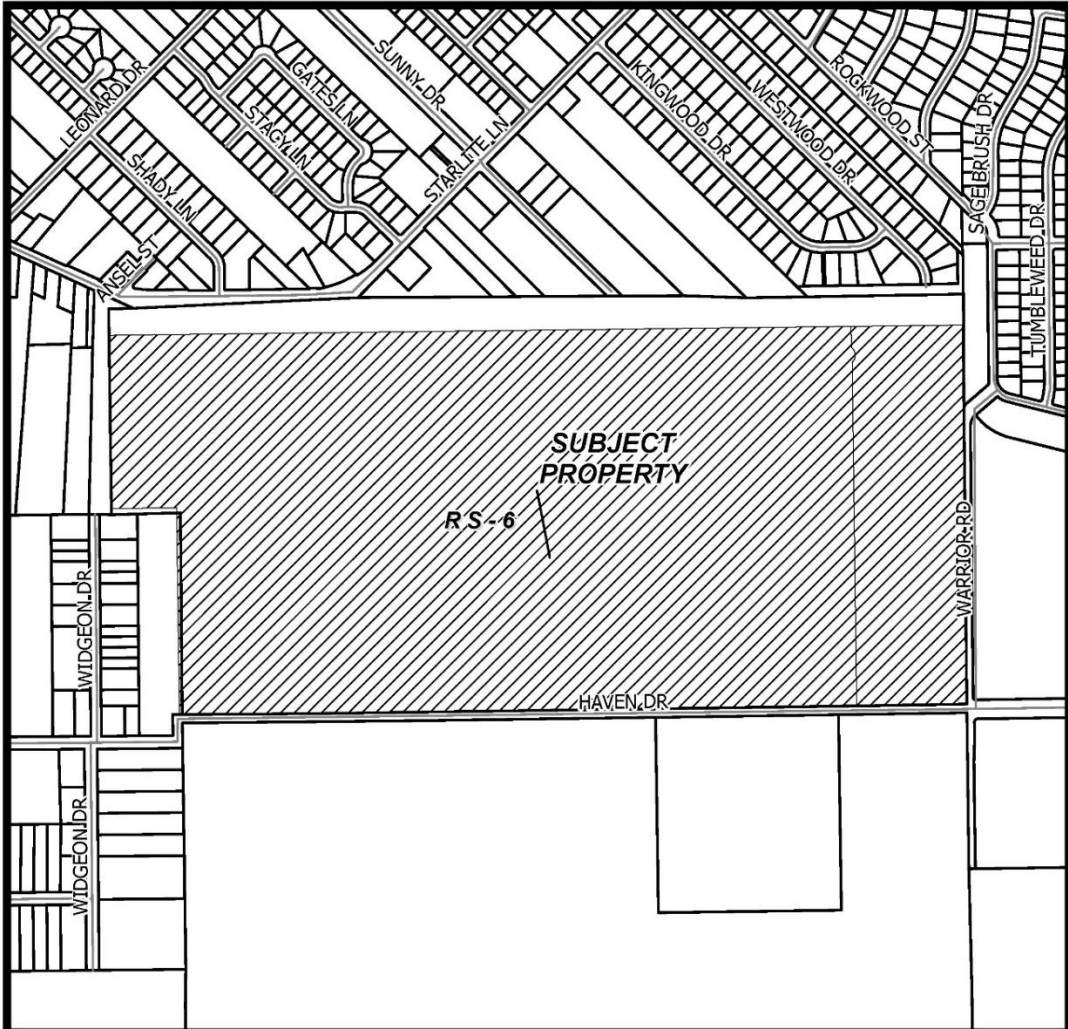
THENCE N89°18'05"E 3,489.28' along the north boundary line of said 157.540 acre tract to the **POINT OF BEGINNING**, a sketch showing said 136.332 acre tract for RS-4.5 Zoning being attached hereto as Exhibit C.



*Nixon M. Welsh*  
Nixon M. Welsh

# EXHIBIT C





**CASE: ZN8441**  
**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	

