

**Case No. 0818-01 Joshua Kosarek:  
Ordinance rezoning property at or near 6001 Crosstown Expressway  
(State Highway 286) from “RS-6” Single-Family 6 District to the “CN-  
1” Neighborhood Commercial District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Joshua Kosarek (“Owner”), 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 on Wednesday, August 8, 2018, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District, in lieu thereof, approval of the “ON” Neighborhood Office District and on Tuesday, September 18, 2018, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application made by Joshua Kosarek (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being 12.809 acres out of a 38.94 acre tract Section 7, Lot 2, Bohemian Colony Lands, located on the west side of the Crosstown Expressway, south of Holly Road, and north of Saratoga Boulevard (State Highway 357) (the “Property”), from “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 049037), as shown in Exhibits “A” and “B”. Exhibit A, is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of 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.

**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 Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor

## Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)  
e-mail: [nixmw@aol.com](mailto:nixmw@aol.com)

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

July 14, 2016

#### Field Note Description Tract "A"

Being a tract situated in Corpus Christi, Nueces County, Texas, a portion of that 38.94 acre tract described in the last Will of Arno W. Behmann, Cause No. 29215-4 of the Probate Records, County Clerk at Law, No. 4, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a TxDOT Brass disc set in concrete found for the northeast corner of the 38.94 acre tract, said point being also the southeast corner of the remainder portion of Lot 1, Block 2, Cabaniss Acres, as shown on the map thereof recorded in Volume 10 at Page 20 of the Map Records of Nueces County, Texas, said point lying in the west right-of-way line of State Highway 286;

**THENCE** S29°50'12"W along the west right-of-way line of State Highway 286, a distance of 440.77 feet to a 5/8 inch iron rod set for the southeast corner of this tract;

**THENCE** N81°53'20"W a distance of 1280.89 feet to a 5/8 inch iron rod set for the southwest corner of this tract, said point lying in the east boundary of a 0.488 acre tract dedicated for street right-of-way, as described in Document No. 2016014152, of the Official Public Records of Nueces County, Texas;

**THENCE** N28°38'53"E along the east boundary of said 0.488 acre tract at 351.22 feet pass the northeast corner of the 0.488 acre tract and the southeast corner of a 25 foot by 89 foot tract that was saved-and-excepted from the 38.94 acre tract to a 1/2 inch iron rod found for the northwest corner of this tract, said point being the southwest corner of Lot 12, Block 2 of the heretofore referenced Cabaniss Acres for the northwest corner of this tract;

**THENCE** S81°51'45"E along the north boundary of the 38.94 acres and the south boundary of Block 2, Cabaniss Acres a distance of 1270.28 feet to the **POINT OF BEGINNING** forming a tract embracing 12.808 acres.



Note: Basis of Bearing is State of Texas, Lambert Grid, South Zone, NAD 1927

MBJ:wab

03061-Field Notes-TractA.docx

**EXHIBIT "A"**

Page 1 of 1

Page 1 of 4

## Exhibit B

