

Zoning Case No. ZN8120, Mustang Island LLC (District 4). Ordinance rezoning a property at or near 7213 State Highway 361 (SH-361) from the "RM-AT" Multi-Family Apartment Tourist District to the "RV" Recreational Vehicle Park District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval). 3/4 favorable vote required due to protest by surrounding owners.

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 10.72 Acres out of a property described as 29.99 Acres out of the Waterbury J.W. Survey 596, Abstract 408, Land Script 167, and shown in Exhibit "A", from:

the "RM-AT" Multi-Family Apartment Tourist District to the "RV" Recreational Vehicle District.

The subject property is located at or near **7213 State Highway 361 (SH-361)**. Exhibit A, a metes and bounds description with exhibit, and Exhibit B, a map, are 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 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 _____, 2024.

PASSED and APPROVED on the _____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

A METES AND BOUNDS DESCRIPTION FOR A 10.719 ACRE TRACT REZONING

Being a 10.719 acre tract of land situated in the J.W. Waterbury Survey No. 596, Abstract No. 408, Land Script 167, Nueces County, Texas and being a part of a called 29.999 acre tract described by deed to Mustang Island LLC and being more fully described as follows:

Commencing at a 3/4-inch iron rod found for the southwest corner of said 29.999 acre tract of land, same being the northwest corner of Lot 2A, Block 1 of Sunrise Shores, according to the plat recorded in Volume 67 Page 464, Map Records, Nueces County, Texas. and being on the southeast line of State Highway 361 (having a 120-foot right-of-way);

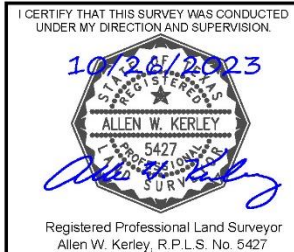
THENCE North 30°17'20" East, with the southeast line of said State Highway 361, a distance of 309.44 feet to the point of beginning;


THENCE North 30°17'20" East, a distance of 440.84 feet to a 3/4-inch iron rod with red cap found for the northeast corner of said 29.999 acre tract;

THENCE South 58°23'00" East, with the northeast line of said 29.99 acre tract, a distance of 1,065.24 feet to a point for corner;

THENCE South 31°34'35" West, a distance of 439.98 feet to a point for corner;

THENCE North 58°25'25" West, a distance of 1,055.33 feet, containing 10.719 acres or 466,902 square feet of land.



DRAWN BY: CDW		APPROVED BY: AWK		ZONING EXHIBIT 10.719 ACRES J.W. WATERBURY SURVEY NO. 596 LAND SCRIPT 167 NUECES COUNTY, TEXAS				
DATE: 10/19/2023		JOB NO: 2021.1026						
DRAWING NAME:		WATERBURY ZONING						
SHEET NO: 1		OF 2						
PROJECTION: TEXAS STATE PLANE SOUTH CENTRAL GEO. DATUM: NAD83 VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET				 T. BAKER SMITH A CENTURY OF SOLUTIONS 3854 FM 1069 Arenas Pass, TX 78336 (361) 334-5719 - tbsmith.com TBPLS #10194575		REV. NO: 00	REV. DATE: --/--	REV. BY: ---
						REVISION DESCRIPTION: --		

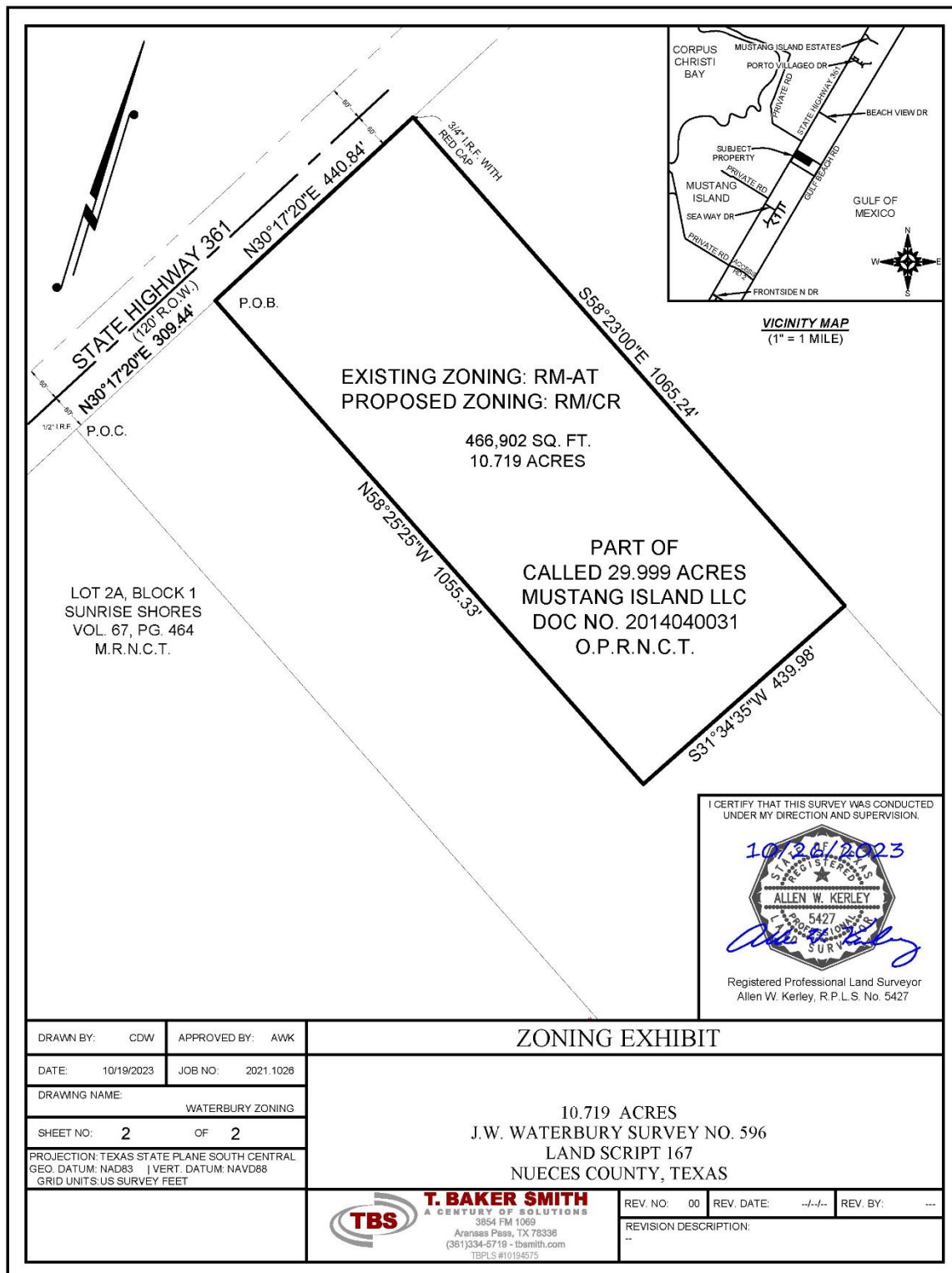


Exhibit B

