

Zoning Case No. ZN9334, Plaza Michoacana (District 3).

Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends 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 0.99 Acres out of the East Half of the North Half of the East 200 acres, Section 3, Laureles Farm Tracts, as described and shown in Exhibit "A" and "B", from:

the **"FR" Farm Rural District** to the **"CN-1" Neighborhood District**.

The subject property is located at or near **221 FM-43 (Farm-to-Market Road 43/Weber Road) inside city limits**. Exhibit A, a metes and bounds, 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 _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A



Texas Geo Tech

LAND SURVEYING, INC.

EXHIBIT "A"

Being a **0.99-acre (43528.27 Square Feet)** tract of land out of a called 25.00 acres of land, out of the east half of the north one-half of the east 200-acres out of **SECTION TREE LAURELES FARM TRACTS**, an addition in the Nueces County, Texas as shown by map or plat recorded in volume 3, page 15, Map Records of Nueces County, Texas and also, being described as follows;

BEGINNING at a 5/8inch iron rod found on the south right of way line of Farm to Market Road 43 (Weber Road), said 5/8inch iron rod being the northwest corner of this tract;

THENCE N 89° 11' 47" E with the south right of way line of said Farm to Market Road 43, a distance of 206.34 feet to a 5/8inch iron rod set on the interception of Farm to Market Road 43 and County Road 47, same being the northeast corner of this tract;

THENCE S 00° 46' 08" E with the west right of way line of said County Road 47, a distance of 210.96 feet to a 5/8inch iron rod found for the southeast corner of this tract;

THENCE S 89° 11' 41" W a distance of 206.34 feet to a 5/8inch iron rod found for the southwest corner of this tract;

THENCE N 00° 46' 08" W a distance of 210.96 to the **POINT OF BEGINNING** and containing **0.99 acres**, more or less.

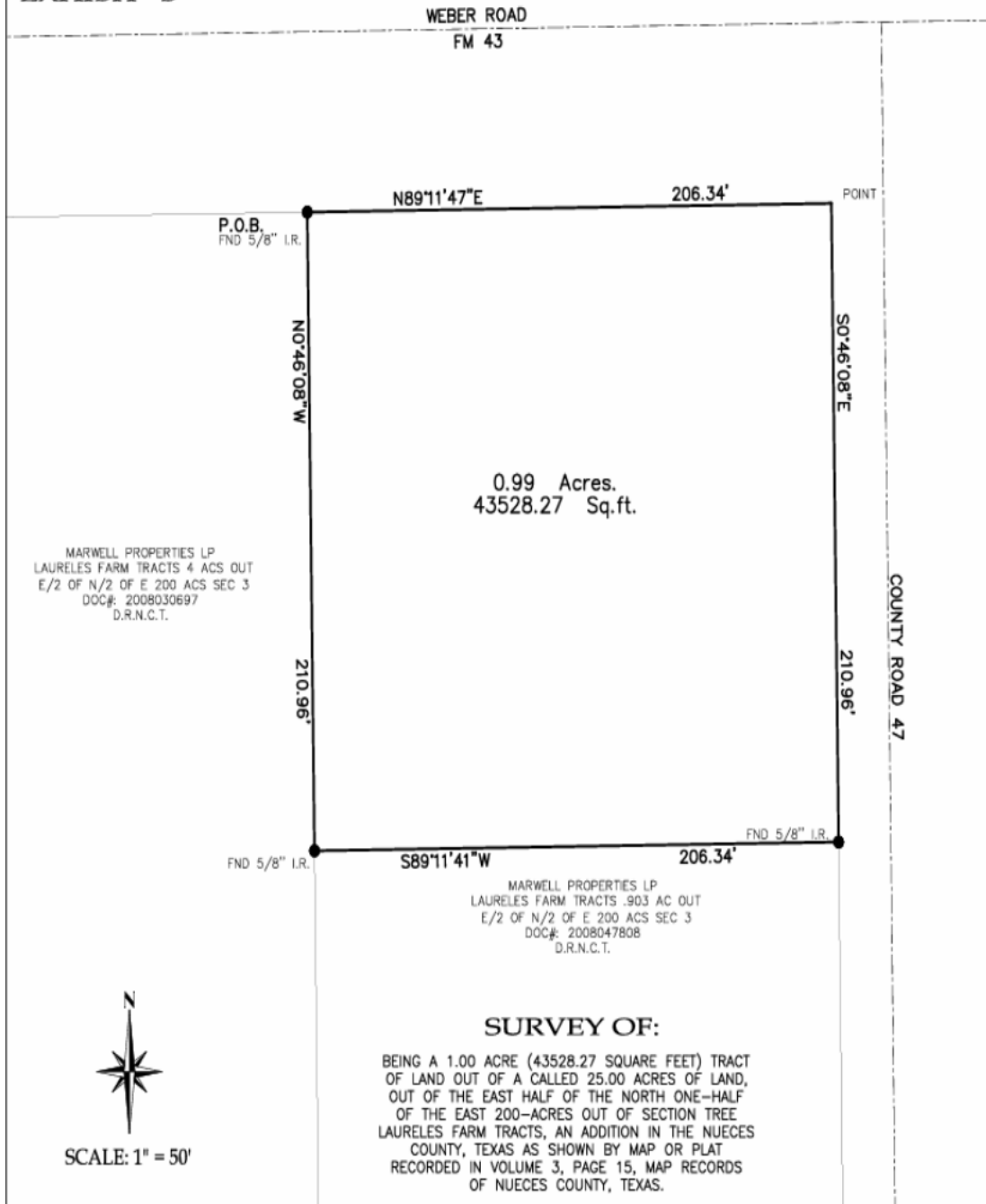
This field notes description constitutes a legal document unless it appears in its entirety, in its original form, seal and signature; surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended, a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions, June 10, 2026.

June 10, 2026
260418.doc




Jarrel L. Moore
Registered Professional Land Surveyor
License Number 4854

EXHIBIT "B"



I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT RE-
PRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND
SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL
LAND SURVEYORS.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 4854



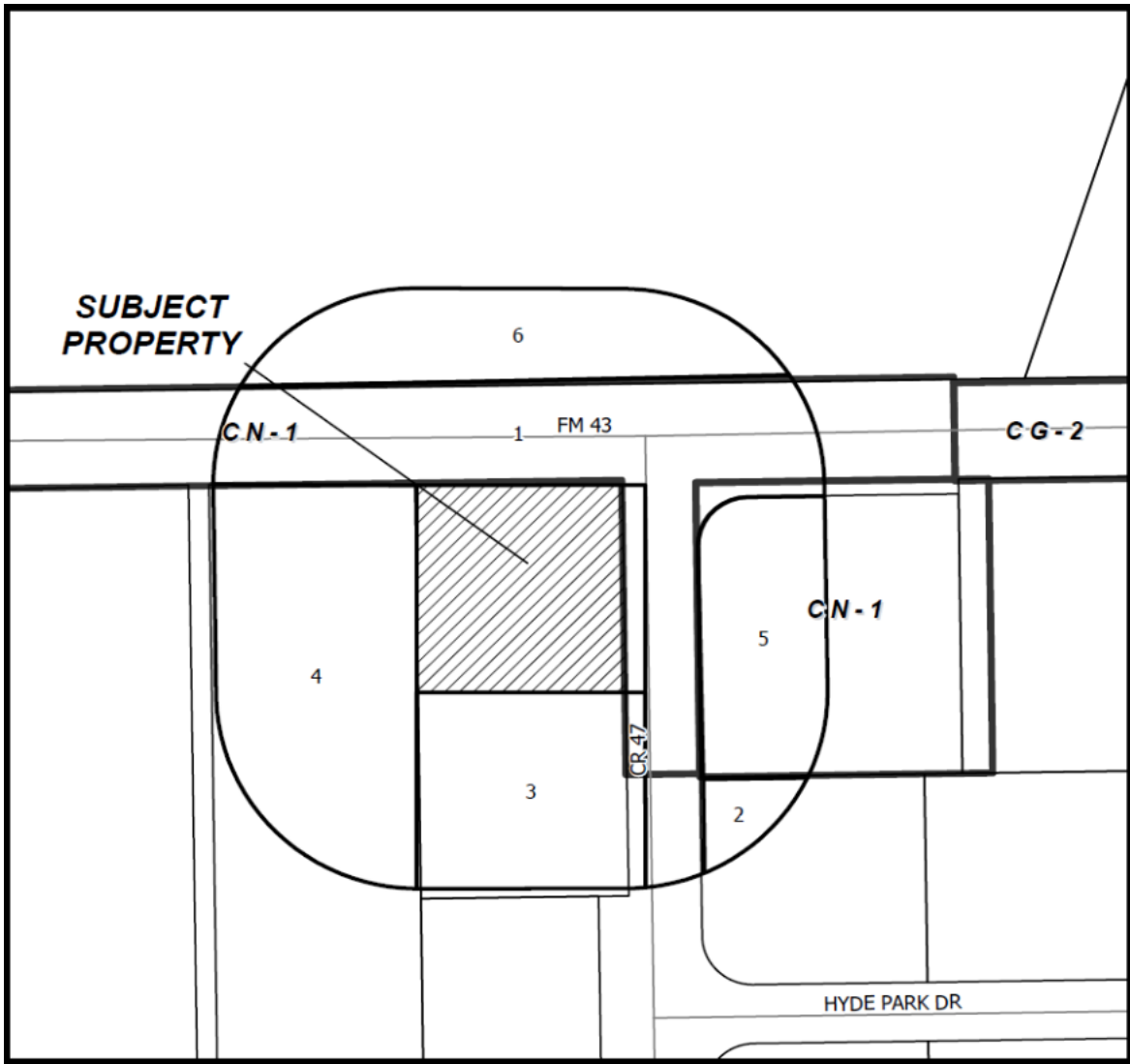
ALL BEARINGS AND DISTANCE REFER TO THE TEXAS
STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS
SOUTH ZONE.

TEXAS GEO TECH LAND SURVEYING, INC

5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
www.texasgeotech.com

DATE:	06/10/2026	DRAWN:	RC
SCALE:	1" = 50'	JOB NUMBER:	260418
APPROVED:	JLM	SURVEY:	JT*BP

EXHIBIT B



CASE: ZN9334

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

 Subject Property with 200' buffer

 Owners in favor

 Owners within 200' listed in objection table

 Owners in opposition

