

Zoning Case No. 0719-04 Guillermo Munoz. Ordinance rezoning property at or near 121 Pueblo Avenue from the “IL” Light Industrial District to the “RM-3” Multifamily Residential District.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Guillermo Munoz. (“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, July 10, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from “IL” Light Industrial District to the “RM-3” Multifamily Residential District, and on Tuesday, August 27, 2019, 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 Guillermo Munoz. (“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 0.1574 acre tract of land, described as Lot 6, Block 8, Meadow Park Addition to the City of Corpus Christi, Nueces County, Texas as shown by map or plat of said addition on file with the County Clerk of Nueces County, Texas located along the west side of Pueblo Avenue and south of Agnes Street (the “Property”), from the “IL” Light Industrial District to the “RM-3” Multifamily Residential District (Zoning Map No. 048043), as shown in Exhibits “A” and “B”. Exhibit A is a warranty deed description of the Property, and Exhibit B, which is a map of the subject property, 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.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

350939

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

1983 DECEMBER 940

DEED RECORDS
VOL 1897 PAGE 154

SPECIAL
WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF NUECES

} KNOW ALL MEN BY THESE PRESENTS:

That I, Rosa Borrego, a single person, widow of Ramon Borrego,
of the County of Nueces and State of Texas for and in
consideration of the sum of Ten and 00/100 (\$10.00)
DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
my son, Guillermo Iruoz
of the County of Nueces and State of Texas, all of
my undivided one-half (1/2) interest in and to
the following described real property in Nueces County, Texas, to-wit:

Lot Six (6), Block Eight (8), Meadow Park Addition
to the City of Corpus Christi, Nueces County, Texas,
as shown by map or plat of said addition on file
with the County Clerk of Nueces County, Texas; to-
gether with the dwelling house and all other im-
provements located thereon.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof,
by, through, or under me.

EXECUTED this 2nd day of December, A.D. 1983.

Rosa Borrego
Rosa Borrego

MR. 873 with 941

Mailing address of each grantee:

Name: Guillermo Munoz
Address: 121 Pueblo
Corpus Christi, Texas 78405

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HUECOES

This instrument was acknowledged before me on the 2nd day of December, 1983, by Rosa Borrego.

My commission expires:

Mary Falcon
Notary Public, State of Texas
Notary's printed name: MARY FALCON
Notary Public ☆ State of Texas
My Commission Expires ~~2-17-10~~ 10-24



(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

My commission expires:

Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name: _____

AFTER RECORDING RETURN TO:

STATE OF TEXAS
COUNTY OF HUECOES
I hereby certify that this instrument was filed on the _____ day of _____, 19____, at _____ o'clock _____ of the _____ and _____ of the _____ of _____ County, Texas, as shown by the _____ of _____ County, Texas, as shown by the _____ of _____ County, Texas.

DEC 8 1983



Marisol Rodriguez
COUNTY CLERK
HUECOES COUNTY, TEXAS

K.P.-3

350939

VER-5

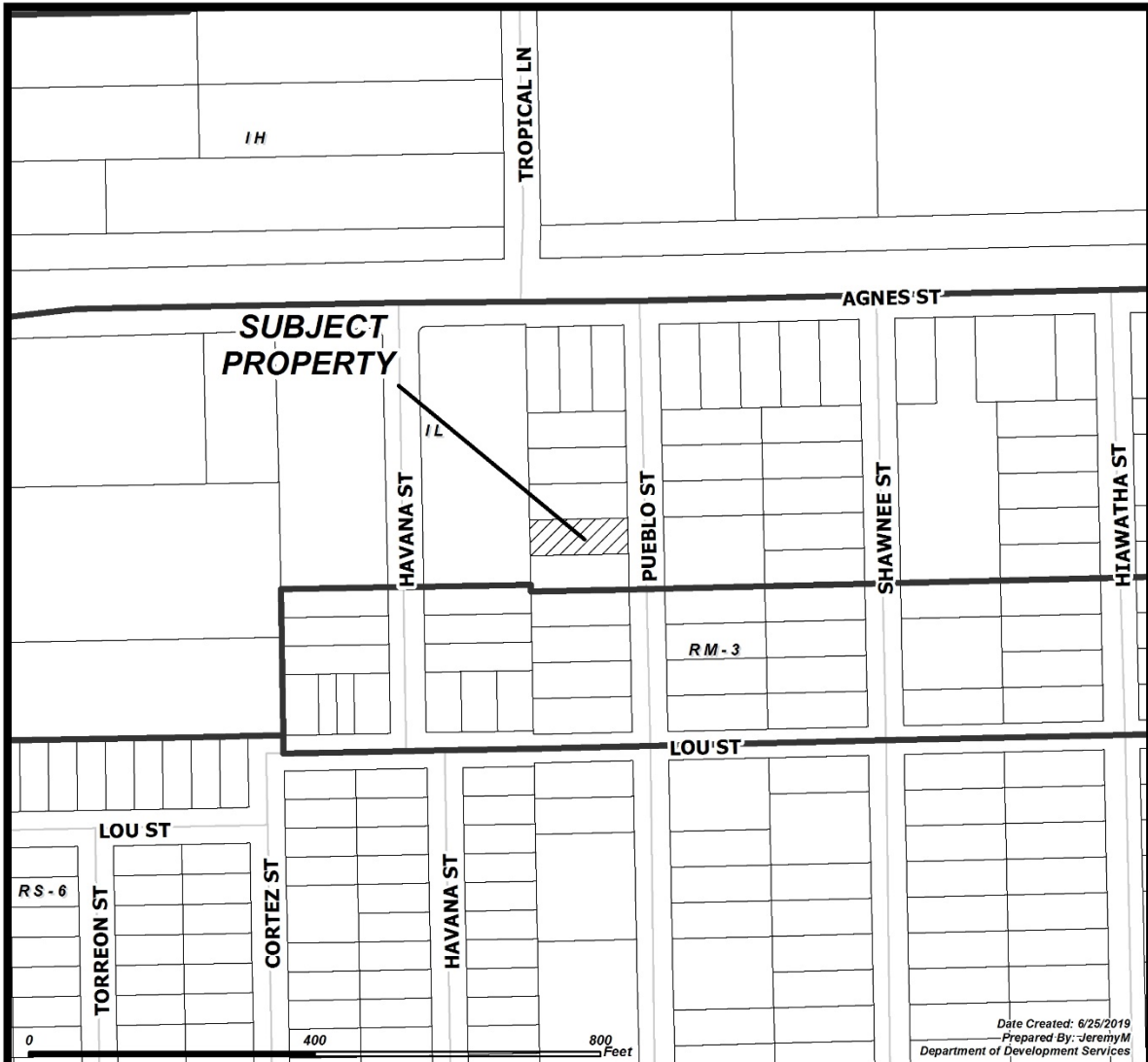
FILED FOR RECORD
DEC 2 2 00 PM 1983
MARISOL RODRIGUEZ
COUNTY CLERK
HUECOES COUNTY, TEXAS

DEED RECORDS

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*S.O.
Guillermo Munoz
121 Pueblo
Corpus Christi
78405*

Exhibit B



Date Created: 6/25/2019
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0719-04
SUBJECT PROPERTY WITH ZONING

Subject Property

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	

