

Zoning Case No. ZN8769, Gary Crook (District 1).

Ordinance rezoning a property at or near 14454 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office 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 0.926 acres out of Lot 2B, Nueces River Irrigation Park Annex No.2, as described and shown in Exhibit "A", from:

the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District.

The subject property is located at or near **14454 Northwest Boulevard**. Exhibit A, a metes and bounds, is 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 _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

Exhibit _____

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 0.926 acre tract, for zoning purposes only, out of Lot 2B, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 70, Page 86, Map Records Nueces County, Texas. Said 0.926 acre tract being more particularly described as follows:

BEGINNING at a point in the southwest right of way of Riverwood Road, for the northwest corner of Lot 1B, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 58, Pages 201 – 202, Map Records Nueces County, Texas, for the common northeast corner of said Lot 2B and this exhibit.

THENCE with the common line of said Lot 2B, said Lot 1B, and this exhibit, South 05° 06' 40" West, a distance of 114.37 feet to a point in the west line of said Lot 1B, for the northeast corner of Lot 2A, "Nueces River Irrigation Park Annex No. 2", as shown on the plat recorded in Volume 70, Page 86, Map Records Nueces County, Texas, for the upper southeast corner of said Lot 2B, and for the southeast corner of this exhibit.

THENCE with the common line of said Lot 2A, said Lot 2B, and this exhibit, North 84° 57' 22" West, at a distance of 100.08 feet pass a point for the northwest corner of said Lot 2A, and in all a total distance of 199.67 feet to a point in the west line of said Lot 2B, in the east line of Lot 4B, Block 11, "Northwest Estates", as shown on the plat recorded in Volume 68, Page 198, Map Records Nueces County, Texas, and for the southwest corner of this exhibit.

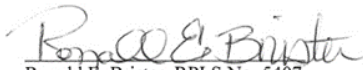
THENCE with the common line of said Lot 2B, said Lot 4B, and this exhibit, North 05° 10' 23" East, a distance of 289.66 feet to a point in the southwest right of way of Riverwood Road, for the northeast corner of said Lot 4B, for the northwest corner of said Lot 2B, and for the northwest corner of this exhibit.

THENCE with the common line of the southwest right of way of Riverwood Road, said Lot 2B, and this exhibit, South 43° 36' 08" East, a distance of 265.31 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.926 acres of land, more or less.

Notes:

- 1.) Bearings are based on the recorded plat of Nueces River Irrigation Park Annex No. 2, Volume 70, Page 86, M.R.N.C.T.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein does not represent an on the ground survey and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: May 21, 2025



Job No. 250768

SCALE 1" = 60'



PAGE 2 OF 2

EXHIBIT

Ronald E Brister
RONALD E. BRISTER R.P.S. NO. 5407