

**Case No. 0323-01, Citgo Refining and Chemicals Company, LP (District 1).
Ordinance rezoning property at or near 1802 Nueces Bay 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.**

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;

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:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as 0.808 acres out of Lot 1AA, Block 4A, Sunset Place Addition, as described/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 1802 Nueces Bay Boulevard. Exhibit A, a metes and bounds and associated map, 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 are in conflict with this ordinance are hereby expressly repealed.

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 of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the ____ day of _____, 2023, by the following vote:

Paulette Guajardo _____
Roland Barrera _____
Sylvia Campos _____
Gil Hernandez _____
Michael Hunter _____

Jim Klein _____
Mike Pusley _____
Everett Roy _____
Dan Suckley _____

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____, 2023, by the following vote:

Paulette Guajardo _____
Roland Barrera _____
Sylvia Campos _____
Gil Hernandez _____
Michael Hunter _____

Jim Klein _____
Mike Pusley _____
Everett Roy _____
Dan Suckley _____

PASSED AND APPROVED on this the ____ day of _____, 2023.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

EXHIBIT A: Metes and Bounds and Associated Map



9510 Leopard St. - Corpus Christi, TX 78410

www.govinddevelopment.com

Office: (361) 241-2777 • Fax: (361) 241-2200

EXHIBIT B
METES AND BOUNDS DESCRIPTION
OF 0.808 ACRES (35205 S.F.)
OUT OF
ADMINISTRATIVE PLAT SUNSET PLACE ADDITION
BLOCK 4A, LOT 1AA

Being 0.808 acres of land, more or less, out of Block 4A, Lot 1AA, Administrative Plat of Sunset Place Addition recorded in Volume 69, Page 988, Map Records Nueces County, Texas and said 0.808 acre tract being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of this tract, said corner being on the centerline of John Street and bearing S 60-31-30 E, 114.77 feet, N 29-28-30 E, 25.00 feet, from the point of curvature on the south right of way line of John Street for the curve at the northwest corner of said Block 4A, Lot 1AA;

Thence S 60-31-30 E with the centerline of John Street, 201.17 feet, to the northeast corner of this tract;

Thence S 29-28-30 W with the east boundary line of this tract, at 25.00 feet pass the south right of way line of John Street, in all 175.00 feet, to the southeast corner of this tract;

Thence N 60-31-30 W with the south boundary line of this tract, 201.17 feet, to the southwest corner of this tract;

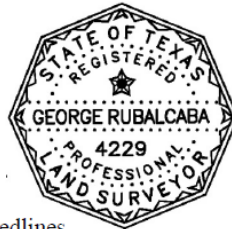
Thence N 29-28-30 E, with the west boundary line of this tract, at 25.00 feet pass the south right of way line of John Street, in all 175.00 feet, to the POINT OF BEGINNING and containing 0.808 acres of land (35,205 ft²), more or less.

Notes:

1. Metes and bounds description based on map recorded in Volume 69, Page 988, Map Records Nueces County, Texas.
2. Drawing accompanies this metes and bounds description.

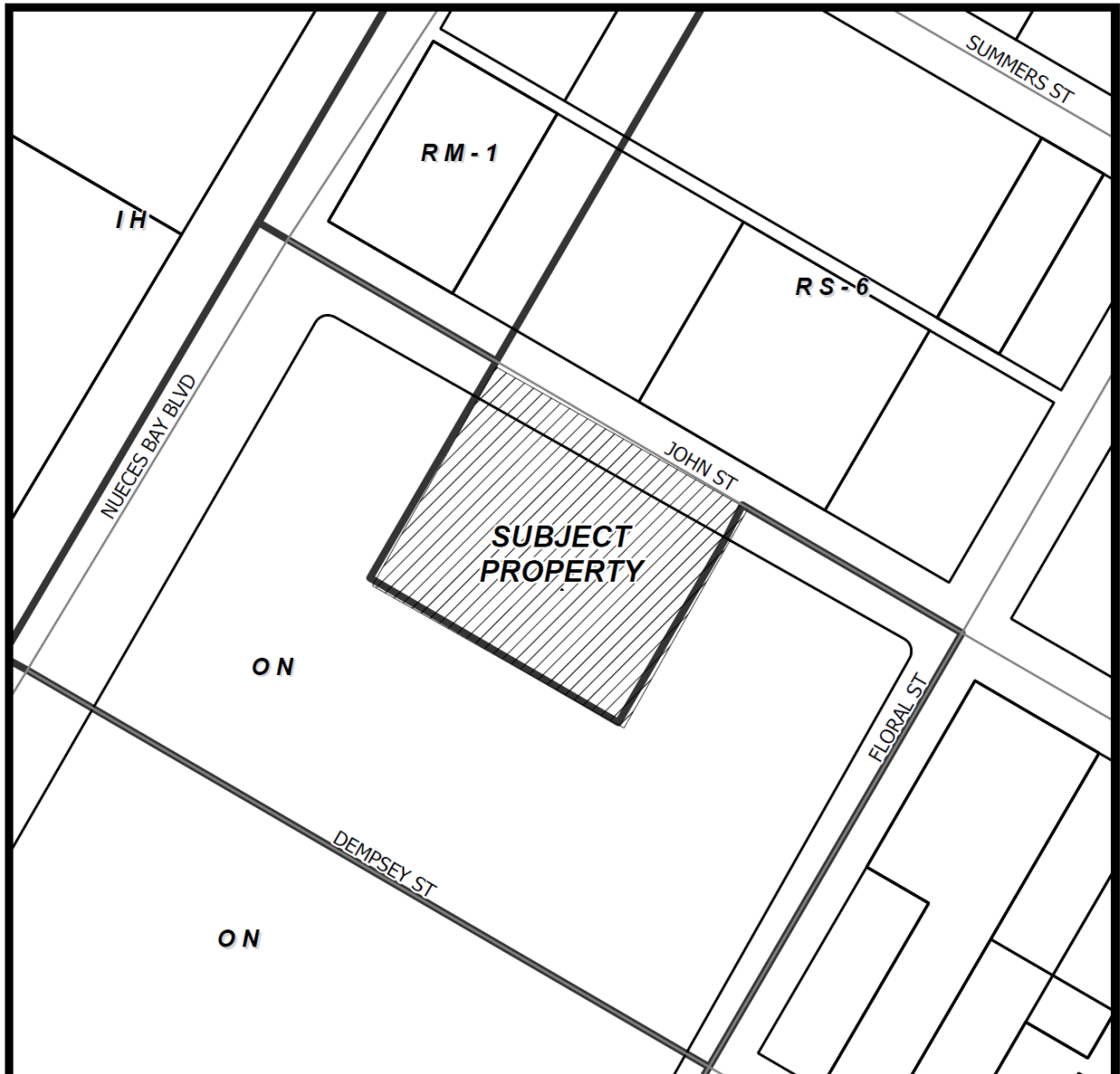
GOVIND DEVELOPMENT, LLC

George Rubalcaba, RPLS, LSLs
Survey Group Manager



Revised 03/13/2023 revised per city redlines.

Rev. 3/13/23 Description referenced only to recorded plat in Volume 69, Page 988, M.R.N.C.T.



CASE: 0323-01
SUBJECT PROPERTY WITH ZONING



Subject Property

- | | |
|----------------------------------------------|---------------------------------------------|
| A-1 Apartment House District | I-1 Limited Industrial District |
| A-1A Apartment House District | I-2 Light Industrial District |
| A-2 Apartment House District | I-3 Heavy Industrial District |
| AB Professional Office District | PUD Planned Unit Development |
| AT Apartment-Tourist District | R-1A One Family Dwelling District |
| B-1 Neighborhood Business District | R-1B One Family Dwelling District |
| B-1A Neighborhood Business District | R-1C One Family Dwelling District |
| B-2 Bayfront Business District | R-2 Multiple Dwelling District |
| B-2A Barrier Island Business District | RA One Family Dwelling District |
| B-3 Business District | RE Residential Estate District |
| B-4 General Business District | R-TH Townhouse Dwelling District |
| B-5 Primary Business District | SP Special Permit |
| B-6 Primary Business Core District | T-1A Travel Trailer Park District |
| BD Corpus Christi Beach Design Dist. | T-1B Manufactured Home Park District |
| F-R Farm Rural District | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation | |

