

Case No. 0222-05, ERF Real Estate: (District 2) Ordinance rezoning property at or near 4130 South Alameda from the “RM-1” Multifamily District and “RM-1/SP” Multifamily District with a Special Permit to the “CN-1” Neighborhood Commercial District.

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 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 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:

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 2.183 acres out of Lot 1, Block 1, Carmelite Home Tract, as shown in Exhibit “A”:

from the “RM-1” Multifamily Distict and “RM-1/SP” Multifamily District with a Special Permit to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 4130 South Alameda Street. Exhibit A, which is a map 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 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 _____, 2022, by the following vote:

Paulette Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2022, by the following vote:

Paulette Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the _____ day of _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A

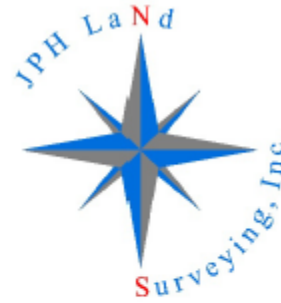
JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston

EXHIBIT "___"

PAGE 1 OF 2

TRACT DESCRIPTION



FIELD NOTES to that certain tract being a portion of Lot 1, Block 1, Carmelite Home Tract, an addition in the City of Corpus Christi, Nueces County, Texas according to the plat recorded in Volume 43, Page 80, Plat Records, Nueces County, Texas, with the current zoning designation of RM-1SP; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, South Zone):

BEGINNING at a 5/8 inch capped rebar stamped "Brister" found on the monumented northeast right of way of S. Alameda Street (no dedicating document found), at the west corner of said Lot 1, from which a 5/8 inch capped rebar stamped "Brister" found at the westerly beginning of a curve at the south corner of Lot 1 bears SOUTH 31°20'13" EAST a distance of 568.58 feet;

THENCE NORTH 58°41'42" EAST, with the northwest line of Lot 1, a distance of 475.00 feet;

THENCE SOUTH 31°20'13" EAST, through the interior of Lot 1, a distance of 100.00 feet;

THENCE SOUTH 58°41'42" WEST, continuing through the interior of Lot 1, a distance of 475.00 feet to the southwest line of Lot 1;

THENCE NORTH 31°20'13" WEST, with the southwest line of Lot 1 (shown to be the northeast right of way of S. Alameda Street on the plat of Carmelite Home Tract), a distance of 100.00 feet returning to the POINT OF BEGINNING and enclosing 1.090 acres (±47,500 square feet).

Jewel Chadd
Registered Professional
Land Surveyor № 5754
jewel@jphls.com
February 4, 2022
Project № 2021.022.051
Proposal № HOU5078



Dallas-Fort Worth	Central Texas	West Texas	Houston
785 Lonesome Dove Tr. Hurst, Texas 76054 (817) 431-4971	1516 E. Palm Valley Blvd., A4 Round Rock, Texas 78664 (512) 778-5688	426 Graham Street Tuscola, Texas 79562 (325) 672-7420	11511 Katy Fwy., 515 Houston, Texas 77079 (281) 812-2242

FIRM #10019500 | WWW.JPHLANDSURVEYING.COM

LEGEND OF ABBREVIATIONS

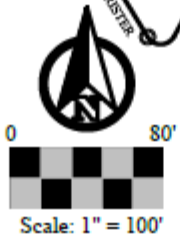
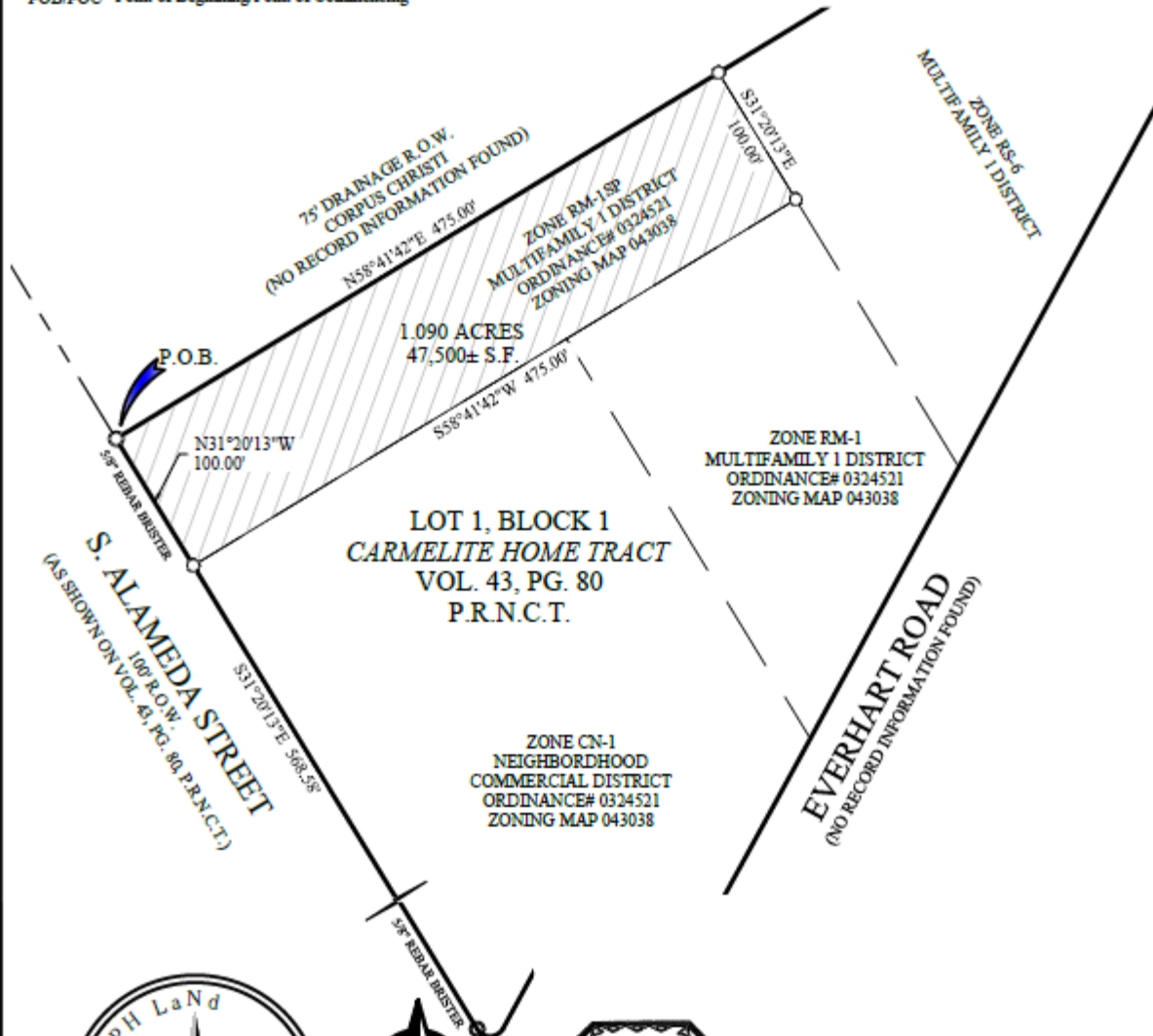
P.R.N.C.T. Plat Records of Nueces County, Texas
O.P.R.N.C.T. Official Public Records of Nueces County, Texas
D.R.N.C.T. Deed Records of Nueces County, Texas
POB/POC Point of Beginning/Point of Commencing

EXHIBIT " "

PAGE 2 OF 2

MONUMENTS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
Bearings are based on Grid North, Texas Coordinate System of 1983, South Zone



JPH Job No.
2021.022.051 4130 S. Alameda St., Corpus Christi, Nueces Co., Tx - RM ZONING.dwg
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DFW-Houston | Central Texas | West Texas

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Land Surveyor No. 5754
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February 4, 2022

EXHIBIT SHOWING
1.090 ACRES
SITUATED IN
LOT 1, BLOCK 1
CARMELITE HOME TRACT
CORPUS CHRISTI
NUECES COUNTY, TEXAS

JPH Land Surveying, Inc.

D.F.W. ★ Central Texas ★ West Texas ★ Houston

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COMMENCING at a 5/8 inch capped rebar stamped "Brister" found on the monumented northeast right of way of S. Alameda Street (no dedicating document found), at the west corner of said Lot 1, from which a 5/8 inch capped rebar stamped "Brister" found at the westerly beginning of a curve at the south corner of Lot 1 bears SOUTH 31°20'13" EAST a distance of 568.58 feet; **THENCE** NORTH 58°41'42" EAST, with the northwest line of Lot 1, a distance of 475.00 feet; **THENCE** SOUTH 31°20'13" EAST, through the interior of Lot 1, a distance of 100.00 feet to the **POINT OF BEGINNING**;

THENCE SOUTH 31°20'13" EAST, continuing through the interior of Lot 1, a distance of 211.28 feet to the southeast line of Lot 1 (Everhart Road);

THENCE SOUTH 28°39'10" WEST, with the said southeast line of Lot 1, a distance of 208.65 feet;

THENCE NORTH 31°20'13" WEST, through the interior of Lot 1, a distance of 315.74 feet;

THENCE NORTH 58°41'42" EAST, continuing through the interior of Lot 1, a distance of 180.68 feet returning to the **POINT OF BEGINNING** and enclosing 1.093 acres (±47,612 square feet).

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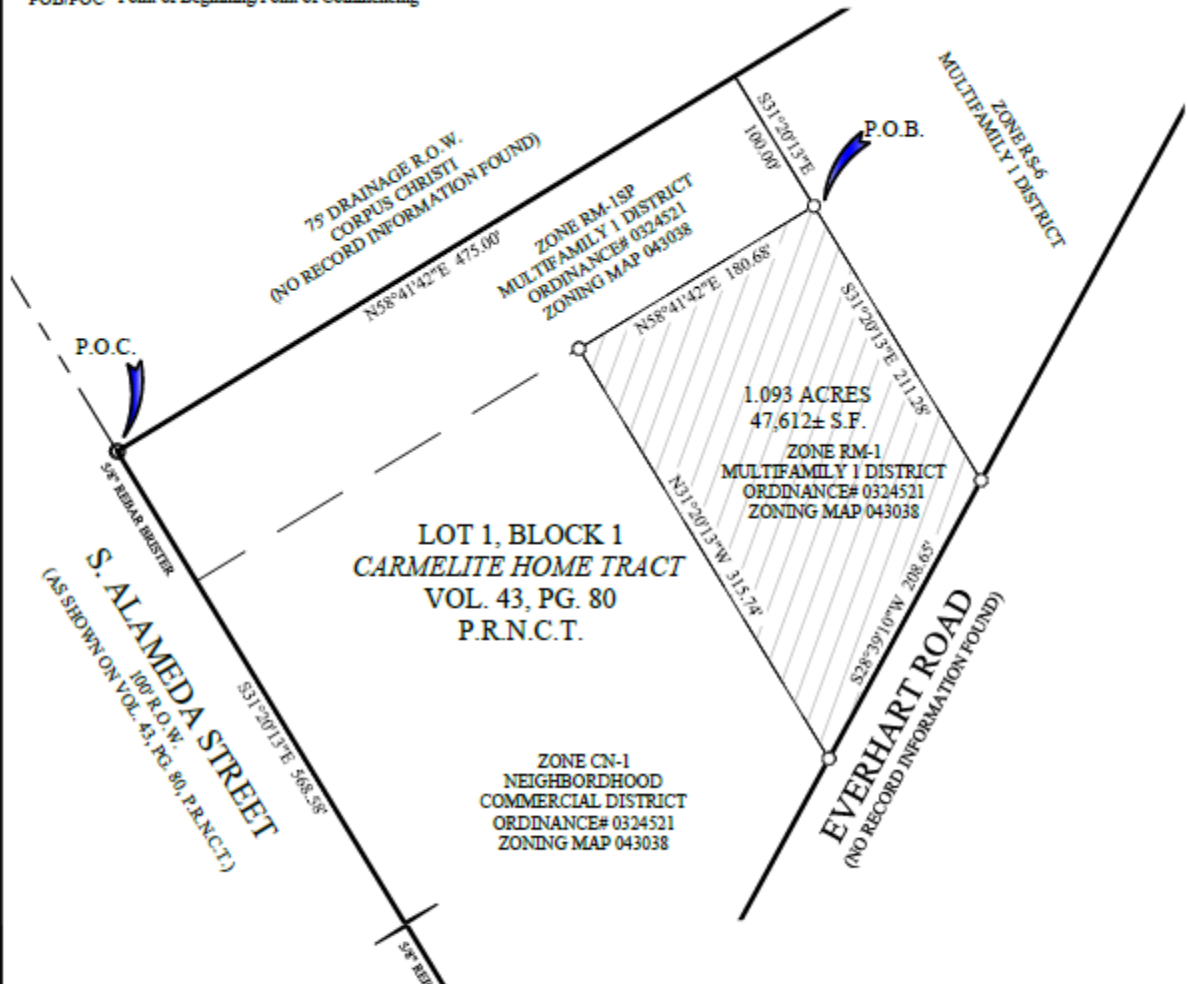
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SITUATED IN
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CORPUS CHRISTI
NUECES COUNTY, TEXAS