

**Zoning Case No. 0124-06 (ZN8171), Sunriser Park LLC (District 4).
Ordinance rezoning a property at or near 922 W. Lakeside Drive from the “RS-6”
Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special
Permit to the “RM-2” Multi-Family 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:

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 being 1.528 Acres Out of Lots 8, 9, 10, and 26 Feet of Lot 11, Block C, Flour Bluff Estates, as described in Exhibit A, and shown in Exhibit B, from:

the “RS-6” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RM-2” Multi-Family District.

The subject property is located at or near **922 W Lakeside Drive**. Exhibit A, a metes and bounds description, 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 of the City of Corpus Christi.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the ____ day of _____, 2024.

PASSED and APPROVED on the ____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

MEDINA ENGINEERING & SURVEYING

Victor S. Medina, RPLS
4531 Ayers Street, Suite 225
Corpus Christi, Texas 78415

Phone: (361) 877-1255
Fax: (361) 993-2955

August 11, 2022

Job No. 220980

FIELDNOTE DESCRIPTION of a 1.528 acre tract of land being Lots 8, 9, 10 and the south 26.00 feet of Lot 11, Block "C" of Flour Bluff Estates, being an addition to Corpus Christi, Nueces County, Texas, as shown on map recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas, said 1.528 acre tract being the same tract of land as described in deed recorded in Document No. 2001031811, Official Records of Nueces County, Texas, and said 1.528 acre tract being more particularly described as follows:

BEGINNING at a 5/8" steel rod found for the southeast corner of this tract, same point being in the west right-of-way line of West Lakeside Drive, and same point being at the southerly northeast corner of Lot 2, Henderson Tract, being an addition to Corpus Christi, Nueces County, Texas, as shown on map recorded in Volume 49, Page 94, Map Records of Nueces County, Texas;

THENCE, N 60°58'00" W, along the south line line of this tract, same being the south line of said Lot 8, and same being the southerly north line of said Lot 2, a distance of 199.08 feet to a 5/8" steel rod for the southwest corner of this tract, same point being the southwest corner of said Lot 8, and same point being at an interior corner of said Lot 2;

THENCE N 29°02'00" E, along the west line of this tract, same being the west line of said Lots, 8, 9, 10 and 11, and same being the northerly east line of said Lot 2, at 248.37 feet pass the common corner of Lots 1 and 2, of said Henderson Tract, and continue for a total distance of 326.00 feet to a 5/8" steel rod found for the northwest corner of this tract;

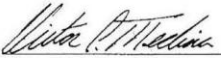
THENCE S 60°58'00" E, along the north line of this tract, a distance of 211.71 feet to a 5/8" steel rod found for the northeast corner of this tract, same point being in the west right-of-way line of said West Lakeside Drive, and same point being on a curve to the left, having a radius of 6,868.14 feet, and a chord bearing and distance of S 31°15'07" W, 326.24 feet;

THENCE in a southerly direction along said curve to the left, and with the west right-of-way line of said West Lakeside Drive, an arc distance of 326.28 feet to the **POINT OF BEGINNING**.

CONTAINING 1.528 acres.

Note:

Bearings are based on deed recorded in Document No. 2001031811, Official Records of Nueces County, Texas.



Victor S. Medina, RPLS
License No. 3419



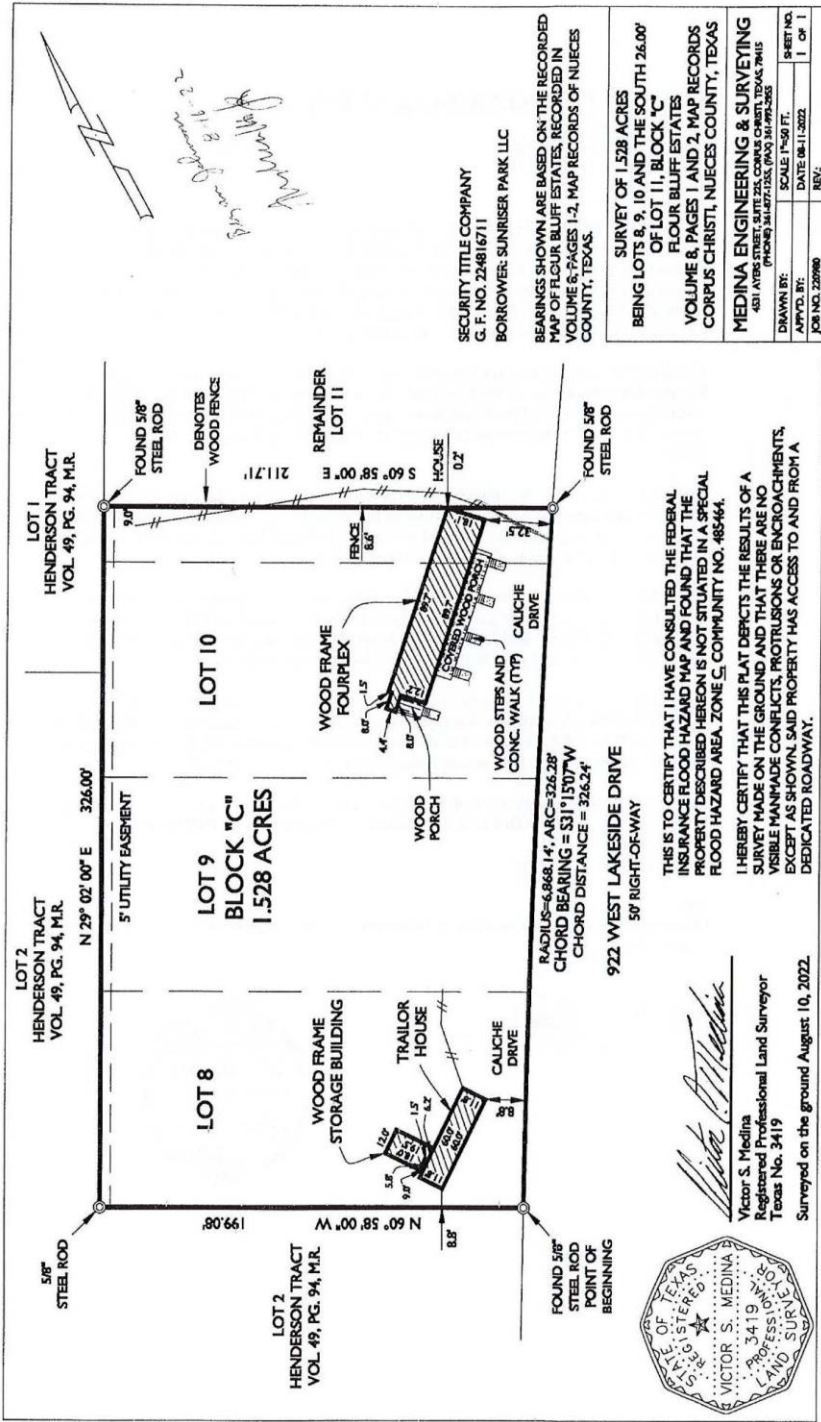
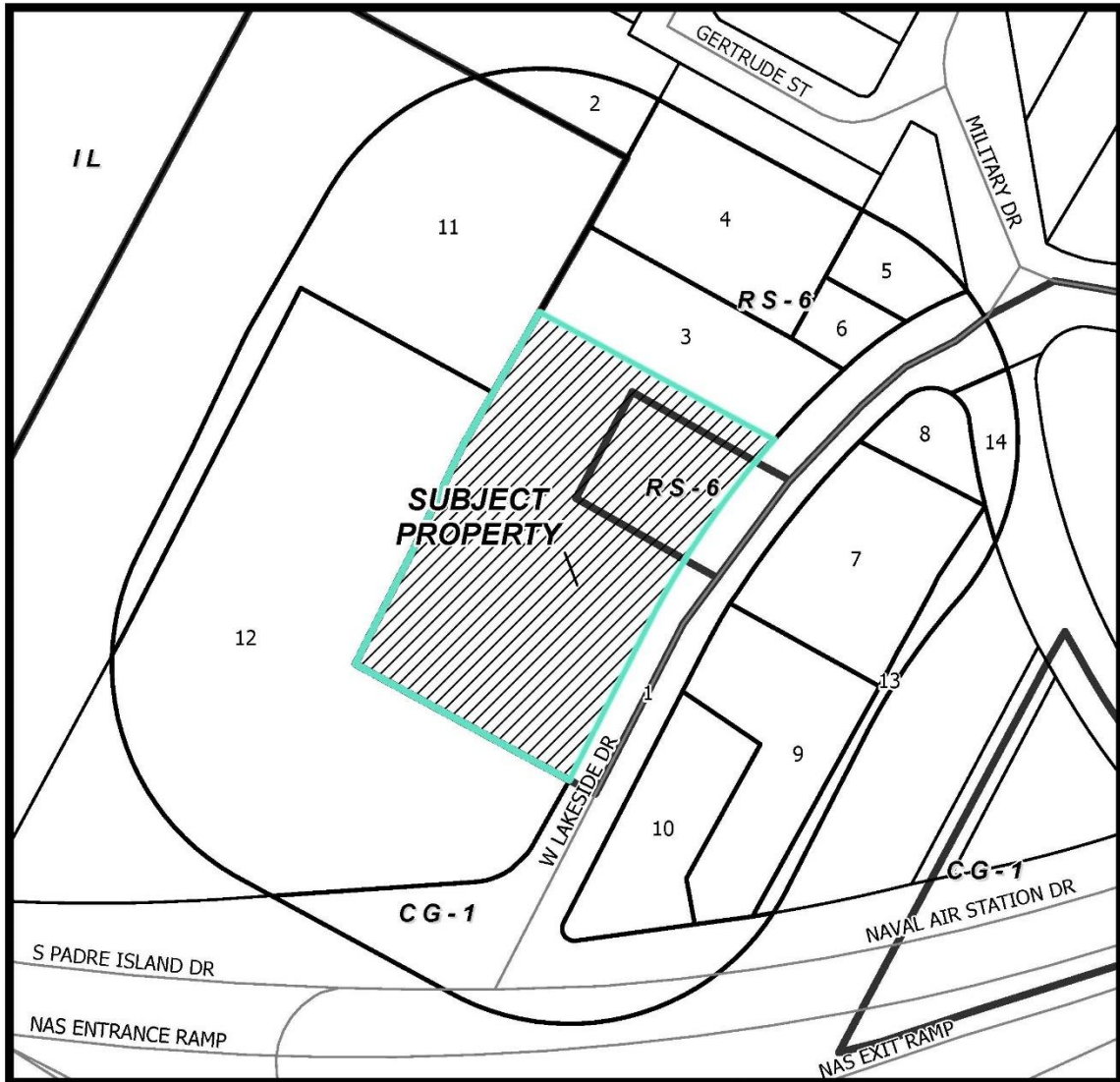


Exhibit B



CASE: 0124-06 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 on attached ownership table
 Owners in opposition

