

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3).

Ordinance rezoning property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends 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 5.11 Acres out of Tracts 3 & 4 of the Margaret Kelly Land, as described and shown in Exhibit "A", from:

the **"FR" Farm Rural District** to the **"CG-2" General Commercial District**.

The subject property is located at or near **6316 Old Brownsville Road**. Exhibit A, metes and bounds, 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.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT A

Field notes of a 5.108 acre tract, for rezoning purpose only, being out of a 95.361 acre tract described in a deed recorded in Document No. 2022054513, Official Records Nueces County, Texas. Said 95.361 acre tract being out of Tracts 3 & 4 of the "Margaret Kelly Land" as shown on the plat recorded in Volume 8, Page 40, Map Records Nueces County, Texas. Said 5.108 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the north right of way of Farm to Market 665 (a.k.a. Old Brownsville Road), for the southeast corner of the Michael McDonough 14.89 acre tract described in a deed recorded in Document No. 2004027432, Deed Records Nueces County, Texas, and for the common southwest corner of said 95.361 acre tract and of this exhibit, from **WHENCE** a bent 5/8" re-bar found in the north right of way of Farm to Market 665, and for the southwest corner of the Dan McDonough 15.62 acre tract described in a deed recorded in Document No. 2004027430, Deed Records Nueces County, Texas, bears South 69°12'03" West, at a distance of approximately 430 feet pass the intersection of the north right of way of Farm to Market 665, and the center of Farm to Market 357 (a.k.a. Suratoga Boulevard), and in all a total distance of 2,526.28 feet.

THENCE with the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, North 01°28'48" West, a distance of 792.40 feet to a point in the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, from **WHENCE** a 5/8" re-bar set for the northeast corner of said McDonough 14.89 acre tract, and for an inside corner of said 95.361 acre tract bears, North 01°28'48" West, a distance of 102.31 feet.

THENCE South 44°57'38" East, a distance of 810.16 feet to a point in the common curve of the north right of way of Farm to Market 665 and of said 95.361 acre tract and for the southeast corner of this exhibit, and for a point of curvature of curve to the right having a radius of 3,731.42 feet.

THENCE with the common curve of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, a chord bearing South 67°16'45" West, a chord distance of 237.27 feet, and a total curve distance of 237.31 feet to a 5/8" re-bar set for a common outside corner of said 95.361 acre tract and this exhibit.

THENCE with the common line of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, South 69°05'56" West, a distance of 356.62 feet to the **POINT of BEGINNING** of this exhibit, and containing 5.108 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.
- 3.) This exhibit is for rezone purpose only.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 21, 2022 and is correct to the best of my knowledge and belief.

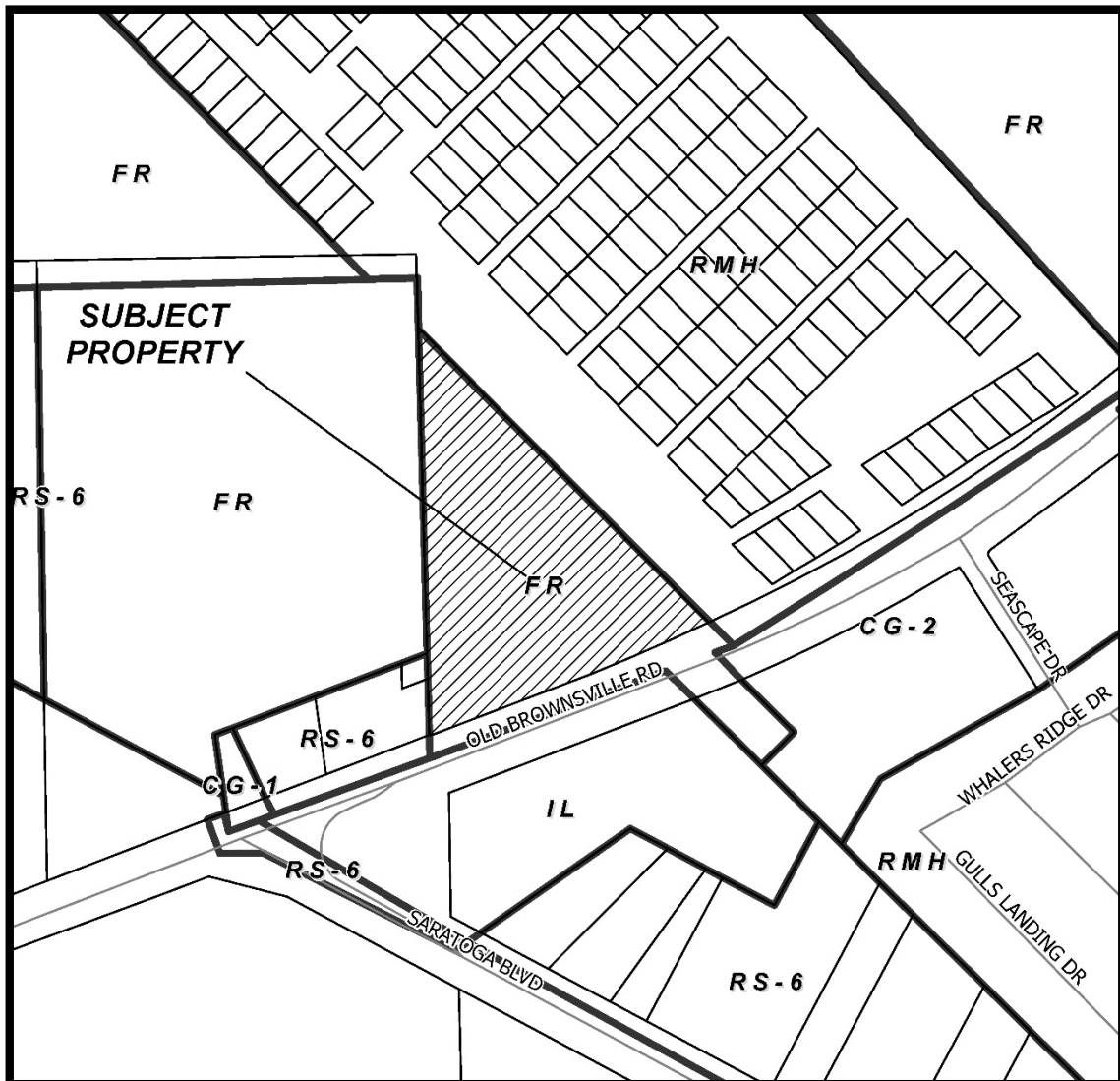

Ronald E. Brister, RPLS No. 5407

Date: June 12, 2023.



Job No. 231241 - A

EXHIBIT B



CASE: ZN9336 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		

