

**Zoning Case No. 0820-01, High Tide Partnership, Ltd. (District 4).
Ordinance rezoning property at or near 10582 State Highway 361 from the “FR”
Farm Rural District to the “CR-2” Resort 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 being 5.802 acre tract of land out of Survey 605, Land Survey 205 on Mustang Island, same being the property as conveyed and described in Volume 2211, pages 175-177 of the deed records of Nueces County, Texas as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “CR-2” Resort Commercial District.

The subject property is located at or near 10582 State Highway 361. Exhibit A, which is the Metes and Bounds of the subject property with an associated 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 _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

STATE OF TEXAS

JOB NO. 18-2069

COUNTY OF NUECES

5.802 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying outside the Corporate City Limits of Port Aransas, Texas, same being out of Survey 605, Land Survey 205 on Mustang Island, same being the property as conveyed and described in Volume 2211, Pages 175-177 of the Deed Records of Nueces County, Texas, and being more particularly described by notes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod set for the East corner of this tract, same lying in the Northwest right-of-way margin of State Highway 361, same lying NORTH 58 degrees 22 minutes 00 seconds WEST 1299.00 feet and NORTH 30 degrees 18 minutes 28 seconds EAST 3105.23 feet from the South corner of said Survey 605, Land Survey 205;

THENCE, along said Northwest right-of-way margin of State Highway 361, SOUTH 30 degrees 18 minutes 28 seconds WEST 200.00 feet to a 5/8 inch iron rod set for the South corner of this tract;

THENCE, along the Southwest boundary line of this tract, NORTH 59 degrees 41 minutes 32 seconds WEST 1094.68 feet to a 5/8 inch iron rod set for the Southern West corner of this tract;

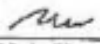
THENCE, along the meanders of Corpus Christi Bay (Laguna Madre), NORTH 17 degrees 19 minutes 02 seconds EAST 51.00 feet to a point for an interior corner of this tract;

THENCE, continuing along said meanders of Corpus Christi Bay (Laguna Madre), NORTH 55 degrees 29 minutes 53 seconds WEST 212.21 feet to a point, then NORTH 20 degrees 15 minutes 33 seconds EAST 136.89 feet to a point for the North corner of this tract;

THENCE, along the Northeast boundary line of this tract, SOUTH 59 degrees 41 minutes 32 seconds EAST 1341.67 feet to the point of beginning and containing 5.802 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition III Land Survey.

Dated this the 3rd day of April, 2018.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293



