

**Zoning Case No. ZN8910, Paul and Melba Savoy (District 1).
Ordinance rezoning a property at or near 3202 East Causeway Boulevard from the
“CR-1” Resort Commercial District to the “RM-AT” Multifamily Apartment Tourist
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, 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 Lots 6, 8, and 10 of the Brooklyn Addition Subdivision as described and shown in Exhibit “A”, from:

the “CR-1” Commercial Resort District to the “RM-AT” Multifamily Apartment Tourist District.

The subject property is located at or near **3202 East Causeway Boulevard**. Exhibit A, a metes and bounds, 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 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 _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT _____

Field notes of a 0.203 acre tract, for zoning purposes only, being the remaining portions of Block 86, Lots 6, 8, and 10, "Brooklyn Addition", as shown on a map recorded in Volume A, Pages 30 - 32, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2023041880, Official Records of Nueces County, Texas. Said 0.203 acre tract also being the proposed Lot 6R, "Brooklyn Addition". Said 0.203 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found at the intersection of the southeast right of way of Plum Street and the northwest right of way of a 20 foot alley, in the southeast line of said Lot 10, for the southeast corner of a 0.39 acre tract conveyed to the State of Texas and described in a deed recorded in Volume 735, Pages 449 - 451, Deed Records of Nueces County, Texas, and for the northeast corner of this exhibit, from **WHENCE** a disc monument found at the intersection of the southeast right of way of Plum Street and the southeast right of way of said 20 foot alley, bears North 87°57'52" East, a distance of 23.93 feet.

THENCE with the common line of said Lot 10, said 20 foot alley, and this exhibit, South 31°39'34" West, a distance of 136.05 feet to a 5/8" re-bar set for the common east corner of Lots 4 and 6 of said "Brooklyn Addition", and for the south corner of this exhibit.

THENCE with the common line of said Lots 4, 6, and this exhibit, North 58°23'10" West, a distance of 106.81 feet to a disc monument found in the southeast right of way of Plum Street, for an outside corner of said 0.39 acre tract, and for the west corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 55°56'39" East, a distance of 54.12 feet to a disc monument found in the common line of said Lots 6 and 8, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 68°50'19" East, a distance of 63.60 feet to a 5/8" re-bar found in the common line of said Lots 8 and 10, for an inside corner of said 0.39 acre tract, and for an outside corner of this exhibit.

THENCE with the common line of the southeast right of way of Plum Street, said 0.39 acre tract, and this exhibit, North 83°35'24" East, a distance of 58.58 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.203 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 3, 2025 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407

Date: September 9, 2025



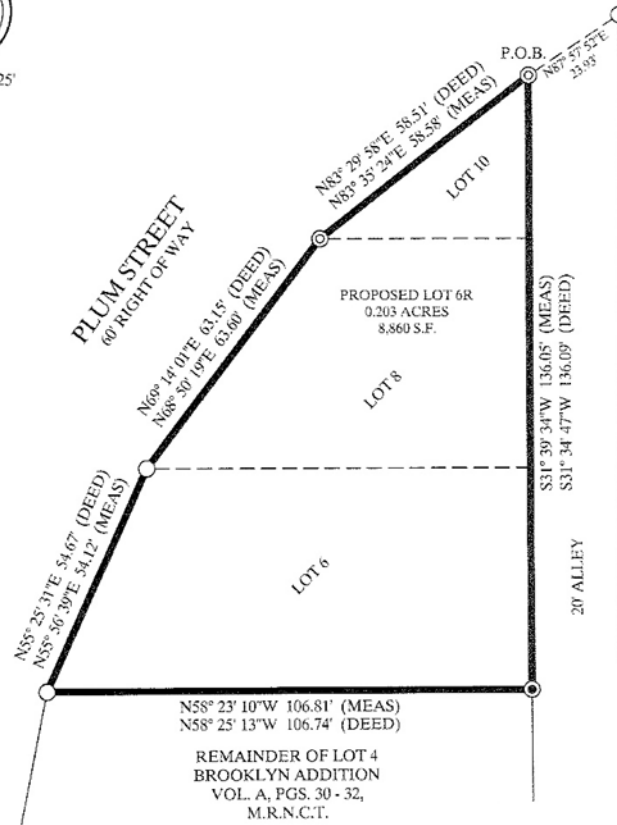
Job No. 251247-3

EXHIBIT OF

A 0.203 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE REMAINING PORTIONS OF BLOCK 86, LOTS 6, 8, AND 10, BROOKLYN ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 30 - 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023041880, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.203 ACRE TRACT ALSO BEING THE PROPOSED LOT 6R, "BROOKLYN ADDITION".



SCALE 1" = 25'



- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND DISC MONUMENT

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EXHIBIT



Brister Surveying

5509 Cain Drive
Corpus Christi, Texas 78411
Off 361-550-1000
Fax 361-850-1802
Bristersurveying@corpuswebcam.com
Firm Registration No. 10077808

- NOTES:
- 1.) TOTAL AREA OF EXHIBIT IS 0.203 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (95) -2011 DATUM.
 - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
 - 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY USUALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 9, 2025 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

SURVEY DATE SEPTEMBER 9, 2025

JOB NO. 251247-3

RONALD E. BRISTER R.P.L.S. NO. 5407