

**Zoning Case No. ZN8281, Oliver & Saeideh Ommani, and Valiollah Ommani, (District 5).**

**Ordinance rezoning a property at or near 6004 Yorktown from the “RS-6 Single-Family District to the “CN-2” Neighborhood Commercial 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 1.8 Acres out of Lot 11, Section 10, Flour Bluff Encinal Farm and Garden Tract, as described and shown in Exhibit “A” and “B”, from:

**the "RS-6" Single-Family District to the "CN-2" Neighborhood Commercial District.**

The subject property is located at or near **6004 Yorktown Boulevard**. Exhibit A, a metes and bounds description with exhibit, 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 \_\_\_\_\_, 2024.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

\_\_\_\_\_  
Rebecca Huerta, City Secretary

## Exhibit A



# Texas Geo Tech

LAND SURVEYING, INC.

### EXHIBIT "A"

Being a 1.80-acre tract of land, more or less, out of **LOT ELEVEN (11), SECTION TEN (10), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS**, Nueces County, Texas, and being more particularly described by Metes and Bounds as follows:

**BEGINNING** at an iron pipe found for the southeast corner of Lot 9, Block 4 of the King's Point Unit 5 Subdivision, recorded under Volume 64, Pages 7-8 of the Map Records Nueces County Texas, same being northeast corner of this tract;

**THENCE:** S 28° 52' 45" W – 213.54 feet to a 5/8-inch iron rod set on the north right-of-way line of Yorktown Boulevard, same being the southeast corner of this tract;

**THENCE:** N 61° 19' 58" W – with the north right-of-way line of said Yorktown Boulevard, a distance of 366.72 feet to a 5/8-inch iron rod set for the southwest corner of this tract;

**THENCE:** N 28° 35' 08" E – 214.41 feet to a 5/8-inch iron rod found for the southwest corner of Lot 12, Block 4 of the said King's Point Unit 5 Subdivision, same being the northwest corner of this tract;

**THENCE:** S 61° 11' 50" E – 367.82 feet to the **POINT OF BEGINNING** containing 1.80 acres of land, more or less.

*I, Jarrel L. Moore, a Registered Professional Land Surveyor, do here by certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards set forth by the Texas Board of Professional Land Surveying. Bearings and distances are NAD 1983, Texas South Zone and are based on grid coordinates. December 22, 2023*

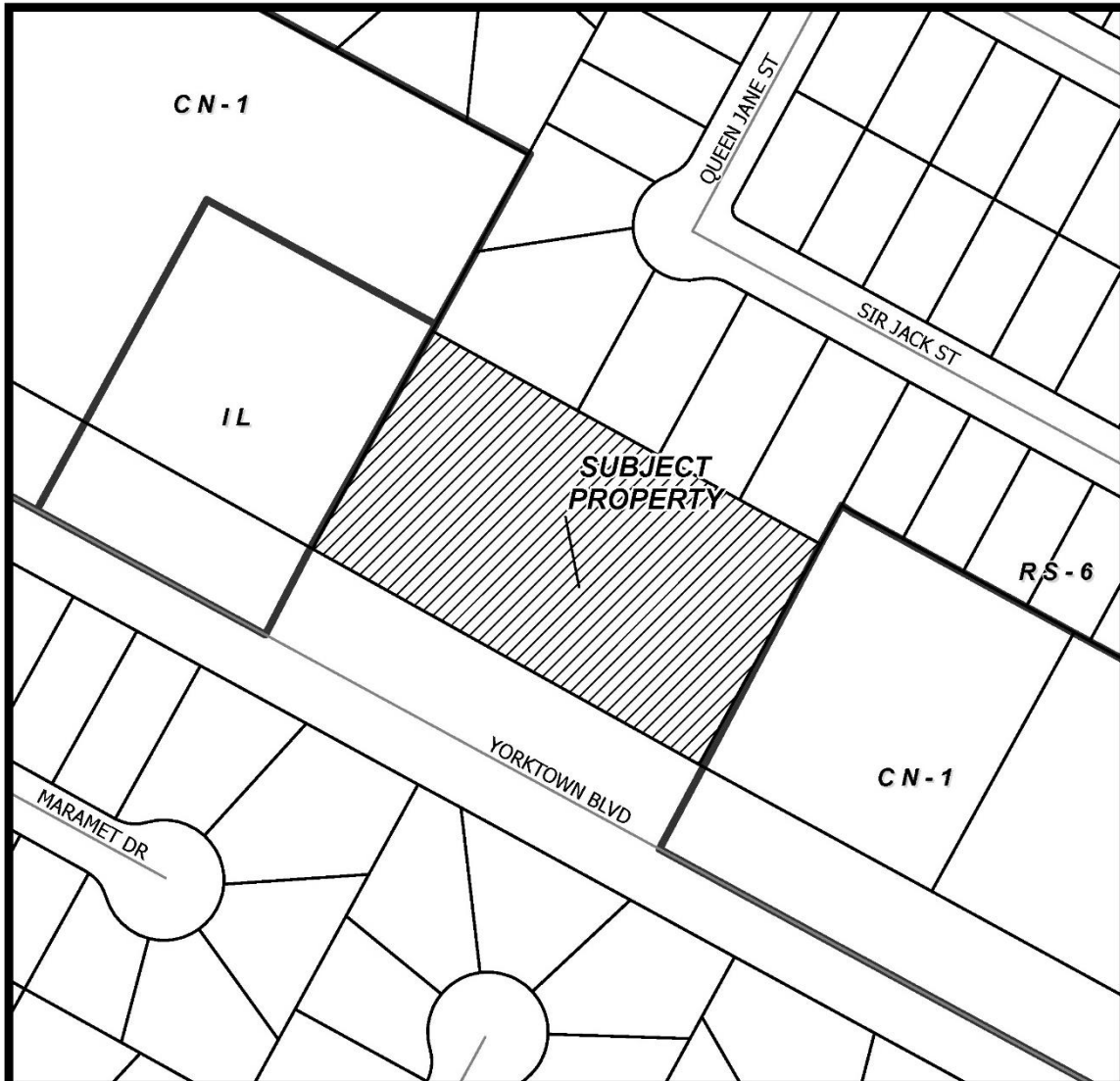
December 22, 2023  
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*Jarrel L. Moore*  
Jarrel L. Moore  
Registered Professional Land Surveyor  
License Number 4854



## Exhibit B



### CASE: ZN8281 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		

