

**Zoning Case No. 0820-03, Owen A. Norton (District 4).
Ordinance rezoning property at or near 2926 Laguna Shores Road from the “RM-1”
Multifamily 1 District to the “RV” Recreational Vehicle Park 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 7.005 acre tract out of a 7.632 acre tract described in a deed recorded in Document No. 2005036804, Official Public Records of Nueces County, Texas and also being out of Lots 8 and 9, Section 53, Flour Bluff and Encinal Farm and Garden Tracts as shown on a map recorded in Volume "A", Pages 41-43, Map Records of Nueces County, Texas as shown in Exhibit “A”:

from the “RM-1” Multifamily 1 District to the “RV” Recreational Vehicle Park District.

The subject property is located at or near 2926 Laguna Shores Road. 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 _____, 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____ 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

PASSED AND APPROVED on this the ____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes of a 7.005 acre tract out of a 7.632 acre tract described in a deed recorded in Document No. 2005036804, Official Public Records of Nueces County, Texas and also being out of Lots 8 and 9, Section 53, Flour Bluff and Encinal Farm and Garden Tracts as shown on a map recorded in Volume "A", Pages 41 – 43, Map Records of Nueces County, Texas. Said 7.005 acre tract being more particularly described as follows:

BEGINNING at a speed limit sign in the northwest right of way of Laguna Shores Road and for the common east corner of a driveway dedication, Tropic Park, as shown on a map recorded in Volume 33, Page 48, Map Records of Nueces County, Texas and of this survey, from **WHENCE** the intersection of the northwest right of way of Laguna Shores Road and the center of Caribbean Drive bears, South 26°00'54" West, a distance of 410.00 feet.

THENCE with the common line of said Tropic Park driveway dedication, Lots 15 – 19, Block 3, Tropic Park, as shown on a map recorded in Volume 23, Page 81, and this survey, North 61°24'35" West, at a distance of 443.10 feet pass a 5/8" re-bar set as an offset in the northeast line of Block 3, Lot 18, Tropic Park (Vol. 23, Pg. 81), and in all a total distance of 477.10 feet to a fence post in the northeast line of Block 3, Lot 19, for the south corner of Block 3, Lot 21 and for the west corner of this survey.

THENCE with the common line of Block 3, Lots 21 – 28, Block 6, Lot 24 and this survey, North 28°35'25" East, a distance of 660.08 feet to a 5/8" re-bar set in the southwest line of a 70' City of Corpus Christi drainage right of way and for the common north corner of Block 6, Lot 24 and of this survey.

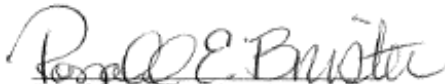
THENCE with a common line of said 70' drainage right of way and this survey, South 60°57'24" East, a distance of 447.63 feet to a 5/8" re-bar found the northwest right of way of Laguna Shores Road and for the common east corner of said 70' drainage right of way and this survey.

THENCE with the common line of the northwest right of way of Laguna Shores Road and this survey, South 26°00'54" West, a distance of 660.75 feet to the **POINT of BEGINNING** of this survey, and containing 7.005 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 = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day February 25, 2019 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: February 27, 2019.



Job No. 190236

