

Case No. 0522-02 City of Corpus Christi: (District 1) Ordinance rezoning a property at or near 1525 Morgan Avenue from the “CG-2” General Commercial District and “RS-TF” Two-Family District to the “CN-1” Neighborhood 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 Portions of lots 21 Through 29, lots 33 through 44, Block 1001, Bay Terrace 2, as shown in Exhibit “A”:

From the “CG-2” General Commercial District and “RS-TF” Two-Family District to the “CN-1” Neighborhood Commercial District.

The subject property is located at or near 1525 Morgan Avenue. Exhibit A, which is a metes and bounds description and 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 _____, 2022, by the following vote:

Paulette 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 _____ 2022, by the following vote:

Paulette 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 _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

Exhibit A



Job No. 43201.C1.15
May 23, 2022

Exhibit A 1.236 Acre Tract

STATE OF TEXAS COUNTY OF NUECES

Fieldnotes, for a 1.236 Acre Tract of Land, comprising portions of Lots 21 through 29, and Lots 33 through 44, Block 1001, Bay Terrace No. 2, a Map of which is recorded in Volume A, Page 26, of the Map Records of Nueces County, Texas; said 1.236 Acre Tract more fully described as follows:

Beginning, at the intersection of the apparent South Right-of-Way line of Morgan Avenue, a 60 Foot wide public roadway, and the apparent East Right-of-Way Line of South Brownlee Boulevard, a 70 Foot wide public roadway, on the West boundary line of the said Lot 33 and the said Block 1001, for the Northwest corner of this Tract;

Thence, North 85°43'36" East, with the said South Right-of-Way line, over and across the said Block 1001, 280.37 Feet, to the intersection of the said South Right-of-Way line and the apparent West Right-of-Way line of 12th Street, a 70 Foot wide public roadway, on the East boundary line of the said Lot 27 and the said Block 1001, for the Northeast corner of this Tract;

Thence, South 31°23'34" East, with the common boundary line of the said West Right-of-Way line and the said Block 1001, at 96.41 Feet pass, an Aluminum Disk stamped "CITY OF CORPUS CHRISTI" Found, in all 151.65 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of Lot 20 of the said Block 1001, for the Southeast corner of the said Lot 21 and this Tract;

Thence, South 58°34'33" West, with the common boundary line of the said Lot 20 and Lot 21 and the common boundary line of the said Lot 44 and Lot 45 of the said Block 1001, at 124.88 Feet pass a 5/8 Inch Iron Rod with a plastic cap stamped "BRISTER SURVEYING" Found for the common corner of the said Lots 20, 21, 44 and 45 of the said Block 1001, in all 249.78 Feet, to a 1/2 Inch Iron Rod Found, on the said apparent East Right-of-Way Line of Brownlee Boulevard, being a common corner of the said Lots 44 and 45, of the said Block 1001, for the Southwest corner of this Tract;

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Thence, North 31°20'41" West, with the common boundary line of the said East Right-of-Way Line and the said Block 1001, 279.60 Feet, to the **Point of Beginning**, containing 1.236 Acres (53,841 SqFt) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



URBAN ENGINEERING

Brian D. Lorentson, R.P.L.S.
License No. 6839

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CASE: 0522-02
SUBJECT PROPERTY WITH ZONING



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	

