

**Zoning Case No. 0320-01, Margo Lyn Moore (District 4).  
Ordinance rezoning property at or near 7517 South Padre Island Drive (State Highway 358) from the “RS-6” Single-Family 6 District to the “CG-2” General 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 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:**

**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 2.07 acres out of Lot 16, Section 28 of the Flour Bluff and Encinal Farm and Garden Tracts as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

The subject property is located at or near 7517 South Padre Island Drive (State Highway 358). 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

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 ~ FAX 361 882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [nixmw1@gmail.com](mailto:nixmw1@gmail.com)

### BASS & WELSH ENGINEERING

TX Registration No. F-52  
Survey Registration No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 10, 2020

#### Field Note Description

Being a tract situated in Corpus Christi, Nueces County, Texas, a portion of Lot 16, Section 28 of the Flour Bluff and Encinal Farm and Garden Tracts, as shown on the map thereof recorded in Volume "A" at Pages 41 – 43, of the Map Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the south right-of-way line of South Padre Island Drive(SH 358) for the northwest corner of this tract, said point being the northeast corner of Lot 2, Block 1, Roy Smith Plaza as shown on the map thereof recorded in Volume 60 at Page 22, Map Records, Nueces County, Texas;

THENCE S 67°56'47" E along the south right-of-way line of South Padre Island Drive a distance of 239.83 feet to a point set for the northeast corner of this tract;

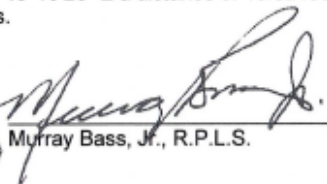
THENCE S 26°02'22" W into the heretofore referenced Lot 16, a distance of 364.13 feet to a point for the southeast corner of this tract;

THENCE N 63°57'38" W a distance of 254.16 feet to a point for the southwest corner of this tract, said point being the southeast corner of the heretofore referenced Lot 2, Block 1, Roy Smith Plaza;

THENCE N 26°02'22" E along the east boundary of Lot 2 a distance of 306.79 feet to an intermediate corner of this tract;

THENCE continuing along the east boundary of Lot 2, N 46°10'20" E a distance of 43.32 feet to the **POINT OF BEGINNING** forming a tract embracing 2.0662 acres.



  
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983

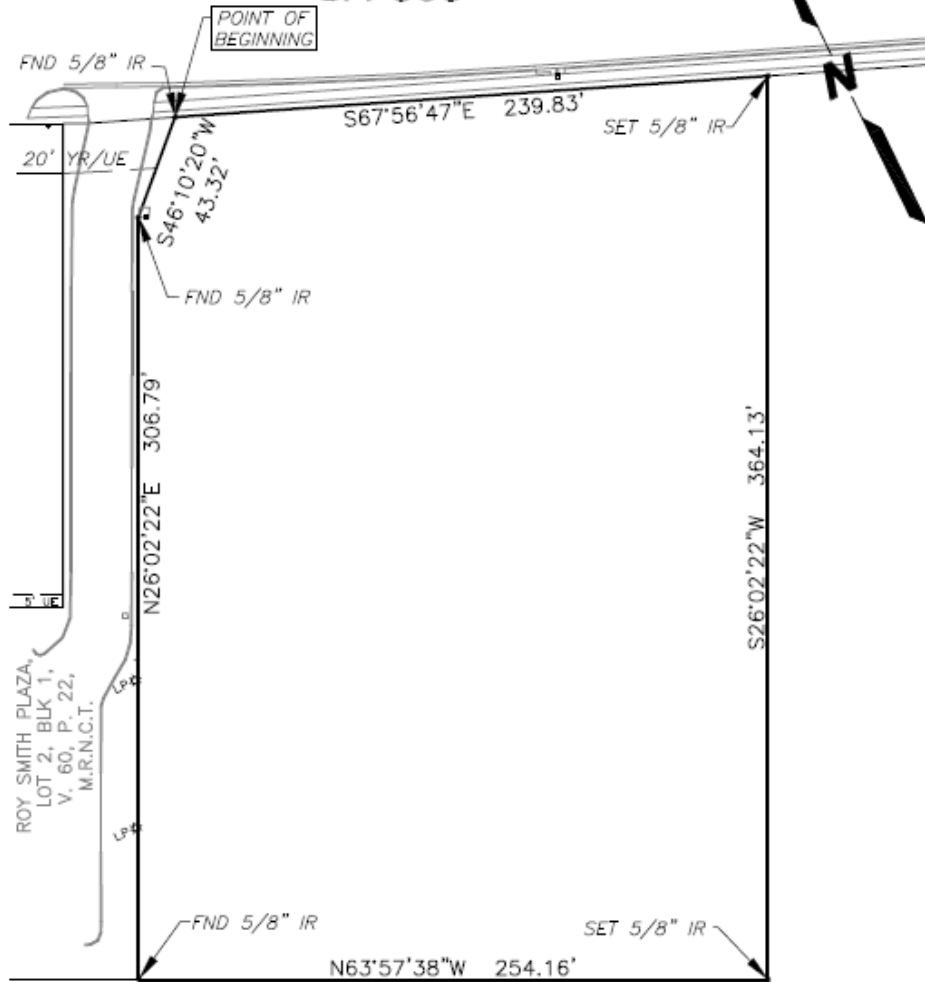
MBJ:sab

20005-Field Note Desc.doc

**EXHIBIT "A"**

Page 1 of 1

# SOUTH PADRE ISLAND DRIVE SH 358



AREA  
90,002 SQ. FT.  
2.066 ACRES

REMAINDER OF LOT 16  
SECTION 28 VOL "A" PGS  
41-43 M.R.N.C.T.

## **SKETCH FOR REZONING APPLICATION** 2.066 ACRES OUT OF LOT 16, SECTION 28 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS

Prepared by:  
**Bass & Welsh Engineering**  
3054 So. Alameda St.  
Corpus Christi, Tx. 78404  
(361) 882-5521 (phone)  
(361) 882-1265 (fax)  
Firm Registration No. F-52

**EXHIBIT "B"**

Job No: 20005  
Scale: 1"=60'  
Date: 02-19-2020  
Drawing No: SKETCH  
Plotscale: 1=1  
Sheet 1 of 1