

ORDINANCE NO. 2022-01

AN ORDINANCE APPROVING ZCR 21-2694 MAJOR AMENDMENT TO CINNAMON SHORE II PLANNED UNIT DEVELOPMENT; ACCEPTING THE PLANNING AND ZONING COMMISSION'S FINAL REPORT ON ZCR 21-2694; AMENDING ZONING ORDINANCE NO. 2016-07 "CINNAMON SHORE II PUD" CURRENTLY A 234.14 ACRE DEVELOPMENT WITH 3 DISTINCT SECTIONS: (1) "MEMORIES" 79.51 ACRES, (2) "TRADITIONS" 41.01 ACRES, AND (3) "BAY BEACH" 113.62 ACRES; BY ADDING LOTS 12 AND 13 MUSTANG ISLAND (VOL. 38, PAGES 130-131, MRNCT) APPROXIMATELY 26.977 ACRES TO THE ABOVE REFERENCED "TRADITIONS" SECTION. THE EXISTING PUD IS (AND WILL REMAIN) COMPRISED OF SIX (6) TRANSECT ZONES: T1 – RURAL PRSERVE, T2 – RECREATIONAL/CIVIC, T3 – SUB-URBAN, T4 – GENERAL URBAN, T5 – URBAN CENTER AND T6 – URBAN CORE IN THE FORMAT OF A NEW URBANIST COMMUNITY WITH SUCH FEATURES AND AMENITIES AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" AND ATTACHED HERETO; SECTIONS 1 AND 2, 120.52 ACRE TRACT, LOTS 9-11 AND 14-19 MUSTANG ISLAND, RECORDED IN VOL. 38, PG 130-131 AND SECTION 3, A 113.62 ACRE TRACT OF LAND OF THE W.M. LITTLE SURVEY 592, LAND SCRIPT 324, ABSTRACT 212, MUSTANG ISLAND STATE LAND SURVEYS, OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO KNOWN AS 5800 SH 361; PROVIDING FOR THE VALIDITY OF SAID ORDINANCE; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application was received in the office of Development Services, Port Aransas, Texas for Zoning Change Request # ZCR 21-2694, Amending Cinnamon Shore II, P.U.D. by adding lots 12 and 13, approximately 26.997 acres to the "Traditions" section currently described as: a 41.01 acre tract, a total of 120.52 acre also known as Lots 9-11 and 14-19 Mustang Island, and Recorded In Vol. 38, Pg 130-131; of the Official Public Records of Nueces County, Texas and also known as 5800 SH 361; and

WHEREAS, the Planning & Zoning Commission notified property owners within two hundred (200') feet of the subject property of their Public Hearing which was conducted on Tuesday, October 26, 2021 at 3:00 pm. After discussion the Commission voted to recommend the zoning change request to the City Council; and

WHEREAS, on the 1st day of November, 2021 notice was posted on the bulletin board at Port Aransas City Hall, 710 W. Avenue A, Port Aransas, Texas and on the City's webpage at www.cityofportaransas.org advising the public of the public hearing to be conducted by the City Council on Thursday, November 18, 2021. In addition, said Public Hearing Notice was published in The South Jetty in the

Thursday, November 4, 2021 Edition in accordance with the Port Aransas Zoning Ordinance.

WHEREAS, on the 1st day of November, 2021 notice was posted on the bulletin board at Port Aransas City Hall, 710 W. Avenue A, Port Aransas, Texas and on the City's webpage at www.cityofportaransas.org advising the public of the public hearing to be conducted by the City Council on Thursday, November 18, 2021. In addition, said Public Hearing Notice was published in The South Jetty in the Thursday, November 4, 2021 Edition in accordance with the Port Aransas Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ARANSAS, TEXAS:

SECTION 1. AMENDMENT

That the Port Aransas City Council approves Zoning Change Request #ZCR-21-2694 Amending Cinnamon Shore II, P.U.D (Ordinance 2016-07) by adding lots 12 and 13, approximately 26.997 acres to the "Traditions" section which is currently described as: a 41.01 acre tract, a total of 120.52 acre also known as Lots 9-11 and 14-19 Mustang Island, and Recorded In Vol. 38, Pg 130-131; of the Official Public Records of Nueces County, Texas and also known as 5800 SH 361. With said amendment, Cinnamon Shore II, Planned Unit Development (PUD) Plan as outlined in Exhibit "A" and attached hereto shall comply with City of Port Aransas Code of Ordinances in place upon the date of PUD approval through the end of development under this plan. Name of Applicant: Sea Oats Investments II, LLC, c/o Daniel Mazoch, 1023 SH 361, Suite C, #218, Port Aransas TX 78373.

SECTION 2. REPEALER

Any previous adopted ordinances, and any subsequent amendments to them, which are in conflict with this ordinance, are hereby repealed.

SECTION 3. READING

As provided by Article III, Section 3.12 of the Charter of the City of Port Aransas, this ordinance or the caption of it shall be read at three city council meetings with at least one week elapsing between each reading.

SECTION 3. SEVERABILITY

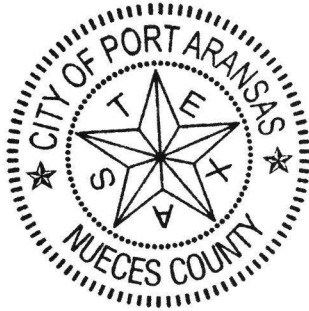
It is the intention of the City Council of the City of Port Aransas that if any phrase, sentence, section or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity

shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 3. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption by third and final reading.

PASSED, ORDAINED, APPROVED and ADOPTED this 27th day of JANUARY, 2022.



CITY OF PORT ARANSAS, TEXAS

A handwritten signature in black ink that reads "Joan Holt". The signature is written over a horizontal line.

Joan Holt, Mayor Pro-Tem

ATTEST:

A handwritten signature in black ink that reads "Francisca Nixon". The signature is written over a horizontal line.

Francisca Nixon, City Secretary

First Reading: November 18, 2021

Second Reading: December 16, 2021

Third Reading: January 27, 2022

