

**Case No. 0223-01, Mehran and Sepideh Vatankhah (District 1):
Ordinance rezoning a property at or near 12102 Leopard Street from the “RS-6”
Single-Family 6 District to the “CG-2” General Commercial District. Providing for a
penalty not to exceed \$2,000 and publication.**

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 being 5.07 Acres out of Tract 12, Harney Partition, as described and 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 12102 Leopard Street. Exhibit “A”, a metes and bounds description of the subject property, is 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 _____, 2023, by the following vote:

| | | | |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein | _____ |
| Roland Barrera | _____ | Mike Pusley | _____ |
| Sylvia Campos | _____ | Everett Roy | _____ |
| Gil Hernandez | _____ | Dan Suckley | _____ |
| Michael Hunter | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the ____ day of _____, 2023, by the following vote:

| | | | |
|-------------------|-------|-------------|-------|
| Paulette Guajardo | _____ | Jim Klein | _____ |
| Roland Barrera | _____ | Mike Pusley | _____ |
| Sylvia Campos | _____ | Everett Roy | _____ |
| Gil Hernandez | _____ | Dan Suckley | _____ |
| Michael Hunter | _____ | | |

PASSED AND APPROVED on this the ____ day of _____, 2023.

ATTEST:

Rebecca Huerta
City Secretary

Paulette Guajardo
Mayor

Exhibit A

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903.581.2238
TXSURVEYS.COM

FIELD NOTES FOR THE OVERLAND GROUP

Gregorio Farias Survey, Abstract No. 592
Nueces County, Texas

All that certain lot, tract, or parcel of land, being part of the Gregorio Farias Survey, Abstract No. 592, Nueces County, Texas, and being part of Share No. 12 of the Partition of the Estate of John B. Harney as shown by plat of same recorded in Volume 6, Page 29 of the Map Records of Nueces County, Texas, and being all of that certain called 5.07 acre tract described in a deed from the Estate of Jimmy C. Adair to Mehran Vatankhah and Sepideh Vatankhah on August 12, 2014, recorded in Document No. 2014032130 of the Official Public Records of Nueces County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1" iron pipe (found) for the South corner of the above mentioned 5.07 acre tract, the West corner of the James E. Brook VFW Post 3837 2.0585 acre tract described in Document No. 19920000837463, in the Southeast line of the above mentioned Share No. 12, the Northwest line of Share No. 11, in the Northeast right of way of State Highway Spur No. 407 (Leopard Street);

THENCE North 57 deg. 18 min. 26 sec. West with the Northeast right of way of State Highway Spur No. 407, the Southwest line of the 5.07 acre tract, a distance of 445.61 ft. to 1" iron pipe (found) for the West corner of same, the Northwest line of Share no. 12;

THENCE North 36 deg. 16 min. 05 sec. East with the Northwest line of the 5.07 acre tract, the Northwest line of Share No. 12, at 38.59 ft. pass a 5/8" iron rod (found) for the South corner of Lot 1, Block 5 of Fallin's Riverside Subdivision as shown by plat of same recorded in Volume 30, Page 59, at 237.11 ft. pass 5/8" iron rod (found) for the East corner of same, the South corner of Lot 2, Block 5 of Fallins Riverside Subdivision, as shown by plat of same recorded in Volume 46, Page 113, and continue a total distance of 432.10 ft. to concrete monument (found) for the North corner of the 5.07 acre tract, in the Southwest right of way of Interstate Highway No. 37;

THENCE southeasterly with the Southwest right of way of Interstate Highway No. 37, the Northeast line of the 5.07 acre tract, South 73 deg. 10 min. 55 sec. East a distance of 312.11 ft. to a concrete monument (found) for corner and South 68 deg. 49 min. 34 sec. East a distance of 159.99 ft. to a 1/2" iron rod (found) for the East corner of the 5.07 acre tract, the North corner of the River View at Calallen, LP 5.865 acre tract described in Document No. 2016003733, in the Southeast line of Share No. 12, the Northwest line of Share No. 11;

THENCE South 36 deg. 41 min. 15 sec. West with the Northwest line of Share No. 11, the Southeast line of Share No. 12, Northwest line of the 5.865 acre tract, the Northwest line of the James E. Brooks Post 3837 0.500 acre tract recorded in Document No. 1999021349, at 177.04 ft. pass a 5/8" iron rod (found) for the North corner of same, at and continue a total distance of 549.92 ft. to the place of beginning, containing 5.075 acres of land.

Bearing oriented to Grid North of the Texas State Plane Coordinate System, NAD83, South Zone 4205.

Plat accompanies field notes.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of December, 2022.



PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
T22-175 5.075 acres

