

Case No. 0422-03, Manuel Gonzalez Et Al (District 3): Ordinance rezoning portion of a property at or near 1753 Gollihar Road from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 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 10.554 acres out of Lot 12, Section D, Paisley Hoffman, as shown in Exhibits “A” and “B”:

From the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

The subject property is located at or near 1753 Gollihar Road. Exhibit A, which is the Metes and Bounds of the subject property, Exhibit B, an associated map, are 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



METES AND BOUNDS DESCRIPTION
FOR A
10.554 ACRE TRACT OF LAND

BEING a 10.554 acre tract of land situated in the Enriquez Villareal Survey, Abstract No. 1, in the City of Corpus Christi, Nueces County, Texas, being a portion of the remaining portion of Lot 12, Section D, Paisley's Subdivision of the Hoffman Tract, as recorded in Volume A, Page 28, of the Map Records of Nueces County, Texas, and said 10.554 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southeasterly Right-of-Way (R.O.W.) line of Greenwood Drive (a variable width R.O.W.), being in the Northwesterly line of the remaining portion of said Lot 12, and being the most Northerly Northwest corner of this herein described tract of land;

THENCE departing the Southeasterly R.O.W. line of said Greenwood Drive, same being the Northwesterly line of the remaining portion of said Lot 12, and across and through the remaining portion of said Lot 12, the following courses:

S 61° 56' 55" E, a distance of 950.09 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly corner;

S 27° 28' 44" W, a distance of 198.79 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southeasterly interior corner;

THENCE continuing across and through the remaining portion of said Lot 12, S 61° 56' 55" E, a distance of 328.25 feet to a 1" iron pipe found in the Southwesterly R.O.W. line of Delgado Street (a 50' wide R.O.W.), being the most Northerly corner of a called "Park" tract (called 1.98 acres), Gollihar Park, Unit 2, as recorded in Volume 16, Page 1, of the Map Records of Nueces County, Texas, same being a Southeasterly corner of the remaining portion of said Lot 12, and being the most Easterly Southeast corner of this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Delgado Street, with the Southeasterly line of the remaining portion of said Lot 12, and with the Northwesterly line of said "Park" tract, S 27° 58' 44" W, a distance of 245.59 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Westerly corner of said "Park" tract, being the most Northerly corner of a called 1.491 acre tract of land, as conveyed to the City of Corpus Christi, and recorded in Volume 1186, Page 182, of the Deed Records of Nueces County, Texas, same being the most Easterly corner of a called "Public Park" tract (called 1.971 acres), Greenwood Park, Unit 1, as recorded in Volume 17, Page 53, of the Map Records of Nueces County, Texas, and being the most Southerly Southeast corner of the remaining portion of said Lot 12 and this herein described tract of land;

THENCE with the Northeasterly line of said "Public Park" tract, with the Northerly terminal line of Blackjack Place (a 50' wide R.O.W.), as shown on plat of said Greenwood Park, Unit 1, with the Northeasterly lines of Lots 7 through 17, Block 6, of said Greenwood Park, Unit 1, and with the Southwesterly line of the remaining portion of said Lot 12, N 61° 56' 55" W, a distance of 917.18 feet to a ½" iron pin with cap stamped "5687" found in the Northeasterly line of said Lot 7, being the most Southerly Southeast corner of Lot 1, Block 1, Gollihar Park, Unit 3, as recorded in Volume 66, Page 42, of the Plat Records of Nueces County, Texas, and being a Southwesterly corner of the remaining portion of said Lot 12 and this herein described tract of land;

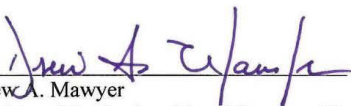
THENCE departing the Northeasterly line of said Lot 7, and with the common line between said Lot 1 and the remaining portion of said Lot 12, N 27° 58' 26" E, a distance of 120.33 feet to a 3/8" iron pin found for the most Easterly Southeast corner of said Lot 1, and being a Southwesterly interior corner of the remaining portion of said Lot 12 and this herein described tract of land;

THENCE continuing with the common line between said Lot 1 and the remaining portion of said Lot 12, N 62° 03' 15" W, at a distance of 355.31 feet passing a 1/2" iron pin with illegible cap found for the most Northerly Northwest corner of said Lot 1, being in the Southeasterly R.O.W. line of aforementioned Greenwood Drive, same being in the Southwesterly line of the remaining portion of said Lot 12, and continuing with the Southwesterly line of the remaining portion of said Lot 12, and with the Southeasterly R.O.W. line of said Greenwood Drive, for a total distance of 362.81 feet to a 1/2" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southeasterly R.O.W. line of said Greenwood Drive, and being the most Westerly corner of the remaining portion of said Lot 12 and this herein described tract of land;

THENCE with the Southeasterly R.O.W. line of said Greenwood Drive, and with the Northwesterly line of the remaining portion of said Lot 12, N 28° 16' 23" E, a distance of 324.72 feet to the POINT OF BEGINNING, and containing 10.554 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Zone (4205), North American Datum 1983.

Exhibit prepared this the 2nd day of March, 2022.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD441- 10.554 AC GREENWOOD- REV 030222

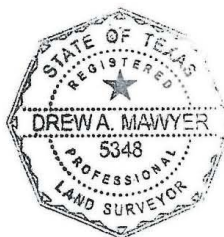
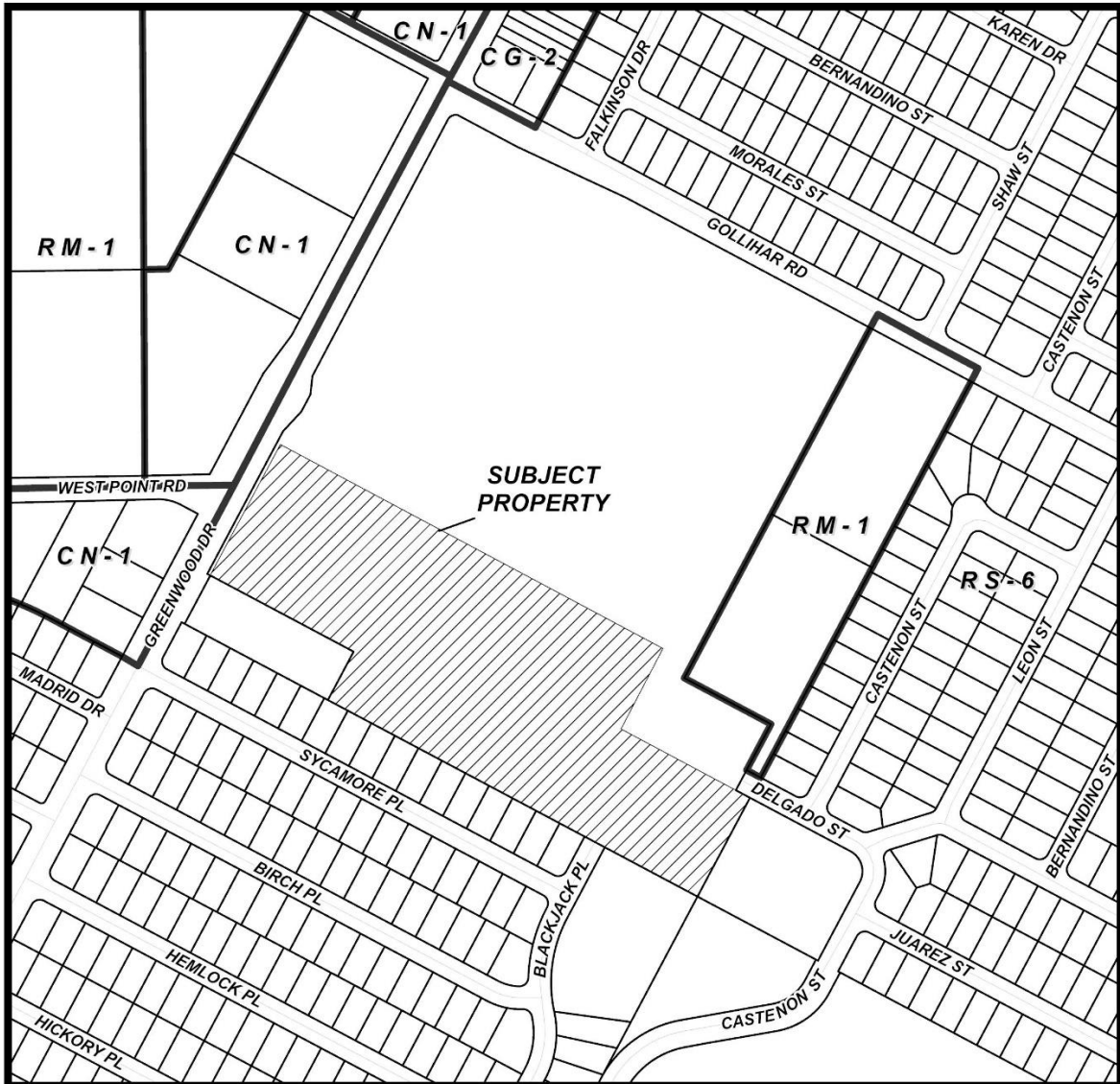


Exhibit B



CASE: 0422-03
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	

