

Zoning Case No. ZN8823, Corpus Project, LLC. (District 4).

Ordinance rezoning a property at or near 125 Glenoak Drive from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District and the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval) (3/4 favorable vote required due to opposition exceeding 20%).

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, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 7.743 acres consisting of a 1.505-acre tract out of the west 600 feet of Tracts 13 and 14, Laguna Madre Acres, as shown by plat recorded in Volume 11, Page 5, M.R.; all of a 0.7893-acre tract out of Tract 14; and Lot B of Tract 15, all out of said Laguna Madre Acres, as amended in Volume 29, Page 32, M.R.; and Lots 1 through 5, Block A; Lots 1 and 4 through 8, Block B; and Lots 8 through 11, Block C, all out of West's Laguna Madre Place and being a 0.7958-acre tract all of Lots 1-6, Block C, out of West's Laguna Madre Place, as described and shown in Exhibit "A", from:

the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

The subject property is located at or near **125 Glenoak Drive**. Exhibit A, a metes and bounds, is attached to and incorporated in this ordinance.

SECTION 2. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 2.128-acre out of the west six hundred feet (W 600') of Tracts Thirteen (13) and Fourteen (14), Laguna Madre Acres, as described and shown in Exhibit "A", from:

the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

The subject property is located at or near **125 Glenoak Drive**. Exhibit A, a metes and bounds, is attached to and incorporated in this ordinance.

SECTION 3. 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 4. 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 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



111 Tower Drive
Suite 325
San Antonio, Texas 78232
www.upengineering.com

A Metes and Bounds Description of
a 7.743 acre (337,278 sq. ft.)
For Rezoning Application

Being a 7.743-acre (337,278 sq. ft.) tract of land, to be rezoned into RM-1, consisting of a 1.505-acre tract out of the west 600 feet of Tracts 13 and 14, Laguna Madre Acres, as shown by plat recorded in Volume 11, Page 5, M.R.; all of a 0.7893-acre tract out of Tract 14; and Lot B of Tract 15, all out of said Laguna Madre Acres, as amended in Volume 29, Page 32, M.R.; and Lots 1 through 5, Block A; Lots 1 and 4 through 8, Block B; and Lots 8 through 11, Block C, all out of West's Laguna Madre Place, as shown by plat recorded in Volume 14, Page 45, M.R., more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records (O.P.R.), Said 7.743-acre tract being further described as follows.

COMMENCING at a point in the west right-of-way (R.O.W.) line of Laguna Shores Drive, for the south corner of Said Lot 1, West's Laguna Madre Place,

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 323.48 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 50.00 feet to the POINT OF BEGINNING and a south corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 840.00 feet to a point for a corner of the herein described tract;

THENCE North 28°17'12" East, a distance of 373.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 599.96 feet to a point for a corner of the herein described tract;

THENCE North 28°18'11" East, a distance of 22.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 220.30 feet to a point for a corner of the herein described tract;

THENCE South 25°40'00" West, a distance of 119.64 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 375.24 feet to a point in the said west R.O.W. line of Laguna Shores Drive for a corner of the herein described tract;

THENCE South 28°03'47" West, continuing along said west R.O.W. line, a distance of 12.00 feet to a point for a corner of the herein described tract;

THENCE South 25°35'04" West, continuing along said west R.O.W. line, a distance of 108.12 feet to a point at the intersection of said west R.O.W. line of Laguna Shores Drive, with the north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE North 61°45'00" West, along the said north R.O.W. line of McNelly, a distance of 216.22 feet to a point for a corner of the herein described tract;

THENCE North 28°15'00" East, departing said north R.O.W. line of McNelly, a distance of 108.00 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 100.00 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, a distance of 108.00 feet to a point in said north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE along the north line of McNelly, along a cul-de-sac, then the south line of McNelly, the following five (5) calls:

1. North 61°45'00" West, a distance of 201.22 feet to a point for a corner of the herein described tract;
2. in a northwesterly direction along a tangent curve to the right, having a radius of 15.00 feet, a chord of North 39°19'50" West, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
3. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 40.00 feet, a chord of South 28°15'00" West, 56.73 feet, a central angle of 269°40'41", and an arc length of 188.27 feet to a point for a corner of the herein described tract;
4. in a easterly direction along a reverse tangent curve to the right, having a radius of 15.00 feet, a chord of South 84°10'10" East, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
5. South 61°45'00" East, a distance of 151.22 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, departing said R.O.W. line, a distance of 108.00 feet to the POINT OF BEGINNING, and containing 7.743 acres of land in Nueces County, Texas.

A Metes and Bounds Description of
a 2.128 acre (92,685 sq. ft.)
For Rezoning Application

Being a 2.128-acre (92,685 sq. ft.) tract of land, to be rezoned into CN-1, being out of the west six hundred feet (W 600') of Tracts Thirteen (13) and Fourteen (14), Laguna Madre Acres, a subdivision in the City of Corpus Christi, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 11, Page 5, Map Records, Nueces County, Texas, more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records of Nueces County, Texas.

Said 2.128-acre being further described as follows;

BEGINNING at a point in the southwest line of Glenoak Drive, for the north corner of the herein described tract;

THENCE South 58° 32' 42"E a distance of 50.08 feet;

THENCE South 61° 45' 00" East a distance of 550.00 feet;

THENCE departing said right-of way line, South 28° 18' 11" West a distance of 154.36 feet;

THENCE North 61° 45' 00" West a distance of 599.96 feet;

THENCE North 28° 17' 12" East a distance of 157.16 feet to the POINT OF BEGINNING, containing 2.128-acres (92,685 sq. ft.) of land, more or less.

A Metes and Bounds Description of
0.7958-acre (34,664 sq. ft)
For Rezoning Application

Being a 0.7958-acre tract (34,664 sq. ft), to be rezoned into RM-1, being all of Lots 1-6, Block C, out of West's Laguna Madre Place, a subdivision in the City of Corpus Christi, Nueces County, Texas, as shown by plat recorded in Volume 14, Page 45, M.R., more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records (O.P.R.);

BEGINNING at a point in the west right-of-way (R.O.W.) line of Laguna Shores Drive, for the south corner of Said Lot 1, West's Laguna Madre Place,

THENCE North 61°45'00" West departing said R.O.W. line of Laguna Shores Drive, 323.48 feet to a point, for a corner of the herein described tract;

THENCE North 28°15'00" East, 108.00 feet to a point, for a corner of the herein described tract;

THENCE South 61°45'00" East, 318.45 feet to a point in said northwest R.O.W. line, for a corner of the herein described tract;

THENCE South 25°35'04" West, 108.12 feet to the POINT OF BEGINNING, containing 0.7958-acre tract (34,664 sq. ft) of land, more or less.

Notes:

- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. All distances shown hereon are ground distances.
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying in 2025.
- 3) This description and the attached survey exhibit were prepared for the purposes of creating a political metes and bounds for rezoning purposes, and are not intended for use as a property boundary survey.
- 4) This document was prepared under 22 Texas Administrative Code § 138.95 and does not reflect the results of an on-the-ground survey. It is not to be used to convey or establish interests in real property, except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

UP Engineering, a Bowman company
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10120600



Richard L. Neubauer III

Richard L. Neubauer III Date: 07-30-2025
Registered Professional Land Surveyor
No. 6897 – State of Texas

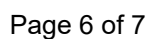


EXHIBIT FOR ZONING APPLICATION

BEING A 2.128 ACRE TRACT OF THE WEST SIX HUNDRED FEET (W 600') OUT OF TRACTS THIRTEEN (13) AND FOURTEEN (14) LAGUNA MADRE SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NIECES COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, AND THE SOUTHWEST CORNER OF THE TRACT FULLY DESCRIBED IN WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 201103484, OFFICIAL PUBLIC RECORDS OF NIECES COUNTY, TEXAS

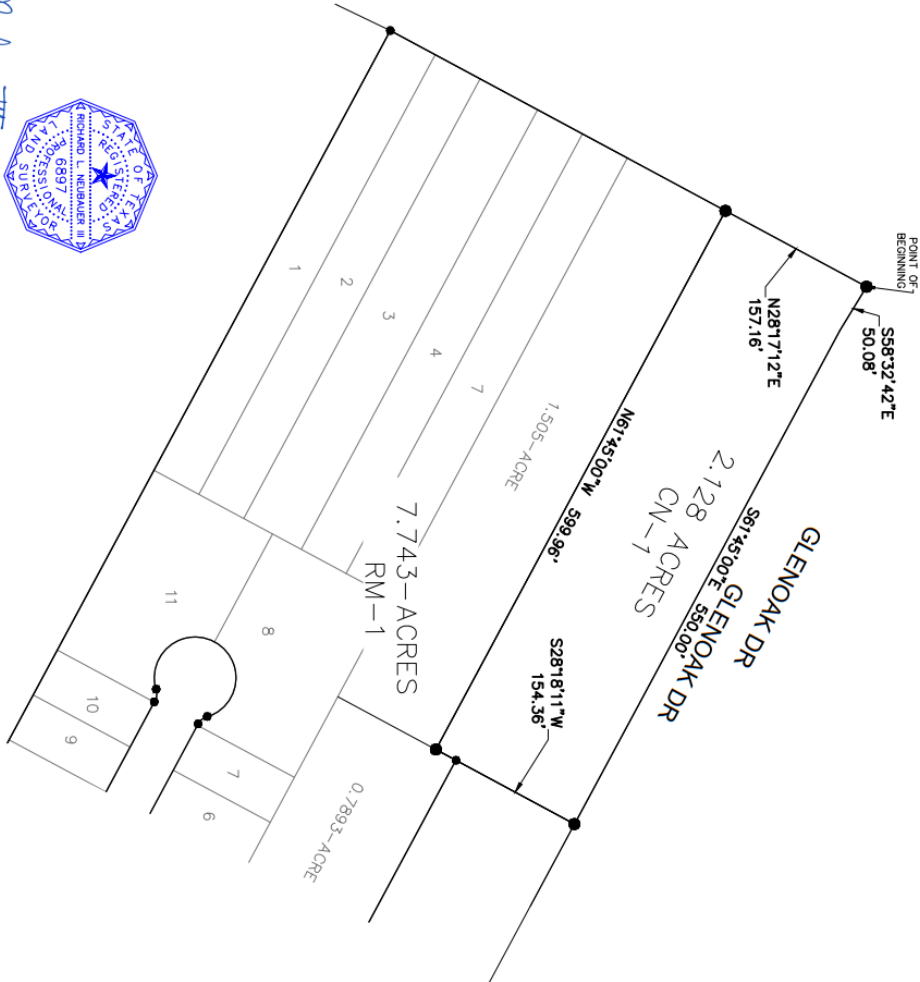


NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD83, US SURVEY FEET. ALL SURFACE DISTANCES SHOWN HEREON ARE BASED ON THE SAME POINT WITH COORDINATES OF N: 13055880.781, E: 2522438.827 BY A FACTOR OF 0.9999829583.
2. ADJOINER LINES ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THIS DOCUMENT WAS PREPARED UNDER 722.012, CHAPTER 722, SUBCHAPTER 722.01, AND DOES NOT REFLECT THE RESULTS OF ANY ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY. INTERESTS IN REAL PROPERTY AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:

- = CALCULATED POINT
- D.R. = DEED RECORDS OF NIECES COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF NIECES COUNTY, TEXAS
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- = PROPERTY LINE
- = SUBJECT TRACT LINE



Richard S. Neuberger III



LAGUNA MADRE

EXHIBIT FOR ZONING APPLICATION



111 TOWER DR, SUITE 320
SAN ANTONIO, TX 78205 TEL: 210-774-3504
WWW.UPENGINEERING.COM TIRE: F-14359
TIP: 311-10308-00

REV	DATE	DESCRIPTION	BY
1	07/03/25	CHANGED ZONING LABEL	
DESIGNED BY:	NO		
DRAWN BY:	NO		
CHECKED BY:	NO		
SHEET 2			