

**Case No. 1021-06, Walker Holdings and Development, LLC.: (District 1) Ordinance rezoning property at or near 3202 Interstate 69 from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 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 being a 117.291-acre tract of land, more or less, a portion of Gregorio Farias Grant, Abstract 592, Nueces County, Texas, and being a portion of a 160.62-acre tract of land described by deed recorded at Document no. 2002040593, as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

The subject property is located at or near 3202 Interstate 69. 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 \_\_\_\_\_, 2021, by the following vote:

Paulette M. 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 M. 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 M. Guajardo  
Mayor

## Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.  
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### BASS & WELSH ENGINEERING

P.O. Box 6397  
Corpus Christi, TX 78466-6397

October 29, 2018  
18036-M&B.doc

STATE OF TEXAS                   §

COUNTY OF NUECES               §

Description of a 117.291 acre tract of land, more or less, a portion of Gregorio Farias Grant, Abstract 592, Nueces County, Texas, and being a portion of a 160.62 acre tract of land described by deed recorded at Document no. 2002040593, Official Records of said county, said 117.291 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of MER Subdivision, Block 1, Lot 1, a map of which is recorded in Volume 67, Page 25, map records of said county, said beginning point for the westernmost north corner of the tract herein described and being in the east right-of-way line of U.S. Highway 77, also known as Interstate Highway 69;

THENCE along said east right-of-way line of Interstate Highway 69 N09°15'45"E 230.19' to a 5/8" iron rod set for the northwest corner of the tract herein described;

THENCE S35°44'15"E 70.71' to a 5/8" iron rod set for northwesterly corner of the tract herein described;

THENCE S80°44'15"E 39.98' to a 5/8" iron rod set at the point of curvature of a circular curve to the right having a central angle of 57°06'30", a radius of 160.00' and a chord bearing S52°10'50"E a distance of 152.97';

THENCE along the arc of said circular curve to the right a distance of 159.49' to a 5/8" iron rod set at the point of tangency;

THENCE S23°37'25"E 142.49' to a 5/8" iron rod set at the point of curvature of a circular curve to the left having a central angle of 38°55'38", a radius of 100.00' and a chord bearing S43°05'14"E a distance of 66.64';

THENCE along the arc of said circular curve to the left a distance of 67.94' to a 5/8" iron rod set at the point of tangency;

THENCE S62°34'08"E 241.45' to a 5/8" iron rod set at the point of curvature of a circular curve to the left having a central angle of 18°14'00", a radius of 200.00' and a chord bearing S71°40'03"E a distance of 63.38';

THENCE along the arc of said circular curve to the left a distance of 63.65' to a 5/8" iron rod set at the point of tangency;

THENCE S80°47'03"E 192.47' to a 5/8" iron rod set at the point of curvature of a circular curve to the left having a central angle of 89°56'49", a radius of 10.00' and a chord bearing N54°14'32"E a distance of 14.14';

THENCE along the arc of said circular curve to the left a distance of 15.70' to a 5/8" iron rod set at the point of tangency;

## EXHIBIT "A"

Page 1 of 3

Metes and Bounds Description, 117.291 Acre Tract, October 29, 2018, Continued;

THENCE N09°16'08"E 537.64' to a 5/8" iron rod set in the south boundary line of a 30.46 acre tract of land described by deed as Tract 2 in Document No. 2015044362, said official records, for north central corner of the tract herein described;

THENCE along the south boundary line of said 30.46 acre tract S88°27'37"E 1531.74' to a 5/8" iron rod found for north central corner of the tract herein described, north central corner of said 160.62 acre tract and southeast corner of said 30.46 acre tract and being in the northwest boundary line of a 31.36 acre tract of land described by deed recorded at Document No. 2009027846, said official records;

THENCE S35°47'03"W 853.28' along said northwest boundary line of 31.36 acre tract to a 5/8" iron rod set for interior central corner of the tract herein described, interior central corner of said 160.62 acre tract and westernmost corner of said 31.36 acre tract;

THENCE along the southwest boundary line of said 31.36 acre tract S53°52'58"E 734.40' to a 5/8" iron rod set for the southernmost corner of said 31.36 acre tract, central corner of said 160.62 acre tract, and southwest corner of Country Estates Unit 4, a map of which is recorded in Volume 30, Page 86, said map records, for interior easterly corner of the tract herein described;

THENCE along said south boundary line of Country Estates Unit 4 N84°31'26"E 1359.52' to a 5/8" iron rod set for the easternmost corner of the tract herein described at the point of intersection of said south boundary line of said Country Estates Unit 4 and the northwest boundary line of a 100' wide drainage tract described by deed recorded at Volume 167, Page 492, Deed Records of said county;

THENCE along said northwest boundary line of 100' wide drainage tract S35°33'28"W 1444.18' to a TxDOT monument found for the southeast corner of the tract herein described and being in the north boundary line of Cole's Industrial Acres, a map of which is recorded in Volume 47, Pages 45 and 46, said map records;

THENCE along said north boundary line of said Cole's Industrial Acres S89°26'34"W and along the north boundary line of a 59.87 acre tract of land described by deed recorded at Document No. 2017021067, said official records, at 2498.75' pass a 5/8" iron rod found for the northeast corner of Hominick Acres, Block 1, Lot 1, a map of which is recorded in Volume 44, Page 197, said map records, in all a distance of 2741.60' to a disturbed 5/8" iron rod found for the southwest corner of the tract herein described and southeast corner of a 15.23 acre tract of land described by deed recorded at Document No. 2015008171, said official records;

THENCE along the southeast boundary line of said 15.23 acre tract N09°15'45"E 1026.54' to a 5/8" iron rod set for the northeast corner of said 15.23 acre tract and interior west corner of the tract herein described;

THENCE N80°44'15"W along the northeast boundary line of said 15.23 acre tract and along the northeast boundary line of CAH-DHL Commercial Tracts, Block 1, Lot 1, a map of which is recorded in Volume 68, Page 522, said map records, a distance of 614.38' to a 5/8" iron rod set for the westernmost corner of the tract herein described and northwest corner of said 15.23 acre tract and being in said east right-of-way line of US Highway 77/IH 69;

THENCE along said east right-of-way line of US Highway 77/IH 69 N09°15'45"E 60.00' to a 5/8" iron rod found for a west corner of the tract herein described and westernmost or southwest corner of said MER Subdivision;

THENCE S80°44'15"E 614.38' along the southwest boundary line of said MER Subdivision, Block 1, Lot 1 to a nail found for westerly interior corner of the tract herein described and southeast corner of said MER Subdivision, Block 1, Lot 1;

## EXHIBIT "A"

Page 2 of 3

Metes and Bounds Description, 117.291 Acre Tract, October 29, 2018, Continued;

THENCE along the southeast boundary line of said MER Subdivision, Block 1, Lot 1, N09°15'45"E 193.66' to a point (monument not set) for westerly corner of the tract herein described and southwest corner of MER Subdivision, Block 1, Lot 2;

THENCE S80°44'15"E 121.11' along the southwest boundary line of said MER Subdivision, Block 1, Lot 2 to a 5/8" iron rod set for northwesterly interior corner of the tract herein described and southeast corner of said MER Subdivision, Block 1, Lot 2;

THENCE along the southeast boundary line of said MER Subdivision, Block 1, Lot 2, N09°15'45"E 311.42' to a 5/8" iron rod with plastic cap labeled "Urban Engineering" found for northwesterly interior corner of the tract herein described and northeast corner of said MER Subdivision, Block 1, Lot 2;

THENCE N42°11'37"W 172.87' along a north boundary line of said MER Subdivision to a fence post found for northwesterly corner of the tract herein described and northernmost northeast corner of said MER Subdivision, Block 1, Lot 1;

THENCE along the north boundary line of said MER Subdivision, Block 1, Lot 1, N62°33'03"W 632.07' to the POINT OF BEGINNING, all iron rods described above as being set contain plastic caps labeled "Bass and Welsh Engineering", the basis of bearings of this description being the State of Texas Lambert Grid, South Zone, NAD 1983.



EXHIBIT "A"

Page 3 of 3

