

Case No. 0121-03, Bassam Salman: (District 4) Ordinance rezoning property at or near 725 Glenoak Drive from the “RM-1” Multifamily 1 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 a 4.700 Acre Tract of Land, being out of Lots 6 and 7, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, said 4.700 Acre Tract, being a portion of a 1.358 Acre Tract (called 1.406 Acres) described as Correction Drainage Easement from Jon Held to The City of Corpus Christi, Texas, recorded in Volume 1750, Page 281, Deed Records of Nueces County, Texas, a 0.1228 Acre Tract (called 0.123Acres) described as Right-of-Way Easement from Beverly Held to the City of Corpus Christi, recorded in Document No 12007036434, Official Public Records of Nueces County, Texas, and also being a portion of a 0.1377 Acre Tract (called 0.1417 Acres) described as a Right- of- Way Easement from Beverly Held, Executrix for Jon Held Homes to the City of Corpus Christi, recorded in Volume 2087, Page 1, of the said Deed Records, recorded in Document No. 2020039532, as shown in Exhibit “A”:

from the “RM-1” Multifamily 1 District to the “RS-4.5” Single Family 4.5 District

The subject property is located at or near 725 Glenoak Drive. 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 _____ 2021, 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 _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

EXHIBIT "A"

STATE OF TEXAS COUNTY OF NUECES

Field notes of a 4.700 Acre Tract of Land, being out of Lots 6 and 7, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 – 43, Map Records of Nueces County, Texas, said 4.700 Acre Tract, being a portion of a 1.358 Acre Tract (called 1.406 Acres) described as a Correction Drainage Easement from Jon Held to The City of Corpus Christi, Texas, recorded in Volume 1750, Page 281, Deed Records of Nueces County, Texas, a 0.1228 Acre Tract (called 0.123 Acres) described as a Right – of – Way Easement from Beverly Held to the City of Corpus Christi, recorded in Document No. 2007036434, Official Public Records of Nueces County, Texas, and also being a portion of a 0.1377 Acre Tract (called 0.1417 Acres) described as a Right – of – Way Easement from Beverly Held, Executrix for Jon Held Homes to the City of Corpus Christi, recorded in Volume 2087, Page 1, of the said Deed Records; said 4.700 Acre Tract being more fully described as follows:

BEGINNING, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent Southwest Right – of – Way line of Glenoak Drive, a public roadway, the East corner of Highland Oaks Unit 3, a map of which is recorded in Volume 57, Page 88, of the said Map Records, the North corner of the said 1.385 Acre, and of this Tract;

THENCE, South 61°27'14" East, with the said Right – of – Way line, at 90.00 Feet, pass a 5/8 Inch Iron Rod Found, being the North corner of the said 0.1377 Acre Tract, the East corner of the said 1.385 Acre Tract, at 455.12 Feet, pass a 5/8 Inch Iron Rod Found online, in all 624.94 Feet, to a 5/8 Inch Iron Rod Found, on the Northwest boundary line of a 30 Foot wide Street Dedication of Waldron Heights Subdivision, a map of which is recorded in Volume 37, Page 158, of the said Map Records, for an outer ell corner of this Tract;

THENCE, South 28°32'58" West, with the said Street Dedication, over and across the said 0.1377 Acre Tract, 19.72 Feet, to a 5/8 Inch Iron Rod Found, being the South corner of the said 0.1228 Acre Tract, the North corner of a 80 Foot Wide Drainage Easement as described in a Correction Quitclaim Deed from Jon Held, Dr. John Hogan and Beverly Hogan to The City of Corpus Christi, recorded in Volume 1750, Page 286, of the said Deed Records, for an inner ell corner of this Tract;

THENCE, South 61°27'02" East, with the said Street Dedication, the North boundary line of the said 80 Foot Wide Drainage Easement, 80.00 Feet, to a 5/8 Inch Iron Rod Found, on the Northwest Right – of – Way line of Held Drive, a 40 Foot Wide public roadway, the East corner of the said 80 Foot Wide Drainage Easement, and of this Tract;

THENCE, with the common boundary line of the said 80 Foot Wide Drainage Easement, the said Northwest Right – of – Way line of Held Drive, and the boundary of this Tract as follows:

- South 28°32'58" West, 10.01 Feet, to a 5/8 Inch Iron Rod Found, for a corner of this Tract and for the beginning of a circular curve to the Right, having a delta of 59°01'23", a radius of 257.72 Feet, an arc length of 265.49 Feet, and a chord which bears South 58°03'39" West, 253.91 Feet;
- With the said circular curve to the Right, an arc length of 265.49 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract and for the

beginning of a reverse circular curve to the Left, having a delta of $26^{\circ}47'48''$, a radius of 267.72 Feet, an arc length of 125.21 Feet, and a chord which bears South $74^{\circ}10'27''$ West, 124.07 Feet;

- With the said circular curve to the left, an arc length of 125.21 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the East corner of a 0.2365 Acre Tract (called 0.202 Acres) to be retained by the City of Corpus Christi per the Exhibit in the said Correction Quitclaim Deed, for a corner of this Tract;

THENCE, with the common boundary line of the said 0.2365 Acres and the boundary of this Tract, as follows:

- North $29^{\circ}13'47''$ West, departing the said Held Drive, 10.03 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, and for the beginning of a non-tangent curve to the Left, having a delta of $10^{\circ}18'55''$, a radius of 277.72 Feet, an arc length of 50.00 Feet, and a chord which bears South $55^{\circ}36'46''$ West, 49.93 Feet;
- With the said non-tangent curve to the Left, an arc length of 50.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, and for the beginning of a circular curve to the Left, having a delta of $12^{\circ}48'01''$, a radius of 366.35 Feet, an arc length of 81.85 Feet, and a chord which bears South $44^{\circ}03'17''$ West, 81.68 Feet;
- With the said circular curve to the Left, an arc length of 81.85 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the Southeast boundary line of the said 1.385 Acre Correction Drainage Easement, for a corner of this Tract, and for the beginning of a non-tangent curve to the Left, having a delta of $21^{\circ}59'18''$, a radius of 298.34 Feet, an arc length of 114.49 Feet, and a chord which bears North $06^{\circ}25'59''$ East, 113.79 Feet;
- With the said Southeast boundary line of the said 1.385 Acre Correction Drainage Easement and the non-tangent curve to the Left, at an arc length of 74.67 Feet, pass a 5/8 Inch Iron Rod Found, in all an arc length of 114.49 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, and for the beginning of a non-tangent curve to the Left, having a delta of $00^{\circ}29'09''$, a radius of 347.72 Feet, an arc length of 2.95 Feet, and a chord which bears South $50^{\circ}19'26''$ West, 2.95 Feet;
- With the said non-tangent curve to the Left, over and across the said 1.385 Acre Correction Drainage Easement, an arc length of 2.95 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, and for the beginning of a circular curve to the Left, having a delta of $21^{\circ}32'41''$, a radius of 436.35 Feet, an arc length 164.08 Feet, and a chord which bears South $39^{\circ}18'31''$ West, 163.11 Feet;
- With the said circular curve to the Left, continuing over and across the said 1.385 Acre Correction Drainage Easement, an arc length of 164.08 Feet, to a 5/8 Inch Iron Rod Found, on the Southwest boundary line of the said 1.385 Acre Tract, being the East corner of Highland Oaks Unit 4, a map of which is recorded in Volume 58, Page 104, of the said Map Records, for the West corner of the said 0.2365 Acre Tract and the South Corner of this Tract;

THENCE, North $61^{\circ}27'08''$ West, with the common boundary line of the said 1.385 Acre Tract, and the said Highland Oaks Unit 4, 10.01 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the Northeast boundary line of the said Highland Oaks Unit 4, for the South corner of the said Highland Oaks Unit 3, for the West corner of this Tract and for the beginning of a non-tangent curve to the Left, having a delta of $72^{\circ}26'12''$, a radius of 208.34 Feet, an arc length of 263.40 Feet, and a chord which bears North $07^{\circ}39'50''$ West, 246.20 Feet;

THENCE, with the common boundary of the said 1.385 Acre Tract, the said Highland Oaks Unit 3, and with the boundary of this Tract as follows:

- Continuing with the said non-tangent curve to the Left, 263.40 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for a common corner of the said Highland Oaks Unit 3, the said 1.385 Acre Tract, and of this Tract and for the beginning of a reverse circular curve to the Right, having a delta of $72^{\circ}23'45''$, a radius of 298.34 Feet, an arc length of 376.97 Feet, and a chord which bears North $07^{\circ}41'04''$ West, 352.39 Feet;
- With the said circular curve to the Right, at an arc length of 114.43 Feet, pass a 5/8 Inch Iron Rod Found, at an arc length of 290.25 Feet, pass a 5/8 Inch Iron Rod Found, in all an arc length of 376.97 Feet, to a corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North $61^{\circ}27'08''$ West, 0.44 Feet; and

THENCE, North $28^{\circ}32'52''$ East, 29.93 Feet, to the point of Beginning, containing 4.700 Gross Acres (204,719 Sq. Ft.) and 4.458 Net Acres (194,171 Sq. Ft.) of Land, more or less (0.2422 Acres in the Apparent Right – of – Way of Glenoak Drive).

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

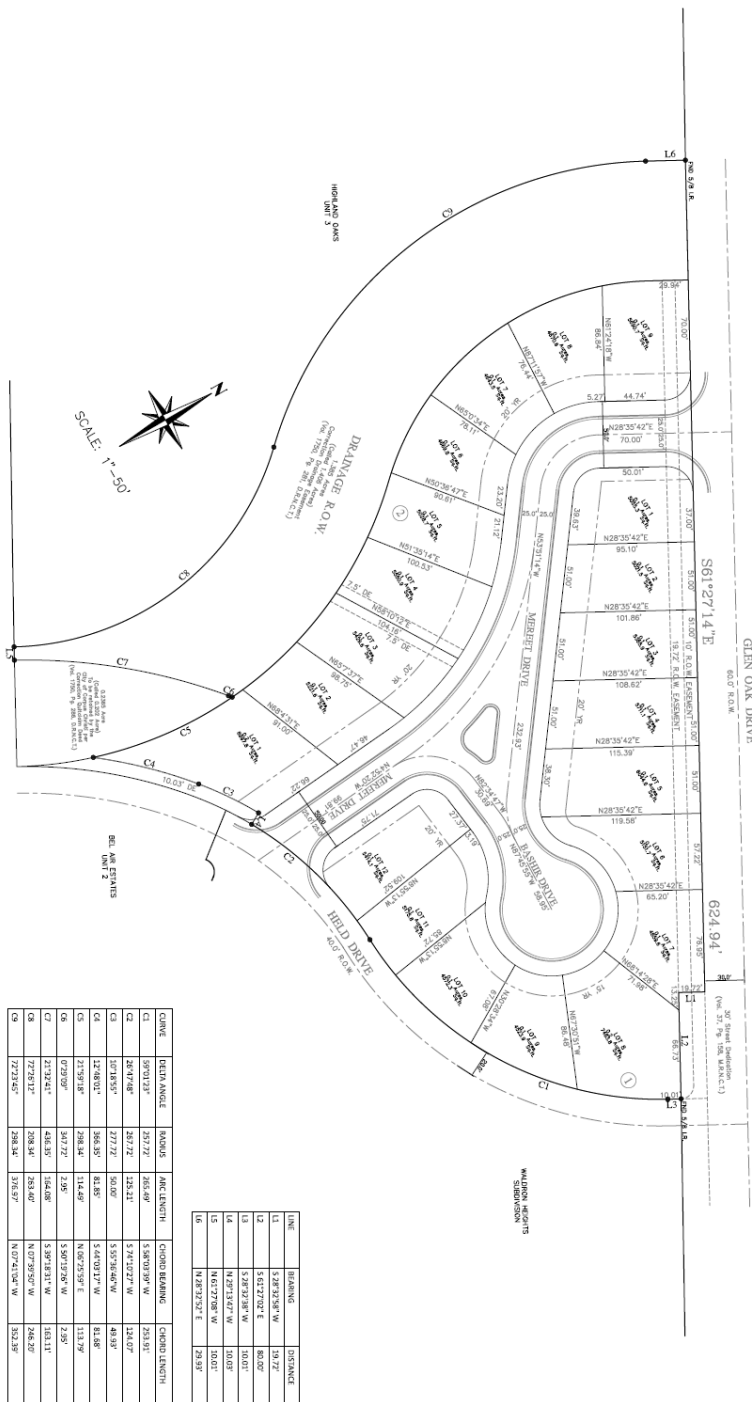
I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 30th day of November, 2020, and is correct to the best of my knowledge and belief.



Fred C. Hayden, Jr.
 Fred C. Hayden, Jr., RPLS No. 4486

EXHIBIT B

BEING A TOTAL OF 4.700 ACRES OF LAND OUT OF LOTS 6 AND 7, SECTION 30, TOWNSHIP 2 NORTH, RANGE 14 WEST, COUNTY 41-43, MAP RECORDS OF NIECES COUNTY, TEXAS.



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