

**Zoning Case No. 0420-01, Mostaghasi Enterprises, Inc. (District 5).
Ordinance rezoning property at or near 8102 Yorktown Boulevard from the “FR”
Farm Rural District to the “RS-6” Single-Family 6 District and “CG-2” General
Commercial 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 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:

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 26.62 acre tract, being out of Lots 2, 4, and 5, and 3.67 acres out of Lot 5, Section 34, Flour Bluff Encinal Farm and Garden Tracts as shown in Exhibits “A”, “B”, and “C”:

from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District and “CG-2” General Commercial District.

The subject property is located at or near 8102 Yorktown Boulevard. Exhibits “A”, “B”, and “C”, which is the Metes and Bounds of the subject property with 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 _____, 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2020, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

PASSED AND APPROVED on this the _____ day of _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Job No. 43385.C0.00
March 04, 2020

Exhibit A
3.6660 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

FIELDNOTES for a 3.6660 Acre Zoning Tract, being out of Lot 5, Section 34, Flour Bluff Encinal Farm and Garden Tracts a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; same being the called 30.554 Acre Tract described in a General Warranty Deed with Vendors Lien from Edward M. and Pamela Anne Cantu to Mostaghani Enterprises Inc., recorded in Document Number 2019051164, Official Public Records of Nueces County; said 3.6660 Acre Tract being more fully described as follows:

Beginning, at a 1 Inch Iron pipe found on the Northeast Right-of-Way line of the Yorktown Boulevard, a public roadway, on the Southeast Boundary line, of a 19.60 Acre Tract described in a Warranty Deed with Vendors Lien, From Morteza Shafinury to Dorsal Development, LLC, Document Number 2013051241, Official Public Records of Nueces County Texas, for the Southwest corner of the said 19.60 Acre Tract, and this Tract;

Thence, North 28°41'42" East, with the common boundary line of the 19.60 Acres and this Tract, a distance of 250.00 Feet, for the North corner of this Tract;

Thence, South 60°16'03" East, over and across the said Lot 5, and the said 30.554 Acre Tract, with the Northeast boundary line of this Tract, a distance of 654.96 Feet, for the East corner of this Tract;

Thence, South 28°43'15" West, with the Northwest boundary line of a 28.42 Acre Tract, described in a Warranty Deed from Lazinka Fair Martin Allen, on behalf of the estate of Forrest C. Allen, to Antonio U. and Erlinda R. De Vera, Written in Document Number 855237, of said Map Records, a distance of 237.76 Feet, to the Southeast boundary of the said 30.554 Acre Tract and this Tract as Follows for the South corner of this Tract;

Thence, North 61°20'18" West, said Northeast Right-of-Way line, a distance of 654.75 Feet, to the **Point of Beginning** containing 3.6660 Acres (159,692 Sq. Ft) of Land, more or less.

3.6660 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of Tract described herein.



URBAN ENGINEERING

A handwritten signature in black ink that reads 'Dan L. Urban'.

Dan L. Urban, R.P.L.S.
License No. 4710



Job No. 43385.C0.00

March 04, 2020

Exhibit B
26.6151 Acre
Zoning Tract

STATE OF TEXAS
COUNTY OF SAN PATRICIO

FIELDNOTES for a 26.6151 Acre Zoning Tract, being out of Lots 2, 4, and 5, Section 34, Flour Bluff Encinal Farm and Garden Tracts a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; same being the called 30.554 Acre Tract described in a General Warranty Deed with Vendors Lien from Edward M. and Pamela Anne Cantu to Mostaghani Enterprises Inc., recorded in Document Number 2019051164, Official Public Records of Nueces County; said 26.6151 Acre Tract being more fully described as follows:

Commencing, at a 1 Inch Iron pipe found on the Northeast Right-of-Way line of Yorktown Boulevard, a public roadway, on the Southeast Boundary line, of a 19.60 Acre Tract described in a Warranty Deed with Vendors Lien, from Morteza Shafinury to Dorsal Development, LLC, as recorded in Document Number 2013051241, Official Public Records of Nueces County Texas, for the Southwest corner of the said 30.554 Acre Tract;

Thence, North $28^{\circ}41'42''$ East, with the common boundary line of the 19.60 Acres and this Tract, a distance of 250.00 Feet, to the **Point of Beginning**, and for the West corner of this Tract;

Thence, North $28^{\circ}41'42''$ East, continuing with the said common boundary line, a distance of 1232.24 Feet, to a 5/8 Inch Iron Rod Found, for the North corner of this Tract;

Thence, South $60^{\circ}29'18''$ East, with the Northeast boundary line this Tract, at 1099.67 Feet, pass a 5/8 Inch Iron Rod Found, in all a distance of 1318.49 Feet, for a corner of this Tract;

Thence, South $39^{\circ}42'45''$ East, continuing with the Northeast boundary line of this Tract, a distance of 103.49 Feet, for the East corner of this Tract;

Thence, with the Northwest boundary line of a 28.42 Acre Tract, Described in a Warranty Deed from Lazinka Fair Martin Allen, on behalf of the estate of Forrest C. Allen, to Antonio U. and Erlinda R. De Vera, the Southeast boundary of the said 30.554 Acre Tract and this Tract as Follows;

- South $63^{\circ}56'30''$ West, a distance of 358.31 Feet, to a 5/8 Inch Iron Rod Found, for a corner of this Tract;
- South $63^{\circ}55'38''$ West, with the said boundary line, a distance of 227.68 Feet, to a 5/8 Inch Iron Rod Found, for a corner of this Tract;
- South $86^{\circ}05'18''$ West, a distance of 100.93 Feet, to a 5/8 Inch Iron Rod Found, for a corner of this Tract;

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- o North 78°55'38" West, a distance of 311.51 Feet, pass a 5/8 Inch Iron Rod Found, in all a distance of 352.89 Feet, for an inner ell corner of this Tract;
- o South 28°43'15" West, with the said boundary line, a distance of 547.40 Feet, for the South corner of this Tract;

Thence, North 60°16'03" West, over ad across the said Lot 5, and the said 30.554 Acre Tract, a distance of 654.96 Feet, to the **Point of Beginning** containing 26.6151 Acres (1,159,355 Sq. Ft) of Land, more or less.

26.6151 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of Tract described herein.

URBAN ENGINEERING



A handwritten signature in black ink that reads "Dan L. Urban".

Dan L. Urban, R.P.L.S.
License No. 4710



Legend:

- 5/8 inch iron rod found
- 1 inch iron pipe found

DATE	DESCRIPTION	BY
11/15/2019	105728262	JAB

FIELDNOTES for a 3.6660 and 26.6151 Acre Zoning Tract, being out of Lots 2, 4 and 5, Section 34, Four Bluff, Encinal Form and Garden Tracts a map of which is Recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being the same 30.554 Acre Tract described in a General Warranty Deed with Vendors Lien from Edward M. and Pamela Anne Centurion to Hestogroup Enterprises Inc., recorded in Document Number 2019051164, Official Public Records of Nueces County, Texas.

Exhibit C
Sketch to Accompany

General Notes:
1.) 3.6660 and 26.6151 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision may be in violation of the current City of Corpus Christi subdivision ordinance.



DATE: MAR. 02, 2020
SCALE: 1"=300'
JOB NO.: 43365.C0.00
SHEET: 1 OF 2
DRAWN BY: JAB
urbanurvy1@urbaneng.com
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