

**Ordinance amending the Unified Development Code (“UDC”), upon application by Mostaghasi Investment Trust (“Owner”), by changing the UDC Zoning Map in reference to 19.271 Acres out of Lots 12 and 13, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, from the “RE” Residential Estate District to the “RS-6” Single-Family 6 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Mostaghasi Investment Trust (“Owner”), 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, public hearings were held on Wednesday, June 4, 2014, during a meeting of the Planning Commission, and on Tuesday, July 8, 2014, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application by Mostaghasi Investment Trust (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 19.271 Acres out of Lots 12 and 13, Section 50, Flour Bluff and Encinal Farm and Garden Tracts, located on the north side of Caribbean Drive approximately 1,900 feet east of Flour Bluff Drive (the “Property”), from the “RE” Residential Estate District to the “RS-6” Single-Family 6 District (Zoning Map No. 037029), as shown in Exhibits “A” and “B.” Exhibit A, which is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of 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.

**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 Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

November 22, 2013  
13064-M&B.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 19.271 acre tract of land more or less, a portion of Lots 12 & 13, Section 50, Flour Bluff and Encinal, Farm and Garden Tracts, a map of which is recorded in Volume "A" Pages 41-43, Map Records, Nueces County, Texas, said 19.271 acre tract of land as further described by metes & bounds as follows:

**BEGINNING** at 5/8" iron rod set at the westernmost corner of Highland Oaks Unit 5, Block 5, Lot 38, a map of which is recorded in Volume 65, Pages 123 & 124, said map records, said beginning point for the northernmost corner of the tract herein described;

**THENCE** along the southwest boundary line of said Highland Oaks Unit 5, Block 5, S61° 00'00"E 654.99' to a 5/8" iron rod set for the southernmost corner of Highland Oaks Unit 5, Block 5, Lot 47 and being in the northwest right-of-way line of Saint Luke St.;

**THENCE** along said northwest right away line of Saint Luke St. S29°00'00"W 3.72' to a 5/8" iron rod found for easterly interior corner of the tract herein described and right-of-way corner of said Saint Luke St.

**THENCE** S61°00'00"E 165.00' to a 5/8" iron rod found for the easternmost corner of the tract herein described and southernmost corner of said Highland Oaks Unit 5 and being in the northwest boundary line of Highland Oaks Unit 1, a map of which is recorded in Volume 47, Pages 6 & 7, said map records;

**THENCE** along said northwest boundary line of Highland Oaks Unit 1 S29°00'00"W, at 776.78' pass a 5/8" iron rod found for the westernmost corner of said Highland Oaks Unit 1, Block 3, Lot 78, in all a distance of 1020.78' to a 5/8" iron rod set in the northeast right-of-way line of a 40' wide public road (not open) for the southernmost corner of the tract herein described;

**THENCE** N61°00'00"W 819.99' along said northwest right-of-way line of 40' wide public road (not open), being along a line 20' northeast of and parallel to the southwest boundary line of said Lots 12 & 13, to a 5/8" iron rod set for the westernmost corner of the tract herein described in the northwest boundary line of said lot 13;

**THENCE** along said northwest boundary line of Lot 13 N29°00'00"E 1024.50' to the **POINT OF BEGINNING**.



  
Nixon M. Welsh, R.P.L.S.

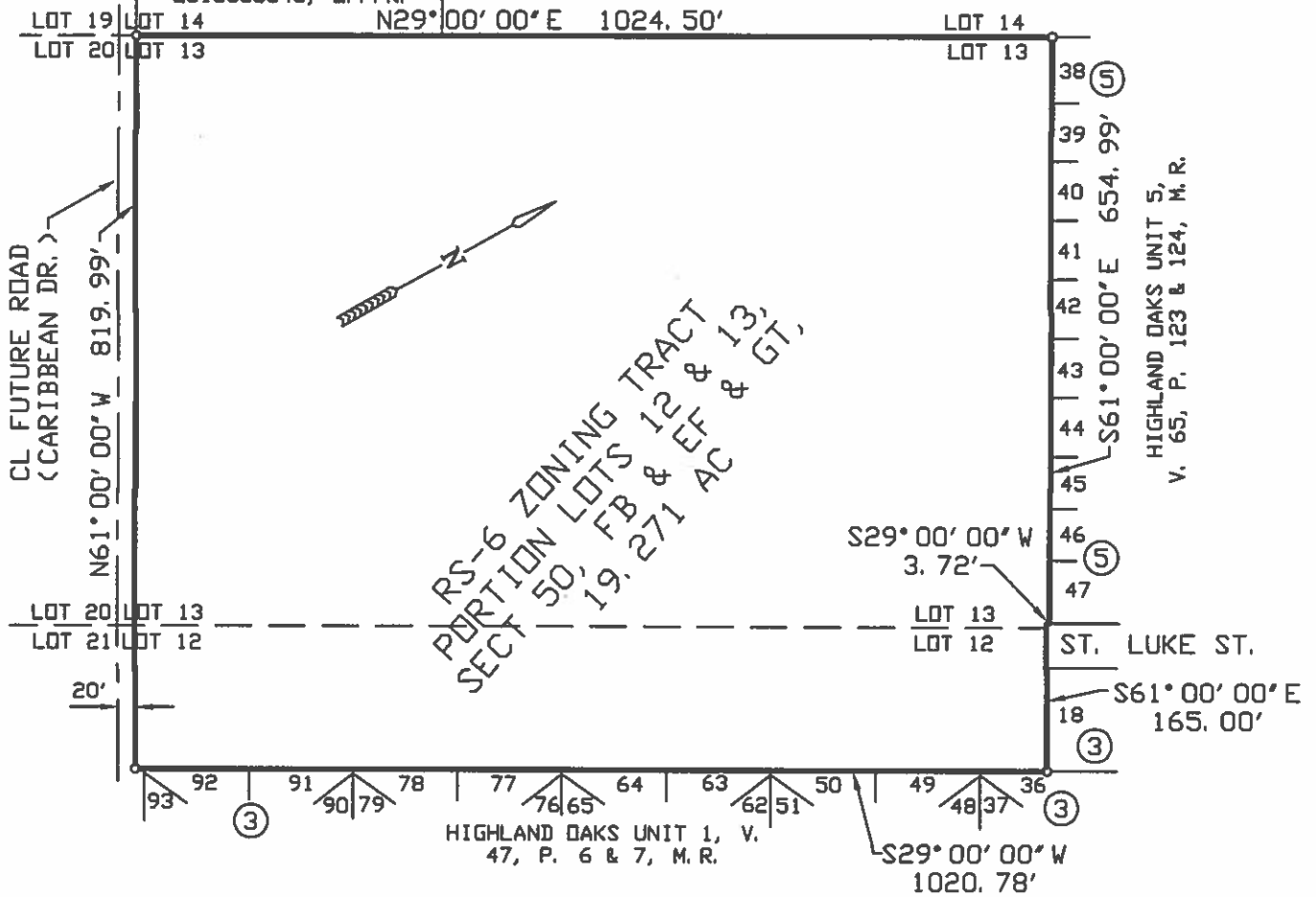
**EXHIBIT "A"**  
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Exhibit A

FB & EF & GT, SECTION 50,  
V. 'A', P. 41 - 43, M.R.

ANDERSON LAND, LTD.,  
DOC. NO. 2013050321,  
D. P. R. AND DOC.  
2013050343, D. P. R.

ROBERT BRYAN JOHNSON,  
DOC. 2006010155, D. P. R.



SCALE: 1" = 200'

SKETCH TO ACCOMPANY METES AND  
BOUNDS DESCRIPTION

1" = 200'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-ZONING, JOB NO.  
13064, SCALE: 1" = 200'  
PLOT SCALE: SAME, PLOT DATE:  
2/27/14, SHEET 1 OF 1