

Case No. 0122-07, Mostaghasi Investment Trust.: (District 4) Ordinance rezoning property at or near 2020 Ramfield Road from the “FR” Farm Rural District to the “RS-22” Single-Family 22 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 11.77 acres out of Lot 31, Section 39, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

The subject property is located at or near 2020 Ramfield Road. 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 _____, 2022, 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



Job No. 11403.C1.01
November 9, 2021

Exhibit A
11.77 Acre Tract

STATE, OF TEXAS
COUNTY OF NUECES

Fieldnotes, for an 11.77 Acre Tract of Land, being a portion of Lot 31, Section 39, 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; the said 11.77 Acre Tract being more fully described by metes and bounds as follows:

Commencing, at the intersection of the centerline of Ramfield Road, a public roadway and the centerline of Roscher Road, a public roadway, for the West corner of the Lot 32 of the said Section 39 and this Tract;

Thence, South 61°00'00" East, with the centerline of the said Ramfield Road and the Southwest boundary line of the said Lots 31 & 32, a distance of 1320.00 Feet, to the South corner of the said Lot 31;

Thence, North 29°00'00" East, with the Northwest boundary line of a 20 Acre Tract described in a Warranty Deed from Stacy Barton, to William J. Granberry and Christy Granberry, as recorded in Document No. 2005012908, said Official Public Records, a distance of 386.05 Feet, to the **Point of Beginning**, and a South corner of this Tract;

Thence, North 39°03'57" West, over and across the said Lot 31 and departing the said Northwest boundary line, a distance of 659.38 Feet, for a corner of this Tract;

Thence, North 29°00'00" East, continuing over and across the said Lot 31, a distance of 336.65 Feet, for an inner ell corner of this Tract;

Thence, North 61°00'00" West, continuing over and across the said Lot 31, a distance of 48.35 Feet, to the common boundary line of the said Lots 31 and 32, for a corner of this Tract;

Thence, North 29°00'00" East, with the said common boundary line, a distance of 351.00 Feet, to the common corner of Lots 17, 18, 31 and 32, said Section 39, for the North corner of this Tract;

Thence, South 61°00'00" East, with the common boundary line of the said Lots 18 and 31, a distance of 660.00 Feet, for the East corner of the said Lot 31 and of this Tract;

S:\Surveying\11403C10\FIELDNOTES AND BOUNDS\11.77Acres out of Lot 31 F.B.E.F.&G., FN_11403C101_202101109_docx
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(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

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Thence, South 29°00'00" West, with the said Northwest boundary line of the said 20 Acre Tract, a distance of 933.95 Feet, to the **Point of Beginning**, containing 11.77 Acres (512,895 Sq. Ft.) of Land, more or less;

Bearings based on the recorded plat of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County Texas and does not represent an on the ground survey.

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

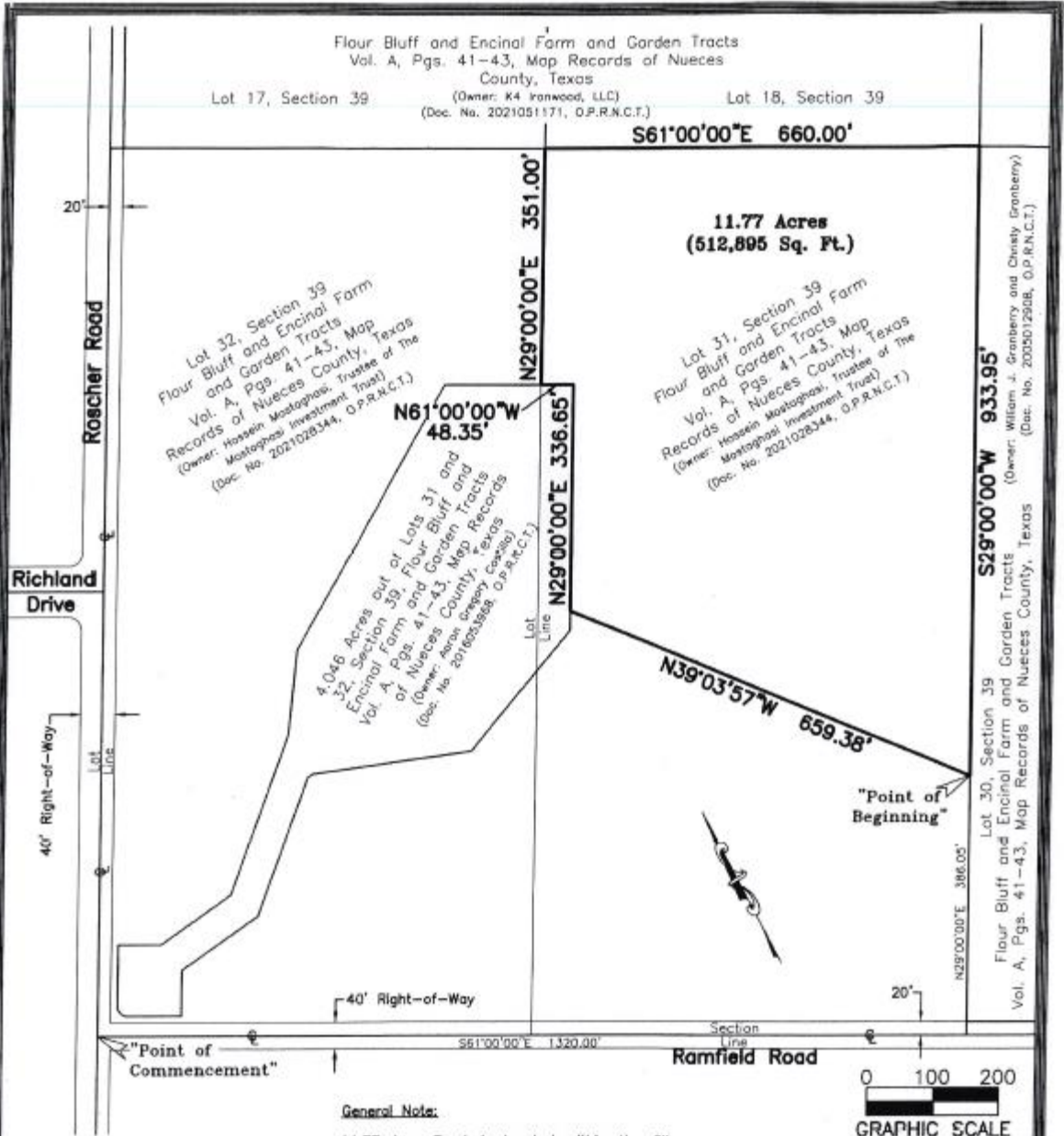
Also reference accompanying sketch of Tract described herein.



URBAN ENGINEERING

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

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



General Note:

11.77 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.

Exhibit B
Sketch to Accompany

FIELDNOTES for an 11.77 Acre Tract of Land, being a portion of Lot 31, Section 39, 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.



DATE: November 9, 2021
SCALE: 1"=200'
JOB NO.: 11403.C1.01
SHEET: 1 of 2
DRAWN BY: JAB
urbansurvey1@urbaneng.com
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