

Case No. 0719-05, Mostaghasi Investment Trust: Ordinance rezoning property at or near Northwest Blvd & CR 69 from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District.

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, a public hearing was held on Wednesday, July 24, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District. and on Friday, September 6, 2019, 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 made 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 the property described as 6.348 acres out of 8.905 acre-tract of land a portion of Annex No. 1 to the Nueces River Irrigation park, as shown in Exhibits “A” and “B”, from the “RS-6” Single-Family 6 District to the “CN-2” Neighborhood Commercial District The property is located at or near northwest corner of intersection of Northwest Boulevard (Farm-to-Market Road 624) and County Road 69 (Hazel Bazemore Road), and north of Northwest Blvd (Zoning Map No. 067051), as shown in Exhibits “A” and “B”. Exhibit A 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, 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 _____ 2019, 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 _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

Juan Perales, Jr., P.E., dba

J. Perales Civil Engineering and Planning Services

T.B.P.E. Firm # F-14207

METES AND BOUNDS

AREA PROPOSED FOR RE-ZONING FROM RS-6 TO CN-2
NW CORNER F.M. 624 (NORTHWEST BOULEVARD) AT CR 69 (HAZEL BAZEMORE ROAD)

Description of a 6.348 acre tract of land out of the 8.905 acre tract of land described by deed recorded at Document No. 2008002834, Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north right of way line of Farm to Market Road 624 (Northwest Boulevard), at the southeast corner of Lot 5, Block1, Nueces River Irrigation Park Annex No. 1, a map of which is recorded in Volume 47, Page 116, Map Records of Nueces County, Texas;

THENCE N 09° 57' 00" E a distance of 300.00 feet to a point in the easterly boundary line of Lot 4, Block 1, Nueces River Irrigation Park Annex No. 1, and the POINT OF BEGINNING;

THENCE N 09° 57' 00" E a distance of 713.32 feet to the northeast corner of Lot 4, Block 1, Nueces River Irrigation Park Annex No. 1, said point also being the northwest corner of this 6.348 acre tract;

THENCE S 84° 25' 23" E a distance of 388.78 feet to a point in the westerly right-of-way line of County Road 69 (Hazel Bazemore Road), said point also being the northeast corner of this 6.348 acre tract;

THENCE S 09° 57' 00" W along the westerly right-of-way line of County Road 69 (Hazel Bazemore Road) a distance of 713.32 feet to the southeast corner of this tract;

THENCE N 84° 25' 23" W a distance of 388.78 feet to the southwest corner of this tract and the POINT OF BEGINNING, for an area of 6.348 acres, more or less.



6/13/2014

Juan Perales, Jr. P.E.

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