

**Case No. 0219-03 Mostaghasi Investment Trust: Ordinance rezoning  
property at or near 3502 County Road 7B from the “FR” Farm Rural  
District and the “CG-2” General Commercial District to the “RS-6”  
Single-Family 6 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, February 20, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District and the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District and on Tuesday, March 26, 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 a property described as being 24.750 acre tract of land, recorded under document No. 2014022918, Official Public Records Nueces County, Texas, being a portion out of Lots 20 and 21, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records Nueces County, Texas, and being all of a 11.640 acre tract of land, recorded under document No. 013053250, Official Public Records of Nueces County, Texas, being a portion out of Lots 20 and 21; Lots 26 and 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records of Nueces County, Texas, located on the east side of County Road 7B, south of Brooke Road, and north of Slough Road (the “Property”), from the “FR” Farm Rural District and the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District (Zoning Map No. 041031), 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.

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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

ARTURO MEDINA, R.P.L.S.

PHONE (361) 333-6317  
FIRM REGISTRATION # 10194360

## AM LAND SURVEYING

P.O. Box 71094  
Corpus Christi, TX 78467

### Field Note Description

October 15, 2018

Being all of a 4.750 acre tract of land, recorded under document No. 2014022918, Official Public Records Nueces County, Texas, being a portion out of Lots 20 and 21, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records Nueces County, Texas, and being all of a 11.640 acre tract of land, recorded under document No. 2013053250, Official Public Records of Nueces County, Texas, being a portion out of Lots 20 and 21; Lots 26 and 27, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, as shown by map or plat thereof recorded in Volume A, Pages 41, 42, and 43 in the Map Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with a red plastic cap marking "RVE" found in the common boundary line of Lot 25 and Lot 26, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, being the east most corner of Lot 7, Block 4, LEGENDS OF DIAMANTE UNIT 1, as shown by map or plat thereof recorded in Volume 88, Page 95, in the Map Records of Nueces County, Texas, said point being the southwest most corner of this tract;

THENCE North 61°14'37" West with the northeast boundary line of LEGENDS OF DIAMANTE UNIT 1, a passing distance of 608.04 feet to a found 5/8 inch iron rod with a red plastic cap marking "RVE", being the north most corner of Lot 11, Block 2, LEGENDS OF DIAMANTE UNIT 1, a passing distance of 972.01 feet to a found 5/8 inch iron rod with a red plastic cap marking "RVE", being the east most corner of Lot 28, Block 5, LEGENDS OF DIAMANTE UNIT 2, as shown by map or plat thereof recorded in Volume 67, Page 322, in the Map Records of Nueces County, Texas, a total distance of 1320.10 feet to a 5/8 inch iron rod found in the common boundary line of Lot 27 and Lot 28, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, being the west corner of this tract;

THENCE North 28°45'23" East with the common boundary line of Lots 27, 28 and Lots 19, 20, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, and parallel with a 30 foot Right-Of-Way Easement recorded in Volume 1546, Page 948, Deed Records Nueces County, Texas, a distance of 384.13 feet to a 5/8 inch iron rod set with a green plastic cap marking "AM LAND SURVEYING", being the west most corner of a 8.0 acre tract of land recorded under document No. 942299, Official Public Records Nueces County, Texas, said point be an exterior corner of this tract;

THENCE South 61°14'37" East with the southwest boundary of the 8.0 acres, a passing distance of 30.00 feet to a 5/8 inch iron rod found with a yellow plastic cap marking "BASS & WELSH", being the east Right-Of-Way of the aforementioned 30 foot easement, a total distance of 536.28 feet to a 5/8 inch iron rod found with a yellow plastic cap marking "BASS & WELSH", being the west most corner of the 4.750 acres and being an interior corner of this tract;

THENCE North 28°45'23" East with the west most boundary line of the 4.750 acres, a distance of 264.00 feet to a 5/8 inch iron rod found with a yellow plastic cap marking "BASS & WELSH" being in the south boundary line of a 0.50 acre tract of land recorded under document No. 2015044451, Official Public Records of Nueces County, Texas, said point being the north most corner of this tract;

THENCE South 61°14'37" East a distance of 783.82 feet to a 5/8 inch iron rod found in the west boundary line of a 76.093 acre tract recorded under document No. 2013003716, Official Public Records of Nueces County, Texas, same point being in the common boundary line of Lot 21 and Lot 22, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, being the south most corner a 0.564 acre tract of land recorded under document No. 2015005753, Official Public records of Nueces County, Texas, said point being the east most corner of this tract;

THENCE South 28°45'23" West with the common boundary line of Lot 21 and Lot 22, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, same being the west boundary line of the 76.093 acres, a passing distance of 264.00 feet to a 5/8 inch iron rod found, being the south most corner of the 4.750 acres, a total distance of 648.13 feet to the **POINT OF BEGINNING**, forming a tract embracing 713,813 square feet (16.387 acres).

Note: Bearings are State of Texas, Lambert Grid, South Zone, N.A.D. 1983.  
18083-Field Note Description.doc

EXHIBIT "A"  
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ARTURO MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR 6669

Exhibit B

