

**Ordinance amending the Unified Development Code (“UDC”) upon application by Mohammad Rezaei (“Owner”), by changing the UDC Zoning Map in reference to 8.943 acres out of the North one-half (1/2) of Lot 17, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District; amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing for penalties; providing for publication; and declaring an emergency.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Mohammad Rezaei (“Owner”), for an amendment to the City of Corpus Christi’s UDC and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 18, 2012, during a meeting of the Planning Commission, and on Tuesday, September 18, 2012, 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.

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

**SECTION 1.** The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 8.943 acres out of the North one-half (1/2) of Lot 17, Section 49, Flour Bluff and Encinal Farm and Garden Tracts (the “Property”), located on the southeast corner of Purdue Road and Flour Bluff Drive, from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District (Zoning Map No. 037030). Exhibit “A,” which is a description of the Property, and Exhibit “B,” which is a survey of the Property, are both attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect the 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 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 in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

**SECTION 7.** 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 8.** Upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**ATTEST:**

**CITY OF CORPUS CHRISTI**

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Joe Adame  
Mayor

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, 2012

TO THE MEMBERS OF THE CITY COUNCIL:  
Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

Respectfully,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joe Adame  
Mayor

Council Members

The above ordinance was passed by the following vote:

Joe Adame	_____
Chris N. Adler	_____
Kelley Allen	_____
Larry Elizondo, Sr.	_____
Priscilla G. Leal	_____
David Loeb	_____
John E. Marez	_____
Nelda Martinez	_____
Mark Scott	_____

**EXHIBIT "A"**

**All that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being the North 1/2 of Lot 17, Section 49, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, same being the property as conveyed and described in Volume 1050, Page 621 of the Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:**

**BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the North corner of Retta Place Unit 1 as recorded in Volume 47, Pages 35-36 of the Map Records of Nueces County, Texas, same lying in the Southwest right-of-way margin of Purdue Road;**

**THENCE, along the Northwest boundary line of said Retta Place Unit 1, South 29° 02' 26" West 628.85 feet to a 60d nail found for the South corner of this tract, same being the East corner of a 1.747 acre tract as recorded in Document No. 2003017306 of the Warranty Deed Records of Nueces County, Texas, same lying in the Northwest boundary line of Lot 13, Block 3 of said Retta Place Unit 1;**

**THENCE, along the Southwest boundary line of this tract and the Northeast boundary line of said 1.747 acre tract, passing through a 5/8 inch iron rod found at 0.44 feet, at 212.90 feet passing through the North corner of said 1.747 acre tract and the East corner of a 1.821 acre tract as recorded in Document No. 2003017304 of the Warranty Deed Records of Nueces County, Texas, a total distance of 619.56 feet to a 5/8 inch iron rod found for the West corner of this tract, same being the North corner of said 1.8221 acre tract, same lying in the Southeast right-of-way margin of Flour Bluff Drive;**

**THENCE, along said Southeast right-of-way margin of Flour Bluff Drive, North 29° 00' 03" East 618.27 feet to a 5/8 inch iron rod set for the Northwest corner of this tract, same being the point of curvature of a ten foot radius curve at the intersection of said Flour Bluff Drive with said Purdue Road;**

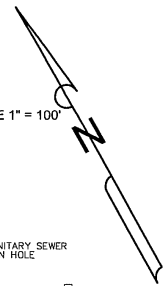
**THENCE, along said curve to the right with a ten foot radius, a central angle of 90° 00' 00", a tangent of 10.00 feet, a length of arc of 15.71 feet and a chord bearing and length of North 74° 00' 00" East 14.14 feet to a 5/8 inch iron rod set for the point of tangency of said curve, same being the Northeast corner of this tract, same lying in said Southwest right-of-way margin of Purdue Road;**

**THENCE, along said Southwest right-of-way margin of Purdue Road, South 61° 00' 00" East 610.00 feet to the point of beginning and containing 8.943 acres of land.**

***NOTE: Company is prohibited from insuring the area or quantity of the land described herein. Therefore, Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.***

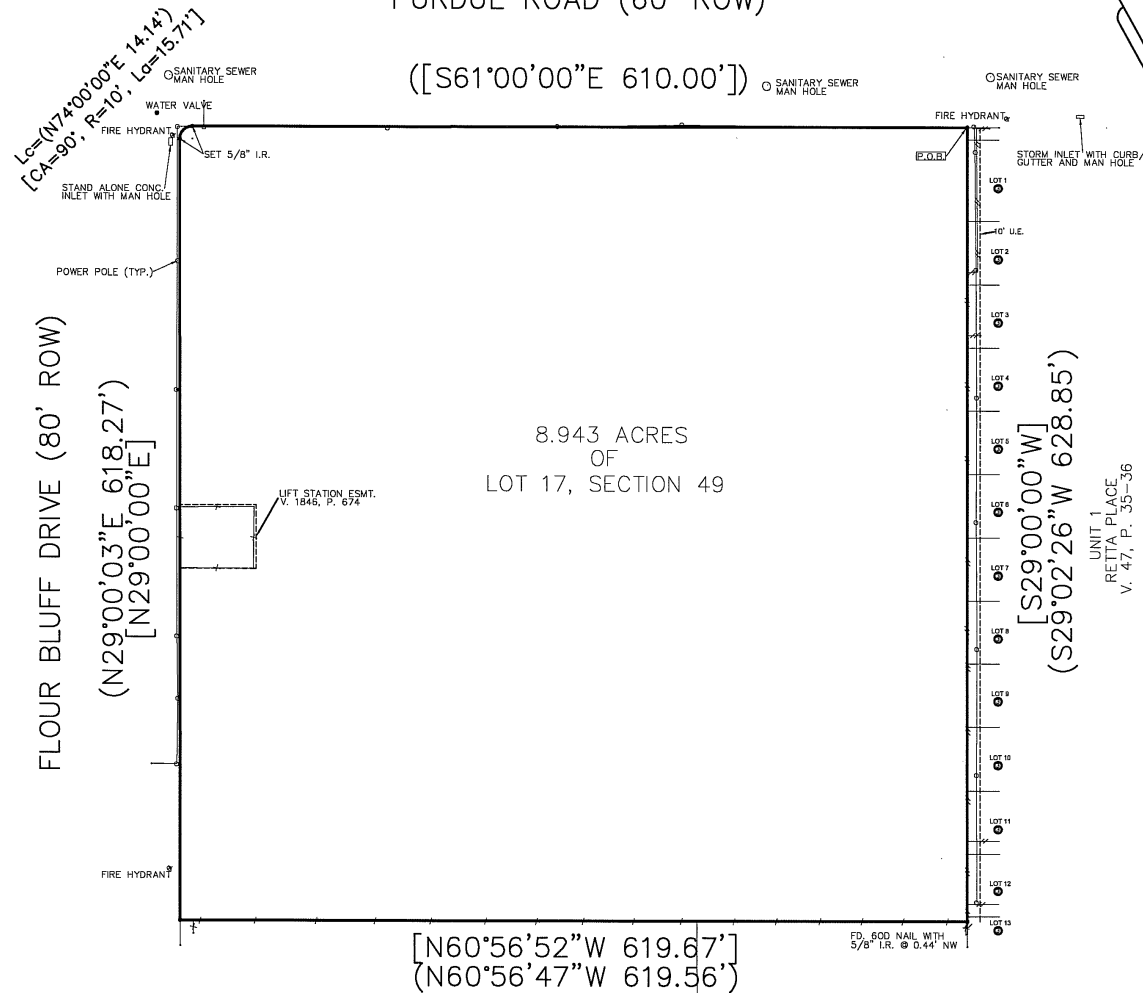
# EXHIBIT B

SCALE 1" = 100'



PURDUE ROAD (60' ROW)

([S61°00'00"E 610.00'])



8.943 ACRES  
OF  
LOT 17, SECTION 49

FLOUR BLUFF DRIVE (80' ROW)

(N29°00'03"E 618.27')  
[N29°00'00"E]

[S29°00'00"W]  
(S29°02'26"W 628.85')

UNIT 1  
RETTA PLACE  
V. 47, P. 35-36

1.821 ACRES OF  
S 1/2 OF LOT 17  
DOC.# 2003017304  
(W.D.R.N.C.)

1.747 ACRES OF  
S 1/2 OF LOT 17  
DOC.# 2003017306  
(W.D.R.N.C.)

- NOTES:  
(1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.  
(2.) House Ties are to the foundation.

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

This property lies within Zone C, according to FIRM 85, which is not within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.



*R.A. Voss*

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:

DATE: 05/10/2012  
REVISION: 06/27/2012  
CREW: RS & DL  
OFFICE: RV & MM  
GF#: -  
JOB#: 12-7462

8.943 AC., The N.E. 1/2 of Lot 17, Section 49, Flour Bluff & Encinal Farm & Garden Tracts  
Volume A, Pages 41-43 (M.R.N.C.T.)  
Corpus Christi, Nueces County, Texas

KEY: WOOD FENCE  
[RECORDED] WIRE FENCE  
(MEASURED) VINYL FENCE

## VOSS ENGINEERING, INC.

ENGINEERING & LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: 361.854.6202 FAX: 361.853.4696