

**Zoning Case No. 1023-01, MPM Development LP (District 1).  
Ordinance rezoning a property at or near 1621 Rand Morgan Road from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

**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 appear and 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 appear and 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 being 20.26 acres consisting of various tracts out of Artemus Roberts Subdivision and the BS & F Survey 405, as described and shown in Exhibit A, from:

the “**RS-6” Single-Family 6 District** to the “**RS-4.5” Single-Family 4.5 District.**

The subject property is located at or near **1621 Rand Morgan Road**. Exhibit A, a Metes & Bounds Description, is 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 superseded.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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.

Introduced and voted on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED and APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Paulette Guajardo, Mayor

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

**EXHIBIT A**

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
[www.bass-welsh.com](http://www.bass-welsh.com)

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361 882-5521 ~ FAX 361 882-1265  
e-mail: [murrayjr@aol.com](mailto:murrayjr@aol.com)  
e-mail: [njxmw1@gmail.com](mailto:njxmw1@gmail.com)

**BASS & WELSH ENGINEERING**  
**TX Registration No. F-52**  
**Survey Registration No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

August 1, 2023  
21038-M&B-20.261.doc

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 20.261 acre tract of land, more or less, a portion of Lots 8 and 9, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas and also being a portion of BS & F Survey 405, Abstract 567, Nueces County, Texas and also being a portion of a 67.501 acre tract of land described in deed recorded at Document No. 2021054337, Official Records of said county, said 20.261 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with cap labeled Urban Engineering found at the southwest right-of-way corner of Rhumba Trail, a 50' wide street right-of-way, for the southeast corner of Lot 34, Block 9, Northwest Crossing Unit 8, a map of which is recorded in Volume 68, Pages 852 and 853, said map records, said beginning point for the northernmost northwest corner of the tract herein described and of said 67.501 acre tract;

**THENCE** along the south boundary line of said Northwest Crossing Unit 8 N89°12'48"E 1140.00' to a PK nail in concrete found for north central corner of the tract herein described and of said 67.501 acre tract and northwest corner of Northwest Crossing Church Tract, Block 1, Lot 1, a map of which is recorded in Volume 64, Page 70, said map records;

**THENCE** S00°47'27"E 330.00' along the west boundary line of said Northwest Crossing Church Tract, Block 1, Lot 1, to 5/8" iron rod set for the southwest corner of said Northwest Crossing Church Tract, Block 1, Lot 1 and interior northeasterly or north central corner of the tract herein described and of said 67.501 acre tract;

**THENCE** N89°12'33"E 660.00' along the south boundary line of said Northwest Crossing Church Tract, Block 1, Lot 1 and along a westerly right-of-way line of Rand Morgan Road to a 5/8" iron rod set for the easternmost northeast corner of the tract herein described and of said 67.501 acre tract and west right-of-way line corner of said Rand Morgan Road;

**THENCE** along said west right-of-way line of Rand Morgan Road, an 80' wide right-of-way, S00°46'04"E 260.00' to a 5/8" iron rod set for the southeast corner of the tract herein described;

**THENCE** S89°12'33"W 1730.29' to a 5/8" iron rod set for southwesterly corner of the tract herein described in the arc of a circular curve to the right having a central angle of 11°53'26", a radius of 100.00' and a chord bearing N31°20'08"W 20.72';

**THENCE** along the arc of said circular curve to the right a distance of 20.75' to a 5/8" iron rod set for interior southwesterly corner of the tract herein described;

**THENCE** S89°12'33"W 169.08' to a 5/8" iron rod set in the east boundary line of a City drainage easement described by deed recorded at Document No 2003045766, said official records, for the southwest corner of the tract herein described;

Metes and Bounds Description, 20.261 Acres, August 1, 2023, Continued;

THENCE N00°47'27"W 359.00' along an east boundary line of said City drainage easement to a 5/8" iron rod with cap labeled Urban Engineering found for the westernmost northwest corner of the tract herein described and of said 67.501 acre tract and southwest corner of a 0.5385 acre City tract of land described by deed, Document No. 2020056171, said official records;

THENCE N89°11'14"E 110.00' along the south boundary line of said 0.5385 acre City tract of land to a 5/8" iron rod found for interior northwesterly corner of the tract herein described and of said 67.501 acre tract, southwest corner of a 0.7830 acre tract of land described by deed, Document No. 2020058483, said official records, and southeast corner said 0.5385 acre City tract of land;

THENCE N00°47'27"W 213.20' along the common east boundary line of said 0.5385 acre City tract of land and west boundary line of said 0.7830 acre tract of land to the **POINT OF BEGINNING** of the tract herein described and to the common northwest corner of said 0.7830 acre tract of land and northeast corner of said 0.5385 acre City tract of land, all iron rods set containing caps labeled Bass and Welsh Engineering.

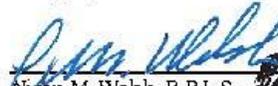
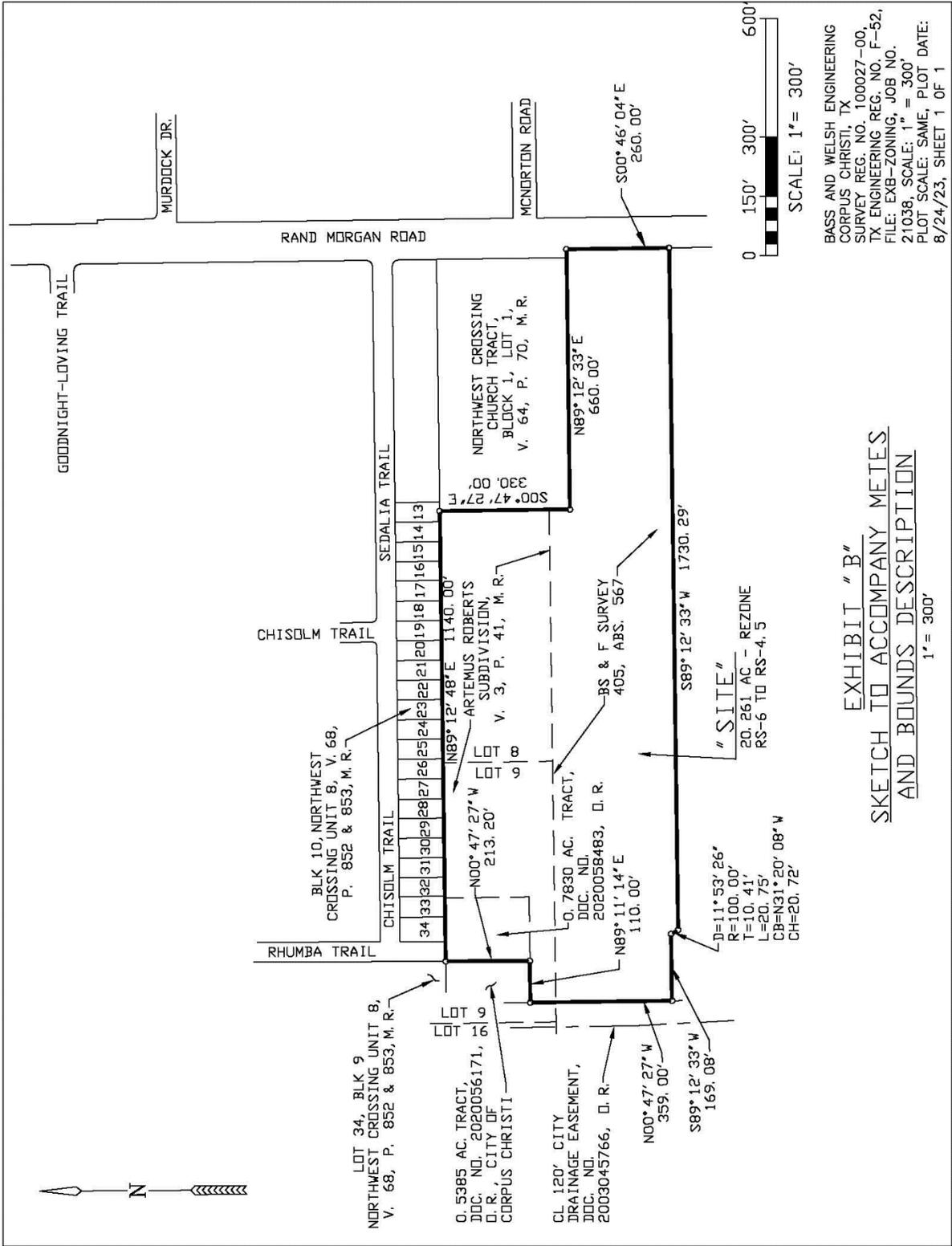
  
Nixon M. Welsh, R.P.L.S.



EXHIBIT "A"

Page 2 of 2



BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 SURVEY REG. NO. 100027-00,  
 TX ENGINEERING REG. NO. F-52,  
 FILE: EXB-ZONING, JOB NO.  
 21038, SCALE: 1" = 300'  
 PLOT SCALE: SAME, PLOT DATE:  
 8/24/23, SHEET 1 OF 1

**EXHIBIT "B"**  
**SKETCH TO ACCOMPANY METES**  
**AND BOUNDS DESCRIPTION**  
 1" = 300'