

**Ordinance amending the Unified Development Code (“UDC”), upon application by The Mostaghasi Investment Trust (“Owner”), by changing the UDC Zoning Map in reference to 7.782 acres out of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of The 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, public hearings were held on Wednesday, May 6, 2015, during a meeting of the Planning Commission, and on Tuesday, June 9, 2015, 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 The Mostaghasi Investment Trust (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 7.782 acres out of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Durant Drive between Dewberry Drive and Dogtooth Court (the “Property”), from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District (Zoning Map No. 043033), as shown in Exhibit “A” and Exhibit “B”. Exhibit A, which is a metes and bounds of the Property, and Exhibit B, which is a map to accompany the metes and bounds description, 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.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor

**BASS & WELSH ENGINEERING**

P.O. Box 6397  
Corpus Christi, TX 78466-6397

February 4, 2015  
04008-M&B-Zoning.doc

**ZONING DESCRIPTION**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 7.782 acre tract of land, more or less, being a portion of Lots 21 and 22, Section 12, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 - 43, Map Records, Nueces County, Texas, said 7.782 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the southwest right-of-way line of Durant Street at the northernmost corner of Lot 2, Block 2, Blanche Moore School Subdivision, as shown by plat recorded in Volume 52, Pages 67 and 68, said map records, said beginning point for the easternmost corner of the tract herein described;

THENCE S29°00'00"W 553.69' along the northwest boundary line of said Lot 2, Block 2, Blanche Moore School Subdivision to a point for the southernmost corner of the tract herein described in the northeast right-of-way line of a 47.5' drainage right-of-way described by instrument recorded at Volume 1774, Page 209, deed records of said county;

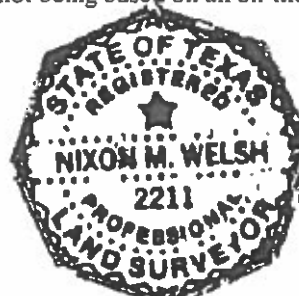
THENCE N60°57'30"W 585.14' along said northeast right-of-way line of drainage right-of-way to a point for the common westernmost corner of the tract herein described and southernmost corner of Lot 2H, Block 3, The Esplanade Unit 1, a map of which is recorded in Volume 67, Pages 74 and 75, said map records;

THENCE N29°00'00"E 623.25' along the southeast boundary of said Lot 2H to a point for the northernmost corner of the tract herein described in the southwest boundary line of Lot 1, Block 1, Wooldridge Creek Unit 13, a map of which is recorded in Volume 65, Page 69, said map records;

THENCE S61°00'00"E 201.04' to a point in the northwest right-of-way line of Dewberry Street for northerly corner of the tract herein described at the beginning of a circular curve to the left having a central angle of 89°59'20", a radius of 70.00' and a chord bearing S16°00'20"E a distance of 98.99';

THENCE along the arc of said circular curve to the left, being along the westerly rights-of-way lines of Dewberry Street and Durant Street, a distance of 109.94' to a point in said southwest right-of-way line of Durant Street for northerly corner of the tract herein described;

THENCE S61°00'00"E 314.10' along said southwest right-of-way line of Durant Street to the POINT OF BEGINNING, this description not being based on an on-the-ground survey.



*Nixon M. Welsh*  
NIXON M. WELSH, R.P.L.S.

WOOLDRIDGE CREEK UNIT 13  
BLK 1, LOT 1  
V. 65, P. 69, M. R.

S61°00'00"E 201.04'

CL DEWBERRY ST.

CL DURANT ST.

S61°00'00"E 314.10'

I=89°59'20"  
R=70.00'  
T=69.99'  
L=109.94'  
CB=S16°00'20"E  
CH=98.99'

LOT 24, BLOCK 3,  
THE ESPLANADE UNIT 1  
V. 67, P. 74 & 75, M. R.

N29°00'00"E 623.25'

LOT 21

LOT 22

PORTION LOTS 21 & 22,  
SECT. 12, FB & EF & GT,  
7.782 AC.

S29°00'00"W 553.69'

LOT 2, BLK 2, BLANCHE  
MOORE SCHOOL SUBDIVISION,  
V. 52, P. 67 & 68, M. R.

N60°57'30"W 585.14'

47.5' CITY DRAINAGE RIGHT-  
OF-WAY, V. 1774, P. 209, D. R.



SKETCH TO ACCOMPANY  
METES AND BOUNDS DESCRIPTION

1" = 200'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
COMP. NO. EXB-ZONING  
JOB NO. 04008  
SCALE: 1" = 200'  
PLOT SCALE: SAME  
PLOT DATE: 2/4/15  
SHEET 1 OF 1