

**Zoning Case No. 0720-01, Bobak Mostaghasi (District 3).  
Ordinance rezoning property at or near the intersection of FM 43 and CR 33  
from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial  
District and “CG-2” General Commercial District.**

**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 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 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 described as being 62.303 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, 36.699 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District.

and 286.80 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “CG-2” General Commercial District.

The subject property is located at or near the intersection of FM 43 and CR 33. Exhibit A, which is a map of the subject property 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 repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

## Exhibit A

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

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Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

May 14, 2020  
16014-M&B-CN1 TR 1.doc

CN-1 Tract 1 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 62.303 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and also being a portion of an 89.168 acre tract of land described by deed in Document No. 2015011169, Official Records of said county, said 62.303 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, for angle point in the south boundary line of the tract herein described;

**THENCE** S89°08'55"W 666.82 along the north boundary line of said Mokry Estates and along the north boundary line of a 1.06 acre tract of land described by deed recorded at Document No. 2012027694, said official records, to a point in the east right-of-way line of County Road 33 for the southwest or westernmost corner of the tract herein described;

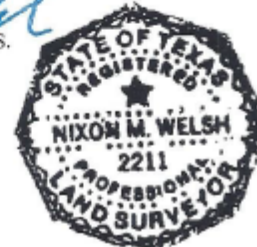
**THENCE** N20°12'50"E 1172.65' along said east right-of-way line of County Road 33 to a point for the northwest corner of the tract herein described;

**THENCE** N89°13'29"E 2457.23' along the south boundary line of a 1.77 acre tract of land described by deed recorded at Volume 1523, Page 394, Deed Records of said county, to a point for the southeast corner of said 1.77 acre tract and northeast corner of the tract herein described and of said 89.168 acre tract in the west boundary line of a 298.57 acre tract of land described by deed recorded at Document No. 2020019585, said official records;

**THENCE** S18°00'59"W 1155.04' along the west boundary line of said 298.57 acre tract to a point for the southeast corner of the tract herein described;

**THENCE** S89°12'35"W 1838.38' to the **POINT OF BEGINNING**, a sketch showing said 62.303 acre tract being attached hereto as Exhibit "E".

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



**EXHIBIT "A"**

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MURRAY BASS, JR., P.E., R.P.L.S.  
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May 14, 2020  
16014-M&B CN1 Tr2.doc

CN1 Tract 2 Zoning

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 36.699 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county, said 36.699 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at the northwest corner of said 298.57 acre tract in an upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records, said beginning point for the northwest corner of the tract herein described and northeast corner of a 21.76 acre tract of land described by deed, Doc. No. 2019002524, said official records;

**THENCE** along said upper south boundary line of 308.99 acre tract N89°06'41"E 887.86' to a point for the northeast corner of the tract herein described;

**THENCE** S17°52'10"W 1896.98' to a point for the southeast corner of the tract herein described;

**THENCE** S89°13'29"W 892.40' to a point for the southwest corner of the tract herein described and northeast corner of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, in the west boundary line of said 298.57 acre tract;

**THENCE** along said west boundary line of 298.57 acre tract N18°00'59"E 1896.77 to the **POINT OF BEGINNING**, a sketch showing said 36.699 acre tract being attached hereto as Exhibit "E".

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



**EXHIBIT "B"**

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May 14, 2020  
16014-M&B CG2.doc

CG2 Zoning

STATE OF TEXAS                   §

COUNTY OF NUECES           §

Description of a 286.800 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 298.57 acre tract of land described by deed in Document No. 2020019585, Official Records of said county and a portion of an 89.168 acre tract of land described by deed recorded in Document No. 2015011169, said official records, said 286.800 acre tract of land as further described by metes and bounds as follows:

**BEGINNING** at the northeast or easternmost corner of Mokry Estates, a map of which is recorded in Volume 68, Page 824, said map records, said beginning point for a southwesterly corner of the tract herein described;

**THENCE** N89°12'35"E 1838.38' to a point for interior southwesterly corner of the tract herein described in the west boundary line of said 298.57 acre tract;

**THENCE** N18°00'59"E 1155.04' along said west boundary line of 298.57 acre tract to a point for west central corner of the tract herein described and northeast corner of said 89.168 acre tract;

**THENCE** N89°13'29"E 892.40' to a point for interior central corner of the tract herein described;

**THENCE** N17°52'10"E 1896.98' to a point for north central corner of the tract herein described in the upper south boundary line of a 308.99 acre tract of land described by deed recorded at Document No. 941343, said official records;

**THENCE** along said upper south boundary line of 308.99 acre tract N89°06'41"E 1777.00' to a point for the easternmost north corner of the tract herein described and central interior corner of said 308.99 acre tract;

**THENCE** S17°52'10"W 1568.11' along a south central boundary line of said 308.99 acre tract to a point for central interior corner of the tract herein described and south central corner of said 308.99 acre tract;

**THENCE** N89°23'24"E 1863.69' along a southeast or lower south boundary line of said 308.99 acre tract to a point in the west right-of-way line of State Highway 286 (Chapman Ranch Road) for the northernmost east corner of the tract herein described and southeast corner of said 308.99 acre tract;

**THENCE** S17°50'11"W 1125.47' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

**EXHIBIT "C"**

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Metes and Bounds Description, 286.800 Acre Tract, May 14, 2020, Continued;

THENCE S17°55'02"W 25.06' along said west right-of-way line of State Highway 286 to a common angle point in said west right-of-way line of State Highway 286 and east boundary line of the tract herein described;

THENCE S21°35'08"W 56.77' along said west right-of-way line of State Highway 286 to the point of curvature of a circular curve to the left having a central angle of 11°23'16", a radius of 4179.72' and a chord bearing S15°21'38"W 829.37';

THENCE along said west right-of-way line of State Highway 286, being along said circular curve to the left, a distance of 830.74' to a point for upper southeast corner of the tract herein described;

THENCE along a "cutback" right-of-way line between said State Highway 286 and Weber Road (FM Highway 43) S48°50'10"W 77.88' to a point for lower southeast corner of the tract herein described in the north right-of-way line of said Weber Road;

THENCE S89°12'35"W 6395.42' along said north right-of-way line of Weber Road to a point for right-of-way line corner of said Weber Road and southwest corner of the tract herein described;

THENCE N20°11'54"E 629.71' along a north right-of-way line of said Weber Road and along the east boundary line of said Mokry Estates to the **POINT OF BEGINNING**, a sketch showing said 286.800 acre tract being attached hereto as Exhibit "E".

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



EXHIBIT "C"

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