

**Case No. 0621-03, Mostaghasi Investment Trust: (District 3) Ordinance rezoning property at or near 2302 County Road 43 from the “FR” Farm Rural District to the “RS-6” Single-Family 6 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 a 99.517 acre tract of land being out of a 284.6048 acre tract of land, more or less, comprising the South one-half of Section No. Six (6) of the Laureles Farm Tracts, as surveyed by French and Haberer surveyors, and being out of a larger grant of land known as "El Rincon de Corpus Christi Grant", as shown by map of said subdivision of record in Volume 3, Page 15 of the Map Records of Nueces County, Texas, as shown in Exhibit “A”:

from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District

The subject property is located at or near 2302 County Road 43. Exhibits A and B, which are the Metes and Bounds of the subject property with an associated map 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 \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

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

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor

## Exhibit A

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 99.517 acre tract of land being out of a 284.6048 acre tract of land, more or less, comprising the South one-half of Section No. Six (6) of the Laureles Farm Tracts, as surveyed by French and Haberer surveyors, and being out of a larger grant of land known as "El Rincon de Corpus Christi Grant", as shown by map of said subdivision of record in Volume 3, Page 15 of the Map Records of Nueces County, Texas. Said 284.6048 acre tract also being described in the Special Warranty Deed With Vendor's Lien conveying property from Benjamin C. Tisdale, III and wife, Veronica Dawn Tisdale, to John C. Tamez as recorded under Document No. 2002021903 of the Official Public Records of Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found at the common southwest corner of the North one-half of Section 7 and the Southeast corner of the North one-half of Section 8 of the Laureles Farm Tracts as shown by map recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, said point also being located at the centerline of County Road 43, Nueces County, Texas, for the POINT OF COMMENCEMENT;

THENCE, N 0° 48' 14" W, a distance of 5282.27 feet along the westerly boundary of the North one-half of Section 7 and the South one-half of Section 6 of the Laureles Farm Tracts and the centerline of County Road 43, Nueces County, Texas, to a 5/8 inch diameter iron rod set at the common northwest corner of the South one-half of Section 6 and the southwest corner of the North one-half of Section 6 of the Laureles Farm Tracts as shown by map recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, for the POINT OF BEGINNING, and the northwest corner of this tract;

THENCE, N 89° 11' 46" E, at 20.00 feet passing a 5/8 inch diameter iron rod set in the easterly right of way line of County Road 43, Nueces County, Texas, along the common property line between the North one-half of Section 6 and the South one-half of Section 6 of the Laureles Farm Tracts, in all a distance of 3288.37 feet, to a 5/8 inch iron rod set for the northeast corner of this tract;

THENCE, S 0° 48' 14" E, a distance of 203.20 feet to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, 298.00 feet along a circular curve to the right, said curve having a radius of 550.00 feet, and a chord bearing S 14° 43' 06" W, a distance of 294.37 feet, to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, S 30° 14' 26" W, a distance of 581.88 feet, to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, 81.70 feet along a circular curve to the left, said curve having a radius of 200.00 feet, and a chord bearing S 18° 32' 17" W, a distance of 81.13 feet, to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, S 06° 50' 07" W, a distance of 196.25 feet to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, 114.76 feet along a circular curve to the left, said curve having a radius of 200.00 feet, and a chord bearing S 09° 36' 08" E, a distance of 113.19 feet, to a 5/8 inch diameter iron rod set for an exterior corner of this tract;

THENCE, S 26° 02' 23" E, a distance of 44.67 feet to a 5/8 inch diameter iron rod set for the southeast corner of this tract;

THENCE, S 89° 11' 46" W, at 2872.92 feet passing a 5/8 inch diameter iron rod set in the easterly right-of-way line of County Road 43, Nueces County, Texas, in all a distance of 2892.92 feet to a 5/8 inch iron rod set in the westerly boundary line of South one-half of Section 6 of the Laureles Farm Tracts and the centerline of County Road 43, Nueces County, Texas, for the southwest corner of this tract;

THENCE, N 0° 48' 14" W, along the westerly boundary line of the South one-half of Section 6 of the Laureles Farm Tracts and the centerline of County Road 43, Nueces County, Texas, a distance of 1408.69 feet to the POINT OF BEGINNING, and containing 99.517 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 30<sup>th</sup> day of March, 2021, and is correct to the best of my knowledge and belief.



Fred C. Hayden, Jr.

Fred C. Hayden, Jr., RPLS No. 4486

## Exhibit B

