

Ordinance amending the Unified Development Code (“UDC”), upon application by John Dunn Walsh (“Owner”), by changing the UDC Zoning Map in reference to a 2.00 acre tract of land, of the Rincon del Oso Grant to Enrique Villarreal, Abstract 1, Survey No. 142, out of a 17.75 acre tract described as Real Property 1, in an Inventory and Appraisal Document No. 262134-1 as recorded in Volume 703, Page 139 of the Court Records of Nueces County Texas, being a portion of a 29.67 acre tract called the Katie and Alice Dunn Home tract, in the said Document and being a portion of a 110 acre tract described in a deed from Jonas Pickles, et ux, Eliza Pickles to John Dunn as recorded in Volume H, Page 627 of the Deed Records of Nueces County, Texas, from the “IH” Heavy Industrial District to the “RE” Residential Estate 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 John Dunn Walsh (“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, December 16, 2015, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “IH” Heavy Industrial District to “RE” Residential Estates District, and on Tuesday, January 12, 2016, 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 John Dunn Walsh (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.00 acre tract of land, of the Rincon del Oso Grant to Enrique Villarreal, Abstract 1, Survey No. 142, out of a 17.75 acre tract described as Real Property 1, in an Inventory and Appraisal Document No. 262134-1 as recorded in Volume 703, Page 139 of the Court Records of Nueces County Texas, being a portion of a 29.67 acre tract called the Katie and Alice Dunn Home tract, in the said Document and being a portion of a 110 acre tract described in a deed from Jonas Pickles, et ux, Eliza Pickles to John Dunn as recorded in Volume H, Page 627 of the Deed Records of Nueces County, Texas, located approximately 850 feet south of Up River Road and east of County Road 52A and west of Lantana Street (the “Property”), from the “IH” Heavy Industrial District to the “RE” Residential Estate District (Zoning Map No. 052046), as shown in Exhibits “A” and “B.” Exhibit A, which is a metes and bounds description 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. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate the Property for estate residential uses.

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:

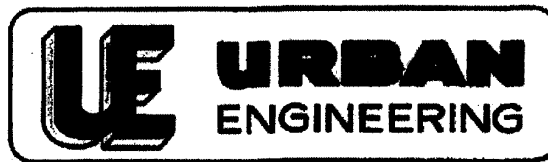
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



Job No. 016808.B4.00
September 30th, 2014

2.0 Acre Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 2.00 Acre tract of land, of the Rincon del Oso Grant to Enrique Villarreal, Abstract 1, survey No 142, out of a 17.75 Acre tract described as Real Property 1. In an Inventory and Appraisalment Document No 262134-1 as recorded in Volume 703, Page 139 of the Court Records of Nueces County Texas, being a portion of a 29.67 Acre called the Katie and Alice Dunn Home tract, in the said Document and being a portion of a 110 Acre tract described in a deed from Jonas Pickles, et ux, Eliza Pickles to John Dunn as recorded in Volume H, Page 627 of the Deed Records of Nueces County, Texas; said 2.00 Acre tract, being more particularly described by metes and bounds, as follows;

Commencing, at a 3/4 inch iron rod in concrete found, for the West corner of a 4.34 Acre tract, the South corner of the said 17.75 Acre tract, from whence a 60D Nail found for the West corner of Lot D, Lantana Acres, a map of which is recorded in Volume 21, Page 53 of the Map Records of Nueces County, Texas, the North corner of the said 4.34 Acre tract and a corner of the said 17.75 Acre tract, bears North 35°38'15" East, 420.58 feet;

Thence, North 54°51'07" West, with the South line of the said 17.75 Acre tract, 19.26 feet, to a 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGINEERING C.C TX to be set, for the Point of Beginning and South corner of this tract;

Thence, North 54°51'07" West, continuing with the South line of the said 17.75 Acre tract, 277.71 feet, to a 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGINEERING C.C TX to be set, for the West corner of this tract, from whence, a 5/8 inch smooth iron rod found on the South line of the said 17.75 Acre tract bears, North 54°51'07" West, 300.47 feet;

Thence: North 23°08'36" East, 288.13 feet to a 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGINEERING C.C TX" set, for the North corner of this tract;

Thence: South 78°13'25" East, 216.22 feet, to a 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGINEERING C.C TX" set, for the East corner of this tract;

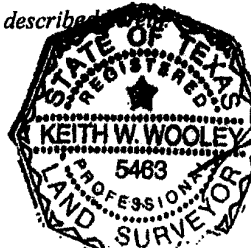
Thence: South 09°19'50" West, 318.16 feet, to a 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGINEERING C.C TX" set, for a corner of this tract;

Thence: South 34°43'26" West, 81.20 feet, to the Point of Beginning, containing 2.00 Acres (87,120 sq. ft.) of land, more or less.

Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described



URBAN ENGINEERING

Keith W. Wooley, R.P.L.S.
License No. 5463

S:\Surveying\16808\B400\OFFICEMETES AND BOUNDS\016808B400

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TBPE Firm # 145 • TBPLS Firm # 10032400

91 Area Terminal
94.626 Acres
4121893 Sqft
Dunn Meaney Tract 2
97.918 Acres (Gross)
97.742 Acres (Net)
3.08 Acres (ROW)
Vol. 2142, Pg. 803
D.R.N.C.T.
(Owner: CITGO Refining and
Chemicals Company L.P.)

UP RIVER ROAD

James J. & John W. Meaney
Vol. 959 Pg 357
D.R.N.C.T.

James Meaney
Vol. 624 Pg 278
D.R.N.C.T.

17.75 Acre Tract
Vol. 703 Pg 139
C.R.N.C.T.

Mr. and Mrs. J. Walsh
Vol. 624 Pg 275
D.R.N.C.T.

Walsh M. Catherine
Lot D, Lantana Acres
Vol. 21 Pg 53
D.R.N.C.T.

Catholic Solitudes,
Daniel Dunn Meaney
Doc No. 2004014391

SITE MAP -- N.T.S.
County of Nueces
Corpus Christi, TX

Point of
Commencement

Walsh M. Catherine
Dunn Tract, Lot 9

D.R.N.C.T - Deed Records
Nueces County Texas

● 5/8 INCH IRF
⊕ 60D NAIL FOUND
⊙ 5/8 INCH IRS "URBAN ENGINEERING"
0 50 100 150
1" = 150'

General Notes:

- 1.) Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205. (Record Bearing/Distance)
- 2.) Some features shown on this survey may be out of scale for clarity.
- 3.) Declaration is made to original purchaser of the survey. It is not transferable to any additional or subsequent owners.
- 4.) This survey was prepared from field data obtained on JULY 30, 2014.

DATE: September 26, 2014
SCALE: 1"=150'
JOB NO.: C16808.B4.00
SHEET: 1 of 1
DRAWN BY: CDS

URBAN
ENGINEERING
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