

Ordinance amending the Unified Development Code (“UDC”), upon application of Dawn Melancon (“Owner”) by changing the UDC Zoning Map in reference to a 0.344-acre tract of land out of Lot 16, Section 56, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial 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 Dawn Melancon (“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, September 21, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District, and on Tuesday, October 25, 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 Dawn Melancon (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.344-acre tract of land out of Lot 16, Section 56, Flour Bluff and Encinal Farm and Garden Tracts, located on the northeast corner of South Padre Island Drive (Hwy 358) and East Lakeside Drive (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District (Zoning Map No.034031), as shown in Exhibit “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, 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 change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

STATE OF TEXAS

JOB NO. 16-7183

COUNTY OF NUECES

0.344 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 16, Section 56, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of the Map Records of Nueces County, Texas, same being the property as conveyed and described in Document No. 2010037495 of the Warranty Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a ½ inch iron pipe found for the East corner of Lot 26, Block L, Flour Bluff Estates as recorded in Volume 8, Pages 1 and 2 of the Map Records of Nueces County, Texas, same being the North corner of a 19.656 acre tract as recorded in Document No. 2016001660 of the General Warranty Deed Records of Nueces County, Texas;

THENCE, along the common boundary line of said Lot 26, Block L and said 19.656 acre tract, SOUTH 29 degrees 02 minutes 00 seconds WEST, at 301.22 feet passing through the South corner of said Lot 26, and continuing along the Southeast right-of-way margin of East Lakeside Drive (a 50 foot right-of-way), a total distance of 1124.00 feet to a 5/8 inch iron rod set for the North corner of this tract and the point of beginning;

THENCE, along the Northeast boundary line of this tract, SOUTH 60 degrees 58 minutes 00 seconds EAST 150.00 feet to a 5/8 inch iron rod set for the East corner of this tract;

THENCE, along the Southeast boundary line of this tract, SOUTH 29 degrees 02 minutes 00 seconds WEST 100.00 feet to a 5/8 inch iron rod set for the South corner of this tract, same lying in the Northeast right-of-way margin of South Padre Island Drive;

THENCE, along said Northeast right-of-way margin of South Padre Island Drive, NORTH 60 degrees 58 minutes 00 seconds WEST 150.00 feet to a 5/8 inch iron rod set for the West corner of this tract, same lying in said Southeast right-of-way margin of East Lakeside Drive;

THENCE, along said Southeast right-of-way margin of East Lakeside Drive, NORTH 29 degrees 02 minutes 00 seconds EAST 100.00 feet to the point of beginning and containing 0.344 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 18th day of August, 2016.



 Ronald A. Voss,
 Registered Professional Land Surveyor No. 2293

SEAL:

SCALE 1" = 20'

Exhibit B

19.656 AC. OUT OF
LOT 16, SECTION 56
F.B., E.F. & G.T.
V. A, PG. 41-43
(M.R.N.C.T.)

0.344 AC.
OUT OF LOT 16
"VACANT"

[(S 60° 58' 00" E 150.00')]

[(N 60° 58' 00" W 150.00')]

SOUTH PADRE ISLAND DRIVE
(R.O.W. VARIES)

FD 1/2" I.P.

[(S 29° 02' 00" W] 1124.00')]

[(N 29° 02' 00" E 100.00')]

LOT 26
BLOCK L
V. 8, PG. 1 & 2
(M.R.N.C.T.)

1013 EAST LAKESIDE DRIVE
(50' R.O.W.)

[(50.00')]

FD. 5/8" I.R.

LOT 39

LOT 38

[(N 29° 02' 00" E] 929.69')]

(56.32')

FD. 5/8" I.R.

LOT 2 B.C.

This property lies within Zone C,
according to FIRM 85, which is
NOT within the 100 year Flood Plain

NOTES.

- (1) Set 5/8" I.R. @ all lot corners unless noted otherwise
(2 .) House Ties are to the foundation

NOTE THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY
OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY NO LICENSE HAS
BEEN CREATED EXPRESSED OR IMPLIED TO COPY THE SURVEY, WHICH IS
VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY



I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby
certify that this survey was made on the ground of the property shown
hereon and in my direct and personal supervision and it is my knowledge and
belief that there are no apparent encroachments or overlapping of
improvements with the deed lines except as shown hereon. This Survey
was performed without the benefit of a Title Policy or Title Opinion

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND ORIGINAL SEAL

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:

DATE: 08/18/2016
REVISION:
CREW: RS & DL
OFFICE: RV & RG
GF#:
JOB#: 16-7183

0.344 Acre, Out Of Lot 16, Section 56, Flour Bluff & Encinal Farm & Garden Tracts
Volume A, Page 41-43, (M.R.N.C.T.)
Corpus Christi, Nueces County, Texas

VOSS ENGINEERING, INC.

ENGINEERING & LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: 361.854.6202 FAX: 361.853.4696

KEY: WOOD FENCE
[RECORDED] WIRE FENCE
(MEASURED) VINYL FENCE