

Ordinance amending the Unified Development Code (“UDC”) upon application by Hammond Jones Real Estate Development LLC, acting as agent on behalf of Allen Lovelace Moore and Blanche Davis Moore Foundation (“Owner”), by changing the UDC Zoning Map in reference to the south 24 feet of Lot 1, all of Lots 2-10, the north 33 feet of Lot 19, and all of Lots 20-24, Block 2, Woodlawn Estates, located on the south side of McArdle Road between Woodlawn and Daly Drives, 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 Hammond Jones Real Estate Development LLC, acting as agent on behalf of Allen Lovelace Moore and Blanche Davis Moore Foundation (“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, August 28, 2013, during a meeting of the Planning Commission, and on Tuesday, September 24, 2013, 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 Hammond Jones Real Estate Development LLC, acting as agent on behalf of Allen Lovelace Moore and Blanche Davis Moore Foundation (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on the south 24 feet of Lot 1, all of Lots 2-10, the north 33 feet of Lot 19, and all of Lots 20-24, Block 2, Woodlawn Estates, located on the south side of McArdle Road between Woodlawn and Daly Drives, from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District (Zoning Map No. 041035), 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. 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	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

July 26, 2013
13053-M&B.doc

RM-1 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 6.500 acre tract of land, more or less, being all of Lots 2 - 10, 20 - 24 and portions of Lots 1 and 19, all out of Block 2, Woodlawn Estates, a map of which is recorded in Volume 10, Page 34, Map Records, Nueces County, Texas, and being the same tract of land described by deed, Document No. 1999015450, Official Public Records of said county, said 6.500 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the southeast right-of-way line of Woodlawn Drive and southwest right-of-way line of McArdle Road for the northernmost corner of the tract herein described and of said Lot 24;

THENCE S 60°51'30"E 195.00' along the common northeast boundary line of said Lot 24 and southwest right-of-way line of McArdle Road to a point for a northeasterly corner of the tract herein described and northernmost corner of said Lot 1;

THENCE S29°08'30"W 71.00' along the northwest boundary line of said Lot 1 to a point for northeasterly interior corner of the tract herein described;

THENCE S60°51'30"E 195.00' along a line 24.00' northeast of and parallel to the northeast boundary line of said Lot 2 to a point in the northwest right-of-way line of Daly Drive for the easternmost corner of the tract herein described;

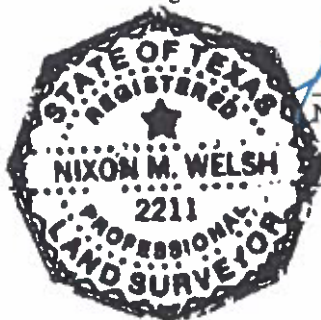
THENCE S29°08'30"W 924.00' along said northwest right-of-way line of Daly Drive to a point for the southernmost corner of the tract herein described and southernmost corner of said Lot 10;

THENCE N60°51'30"W 195.00' to a point for the westernmost south corner of the tract herein described and westernmost corner of said Lot 10;

THENCE N29°08'30"E 467.00' along the northwest boundary line of Lots 10, 9, 8, 7 and a portion of Lot 6 to a point for central interior corner of the tract herein described;

THENCE N60°51'30"W 195.00' along a line 33.00' southwest of and parallel to the northeast boundary line of said Lot 19 to a point for the westernmost central corner of the tract herein described in said southeast right-of-way line of Woodlawn Drive;

THENCE N29°08'30"E 528.00' along said southeast right-of-way line of Woodlawn Drive to the **POINT OF BEGINNING**, a sketch showing said 6.500 acre tract herein described being attached as Exhibit "B".



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

EXHIBIT "A"

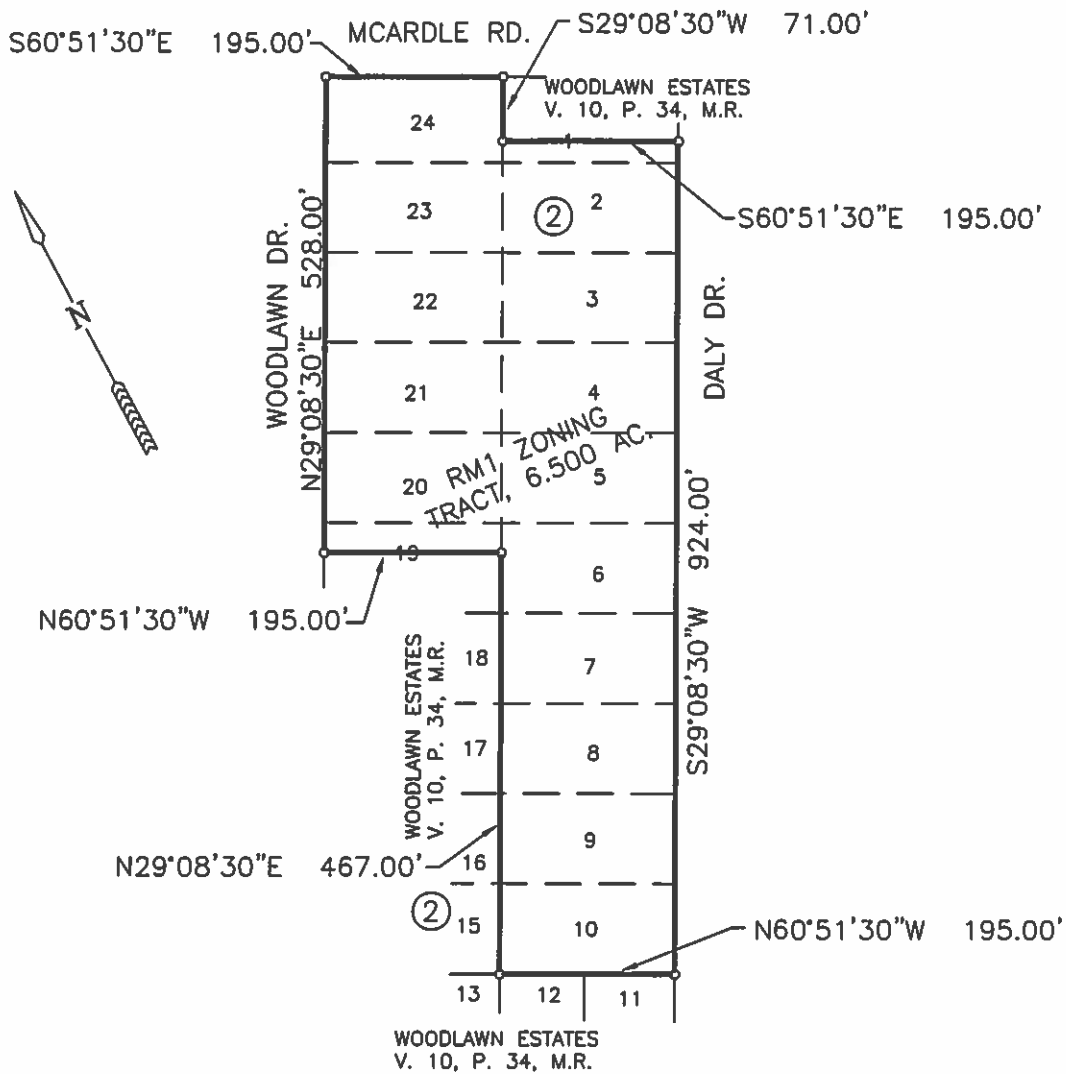
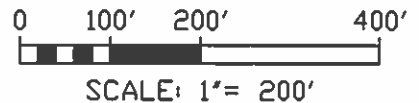


EXHIBIT "B"
 SKETCH TO ACCOMPANY
 METES AND BOUNDS DESCRIPTION
 1"=200'



BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO. F-52,
 FILE: EXB-1, JOB NO. 13053,
 SCALE: 1" = 200'
 PLOT SCALE: SAME, PLOT DATE:
 7/26/13, SHEET 1 OF 1