

**Ordinance amending the Unified Development Code (“UDC”), upon application by Hammond Jones Development on behalf of James F. Abernathy and Cheryl Faye Abernathy (“Owners”), by changing the UDC Zoning Map in reference to a 0.32-acre tract of land out of Lot 1, Block 2, Woodlawn Estates, 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 Development on behalf of James F. Abernathy and Cheryl Faye Abernathy (“Owners”), 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, January 15, 2014, during a meeting of the Planning Commission, and on Tuesday, January 28, 2014, 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 Development on behalf of James F. Abernathy and Cheryl Faye Abernathy (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.32-acre tract of land out of Lot 1, Block 2, Woodlawn Estates (the “Property”), located on the southwest corner of McArdle Road and Daly Drive, 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, 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:

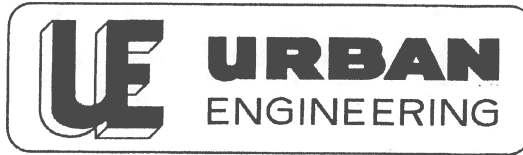
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor



Job No. 42855.B3.03  
December 5, 2013

**STATE OF TEXAS  
COUNTY OF NUECES**

Fieldnotes, for 0.32 acre tract of land out of Lot 1, Block 2, Woodlawn Estates, a map of which is recorded in Volume 10, Page 34, Map Records of Nueces County, Texas; said tract being more fully described as follows:

Beginning, at the point of intersection of the southwest right-of-way line of McArdle Drive, a public roadway and northwest right-of-way of Daly Drive, a public roadway, for the east corner of said Lot 1 and of this tract;

Thence, South 29°08'30" West, with the Northwest boundary of said Daly Drive and East boundary of said Lot 1 and of this tract, 71.00 feet, to the South corner of this tract;

Thence, North 60°51'30" West, with the Northeast boundary of the remainder of Lot 1, said Block 2, which is recorded in Document No. 1999015450, the Southwest boundary of said Lot 1 and of this tract, 195.00 feet, to the West corner of this tract;

Thence, North 29°08'30" East, with the Southeast boundary of Lot 24, said Block 2, which is recorded in Document No. 1999015450, the Northwest boundary of said Lot 1 and of this tract, 71.00 feet, to the North corner of this tract;

Thence, South 60°51'30" East, with the Southwest boundary of said McArdle Drive, the Northeast boundary of said Lot 1 and of this tract, 195.00 feet, to the Point of Beginning, containing 0.32 acres (13,845 square feet) of land, more or less.

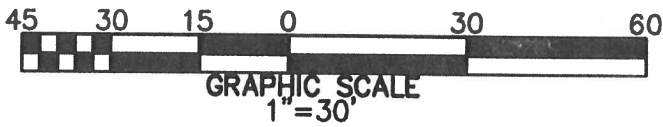
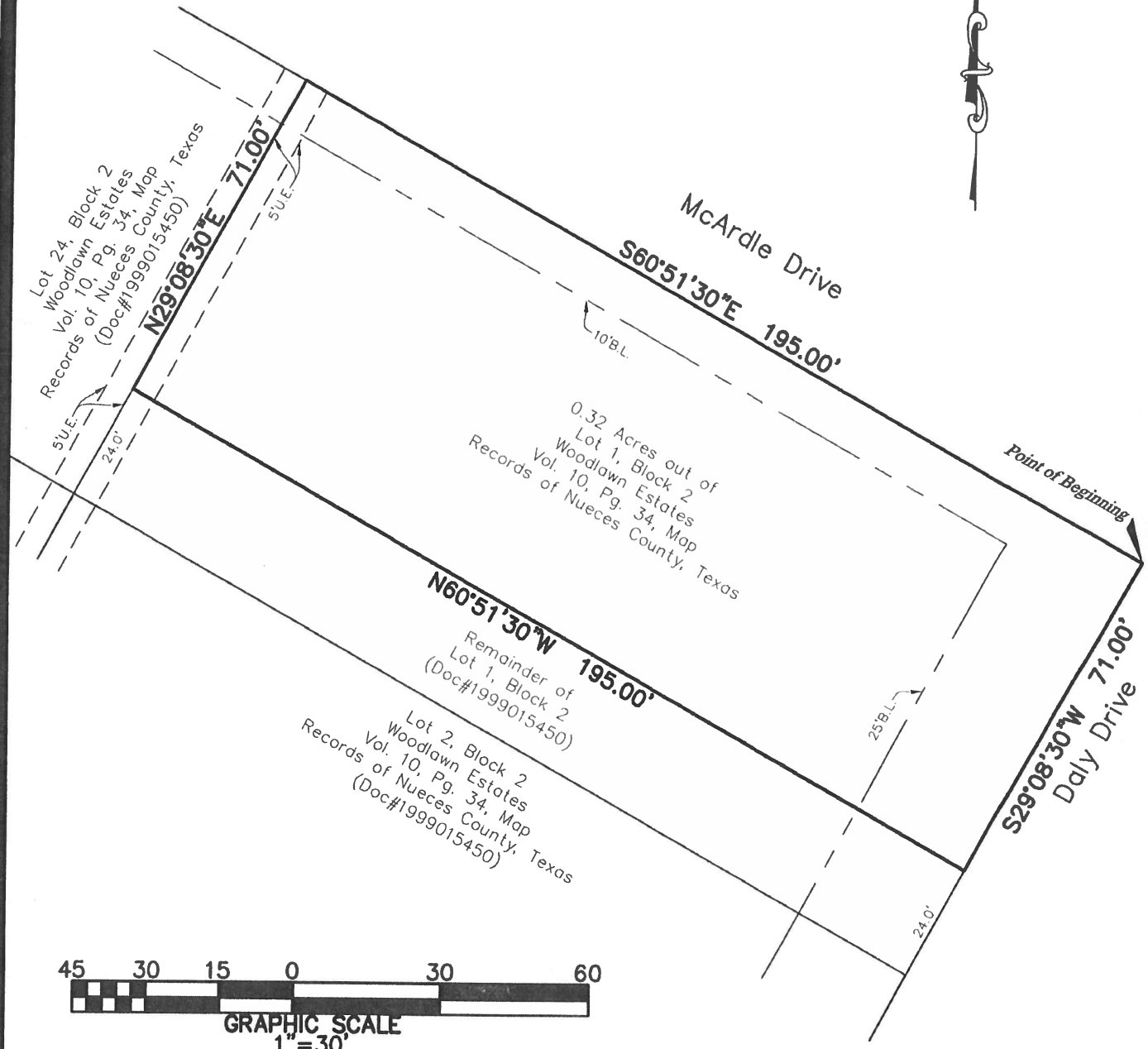
Bearings are based on the recorded plat of Woodlawn Estates, a map of which is recorded in Volume 10, Page 34, Map Records of Nueces County, Texas.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

*Also reference accompanying sketch of tract described herein.*

**URBAN ENGINEERING**  
*Dan L. Urban*  
**Dan L. Urban, R.P.L.S.**  
**License No. 4710**





***Sketch to Accompany***

FIELDNOTES for 0.32 acre tract of land out of Lot 1, Block 2, Woodlawn Estates, a map of which is recorded in Volume 10, Page 34, Map Records of Nueces County, Texas.

**URBAN ENGINEERING**  
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 TBPE Firm No. 145      TBPLS Firm No. 10032400  
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DATE: Dec. 4, 2013  
 SCALE: 1"=30'  
 JOB NO.: 42855.B3.03  
 SHEET: 1 of 1  
 DRAWN BY: RLG