

Ordinance amending the Unified Development Code (“UDC”), upon application by Maxwell P. Dunne Funeral Services, Inc. (“Owner”), by changing the UDC Zoning Map in reference to a 2.13 acre tract of land out of Lot 20, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood 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 Maxwell P. Dunne Funeral Services, Inc. (“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 3, 2014, during a meeting of the Planning Commission, and on Tuesday, January 13, 2015, 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 Maxwell P. Dunne Funeral Services, Inc. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 2.13 acre tract of land out of Lot 20, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, located on the southwest corner of Yorktown Boulevard and Loire Boulevard (the “Property”), from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District (Zoning Map No. 044031), 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	_____	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:

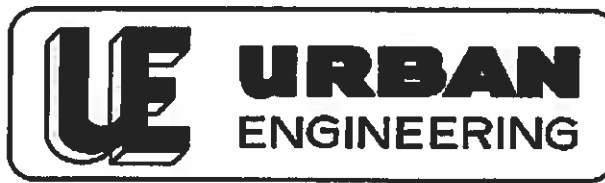
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

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

ATTEST:

Rebecca Huerta
City Secretary
Ordinance_1214-01 Maxwell P. Dunne Funeral Service, Inc.

Nelda Martinez
Mayor



Job No. 20354.B4.03
October 16th, 2014

Exhibit A
2.13 Acre Zoning Tract

State of Texas
County of Nueces

Fieldnotes, for a 2.13 acre tract, of Lot 20, Section 10, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is record in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, being the remainder of 2.47 Acre tract of land, a map of which is recorded in Volume 20, Page 13, of the said Map Records, being the same tract described in a deed from Judy Diane Foutch, to Maxwell P. Dunne Funeral Service, Inc., as recorded in document number 2014037652 of the Official Public Records of Nueces County Texas, said 2.13 acre tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 inch iron rod, with red plastic cap stamped "URBAN ENGR C.C. TX" found, on the Southwest R-O-W line of Yorktown Boulevard, a public road way, the Northwest line of the said 2.47 Acre tract, the East corner of Lot 1A, Block 2, King's Crossing Unit 13, a map of which is recorded in Volume 64, Page 96, of the said Map Records, for the North corner of the said 2.13 Acre tract and this tract;

Thence, South 61°17'47" East, with the said R-O-W line, a distance of 225.99 feet, to a 5/8 inch iron rod found, in the North corner of Lot 1, Block 7, Kings Crossing Unit 14A, as recorded in volume 63, page 186 and 187, of the said Map Records, for the East corner of the said 2.13 Acre tract and this tract;

Thence, South 28°40'11" West, with the common line of the said Lot 1 and the said 2.13 Acre tract, 410.07 feet, to a 5/8 inch iron rod found, on the Southwest line of the said 2.47 Acre tract, the West corner of the said Lot 1, an East corner of the said Lot 1A, for the South corner of the said 2.13 Acre tract and this tract;

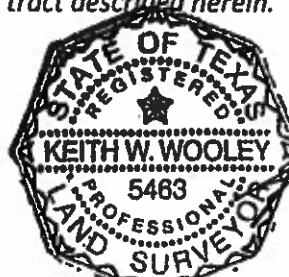
Thence, North 61°21'11" West, with the common line of the said Lot 1A, the said 2.47 Acre tract and the said 2.13 Acre tract, 226.29 feet, to a 5/8 inch iron rod found, being an inner ell corner of the said Lot 1A, for the West corner of the said 2.47 Acre tract, the 2.13 Acre tract and this tract;

Thence, North 28°42'41" East, continuing with the said common boundary, 410.29 feet, to the Point of Beginning and containing 2.13 Acres (92,758 sq. ft.) of land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

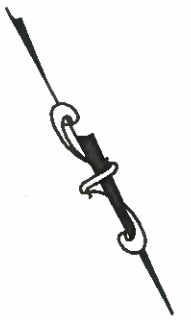
Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.



URBAN ENGINEERING

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



Lot 1A, Block 2
King's Crossing Unit 13
Vol. 64, Pg. 96, Map
Records of Nueces County, Texas

(Plat=N29°00'55"E 410.36')
N28°42'41"E 410.29'

15' U.E.

2.13 Acres
(92,759sf)
Maxwell P. Dunne Funeral Service, Inc.
Doc. No. 2014037652, O.P.R.N.C.T.

N61°21'11"W 226.29'

Lot 1A, Block 2
King's Crossing Unit 13
Vol. 64, Pg. 96, Map
Records of Nueces County, Texas
(Plat=N61°01'12"W 226.05')

20' Y.R.
15' U.E.

Lot 1, Block 7 (Non-Buildable)
King's Crossing Unit 14A
Vol. 63, Pgs. 186-187, Map
Records of Nueces County, Texas

S28°40'11"W 410.07'
(Plat=S29°00'34"W 410.09')

Loire Boulevard

30.0'

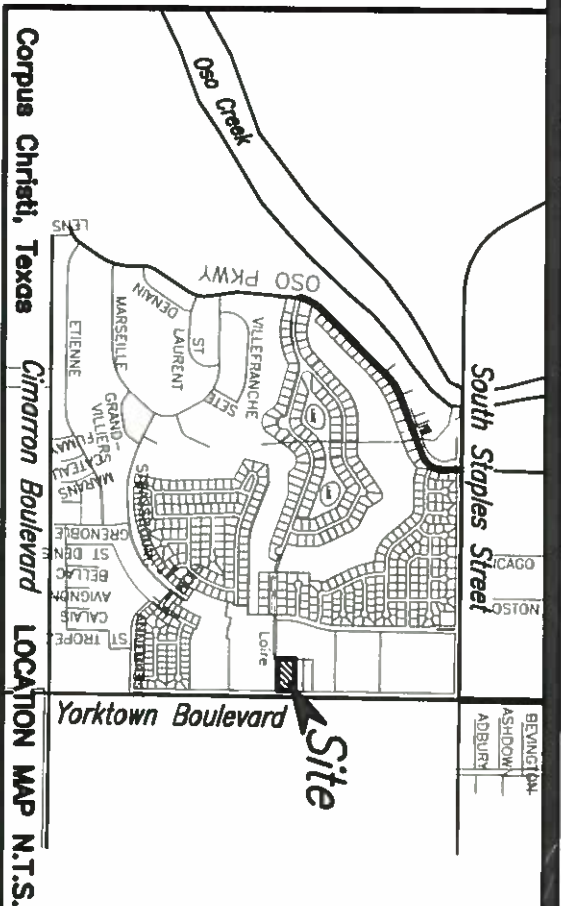
S61°17'47"E 225.99'
(Plat=S60°57'10"E 226.02')

Yorktown Boulevard

60.0'

Point of Beginning

25' Y.R.
10' U.E.

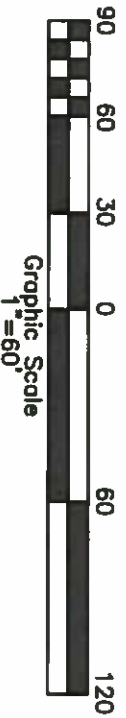


Legend:

- Fd. 5/8" iron rod with red plastic cap stamped Urban Engr C.C. Tx"
- Fd. 5/8" iron rod

Exhibit B
Sketch to Accompany

Fieldnotes, for a 2.13 acre tract, of Lot 20, Section 10, Four Bluff and Encinal Farm and Garden Tracts, a map of which is record in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas, being the remainder of 2.47 acre tract of land, a map of which is recorded in Volume 20, Page 13, of the said Map Records, being the same tract described in a deed from Judy Diane Foutch, to Maxwell P. Dunne Funeral Service, Inc., as recorded in document number 2014037652 of the Official Public Records of Nueces County Texas.



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DATE: Oct. 24, 2014
SCALE: 1"=60'
JOB NO.: 20354.B4.03
SHEET: 1 of 1
DRAWN BY: XG