

Ordinance amending the Unified Development Code (“UDC”), upon application by John O. Nicholson, III d/b/a Barton Street Pub (“Owner”), by changing the UDC Zoning Map in reference to a 0.421-acre tract of land out of Lots 7 and 8, Block H, Flour Bluff 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 John O. Nicholson, III d/b/a Barton Street Pub (“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, April 9, 2014, during a meeting of the Planning Commission, and on Tuesday, May 13, 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 by John O. Nicholson, III d/b/a Barton Street Pub (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.421-acre tract of land out of Lots 7 and 8, Block H, Flour Bluff Estates, located at the southeast intersection of Mounts Drive and Melody Lane (the “Property”), from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District (Zoning Map No. 034032), 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:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

**STATE OF TEXAS
COUNTY OF NUECES**

Field Notes of an 0.421 acre tract of land being out of Lot 7, Block H, Flour Bluff Estates, as shown on a map recorded in Volume 8, Page 1, Map Records Nueces County, Texas. Said 0.421 acres being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the intersection of the south right of way of Melody Lane, and the east right of way of Mounts Drive, and for the north corner of this survey, **THENCE** south right of way of Melody Lane, South 61°23'29" East, a distance of 118.94 feet to a point for the east corner of this survey, from **WHENCE**, a 1/2" iron pipe found in the south right of way of Melody Lane bears South 61°23'29" East, a distance of 102.35 feet.

THENCE South 28°35'31" West, a distance of 137.68 feet to a point for the south corner of this survey.

THENCE North 61°53'29" West, a distance of 141.20 feet to a point in the east right of way of Mounts Drive, and for the west corner of this survey, said point being a point of curvature of a curve to the right, with a radius of 600.00 feet.

THENCE with the east right of way of Mounts Drive and being said curve to the right, a chord bearing of North 37°07'19" East, and a chord distance of 125.97 feet to a point in the east right of way of Mounts Drive, being a point of curvature of a curve to the right with a radius of 750.00 feet.

THENCE with the east right of way of Mounts Drive and being said curve to the right, a chord bearing of North 42°35'02" East, and a chord distance of 14.77 feet to the **POINT OF BEGINNING** of this survey, and containing 0.421 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day February 14, 2014 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407

Date: March 17, 2014.



Job 14371

EXHIBIT A

SURVEY OF
A 0.421 ACRE TRACT OF LAND BEING OTU OT LOT 7, BLOCK H,
FLOUR BLUFF ESTATES, AS SHOWN ON A MAP RECORDED IN
VOLUME 8, PAGE 1, MAP RECORDS NUECES COUNTY, TEXAS.



1 inch = 30 ft.

MELODY LANE
 RIGHT OF WAY VARIES

FOUND 1/2" IP BEARS
 S61°23'29"E 102.35'

(MEAS)
 R=750.00
 L=14.77
 Tan=7.38
 ∠=1°07'41"
 CB=N42°35'02"E 14.77

S61°23'29"E 118.94' (MEAS)

0.421 ACRES
 18,348 S.F.

S28°35'31"W 137.68' (MEAS)

JOHN NICHOLSON
 0.15 ACRES

(MEAS)
 R=600.00
 L=126.20
 Tan=63.34
 ∠=12°03'06"
 CB=S37°07'19"W 125.97

N61°53'29"W 141.20' (MEAS)

JOHN NICHOLSON III
 0.75 ACRES
 DOC. NO. 2008024524
 D.R.N.C.T.

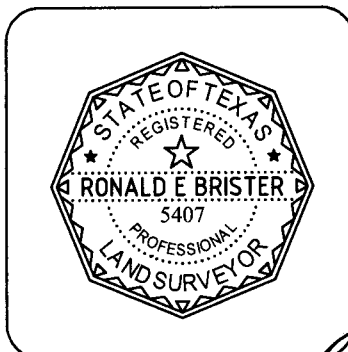
MOUNTS DRIVE
 50' RIGHT OF WAY

- ⊙ = FOUND 5/8" IRON ROD
- = PROPERTY CORNER



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 Firm Registration No. 10072800



NOTES:
 1.) TOTAL SURVEYED AREA IS 0.421 ACRES.
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY FEBRUARY 14, 2014 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

SURVEY DATE MARCH 17, 2014

JOB NO. 14371

RONALD E. BRISTER R.P.L.S. NO. 5407