

**Ordinance amending the Unified Development Code (“UDC”), upon application by The Salvation Army (“Owner”), by changing the UDC Zoning Map in reference to Lots 1 thru 9, Block 2, West End Addition and portion of alley, from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit for a transitional housing facility; 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 The Salvation Army (“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, March 11, 2015, during a meeting of the Planning Commission, and on Tuesday, April 14, 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 The Salvation Army (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lots 1 thru 9, Block 2, West End Addition and portion of alley, located between Antelope and Leopard Streets and between Mexico and Josephine Streets. (the “Property”), from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit for a transitional housing facility (Zoning Map No. 046045), as shown in Exhibits “A,” “B,” and “C.” Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a map to accompany the metes and bounds description, and Exhibit C, which is a site plan of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner complying with the site plan (Exhibit C) and the following conditions in addition to the minimum UDC requirements for the “CI” Intensive Commercial District.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility in need of support services to assist their transition into permanent housing not to exceed 220 beds. No soup kitchen or public feeding shall be allowed. For the purposes of this section, Transitional Housing is defined as a project that is designed to provide housing and appropriate supportive services to homeless

persons to facilitate movement to independent living within 24 months, but the time limit could be longer.

2. **Intake Facilities**: Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.
3. **Screening**: On the northern and eastern property line adjacent to the single-family uses, a six-foot-tall solid wall will be constructed to minimize noise and screen the back of the building. A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster if placed in the street yard.
4. **Security**: The facility located on the Property shall be monitored by staff at all times.
5. **Landscaping**: Landscape requirements as outlined in the UDC need to be met for 100 percent of the property facing Antelope Street, which will become a main gateway into the city with the Harbor Bridge realignment plans.
6. **Building Design**: The facility's Leopard Street façade shall provide pedestrian-oriented architectural features indicating it as the main entrance into the facility. The façade of ground level non-residential uses on Leopard Street shall provide windows to create a storefront appearance that enhances the pedestrian-oriented streetscape.
7. **Lighting**: All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.
8. **Adopt-a-Park**: The Owner shall enter into an Adopt-a-Park agreement with the City for Lovenskiold Park if possible.
9. **Parking**: Entrance to the parking lot shall be on Mexico and Antelope streets.
10. **Existing Alley Way**: The existing alley will remain accessible for vehicle traffic and the neighboring single-family residences which currently use the alley to access their properties.
11. **Time Limit**: In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** 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 5.** 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 6.** 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 7.** 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

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



Exhibit A

STATE OF TEXAS  
COUNTY OF NUECES

Field notes for a 1.47 acre tract of land (not based on an on-the-ground survey), more or less, being all of Lots 1 through 3 and Lots 7 through 9, Block 2, portions of Lots 4 through 6, Block 2, and a portion of a 12.00 foot wide alley, all shown on the plat of West End Addition, a map of which is recorded in Volume A, Page 5, Map Records of Nueces County, Texas; said 1.47 acre tract being more fully described as follows:

Beginning at a point on the South boundary of Antelope Street, a 60.00 foot wide public roadway, same being on the East boundary of Mexico Street, a 60.00 foot wide public roadway, for the Northwest corner of Lot 9, Block 2, said West End Addition, the Northwest corner of this tract and the Point of Beginning;

Thence, East, with the said South boundary of Antelope Street, same being the North boundary of the said Block 2, 144.00 feet to the West boundary of a 12.00 foot wide alley, for the Northeast corner of the said Lot 9, Block 2, and for a corner of this tract;

Thence, South, with the West boundary of the said 12.00 foot wide alley, same being the East boundary of the said Lots 7, 8 and 9, Block 2, 156.00 feet to the South boundary of a 12.00 foot wide alley, same being on the North boundary of the said Lot 4, Block 2, for a corner of this tract;

Thence, East, with the South boundary the said 12.00 foot wide alley, same being the North boundary of Lots 1, 2, 3 and 4, 156.00 feet to the West boundary of a Josephine Street, a 60.00 foot wide public roadway,

Thence, South, with the said West boundary of Josephine Street, 144.00 feet to the North boundary of Leopard Street, a public Roadway, for the Southeast corner of the said Lot 1, Block 2 and of this tract;

Thence, West, with the North boundary of said Leopard Street, 150.00 feet for the Southwest corner of the said Lot 3, Block 2, and for a corner of this tract;

Thence, North, with the common line of said Lots 3 and 4, Block 2, 10.00 feet for a corner of this tract;

Thence, West, 150.00 feet to the said West boundary of the said Lot 6, Block 2, same being the East boundary of Mexico Street, for the Southwest corner of this tract;

Thence, North, with the said East boundary of Mexico Street, same being the West boundary of the said Block 2, 290.00 feet to the to the Point of Beginning and containing 1.47 acres (64,164 square feet) of land.

Bearings based on the recorded plat of Jones Addition, a map of which is recorded in Volume 3, Page 17, Map Records of Nueces County, Texas. No monumentation found or set unless otherwise noted.

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.

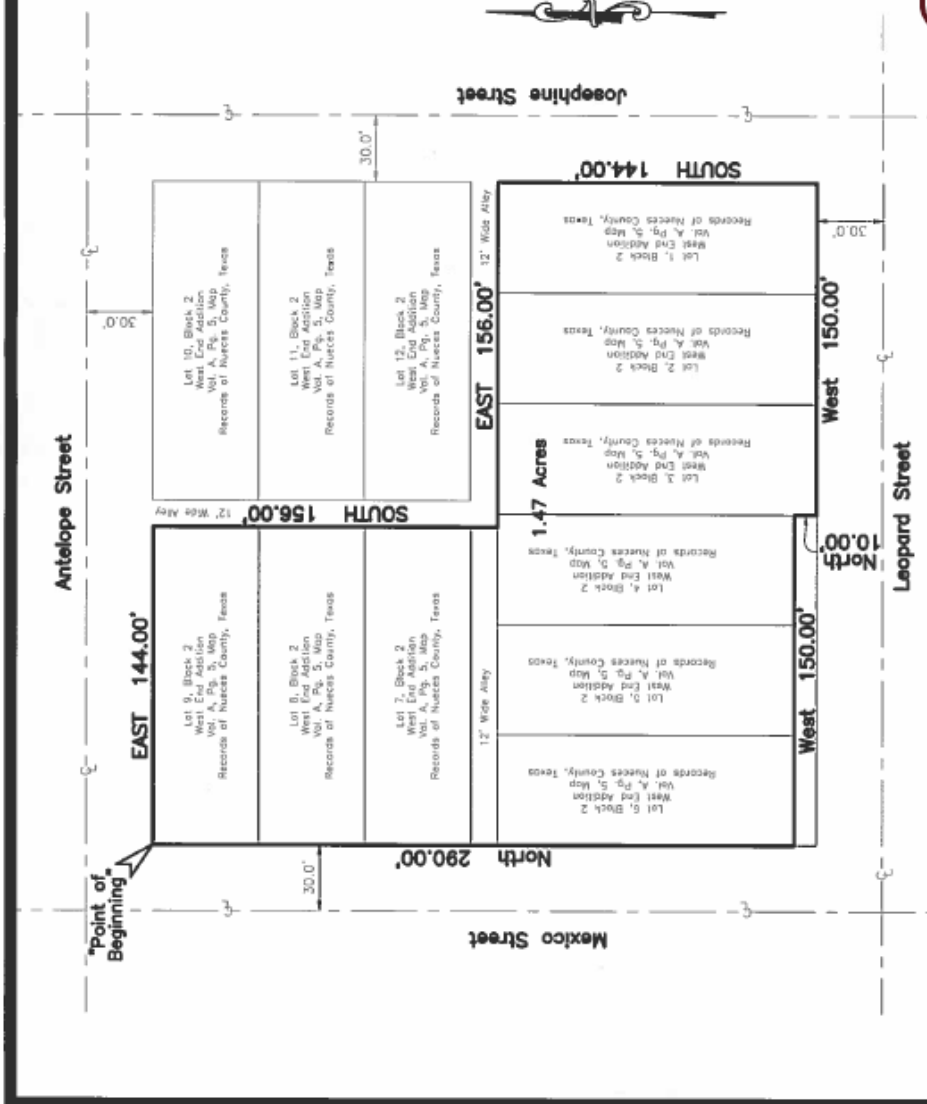


URBAN ENGINEERING  
  
Dan L. Urban, R.P.L.S. No. 4710

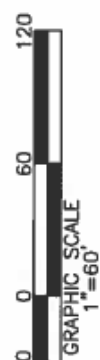


### Exhibit B Sketch to Accompany

Fieldnotes for a 1.47 acre tract of land (not based on an on-the-ground survey), more or less, being all of Lots 1 through 3 and Lots 7 through 9, Block 2, portions of Lots 4 through 6, Block 2, and a portion of a 12.00 foot wide alley, all shown on the plot of West End Addition, a map of which is recorded in Volume A, Page 5, Map Records of Nueces County, Texas.



DATE: January 30, 2015  
SCALE: 1"=60'  
JOB NO.: 42952.00.00  
SHEET: 1 of 1  
DRAWN BY: XG



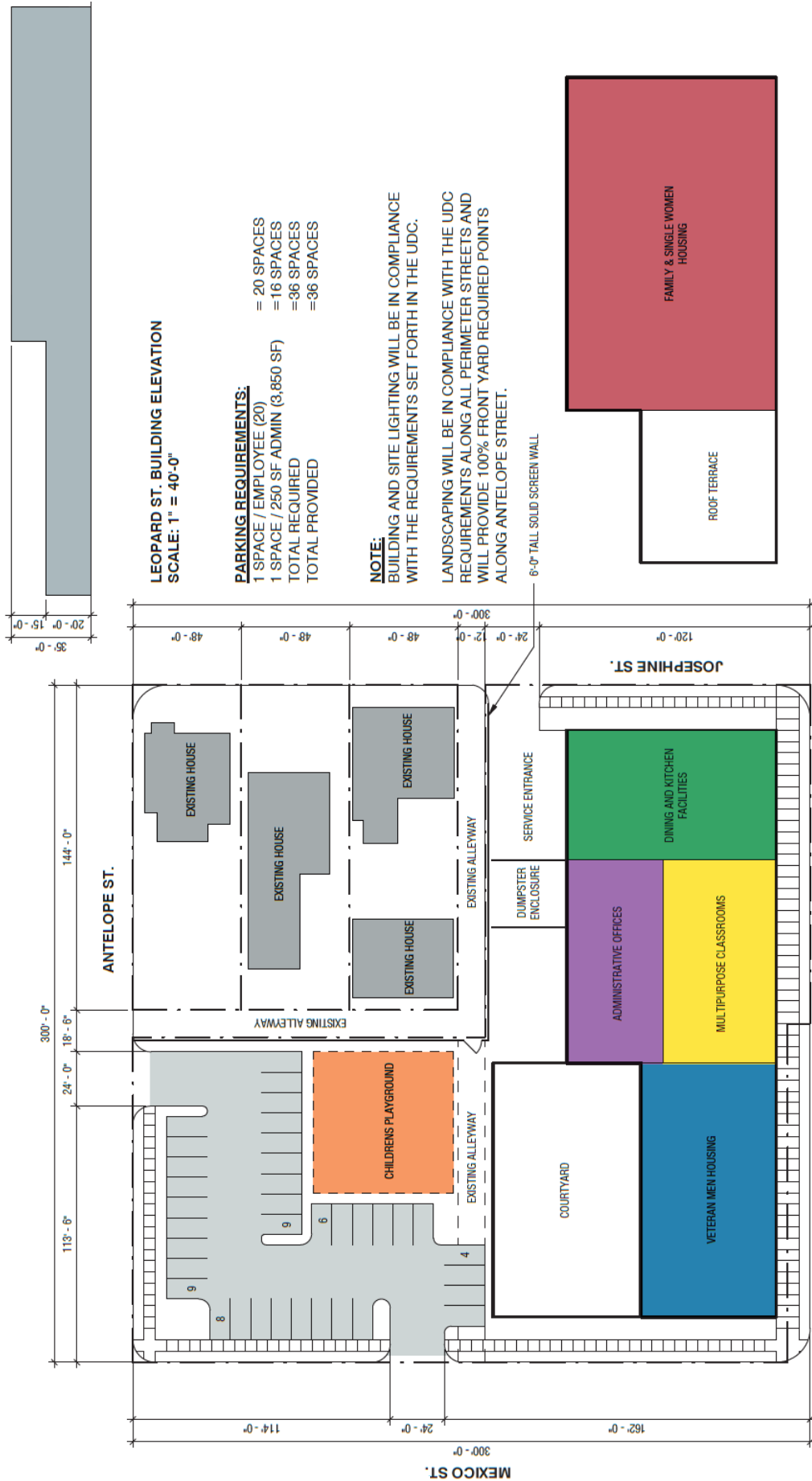


Exhibit C