

Zoning Case No: 0619-02 Texas State Roofing Company, LLC: Ordinance rezoning property at or near 916 South Alameda from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Texas State Roofing Company, LLC (“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, a public hearing was held on Wednesday, June 26, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit and on Tuesday, August 20, 2019, 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 Texas State Roofing Company, LLC (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being a portion of Lot 8, Johnson Addition, for zoning purposes, at or near 916 South Alameda (located along the east side of South Alameda Street, south of Coleman Avenue, and north of Buford Street) from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit, (Zoning Map No. 045043), as shown in Exhibits “A” and “B”. Exhibit A 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 Special Permit granted in Section 1 of this ordinance is subject to the Owner following the condition listed below:

Condition: To Provide an engineering drawing prepared, signed and sealed by a Texas licensed professional engineer, that the proposed cell tower will be able to withstand a sustained wind speed of 130 mph.

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 6. Publication shall be made in the City's official publication as required by the City's Charter.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2019, by the following vote:

| | | | |
|----------------------|-------|----------------|-------|
| Joe McComb | _____ | Michael Hunter | _____ |
| Roland Barrera | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette M. Guajardo | _____ | Greg Smith | _____ |
| Gil Hernandez | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

| | | | |
|----------------------|-------|----------------|-------|
| Joe McComb | _____ | Michael Hunter | _____ |
| Roland Barrera | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette M. Guajardo | _____ | Greg Smith | _____ |
| Gil Hernandez | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

State of Texas
County of Nueces

Job Number: 1905002
Date: 5/15/2019

0.0555 Acres Lease Area

Metes and Bounds Description

BEING a 0.0555 acre tract of land situated in the Enriquez Villareal Survey, Abstract No. 1, Nueces County, Texas, being a portion of Lot 8, Johnson Addition, an addition to the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 308-310, of the Deed Records of Nueces County, Texas, being a portion of that certain tract of land described in deed to Texas State Roofing Company, LLC, as recorded in Document No. 2018017619, of the Official Public Records of Nueces County, Texas (O.P.R.N.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set (Y = 17,174,964.43', X = 1,339,144.79') marking the common east corner of said Lot 8 and Lot 9, said Johnson Addition;

THENCE South 05°02'25" East, along the east line of said Lot 8, a distance of 48.39 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common east corner of said Lot 8 and Lot 9, said Johnson Addition;

THENCE South 84°59'35" West, along the common line of said Lots 8 and 9, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set;

THENCE North 05°00'25" West, a distance of 48.39 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set on the common line of said Lots 7 and 8;

THENCE North 84°59'35" East, along said common line, a distance of 49.97 feet to the **POINT OF BEGINNING** and containing 0.0555 acres (2,419 square feet) of land.

Coordinates and bearings are based on NAD83 (2011), Texas South Zone.
All distances are U.S. Survey Feet (grid).

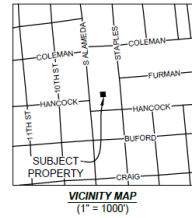
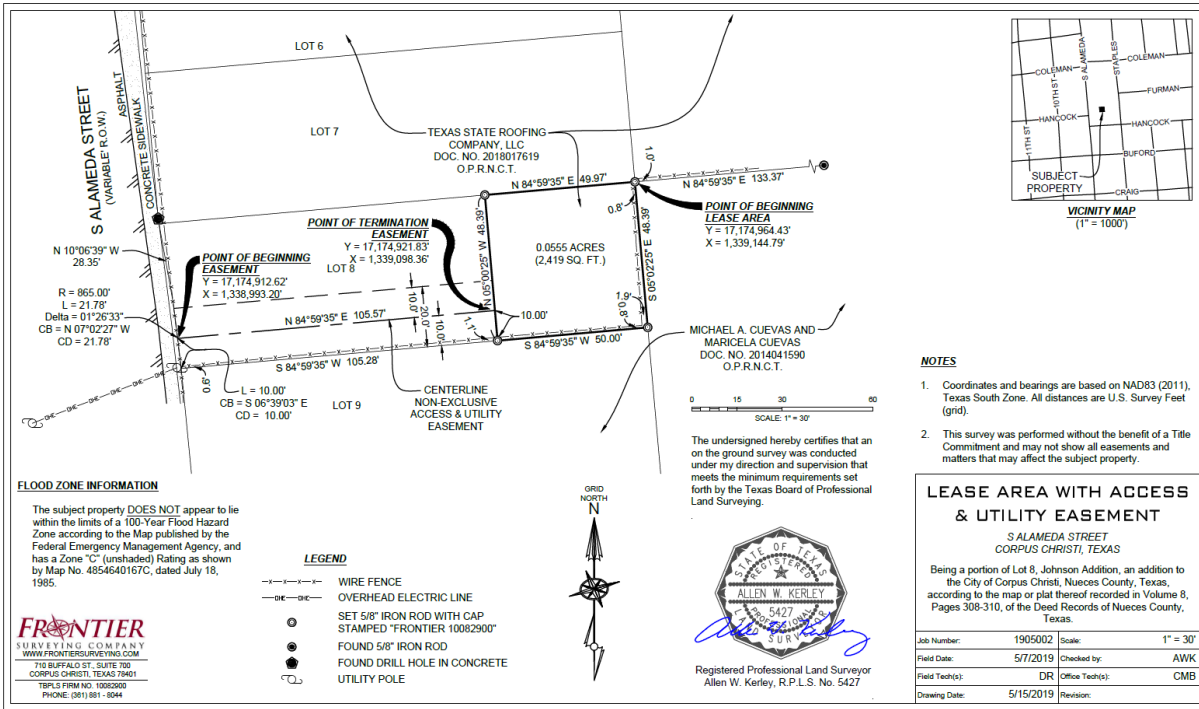
Prepared By:

Frontier Surveying Company
710 Buffalo Street, Suite 700
Corpus Christi, TX 78401
Texas Firm Registration No. 10082900



Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

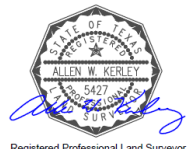
Exhibit B



- NOTES**
- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
 - This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.

MICHAEL A. CUEVAS AND MARICELA CUEVAS
 DOC. NO. 2014041590
 O.P.R.N.C.T.

The undersigned hereby certifies that an on the ground survey was conducted under my direction and supervision that meets the minimum requirements set forth by the Texas Board of Professional Land Surveying.



FLOOD ZONE INFORMATION

The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" (unshaded) Rating as shown by Map No. 4854640167C, dated July 18, 1985.

FRONTIER SURVEYING COMPANY
 710 BUFFALO ST., SUITE 700
 CORPUS CHRISTI, TEXAS 78401
 TPLS FIRM NO. 10062602
 PHONE: (361) 881-8044

LEASE AREA WITH ACCESS & UTILITY EASEMENT

SALAMEDA STREET
 CORPUS CHRISTI, TEXAS

Being a portion of Lot 8, Johnson Addition, an addition to the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 308-310, of the Deed Records of Nueces County, Texas.

| | | | |
|----------------|-----------|-----------------|----------|
| Job Number: | 1905002 | Scale: | 1" = 30' |
| Field Date: | 5/7/2019 | Checked by: | AWK |
| Field Tech(s): | DR | Office Tech(s): | CMB |
| Drawing Date: | 5/15/2019 | Revision: | |

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