

STAFF REPORT

Case No. 0818-03
INFOR No. 18ZN1016

Planning Commission Hearing Date: August 8, 2018

Applicant & Legal Description	Owner: The Salvation Army Applicant: Urban Engineering Location Address: 1804 Buford Avenue Legal Description: Lot 1R, Block 6, Bay View No. 3, located on the north side of Buford Street, east of Crosstown Expressway (State Highway 286), south of Agnes Street, and west of South Brownlee Boulevard.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CG-1/SP" General Commercial District with a Special Permit Area: 2.41 acres Purpose of Request: To allow for a social service use and the construction of a 35,000 square foot transitional housing facility.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Public/Semi-Public	Medium Density Residential
	<i>North</i>	"ON" Neighborhood Office and "RM-3" Multifamily 3	Public/Semi-Public and Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 046043 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 280 feet of street frontage along Buford Street to the south and along Hancock Street to the north, approximately 375 feet along the frontage road of the 16 th Street/Crosstown Expressway (SH 286) to the west, and 15 th Street to the east. The Urban Transportation Plan identifies all four streets as local residential streets.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Buford Avenue	Local/Residential	50' ROW 28' paved	60' ROW 30' paved	N/A
	Hancock Avenue	Local/Residential	50' ROW 28' paved	55' ROW 32' paved	N/A
	15 th Street	Local/Residential	50' ROW 28' paved	55' ROW 30' paved	N/A
	Crosstown Expressway (16 th Street)	Local/Residential	50' ROW 28' paved	50' ROW 30' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit to allow for a social service use and the construction of a 35,000 square foot transitional housing facility.

The proposed transitional housing facility that includes residences for families and veterans, a family service center with playground, a veterans work therapy program, and other care and training services.

A transitional housing facility is not explicitly defined or identified in the Unified Development Code (UDC) and could be considered either a Social Service Use or Group Living Use. A later UDC text amendment will be needed to better define the transitional housing use and the zoning district where it is allowed. A Group Living Use is characterized as “Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living structures have a common eating area for residents, and the residents may receive care or training.” Social Services Uses are characterized in the UDC as “uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems and transient housing related to social service programs.” Until the UDC is amended through a public hearing process to determine the best category and zoning district for transitional housing facilities, Staff has conservatively determined that the use is best categorized as a Social Service Use.

Development Plan: The applicant is proposing to construct 35,000 square foot facility that will house intact families. In total, the facility will have 220 beds, a dining and kitchen area to serve only those enrolled in the non-profit’s transitional housing program, an open-air courtyard, multi-purpose classroom, administrative offices, parking and a playground. The Center will have 40 staff members and staff will be on-site to monitor the facility 24 hours a day.

Of the beds planned for the new facility, they are expected to be used for the following groups: approximately 73 percent for families, 18 percent for veterans, and 7 percent for work therapy, and 2 percent for emergency situations. The Center accepts new residents (single-men) under a 14-day assessment period before they can be enrolled in the transitional housing programs.

The conceptual floor layout of the proposed facility estimates the following square footage allocation per area as follows:

	<u>SQ. FT.</u>
Family & Single Women Housing	9,810
Multipurpose & Classrooms	405
Administrative Offices	2,201
Dining & Kitchen Facilities	3,405
Single Men Housing	3,425
Mechanical and Janitor	2,985

Existing Land Uses & Zoning: The subject property is zoned “RS-6” Single-Family 6 District and consists of a public/semi-public use (chapel, ball fields, and recreational facility). To the northwest is land zoned “ON” Office District and occupied by a day care facility and to the northeast are low density residential uses zoned “RM-3” Multifamily 3 District. To the south is zoned “RS-6” Single-Family 6 District and consists of a vacant lot and low density residential uses. East and west of the subject property is zoned “RS-6” Single-Family 6 District with low and medium density residential to the east and an expressway to the west.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the “CG-1/SP” General Commercial District with a Special Permit is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies are applicable:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The proposed rezoning is compatible with neighboring properties and with the general

character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

- Transitional housing facilities with sufficient organizational support can create positive impacts for the community.
- The applicant intends to improve the property by constructing a new social service facility that will replace existing structures.
- Development of the site furthers policies pertaining to infill development.
- The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.
- The original “RS-6/SP” Single-Family 6 District with a Special Permit was issued on May 30, 2016 (Ordinance #030862). It has been over two years since the approval and there has been no action on the Special Permit. Therefore, the Special Permit has expired.
- The original application for a Special Permit is exactly the same as this application and continues to be for a 35,000 square foot transitional housing facility. The property was previously zoned “RS-6” Single-Family 6 District. Staff recommended denial of the change of zoning to the “CG-1/SP” General Commercial District with a Special Permit on the original zoning case as the Future Land Use is for medium density residential uses. Therefore, staff has recommended keeping the base zoning district of “RS-6” Single-Family 6 District and utilizing the ability of the Special Permit to grant the construction of the transitional housing facility.

Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-1/SP” General Commercial District with a Special Permit and, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit subject to the following conditions:

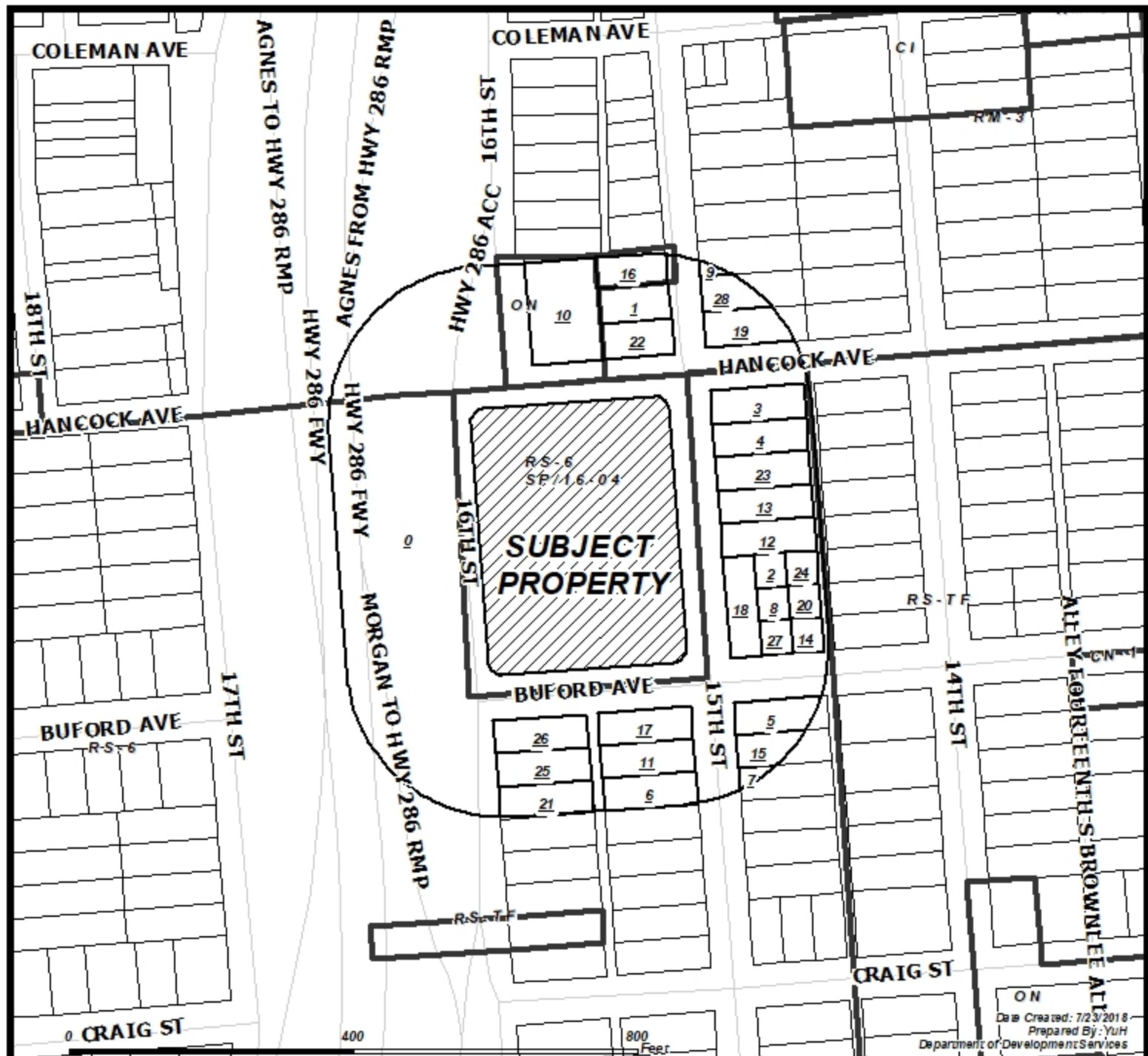
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist families and veterans with their transition into permanent housing. The facility shall not exceed 220 beds. No soup 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. **Security:** The transitional housing facility located on the Property shall be monitored by facility staff at all times.
4. **Landscaping:** Landscape requirements for the Property shall be in compliance with standards for development as outlined in the UDC, except that the landscaping requirement of the street yards shall be met at 100% along 15th Street; 80% along Buford Avenue; 67% along Hancock Avenue; and 60% along 16th Street.

5. **Building Design:** The exterior façade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building's façade. The Owner shall incorporate windows and doors or other architectural enhancements on elevations that face the abutting residential development.
6. **Building Height:** The height of the building(s) shall not exceed 35 feet.
7. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
8. **Parking:** Driveways shall be prohibited from being located on 15th Street.
9. **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.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area	
	<u>As of August 3, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Original Staff Report, Ordinance, and Application
- D. Public Comments Received (if any)



Date Created: 7/23/2018
Prepared By: Yuh
Department of Development Services

CASE: 0818-03 ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property
with 200' buffer

Owners
in favor

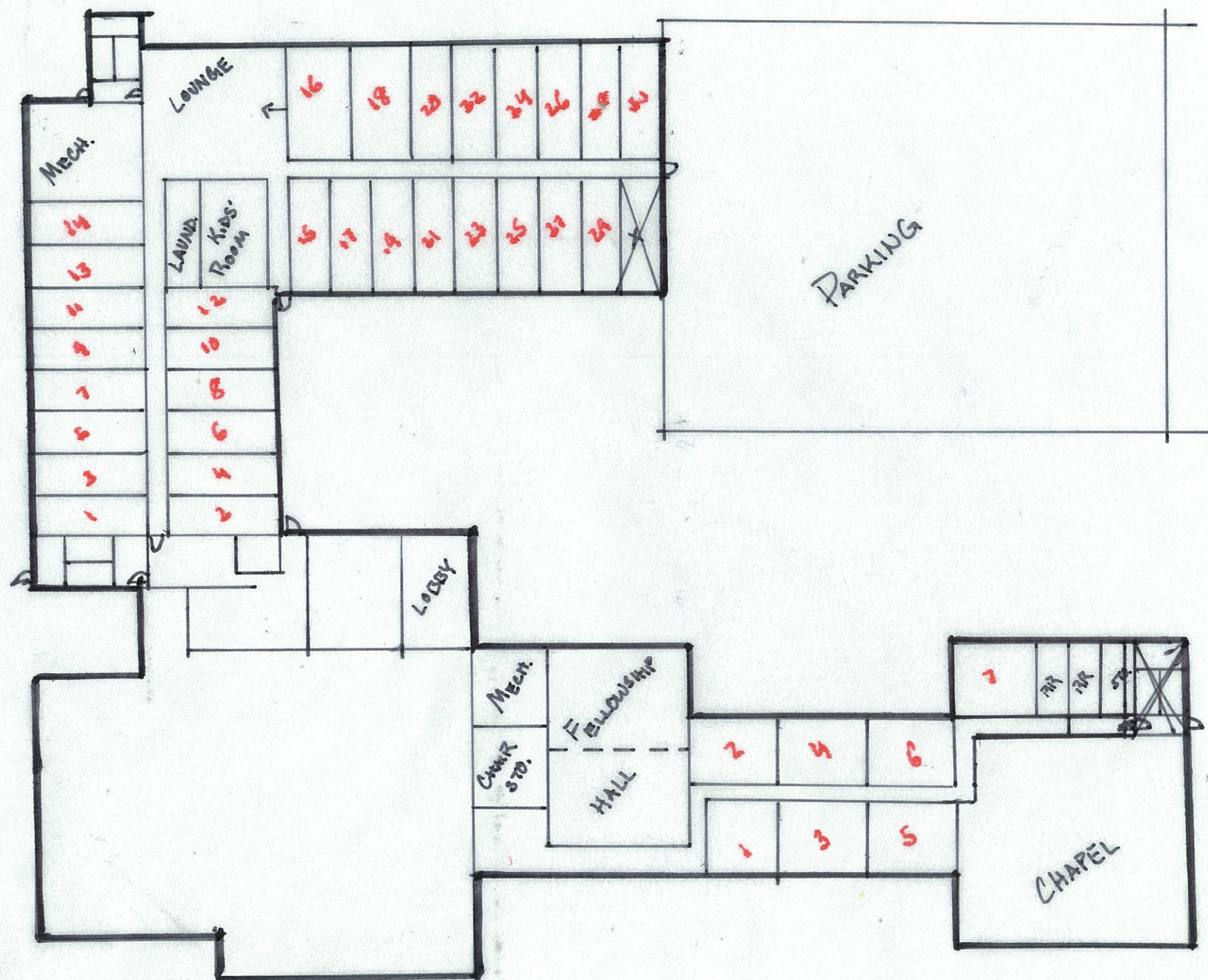
Owners within 200' listed on
attached ownership table

Owners
in opposition



15TH ST.

HANCOCK AVE.



16TH ST.

BUFORD ST.

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Hallways	8,205

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- The Special Permit request meets all of the review criteria required by UDC Article 3.6.3.
- The original Special Permit was issued on May 30, 2016. It has been over two years since the approval and there has been no action on the Special Permit. Therefore, the Special Permit has expired.
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1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist families and veterans with their transition into permanent housing. The facility shall not 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.
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5. **Building Design:** The exterior façade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building's façade. The Owner shall incorporate windows and doors or other architectural enhancements on elevations that face the abutting residential development.
6. **Building Height:** The height of the building(s) shall not exceed 35 feet.
7. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
8. **Parking:** Driveways shall be prohibited from being located on 15th Street.
9. **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.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area 5 outside notification area
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Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Original Staff Report, Ordinance, and Application
- D. Public Comments Received (if any)

Ordinance amending the Unified Development Code ("UDC"), upon application by The Salvation Army ("Owner"), by changing the UDC Zoning Map in reference to a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit for a social service use; 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, April 20, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit and, in lieu thereof, approval of the "RS-6/SP" Single-Family 6 District with a Special Permit, and on Tuesday, May 17, 2016, 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 The Salvation Army ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, located between Hancock Avenue and Buford Avenue and between 16th Street and 15th Street (the "Property"), from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit (Zoning Map No. 046043), 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 description, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

030862

INDEXED

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the following conditions:

1. **Use:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service use operated to assist families and veterans with their transition into permanent housing. The facility shall not 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.
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8. **Parking:** Driveways shall be prohibited from being located on 15th Street.
9. **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. The change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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 17th day of May, 2016, by the following vote:

Nelda Martinez	<u>Aye</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Mark Scott	<u>Aye</u>
Chad Magill	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>		

The foregoing ordinance was read for the second time and passed finally on this the 24th day of May, 2016, by the following vote:

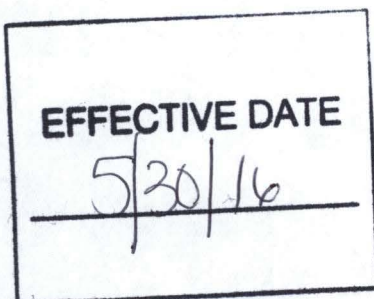
Nelda Martinez	<u>Aye</u>	Brian Rosas	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Mark Scott	<u>Aye</u>
Chad Magill	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Colleen McIntyre	<u>Aye</u>		

PASSED AND APPROVED this the 24th day of May, 2016.

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

Nelda Martinez
Nelda Martinez
Mayor



030862



Job No. 43055.00.02
January 19th, 2016
Revised: March 2, 2016

Exhibit A
2.42 Acres, Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for 2.42 Acres, Zoning Tract, more or less, being all of Lots 1-16, Block 6 and a 15 Foot Wide Alley, Bay View No. 3, a map of which is recorded in Volume A, Page 25, Map Records of Nueces County, Texas; said 2.42 Acre Tract, being more fully described by metes and bounds as follows:

Beginning, at the Right-of Way intersection of Sixteenth Street and Hancock Avenue, a public roadway, the Northwest corner of Lot 16, said Block 6, for the Northwest corner of this Tract;

Thence, North 85°45'10" East, with the South line of the said Hancock Avenue, the North line of said Block 6, 279.00 Feet, to the Northeast corner of the said Block 6, at the Right-of-Way intersection of the said Hancock Avenue and Fifteenth Street, a public roadway, for the Northeast corner of this Tract;

Thence, South 04°014'50" East, with the West line of the said Fifteenth Street, the East line of the said Block 6, 377.00 Feet, to the Southeast corner of the said Block 6, at the Right-of-Way intersection of the said Fifteenth Street and Buford Avenue, a public roadway, for the Southeast corner of this Tract;

Thence, South 85°45'10" West, with the North line of the said Buford Avenue, the South line of the said Block 6, 279.00 Feet, to the Southwest corner of the said Block 6, at the Right-of-Way intersection of said Sixteenth Street and the said Buford Avenue, for the Southwest of this Tract;

Thence, North 04°14'50" West, with the East line of the said Sixteenth Street, the West line of the said Block 6, 377.00 Feet, to the Point of Beginning, containing 2.42 Acres (105,183 Square Feet) of Land, more or less.

Bearings based on GPS, NAD83 (2011), Texas Coordinate System of 1983, Texas South Zone 4205. This description was prepared from record information and does not represent a current on the ground Survey.

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 by field notes



URBAN ENGINEERING

James D. Carr, R.P.L.S.
License No. 6458

Hancock Avenue
(60' R.O.W.)

Point of Beginning

N85°45'10"E 279.00'

Sixteenth Street
(60' R.O.W.)

N04°14'50"W 377.00'

Lot 16

Lot 15

Lot 14

Lot 13

Lot 12

Lot 11

Lot 10

Lot 9

Block 6
Bay View No. 3
Vol. A, Pg. 25, Map
Records of Nueces County, Texas

2.42 Acres, Zoning Tract
(105,183 Sq. Ft.)

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Block 6
Bay View No. 3
Vol. A, Pg. 25, Map
Records of Nueces County, Texas

S04°14'50"E 377.00'

Fifteenth Street
(60' R.O.W.)

S85°45'10"W 279.00'

Buford Avenue
(60' R.O.W.)



GRAPHIC SCALE
1"=60'

Exhibit B

Sketch to Accompany

FIELDNOTES for 2.42 Acres, Zoning Tract, more or less, of Lots 1-16, Block 6, Bay View No. 3, a map of which is recorded in Volume A, Page 25, Map Records of Nueces County, Texas.

REV: March 2, 2016
DATE: Jan. 16, 2016
SCALE: 1"=60'
JOB NO.: 43055.00.02
SHEET: 1 of 2
DRAWN BY: RLG

urbansurvey1@urbaneng.com
©2016 by Urban Engineering

S:\Surveying\43055\0002\Ex430550002.dwg 3/2/2016 10:27:50 AM RLG

Exhibit B

PUBLISHER'S AFFIDAVIT

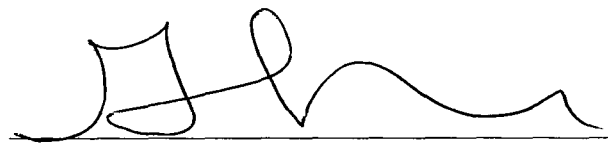
State of Texas }
County of Nueces }

CITY OF CORPUS CHRISTI
Ad # 1068084
PO #

Before me, the undersigned, a Notary Public, this day personally came Georgia Lawson, who
being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND
EMPLOYEE OF THE PUBLISHER, namely, the Corpus Christi Caller-Times, a daily newspaper
published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval,
Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the
publication of NOTICE OF PUBLIC HEARING TO CONSIDER which the annexed is a true copy,

was inserted in the *Corpus Christi Caller-Times* on:
CC-Corpus Christi Caller-Times
CC-Internet - caller.com

05/01/16 Sun
05/01/16 Sun

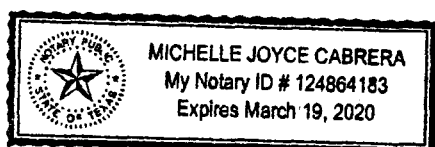


LEGAL SALES REPRESENTATIVE

On this 3 day of May, 2016, I certify that the attached document is a true
and exact copy made by publisher.



Notary Public, State of Texas



2016 JUN 15 AM 9:26
PUBLISHED

CS

Pets

Lost Pets

\$400 REWARD!
Border Collie
Black & White
w/ blue collar
& tags. Annville/Callahan area
No questions asked
Please call (361)241-2184

REWARD - LOST
Female
Calico Cat
Last seen
Cullen
Middle
School area
Please call
361-876-8732

REWARD-LOST DOG. Sophie is a small white poodle. She went missing from the Up River and Callicotte area on April 20th. Call with any information; reward offered. 361-241-2511 or 361-249-1780.

Dogs

puppies
AKC RHODESIAN RIDGEBACK
PUPPIES - Males & Females,
4 mo. old, age appropriate
shots & heartworm preven-
tion. (361)717-4544

LOOK!
ARANSAS SAND LABS
These Dogs Love The Water!
Native to South Texas,
28-35lbs, \$225... (361)779-7351
sandlabdogs@gmail.com

BEAUTIFUL SHIH-TZU PUPPY
6mths old, black & white,
all shots. Male. \$350
(361)853-7391

BICHON FRISE - registered
female has 2nd set of parvo
shots pedigree certificate
(361)442-4123

CKC YORKIE PUPPIES
6wks, wormed, shots.
(F) \$700, (M) \$600
(361)790-8374 or (210)710-8915

Dogs

EIGHT OBEDIENCE
Classes \$60; Also,
BOARDING & TRAINING
www.master-trainer.com
(361)991-0728

HUGE
German Rotweiler Pups
1st shots & tail docked.
Parents on site \$400
960-2016

Chihuahua Babies
for Mom's Day

Micro longhair pups. Times you'll see!
Writ. Nth guars, layaways & more!
Micro \$1000up, TC \$550up, Toys \$300up
(361)236-0843/558-7181 TLB#324

SHIH-TZU PUPPIES
2-4 lbs., 6 wks old this Sat.,
ready to go after that.
2(M) & 3(F). \$450 firm.
361-205-1073

SHIH TZU - PUFFY
1 (M), 7 weeks as of 24th
of April. 1st shots. \$300.
361-425-1861

Cats

KITTENS - Different
colors, very cute,
playful. \$5-\$35.
While they last
(361)558-1167

Other Pets

SUGAR GLIDERS
Sugar Glider Shack
Licensed Breeder of
Sugar Gliders
For info Call or visit:
www.sugarglidershack.com
(361)215-9482

Pet Supplies

Priscilla
24 by 18 with 3 inch foam.
Multiple beds to choose
from (505)215-9242

Pet Supplies

LOOK
6'x2'x2' ProAcrylic Cage
+ extras for reptile/amphib-
ian Slide front door \$800
(314)445-8701

Merchandise

Auctions

BRADSHAW AUCTIONS
accepting quality
consignments of:
Heavy Equipment, Farm &
Ranch Equipment, Oilfield
Equipment, Tools, Vehi-
cles, Boats, Trailers, Etc.
Auction is May 14th
at 10am. George West, TX
817-733-2045

AUCTION
CCPD IMPOUND
5485 GREENWOOD DR
CORPUS CHRISTI, TX
SAT. MAY. 7TH-10AM
VIEW FRI 1-5PM SAT 8-10AM
TXS#745 10% BUYERS PREMIUM
CCPD WILL SELL AT PUBLIC
AUCTION 12714 CARS,VANS,
PK's, (1) Boat/Trip, & (2) Mc's.
WWW.SISKAUCTION.COM
JOHN SISK AUCTIONEERS
C.C., TX Ph: 361.456.7721

Place an ad in
callerlocalfiends
call 361-883-1111

FOJTIK AUCTION
Construction, Oilfield &
Farm Equipment Auction
Sat @ 10:00 AM, May 21st
@ the Fojtik Auction Yard,
located at 10312 S IH37,
(East side of I-37) in Mathis, TX.
Early Equipment List: 4 Cat
416E Backhoes, Man lifts,
10+ Tractors, 45+ Trailers,
Big Trucks (Macks & Ken-
worths), Farm Equipment.
Please visit our website
www.fojtikauction.com for
photos and updated listing.
Fojtik Auction & Equipment
Co. TX Lic. #11684
Mathis Auction Office:
361-547-9400
Mobile: 361-765-2923

Cemetery Lots

CALL TODAY!
2 PLOTS AT SEASIDE
Side by side, Garden Resurrection,
will to pay 1/2 of transfer fee
\$2500va (361)854-6989

3 BURIAL PLOTS at Seaside
Memorial, plots located in
Holy Family section H&4, 5, &
H: \$9,000 or \$3,250 each.
call between 11am-8pm.
(281)459-6376

New Listing
3 Plots in Memory Gardens
Praying hands, section K,
lot 15, space 10, 11 & 12.
Reduced to \$1000.
(325)985-3066

3 PLOTS
Lord's Supper Section,
\$4,000 for all. (719)233-9341

Seaside Mausoleum located
in Garden Mausoleum
\$5000. Contact Diane
Salazar, Carriage Services
at Seaside 361-992-9411

Memory Gardens
2 Spaces
By large center cross in
Garden of Crosses
Value \$8390. Will Take \$5900.
(361)548-7185

CALL TODAY!
Memory Gardens Mausoleums:
\$3900 each or both for \$7500
Burial Section 6c Level
4. Call (361) 658-8674

3 Spaces - (The Bible Section)
Seaside Memorial Park.
call 325-428-7771 or
325-428-7770 for details.

Furniture

LOOK
BEAUTIFUL COMPLETE
Queen size bdrm set, cherry
wood, Upr dresser w/ mir-
ror, armoire & 2 side tbls.
\$2000obo. (361)855-2573

Generators

CALL TODAY!
11,000K NORTHSTAR
GENERATOR - For Sale!
Less than 5 hrs.
Honda engine. \$2300 obo
JustInWiambert@yahoo.com

Livestock

CALL TODAY!
50 GOOD BRED
CROSSBRED COWS.
ALSO FL SANTA GETRUDIS
HEREFORD CROSSES.
PAIRED RED HEIFERS.
150 CHOICE BRANGUS
HEIFERS EXPOSED TO
BLACK BULLS
(361)442-6132 (361)368-9005

HAY FOR SALE
Round Rolls 4x5 1/2
2014 Crop
Protein range 9%-13%
Price picked up at our
location \$15.00 (Negotiable)
Call 979-657-2893
Please leave message

WOW!
PASTURE IMPROVEMENT
Coastal, Jiggs &
Tifton-85,
Bermuda grass

Sporting Goods

DON'T Miss This!
REG POOL TABLE
Balls, racks, cue sticks.
\$2,000 (361)854-6989.

Store Fixtures

BUXTONS Jewelers
RETIREMENT SALE
We are having a
Wall to Wall CLEARANCE.
EVERYTHING MUST GO!
Including:
All Fixtures
& Office furniture
All fine Gold &
Diamond Jewelry
50% OFF
Gents & Ladies
Wedding Rings &
ALL Fine Watches
50% OFF
Please Stop By To
View Items Available
4711 S. Alameda Street
(361)992-8151

Trade Items

LOOK!
DIABETIC TEST - STRIPS NEEDED.
BUY SEALED & UNEXPIRED
BOXES. (361)239-2954

Wanted

**BUYING COPPER, BRASS,
RADIATORS
& STAINLESS STEEL**
Tues-Sat. 9-5
3309A Ayers (361)834-9026

CASH/TRADE
OLD COINS WANTED
-US/Foreign -Currency
-Jewelry -Collections.
I Pay Collector's Prices
CASH (361)445-0464

Legals

NOTICE OF PUBLIC HEARING
TO CONSIDER RE-ZONING
APPLICATION(S) IN THE CITY
OF CORPUS CHRISTI
Notice is hereby given that the
Corpus Christi City Council
will conduct a public hearing
on May 17, 2016 during a reg-
ular Council meeting which
commences at 11:30 a.m. in
the Council Chambers, City
Hall, 1201 Leopard, to con-
sider the following zoning
application(s) which is/are
on file in the Department
of Development Services. At
said time & place of hearing,
persons & parties interested
may appear before the City
Council.

- Case No. 0336-06 Yun W. Hwang: From the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Overlay. The property is described as Lot 1-B, Block 1, Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot 1-B, Block 1, Padre Island No. 1, located on the north side of Ambrosia Street between Scallop Street and Indigo Street.
- Case No. 0416-03 Magellan Terminals Holdings, LP: From "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District to the "IL" Light Industrial District. The property is described as Lots 22-26, 34-42 and 55-56, Country Club Place, located on the north side of Interstate Highway 37, between Up River Road and Poth Lane.
- Case No. 0416-02 The Salvation Army: From the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit for a social service use. The property is described as being a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, located between Hancock Avenue and Buford Avenue and between 16th Street and 15th Street.

Information may be obtained from the Flour Bluff ISD Maintenance Office located at 2505 Waldron Road, Corpus Christi, TX 78418 or by calling 361-694-9703. The portable classrooms will be available for viewing by appointment from 8:00 a.m. - 4:00 p.m. by calling 361-694-9730 to schedule an appointment.

The Flour Bluff ISD Board of Trustees reserve the right to reject any and/or all bids to make awards for individual items as they may appear to be advantageous and to waive all formalities on bidding.

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF PAUL H.

Legals

NOTICE TO CREDITORS
(PURSUANT TO TEXAS
ESTATES CODE 308.051)

Notice is hereby given that original Letters Testamen-
tary for the Estate of Floyd
R. Galloway, Deceased,
were issued on April 26,
2016, under Docket No. 2016-
PR-00212-1, pending in the
County Court at Law No. 1
of Nueces County, Texas, to
Patricia Ann Galloway.

Claims may be presented in
care of the attorney for the
estate, addressed as fol-
lows:

Representative,
Estate of Floyd R. Galloway,
Deceased
c/o Mr. Arthur W. Zeidler
Arthur W. Zeidler, P.C.
800 N Shoreline Blvd
Suite 1050, South Tower
Corpus Christi, TX 78401

All persons having claims
against this estate, which
is currently being adminis-
tered, are required to pre-
sent them within the time and
in the manner prescribed by
law.

Dated April 27, 2016.
Arthur W. Zeidler, Attorney
for the Applicant.

go Here
for autos, trucks,
motorcycles, boats and
whatever moves you.

callerlocalfiends
Place an ad online:
callerlocalfiends.com
call 361-883-1111

Advertise in the
Business & Service
DIRECTORY

GET NOTICED!

Each month you get:

- 30 days in the Caller-Times
- 30 days on caller.com
- 4 issues of Pennysaver
- Attention-getter or logo
- Border
- 6 lines

\$184.20
(EACH MONTH)

Reach more than 72 percent of adult in our market each month*

PUBLISHER'S AFFIDAVIT

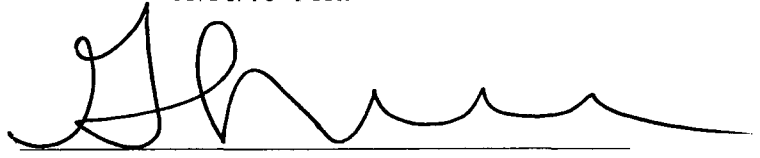
State of Texas }
County of Nueces }

CITY OF CORPUS CHRISTI
Ad # 1111180
PO #

Before me, the undersigned, a Notary Public, this day personally came Georgia Lawson, who
being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND
EMPLOYEE OF THE PUBLISHER, namely, the Corpus Christi Caller-Times, a daily newspaper
published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval,
Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the
publication of NOTICE OF PASSAGE OF ORDINANCE(S) NO which the annexed is a true copy,

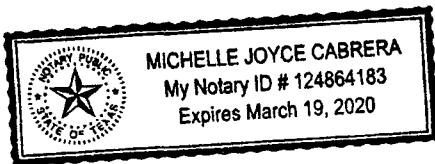
was inserted in the *Corpus Christi Caller-Times* on:
CC-Corpus Christi Caller-Times
CC-Internet - caller.com

05/30/16 Mon
05/30/16 Mon


LEGAL SALES REPRESENTATIVE

On this 31 day of May, 2016 I certify that the attached document is a true
and exact copy made by publisher.


Notary Public, State of Texas



2016 JUN 15 AM 9:26

PURCHASING



Legals

**NOTICE OF PASSAGE OF
ORDINANCE(S)**

NO. 030861, Ordinance amending MobilityCC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by adopting the Corpus Christi Metropolitan Planning Organization (CCMPO) Strategic Plan for Active Mobility, Phase 1: Bicycle Mobility Plan; providing for severance; providing for a repealer clause; and providing for publication.

* **NO. 030862,** Ordinance amending the Unified Development Code ("UDC"), upon application by The Salvation Army ("Owner"), by changing the UDC Zoning Map in reference to a 2.42 acre tract of land, being all of Lots 1-16, Block 6 and a 15 foot wide alley, Bay View No. 3, from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit for a social service use;

NO. 030863, Ordinance amending the Unified Development Code ("UDC"), upon application by Magellan Terminals Holdings, LP ("Owner"), by changing the UDC Zoning Map in reference to Lots 22-26, 34-42 and 55-56, Country Club Place, from the "RS-6" Single-Family 6 District, "ON" Office District and "RM-1" Multifamily 1 District to the "IL" Light Industrial District; and

NO. 030864, application by Yun W. Hwang ("Owner"), by changing the UDC Zoning Map in reference to Lot 1-B, Block 1, Padre Island No. 1, together with that portion of Estrada Drive (now closed), adjacent to said Lot 1-B, Block 1, Padre Island No. 1, from the "RM-3" Multifamily 3 District to the "RS-TH/PUD" Townhouse District with a Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

These ordinances were passed and approved on second reading by the Corpus Christi City Council on May 24, 2016.

/s/ Rebecca Huerta
City Secretary



July 10, 2018

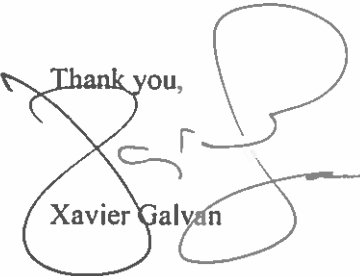
Andrew Dimas
Development Services, City of Corpus Christi
2406 Leopard St., 1st Floor
Corpus Christi, Texas 78408

Subject: Zoning Application – Block 6, Lot 1R, Bay View No. 3 (The Salvation Army)

Mr. Dimas:

Transmitted herewith for the above referenced project are the following items:

- 1.) Zoning Application
- 2.) Land Use Statement
- 3.) Disclosure of Interest Form – Salvation Army
- 4.) Disclosure of Interest Form – Urban Engineering
- 5.) Copy of Warranty Deed
- 6.) Copy of recorded plat
- 7.) Appointment of Agent Form
- 8.) Copy of Resolution of the Board of Trustees of The Salvation Army
- 9.) Check in the amount of \$1,732.50 (No. 028940) for the application fee

Thank you,

Xavier Galvan



Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

REZONING APPLICATION

Office Use Only

Case No.: 18ZN/0116 Map No.: _____

PC Hearing Date: _____ Proj. Mgr: _____

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.
* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Urban Engineering Contact Person: Xavier Galvan
Mailing Address: 2725 Swantner Drive
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
E-mail: xavierg@urbaneng.com Cell: ()

2. Property Owner(s): The Salvation Army, a Georgia corporation Contact Person: Gustavo Perez
Mailing Address: 1424 Northeast Expressway
City: Atlanta State: GA ZIP: 30329 Phone: (361) 658-5610
E-mail: Gustavo_Perez@uss.salvationarmy.org Cell: ()

3. Subject Property Address: 1802 - 1820 Buford Street @ Crosstown Area of Request (SF/acres): 2.41 Acres
Current Zoning & Use: RS-6 Worship Center/PAL center Proposed Zoning & Use: Social Service Use; Transitional Living Facility
12-Digit Nueces County Tax ID: 0488 0006 0010
Subdivision Name: Bay View No. 3 Block: 6 Lot(s): 1R
Legal Description if not platted: _____

4. Submittal Requirements:
☒ Early Assistance Meeting: Date Held 1-25-16; with City Staff Dolores Wood, Miguel Aleman, Andrew Dinas & Juan Larma
☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed
IF APPLICABLE:
☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit
☒ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
☒ Appointment of Agent Form: if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review, that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

JAMES K. SEILER, TREASURER

Owner or Agent's Printed Name

Applicant's Signature

EUGENE C. LITZMAN, JR

Applicant's Printed Name

Office Use Only: Date Received: 7/10/18 (wp) Received By: WMP ADP: _____

Rezoning Fee: _____ + PUD Fee _____ + Sign Fee _____ = Total Fee _____

No. Signs Required _____ @ \$10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

The owner is requesting a change of zoning from RS-6 to CG-1 with special permit to allow for a transitional housing facility. The property is currently developed as a recreational facility. The developer is proposing a 35,000+/- square foot building that will be used to house intact families. It will have a family service center and will have a veterans and work therapy program. Plans include a playground and courtyard. Office hours will be Monday through Friday, from 8:00 a.m. to 5:00 p.m. The family service center is open 24 hours a day, 7 days a week and includes monitoring staff. The center will have approximately 40 staff members. There will be approximately 38 parking spaces.

2. Identify the existing land uses adjoining the area of request:

North - ON (Pre-K Center) and RM-3 (Residential)

South - RS-6 (Residential)

East - RS-6 (Residential)

West - RS-6 (Crosstown Expressway)



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: The Salvation Army, a Georgia corporation
STREET: 1424 Northeast Expressway CITY: Atlanta, Georgia ZIP: 30329
FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Job Title and City Department (if known)
<u>N/A</u>	<u></u>
<u></u>	<u></u>

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Title
<u>N/A</u>	<u></u>
<u></u>	<u></u>

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Board, Commission, or Committee
<u>N/A</u>	<u></u>
<u></u>	<u></u>

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name	Consultant
<u>N/A</u>	<u></u>
<u></u>	<u></u>

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

JAMES K. SELER, TREASURER

Certifying Person: _____ Title: _____
(Print Name)

Signature of Certifying Person: [Signature] Date: 2/11/2014



City of Corpus Christi, Texas
Department of Development Services
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at: 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Urban Engineering

STREET: 2725 Swantner Drive

CITY: Corpus Christi, Texas

ZIP: 78404

FIRM is: ☒ Corporation ☐ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Xavier Galvan

(Print)

Title: Senior Planning Tech

Signature of Certifying Person: [Signature]

Date: 2-22-16

591595

948/571

WARRANTY DEED

THE STATE OF TEXAS : X
COUNTY OF Fresno : X

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, duly commissioned officers of The Salvation Army, heretofore incorporated The Salvation Army, a Texas corporation, for the purpose of carrying on the work of The Salvation Army in Texas, and properties were conveyed thereafter by The Salvation Army, a Georgia corporation, to The Salvation Army, a Texas corporation, pursuant to such purpose and,

WHEREAS, the work of The Salvation Army in Texas is again to be carried on by The Salvation Army, a Georgia corporation, with a Certificate of Authority to conduct affairs in the State of Texas and The Salvation Army, a Texas corporation, is to be dissolved, and,

WHEREAS, all of the properties heretofore conveyed by The Salvation Army, a Georgia Corporation, to The Salvation Army, a Texas Corporation, or otherwise acquired by The Salvation Army, a Texas Corporation, during its existence, title to which properties is presently vested in The Salvation Army, a Texas Corporation, should be conveyed to The Salvation Army, a Georgia Corporation.

NOW, THEREFORE, The Salvation Army, a Texas corporation, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand paid by The Salvation Army, a Georgia corporation, the receipt and sufficiency of which is hereby acknowledged has granted, bargained and conveyed and by these presents does grant, bargain and convey unto The Salvation Army, a Georgia corporation of the County of Fulton, State of Georgia, the following described property, to-wit:

Lots, tract or parcels of land lying, being and situated in the County of Fresno, State of Texas, and within the Corporate limits of the City of Corpus Christi, Texas, and more particularly described as:

Lots Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), in Block No. Six (6), Bay View Addition No. Three (3), an Addition to the said City, according to Map or Plan of said Addition, on record in Plat Book "A", Page 26, in the Office of the County Clerk, Fresno County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said The Salvation Army, a Georgia corporation, its successors and assigns forever and the undersigned does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said The Salvation Army, a Georgia corporation, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, The Salvation Army, a Texas corporation, has caused this instrument to be executed by its officers herunto duly authorized this 21st day of June, 1961.

ATTEST:

THE SALVATION ARMY

Charles Tritton, Secretary

William Davidson, Vice President

COUNTY OF FULTON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WILLIAM DAVIDSON, Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE SALVATION ARMY, a Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared WILLIAM DAVIDSON, Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE SALVATION ARMY, a Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st
DAY OF June, 1966/1961

Richard R. Little
Notary Public in and for
Fulton County, Georgia

WINTER PARK, C. D. 2024-11-24
144 COMMERCIAL BL. 2024-11-24

FILED FOR RECORD
MUSKOGEE COUNTY, TEXAS

JAN 12 PM 1 1962

MRS. HELEN E. BOWEN
Helen E. Bowen

RECORDED the 16 day of Jan. A. D. 1962 at 2.50 o'clock P. M.
 MRS. HENRY B. GOUVER, County Clerk, By Levin Ward Deputy.

944-2572

Josephine & Lipan Sts.
Corpus Christi, Texas

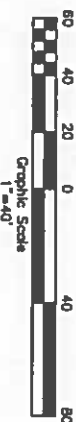
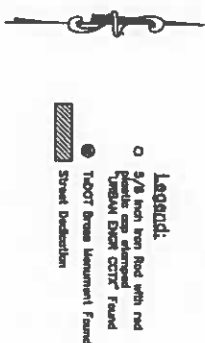
WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF Muscos)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, duly commissioned officers of The Salvation Army, heretofore incorporated The Salvation Army, a Texas corporation, for the purpose of carrying on the work of The Salvation Army in Texas, and properties were conveyed thereafter by The Salvation Army, a Georgia corporation, to The Salvation Army, a Texas corporation, pursuant to such purpose and,

WHEREAS, the work of The Salvation Army in Texas is again to be carried on by The Salvation Army, a Georgia corporation, with a Certificate of Authority to conduct affairs in the State of Texas and The Salvation Army, a Texas corporation, is to be dissolved, and,



- Notes:
- 1.) Total platted area contains 2.41 Acres of Land (includes street dedication)
 - 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCED has classified the aquatic life use for the Corpus Christi Inner Harbor as "Intermediate".
 - 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
 - 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0166 C, City of Corpus Christi, Texas, and Community Panel No. 485464 0166 C, which bear on effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.
 - 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
 - 6.) Building setback criteria for Lot 1R, Block 6 is non-conforming (pre-existing condition) and is subject to re-evaluation with future development.
 - 7.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Georgia
County of Cherokee

The Salvation Army, a Georgia corporation, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements or shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

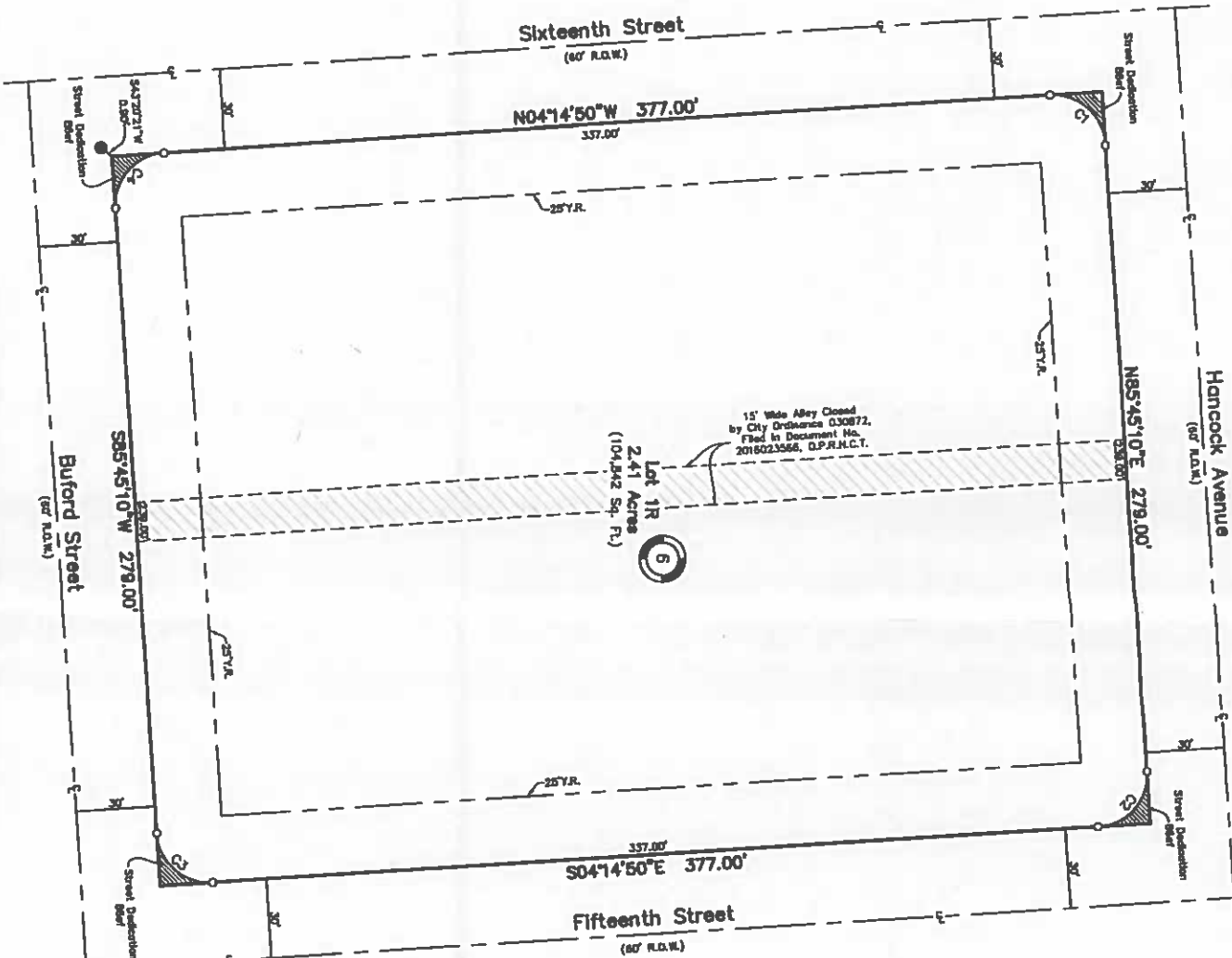
This the 25th day of January 2018

By: WILLIS HOWELL
WILLIS HOWELL, PRESIDENT

State of Georgia
County of Cherokee
This instrument was acknowledged before me by WILLIS HOWELL, PRESIDENT as solid corporation, of the Salvation Army, a Georgia corporation, on behalf of



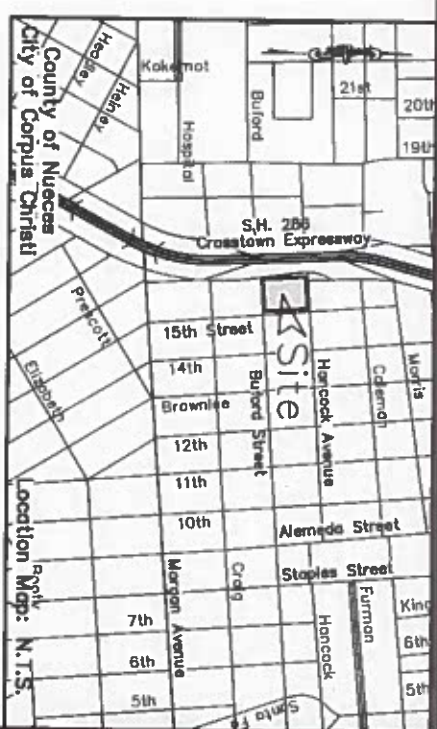
This the 25th day of January 2018
Notary Public in and for the State of Georgia



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80°00'00"	20.00'	31.42'	N40°45'10"E	28.28'
C2	80°00'00"	20.00'	31.42'	S40°45'10"E	28.28'
C3	80°00'00"	20.00'	31.42'	S40°45'10"W	28.28'
C4	80°00'00"	20.00'	31.42'	N40°45'10"W	28.28'

Plat of
Bay View No. 3
Block 6, Lot 1R

being a Re-plat of Lots 1 through 16, Block 6, Bay View No. 3, a map of which is recorded in Volume A, Page 25, Map Records of Nueces County, Texas, together with that portion of a 15.00 Foot Wide Alley out of the said Block 6, closed by City Ordinance No. 030872, recorded in Document No. 2016023556, O.P.R.N.C.T.



State of Texas
County of Nueces
This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the 17th day of April 2018

William J. Green, P.E.
Development Services Engineer

State of Texas
County of Nueces
This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the 14th day of November 2017

Nina Nilon-Mendez, FAICP
Secretary
Eric Villarreal, P.E.
Chairman

State of Texas
County of Nueces
I, Kara Sando, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the 25th day of January 2018, with its certificate of authentication was filed for record in my office the 14th day of April 2018 at 11:00 O'clock P.M., and duly recorded the 19th day of April 2018 at 1:11 O'clock P.M., in said County in Volume 669 Page 2 Map Records.

Witness my hand and seal of the County Court in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. 2018016347
Filed for Record
at 1:11 O'clock P.M.
on 19th day of April 2018

Kara Sando, County Clerk
Nueces County, Texas
By: Cynthia Keim
CYNTHIA KEIM, Deputy

State of Texas
County of Nueces
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and in true and correct to the best of my knowledge, information and belief; I have been engaged under contract to act as land and block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 27th day of February 2018



James D. Carr, R.P.L.S.
Texas License No. 8458



Submitted: 8/23/17
SCALE: 1"=40'
JOB NO.: 43055.00.00
SHEET: 1 of 1
DRAWN BY: RLG

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Urban Engineering

Mailing Address: 2725 Swantner Drive

City: Corpus Christi State: Texas Zip: 78404

Home Phone: () Business Phone: (361) 854-3101 Cell: ()

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

*Signature of Agent: [Signature] Title: Principal

Printed/Typed Name of Agent: Urban Engineering Date: _____

*Signature of Property Owner: [Signature] Title: _____

Printed/Typed Name of Property Owner: The Salvation Army A GEORGIA CORP. Date: 2/11/16

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

**RESOLUTION OF THE BOARD OF TRUSTEES
OF
THE SALVATION ARMY**

A Corporation organized and existing under and by virtue of the laws of the State of Georgia and having its principal office in Atlanta, Dekalb County, Georgia.

BE IT RESOLVED THAT this Corporation, THE SALVATION ARMY, A GEORGIA CORPORATION, is in good standing in the State of Georgia. For the purpose of furnishing documentary evidence of and making authoritative decisions or signing documents on behalf of The Salvation Army, A Georgia Corporation for the purchase located at 10912 Blain Circle, Fort Worth, Texas:

THEREFORE, be it known that:

**Donald Bell, President
or
F. Bradford Bailey, Vice President
or
James Seiler, Treasurer
or
Stephen Ellis, Assistant Treasurer
or
Ward Matthews, Secretary
or
Melanie Mathis Brackett, Assistant Secretary**

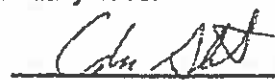
are authorized, directed and empowered to issue, sign and deliver any and all documents, as the act and deed of this corporation as set forth in Article 3, Paragraph 4 of the Certificate of Incorporation and By-Laws.

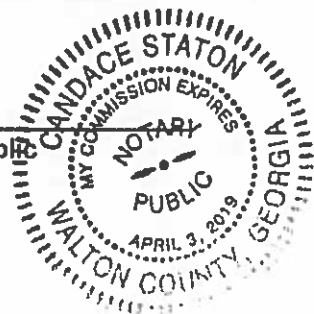
I, Melanie Brackett, Assistant Secretary of The Salvation Army, A Georgia Corporation, do hereby certify that the foregoing is a true and correct Resolution adopted by the Board of Trustees of said Corporation at a meeting held on this the 14th of January 2016.

IN WITNESS WHEREOF I have hereunto set my hand officially and affixed the seal of this Corporation on this 14th of January 2016.


Assistant Secretary

Sworn to and subscribed before me on this 14th of January 2016.


Notary Public





**DOING
THE MOST
GOOD**

William Booth, *Founder*
André Cox, *General*
Willis Howell, *Territorial Commander*

TO: WHOM IT MAY CONCERN
CITY: ALL LOCATIONS IN THE SOUTHERN TERRITORY
FROM: Lt. Colonel James Seiler
CITY: ATLANTA, GEORGIA

SUBJECT: THE BOARD OF TRUSTEES MEMBERSHIP

This will advise that the following comprise the Trustees and Officers of The Board of Trustees of The Salvation Army, a Georgia Corporation as of January 1, 2018:

Chairman of the Board/ Trustee	David Hudson	615 Slaters Lane Alexandria, Virginia
President/Trustee	Willis Howell	1424 NE Expwy., N.E. Atlanta, Georgia
Vice President/Trustee	Ralph Bukiewicz	Same as above
Treasurer/Trustee	James K. Seiler	Same as above
Assistant Treasurer/ Trustee	Stephen Ellis	Same as above
Trustee	William G. Mockabee	Same as above
Trustee	Sheila Lanier	Same as above
Trustee	Margaret McGourn	Same as above
Trustee	Barbara Howell	Same as above
Trustee	Susan Bukiewicz	Same as above

The term of the Trustees and Officers of The Salvation Army, a Georgia Corporation is perpetual.

The Trustees receive no compensation for serving as Trustee.

Delegated authority granted to:

Contracting Officer	Andrew Wiley	Same as above
Assistant Legal Secretary	Melanie Mathis Brackett	Same as above