

Case No. 0219-04 SCCBH, LLC: Ordinance rezoning property at or near 213 Kleberg Place from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of SCCBH, 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, February 20, 2019, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District and on Tuesday, March 26, 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 SCCBH, 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 0.364 Acre Zoning Tract, being over and across a portion of Lot 88R, Block I, Corpus Beach Hotel Addition, located on the north side of Golf Place, east of Surfside Boulevard, and west of Corpus Christi Beach (Corpus Christi Bay) (the “Property”), from the “RM-AT” Multifamily AT District to the “CR-1” Resort Commercial District (Zoning Map No. 044047), 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 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.

K:\DevelopmentSvcs\SHARED\ZONING CASES\2019\0219-04 SCCBH LLC. (North Beach)\Council Documents\Ordinance_0219-04 SCCBH LLC.docx

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



Job No. 43191.B8.01
January 15, 2019

Exhibit A 0.364 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.364 Acre Zoning Tract, being over and across a portion of Lot 88R, Block I, Corpus Beach Hotel Addition, a map of which is recorded in Volume 69, Page 61, Map Records of Nueces County, Texas; said 0.364 Acre Zoning 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 CC TX" Found, on the Northeast Right-of-Way line of Golf Place, a public roadway (Varied width), the Northwest boundary line of North Shoreline Boulevard (Avenue A) – closed to vehicular traffic by City Ordinance No. 14624, for the South corner of the said Lot 88R and of this Tract, from **Whence**, a 1 Inch Iron Pipe Found, bears South 31°36'00" West, 10.00 Feet;

Thence, North 58°21'09" West, with the said Northeast Right-of-Way line, 199.49 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CC TX" Found, on the Southeast boundary line of Lot 98, Block I, Corpus Beach Hotel Addition, a map of which is recorded in Volume I, Page 51, said Map Records, for a West corner of the said Lot 88R and this Tract, from **Whence**, a 1 Inch Iron Pipe Found, bears South 31°15'19" West, 10.00 Feet;

Thence, North 31°15'19" East, with the common boundary line of the said Lot 98 and the said Lot 88R, 79.73 Feet, to a 3/4 Inch Iron Rod Found, for the East corner of the said Lot 98, an inner ell corner of the said Lot 88R and for the North corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, for a West corner of the said Lot 88R, bears North 57°55'56" West, 99.87 Feet;

Thence, South 58°09'19" East, over and across the said Lot 88R, 199.97 Feet, to the said Northwest boundary line of the said North Shoreline Boulevard (Avenue A), for the East corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod Found, for the East corner of the said Lot 88R, bears North 31°36'00" East, 90.56 Feet;

Thence, South 31°36'00" West, with the common boundary line of the said North Shoreline Boulevard (Avenue A) and the said Lot 88R, 79.04 Feet, to the Point of Beginning, containing 0.364 Acres (15,855 Square Feet) of land, more or less.

0.364 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

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.

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

S:\Surveying\43191\B801\OFFICE\METES AND BOUNDS\FN43191B801_0.364Acres.doc

Page 1 of 1

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

Exhibit B

