

Ordinance amending the Unified Development Code (“UDC”) upon application by WKMC Architects, acting as agent on behalf of St. John Baptist Church, Corpus Christi, Texas (“Owner”), by changing the UDC Zoning Map in reference to the west 225 feet out of Lot 8A, Block 1, Cedar Grove, and to 4.55 acres out of Lot 2, Section 5, Bohemian Colony Lands, from the “IH” Heavy Industrial District to the “CG-2” General Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause, penalties, and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its reports and recommendations regarding the application of WKMC Architects, acting as agent on behalf of St. John Baptist Church, Corpus Christi, Texas (“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, November 7, 2012, during a meeting of the Planning Commission, and on Tuesday, December 18, 2012, 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. The Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on the west 225 feet out of Lot 8A, Block 1, Cedar Grove, and on 4.55 acres out of Lot 2, Section 5, Bohemian Colony Lands (collectively, the “Properties”), located north of Hala Pit Road and west of Greenwood Drive, from the “IH” Heavy Industrial District to the “CG-2” General Commercial District (Zoning Map No. 049038 and 049039), as shown in Exhibits “A” and “B.” Exhibit “A,” which is a location map pertaining to the Properties, and Exhibit “B,” which is a metes and bounds description of the Properties, 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 in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1, and Article 10 of the UDC.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

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

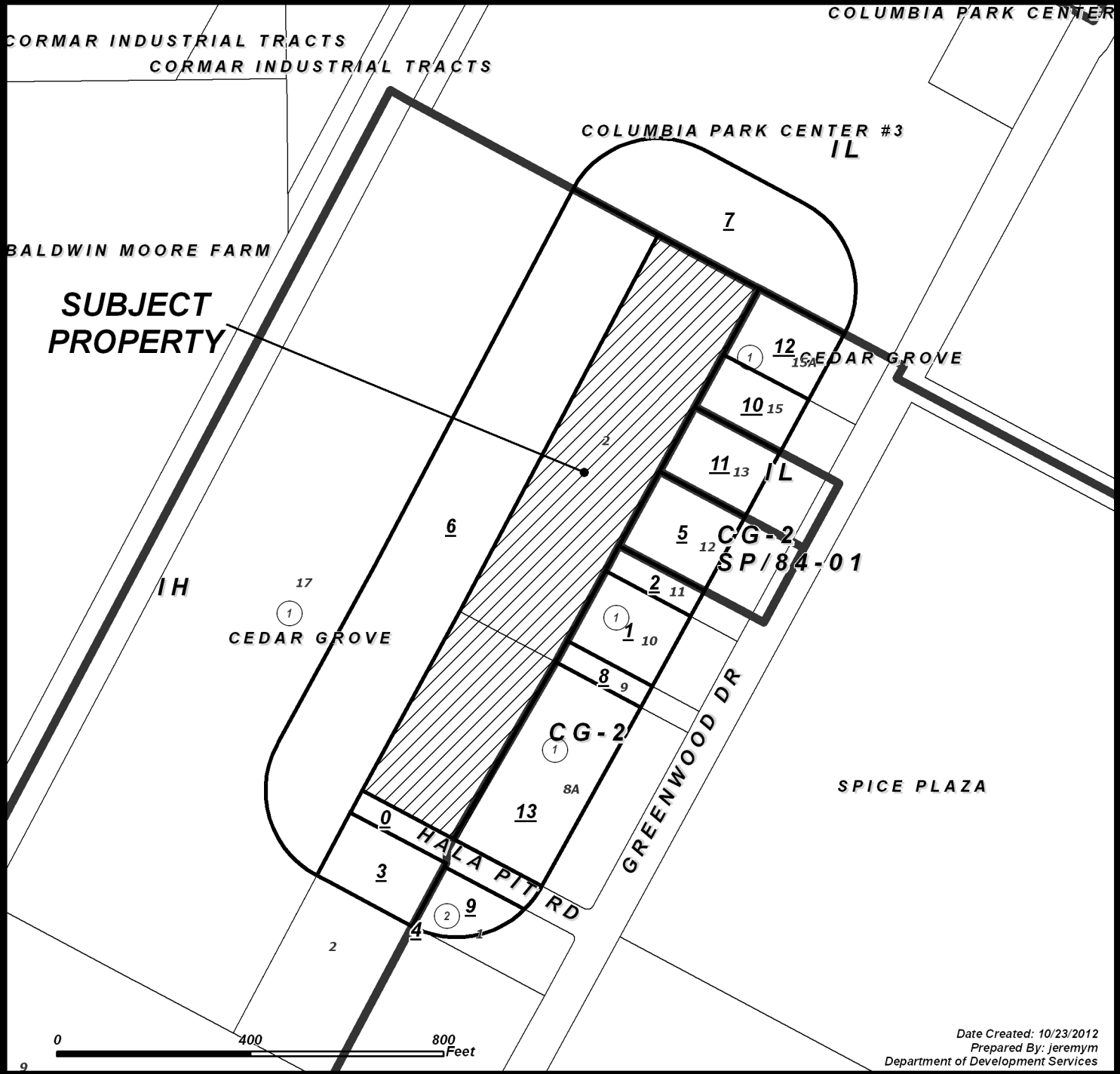
Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

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

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor



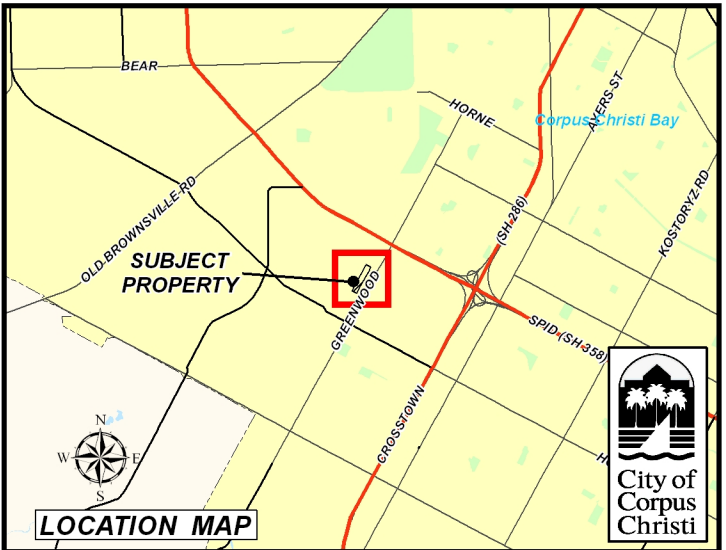
Date Created: 10/23/2012
 Prepared By: jeremym
 Department of Development Services

CASE: 1112-01

2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

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-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
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



BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

October 18, 2012

Field Note Description

Being a tract situated in Corpus Christi, Nueces County, Texas, a portion of Lot 8A, Block 1, Cedar Grove Subdivision as shown on the map thereof recorded in Volume 60 at Page 42, in the Map Records of Nueces County, Texas and the 4.55 acre tract out of Lot 2, Block 5, Bohemian Colony Lands as shown on the map thereof recorded in Volume "A" at Page 48 of the Map Records and being described in the deed recorded in Volume 2153 at Page 91 of the Deed Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

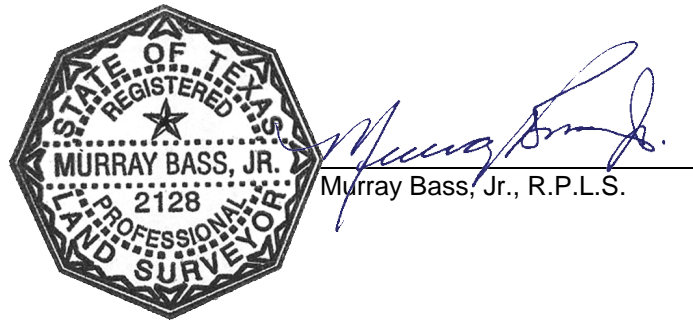
BEGINNING at the southwest corner of the heretofore referenced Lot 8A, Block 1, Cedar Grove for the southwest corner of this tract;

THENCE N 29°00'00" E with the west line of Lot 8A at 423.17 feet pass the northwest corner of Lot 8A and the southwest corner of the 4.55 acres and in all a distance of 1304.39 feet to the northwest corner of the 4.55 acre tract for the northwest corner of this tract;

THENCE S 61°36'00" E along the north line of the 4.55 acre tract a distance of 225.0 feet to the northeast corner of the 4.55 acre tract and of this tract;

THENCE S 29°00'00" W along the east line of the 4.55 acres at 881.22 feet pass the north line of Lot 8A, Block 1, Cedar Grove and in all a distance of 1304.39 feet to a point in the south line of Lot 8A for the southeast corner of this tract;

THENCE N 61°36'00" W along the south boundary of Lot 8A a distance of 225.00 feet to the **POINT OF BEGINNING**, forming a tract embracing 6.74 acres.



Note: Basis of Bearing is the west line of Lot 8A, Block 1, Cedar Grove