

Ordinance amending the Unified Development Code (“UDC”), upon application by Bayfront Medical Plaza, L.P. (“Owner”), by changing the UDC Zoning Map in reference to a 0.98 acre tract of land out of a portion of Lots 1 through 11, Jones Shoreline Business Lots, a portion of Share 7, Tract B, W.S. Harney Tract, a portion of lands reclaimed by the Bay Front Protection Work, and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, from the “CR-1” Resort Commercial District to the “CI” Intensive Commercial District; 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 Bayfront Medical Plaza, L.P. (“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, May 20, 2015, during a meeting of the Planning Commission, and on Tuesday, June 16, 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 Bayfront Medical Plaza, L.P. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.98 acre tract of land out of a portion of Lots 1 through 11, Jones Shoreline Business Lots, a portion of Share 7, Tract B, W.S. Harney Tract, a portion of lands reclaimed by the Bay Front Protection Work, and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, located along the west side of Shoreline Boulevard between Kinney Street and Born Street (the “Property”), from the “CR-1” Resort Commercial District to the “CI” Intensive Commercial District (Zoning Map No. 045044), , as shown in Exhibit “A” and Exhibit “B”. Exhibit “A”, which is a metes and bounds 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.

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.

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
0.98 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 0.98 acre tract of land, being a portion of Lots 1 through 11, Jones Shoreline Business Lots, a map of which is recorded in Volume 14, Page 35, Map Records of Nueces County, Texas, a portion of Share 7, Tract B, W.S. Harney Tract, a map of which is recorded in Volume 4, Page 34, Map Records of Nueces County, Texas, a portion of lands reclaimed by the Bay Front Protection Work, a map of which is recorded in Volume 9, Pages 38-41, Map Records of Nueces County, Texas and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, a map of which is recorded in Volume A, Page 15, Map Records of Nueces County, Texas; said 0.98 acre tract being more fully described as follows:

Beginning at a 5/8 inch iron rod, found, on the West right-of-way of South Shoreline Boulevard, a public roadway, for a corner of this tract;

Thence, South 11°32'05" West, at 5.34 feet pass the Northeast corner of the said Lot 11, in all a total distance of 285.04 feet to the North right-of-way of Born Street, a 60.00 foot wide public roadway, for the Southeast corner of the said Lot 1 and this tract;

Thence, South 85°09'55" West, with the said North right-of-way, the South line of the said Lot 1, 104.23 feet, for the Southwest corner of this tract;

Thence, North 11°32'05" East, 321.23 feet for an outer ell corner of this tract;

Thence, North 16°49'33" East, 83.14 feet pass a 5/8 inch iron rod with red plastic cap stamped "Urban Engr. C.C. Tx", found for the Southeast corner of a 100 foot by 100 foot tract out of Lots 2 and 3, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, a map of which is recorded in Volume A, Page 15, Map Records of Nueces County, Texas, in all a total distance of 108.15 feet for the Southwest corner of a City of Corpus Christi (unrecorded) tract, East of South Water Beach Lots 2 and 3, Block 3 and for the Northwest corner of this tract;

Thence, North 89°52'30" East, 104.97 feet, to the said West right-of-way of South Shoreline Boulevard, for the Northeast corner of this tract;

Thence, South 16°54'45" West, 136.33 feet, with the said West right-of-way, to the Point of Beginning, containing 0.98 acres (42,574 square feet) of land.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

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 herein.



URBAN ENGINEERING

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

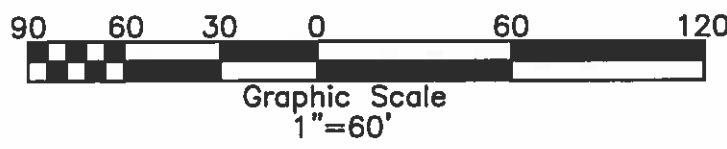
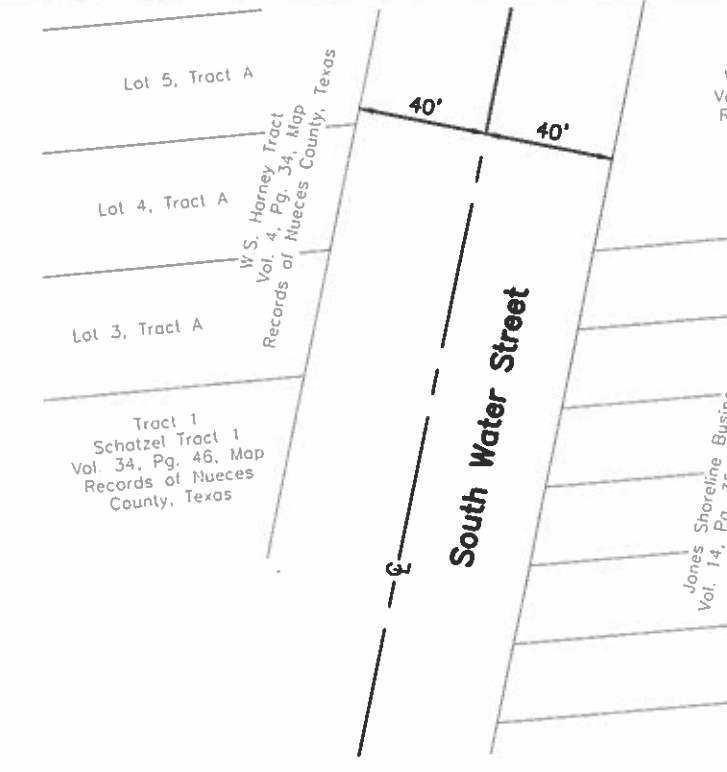
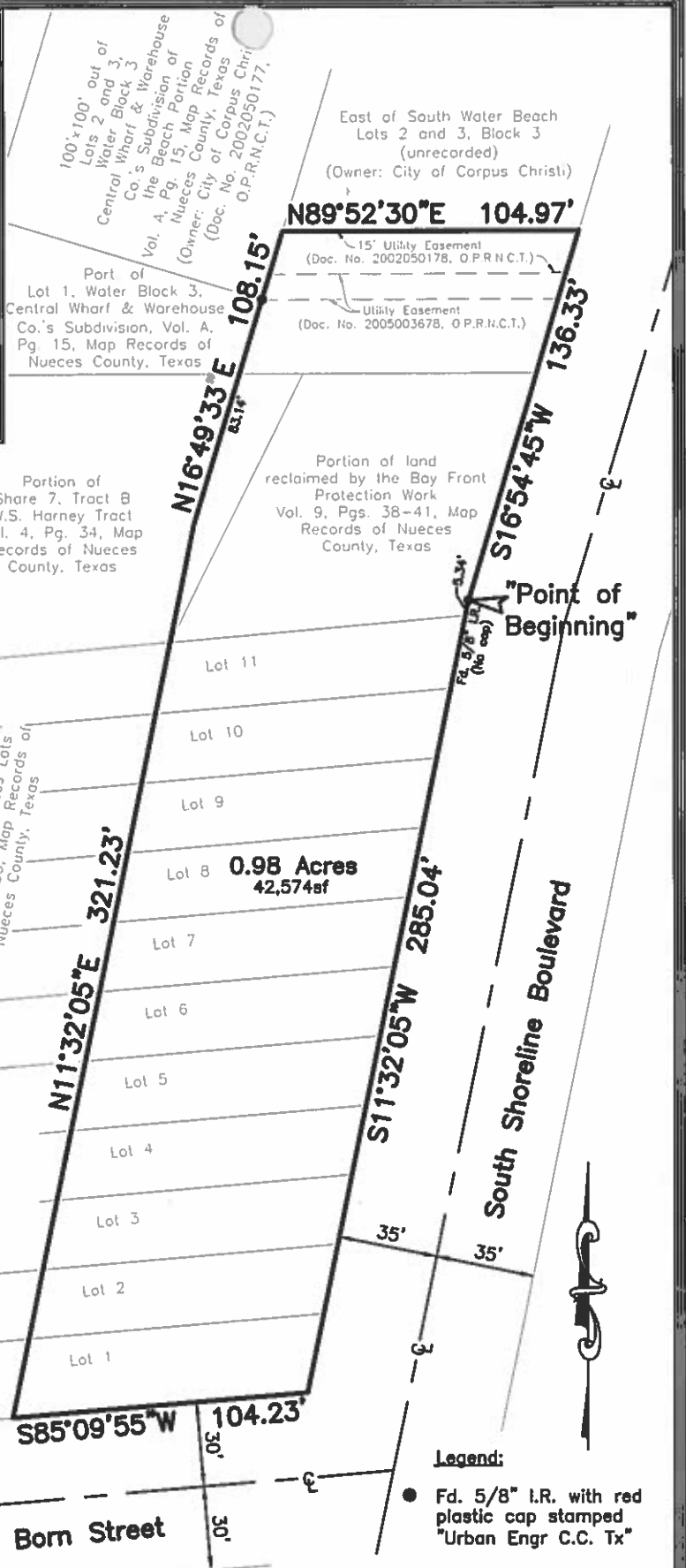
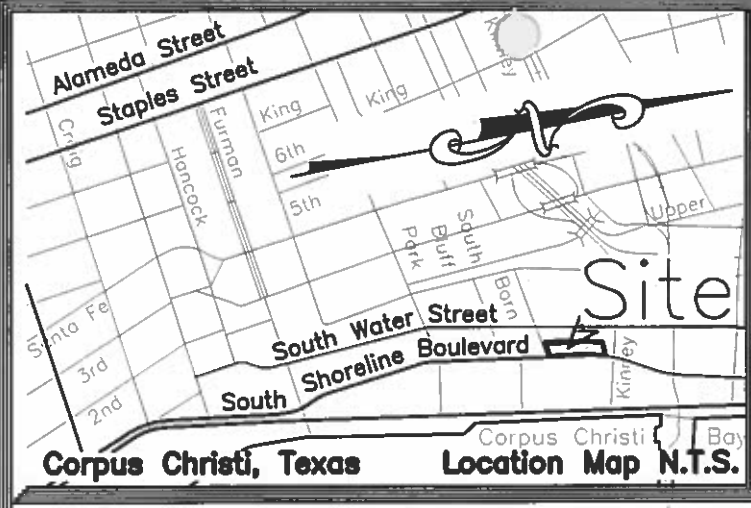


Exhibit B
Sketch to Accompany

FIELDNOTES for a 0.98 acre tract of land, being a portion of Lots 1 through 11, Jones Shoreline Business Lots, a map of which is recorded in Volume 14, Page 35, Map Records of Nueces County, Texas, a portion of Share 7, Tract B, W.S. Harney Tract, a map of which is recorded in Volume 4, Page 34, Map Records of Nueces County, Texas, a portion of lands reclaimed by the Bay Front Protection Work, a map of which is recorded in Volume 9, Pages 38-41, Map Records of Nueces County, Texas and a portion of Lot 1, Water Block 3, Central Wharf & Warehouse Co.'s Subdivision, a map of which is recorded in Volume A, Page 15, Map Records of Nueces County, Texas.

- Legend:**
- Fid. 5/8" I.R. with red plastic cap stamped "Urban Engr C.C. Tx"

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DATE: April 23, 2015
 SCALE: 1"=60'
 JOB NO.: 32054.B5.01
 SHEET: 1 of 1
 DRAWN BY: XG
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