

**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.

**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.
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 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 16<sup>th</sup> 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 15<sup>th</sup> 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

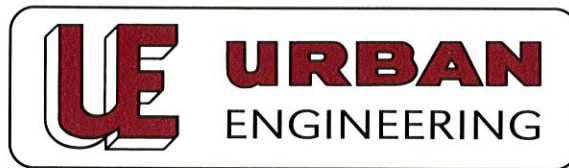
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Nelda Martinez  
Mayor



Job No. 43055.00.02  
January 19<sup>th</sup>, 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°01'45" 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;

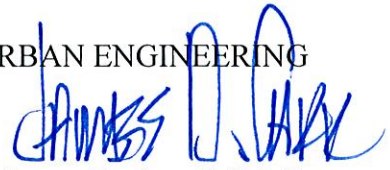
**Thence**, North 04°14'50" West, with the East line of the said Sixteenth Street, the West line of the said Block 6, 377.00 Feet, to the Point of Beginning, containing 2.42 Acres (105,183 Square Feet) of Land, more or less.

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.

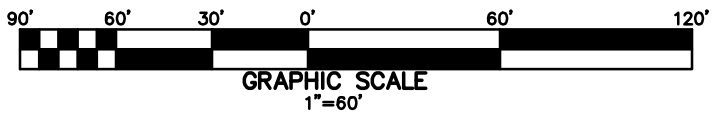
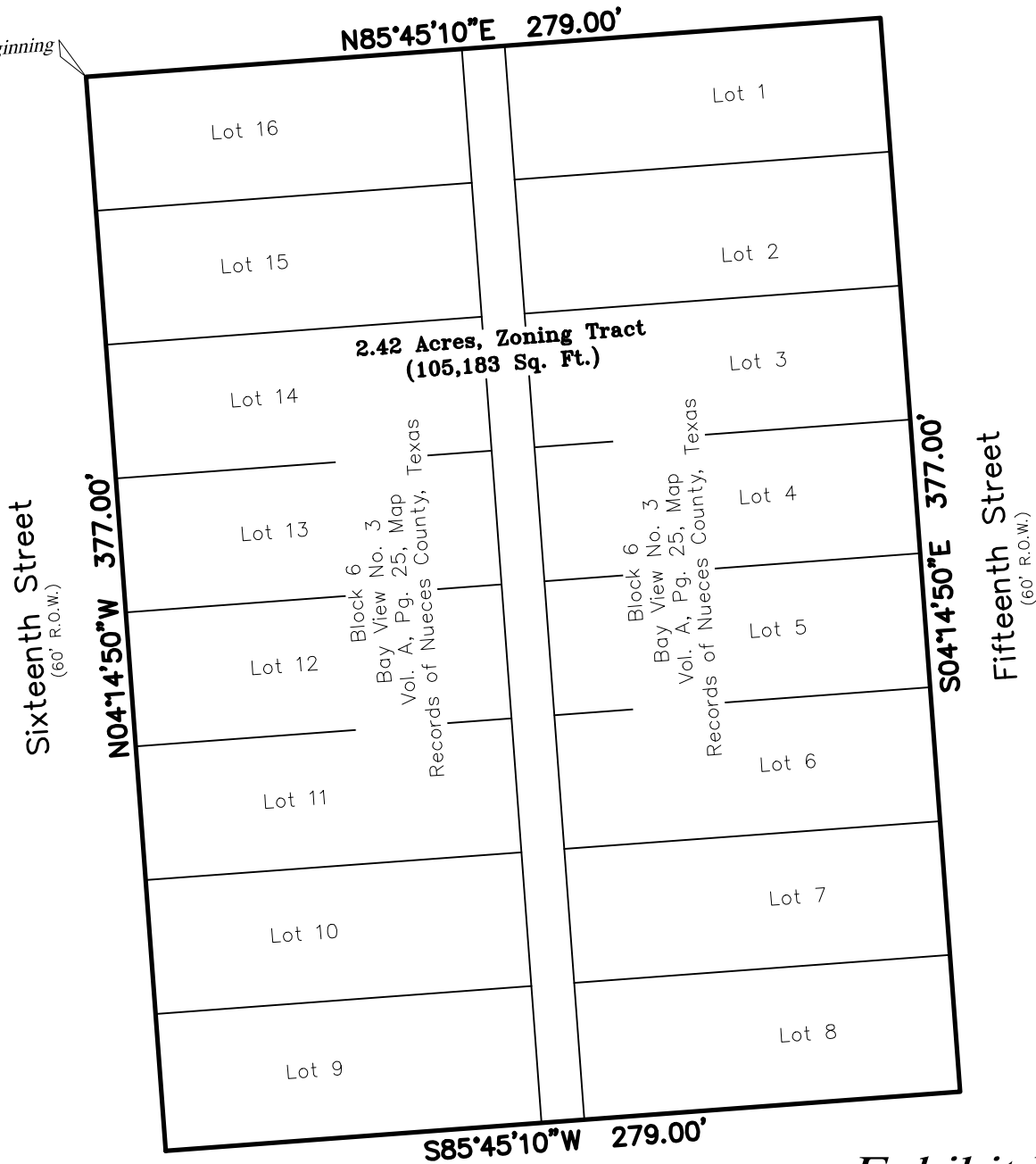
*Also reference accompanying sketch of Tract described hereon*



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

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

Point of Beginning

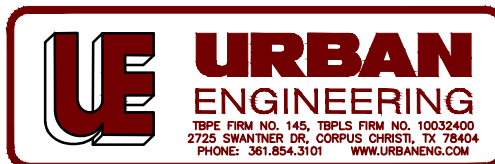


Buford Avenue  
(60' R.O.W.)

*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  
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Exhibit B