

Ordinance amending the Unified Development Code (“UDC”), upon application by CCSemloh Partnership, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 1) and in reference to 0.552 acres out of Lots 7 and 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 2) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General 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 CCSemloh Partnership, Ltd. (“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, June 29, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District and, in lieu thereof, approval of a “RE/SP” Residential Estate District with a Special Permit for a boat and recreational vehicle storage facility on Tract 1 and approval of the rezoning from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District on Tract 2; and on Tuesday, July 26, 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 CCSemloh Partnership, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the UDC Zoning Map in reference to 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 1) and in reference to 0.552 acres out of Lots 7 and 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 2) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District (Zoning Map No. 035032), as shown in Exhibits “A,” “B,” “C,” and “D.” Exhibit A, which is a metes and bounds description of Tract 1, Exhibit B, which is a metes and bounds description of Tract 2, Exhibit C, which is a site plan of Tracts 1 and 2, and Exhibit D, which is a map of Tracts 1 and 2, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate Tract 1 of the Property for commercial land uses.

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. The City's Future Land Use Map, an element of the Comprehensive Plan, is amended to designate Tract 1 of the Property for commercial land uses.

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	_____
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