STAFF REPORT

Case No. 0816-02
HTE No. 16-10000031

Planning Commission Hearing Date: August 24, 2016

Applicant & Legal Description

Applicant/Owner: Christus Spohn Health System Corporation
Legal Description/Location: Being a 22.46-acre tract of land encompassing Blocks I, IX, X, and XI, Ocean View Subdivision, Lot 4, Block IIA, Ocean View Addition, and Blocks A and B, Bay Front Terrace Addition, and portions of abutting rights-of-way on Ocean Drive, Ayers Street, Santa Fe Street, Second Street, Third Street, Elizabeth Street, and Morgan Avenue.

Location: Between Ocean Drive and Santa Fe Street and between Morgan Avenue and Ayers Street.

Zoning Request

From: "RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District, "CG-2/SP" General Commercial District with a Special Permit for a helipad
To: "CI" Intensive Commercial District
Area: 22.46 acres
Purpose of Request: To bring existing building encroachments into compliance with zoning setbacks and to simplify the zoning into a single zoning district on the Christus Spohn Hospital Campus

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"RM-3" Multifamily 3, "ON" Office, "CR-1" Resort Commercial, "CG-2" General Commercial and Special Permit (Helipad)	Public/Semi-Public Office Vacant	Office Commercial Public/Semi-Public
North	"ON" Office "CR-1" Resort Commercial	Medium Density Residential Office	Office Commercial Public/Semi-Public
South	"RM-1" Multifamily 1 "ON" Office	Low Density Residential Office Public/Semi-Public	Medium Density Residential Office Public/Semi-Public
East	"RM-3" Multifamily 3 "CR-1" Resort Commercial	Vacant High Density Residential Park	High Density Residential Commercial Park
West	"RM-1" Multifamily 1 "ON" Office "CG-2" General Commercial	Office Public/Semi-Public	Commercial

ADP, Map & Violations	**Area Development Plan**: The subject property is located within the plan area boundaries of the Southeast Area Development Plan. The Future Land Use Map designates the subject property for Public/Semi-Public, Commercial and Office uses. The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map. **Map No.**: 045043 **Zoning Violations**: None
Transportation	**Transportation and Circulation**: The subject property has the following street frontages: approximately 350 feet of street frontage along Morgan Avenue and 1,000 feet of frontage on Ayers Street which are designated as A1 Minor Arterial streets with a maximum desirable average daily trips of 15,000 to 24,000; approximately 1,200 feet of street frontage on Ocean Drive which is designated as an A2 Secondary Arterial street with a maximum desirable average daily trips of 20,000 to 32,000; approximately 575 feet of street frontage on Santa Fe Street, 245 feet of street frontage on Third Street and 1,000 feet of frontage on Elizabeth Street and all being designated C1 Collectors with a maximum desirable average daily trips of 1,000 to 3,000.

Street R.O.W.

Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Morgan	"A1" Minor Arterial	95' ROW 64' paved	60' ROW 40' paved	6,837 ADT (2013)
Ayers	"A1" Minor Arterial	95' ROW 64' paved	60' ROW 40' paved	2,782 ADT (2014)
Shoreline/Ocean	"A2" Secondary Arterial	100' ROW 54' paved	110' ROW 77' paved	27,947 ADT (2012)
Santa Fe	"C1" Minor Residential Collector	60' ROW 40' paved	85' ROW 65' paved	4,091 ADT (2012)
Third	"C1" Minor Residential Collector	60' ROW 40' paved	60' ROW 40' paved	N/A
Elizabeth	"C1" Minor Residential Collector	60' ROW 40' paved	73' ROW 55' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and a "CG-2/SP" General Commercial District with a Special Permit for a helipad to the "CI" Intensive Commercial District.

Development Plan: The applicant's development plan is to continue to develop the hospital campus as needed. Overtime, as Christus Spohn acquired property and incorporated the property into their campus, a number of zoning districts have come with those acquisitions. By rezoning the property, the applicant will bring existing buildings on Ayers Street, Elizabeth Street and Second Street with nonconforming setbacks into compliance with the Unified Development Code. Secondly, the applicant wishes to simplify the zoning on the property into one zoning district. The "CI" Intensive Commercial District is the least restrictive commercial district in the Unified Development Code and contains a standard setback of zero-feet for front, side and rear yards, and will bring the existing nonconforming building encroachments into compliance. The "CI" District allows billboards, unlimited outside storage, and other uses that may not be ideal in the downtown area.

Existing Land Uses & Zoning: The subject property contains four base zoning districts plus a special permit for a helipad. The "RM-3" Multifamily 3, "ON" Office and the "CR-1" Resort Commercial Districts are located along Ocean Drive. The "CG-2" General Commercial District is located to the west of the zoning districts with frontage on Ocean Drive. All four base zoning districts require a 20-foot front yard and a 15-foot corner side yard. A minimum five-foot side yard and 10-foot rear yard is required in the "RM-3" Multifamily 3 District while the "ON", "CR-1" and "CG-2" Districts allow a zero-foot side and rear yard. All four districts require a 1-foot building height to 2-foot horizontal setback where multifamily or non-residential building sides or backs up to a single or two-family use. Uses on the subject property contain the primary hospital use along with accessory surface parking, structural parking, offices, and facility heating and cooling infrastructure.

A "SP" Special Permit was issued in 1997, which authorized a helipad, restricted maximum building height to five stories and prohibited overflights of less than 500-feet above the earth's surface. The "SP" was issued for a small portion of the hospital campus, generally located to the north and west of Ocean Drive and Elizabeth Street.

Regarding surrounding properties, the property to the north is zoned "CR-1" Resort Commercial, consisting of a parking lot, and "ON Office, consisting of medium density residential uses. To the south is zoned "RM-1" Multifamily 1 with medium density residential uses, and "ON" Office consisting of public/semi-public uses. East of the subject property is zoned "RM-3" Multifamily District and "CR-1" Resort Commercial District and consisting of vacant land, high density residential and park uses. West of the subject property is zoned the "RM-1" Multifamily 1 District, "ON" Office District and the "CG-2" General Commercial District and containing commercial and public/semi-public uses.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is comprised of multiple platted lots in three different subdivisions. Once rezoned, Christus Spohn has indicated that they intend to replat the property. Currently, the property cannot be replatted as the existing buildings encroach into the zoning setbacks.

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Southeast Area Development Plan (ADP). The proposed rezoning to the "CI" Intensive Commercial District is not consistent with the adopted Future Land Use Map's designation of the property as public/semi-public, commercial and office uses.

The following are pertinent policies of the Comprehensive Plan and the ADP that warrant consideration.

- Infill development should be encouraged on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement h).
- Health care facilities should be constructed in areas where they are in demand. (Comprehensive Plan, Health Services, Policy Statement a.)
- Business areas that feature mixed office use and retail activities should be encouraged (Comprehensive Plan, Commercial Policy Statement a).
- Commercial activities which generate large volumes of traffic should have direct access to an arterial without having to traverse low-density areas. (Comprehensive Plan, Land Use Policy Statement f.)
- The City should establish development regulations along streets designated as scenic corridors, and at points designated for view vistas and gateways. Shoreline Boulevard / Ocean Drive are designated as Scenic Corridors. (Southeast Area Development Plan, Policy Statement B.11)
- In reference to Scenic Corridors: Private and public signage of all types should have stringent design controls consistent with the tourist and recreational theme of the Bayfront. Public signage should be standardized and billboards and portable signs should be eliminated; (Southeast Area Development Plan, Policy Statement B.11, Design Objective b.)

Department Comments:

- The rezoning of the property and the subsequent development thereof furthers policies pertaining to infill development and redevelopment.
- The hospital complex contains a helipad on the roof of their hospital building at the northwest corner of Elizabeth and Ocean Drive. The Unified Development Code conditionally allows a helipad or heliport in a commercial zoning district provided that the helicopters shall not exceed 12,500 in gross weight and the heliport does not include a fueling facility.
- A "SP" Special Permit approved in 1985 allowed Christus Spohn Hospital signage to encroach into various abutting street rights-of-way. Review of the site shows that all signage encroaching into the street right-of-way has been moved out of the right-of-way, which automatically removed the "SP" Special Permit for signs on the City's Official Zoning Map.
- The "CI" Intensive Commercial District contains a number of differences compared with the existing zoning districts. Several of these differences include:
    - The "CI" District contains no front yard setback requirements and no side or rear yard setback unless abutting a residential use, then a 10-foot setback is required.
    - The "CI" District allows off-site advertising signs (billboards).
    - The "CI" District allows outside storage.

- Along Ocean Drive, a designated scenic corridor, the City has, in the past, required zoning districts which contain at least a 20-foot building setback. The "CI" District does not require a landscaped building setback. Approval of the "CI" District along Ocean Drive will offer less protection of this scenic corridor.
- In addition to the lack of a building setback in the "CI" District, off-site advertising and outside storage uses are permitted and would conflict with the goal of protecting Ocean Drive as a scenic corridor.
- Commercial uses are appropriately located along an arterial roadway. While shown on the City's Existing Land Use map as a public/semi-public use, the hospital has similar traffic generating characteristics as a large commercial center. Therefore, the hospital is appropriately located with excellent access to the arterial street system.
- The proposed rezoning could alter the character of the immediate vicinity especially the character of Ocean Drive.
- The proposed rezoning could negatively impact the surrounding properties.
- In staff's opinion, the "CI" Intensive Commercial District allows uses that are not consistent with the goals of the Comprehensive Plan. As an alternative, the existing "CR-1" Resort Commercial District along the Ocean Drive frontage should be expanded to rezone the "RM-3" Multifamily 3 and the "ON" Office Districts and the "CG-2" General Commercial District should remain in place. Both the "CR-1" and "CG-2" Districts allow medical facilities, including hospital uses and accessory uses such as a helipad. Off-site advertising and outside storage uses are not permitted in these two districts. In addition, approval of an "SP" Special Permit to reduce the setback requirements on Elizabeth Street, Ayers Street, and Third Street will address the building encroachment issues without losing the 20-foot setback on Ocean Drive, a scenic corridor.

Staff Recommendation:
Denial of the change of zoning from the "RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District, "CG-2/SP" General Commercial District with a Special Permit for a helipad and, in lieu thereof, approval of:

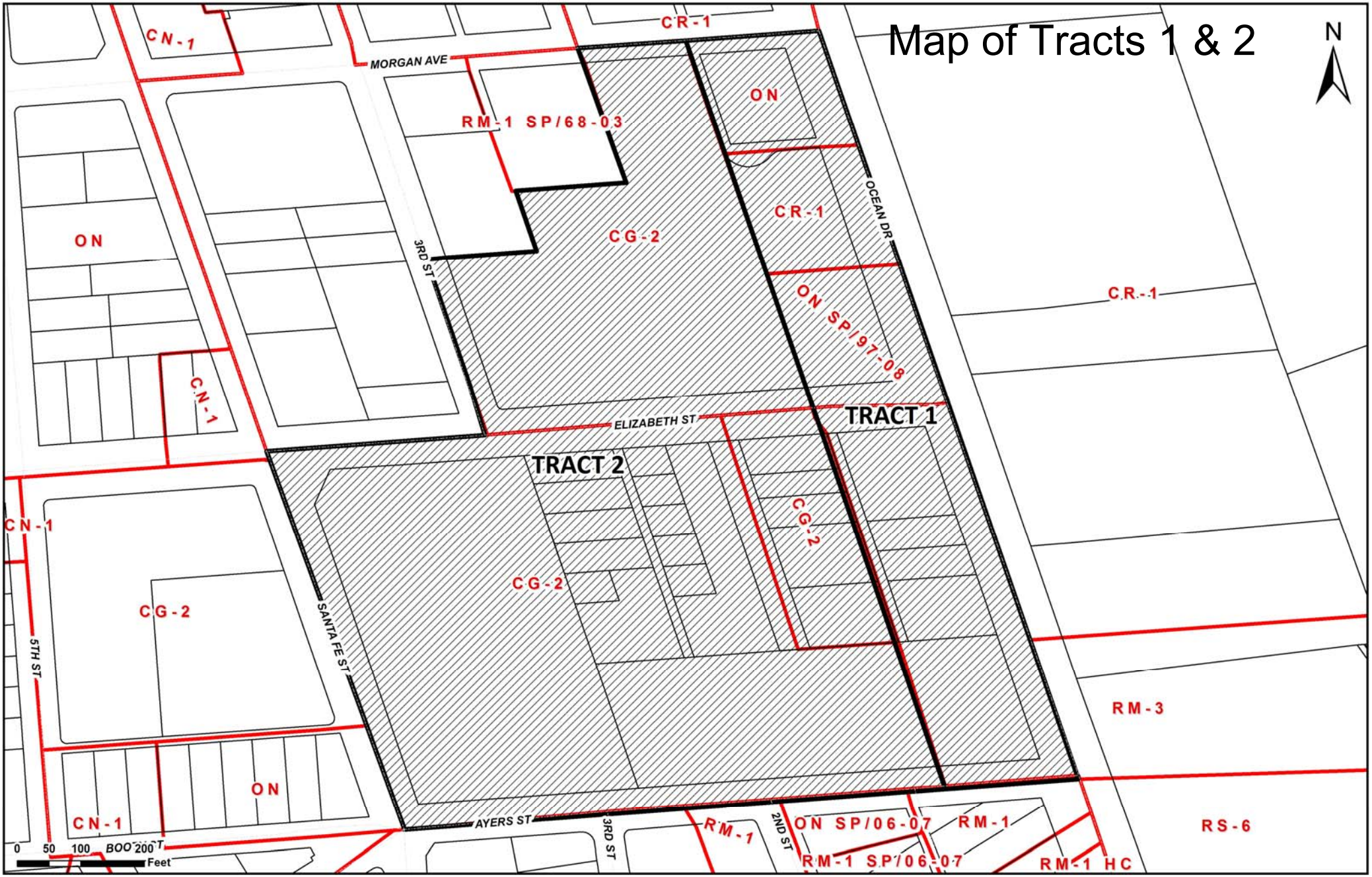
Tract 1: "CR-1/SP" Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street. (See Tract 1 Exhibit)

Tract 2: "CG-2/SP" General Commercial District with a Special Permit allowing a 15-foot setback on Santa Fe Street, a 10-foot minimum setback on Elizabeth Street and Ayers Street, and a zero-foot setback on Third Street. (See Tract 2 Exhibit)

Public Notification	Number of Notices Mailed – 62 within 200-foot notification area 4 outside notification area ***As of September 2, 2016:*** In Favor – 0 inside notification area – 0 outside notification area In Opposition – 6 property owners inside notification area – 0 outside notification area Totaling 3.19% of the land within the 200-foot notification area in opposition.

Attachments:

1. Map of Tract 1 and Tract 2
2. Metes and Bounds Description of Tract 1 and Tract 2
3. Site Plan
4. Applicant Proposed Setbacks
5. Existing Building Encroachments Location Map (Existing Zoning & Notice Area)
6. Application
7. Public Comments Received (if any)


Map of Tracts 1 & 2
N
CN-1
MORGAN AVE
CR-1
RM-1 SP/68-03
ON
CR-1
OCEAN DR
3RD ST
CG-2
ON SP/97-08
CR-1
ON
CN-1
ELIZABETH ST
TRACT 1
TRACT 2
CG-2
CN-1
CG-2
SANTA FE ST
CG-2
5TH ST
RM-3
ON
CN-1
AYERS ST
3RD ST
RM-1
2ND ST
ON SP/06-07
RM-1
RS-6
RM-1 SP/06-07
RM-1 HC
0 50 100 200 Feet

Metes & Bounds Description of Tracts 1 & 2

TRACT 1

Commencing, at the intersection of the centerline of Ocean Drive and the centerline of Morgan Avenue for the **Point of Beginning** of a 5.81 Acre tract;

Thence, South 19° 06’ 16” East, with the centerline of said Ocean Drive, 1246.87 Feet, to the centerline of Ayers Street;

Thence, South 85° 42’ 20” West, with the centerline of Ayers Street, 210 Feet;

Thence, North 19° 06’ 16” West, 1247.11Feet, to the centerline of Morgan Avenue;

Thence, North 85° 46’ 14” East, with the centerline of Morgan Avenue, 210 Feet, to the **Point of Beginning**, containing 5.81 Acres (253,118.95 Sq. Ft.) of Land, more or less;

TRACT 2

Commencing, at the intersection of the centerline of Ocean Drive and the centerline of Morgan Avenue; Thence South 85° 46’ 14” West, with the centerline of Morgan Avenue, 210 Feet to the **Point of Beginning** of a 16.65 Acre tract;

Thence, at a point on the centerline of said Morgan Avenue;

Thence, South 19° 06’ 16” East, 1247.11 Feet, to the centerline of Ayers Street;

Thence, South 85° 42’ 20” West, 853.23 Feet, to the centerline of Santa Fe Street;

Thence, North 19° 06’ 52” West, 623.73 Feet, to the centerline of Elizabeth Street;

Thence, North 85° 44’ 06” East, with the said centerline of Elizabeth Street, 347.03 Feet, to the centerline of Third Street;

Thence, North 19° 06’ 22” West, with the said centerline of Third Street, 292.34 Feet;

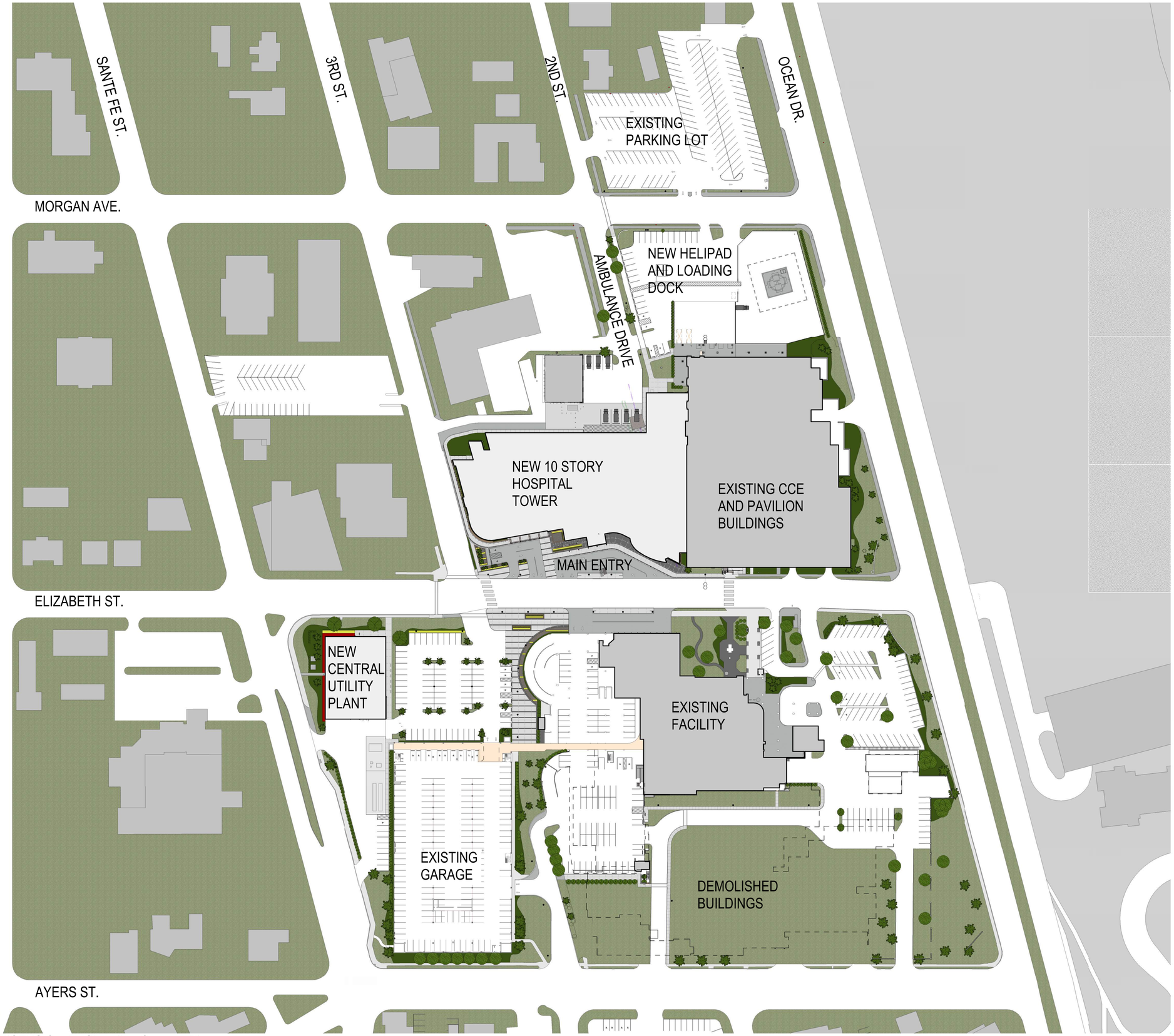
Thence, North 85° 46’ 14” East, departing the said centerline of said Third Street, 174.24 Feet;

Thence, North 19° 06’ 22” West, 101.09 Feet;

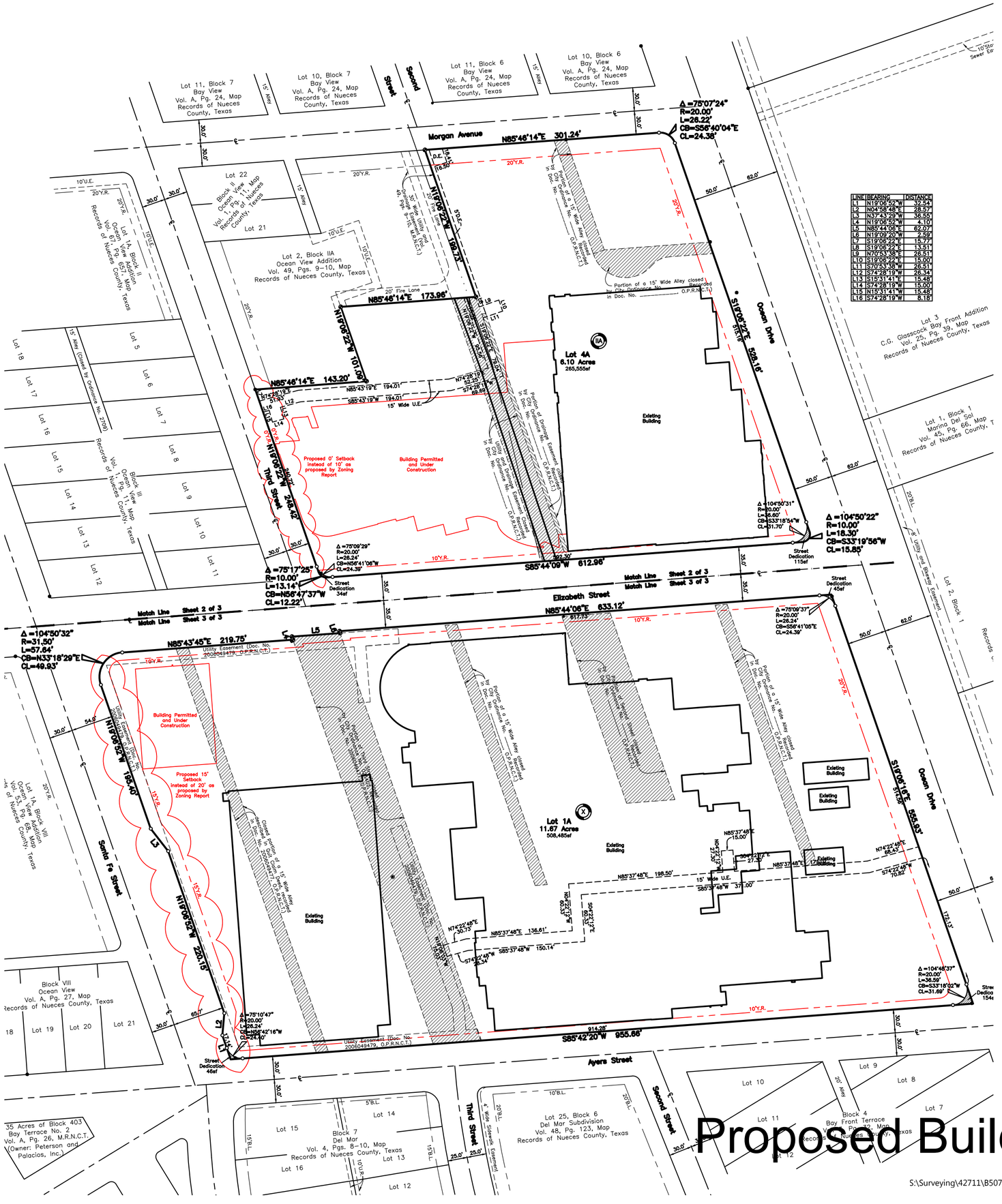
Thence, North 85° 46’ 14” East, 173.96 Feet;

Thence, North 19° 06’ 22” West, 230.77 Feet, to the centerline of the said Morgan Avenue;

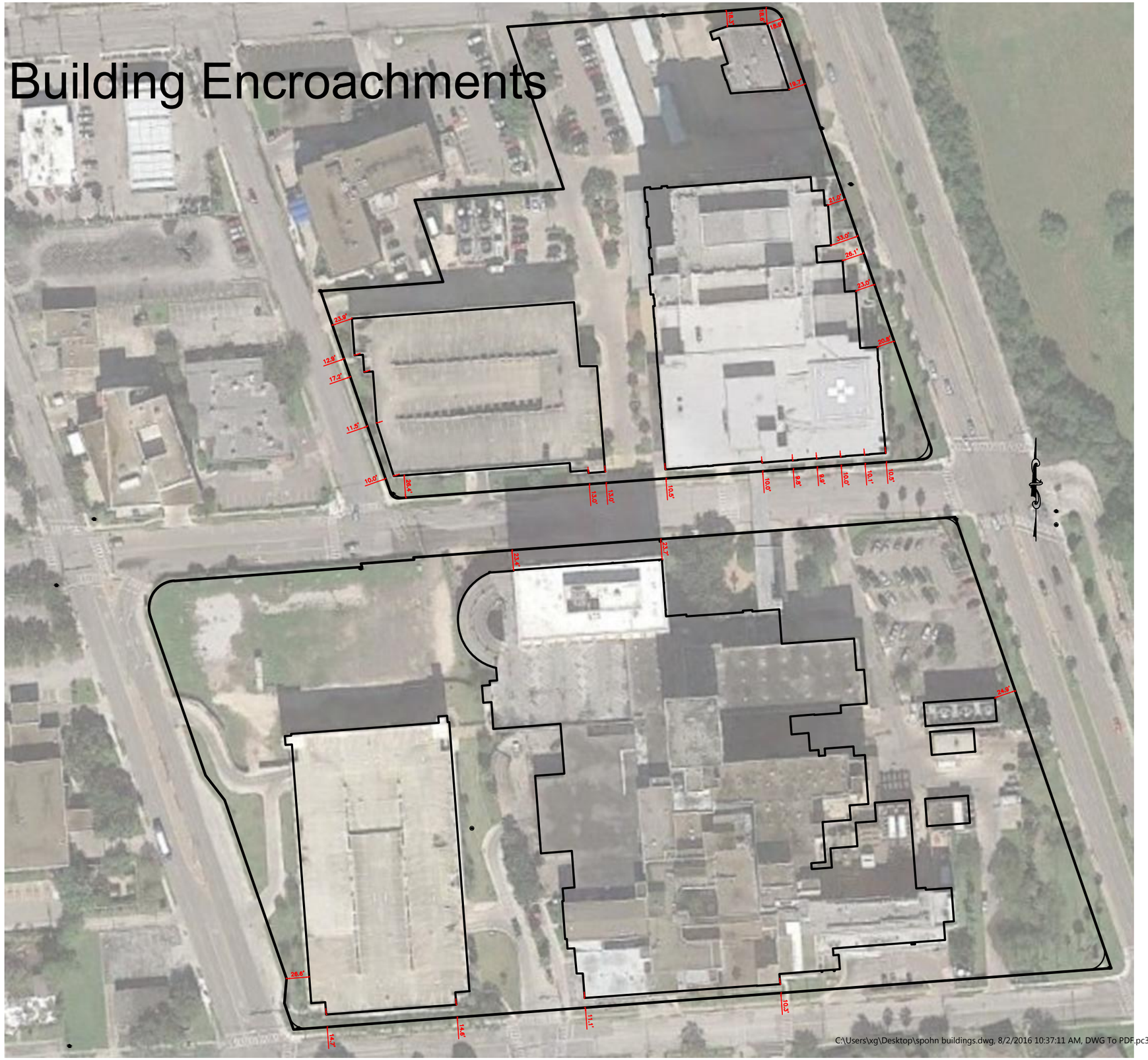
Thence, North 85° 46’ 14” East, 158.39 Feet, with the said centerline of Morgan Avenue, to the **Point of Beginning**, containing 16.65 Acres (725,137.45 Sq. Ft.) of Land, more or less;



1 CHRISTUS Spohn Shoreline Campus Plan
1" = 60'-0"


Morgan Avenue
N85°46'14"E 301.24'
Second Street
Third Street
Elizabeth Street
Ayers Street
Ocean Drive
Santa Fe Street
S85°44'09"W 612.96'
N85°43'45"E 219.75'
S85°42'20"W 955.66'
N85°46'14"E 173.96'
N85°46'14"E 143.20'
N19°06'52"W 183.27'
N19°06'52"W 101.00'
N19°06'52"W 243.22'
N19°06'52"W 220.16'
S19°06'52"E 528.16'
S19°06'16"E 555.93'
Lot 4A
6.10 Acres
265,555sf
Lot 1A
11.67 Acres
508,485sf
Existing Building
Proposed 0' Setback instead of 10' as proposed by Zoning Report
Building Permitted and Under Construction
Proposed 15' Setback instead of 20' as proposed by Zoning Report
Δ =75°07'24"
R=20.00'
L=26.22'
CB=S56°40'04"E
CL=24.38'
Δ =104°50'22"
R=10.00'
L=18.30'
CB=S33°19'56"W
CL=15.85'
Δ =75°09'29"
R=20.00'
L=26.24'
CB=N54°41'06"W
CL=24.39'
Δ =75°17'25"
R=10.00'
L=13.14'
CB=N56°47'37"W
CL=12.22'
Δ =104°50'32"
R=31.50'
L=57.64'
CB=N33°18'29"E
CL=49.93'
Δ =75°10'47"
R=20.00'
L=26.24'
CB=S56°42'16"W
CL=24.40'
Δ =75°09'37"
R=20.00'
L=26.24'
CB=S56°41'05"E
CL=24.39'
Δ =104°48'37"
R=20.00'
L=36.59'
CB=S33°18'02"W
CL=31.69'
Lot 22 Block II Ocean View Addition Vol. 11, Map Records of Nueces County, Texas
Lot 21
Lot 2, Block IIA Ocean View Addition Vol. 49, Pgs. 9-10, Map Records of Nueces County, Texas
Lot 1A, Block II Ocean View Addition Vol. 67, Map Records of Nueces County, Texas
Lot 11, Block 7 Bay View Vol. A, Pg. 24, Map Records of Nueces County, Texas
Lot 10, Block 7 Bay View Vol. A, Pg. 24, Map Records of Nueces County, Texas
Lot 11, Block 6 Bay View Vol. A, Pg. 24, Map Records of Nueces County, Texas
Lot 10, Block 6 Bay View Vol. A, Pg. 24, Map Records of Nueces County, Texas
Lot 3 C.G. Glascock Bay Front Addition Vol. 25, Pg. 39, Map Records of Nueces County, Texas
Lot 1, Block 1 Marina Del Sol Vol. 45, Pg. 66, Map Records of Nueces County, T
Lot 2, Block 1
Block III Ocean View Vol. 11, Map Records of Nueces County, Texas
Block VIII Ocean View Vol. A, Pg. 27, Map Records of Nueces County, Texas
Lot 1A, Block VIII Ocean View Addition Vol. 53, Pg. 68, Map Records of Nueces County, Texas
36 Acres of Block 403 Bay Terrace No. 2 Vol. A, Pg. 26, M.R.N.C.T. (Owner: Peterson and Palacios, Inc.)
Block 7 Del Mar Vol. 4, Pgs. 8-10, Map Records of Nueces County, Texas
Lot 25, Block 6 Del Mar Subdivision Vol. 48, Pg. 123, Map Records of Nueces County, Texas
Block 4 Bay Front Terrace
Portion of a 15' Wide Alley closed by Ord. No. ____ (O.P.R.N.C.T.)
Portion of a 15' Wide Alley closed by City Ordinance No. ____ (O.P.R.N.C.T.)
Portion of Drainage Easement Closed by City Ordinance No. ____ (O.P.R.N.C.T.)
Utility Easement (Doc. No. 2006049479, O.P.R.N.C.T.)
Closed portion of a 15' Wide Alley Dedicated in Doc. No. 2006049479 (O.P.R.N.C.T.)
Portion of a 15' Wide Alley closed by Ord. No. ____ (O.P.R.N.C.T.)
Portion of a 15' Wide Alley closed by City Ordinance No. ____ (O.P.R.N.C.T.)
Portion of Drainage Easement Closed by City Ordinance No. ____ (O.P.R.N.C.T.)
Portion of a 15' Wide Alley closed by City Ordinance No. ____ (O.P.R.N.C.T.)
Portion of a 15' Wide Alley closed by Ord. No. ____ (O.P.R.N.C.T.)
Match Line Sheet 2 of 3 Sheet 3 of 3
Match Line Sheet 2 of 3 Sheet 3 of 3
Street Dedication 34sf
Street Dedication 115sf
Street Dedication 45sf
Street Dedication 46sf
Street Dedication 154s
10'U.E.
20'Y.R.
15' Alley
15' Alley (Closed by Ordinance No. 2799)
30.0'
50.0'
62.0'
54.0'
65.7'
173.37'
5'B.L.
10'B.L.
20'B.L.
15'B.L.
25.0'
35.0'
10'U.R.
8' Utility and Storm Easement
4' Wide Sidewalk Easement
20' Fire Lane
10' Storm Sewer Ea
Existing Building
Existing Building
Existing Building

Existing Building Encroachments



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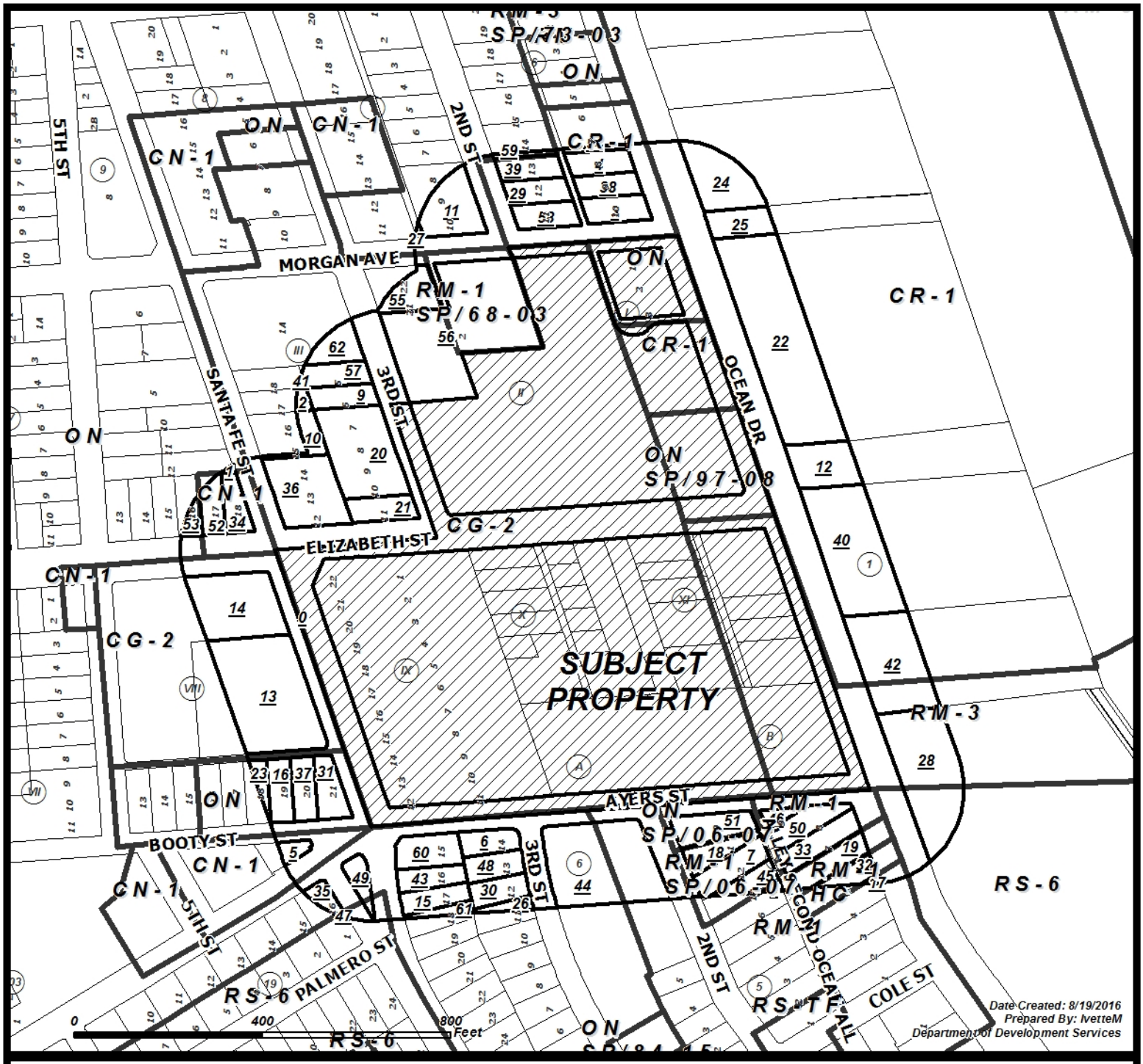


CASE: 0816-02

ZONING & NOTICE AREA

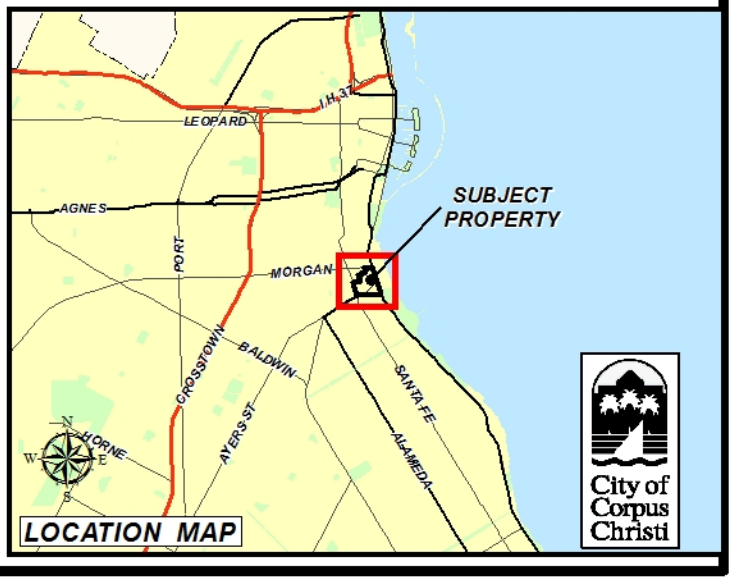
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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

4 Owners within 200' listed on attached ownership table

X Owners in opposition



16-10000031

REZONING APPLICATION

Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street

Office Use Only

Case No.: 0816-02 Map No.: 045043

PC Hearing Date: August 24, 2016 Proj.Mgr: Bob Payne

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street
Hearing Time: 5:30 p.m.

** A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.*
** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

1. Applicant: Urban Engineering Contact Person: Xavier Galvan
   Mailing Address: 2725 Swantner Drive
   City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-3101
   E-mail: Cell: (361) 854-3101

2. Property Owner(s): Christus Spohn Health System Corporation Contact Person: Derrick Walls
   Mailing Address: 600 Elizabeth Street
   City: Corpus Christi State: TX ZIP: 78404 Phone: ( )
   E-mail: Cell: (817) 691-2062

3. Subject Property Address: 600 Elizabeth Street Area of Request (SF/acres): 22.46 Acres
   Current Zoning & Use: ON, CR-1, CG-2 & RM-3 Proposed Zoning & Use: CI
   5983-0001-0010, 5983-0002-0045, 5983-0009-0000, 5983-0012-0010, 5983-0010-0010, 5983-0010-0012, 5983-0011-0010, 5983-0011-0040, 5983-0011-0050 5983-0011-0060, 5983-0011-0100, 5983-0011-0120, 5983-0011-0130 & 5983-0011-0131
   12-Digit Nueces County Tax ID: _____-_____-____
   Subdivision Name: Block: Lot(s):
   Legal Description if not platted: Lots 1-3, Block I, Lots 1-22, Block IX, Lots 1-14, Block X & Lots 1-14, Block XI, Ocean View, Lots 1-8, Block A & Lots 1-8, Block B, Bay Terrace and portions of adjacent alleys, Morgan Avenue, Elizabeth Street, Ayers Street, Santa Fe Street, Second Street, Third Street and South Shoreline Boulevard

4. Submittal Requirements:
   - ☑ **Early Assistance Meeting**: Date Held 4-13-15 ; with City Staff Jessica Alford
   - ☑ **Land Use Statement** ☑ **Disclosure of Interest** ☑ **Copy of Warranty Deed**

   IF APPLICABLE:
   - ☐ Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan) ☐ Site Plan for PUD or Special Permit
   - ☑ Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS) ☐ Lien Holder Authorization
   - ☑ Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a *complete* application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature

Kelly Elkins
Owner or Agent's Printed Name

Applicant's Signature

Xavier Galvan
Applicant's Printed Name

Office Use Only: Date Received: 7-13-16 Received By: bkp ADP: SE

Rezoning Fee: 1,976.75 + PUD Fee 0 + Sign Fee 70.00 = **Total Fee** 2,046.75

No. Signs Required _____ @ $10/sign Sign Posting Date: _____

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

   The owner is requesting a change of zoning from ON, CR-1, CG-2 and RM-3 to CI. The request is being made to clean up the multiple zonings for the Spohn Shoreline Medical Campus. The campus is currently under construction to renovate the facilities. The owner is also re-platting the properties to combine the various tracts they own in order to comply with current UDC requirements.

2. Identify the existing land uses adjoining the area of request:

   North - Morgan Avenue - CR-1 (Parking)

   South - Ayers Street - ON (Medical Offices and Spohn Guest House) and RM-1 (Apartments and Parking)

   East - Ocean Drive - CR1(Vacant) and RM-3 (Condominiums)

   West - Third Street - CG-2 (Medical Offices)/Santa Fe - ON (Medical Offices) and CG-2(Medical Offices)

URBAN ENGINEERING

Job No. 42711.B507
March 22, 2016

Exhibit A
22.46 Acre Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 22.46 Acre Zoning Tract, being Lots 1-3 and a portion of a 15 Foot Wide Alley, Block I, all of Block IX, all of Block X, all of Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; all of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, of the said Map Records; all of Block A and all of Block B, Bay Terrace, a map of which is recorded in Volume 3, Page 45, of the said Map Records; portions of South Shoreline Boulevard (formerly known as Bay View Avenue), a 100 Foot Wide Public Right-of-Way, Ayers Street (formerly known as Booty Avenue), a 60 Foot Wide Public Right-of-Way, Santa Fe Street (formerly known as Fourth Street), a 60 Foot Wide Public Right-of-Way, Elizabeth Street (formerly known as Starr Avenue), a 75 Foot Wide Public Right-of-Way, Third Street, a 60 Foot Wide Public Right-of-Way, Second Street, a 60 Foot Wide Public Right-of-Way, and Morgan Avenue, a 60 Foot Wide Public Right-of-Way, all shown on the said Plat of Ocean View, recorded in Volume 1, Page 11 , of the said Map Records; the said 22.46 Acre Zoning Tract being more fully described as follows:

Beginning, at the intersection of the centerline of the said South Shoreline Boulevard and the centerline of the said Morgan Avenue;

Thence, with the boundary of this Tract as follows:

- South 19°06' 16" East, with the centerline of the said South Shoreline Boulevard, 1246.87 Feet, to the centerline of the said Ayers Street;
- South 85°42'20" West, with the said centerline of Ayers Street, 1063.23 Feet, to the centerline of the said Santa Fe Street;
- North 19°06'52" West, with the said centerline of Santa Fe Street, 623.73 Feet, to the centerline of the said Elizabeth Street;
- North 85°44'06" East, with the said centerline of Elizabeth Street, 347.03 Feet, to the centerline of the said Third Street;
- North 19°06'22" West, with the said centerline of Third Street, 292.34 Feet;

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www.urbaneng.com
TBPE, Firm # 145 • TBPLS Firm # 10032400

Thence, North 85°46'14" East, departing the said centerline of the said Third Street, at 30.00 Feet, pass the West corner of the said Lot 4, the South corner of Lot 2, Block IIA, Ocean View Addition, a map of which is recorded in Volume 49, Pages 9-10, of the said Map Records, in all a distance of 174.24 Feet, to an outer ell corner of the said Lot 2, for an inner ell corner of the said Lot 4 and this Tract;

Thence, with the common boundary line of the said Lot 2 and the said Lot 4, the boundary of this Tract as follows:

- North 19°06'22" West, 101.09 Feet;
- North 85°46'14" East, 173.96 Feet;
- North 19°06'22" West, at 200.77 Feet, pass the Northeast corner of the said Lot 2, for a Northwest corner of the said Lot 4, in all a distance of 230.77 Feet, to the centerline of the said Morgan Avenue;

Thence, North 85°46'14" East, with the said centerline of Morgan Avenue, 368.39 Feet, to the Point of Beginning, containing 22.46 Acres (978,304 Sq Ft) of Land, more or less;

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

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. Fieldwork was performed on April 2015, and does not represent a current on the ground Survey.

Also reference accompanying sketch of Tract described herein.

URBAN ENGINEERING

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

(361)854-3101 2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404 FAX (361)854-6001
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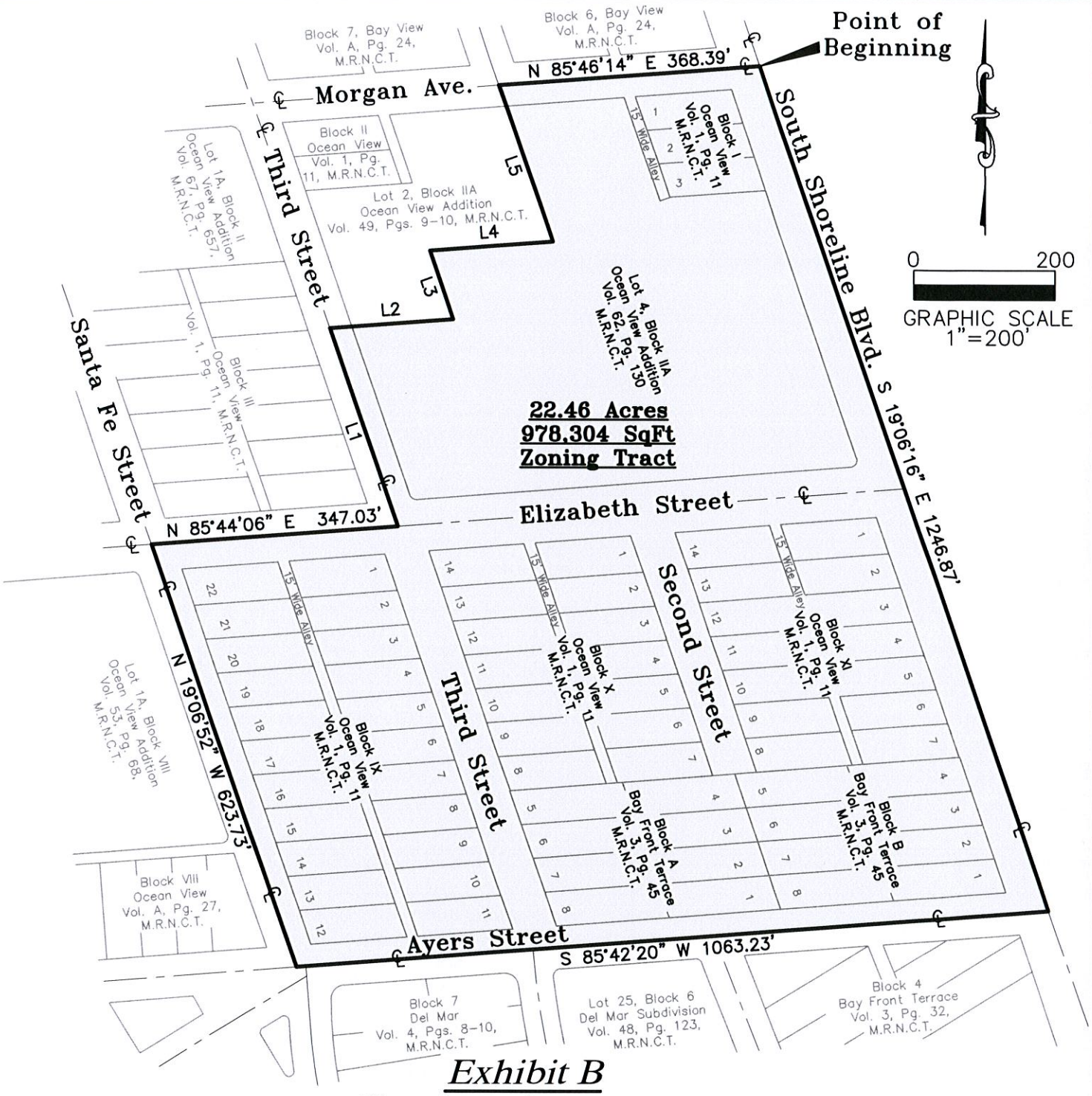

Exhibit B

Sketch to Accompany

Fieldnotes, for a 22.46 Acre Zoning Tract, being Lots 1-3 and a portion of a 15 Foot Wide Alley, Block I, all of Block IX, all of Block X, all of Block XI, Ocean View, a map of which is recorded in Volume 1, Page 11, Map Records of Nueces County, Texas; all of Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 129-130, of the said Map Records; all of Block A and all of Block B, Bay Terrace, a map of which is recorded in Volume 3, Page 45, of the said Map Records; portions of South Shoreline Boulevard (formerly known as Bay View Avenue), a 100 Foot Wide Public Right-of-Way, Ayers Street (formerly known as Booty Avenue), a 60 Foot Wide Public Right-of-Way, Santa Fe Street (formerly known as Fourth Street), a 60 Foot Wide Public Right-of-Way, Elizabeth Street (formerly known as Starr Avenue), a 75 Foot Wide Public Right-of-Way, Third Street, a 60 Foot Wide Public Right-of-Way, Second Street, a 60 Foot Wide Public Right-of-Way, and Morgan Avenue, a 60 Foot Wide Public Right-of-Way, all shown on the said Plat of Ocean View, recorded in Volume 1, Page 11 , of the said Map Records.

LINE	BEARING	DISTANCE
L1	N 19°06'22" W	292.34'
L2	N 85°46'14" E	174.24'
L3	N 19°06'22" W	101.09'
L4	N 85°46'14" E	173.96'
L5	N 19°06'22" W	230.77'

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: 03/22/2016
SCALE: 1"=200'
JOB NO.: 42711.B507
SHEET: 1 OF 1
DRAWN BY: CDS

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Urban Engineering

Mailing Address: 2725 Swantner Drive

City: Corpus Christi State: TX Zip: 78404

Home Phone: ( ) Business Phone: (361) 854-3101 Cell: (361) 460 4845

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

> Be the point of contact between myself and the City of Corpus Christi; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; consent to legally binding modifications; conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City of Corpus Christi will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Corpus Christi, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have the legal authority to make this binding appointment on behalf of the entity, and every reference herein to "I", "my", or "me" is a reference to the entity.

***Signature of Agent:** _____ Title: Senior Plotting Tech / Project Manager

Printed/Typed Name of Agent: Xavier Galvan for Urban Engineering Date: 7-13-16

***Signature of Property Owner:** _____ Title: President

Printed/Typed Name of Property Owner: Kelly Ellis Date: 7-8-16

***Signature of Property Owner:** _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

***Signature of Property Owner:** _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

*Application must be signed by the individual applicant, each partner of a partnership, or by an authorized officer of a corporation or association.

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. ***Every question must be answered***. If the question is not applicable, answer with "NA".

NAME: Christus Spohn Health System Corporation

STREET: 600 Elizabeth Street **CITY:** Corpus Christi, Texas **ZIP:** 78404

FIRM is: (●) Corporation ( ) Partnership ( ) Sole Owner ( ) Association ( ) Other_____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. **State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Job Title and City Department (if known)
N/A	

2. **State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Title
N/A	

3. **State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Board, Commission, or Committee
N/A	

4. **State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Consultant
N/A	

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Kelly Elkins (Print Name) Title: President

Signature of Certifying Person: _____ Date: 7-8-16

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. ***Every question must be answered***. If the question is not applicable, answer with "NA".

NAME: Urban Engineering

STREET: 2725 Swantner Drive **CITY:** Corpus Christi, Texas **ZIP:** 78404

FIRM is: ◯ Corporation ◉ Partnership ◯ Sole Owner ◯ Association ◯ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. **State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".**

Name	Job Title and City Department (if known)
N/A	

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Name	Title
N/A	

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Name	Board, Commission, or Committee
N/A	

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Name	Consultant
N/A	

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Xavier Galvan (Print Name) Title: Senior Plotting Tech Project Manager

Signature of Certifying Person: _____ Date: 7-13-16

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

Being a 22.46-acre tract of land encompassing Blocks I, IX, X, and XI, Ocean View Subdivision, Lot 4, Block IIA, Ocean View Addition, and Blocks A and B, Bay Front Terrace Addition, and portions of abutting rights-of-way on Ocean Drive, Ayers Street, Santa Fe Street, Second Street, Third Street, Elizabeth Street, and Morgan Avenue, located between Ocean Drive and Santa Fe Street and between Morgan Avenue and Ayers Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 24, 2016,** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.,** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Manuel Perez

Address: 5508 Ocean Dr. City/State: Corpus Christi, TX

( ) IN FAVOR (✓) IN OPPOSITION Phone: 1-361-215-3285

REASON:

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 26
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

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Printed Name: Manuel Perez

Address: 5508 Ocean Dr City/State: Corpus Christi, TX

( ) IN FAVOR (✓) IN OPPOSITION Phone: 1-361-215-3285

REASON:

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 30
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

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RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

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Printed Name: Manuel Perez

Address: 5508 Ocean Dr. City/State: Corpus Christi, TX

( ) IN FAVOR (√) IN OPPOSITION Phone: 1-361-215-3285

REASON:

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 48
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

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Printed Name: Manuel Perez

Address: 5508 Ocean Dr. City/State: Corpus Christi, TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 1-361-215-3285

REASON:

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 6
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

Printed Name: Stan / Tom Zimmerman

Address: 606 Morgan Ave #101 City/State: Corpus Christi TX 78404

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-882-2674
or 210-725-5114

REASON: Until we receive further info, we cannot make an informed decision.

Signature

SEE MAP ON REVERSE SIDE
Property Owner ID: 11
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

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Rec'd 8-25-16

RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

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Printed Name: MARK A. DI CARLO, PRES. TIMENS CENTER

Address: 722 ELIZABETH ST. City/State: CORPUS CHRISTI TX

( ) IN FAVOR (X) IN OPPOSITION Phone: 361-888-6968 78404

REASON: I AM GENERALLY OPPOSED TO THE CENTRALIZATION & RELOCATION AND EXPANSION OF SPOHN SHORELINE HOSPITAL

Signature

8/17/16

SEE MAP ON REVERSE SIDE
Property Owner ID: 53
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

RESCHEDULED

City Planning Commission Public Hearing

Rezoning Case No. 0816-02

Christus Spohn Health System Corporation has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-3" Multifamily 3 District, "ON" Office District, "CR-1" Resort Commercial District, "CG-2" General Commercial District and "CG-2/SP" General Commercial District with a Special Permit for a Helipad** to the **"CI" Intensive Commercial District**. The property to be rezoned is described as:

Being a 22.46-acre tract of land encompassing Blocks I, IX, X, and XI, Ocean View Subdivision, Lot 4, Block IIA, Ocean View Addition, and Blocks A and B, Bay Front Terrace Addition, and portions of abutting rights-of-way on Ocean Drive, Ayers Street, Santa Fe Street, Second Street, Third Street, Elizabeth Street, and Morgan Avenue, located between Ocean Drive and Santa Fe Street and between Morgan Avenue and Ayers Street.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 24, 2016,** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.,** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Dorothy Spawn

Address: 502 Del Mar Blvd. City/State: CC Texas

( ) ~~IN FAVOR~~ N/A ( ) ~~IN OPPOSITION~~ N/A Phone: 361.288.6055

REASON: Need additional information before declaring position!

Dorothy Spawn
Signature

SEE MAP ON REVERSE SIDE
Property Owner ID:
HTE# 16-10000031

Case No. 0816-02
Project Manager: Bob Payne

August 18, 2016

Shall Lithotripsy (treatment for kidney stones) be incorporated into the hospital proper or continue as occurred sometimes in the past?

Thanks for your mailed notification.

I shall attend the August 24, 2016 meeting.

Dorothy Spann
502 Del Mar Blvd, Corpus Christi, TX 78404
dorothyspanncc@gmail.com
361.288.6055