

Ordinance amending the Unified Development Code (“UDC”), upon application by Christus Spohn Health System Corporation (“Owner”), by changing the UDC Zoning Map in reference to 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, 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 to the “CR-1/SP” Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street on Tract 1, and the “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 on Tract 2; 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 Christus Spohn Health System Corporation (“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, September 7, 2016, during a meeting of the Planning Commission when the Planning Commission recommended 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 to the “CI” Intensive Commercial District, and, in lieu thereof, approval of the “CR-1/SP” Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street on Tract 1, and the “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 on Tract 2; and on Tuesday, October 11, 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 Christus Spohn Health System Corporation (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the 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 to the “CR-1/SP” Resort Commercial District with a Special Permit allowing a 10-foot minimum setback on Elizabeth Street and Ayers Street on Tract 1, and the “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 on Tract 2, located between Ocean Drive and Santa Fe Street and between Morgan Avenue and Ayers Street, in reference to 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 (Zoning Map No. 045043), as shown in Exhibits “A”, “B”, and “C”. Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a map to accompany the metes and bounds description, and Exhibit C, which is a site plan of the Property, 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. The City’s Future Land Use Map, an element of the Comprehensive Plan, is amended to designate Tracts 1 and 2 for low density residential 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

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, 1247.11 Feet, 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;

Map of Tracts 1 & 2

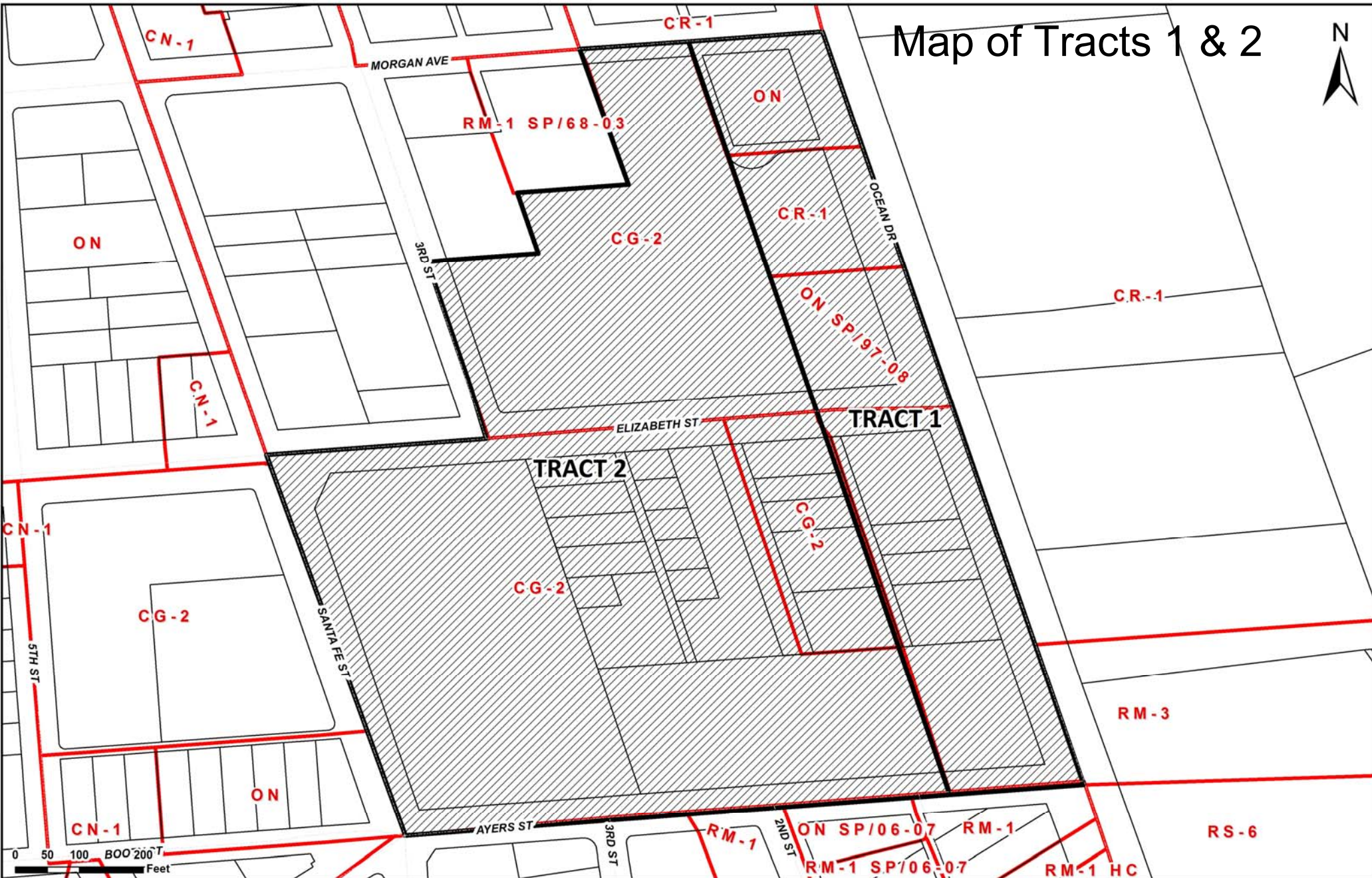


Exhibit B

