

**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 “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 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 “CI” Intensive Commercial District, 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” 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 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



Job No. 42711.B507  
March 22, 2016  
Revised: August 5, 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 Ocean Drive (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 Ocean Drive 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 Ocean Drive, 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;

**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



