

**Case No. 0219-02 HCS 311, LLC:  
Ordinance rezoning property at or near 1401 North Alameda Street  
from the “RM-1” Multifamily 1 District to the “IL” Light Industrial  
District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of HCS 311, LLC. (“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, a public hearing was held on Wednesday, February 20, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District and on Tuesday, March 26, 2019, 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 made by HCS 311, LLC. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37 (the “Property”), from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District (Zoning Map No. 046045), as shown in Exhibits “A” and “B”. Exhibit A, is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, 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.** To the extent this amendment to the UDC represents a deviation from the City’s Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**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.

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That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

Joe McComb \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Rudy Garza \_\_\_\_\_

Everett Roy \_\_\_\_\_

Paulette M. Guajardo \_\_\_\_\_

Greg Smith \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2019, by the following vote:

Joe McComb \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Rudy Garza \_\_\_\_\_

Everett Roy \_\_\_\_\_

Paulette M. Guajardo \_\_\_\_\_

Greg Smith \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

## Exhibit A

### METES & BOUNDS – NORTHSIDE MANOR

Being a tract of land containing 4.1573 acres, more or less, being out of Block C, Colonia Mexicana of Corpus Christi, Nueces County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rod set for them most northerly corner of Block C, being the intersection of the southwest boundary of North Broadway (now known as West Broadway Street) and the southeast boundary of Sam Rankin Street as shown by Map of Colonia Mexicana recorded in Volume 2, Page 17, of the Map Records of Nueces County, Texas, said POINT OF BEGINNING being the most northerly corner of the tract herein described.

THENCE South 53° 00' 00" East, with the Southwest boundary of North Broadway Street, 280.00 feet to a 5/8 inch iron rod set for a corner, said point being the intersection of the Southwest boundary of West Broadway and the Northwest boundary of North Alameda Street;

THENCE South 37° 00' 00" West, with the Northwest boundary of North Alameda Street 441.4 feet to a 5/8 inch iron rod set to a corner;

THENCE North 53° 00' 00" West, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner;

THENCE South 37° 00' 00" West, a distance of 100.0 feet to a 5/8 inch iron rod set for a corner;

THENCE South 53° 00' 00" East, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner, said point being the Northwest boundary of North Alameda Street;

THENCE South 37° 00' 00" West, with the Northwest boundary of North Alameda Street, a distance of 150.0 feet to a 5/8 inch iron rod set for a corner, said point being the intersection of the Northwest boundary of North Alameda Street and the Northeast boundary of Chipito Street;

THENCE North 53° 00' 00" West, with the Northwest boundary of Chipito Street, a distance of 280.0 feet to a 5/8 inch iron rod set for a corner, said point being the intersection of the Northeast boundary of Chipito Street and the Southeast boundary of Sam Rankin Street;

THENCE North 37° 00' 00" East, with the Southeast boundary of Sam Rankin Street a distance of 150.0 feet to a 1 inch iron pipe found for a corner;

THENCE North 37° 00' 00" East, with the Southeast boundary of Sam Rankin Street a distance of 150.0 feet to a 1 inch iron pipe found for a corner;

THENCE South 53° 00' 00" East, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner;

THENCE North 37° 00' 00" East, a distance of 100.0 feet to a 5/8 inch iron rod set for a corner;

THENCE North 53° 00' 00" West, a distance of 62.5 feet to a 3/4 inch iron pipe found for a corner, said point of being in the Southeast boundary of Sam Rankin Street;

THENCE North 37° 00' 00" East, with the Southeast boundary of Sam Rankin Street, a distance of 441.4 feet to the PLACE OF BEGINNING, containing 4.1573 acres, more or less.

Exhibit B

