

## **PLANNING COMMISSION RECOMMENDATION**

**Zoning Case No. 0319-04 Advanced Housing Alternatives  
Corporation: Ordinance rezoning property at or near 509 South  
Carancahua Street from the “ON” Neighborhood Office District and  
the “RM-1” Multifamily 1 District to the “ON/SP” Neighborhood Office  
District with a Special Permit**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Advanced Housing Alternatives 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, a public hearing was held on Wednesday, May 15, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “ON” Neighborhood Office District and “RM-1” Multifamily 1 District to the “CR-2” Resort Commercial District, in lieu thereof, approval of the “ON/SP” Neighborhood Office District with a Special Permit (SP) with conditions and on Tuesday, June 25, 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 Advanced Housing Alternatives Corporation (“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 Lots 8, 9, 10 and the South 40 feet of Lot 7, Block 1, Doddridge, located on the west side of South Carancahua Street, north of Park Avenue, and south of Agnes Street (the “Property”), from “ON” Neighborhood Office District and “RM-1” Multifamily 1 District to the “CR-2” Resort Commercial District, in lieu thereof, approval of the “ON/SP” Neighborhood Office District with a Special Permit (SP) with conditions (Zoning Map No. 045044), 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 Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Uses:** All uses allowed in the “ON” Neighborhood Office District as defined in Section 4.5.2 of the Unified Development Code (UDC).
2. **Density:** The maximum density shall be 42 dwelling units per acre.

3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** 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 5.** 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 6.** 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.

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

State of Texas  
County of Nueces

Job Number: 1902004  
Date: 6/05/2019

### 1.07 Acre Tract

#### Metes and Bounds Description

BEING Lots 1, 8, and the South Forty Feet (S 40') of Lot 7, all in Block 1, DODDRIDGE ADDITION, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 12, Map Records, Nueces County, Texas (M.R.N.C.T.), Lot 9R, Block 1, DODDRIDGE TRACT, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded in Volume 46, Page 55, M.R.N.C.T., Lot 10, Block 1, DODDRIDGE TRACT, a subdivision in the City of Corpus Christi, Nueces County, Texas, according to the map or plat thereof, recorded in Volume 34, Page 139, M.R.N.C.T., and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point (Y = 17,176,758.98', X = 1,340,687.31') at 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the southeast corner of said Lot 10, being on the west line of S. Carancahua Street (a 60-foot wide right-of-way);

**THENCE** South 80°26'08" West, a distance of 277.27 feet to a fence corner found at the southwest corner of aforesaid Lot 9, being on the east line of S. Tanacahua Street (a 60-foot wide right-of-way);

**THENCE** North 01°02'55" West, along said west line, a distance of 189.91 feet to a 5/8-inch iron rod found;

**THENCE** North 80°26'42" East, over and across aforesaid Lot 7, a distance of 137.13 feet to a 5/8-inch iron rod found on the common line of said Lot 7 and Lot 2, aforesaid Block 1;

**THENCE** South 01°38'48" East, along said common line, a distance of 39.79 feet to a 5/8-inch iron rod found marking the common corner of Lots 1, 2, 7 and 8, said Block 1;

**THENCE** North 80°25'34" East, along the common line of said Lots 1 and 2, a distance of 137.82 feet to a 5/8-inch iron rod found marking the common east corner of said Lots 1 and 2, being on the aforesaid west line of S. Carancahua Street;

**THENCE** South 01°40'47" East, along said west line, a distance of 149.78 feet to the **POINT OF BEGINNING** and containing 1.07 acres (46,434 square feet) of land.

Coordinates and bearings are based on NAD83 (2011), Texas South Zone.  
All distances are U.S. Survey Feet (grid).

Prepared By:

Frontier Surveying Company  
710 Buffalo Street, Suite 700  
Corpus Christi, TX 78401  
Texas Firm Registration No. 10082900



# Exhibit B

