

Zoning Case No. 1019-01, Ed Rachal Foundation (District 1). Ordinance rezoning property at or near 2212 Morris Street from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District with a Special Permit.

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property being 2.066 acre tract, being all of Lots 1-4, and 10-12, Block 1, Patrick and Webb Addition to the City of Corpus Christi, as shown on a map recorded in Volume A, Page 13, Map Records of Nueces County, Texas, all of Lots 19-24, and the adjacent Alley of Block 1, First Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 3, Page 47, Map Records of Nueces County, Texas, and all of Lots 13-18, Block 1, Second Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 4, Page 49, Map Records of Nueces County, Texas and Lots 28, 29, and 30, Block 10, Pat Webb as shown in Exhibit “A”:

from the “RS-6” Single-Family 6 District to the “CI/SP” Intensive Commercial District with a Special Permit.

The subject property is located at or near 2212 Morris Street. Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

SECTION 2. The Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist persons with their transition into permanent housing. The facility shall not exceed 308 beds. No soup kitchen or public feeding shall be allowed.

2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.
3. **Security:** The transitional housing facility located on the Property shall be monitored by facility staff at all times.
4. **Landscaping:** Landscape requirements for the Property shall follow the standards outlined in the Unified Development Code (UDC). Existing trees along Morris Street and South 19th Street shall be kept and maintained.
5. **Parking:** Lots 28, 29, and 30, Block 10, Pat Webb shall only be used for the purpose of a parking lot.
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months

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 including the penalties for violations as made and provided for in Article 10 of the UDC.

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 subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, 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 _____ 2020, 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 _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT B-1

Field notes of a 2.066 acre tract, for rezoning purposes only, being all of Lots 1 – 4, and 10 – 12, Block 1, Patrick and Webb Addition to the City of Corpus Christi, as shown on a map recorded in Volume A, Page 13, Map Records of Nueces County, Texas, all of Lots 19 – 24, and the adjacent Alley of Block 1, First Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 3, Page 47, Map Records of Nueces County, Texas, and all of Lots 13 – 18, Block 1, Second Revised Plat of the Eckerd Addition to the City of Corpus Christi, as shown on a map recorded in Volume 4, Page 49, Map Records of Nueces County, Texas. Said 2.066 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar set in the intersection of the south right of way of Mary Street and the east right of way of 20th Street, for the northwest corner of Lot 24, and for the northwest corner of this survey, **THENCE** with the south right of way of Mary Street, North 88°28'19" East, a distance of 300.00 feet to a 5/8" re-bar set in the intersection of the south right of way of Mary Street and the west right of way of 19th Street, for the northeast corner of Lot 13, and for the northeast corner of this survey.

THENCE with the west right of way of 19th Street, South 01°31'41" East, a distance of 300.00 feet to a 5/8" re-bar set in the intersection of the north right of way of Morris Street and the west right of way of 19th Street, for the southeast corner of Lot 1, and for the southeast corner of this survey.

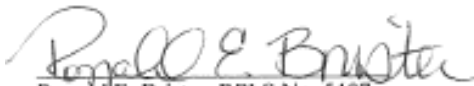
THENCE with the north right of way of Morris Street, South 88°28'19" West, a distance of 300.00 feet to a 5/8" re-bar set in the intersection of the north right of way of Morris Street and the east right of way of 20th Street, for the southwest corner of Lot 12, and for the southwest corner of this survey.

THENCE with the east right of way of 20th Street, North 01°31'41" West, a distance of 300.00 feet to the **POINT of BEGINNING** of this survey, and containing 2.066 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: September 25, 2019



Job No. 191854B

