

**Ordinance amending the Unified Development Code (“UDC”), upon application by Jesus Mora (“Owner”), by changing the UDC Zoning Map in reference to Lot 4-B, Barthlome Acre Tracts, from the “CI” Commercial Intensive District to the “CI/SP” Intensive Commercial District with a Special Permit; 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 Jesus Mora (“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, July 15, 2015, during a meeting of the Planning Commission when the Planning Commission recommended denial of the requested “IL” Light Industrial District and, in lieu thereof, approval of the “CI/SP” Intensive Commercial District with a Special Permit, and on Tuesday, August 11, 2015, 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 Jesus Mora (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on Lot 4-B, Barthlome Acre Tracts, located along the south side of Barthlome Street between Nueces Bay Boulevard and Lily Street (the “Property”), from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit (Zoning Map No. 048044), as shown in Exhibit “A” and Exhibit “B”. Exhibit A, which is a location map of the Property, and Exhibit B, which is a site plan of the Property, is 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 meeting the requirements of Exhibit B and the following conditions:

1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “CI” Intensive Commercial District, is the contractor’s yard use which includes the storage of equipment and vehicles as described herein.
2. **Access:** Vehicular access shall be as per the site plan.
3. **Hours of operation:** Business hours shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
4. **Time Limit:** This Special Permit shall expire in one (1) year if applicable permits are not applied for to bring the site into conformance.

5. **Setbacks and Buffer Yards:** Conformance includes, but is not limited to, the following:
  - a. The removal or relocation of the carport structure at the rear of the property to ensure that a minimum rear and side yard setback of ten (10) feet is met.
  - b. Buffer yards as required by the UDC shall be installed along the south and east property lines.
    - i. A Type C buffer yard shall be provided along the south property line; a ten (10) foot buffer yard and fifteen (15) points.
    - ii. A Type B buffer yard shall be required along the east property line; a five (5) foot buffer and ten (10) points.
6. **Lighting:** All lighting shall comply with UDC requirements.
7. **Storage of materials:** All storage of materials (including but not limited to spools of cable) shall occur within an enclosed building or screened from view per UDC requirements.
8. **Noise:** The applicant must comply with the City's Noise Ordinance.
9. **Other Requirements:** The Special Permit conditions listed herein does not preclude compliance with other applicable UDC and Building Code requirements.

**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 7.** 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	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

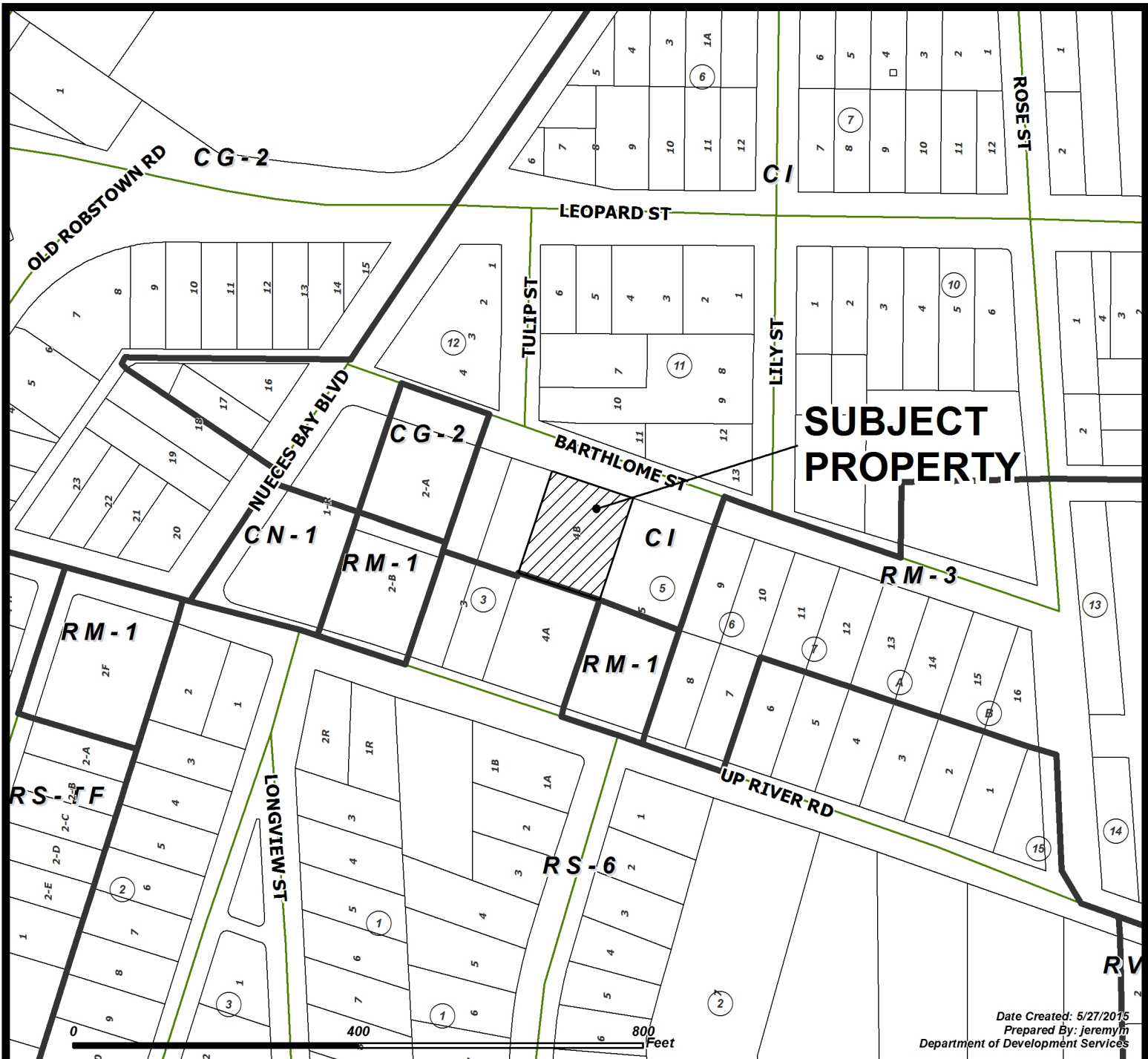
Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

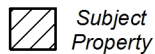
\_\_\_\_\_  
Nelda Martinez  
Mayor



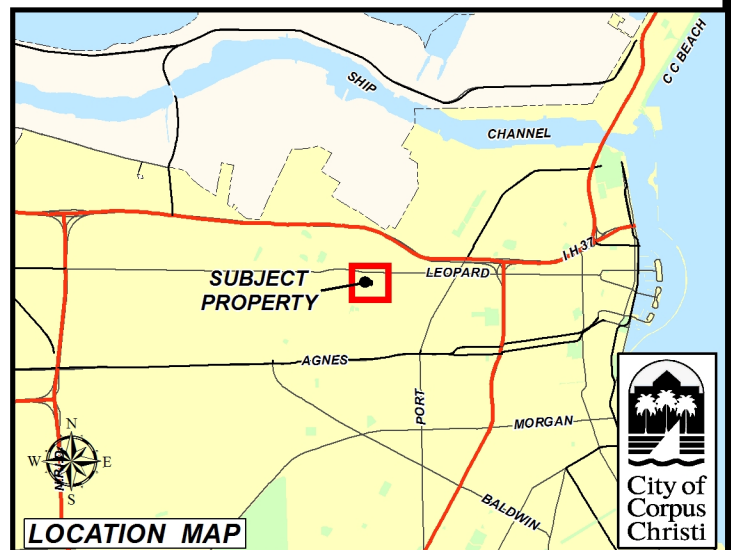
Date Created: 5/27/2015  
 Prepared By: Jeremym  
 Department of Development Services

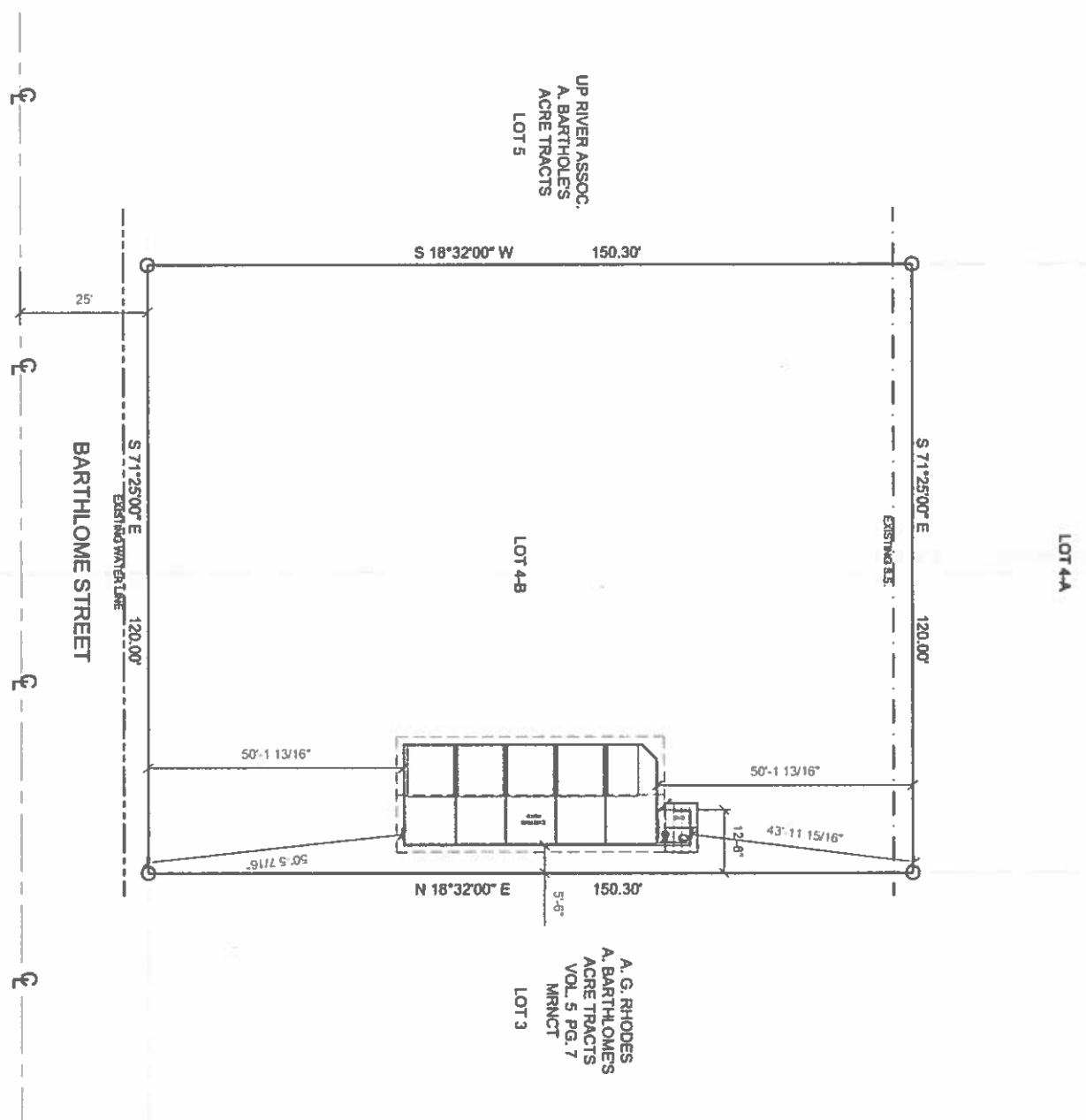
## CASE: 0615-04

### SUBJECT PROPERTY WITH ZONING



RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		





UP RIVER ASSOC.  
A. BARTHOMES  
ACRE TRACTS  
LOT 5

LOT 4-B

LOT 4-A

A. G. RHODES  
A. BARTHOMES  
ACRE TRACTS  
VOL. 5 PG. 7  
MRNCT  
LOT 3

BARTHLOME STREET

S 18°32'00" W 150.30'

S 71°25'00" E 120.00'

S 71°25'00" E 120.00'

N 18°32'00" E 150.30'

50'-1 13/16"

50'-1 13/16"

50'-5 7/16"

43'-11 15/16"

12'-8"

5'-0"

25'

EXISTING WATER LINE

EXISTING

**SITE PLAN**  
SCALE: 1" = 20'-0"

Exhibit B

EXISTING SITE PLAN

CS&M CABLE CONSTRUCTION  
LOT 4-B BARTHLOME ACRE TRACTS  
3313 BARTHLOME ST.  
CORPUS CHRISTI, TEXAS

APPROVED BY:	DRAWN BY:
DATE: 3-05-12	SCALE: 1/4" = 1'
DRAWING #:	
PAGE:	OF: