

**Zoning Case No. 0723-06, Costa Blue 914 S. Port Series (District 1).
Ordinance rezoning property at or near 914 South Port Avenue from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval.)**

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 the north half of Lot 5, Block 2, Montrose Park, as described/shown in Exhibit “A”:

the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.

The subject property is located at or near **914 South Port Avenue**. Exhibit A, a map, is attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

1. Use: The only use allowed other than uses allowed in the base zoning district is a commercial daycare center.

2. Location of Outdoor Play or Instruction Area: May be allowed in the front of the property but not in the required street yard as per the site plan.
3. Off-Street Parking and Loading: A signed shared parking agreement must be submitted with the building permit application to include 4 employee parking spaces and a drive-thru loading area with 5 vehicle stacking spaces as per the site plan.
4. Occupancy: Shall be limited to 4 employees and no more than 38 children.
5. Screening: The outdoor play area shall be screened according to Texas Child Care Licensing requirements.
6. State Licensing: The applicant shall maintain Texas Child Care Licensing.
7. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 7:00 PM.
8. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
9. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 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 2. 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 3. 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 4. 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 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; 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 6. 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 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2023.

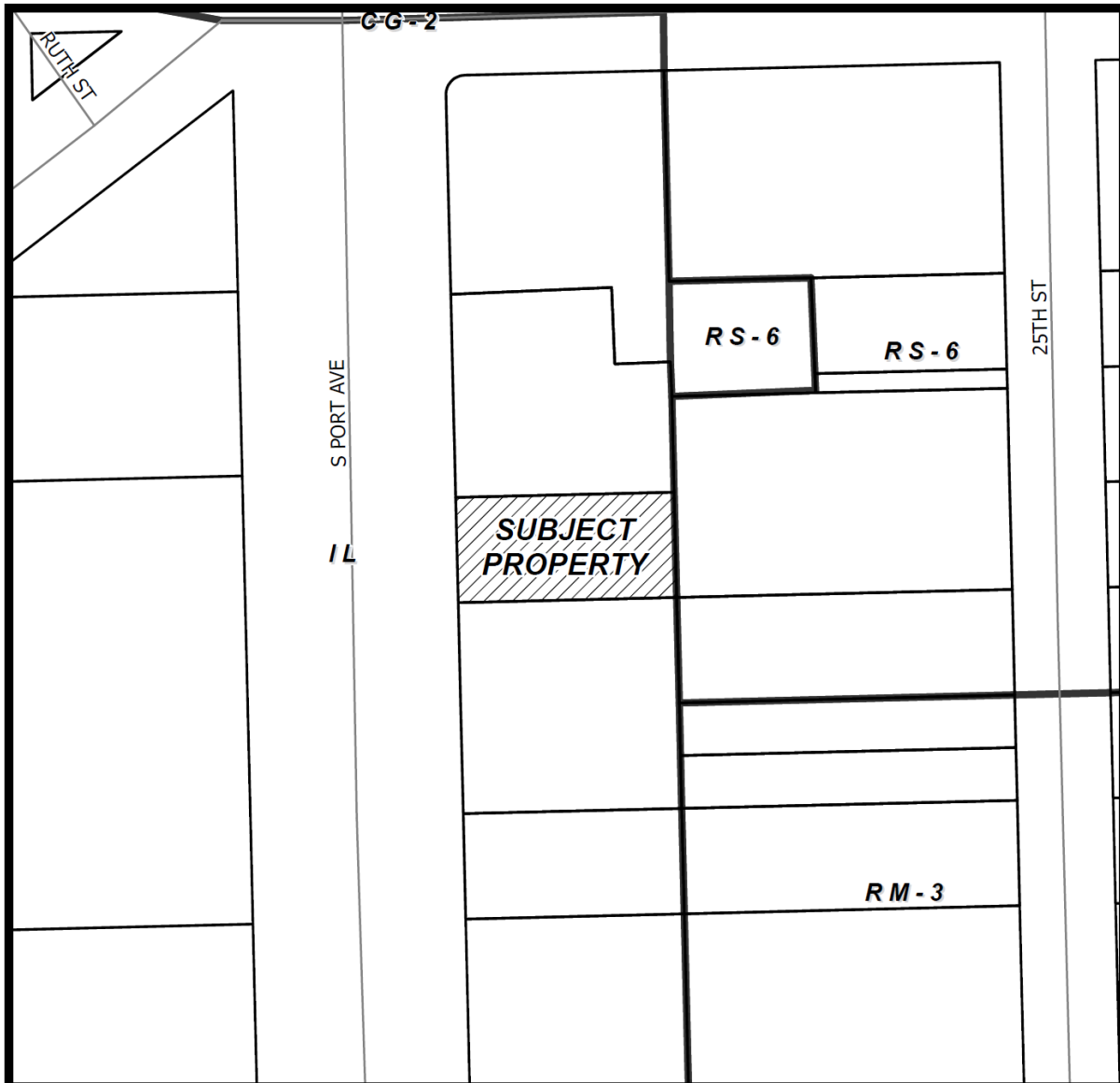
PASSED and APPROVED on the _____ day of _____, 2023.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A: MAP



CASE: 0723-06
SUBJECT PROPERTY WITH ZONING



- | | |
|----------------------------------------------|---------------------------------------------|
| A-1 Apartment House District | I-1 Limited Industrial District |
| A-1A Apartment House District | I-2 Light Industrial District |
| A-2 Apartment House District | I-3 Heavy Industrial District |
| AB Professional Office District | PUD Planned Unit Development |
| AT Apartment-Tourist District | R-1A One Family Dwelling District |
| B-1 Neighborhood Business District | R-1B One Family Dwelling District |
| B-1A Neighborhood Business District | R-1C One Family Dwelling District |
| B-2 Bayfront Business District | R-2 Multiple Dwelling District |
| B-2A Barrier Island Business District | RA One Family Dwelling District |
| B-3 Business District | RE Residential Estate District |
| B-4 General Business District | R-TH Townhouse Dwelling District |
| B-5 Primary Business District | SP Special Permit |
| B-6 Primary Business Core District | T-1A Travel Trailer Park District |
| BD Corpus Christi Beach Design Dist. | T-1B Manufactured Home Park District |
| F-R Farm Rural District | T-1C Manufactured Home Subdivision District |
| HC Historical-Cultural Landmark Preservation | |

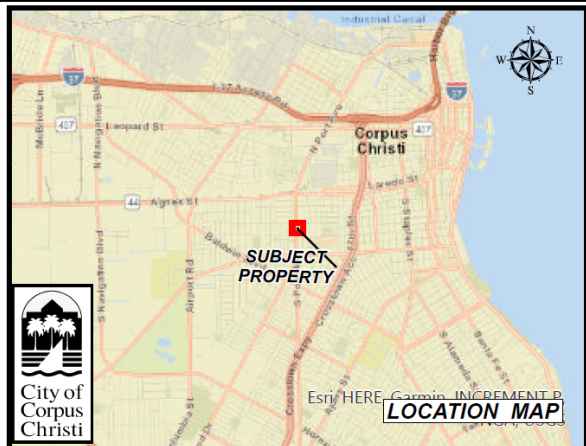
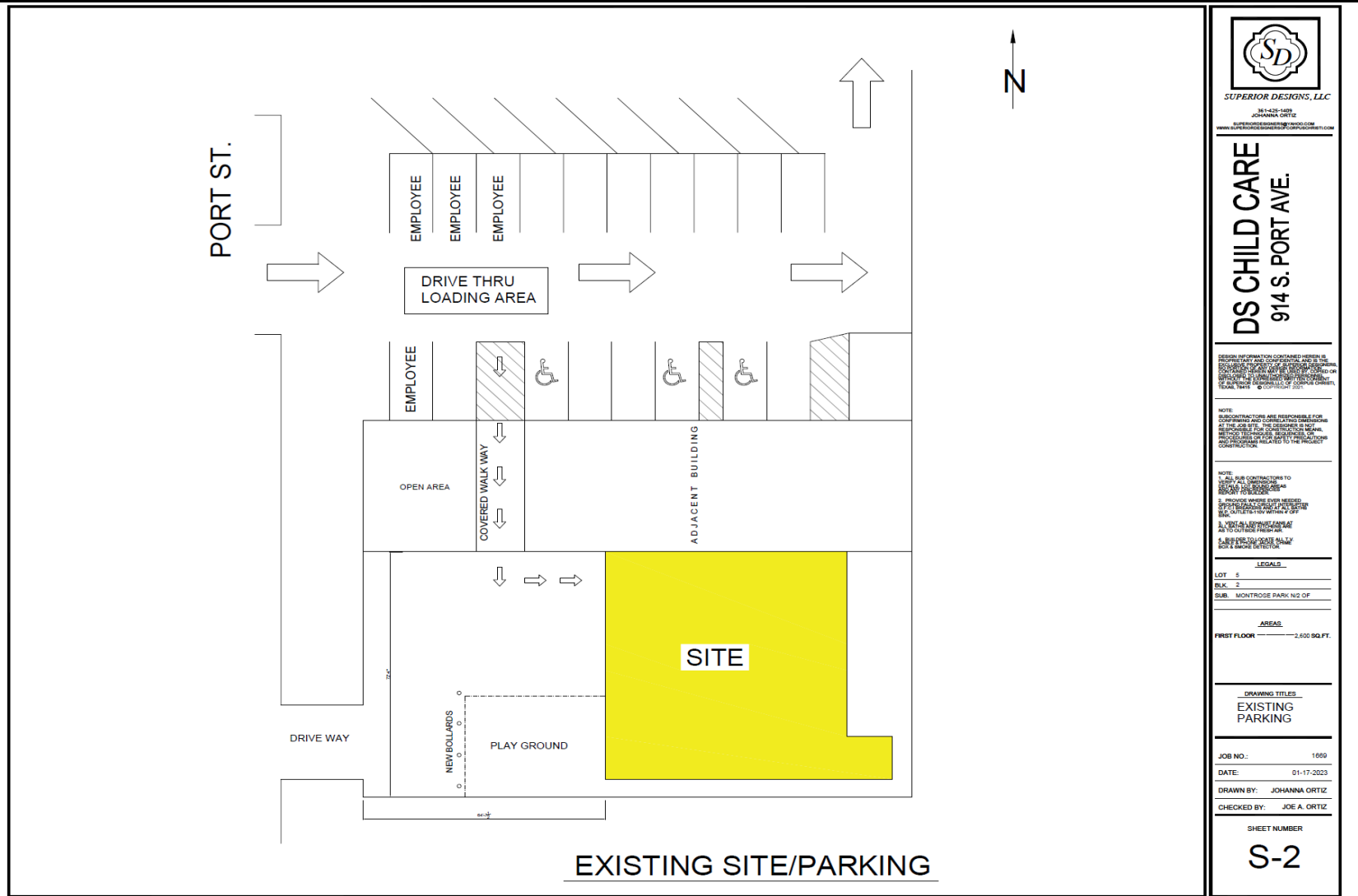


EXHIBIT B: SITE PLAN



SUPERIOR DESIGNS, LLC
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DS CHILD CARE
 914 S. PORT AVE.

DESIGN INFORMATION CONTAINED HEREIN IS PROPRIETARY AND CONFIDENTIAL AND IS THE PROPERTY OF SUPERIOR DESIGNS, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUPERIOR DESIGNS, LLC.

NOTE:
 1. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING AND CORRECTING DIMENSIONS AT THE JOB SITE. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DIMENSIONAL ERRORS OR OMISSIONS THAT MAY BE THE RESULT OF CONSTRUCTION.

NOTE:
 1. ALL SUB CONTRACTORS TO BE FULLY LICENSED AND REGISTERED WITH THE STATE OF FLORIDA.
 2. PROVIDE WHERE EVER NEEDED: SPONGE/ABSORBENT PADS AND SINK DRAINAGE TO WETNESS OF FLOOR.
 3. PROVIDE WHERE EVER NEEDED: SINK DRAINAGE TO WETNESS OF FLOOR.
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 9. PROVIDE WHERE EVER NEEDED: SINK DRAINAGE TO WETNESS OF FLOOR.
 10. PROVIDE WHERE EVER NEEDED: SINK DRAINAGE TO WETNESS OF FLOOR.

LEGALS
 LOT: 5
 BLK: 2
 SUB: MONTROSE PARK, N2 OF

AREAS
 FIRST FLOOR: 2,600 SQ. FT.

DRAWING TITLES
 EXISTING
 PARKING

JOB NO.: 1669
 DATE: 01-17-2023
 DRAWN BY: JOHANNA ORTIZ
 CHECKED BY: JOE A. ORTIZ

SHEET NUMBER
S-2