

**Case No. 0921-02, Ed Rachal Foundation: (District 1) Ordinance rezoning multiple properties at or near 2210 Mary Street from the “RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District to the “RS-6/SP” Single-Family 6 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 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 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 properties described Lots 1-7, 8A, and Lots 10-12, Eckerd Addition, Lots 1-15, 37, and a portion of Lot 38, Jasmin Addition, Lots 2, 3, 38-41, and a portion of Lots 1 and 42, Block 6, Summit Addition, Lots 25-30, Block 10, Patrick-Webb Addition, and Lots 16-21, Block 6, Summit Addition as shown in Exhibit “A”:

“RS-6” Single-Family 6 District, “RM-3” Multifamily District, and the “CN-1” Neighborhood Commercial District to the “RS-6/SP” Single-Family 6 District with a Special Permit

The subject properties are located at or near 2210 Mary Street. Exhibit A, which is a site plan and map of the subject property 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 an accessory parking use for a government facility.

2. **Landscaping:** The Properties are exempt from Section 7.3.3 of the Unified Development Code (UDC).
3. **Vehicular Screening:** The Properties shall follow the standards set in Section 7.3.11 of the Unified Development Code (UDC).
4. **Buffer Yard:** The following buffer yard standards shall apply to the Properties: When adjacent to the “RM-3” Multifamily District or “CN-1” Neighborhood Commercial District, the requirement shall be 5-feet of buffer yard with a 7-foot-tall screening fence. When adjacent to the “RS-6” Single-Family 6 District, the requirement shall be 10-feet of buffer yard with a 7-foot-tall screening fence.
5. **Lighting:** All lighting must adhere to the standards set in the Unified Development Code (UDC).
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **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 \_\_\_\_\_, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

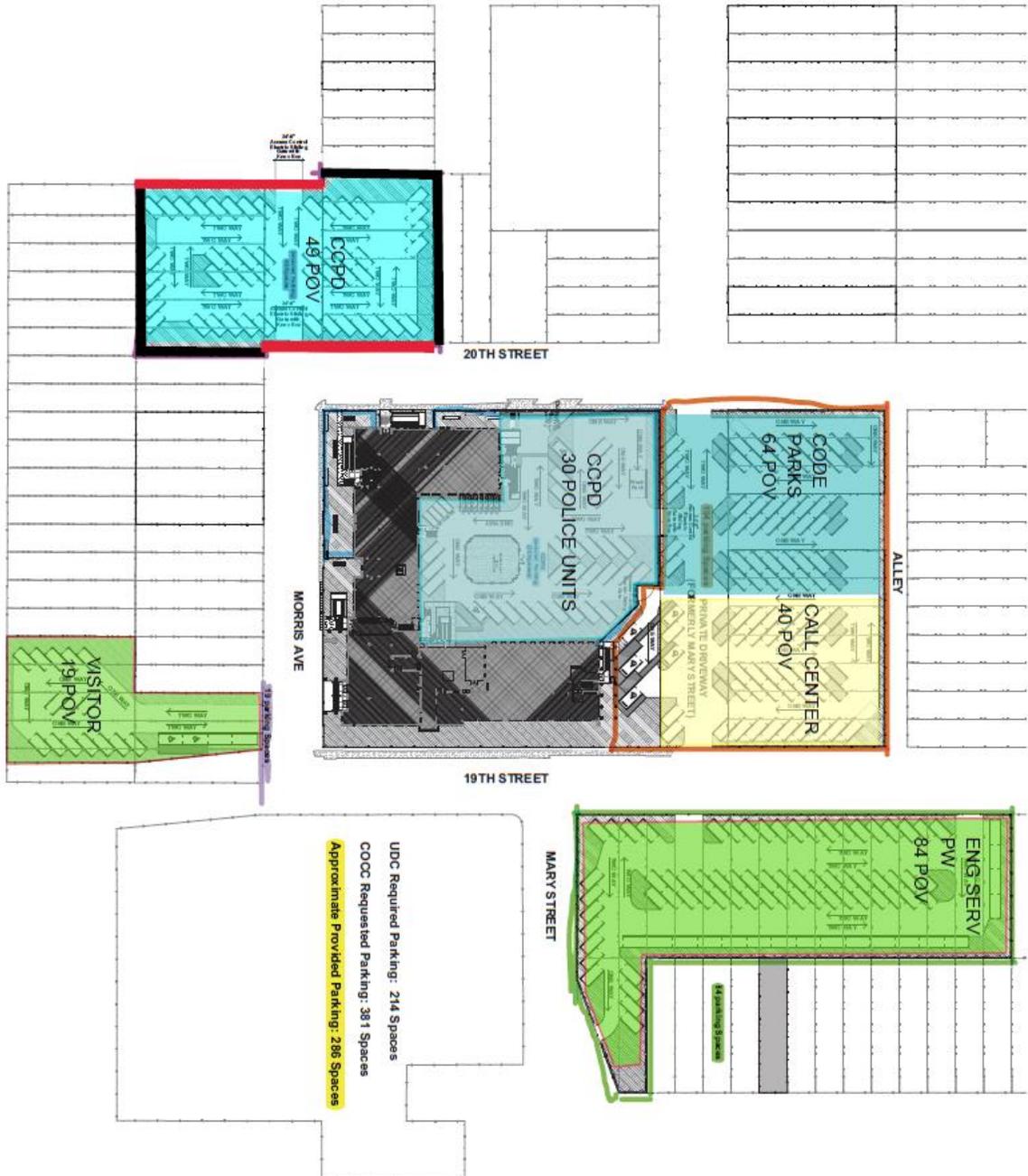
PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

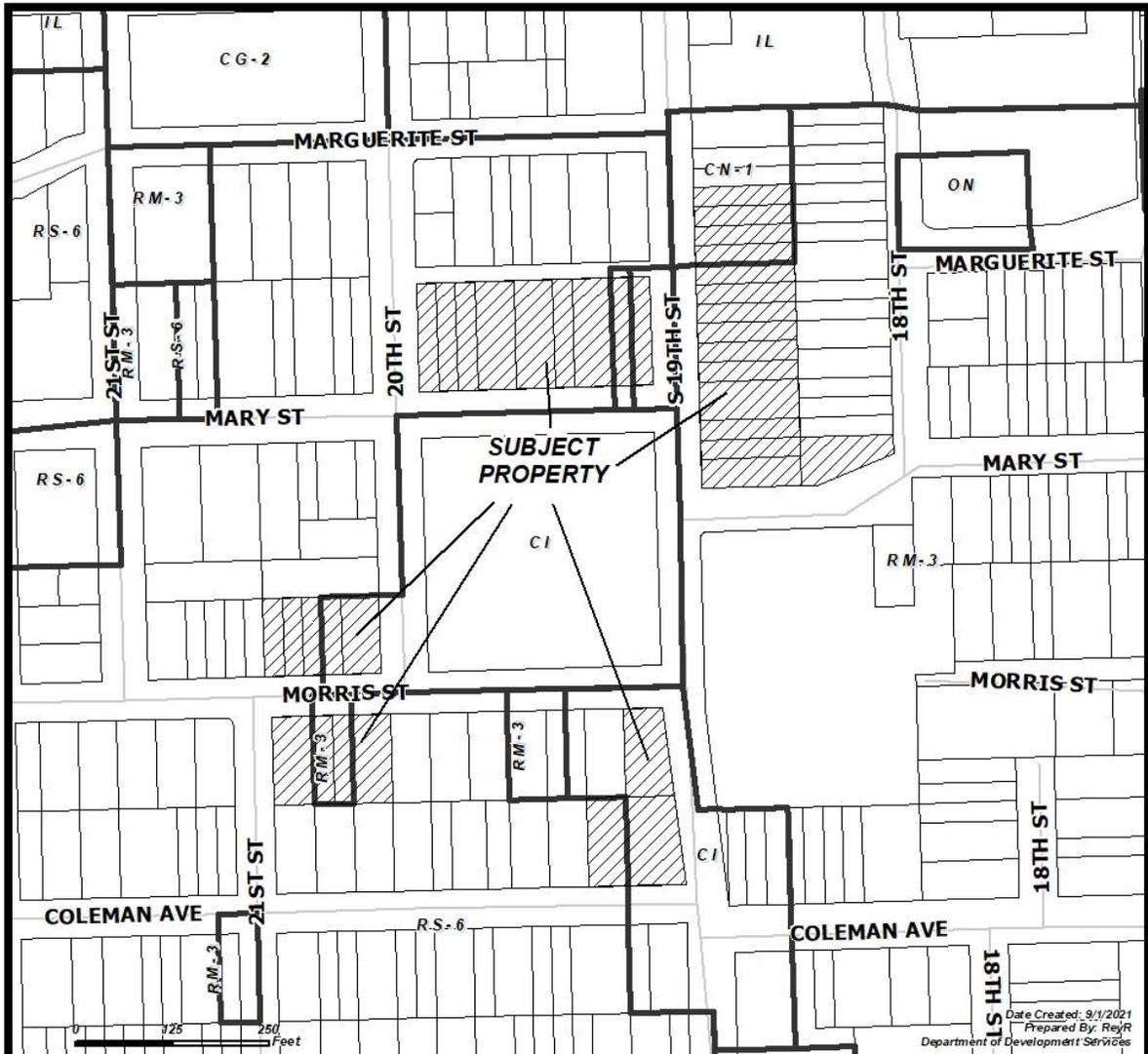
ATTEST:

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

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

# Exhibit A





Date Created: 9/1/2021  
 Prepared By: Rey R  
 Department of Development Services

**Case # 0921-02**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

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	

