

Zoning Case No. ZN8185, Toreros Investment II LLC (District 4). Ordinance rezoning a property at or near 635 Yorktown Boulevard from the “FR” Farm Rural District to the “CC/SP” Commercial Compatible District with a Special Permit; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval. Applicant originally requested a zoning change to the “R-MH” Manufactured Home District. Applicant consents to staff’s recommendation).

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, 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 Lot 24A Section 51, Flour Bluff and Encinal Farm and Garden Tract, as shown in Exhibit A, from:

the “**FR**” Farm Rural District to the “**CC/SP**” Commercial Compatible District with a Special Permit.

The subject property is located at or near **635 Yorktown Boulevard**. 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. **Uses:** The only uses authorized by this Special Permit other than those permitted in the base zoning district are as follows:
 - a. **Boat Storage** (UDC §4.5.2 Self-Service Storage Uses)
 - b. **Recreational Vehicle Park** (UDC §6.1 Recreational Vehicle Park District)
2. **Master Site Plan:** The owners shall develop the property in accordance with the attached Site Plan, Exhibit B.
3. **Military Compatibility Area Overlay District (MCAOD):**
 - a. Additional encroachment of uses and/or structures beyond the site plan into the Accident Potential Zone II (APZ-II) of the Air Installation Compatibility Use Zone (AICUZ) as part of the MCAOD is prohibited.

- b. Recreational Vehicle sites located within APZ-II are permitted to remain in their current location. No additional recreational vehicle sites are permitted to encroach into APZ-II.
- 4. **Buffer Yard:** A type A buffer yard consisting of a solid screening fence 6 feet in height must be constructed, maintained, and remain in place between abutting residential zoning districts.
- 5. **Lighting:** Lighting must be compliant with the MCAOD overlay. LED or internally illuminated lighting is prohibited.
- 6. **Time Limit:** Per 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. This 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 superseded.

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 _____, 2024.

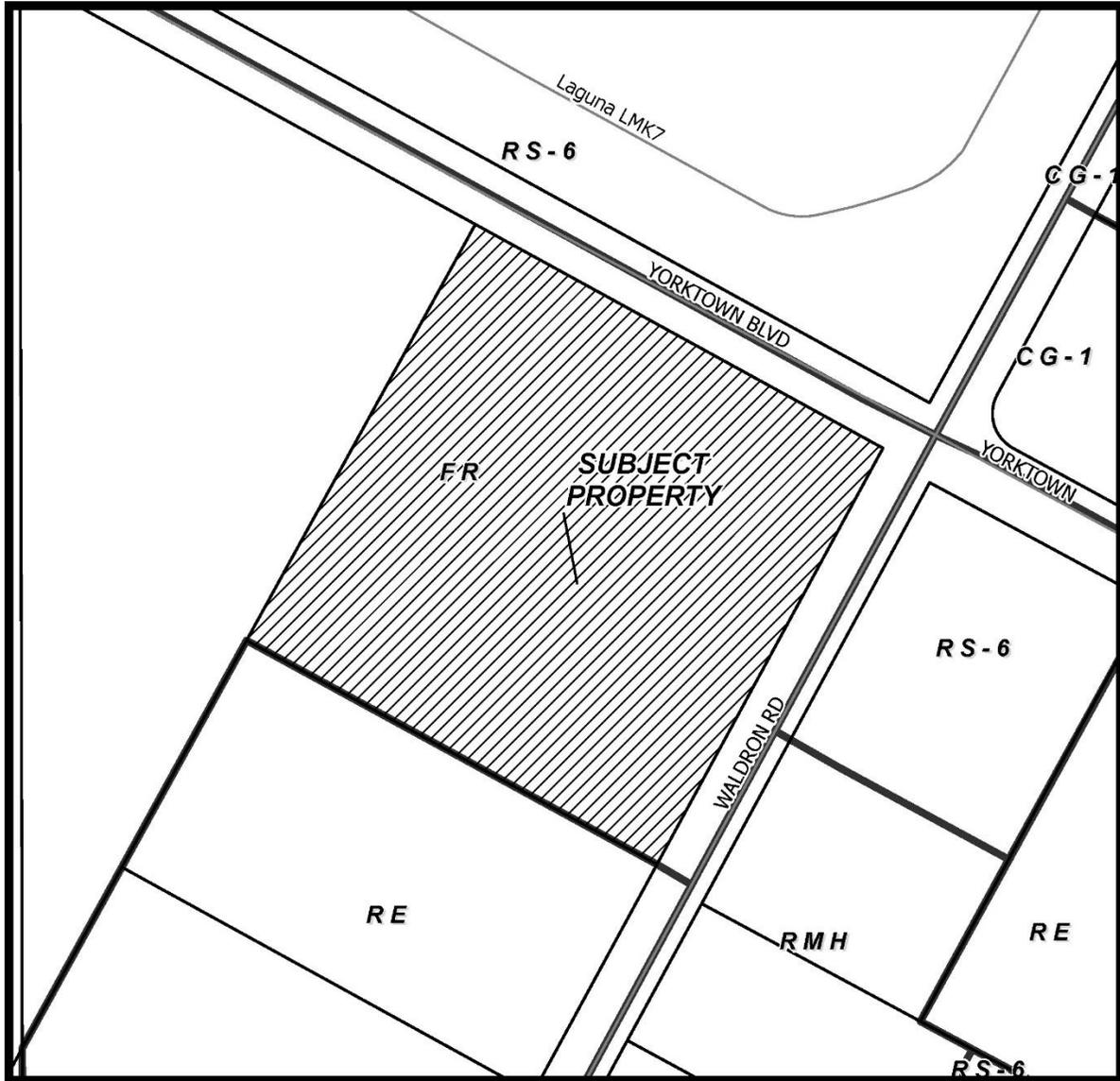
PASSED and APPROVED on the _____ day of _____, 2024.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



CASE: ZN8185 SUBJECT PROPERTY WITH ZONING



Subject Property

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	



