

**Ordinance amending the Unified Development Code (“UDC”), upon application by Scott Electric Co. (“Owner”), by changing the UDC Zoning Map in reference to a 0.5847 acre tract of land composed of four lots in Shoreline Park, Block 8, Southeast 40’ of Lot 9; Northwest 10’ of Lot 9, all of Lot 10, and Southeast 20’ of Lot 11; West 30’ of Lot 11 and East 10’ of Lot 12; West 43.75’ of Lot 12; from the “RS-6” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RS-6/SP” Single-Family 6 District with a Special Permit for all four lots; 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 Scott Electric Co. (“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, November 2, 2016, 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 change of zoning from the “RS-6” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “RS-6/SP” Single-Family 6 District with a Special Permit for all four lots, and on Tuesday, December 13, 2016, 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 by Scott Electric Co. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 0.5847 a tract of land composed of four lots composed of Shoreline Park, Block 8, consisting of the following four lots: Southeast 40’ of Lot 9; Northwest 10’ of Lot 9, all of Lot 10, and Southeast 20’ of Lot 11; West 30’ of Lot 11 and East 10’ of Lot 12; West 43.75’ of Lot 12; located on Dempsey Street between Lexington Avenue and North Port Avenue (the “Property”), from the from the “RS-6” Single-Family 6 District and “RS-6/SP” Single-Family 6 District with a Special Permit to “RS-6/SP” Single-Family 6 District with a Special Permit (Zoning Map No. 046045), as shown in Exhibits “A,” and “B”. Exhibit A, which is the plat of the Property, and Exhibit B, which is a site plan to accompany the plat, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entirety.

**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 by right in the base zoning district is the outdoor storage of company and/or employee vehicles and a storage building for parts and material of air conditioners and electrical work.
2. **Lighting:** All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
3. **Landscape Strip:** A ten (10) foot wide visual landscape strip shall be installed and maintained running parallel to, in front of, and in the distance of the required six (6) foot standard screening fence.
4. **Screening Fence:** A six (6) foot standard screening fence shall be installed and maintained to provide a visual barrier between the vehicular storage yard/building and the surrounding neighborhood.
5. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 5:30 PM Monday through Friday.
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

Dan McQueen	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

Dan McQueen	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

\_\_\_\_\_  
Dan McQueen  
Mayor

SHORELINE PARK ADDITION  
BLOCK 8, LOT 9R

BEING A MINOR PLAT OF LOTS 9 TO 12, BLOCK 8  
SHORELINE PARK ADDITION  
AS RECORDED IN VOLUME 3, PAGE 28 (M.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS, ETC. UNLESS OTHERWISE SPECIFIED.
- AC. DENOTES ACRES OF LAND  
S.F. DENOTES SQUARE FEET OF LAND  
Y.R. DENOTES YARD REQUIREMENT  
B.L. DENOTES BUILDING LINE  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
C.L. DENOTES CENTERLINE OF ROADWAY  
B.C. DENOTES BLOCK CORNER  
D.H. DENOTES DRILL HOLE  
'S' DENOTES SET 5/8" IRON ROD
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, COMMUNITY #485464, PANEL 0166C, (CITY OF CORPUS CHRISTI), DATED 07/18/85, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE"
- TOTAL PLATTED AREA IS 0.585 ACRE. INCLUDING STREET DEDICATION.
- BASIS OF BEARINGS ARE THE BEARINGS FROM SUNNYSIDE ADDITION AS RECORDED IN VOLUME 25, PAGE 53 (M.R.N.C.T.)

STATE OF TEXAS  
COUNTY OF NUECES

WE, SCOTT ELECTRIC COMPANY,  
HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 9R, BLOCK 8 AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I/WE HAVE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AND PARK AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2016.

MIKE HOPE, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE HOPE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016,

DANIEL M. MCGINN, A.I.C.P.  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016,

RATNA POTTUMUTHU, P.E., LEED AP,  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

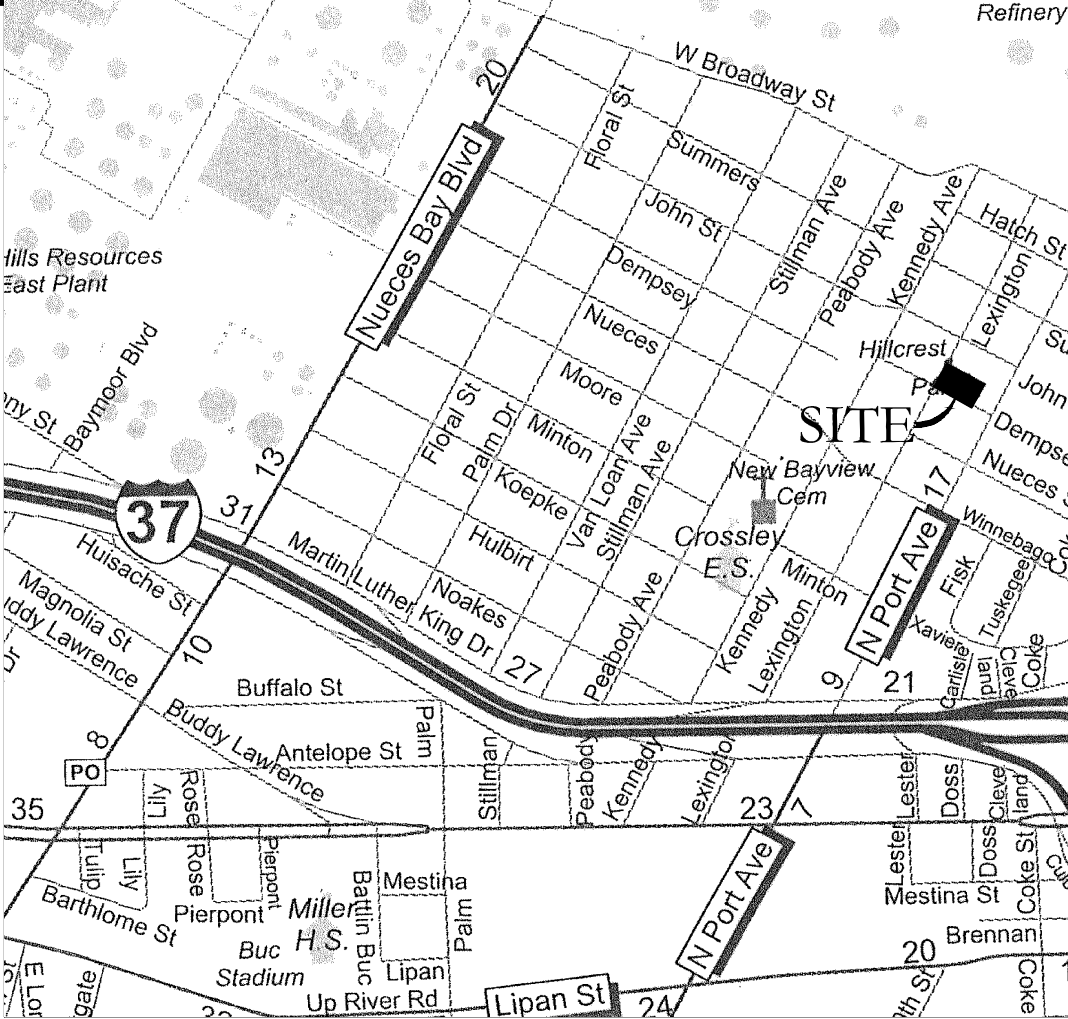
STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2016,

SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



VICINITY MAP (N.T.S.)

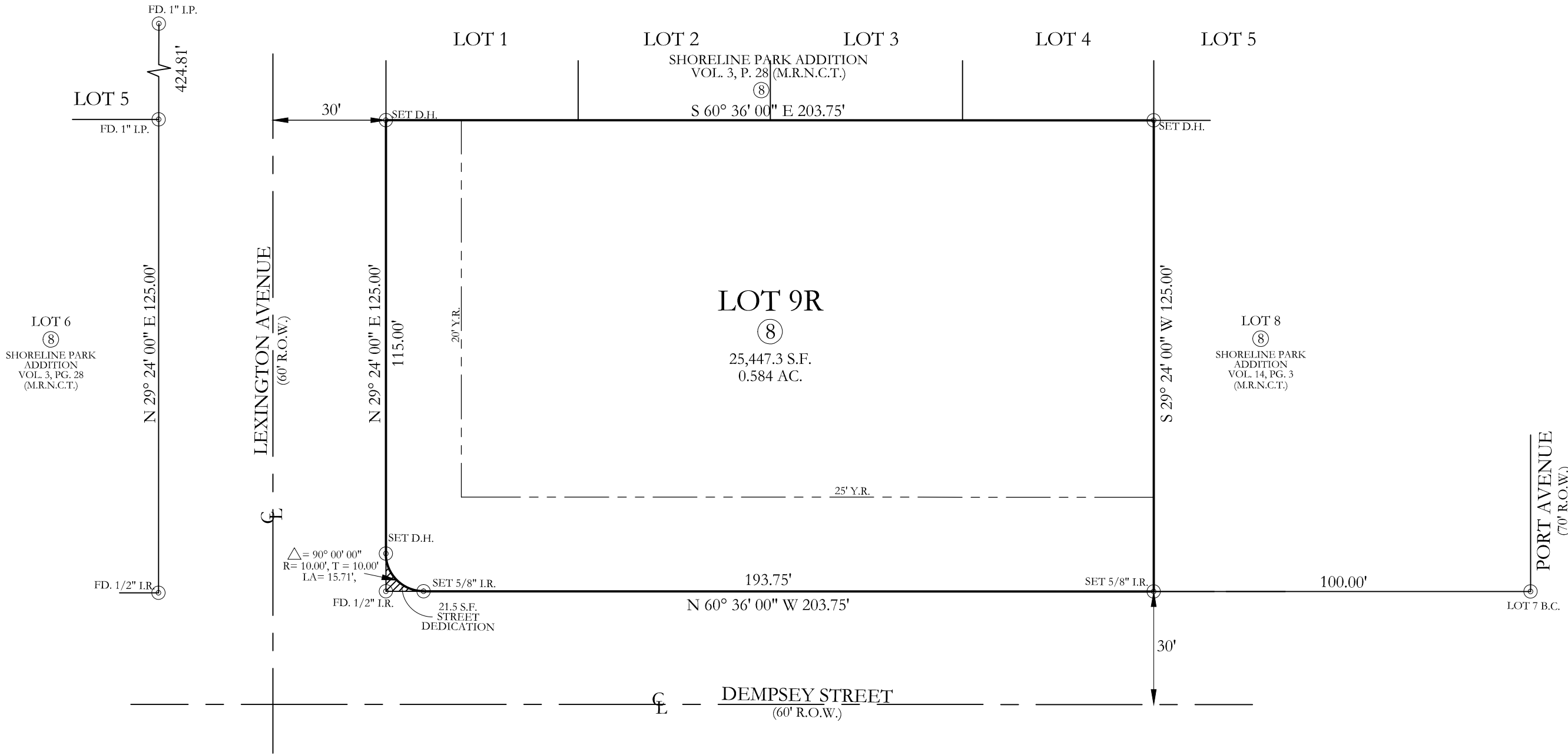
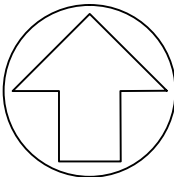
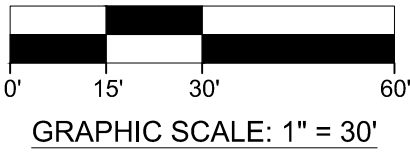


Exhibit "A"

**VOSS ENGINEERING, INC.**

ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: (361)854-6202 FAX: (361)853-4696

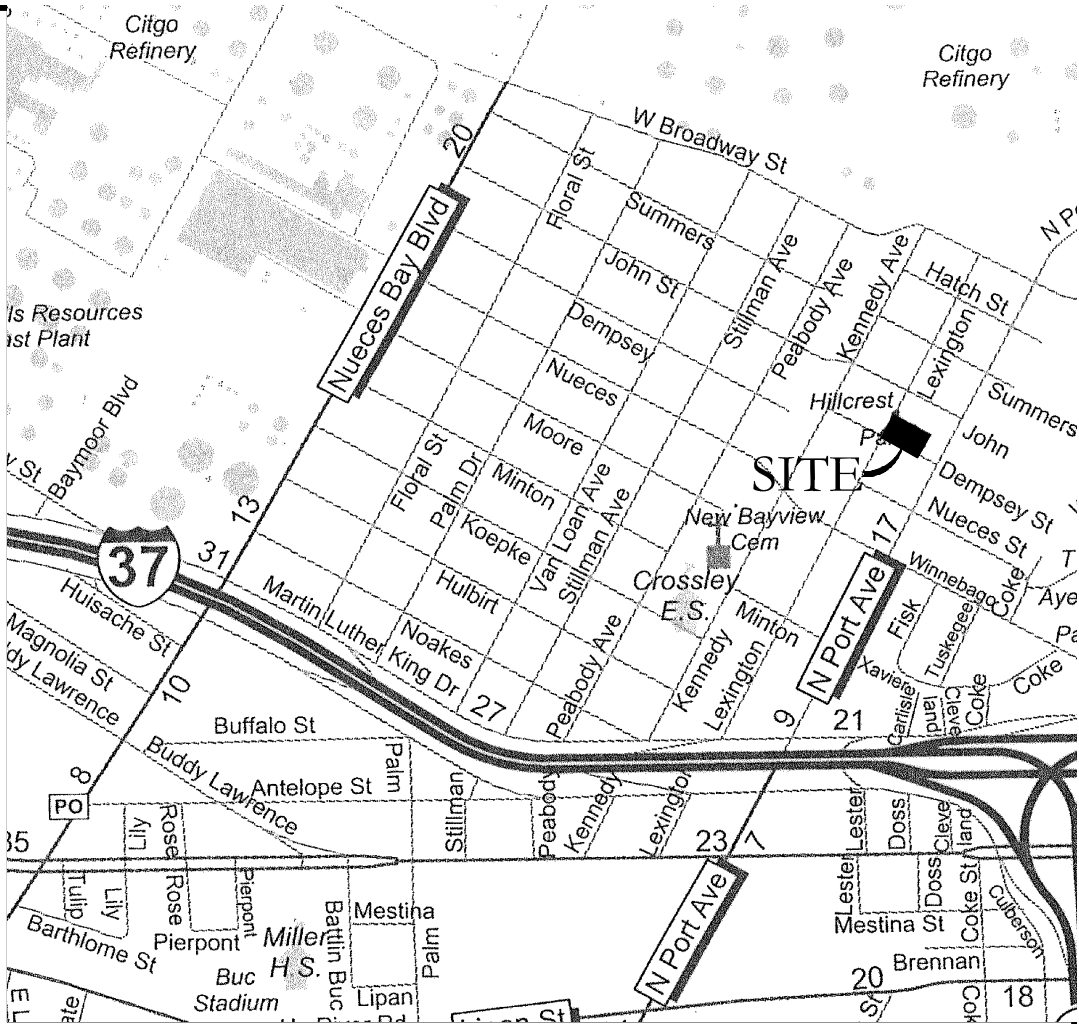


DATE:	REVISED:	OFFICE:	JOB #:
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FIRM NO. F-166			

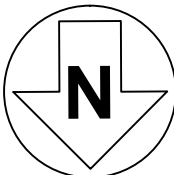
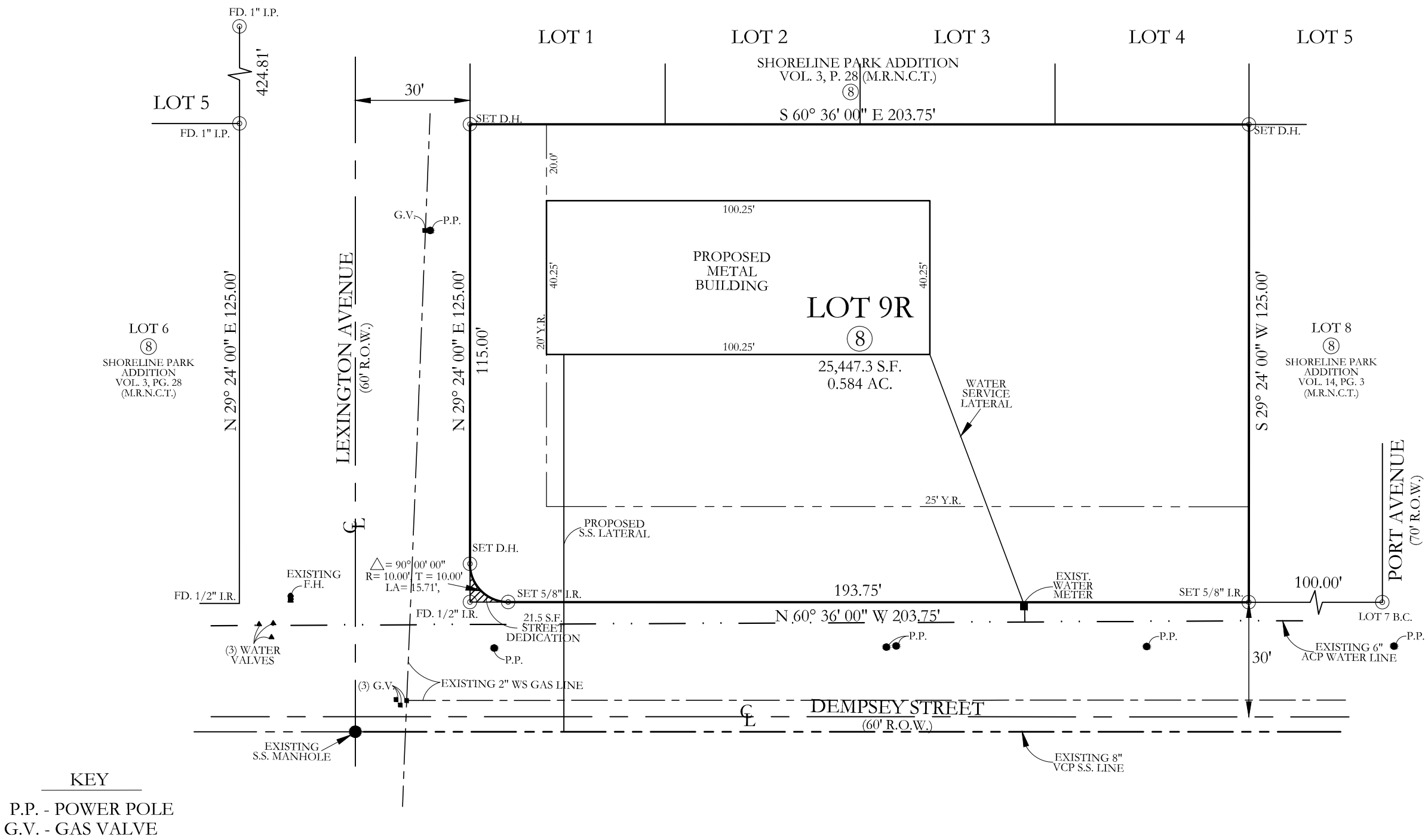
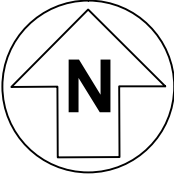
SHORELINE PARK ADDITION  
BLOCK 8, LOT 9R

UTILITY PLAN

Exhibit "B"

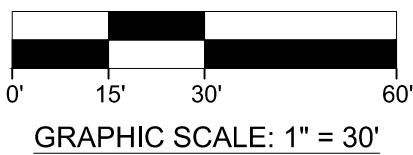


VICINITY MAP (N.T.S.)



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