

**Zoning Case No. ZN7974, Leslie Lopez (District 1).  
Ordinance rezoning a property at or near 110 Rolling Acres Drive from the “RS-6” Single-Family 6 District to the “ON/SP” Neighborhood Office District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend denial in lieu thereof approval to the “ON/SP” Neighborhood Office 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 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, THAT:**

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being Lot 5, Less 13 feet by 110 feet, Block 1, Rolling Acres, as described in Exhibit “A”, from:

**the “RS-6” Single-Family 6 District to the “ON/SP” Neighborhood Office District with a Special Permit.**

The subject property is located at or near **110 Rolling Acres Drive**. 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 on the subject property other than uses permitted in the base zoning districts is retail sales and service (service-oriented), specifically a salon and retail boutique.
2. **Buffer Yard:** A 10-foot-wide buffer yard and 10-buffer yard points shall be required along the property boundaries adjacent to residential zoning districts.
3. **Lighting:** All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.

5. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Customer access after 10:00 PM shall be prohibited.
6. **Signage:** Freestanding signage along Rolling Acres Drive is prohibited.
7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
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 conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

**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.

**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

STATE OF TEXAS  
COUNTY OF NUECES

Field notes of a 0.382 acre tract out of Lot 5, Block 1, "Rolling Acres Subdivision No. 2" as shown on the plat recorded in Volume 11, Page 47, Map Records Nueces County, Texas. Said 0.382 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar found at the intersection of the northeast right of way of Leopard Street and the northwest right of way of Rolling Acres Drive, in the southeast line of said Lot 5, and for the south corner of this survey.

**THENCE** with the common line of the northeast right of way of Leopard Street and this survey, North 58°43'13" West, a distance of 124.84 feet to a 5/8" re-bar found in the northeast right of way of Leopard Street, in the common line of Lots 4 and 5, of said Block 1, and for the west corner of this survey.

**THENCE** with the common line of said Lots 4 and 5, and this survey, North 31°18'20" East, a distance of 133.19 feet to a 5/8" re-bar set in the common line of said Lots 4 and 5, and for the north corner of this survey.

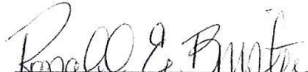
**THENCE** across said Lot 5 with the northeast line of this survey, South 58°43'13" East, a distance of 124.84 feet to a 5/8" re-bar set in the northwest right of way of Rolling Acres Drive, in the southeast line of said Lot 5, and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found for the east corner of said Lot 5, bears North 31°18'20" East, a distance of 76.74 feet.

**THENCE** with the common line of the northwest right of way of Rolling Acres Drive, said Lot 5, and this survey, South 31°18'20" West, a distance of 133.19 feet to the **POINT of BEGINNING** and containing 0.382 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day August 12, 2023 and is correct to the best of my knowledge and belief.

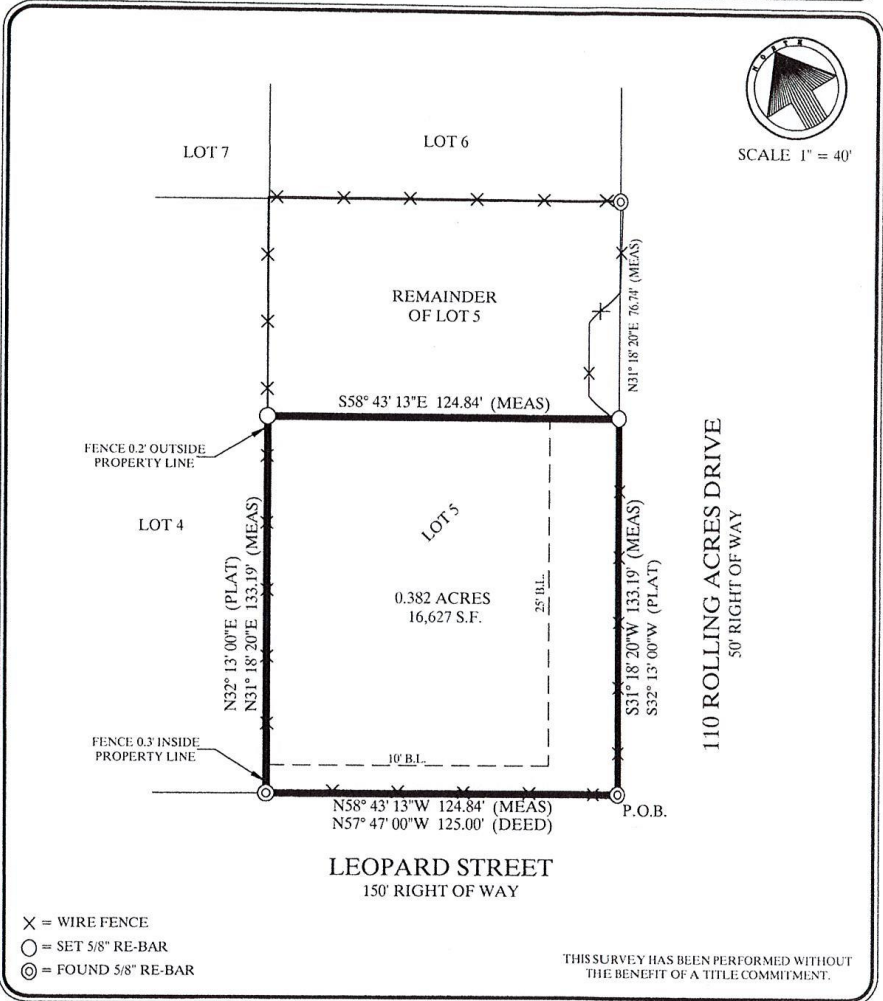
  
Ronald E. Brister, RPLS No. 5407


Date: August 14, 2023.



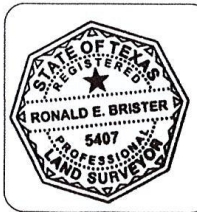
Job No. 231565

SURVEY OF  
A 0.382 ACRE TRACT OUT OF LOT 5, BLOCK 1  
"ROLLING ACRES SUBDIVISION NO. 2" AS SHOWN ON THE PLAT RECORDED  
IN VOLUME 11, PAGE 47, MAP RECORDS NUECES COUNTY, TEXAS.





**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Oil 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.twcba.com  
Firm Registration No. 10072800



**NOTES:**  
1) TOTAL SURVEYED AREA IS 0.382 ACRES.  
2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.  
4) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

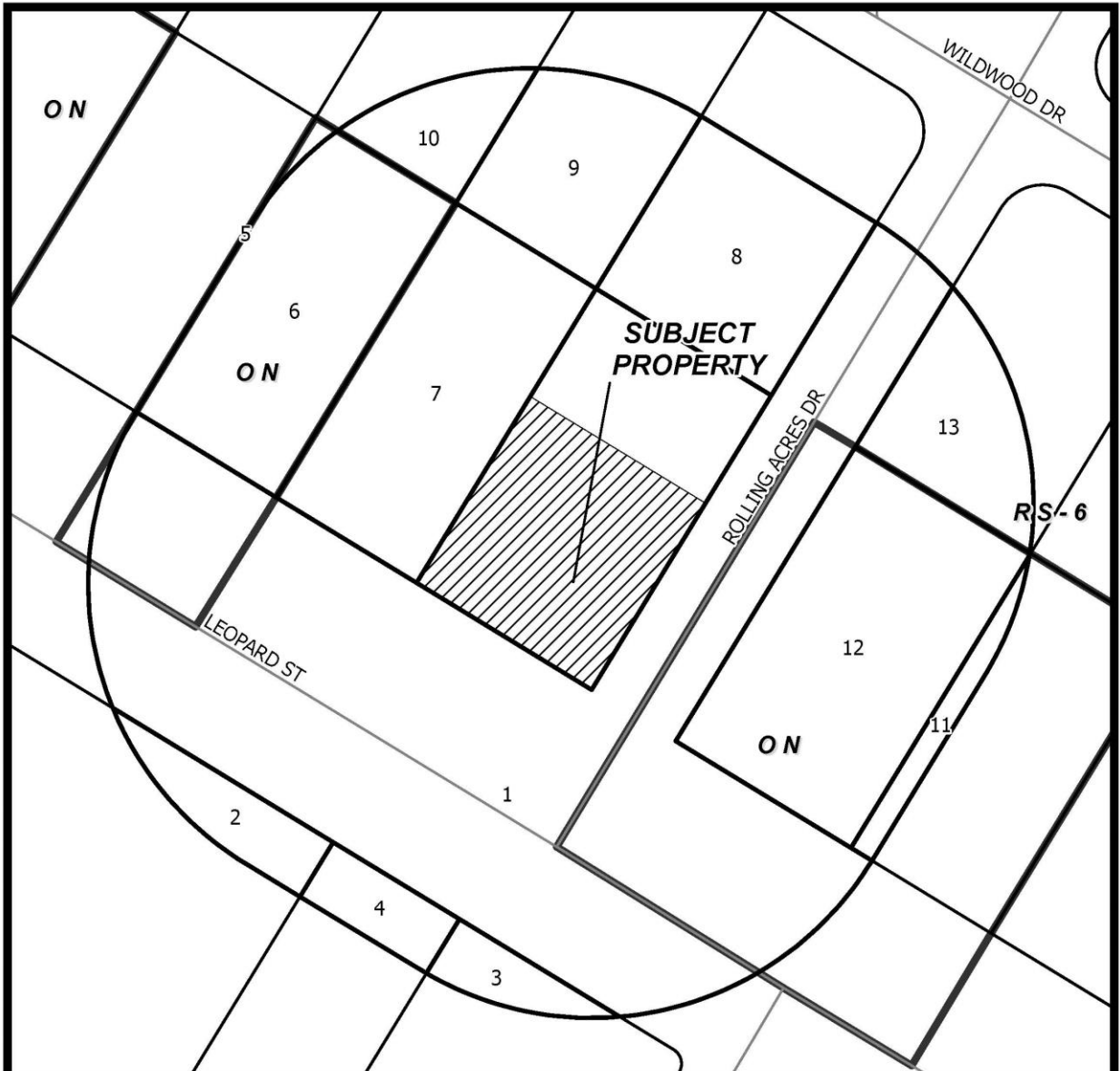
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY AUGUST 12, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48355C 0280 G  
DATED OCTOBER 13, 2022  
AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE AUGUST 14, 2023 JOB NO. 231565

# Exhibit B



## CASE: ZN7974 Zoning and notice Area

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
CJ 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	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition

