

**Zoning Case No. ZN9318, K & CB Investments, LLC (District 2).
Ordinance rezoning property at or near 1720 Second Street from the “RM-1” Multifamily District to the “RM-1/SP” Multifamily District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends 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, 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 6, Block 5, Del Mar Subdivision, as shown in Exhibit “A”, from:

the “RM-1” Multifamily District to the “RM-1/SP” Multifamily District with a Special Permit.

The subject property is located at or near **1720 Second Street**. 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 use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
2. **DEVELOPMENT STANDARDS:** Expansion of the office use or any associated building area is prohibited beyond what is approved through issuance of this Special Permit, not to exceed the approximately 100-square-foot bathroom addition extending into the backyard.
3. **BUFFER YARD:** A Type A Buffer Yard, as defined by Section 7.9.6 *Zoning District Buffer Yard – Redevelopment* of the Unified Development Code (UDC), shall be maintained where the subject property shares a property line with a residential zoning district and/or residential use.

4. **LANDSCAPING:** Landscaping requirements shall be in compliance with Section 7.3 *Landscaping* of the Unified Development Code.

5. **PARKING:** Parking requirements shall be in compliance with *Section § 7.2 Off-Street Parking, Loading and Stacking* of the Unified Development Code.

6. **DUMPSTER:** All solid waste shall be confined in a dumpster or compactor, or otherwise screened from street, public, and neighboring views, as provisioned under United Development Code Section 7.10 *Screening*.

7. **SIGNAGE:** One wall sign is permitted, not to exceed 6 square feet in the sign area.

8. **LIGHTING:** Lighting requirements shall be in accordance with *Section 7.6 Outdoor Lighting of the Unified Development Code*. 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.

9. **HOURS OF OPERATION:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Friday.

10. **OTHER REQUIRMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

11. **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 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 _____, 2026.

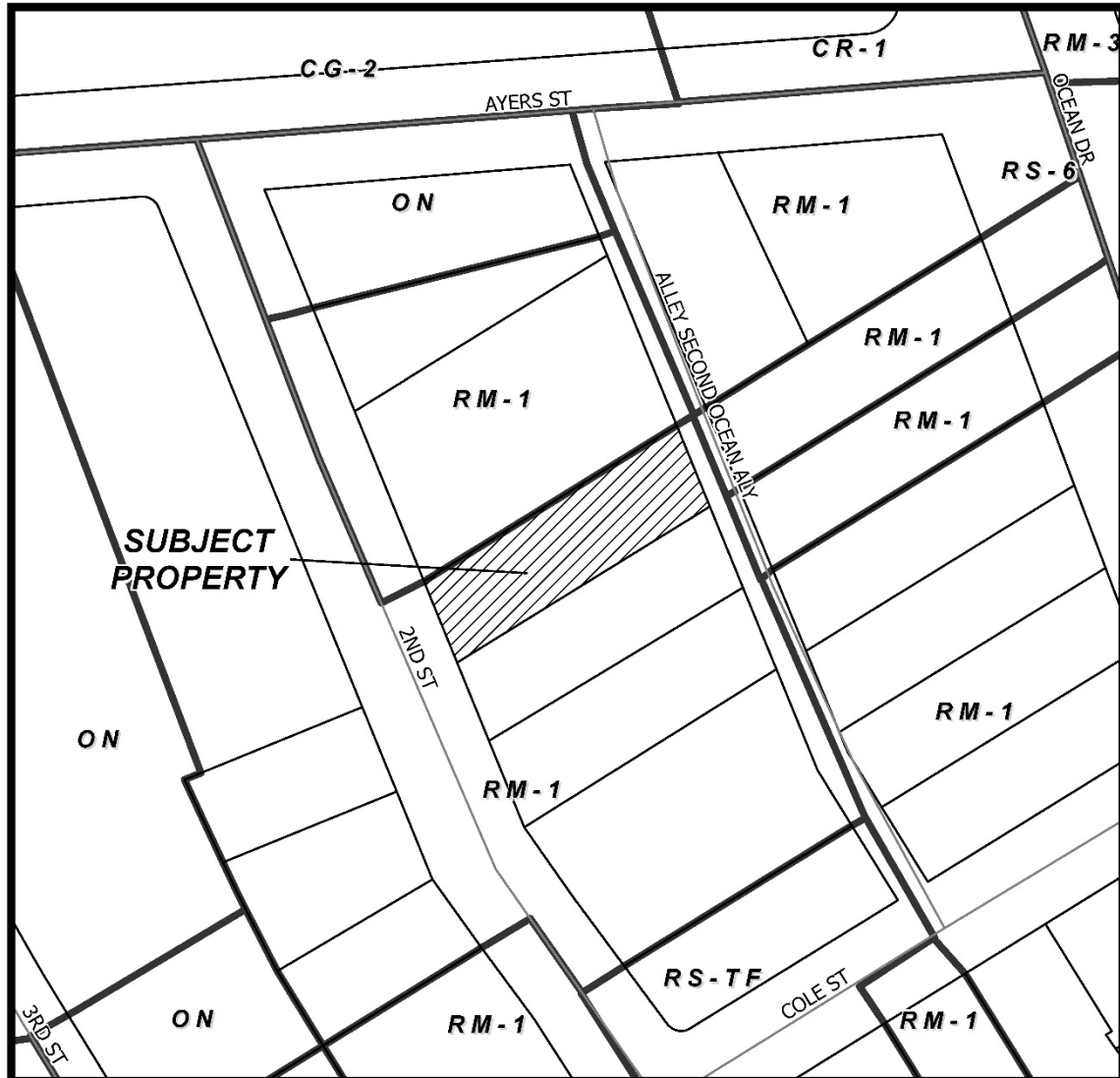
PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



CASE: ZN9318 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		

