

**Case No. 0422-01 Robert Dominguez (District 1): Ordinance rezoning a property at or near 4040 Violet Road from the “RS-6” Single-Family 6 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 property described 3.37 Acres out of Lot 6, Nueces Garden No.1 Subdivision as shown in Exhibit “A”:

From the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit.

The subject property is located at or near 4040 Violet Road. Exhibit A, which is the Metes and Bounds of the subject property, which is an associated map, Exhibit B 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. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning districts is a self-service storage facility and shall adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC).

2. **Building Design:** Building facades facing property boundaries adjacent to residential land uses shall incorporate wall plane projections or recesses having a minimum depth of five feet and no uninterrupted length of any facade shall exceed 75-horizontal feet.
3. **Buffer Yard:** A 15-foot-wide buffer yard and 15-buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Canopy trees of 2.5-inch caliper shall be planted every 30-feet on center within the buffer yard and within the front yard setback.
4. **Screening Fence:** A minimum seven-foot-tall solid wood screening fence is required to be constructed, remain in place, and maintained along the property boundaries adjacent to residential zoning districts.
5. **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.
6. **Building Height:** Storage buildings shall not exceed 12-feet in height.
7. **Impervious Surface:** The maximum amount of impervious surface is 60% of the subject property.
8. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Activity within the self-service storage facility, except for routine employee activity, shall cease after 10:00 PM. Customer access to the self-service storage facility after 10:00 PM shall be prohibited. A gated entry and security monitors for the self-service storage facility are required to be installed, remain in place, and maintained.
9. **Signage:** No pole-mounted signage is allowed along Violet Road.
10. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
11. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
12. **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 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 \_\_\_\_\_, 2022, by the following vote:

Paulette 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 \_\_\_\_\_ 2022, by the following vote:

Paulette 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 \_\_\_\_\_, 2022.

ATTEST:

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

\_\_\_\_\_  
Paulette Guajardo  
Mayor

**Exhibit A**

**STATE OF TEXAS  
COUNTY OF NUECES**

**EXHIBIT A**

Field Notes of a 3.370 acre tract, being out of Lot 6, "Nueces Gardens No. 1" as shown on a map recorded in Volume 10, Page 22, Map Records of Nueces County, Texas. Said 3.370 acre tract being more particularly described as follows:

**COMMENCING** at a point in the southeast right of way of Violet Road, and for the west corner of Lot 5, "Nueces Gardens No. 1", of said Volume 10, Page 22, and for the north corner of said Lot 6, **THENCE** with the common line of said Violet Road and Lot 6, South 45°14'00" West, a distance of 60.00 feet to a point in the southeast right of way of Violet Road, in the northwest line of said Lot 6, for an outside corner of this exhibit, and for the **POINT OF BEGINNING**.

**THENCE** South 45°00'00" East, a distance of 110.00 feet to a point for an inside corner of this exhibit.

**THENCE** North 45°14'00" East, a distance of 60.00 feet to a point in the common line of said Lots 5 and 6, and for an outside corner of this exhibit.

**THENCE** with the common line of said Lots 5 and 6, and this survey, South 45°00'00" East, a distance of 690.00 feet to a point in the common line of said Lots 5 and 6, and for the east corner of this exhibit.

**THENCE** South 45°14'00" West, a distance of 200.00 feet to a point in the common line of Lot B, "Nueces Gardens No. 1" as shown on a map recorded in Volume 46, Page 39, Map Records of Nueces County, Texas, and said Lot 6, and for the south corner of this exhibit.

**THENCE** with the common line of said Lots B and 6, and this survey, North 45°00'00" West, a distance of 690.00 feet to a point in the northeast line of Lot C, "Nueces Gardens No. 1" as described in said Volume 46, Page 39, in the southwest line of said Lot 6, and for an outside corner of this exhibit.

**THENCE** North 45°14'00" East, a distance of 60.00 feet to a point for an inside corner of this exhibit.

**THENCE** North 45°00'00" West, a distance of 110.00 feet to a point in the southeast right of way of Violet Road, in the northwest line of said Lot 6, and for an outside corner of this exhibit.

**THENCE** with the common line of said Violet Road, said Lot 6, and this survey, North 45°14'00" West, a distance of 80.00 feet to the **POINT OF BEGINNING** of this tract, and containing 3.370 acres of land, more or less.

Notes:

- 1.) Bearings are based on Recorded Plat.
- 2.) This Exhibit is for Zoning Purposes only.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was not based on, an on the ground survey and is correct to the best of my knowledge and belief.

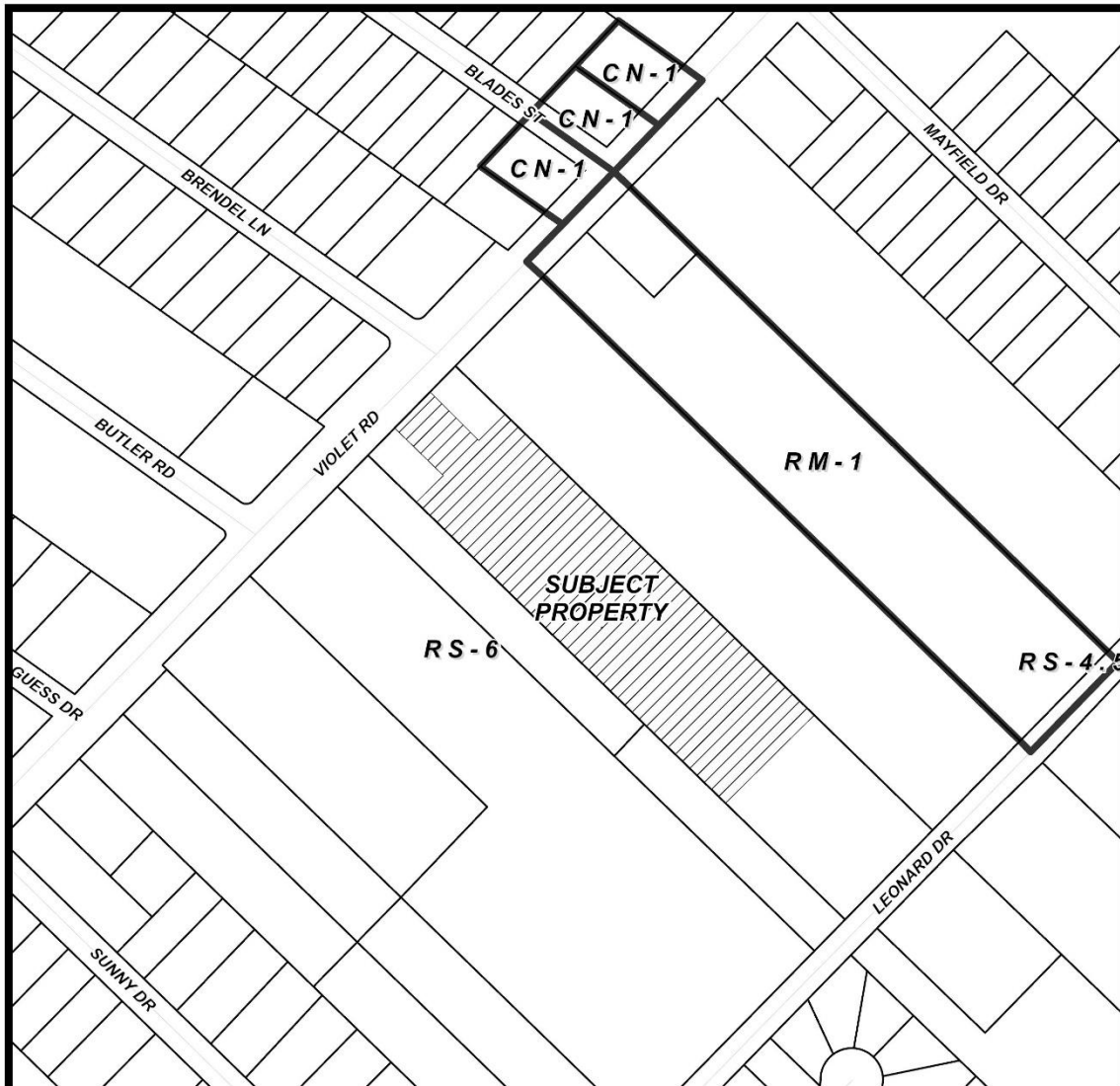


Ronald E. Brister, RPLS No. 5407  
Date: January 24, 2022.

Job No. 220165



## Exhibit B



### CASE: 0422-01 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	

