

**Ordinance amending the Unified Development Code (“UDC”), upon application by James D. Preis (“Owner”), by changing the UDC Zoning Map in reference to a 5.007-acre tract of land out of the Flour Bluff and Encinal Farm and Garden Tracts, Lot 17, Section 52, from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; 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 James D. Preis (“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 19, 2014, during a meeting of the Planning Commission, and on Tuesday, December 16, 2014, 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 James D. Preis (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 5.007-acre tract of land out of the Flour Bluff and Encinal Farm and Garden Tracts, Lot 17, Section 52, located on the southeast corner of Yorktown Boulevard and Waldron Road (the “Property”), from the “RS-6” Single-Family 6 District and the “RMH” Manufactured Home District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit (Zoning Map No. 037027), as shown in Exhibits “A,” “B,” and “C.” Exhibit A, which is a metes and bounds description of the Property, Exhibit B, which is a map to accompany the metes and bounds description, and Exhibit C, which is a site plan of the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit C, all requirements of the UDC, and the following seven conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a boat and recreational vehicle storage facility.
2. **Buffer Yard:** On the eastern property line, a Type C Buffer Yard is required. A Type C Buffer Yard calls for a 15-foot wide landscaped buffer yard and 15 buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent. On the southern property line, a Type A Buffer

Yard is required. A Type A Buffer Yard consists of a minimum 10-foot-wide buffer yard plus 5 buffer points to be installed, maintained, and remain in place as long as residential districts or uses are adjacent.

3. **Lighting:** All lighting shall be shielded away from residential areas and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of the property line of residential zoning districts.
4. **Vehicle Stacking:** A minimum of four off-street vehicle stacking spaces designed in accordance with the standards of the Unified Development Code (UDC) shall be provided between the public right-of-way and the front access gate of the storage facility.
5. **Storage Space:** The maximum allowable storage space for a single boat storage unit shall not exceed 455 square feet and each unit shall only house a single boat. The overhead doors for the storage units should only face north and south.
6. **On-site Operations:** No cleaning, purging, or maintenance of marine engines shall be permitted.
7. **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 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.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor

**STATE OF TEXAS  
COUNTY OF NUECES**

Field Notes of a 5.007 acre tract out of Lot 17, Section 52, of the Flour Bluff & Encinal Farm & Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 5.007 acre tract also being out of a 20.00 acre tract as described in a deed recorded in Document No. 1999044639, Deed Records Nueces County, Texas. Said 5.007 acre tract being more particularly described as follows.

**BEGINNING** at a cotton spindle set in the intersection of Yorktown Boulevard and Waldron Road, for the common corners of Lots 16 and 17, Section 52 and Lots 9 and 24, Section 51, and for the north corner of this survey.

**THENCE** with the centerline of Yorktown Boulevard, South 61°52'40" East, a distance of 329.95 feet to a point in the common line of Lots 16 and 17, for the north corner of the 5.00 acre tract surveyed by Brister Surveying on September 26, 2012, and for the east corner of this survey.

**THENCE** South 28°36'07" West, at a distance of 50.00 feet pass a 5/8" iron rod found as an offset in southwest right of way of Yorktown Boulevard, and in all a total distance of 661.00 feet for the west corner of said 5.00 acre tract and for the south corner of this survey.

**THENCE** North 61°52'40" West, at a distance of 309.95 feet pass a 5/8" iron rod set as an offset in the southeast right of way of Waldron Road, and in all a total distance of 329.95 feet to a cotton spindle set in the centerline of Waldron Road, in the southeast line of Lot 24, and for the west corner of this survey.

**THENCE** with the centerline of Waldron Road, North 28°36'07" East, a distance of 661.00 feet to the **POINT** of **BEGINNING** of this survey, and containing 5.007 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.

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, 2014 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: August 12, 2014.



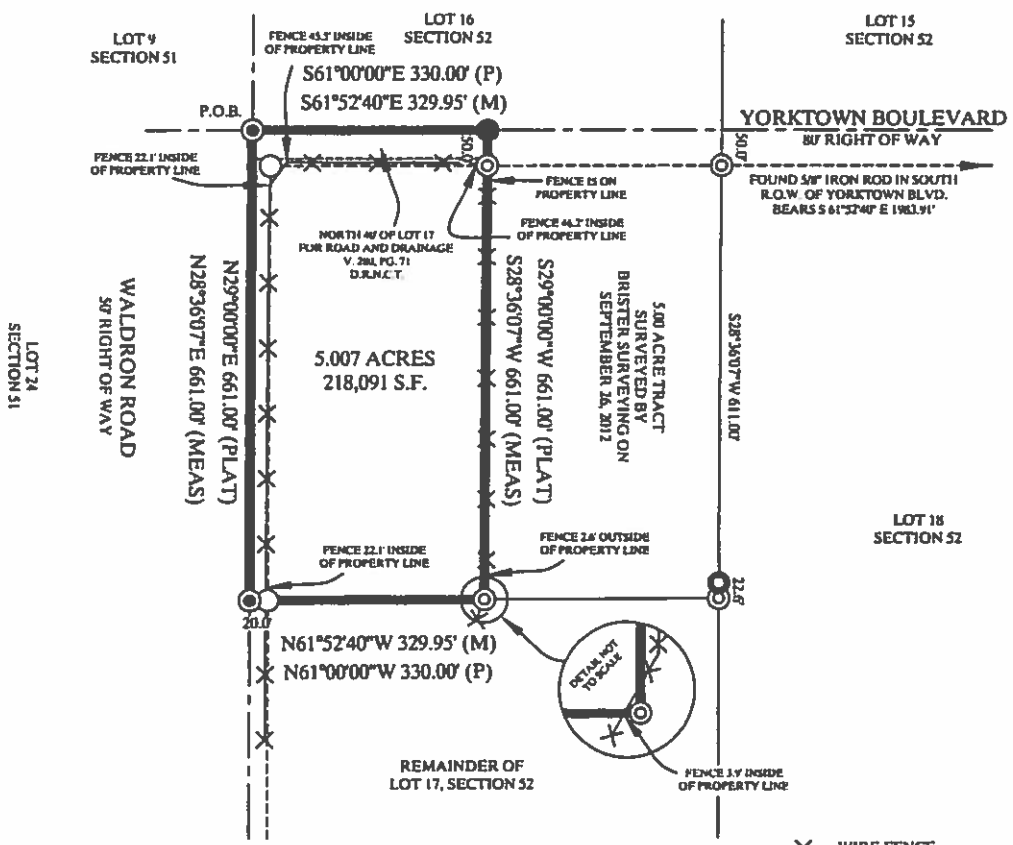
Job No. 141265

**SURVEY OF**  
**A 5.007 ACRE TRACT OUT OF LOT 17, SECTION 52, OF THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 5.007 ACRE TRACT ALSO BEING OUT OF A 20.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1999044639, DEED RECORDS NUECES COUNTY, TEXAS**



SCALE 1"=200'

BUYER: CASSIDY ALLEN  
 GF NO. 144892151 (6-11-14)



SCHEDULE "B" ITEMS:  
 1.) VOL. 280, PG. 71 AS SHOWN  
 2.) VOL. 286, PG. 242 DOES NOT APPLY  
 3.) DOC. NO. 2008014670 BLANKET  
 4.) DOC. NO. 20080544603 UNABLE TO TRACE

- X = WIRE FENCE
- = SET 5/8" IRON ROD
- ⊙ = SET COTTON SPINDLE
- ⊗ = FOUND 5/8" IRON ROD
- = FOUND 1" IRON PIPE
- = PROPERTY CORNER



**Brister Surveying**

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 Corpus Christi, Texas 78411  
 Off 361-430-1800  
 Fax 361-430-1802  
 Bristersurveying@corpuswcb.com  
 Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS COMMUNITY PANEL 480424 0010 C DATED AUGUST 17, 1981 AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.



NOTES:  
 1.) TOTAL SURVEYED AREA IS 5.007 ACRES.  
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4285 DATUM.  
 3.) 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.

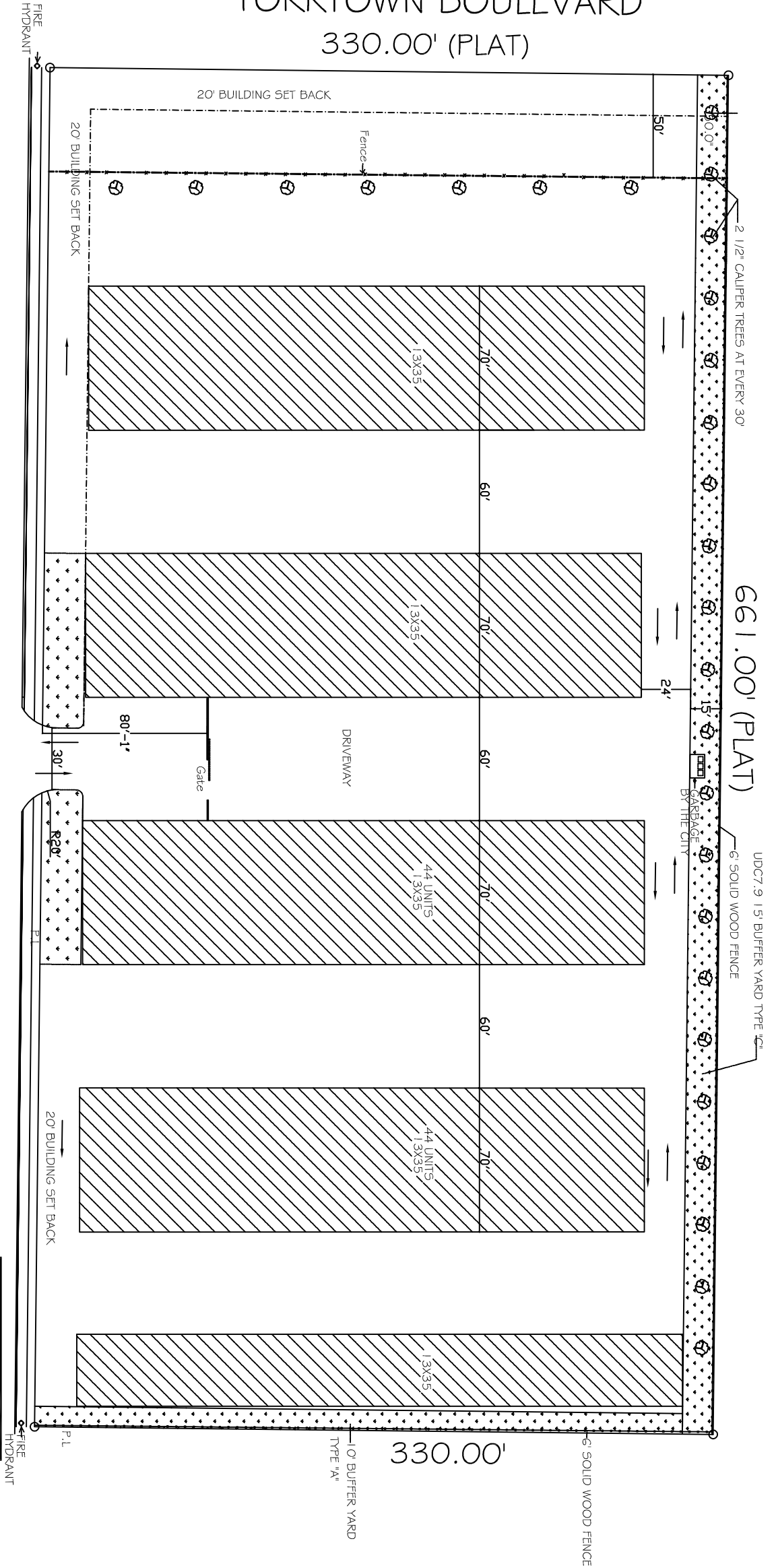
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY AUGUST 12, 2014 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

SURVEY DATE: AUGUST 12, 2014

JOB NO. 141265

YORKTOWN BOULEVARD  
330.00' (PLAT)



661.00' (PLAT)

WALDRON ROAD

PROPOSED SITE PLAN



OWNER:  
**JAMES PREIS**

LEGAL DESCRIPTION:  
A 5.007 ACRES TRACT OUT OF LOT 17,  
SECTION 02  
TOWNSHIP 01N & RANGE 01W & 02W  
NEEDS COUNTY TEWS