

**Zoning Case No. ZN8771, Jason Luby (District 2).
Ordinance rezoning a property at or near 2409 Viola Avenue from the “RS-6” Single-Family 6 District to the “CN-1/SP” Neighborhood Commercial 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 0.168 acres out of Lot 12, Block 4, Section C, Paisely Hoffman Subdivision; and Lots 1 through 4 of the Warnecke Subdivision, as shown in Exhibit “A” and “B”, from:

the **“RS-6” Single-Family 6 District** to the **“CN-1/SP” Neighborhood Commercial District with a Special Permit**

The subject property is located at or near **2409 Viola Avenue**. Exhibit A, a map, and Exhibit B, a metes and bounds, 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 principal use authorized by this Special Permit, other than uses permitted by right in the base zoning district, is indoor storage/warehouse use, indoor and outdoor vehicle storage and equipment, vehicle sales, and vehicle service (light).
2. **Hours of Operation:** The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.
3. **Buffer Yard:** A 10-foot buffer yard shall be required where the subject property shares a property line with a residential zoning district and/or residential uses.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

5. **Time Limit:** Applicable permits must be obtained within one year of approval of the Special Permit. If no building permit is required, a certificate of occupancy or UDC compliance must be issued within that same one-year period. Otherwise, the Special Permit will expire in accordance with the UDC. Additionally, discontinuance of the approved use for six (6) months shall cause the Special Permit to expire.

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.

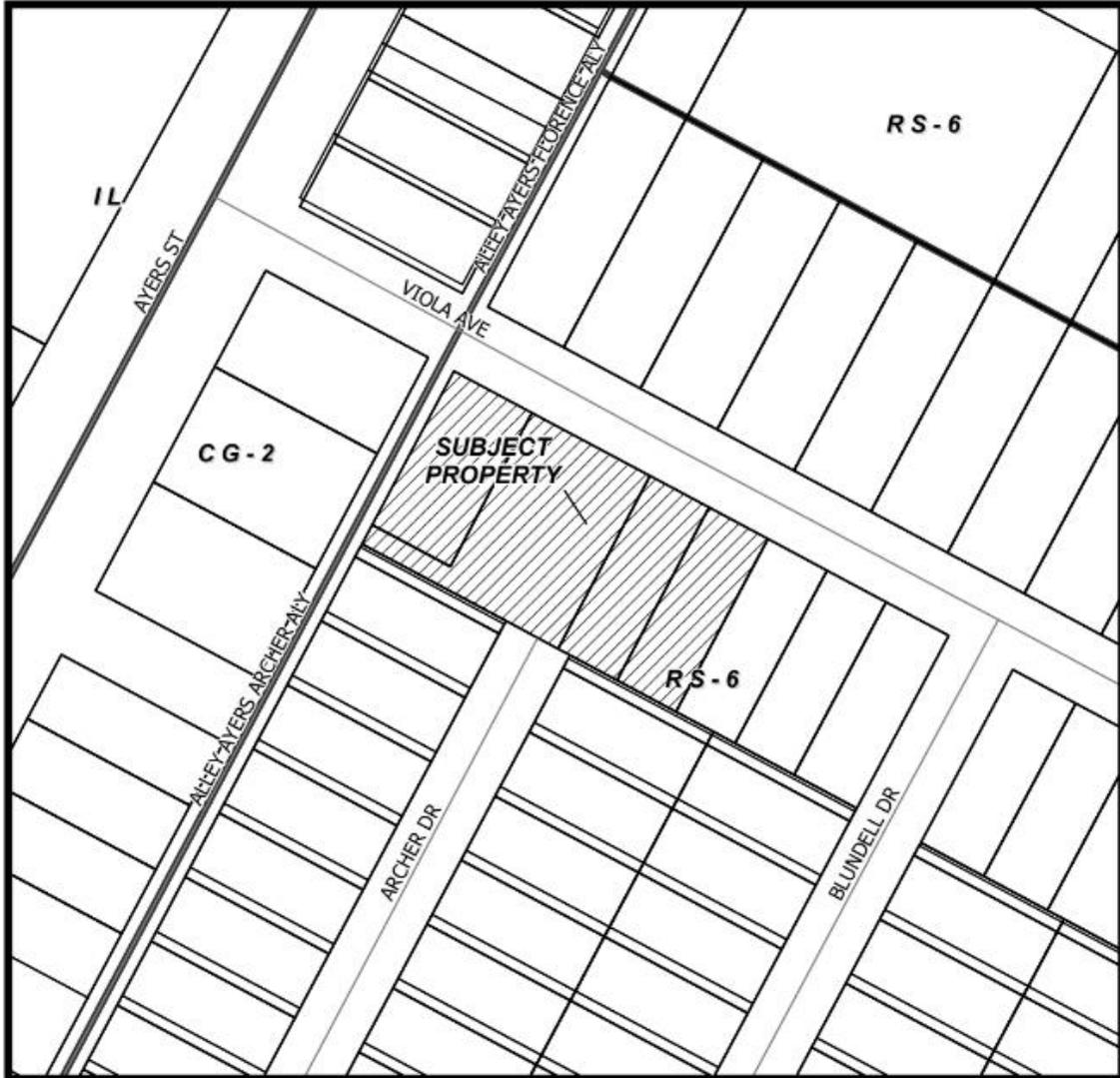
PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



CASE: ZN8771
SUBJECT PROPERTY WITH ZONING

 Subject Property

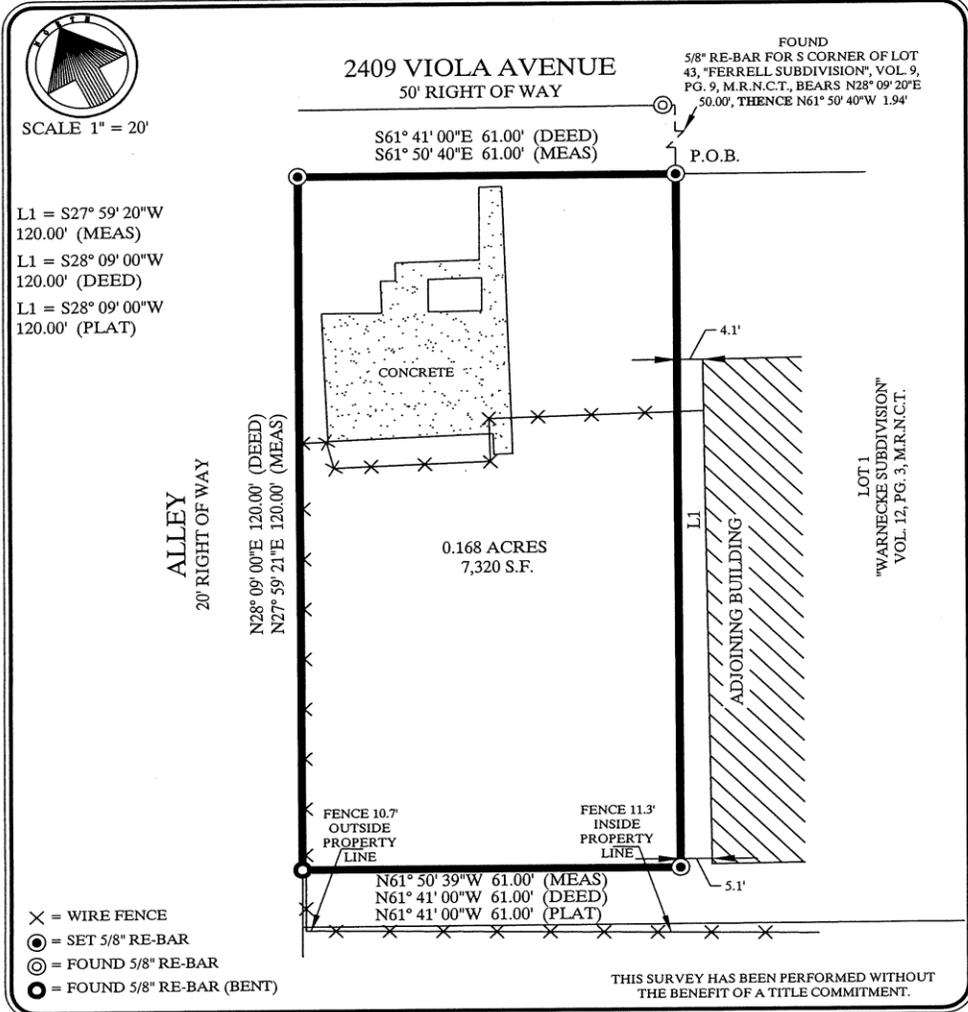
A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
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	



City of Corpus Christi
 Esri, HERE, LOCATION MAP

Exhibit B

SURVEY OF
 A 0.168 ACRE TRACT BEING OUT OF THE NORTHWEST CORNER OF LOT 12, SECTION "C" OF "PAISELY'S SUBDIVISION" AS SHOWN BY THE PLAT RECORDED IN VOLUME "A", PAGE 28, MAP RECORDS NUECES COUNTY, TEXAS. SAID 0.168 ACRE TRACT ALSO DEPICTED AS THE NORTHWEST ADJOINING TRACT TO LOT 1, "WARNECKE SUBDIVISION" AS SHOWN BY THE PLAT RECORDED IN VOLUME 12, PAGE 3, MAP RECORDS NUECES COUNTY, TEXAS. SAID 0.168 ACRE TRACT ALSO BEING OUT OF THE "E. VILLAREAL" SURVEY, ABSTRACT - 1, NUECES COUNTY, TEXAS.



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 Corpus Christi, Texas 78411
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 Fax 361-850-1802
 Bristersurveying@corpus.twcnc.com
 Firm Registration No. 10072800

NOTES:
 1.) TOTAL SURVEYED AREA IS 0.168 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 JUNE 27, 2025 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 0510 G

DATED OCTOBER 13, 2022

AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE JULY 2, 2025 JOB NO. 250979

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes of a 0.168 acre tract being out of the northwest corner of Lot 12, Section "C" of "Paisely's Subdivision" as shown by the plat recorded in Volume "A", Page 28, Map Records Nueces County, Texas. Said 0.168 acre tract also depicted as the northwest adjoining tract to Lot 1, "Warnecke Subdivision" as shown by the plat recorded in Volume 12, Page 3, Map Records Nueces County, Texas. Said 0.168 acre tract also being out of the "E. Villareal" Survey, Abstract - 1, Nueces County, Texas. Said 0.168 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar set in the southwest right of way of Viola Avenue, for the north corner of Lot 1, of said "Warnecke Subdivision", and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found in the northeast right of way of Viola Avenue, in the southwest line of Lot 43, "Ferrell Subdivision" as shown by the plat recorded in Volume 9, Page 9, Map Records Nueces County, Texas, bears North 28° 09' 20" East, a distance of 50.00 feet, across Viola Avenue, **THENCE** with the northeast right of way of Viola Avenue, North 61° 50' 40" West, a distance of 1.94 feet.

THENCE with the common line of said Lot 1, "Warnecke Subdivision" and this survey, South 27° 59' 20" West, a distance of 120.00 feet to a 5/8" re-bar set as an inside corner of said Lot 1, "Warnecke Subdivision" and for the south corner of this survey.

THENCE with the common line of said Lot 1, "Warnecke Subdivision" and this survey, North 61° 50' 39" West, a distance of 61.00 feet to a 5/8" re-bar set as an outside corner of said Lot 1, "Warnecke Subdivision" and for the west corner of this survey.

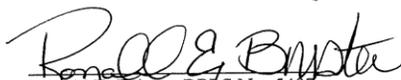
THENCE with the northwest line of this survey, North 27° 59' 21" East, a distance of 120.00 feet to a 5/8" re-bar set in the southwest right of way of Viola Avenue for the north corner of this survey.

THENCE with the common line of the southwest right of way of Viola Avenue and this survey, South 61° 50' 40" East, a distance of 61.00 feet to the **POINT of BEGINNING** of this survey, and containing 0.168 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 = steel 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 June 27, 2025 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: July 2, 2025



Job No. 250979