

**Ordinance amending the Unified Development Code (“UDC”), upon application by Patrick H. Nolan and Amy L. Nolan (“Owners”), by changing the UDC Zoning Map in reference to a 1.34 acre portion of Lot 1, Block 3, Cimarron Center, from the “CN-1” Neighborhood Commercial 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 Patrick H. Nolan and Amy L. Nolan (“Owners”), 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, September 24, 2014, during a meeting of the Planning Commission, and on Tuesday, October 28, 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 Patrick H. Nolan and Amy L. Nolan (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 1.34 acre portion of Lot 1, Block 3, Cimarron Center, located on the southwest corner of Dunbarton Oak Drive and Cimarron Boulevard (the “Property”), from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit, 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 and the following conditions:

- 1. Use Regulation:** The only use allowed other than those allowed by right in the “CN-1” Neighborhood Commercial District is a self-service storage facility providing separate storage areas for personal or business use designed to allow private access by the tenant for storing personal property.
- 2. Loading Doors:** Loading doors shall be allowed to face east only on building G. Emergency man doors, as required by City Building Code, may be located on any side of the building.

3. **Buffer Yard:** Fifteen-foot buffer yard with 15 buffer points shall be required on the west property line. Canopy trees of 2.5-inch caliper shall be planted every 30 feet on center along the west property line.
4. **Set Back:** Minimum 15-foot setback from residential properties.
5. **Building Height:** The maximum height of any structure on the Property shall not exceed 26 feet.
6. **Fence:** A solid screening fence of not less than 6-feet in height must be maintained along the south and west side of the property.
7. **Lighting:** No freestanding lights within 50 feet of a residentially zoned property. No light source shall exceed the roof height of the buildings or 15 feet, whichever is less. No light source on west side of building G, except as required by building code.
8. **Signage:** No additional freestanding sign is permitted. Any wall sign placed on the buildings shall not face the residential properties.
9. **Hours of Operation:** The hours of operation shall be limited to the hours between 9:00 AM and 6:00 PM.
10. **Time Limit:** The Special Permit will expire in one year from the date of the approved ordinance unless a building permit application has been submitted.

**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

**FIELDNOTE DESCRIPTION  
FOR  
1.34 ACRES OF LAND**

**THE STATE OF TEXAS §  
COUNTY OF NUECES §**

BEING a 1.34 acre portion of that tract of land conveyed to Patrick H. Nolan dba The Storage Place and Amy L. Nolan dba The Storage Place by Saratoga Highway Properties, LLC by Document No. 2012050668, dated December 27, 2012 as recorded in the Official Records of Nueces County, Texas, same being a portion of Lot 1, Block 3, Cimarron Center as recorded in Volume 67, Pages 442 and 443 of the Map Records of Nueces County, Texas, said 1.34 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an existing iron rod marking the most western corner of the said Lot 1, Block 3, Cimarron Center, same being the most northern corner of Lot 1, Block 6, Cimarron Estates as recorded in Volume 65, Page 70 through 72 of the Map Records of Nueces County, Texas, said iron rod also the most western corner of the herein described tract;

THENCE N. 28° 38' 25" E. a distance of 283.99 feet along the northwest line of the said Lot 1, Block 3, Cimarron Center to a point in the southwest right-of-way line of Dunbarton Oak Drive, said point being the most northern corner of the herein described tract;

THENCE S. 61° 23' 04" E. a distance of 188.00 feet along the northeast line of the said Lot 1, Block 3, Cimarron Center, same being the southwest right-of-way line of Dunbarton Oak Drive to the point of curvature of a curve to the right;

THENCE in a southeasterly direction along the said curve to the right having a radius of 785.00 feet, an arc distance of 17.00 feet (chord bearing and distance: S. 60° 45' 55" E. 17.00 feet) to a point for the most eastern corner of the herein described tract;

THENCE S. 28° 38' 25" W. a distance of 283.90 feet crossing the said Lot 1, Block 3, Cimarron Center to a point in the southwest line of the said Lot 1, Block 3, Cimarron Center, said point being the most southern corner of the herein described tract;

THENCE N. 61° 21' 29" W a distance of 205.00 feet along the southwest line of the said Lot 1, Block 3, Cimarron Center to the Place of Beginning, containing within these metes and bounds 1.34 acres of land.

These fieldnotes were prepared based on a Plat of Lot 1, Block 3, Cimarron Center as recorded in Volume 67, Page 442 and 443 of the Map Records of Nueces County, Texas and was not staked on the ground.

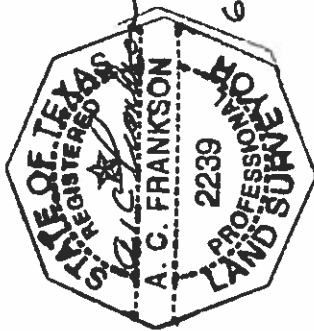
*A.C. Frankson*      6/24/14  
A.C. FRANKSON      Date  
Registered Professional Land Surveyor  
Texas Registration No. 2239



Exhibit A

LINE LIST

- L1: S61°21'29"E 557.68'
- L2: S61°21'29"E 136.67'
- L3: N28°38'31"E 20.00'



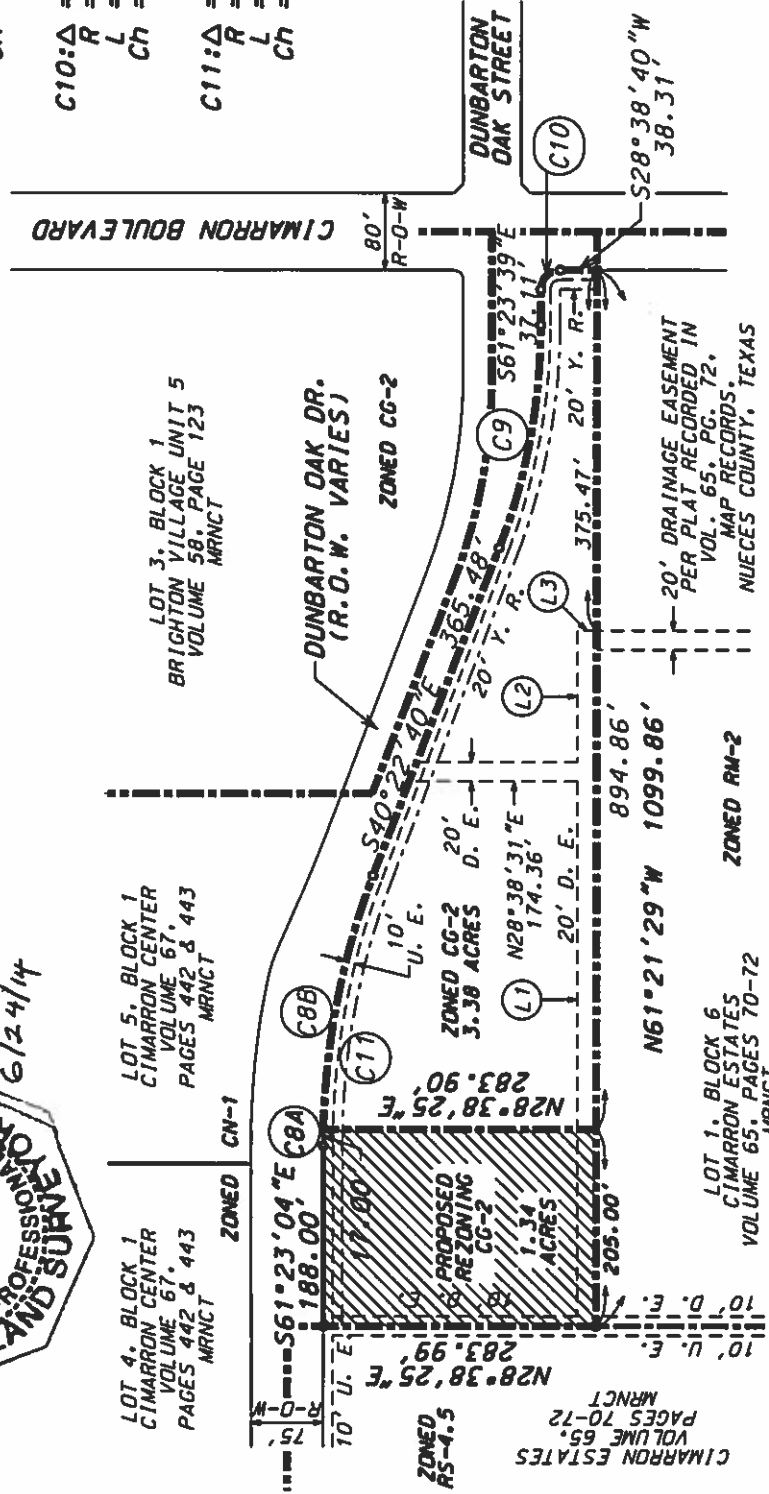
6/24/14

CURVE DATA

- C8A: Δ = 01°14'27"  
R = 785.00'  
L = 17.00'  
Ch = S60°45'55"E 17.00'
- C8B: Δ = 19°45'57"  
R = 785.00'  
L = 287.81'  
Ch = S50°52'52"E 286.20'
- C9: Δ = 21°00'59"  
R = 647.00'  
L = 237.32'  
Ch = S50°53'09"E 236.00'
- C10: Δ = 90°02'19"  
R = 20.00'  
L = 31.43'  
Ch = S16°22'30"E 28.29'
- C11: Δ = 19°45'57"  
R = 785.00'  
L = 270.81'  
Ch = S50°15'38"E 269.47'

LEGEND

- D.E. DRAINAGE EASEMENT
- MRNCT MAP RECORDS, NUECES COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- ZONING LIMITS



MAP TO ACCOMPANY

FIELDNOTES FOR THE REZONING OF A 1.34 ACRE TRACT OF LAND (NOT AN ON-THE-GROUND SURVEY) OUT OF LOT 1, BLOCK 3, CIMARRON CENTER AS RECORDED IN VOLUME 67, PAGES 442 & 443 MAP RECORDS, NUECES COUNTY, TEXAS CORPUS CHRISTI, TEXAS

SCALE: 1" = 200'

