

Zoning Case No. ZN9151, MVR Construction Co. Inc (District 3).

Ordinance rezoning a property at or near 6201 Greenwood Drive from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

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 4.378 Acres, described as 14.483-acre tract out of Lots 1 and 2, Block 6, Bohemian Colony Lands, 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 **6201 Greenwood Drive**. Exhibit A, a metes and bounds, and Exhibit B, a map, are 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 use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space.
2. **DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
3. **PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
4. **LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
5. **DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or complements the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.

6. **BUFFER YARD:** A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent. An 8-foot noise attenuation wall is required along property lines shared with single-family residences.
7. **LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
8. **SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
9. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **HOURS OF OPERATION:** Hours of operation shall be limited to 7:00 AM to 5:00 PM.
11. **TIME LIMIT:** Per 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.
12. **OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements

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

STATE OF TEXAS

JOB NO. 09-3371

COUNTY OF NUECES

10.105 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 2, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 22.551 acre tract of land as recorded and conveyed in Clerk's File No. 2007011366 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 20, Block 2, Ever Green Estates Unit 1 as recorded in Volume 67, Pages 638-639 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 20 minutes 00 seconds WEST 492.00 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said 22.551 acre tract;

THENCE, along the Southwest boundary line of said 22.551 acre tract, NORTH 60 degrees 40 minutes 00 seconds WEST 965.33 feet to a 5/8 inch iron rod set for West corner of this tract;

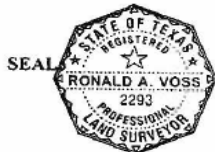
THENCE, along the Northwest boundary line of this tract, NORTH 45 degrees 21 minutes 51 seconds EAST 511.88 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of said Ever Green Estates Unit 1;

THENCE, along the Southwest boundary line of said Ever Green Estates Unit 1, SOUTH 60 degrees 40 minutes 07 seconds EAST 823.97 feet to the point of beginning and containing 10.105 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 2nd day of July, 2010.


Ronald A. Voss,
Registered Professional Land Surveyor No. 2293



STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 09-3371

4.378 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 16.312 acre tract of land as recorded and conveyed in Clerk's File No. 231107, Volume 1787, Page 57 of the Deed Records of Nueces County, Texas, same being Tract 1 as recorded and conveyed in Document No. 2009037308 of the Substitute Trustee's Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same lying NORTH 60 degrees 40 minutes 00 seconds WEST 10.00 feet from the South corner of Lot 1, Block H, Las Palmas Unit 2, Section 1 as recorded in Volume 23, Page 68 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 15 minutes 45 seconds WEST 178.94 feet to a 5/8 inch iron rod found for the South corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 16 seconds WEST 789.86 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE, NORTH 29 degrees 02 minutes 00 seconds EAST 39.50 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 03 seconds WEST 351.95 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, NORTH 28 degrees 04 minutes 02 seconds EAST 139.54 feet to a 5/8 inch iron rod set for the North corner of this tract, same lying in the Northwest right-of-way margin of Los Robles Drive, same being the West corner of said Las Palmas Unit 2, Section 1;

THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

Dated this the 2nd day of July, 2010.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293

SEAL:



X

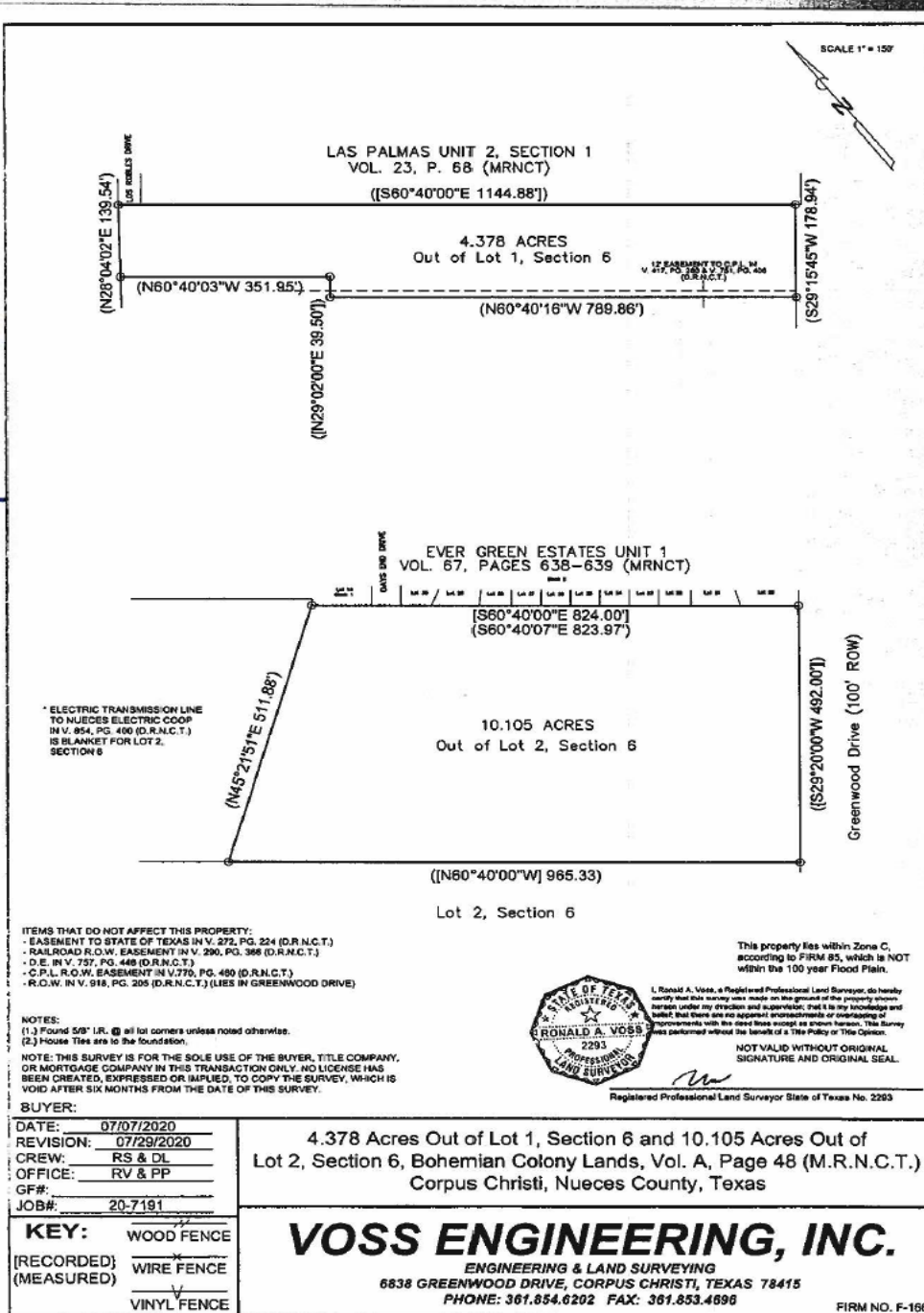
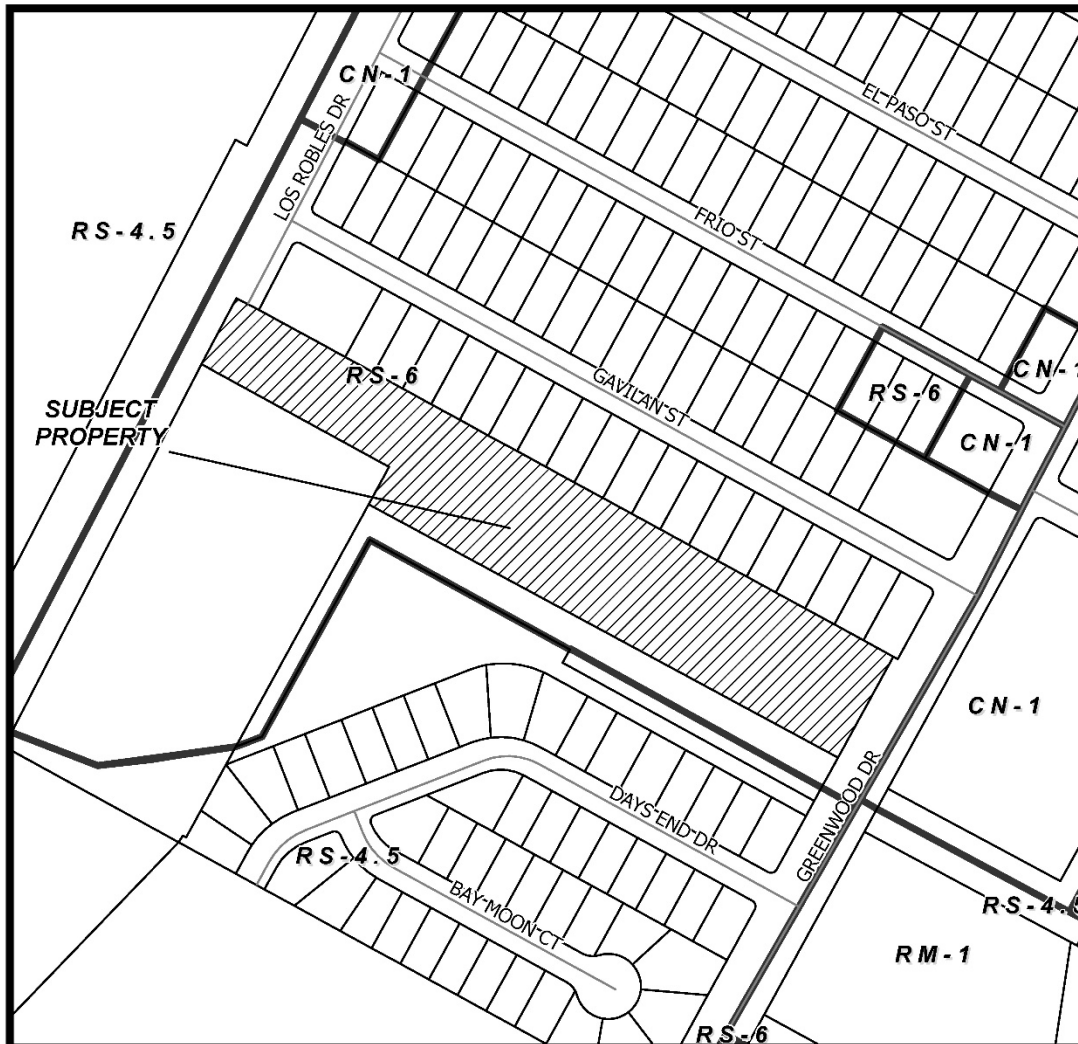


EXHIBIT B



CASE: ZN9151
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	

LOCATION MAP

Esri, HERE, DeLorme

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