

**Ordinance amending the Unified Development Code (UDC), upon application by Nueces Stone Quarry, LLC, by changing the UDC Zoning Map in reference to Flour Bluff Point, Block 6, Lots 2, 3, and 4, from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit, subject to five (5) conditions; amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing a penalty; providing for publication; and declaring an emergency.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its reports and recommendations concerning the application of Nueces Stone Quarry, LLC, for amendment to the City of Corpus Christi UDC and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, March 14, 2012, and March 28, 2012, during meetings of the Planning Commission, and on Tuesday, June 12, 2012, during a meeting of the City Council, in Council Chambers, at City Hall, in the City of Corpus Christi, 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 public health, necessity, convenience and the general welfare of the City of Corpus Christi and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** That the UDC of the City of Corpus Christi, Texas, is amended by changing the zoning on Flour Bluff Point, Block 6, Lots 2, 3, and 4, located along the north side of South Padre Island Drive (SH 358) between Hermine Drive and Stone Street, from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit for limited outside storage and a warehouse and subject to five (5) conditions, without resulting in a change of future land use (Zoning Map 035032) (Exhibit A).

**SECTION 2.** That the Special Permit granted in Section 1 of this ordinance is subject to the following five (5) conditions:

1. **USE:** The only uses permitted by this Special Permit other than those uses permitted by-right in the "CG-2" General Commercial District are outside storage and a warehouse.
2. **OUTSIDE STORAGE:** The outside storage shall not exceed an area of 8,000 square feet. The outside storage must be set back at least five (5) feet with a landscape buffer from the residentially used property and screened from the street right-of-way and adjacent properties.
3. **WAREHOUSE:** The total square footage for the warehouses shall not exceed an area of 5,000 square feet.
4. **LIGHTING:** Any on-site lighting must be shielded and directed away from the property along its northern property line.

5. **TIME LIMIT:** This Special Permit shall expire after one (1) year from the date of the ordinance unless the property is in compliance with the conditions mentioned above and all other City of Corpus Christi rules and regulations.

**SECTION 3.** That the official UDC Zoning Map of the City of Corpus Christi, Texas, is amended to reflect the amendment to the UDC made by Section 1 of this ordinance.

**SECTION 4.** That the UDC and corresponding UDC Zoning Map of the City of Corpus Christi, Texas, effective July 1, 2011, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 5.** That to the extent that this amendment to the UDC represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as amended by this ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** A violation of this ordinance or requirements implemented under this ordinance constitutes an offense punishable as provided in Section 1.10.1 and/or Article 10 of the UDC.

**SECTION 8.** That 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 9.** That upon written request of the Mayor or five Council members, copy attached, the City Council finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and suspends the Charter rule as to consideration and voting upon ordinances at two regular meetings so that this ordinance is passed upon first reading as an emergency measure on this \_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

CITY OF CORPUS CHRISTI

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Joe Adame  
Mayor, City of Corpus Christi

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, 2012

TO THE MEMBERS OF THE CITY COUNCIL

Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings. I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced, or at the present meeting of the City Council.

Respectfully,

Respectfully,

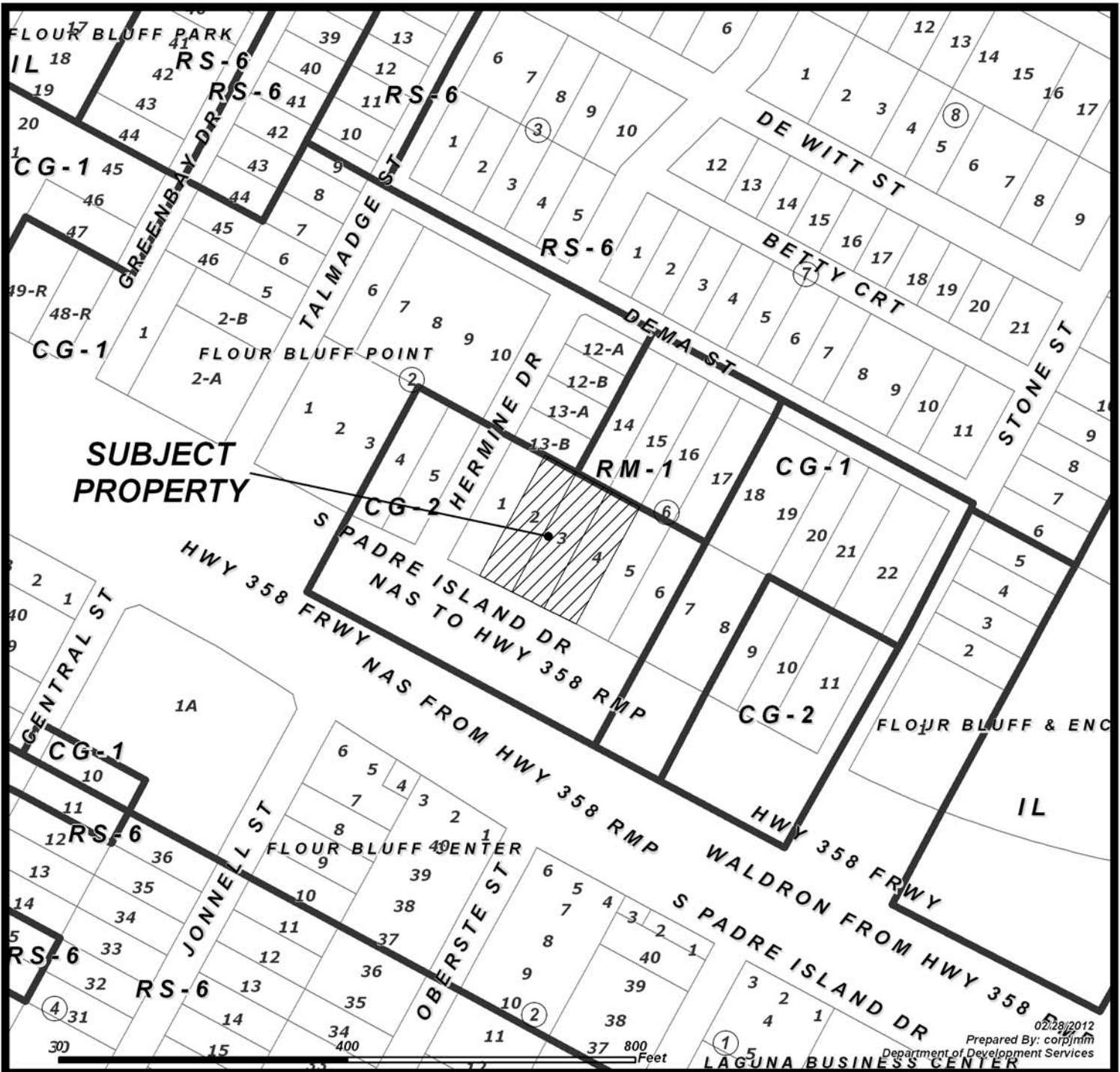
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\_\_\_\_\_  
Joe Adame  
Mayor, City of Corpus Christi

Council Members

The above ordinance was passed by the following vote:

Joe Adame	_____
Chris N. Adler	_____
Kelley Allen	_____
Larry Elizondo, Sr.	_____
Priscilla G. Leal	_____
David Loeb	_____
John E. Marez	_____
Nelda Martinez	_____
Mark Scott	_____



02/28/2012  
 Prepared By: corplm  
 Department of Development Services

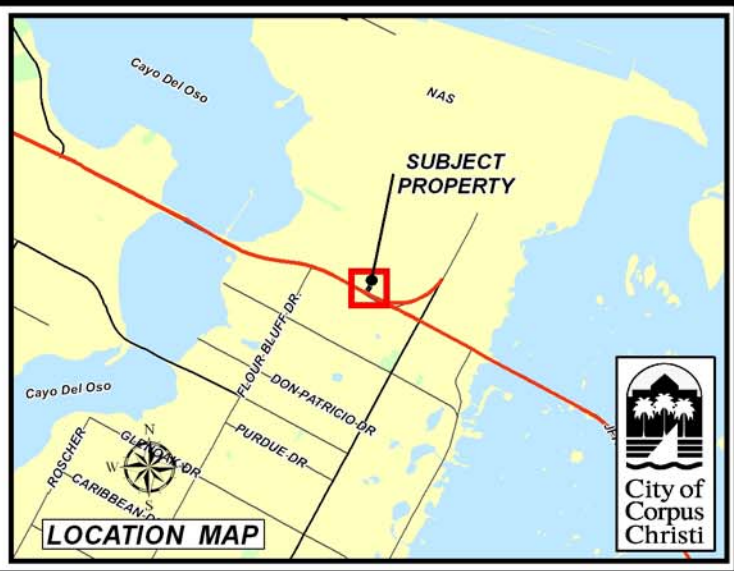
**CASE: 0312-01**

**Exhibit A**

**Planning Commission &  
 Staff Recommendation:**

Approval of the "CG-2/SP"  
 General Commercial District with a  
 Special Permit.

**Ordinance No.:** \_\_\_\_\_



**LOCATION MAP**

