

Ordinance amending the Unified Development Code (“UDC”), upon application by CCSemloh Partnership, Ltd. (“Owner”), by changing the UDC Zoning Map in reference to 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 1) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “RE/SP” Residential Estate District with a Special Permit for a boat and recreational vehicle storage facility, and in reference to 0.552 acres out of Lots 7 and 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (Tract 2) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District, 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 CCSemloh Partnership, Ltd. (“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, June 29, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District and, in lieu thereof, approval of a “RE/SP” Residential Estate District with a Special Permit for a boat and recreational vehicle storage facility on Tract 1 and approval of the rezoning from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District on Tract 2; and on Tuesday, July 26, 2016, 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 CCSemloh Partnership, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on 10.536 acres out of Lots 6 and 11, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (**Tract 1**) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “RE/SP” Residential Estate District with a Special Permit for a boat and recreational vehicle storage facility, and in reference to 0.552 acres out of Lots 7 and 10, Section 48, Flour Bluff and Encinal Farm and Garden Tracts (**Tract 2**) from the “RE” Residential Estate District and “CG-1” General Commercial District to the “CG-2” General Commercial District (Zoning Map No. 035032), as shown in Exhibits “A,” “B,” “C,” and “D.” Exhibit A, which is a metes and bounds description of Tract 1, Exhibit B, which is a metes and bounds description of Tract 2, Exhibit C, which is a site plan of Tracts 1 and 2, and Exhibit D, which is a map

of Tracts 1 and 2, 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 for Tract 1 is subject to compliance with the setbacks and buffering elements identified in the attached site plan and the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a gated, self-service storage facility for fully-enclosed boat and recreational vehicle storage.
2. **Minimum Yards:** The street yard setback along the northwest corner of the property abutting Compton Road shall be a minimum of 50 feet. The street yard setback along the remainder of Compton Road frontage shall be a minimum of 20 feet.
3. **Buffer Yards:** A 50-foot wide buffer yard (coterminous with the street yard) and a six-foot solid wood screening fence shall be installed, maintained and remain in place on that portion of the northwest corner of the property abutting Compton Road. A 15-foot wide buffer yard and 15 buffer points shall be installed, maintained, and remain in place along any side of the property abutting a residential zoning district; except that, for any area abutting a drainage ditch with a minimum of 30 feet of right-of-way the buffer yard may be comprised of a continuous masonry wall at least six feet in height, which may be comprised of a combination of the rear wall of a building and a masonry wall, set back a minimum of 10 feet from the property line.
4. **Landscaping:** Seventy percent of the required landscaping shall be installed, maintained, and remain in place on that portion of the northwest corner of the property abutting Compton Road where the site plan indicates a 50-foot buffer yard.
5. **Architectural Elements:** Buildings constructed along the west and south property lines abutting residential zoning districts shall incorporate masonry-type elements, such as but not limited to wainscoting.
6. **Lighting:** All lighting shall be shielded and pole lights shall be of the full cut-off type. Freestanding pole lights are not allowed within 50 feet of a property line abutting residential zoning districts.
7. **Signage:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed eight feet in height and 50 square feet in area. One wall sign shall be permitted not to exceed 60 square feet. The wall sign shall face Compton Road.

8. **Vehicle Stacking:** A minimum of four off-street vehicle stacking spaces designed in accordance with all standards of the UDC for gated parking areas shall be provided between the public right-of-way and the front access gate of the storage facility.
9. **Storage Space:** The maximum allowable storage space for a boat or recreational vehicle storage unit shall not exceed 500 square feet in accordance with the UDC. Boat and recreational vehicle storage buildings shall be limited to one floor in height.
10. **On-site Operations:** No cleaning, purging, or maintenance of marine engines shall be permitted. The repair of boats and recreational vehicles shall be prohibited.
11. **Traffic Improvements:** The Owner shall construct or install traffic improvements identified in the Traffic Impact Analysis submitted to the Transportation Advisory Commission for the removal of First National Boulevard from the Urban Transportation Plan.
12. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable requirements of the UDC, Building and Fire Code.
13. **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. The change of zoning does not result in an amendment to the Future Land Use Map, an element of the Comprehensive Plan.

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	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the _____ day of _____, 20_____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

STATE OF TEXAS
COUNTY OF NUECES

Tract 1
10.536 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 Lots 6 and 11, Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 5/8 inch iron rod found for the North corner of said Lot 11, Section 48, same being the common corner with Lots 12, 6 and 5 of said Section 48, same being the South corner of Flour Bluff Center as recorded in Volume 8, Page 41 of the Map Records of Nueces County, Texas;

THENCE, along the Northeast boundary line of said Lot 11 and common boundary line with said Lot 6, SOUTH 60 degrees 47 minutes 41 seconds EAST 184.10 feet to a point for a North corner of this tract and the point of beginning;

THENCE, NORTH 78 degrees 32 minutes 14 seconds EAST 56.88 feet to a point for the Northeast corner of this tract, same lying in the Southwest right-of-way margin of Compton Boulevard;

THENCE, along said Southwest right-of-way margin of Compton Boulevard, SOUTH 61 degrees 10 minutes 05 seconds EAST 429.97 feet to a point for the Northeast corner of this tract, the same being the common boundary line of Lot 6 and Lot 7, Section 48;

THENCE, along said common boundary line of said Lot 6 and Lot 7, SOUTH 29 degrees 00 minutes 23 seconds WEST 40.00 feet to a 5/8 inch iron rod, being the South corner of said Lot 6, same being the common corner with Lots 7 and 10 of said Section 48;

THENCE, along said common boundary line of said Lot 10 and Lot 11, Section 48, SOUTH 29 degrees 00 minutes 23 seconds WEST 25.00 feet to a 5/8 inch iron rod;

THENCE, along said common boundary line of said Lot 10 and Lot 11, Section 48, SOUTH 29 degrees 00 minutes 23 seconds WEST 688.36 feet to a 5/8 inch iron rod set for the South corner of this tract, same lying in the Northeast boundary line of a 50 foot City of Corpus Christi drainage easement running through said Lots 11 and 10, Section 48;

THENCE, along said Northeast boundary line of the 50 foot City of Corpus Christi drainage easement, NORTH 60 degrees 55 minutes 00 seconds WEST 628.01 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, along the Northwest boundary line of this tract, NORTH 28 degrees 51 minutes 46 seconds EAST 567.19 feet to a 5/8 inch iron rod;

THENCE, NORTH 28 degrees 51 minutes 46 seconds EAST 13.88 feet to a point for the Northwest corner of this tract;

THENCE, NORTH 78 degrees 32 minutes 14 seconds EAST 205.26 feet to the point of beginning and containing 10.536 acres of land.

EXHIBIT A

STATE OF TEXAS
COUNTY OF NUECES

Tract 2
0.552 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 Lots 7 and 10, Section 48 of the Flour Bluff an Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of the Map 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 in the North corner of said Lot 10, Section 48, same being the common corner with Lots 11, 6 and 7 of said Section 48;

THENCE, along said common boundary line of said Lot 6 and Lot 7, NORTH 29 degrees 00 minutes 23 seconds EAST 40.00 feet to a point for the Northwest corner of this tract, same lying in the Southwest right-of-way margin of Compton Boulevard;

THENCE, along said Southwest right-of-way margin of Compton Boulevard, SOUTH 61 degrees 10 minutes 05 seconds EAST 663.05 feet to a point for the East corner of this tract;

THENCE, along the Southwest boundary line of this tract, SOUTH 29 degrees 00 minute 00 seconds WEST 40.00 feet to a 5/8 inch iron rod found for the Southeast corner of this tract, same being the East corner of said Lot 10;

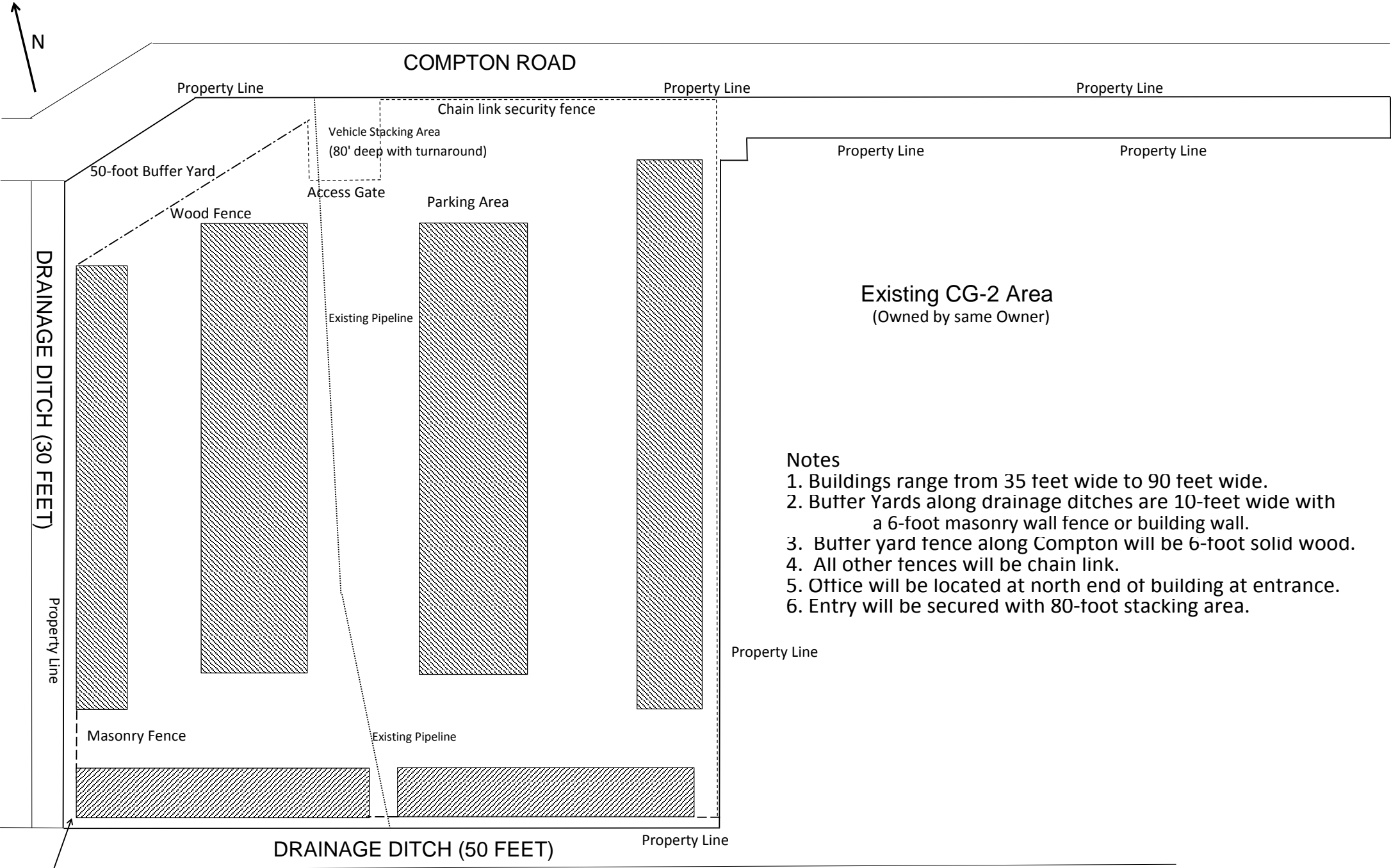
THENCE, along the Northeast boundary line of said Lot 10, NORTH 61 degrees 10 minutes 05 seconds WEST 642.95 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE, SOUTH 28 degrees 49 minutes 55 seconds WEST 25.00 feet to a 5/8 inch iron rod found for a Southwest corner of this tract;

THENCE, NORTH 60 degrees 39 minutes 05 seconds WEST 20.18 feet to a point for the Southwest corner of this tract, same lying in the common boundary line of said Lots 10 and 11;

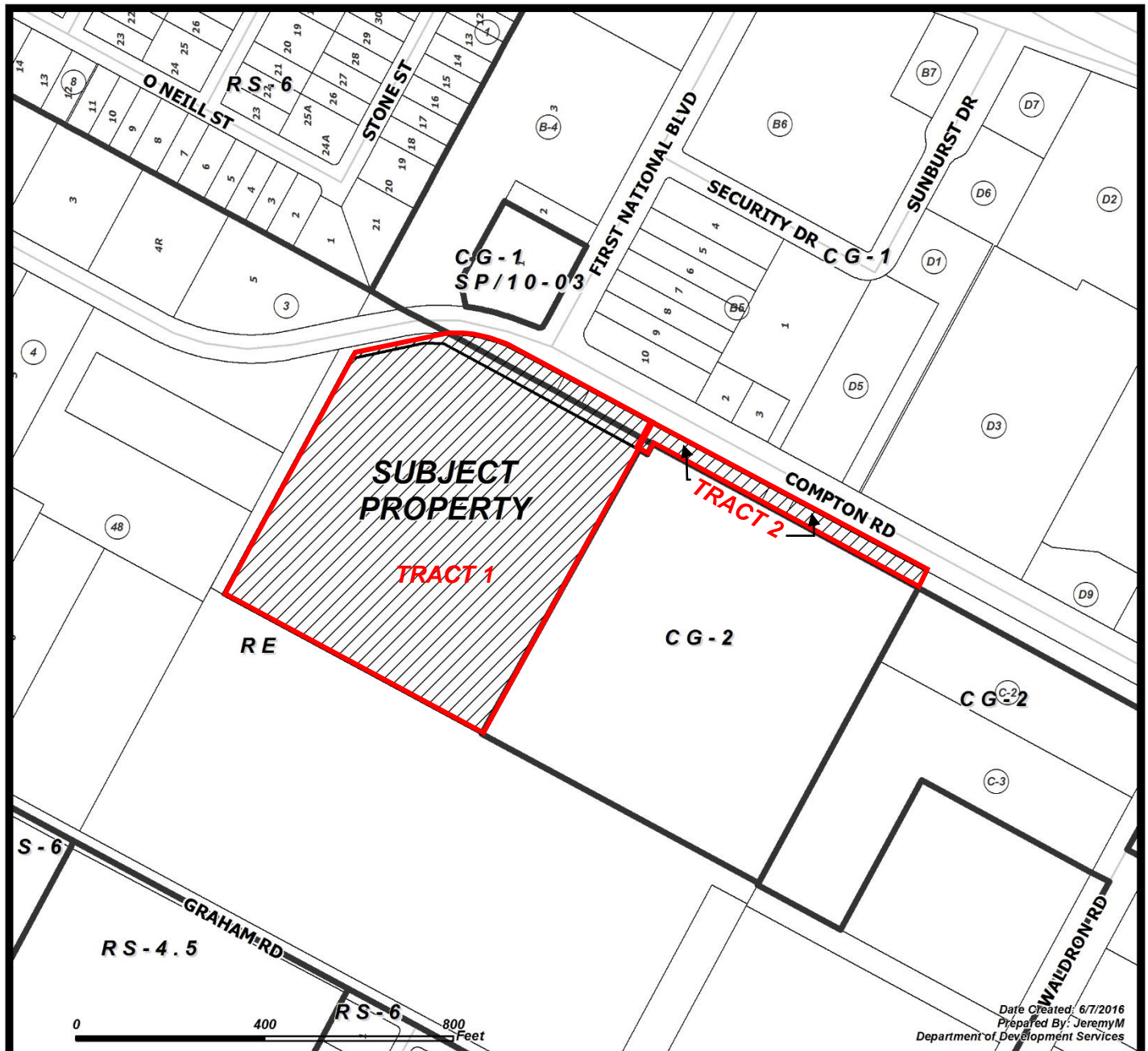
THENCE, along said common boundary line of Lots 10 and 11, NORTH 29 degrees 00 minutes 23 seconds EAST 24.81 feet to the point of beginning and containing 27,024.5 square feet or 0.552 acres of land.

Site Plan for CCSemloh Partnership, Ltd.



- Notes
- 1. Buildings range from 35 feet wide to 90 feet wide.
 - 2. Buffer Yards along drainage ditches are 10-feet wide with a 6-foot masonry wall fence or building wall.
 - 3. Buffer yard fence along Compton will be 6-foot solid wood.
 - 4. All other fences will be chain link.
 - 5. Office will be located at north end of building at entrance.
 - 6. Entry will be secured with 80-foot stacking area.

10-foot buffer yard between masonry wall and property line.



CASE: 0616-05

SUBJECT PROPERTY WITH ZONING



RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

