

**Ordinance amending the Unified Development Code (“UDC”), upon application by Corner Strong, Ltd (“Owner”), by changing the UDC Zoning Map in reference to a 4.99-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.47 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, from the “CN-1” Neighborhood Commercial District and “CG-2” General 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 Corner Strong, 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, July 27, 2016, and on Wednesday, August 24, 2016, during a meeting of the Planning Commission when the Planning Commission recommended denial of the change of zoning from the “CG-2” General Commercial District and “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District and, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit, and on Tuesday, September 20, 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 made by Corner Strong, Ltd. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 4.99-acre tract of land of which 4.52 acres is out of Lots 17, 18, 31 and 32, Section 11, Flour Bluff and Encinal Farm Garden Tracts and 0.47 acres is out of Lot 11, Block 2, Barclay Grove Unit 11, located on the east side of South Staples Street (FM 2444) between Corsica Road and Timbergate Drive (the “Property”), from the “CG-2” General Commercial District and “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit (Zoning Map No. 044032), 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 conceptual 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:** The only use allowed on the Property other than uses permitted in the base zoning districts is a mini-storage facility and related accessory uses.
2. **Setbacks:** The storage of boats and campers, a permitted accessory use to mini-storage, and the location of dumpsters shall be limited to the west half of the Property.
3. **Access:** Access shall be limited to the west portion of the property fronting Corsica Road.
4. **Building Design:** Any buildings constructed within 260 feet of Corsica Road shall have a non-metal façade. Mini-storage buildings shall be prohibited from having doors/openings facing residential uses.
5. **Screening Fence:** A minimum six-foot tall solid wood screening fence is required to be constructed, remain in place, and maintained between the mini-storage facility and the residential uses.
6. **Buffer Yard:** A 15-foot wide buffer yard and 15 buffer yard points shall be required along the property boundaries adjacent to residential zoning districts. Trees and shrubs shall be planted, remain in place, and be maintained between the mini-storage facility and the residential uses. A continuous line of shrubs shall border the fence. A canopy or understory tree other than palm trees shall be planted every 50 feet on center within the buffer yard.
7. **Lighting:** All lighting shall be shielded to direct light downward and pole lights shall be of the full cut-off type. Freestanding pole lights are prohibited within 50 feet of the property line of a residential use. No light source shall exceed the roof height of the buildings on site or 15 feet, whichever is more restrictive.
8. **Building Height:** Buildings, excluding the office, shall not exceed 15 feet where adjacent to a single-family residential use. Otherwise, the maximum building height shall be 35 feet. Boat and camper storage is limited to the west half of the Property and shall not be considered “adjacent” to single-family residential uses.
9. **Hours of Operation:** The hours of operation for the public shall be limited from 6 AM to 10 PM Sunday through Thursday and from 6 AM to 11 PM on Friday and Saturday.
10. **Signage:** Freestanding signage shall be limited to the west portion of the property fronting on Corsica Road. Wall signs shall not be oriented toward the east.

**11. 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



# TexasGeoTech

ENGINEERING & LAND SURVEYING, INC.

## EXHIBIT "A"

Being a total of **4.99** acre tract of land of which **4.52** acres deeded to Corner strong limited, in Document file no. 2016007669 Official Public Records Nueces County, Texas and **0.47** acres out of Lot 11 - Block 2 Barclay Grove Unit 11 as per record in Volume 68 Page 302-303 of the Map Records of Nueces County, Texas and being out of Lots 17, 18, 31 & 32 Section 11 of the Flour Bluff & Encinal Farm Garden Tracts, a plat recorded in volume A, pages 41-42 map records Nueces County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8inch iron rod found southeast corner of said Lot 11, same being the southwest corner of Lot 1, of said Block 2 – Barclay Grove Unit 11, and being on the north right of way line of Corsica Road, said 5/8inch iron rod being the southeast corner of this tract;

**THENCE** N 61° 02' 30" W – with the north right of way line of said Corsica Road, a distance of 82.66 feet to a point for a corner of this tract;

**THENCE** N 28° 31' 45" E – being 60 feet parallel to the southeast lot line of said Lot 11, a distance of 262.87 feet to a point for the interior corner of this tract;

**THENCE** N 61° 28' 18" W – with the northeast lot line of said Lot 11, a distance of 211.32 feet to a point for the west – southwest corner of this tract;

**THENCE** N 28° 37' 23" E – a distance of 395.67 feet to a point on the north property line of said 7.61 acre tract, for the northwest corner of this tract;

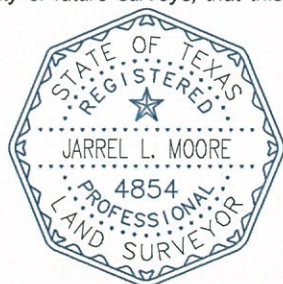
**THENCE** S 61° 26' 53" E – with the north property line of said 7.61 acres, a distance of 494.99 feet to a 5/8inch iron rod found for the northwest corner of a tract deeded to Golden Real Estate & Construction Group Inc., recorded in Doc# 201203880 of the Official Public Records of Nueces County, Texas, and being the northeast corner of this tract;

**THENCE** S 28° 37' 53" W – with the west property line of said Golden Real Estate property, a distance of 395.47 feet to a 5/8inch iron rod found on the north lot line of Lot 6, said Block 2, and being the east southeast corner of this tract;


**THENCE** N 61° 28' 18" W – with the north block line of said Block 2, a distance of 200.72 feet to a 5/8inch iron rod found for the northwest corner of Lot 9, of said Block 2 and being an interior corner of this tract;

**THENCE** S 28° 34' 45" W – with the west lot line of said Lot 9 and said Lot 1, a distance of 263.49 feet to the **POINT OF BEGINNING**, and containing 4.99 acres of land, more or less.

*This field notes description constitutes a legal document, unless it appears in its entirety, in its original form, seal and signature, surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended , a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions.*

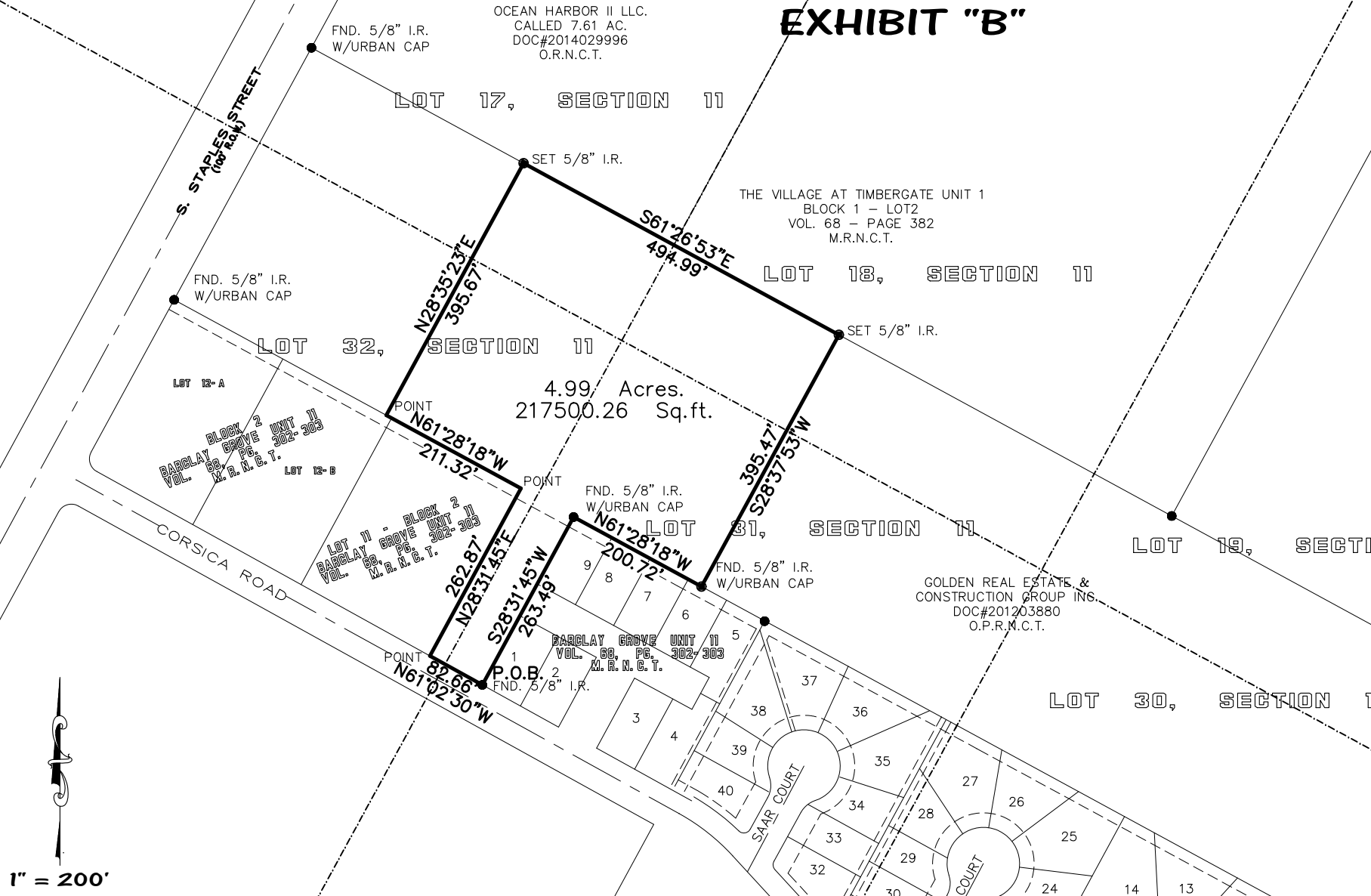


July 29, 2016  
160514-"A".doc

  
Jarrel L. Moore  
Registered Professional Land Surveyor  
License Number 4854



# EXHIBIT "B"



I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS THIS JULY 29, 2016.

*Jarrel L. Moore*  
 JARREL L. MOORE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE No. 4854



## SURVEY OF:

A TOTAL OF 4.99 ACRE TRACT OF LAND OF WHICH 4.52 ACRES DEEDED TO CORNER STRONG LIMITED, IN DOCUMENT FILE No. 2016007669 OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS AND 0.47 ACRES OUT OF LOT 11 - BLOCK 2 BARCLAY GROVE UNIT 11 AS PER RECORD IN VOLUME 68 PAGE 302-303 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF LOTS 17, 18, 31 & 32 SECTION 11 OF THE FLOUR BLUFF & ENCINAL FARM GARDEN TRACTS, A PLAT RECORDED IN VOLUME A, PAGES 41-42 MAP RECORDS NUECES COUNTY, TEXAS.

## TEXAS GEO TECH ENGINEERING & LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
 Corpus Christi, TX 78411  
 (361) 993-0808 Fax (361) 993-2955

Completion Date: 07/29/2016	Checked by: VSM
Scale: 1" = 200'	File Name: 160514-"B"
Drawn by: RC	Surveyed by: JJ & NG

6' TO 8' WOOD PRIVACY FENCE

