

Ordinance amending the Unified Development Code (“UDC”), upon application by AN Corpus Christi Chevrolet, LP. (“Owner”), by changing the UDC Zoning Map in reference to the property described as being 3.17 acres out of Lot 1-R, Block 2, Woodlawn Estates Unit 3, from the “CG-1” General Commercial District to the “CG-1/SP” General 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 AN Corpus Christi Chevrolet, LP. (“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, October 4, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “CG-1” General Commercial District to the “CG-1/SP” General Commercial District with a Special Permit, and on Tuesday, November 7, 2017, 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 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 AN Corpus Christi Chevrolet, LP. (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a property described as being 3.17 acres out of Lot 1-R, Block 2, Woodlawn Estates Unit 3, located on the north side of South Padre Island Drive (SH 358), east of Airline Road, and west of Nile Drive (the “Property”), from the “CG-1” General Commercial District to “CG-1/SP” General Commercial District with a Special Permit (Zoning Map No. 040035), as shown in Exhibits “A” and “B”. Exhibit A, which is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, 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 following the conditions listed below:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Vehicle Service, Heavy” as defined by the Unified Development Code (UDC). All vehicle service and repairs must be done within an enclosed building and must follow all federal, state, local regulations.
2. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Saturday.

3. **Lighting:** All security 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 near all public roadways and residential development.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Outdoor Paging Systems/Intercom Systems:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
6. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (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. 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.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



TexasGeoTech

ENGINEERING & LAND SURVEYING, INC.

3.17 ACRE TRACT

Being 3.17 acre (138,070.86 sq. ft.) tract of land, out of Block 2 – Lot 1-R of the WOODLAWN ESTATES UNIT 3, a plat recorded in Volume 67, Pages 500-501 of the Map Records of Nueces County, Texas and being more fully described as follows;

BEGINNING at a 5/8 inch iron rod found for the east corner of said Lot 1-R, same being the interior corner of Block 2 – Lot 2-R of the said WOODLAWN ESTATES UNIT 3, said rod being the east corner of this tract;

THENCE S 28° 34' 54" W with the east lot line of said Lot 1-R, a distance of 316.28 feet to a point for the south corner of this tract;

THENCE N 61° 31' 41" W a distance of 436.27 feet to a point for the west corner of this tract;

THENCE N 28° 28' 34" E a distance of 316.28 feet to a point on the north lot line of said Lot 1-R and being the north corner of this tract;

THENCE S 61° 31' 41" E with the north lot line of said Lot 1-R, a distance of 436.27 feet to the **POINT OF BEGINNING** and containing 3.17 acres, 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.

August 10, 2017
Lot 1-R.doc

























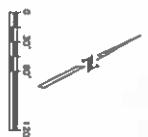

Jarrel L. Moore
Register Professional Land
License Number 4854

S. PADRE ISLAND DR.
 (STATE HWY. 358)
 R.O.W. WIDTH WAIVES

MCARDLE ROAD
 60' PUBLIC R.O.W.

ASWAN DRIVE
 50' PUBLIC R.O.W.

LEGEND	
	PROPOSED PROJECT AREA
	EXISTING BUILDING
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING ROAD
	PROPOSED ROAD
	EXISTING UTILITY
	PROPOSED UTILITY
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING TREE
	PROPOSED TREE
	EXISTING LANDMARK
	PROPOSED LANDMARK
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING FEATURE
	PROPOSED FEATURE
	EXISTING BOUNDARY
	PROPOSED BOUNDARY



AUTO NATION - RANCH RECON
 6686 S. PADRE ISLAND DRIVE BL002
 CORPUS CHRISTI, HUNDEES COUNTY, TEXAS 78412

OVERALL SITE PLAN



812.730.1104

 BIG RED DOG
 ENGINEERING & CONSULTING
 2500 LAUREN STREET, SUITE 2100 HOUSTON, TEXAS 77057
 TEL: 832.730.1104 FAX: 832.730.1101

12/15/2017 3:54 PM

12/15/2017 3:54 PM

SHEET
 CS100
 8 OF 18