

Ordinance amending the Unified Development Code (“UDC”) to change the zoning for Lots 1 and 2, Block 2, Suntide Industrial Park, from the “CG-2/SP” to CG-2/SP” with different special permit conditions; and amending the Comprehensive Plan

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Ardoin Inc. (“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, a public hearing was held on Wednesday, November 1, 2017, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the “CG- 2/SP” General Commercial District with Special Permit to the “IL” Light Industrial District, and on Tuesday, December 12, 2017, 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 Ardoin Inc. (“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 Lots 1 and 2, Block 2, Suntide Industrial Park, located along the north side of Leopard Street, east of Tuloso Road, and west of Suntide Road (the “Property”), from “CG-2/SP” General Commercial District with Special Permit to the CG-2/SP” General Commercial District with Special Permit (Zoning Map No. 056047) by revising the special permit conditions set forth in Ordinance 028925. Exhibit A, which is a map of the property, is attached to and incorporated in this ordinance by reference as if fully set out herein in its entirety.

SECTION 2. The Special Permit conditions set forth in Ordinance 028925, dated January 18, 2011, in reference to Lots 1 and 2, Block 2, Suntide Industrial Park is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

~~1. Uses: All uses allowed in the " B-4" General Business District, plus the warehousing and outdoor storage of oil industry related materials, not to include the cleaning or repairing of oil industry related materials.~~

~~2. Landscaping: Landscaping must be provided in accordance with Article 27B Landscape Requirements as if new construction in the " B-4" General Business District.~~

~~3. Screening: Construction of a solid screening with a height of not less than six (6) feet along northern property line shared with single family residences.~~

~~4. Lighting: All overhead lighting shall not bleed into neighboring properties and shall be directed away from adjacent properties.~~

~~5. Setbacks: All buildings and outside storage with a height of more than six (6) feet must be setback at a minimum of 50 feet from northern property line.~~

~~6. Time Limit: Such Special Permit shall expire within one year from the date of this ordinance, unless the property is being used as specified and in full compliance with all conditions of the Special Permit, as well as all other applicable ordinances, rules and regulations.~~

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are:

a. Storage of Storage Containers, Security Offices, Pumps, Steel Tanks, Poly Tanks, Stainless Steel Tankers, Metal Lid Boxes, Roll Tarp Boxes, Dewatering Boxes, Vacuum Boxes, Fittings & Hoses, Filtration, Hose Cradles, Pipes, Road Crossings, Manifolds, Valves, Flow Meters, Level Indicators, Traction Mats, and Spill Containment Systems.

b. Loading and Unloading of items listed in item A, with a forklift.

c. Pressure testing of Steel Tanks, Poly Tanks, Stainless Steel Tankers, Metal Lid Boxes, Dewatering Boxes, Vacuum Boxes, Fittings & Hoses, Manifolds, Valves, Flow Meters, and Spill Containment Systems.

d. Maintenance of items listed in A, including repair (welding, plasma cutting, grinding, and other common metal working tasks), pressure washing, and paint touch up. All units are cleaned at a separate 3rd party location, certified clean and brought to this site. No hazardous material are brought back to this location.

2. **Hours of Operation:** The hours of operation shall be from 7:00 AM to 7:00 PM Monday through Friday.

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. **Noise:** Noise regulations shall be subject to Section 31-3. Of the Municipal Code.

5. **Buffer Area:** The buffer area is defined as the area between the storage and the single-family residences to the north of the property. The separation shall be maintained at 20 feet between the storage and the fence abutting the single-family residences. No storage in the buffer area shall be allowed. The property owner shall maintain and keep the existing six (6) foot fence in good condition. No parking or expansion of the building shall be allowed in the buffer area.

6. **Height Restriction:** Stacking containers shall not exceed two containers high abutting residential property.

7. **Surface Area:** To prevent dust control, the work yard shall be made with materials recommended in the geotech report completed by Terracon Consultants on December 8, 2017.

8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

9. **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 _____, 2018, 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 _____, 2018, by the following vote:

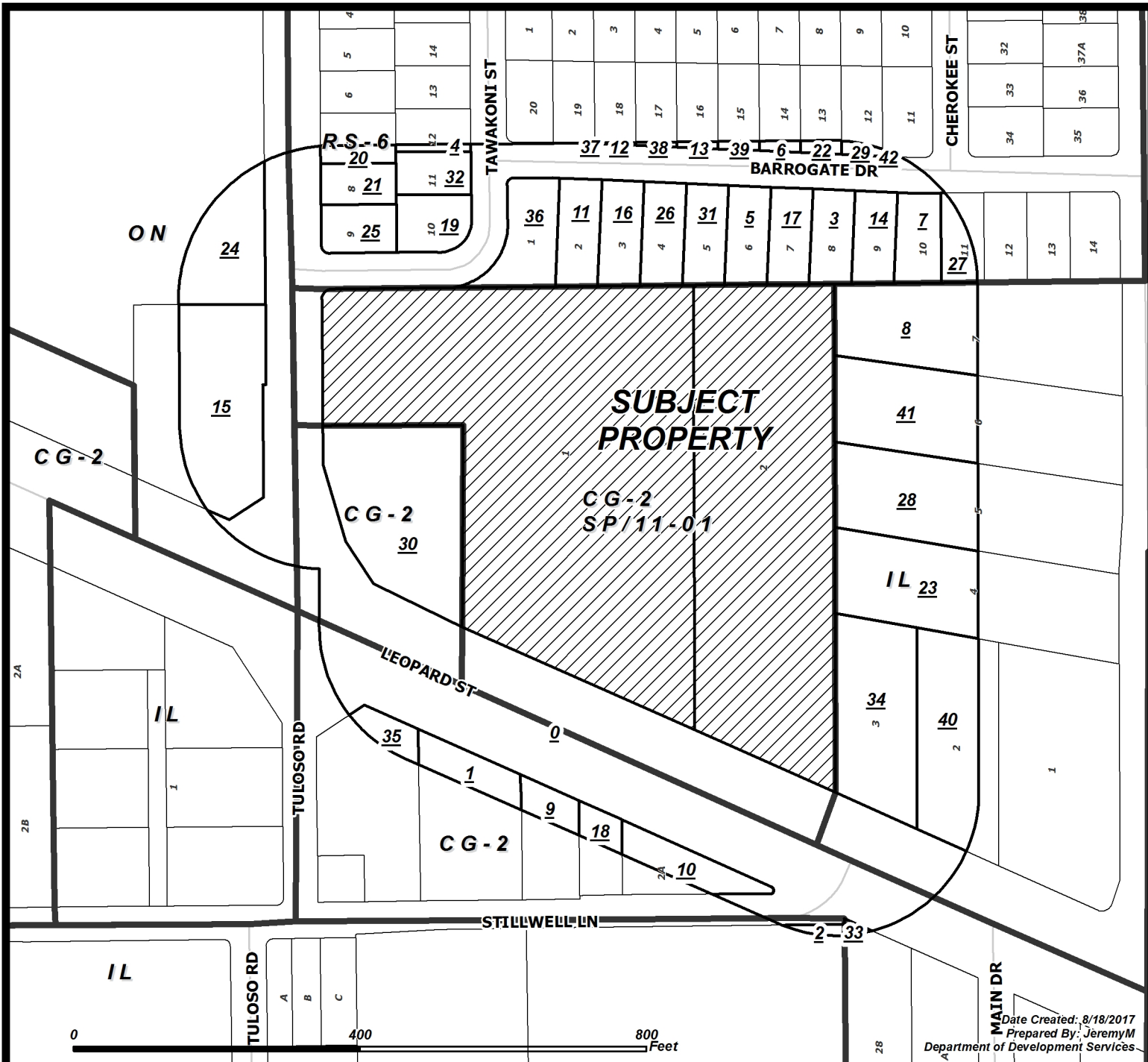
Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



Date Created: 8/18/2017
Prepared By: Jeremy M
Department of Development Services

CASE: 0917-02 ZONING & NOTICE AREA

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		

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition

