

**Case No. 0119-05 Bar Property Management, LLC:
Ordinance rezoning property at or near 542 Airline Road from “CN-1”
Neighborhood Commercial District to the “CN-1/SP” Neighborhood
Commercial District with a Special Permit.**

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Bar Property Management, LLC. (“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, February 6, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit (SP) with conditions and on Tuesday, March 19, 2019, 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 Bar Property Management, LLC. (“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 0.77 acres out of a portion of Block B-2E, Cullen Place, located on the east side of Airline Road, south of South Alameda Street, and north of Belmeade Drive (the “Property”), from “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit (SP) with conditions (Zoning Map No. 042037), as shown in Exhibits “A” and “B”. Exhibit A, 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 “Car Wash, automated” as defined by the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation shall be limited to between 7:00 AM to 9:00 PM.

3. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **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 6. 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 _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Job No. 42929.B9.00
January 16, 2018

Exhibit A
0.77 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.77 Acre, Zoning Tract, being over and across a portion of Block B-2E, Cullen Place, a map of which is recorded in Volume 68, Pages 366-367, Map Records of Nueces County, Texas, and a portion of an existing Utility Easement, recorded in Volume 1012, Page 265, Deed Records of Nueces County, Texas, said 0.77 Acre, Zoning Tract being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod Found, on the East Right-of-Way line of Airline Road, an 80 Foot wide public roadway, for a Southwest corner of the said Block B-2E and of this Tract;

Thence, North 02°01'24" East, with the common line of the said Right-of-Way and the said Block B-2E, 196.14 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, being the Southwest corner of Block B-2D, of the said Cullen Place, for the Northwest corner of the said Block B-2E, and of this Tract;

Thence, South 87°58'35" East, with the common boundary line of the said Block B-2D, and the said Block B-2E, 147.00, for the Northeast corner of this Tract, from **Whence** a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, on the West boundary line of the Block B-2B, Cullen Place, a map of which is recorded in Volume 64, Page 294, of the said Map Records, for a common corner of the said Block B-2E and Block B-2D, bears South 87°58'35" East, 132.58 Feet;

Thence, South 01°06'32" West, over and across the said Block B-2E, 226.29 Feet, to the North Right-of-Way line of Belmeade Street, a 60 Foot wide public roadway, the South boundary line of the said Block B-2E, for the Southeast corner of this Tract, from **Whence** a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 4533" Found, bears South 84°00'37" East, 129.28 Feet;

Thence, North 87°55'31" West, with the common line of the said Right-of-Way, and the said Block B-2E, 120.55 Feet, to a Drill Hole Found, for a Southwest corner of the said Block B-2E, this Tract, and the beginning of a circular curve to the Right, having a delta of 90°07'01", a radius of 30.00 Feet, an arc length of 47.19 Feet, and a chord which bears North 43°02'06" West, 42.47 Feet;

Thence, with the said East Right-of-Way line, the Southwest boundary line of the said Block B-2E and the said circular curve to the Right, 47.19 Feet, to the **Point of Beginning**, containing 0.77 Acres (33,466 Square Feet) of Land, more or less.


Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

0.77 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of Tract described herein.



URBAN ENGINEERING

James D. Carr, R.P.L.S.
License No. 6458

S:\Surveying\42929.B900\OFFICEMETES AND BOUNDS\FN_42929B900_0.77Ac_20190116.Doc

Page 1 of 1

OFFICE: (361)854-3101 2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm # 145 • TBPLS Firm # 10032400

Exhibit B

