

**Case No. 0319-03 Corpus Christi Storage Solutions, LLC: Ordinance rezoning property at or near 10224 Leopard Street from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Corpus Christi Storage Solutions, 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, April 17, 2019, during a meeting of the Planning Commission. The Planning Commission recommended denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with conditions and on Tuesday, May 21, 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 Corpus Christi Storage Solutions, 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 0.438 acre tract described in a deed recorded in Document No. 830120, Official Public Records of Nueces County, Texas and also being the south 75.00 feet of the Park Lot, Block 4, Highway Village, located on the north side of Leopard Street, east of McKenzie Road, and west of Irma Drive (the “Property”), from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District (Zoning Map No. 060048), 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 official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 3.** 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 4.** 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 5.** 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.

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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

### STATE OF TEXAS COUNTY OF NUECES

#### EXHIBIT \_\_\_\_\_

Field notes of a 0.438 acre tract described in a deed recorded in Document No. 830120, Official Public Records of Nueces County, Texas and also being the south 75.00 feet of the Park Lot, Block 4, Highway Village, as shown on the plat recorded in Volume 11, Pages 54 - 55, Map Records of Nueces County, Texas. Said 0.438 acre tract being more particularly described as follows.

**COMMENCING** at a point in the northeast right of way of Leopard Street and in the common line of Lots 2 and 3, Block 4, of said Highway Village, from **WHENCE** a 5/8" re-bar found in the northeast right of way of Leopard Street and in the common line of Lots 1 and 2, Block 4, bears, North 58°33'56" West, a distance of 100.00 feet, **THENCE** with the common line of Lots 2 and 3, North 00°45'56" West, a distance of 110.14 feet to a point in the east line of Lot 2, for the common west corner of Lot 3, said Park Lot, and this survey, and for the **POINT of BEGINNING**.

**THENCE** with the common line of Lot 2, Park Lot, and this survey, North 00°45'56" West, a distance of 75.00 feet to a 5/8" re-bar found/previously set in the common line of Lot 2 and Park Lot and for the northwest corner of this survey.

**THENCE** North 89°14'04" East, a distance of 254.11 feet to a 5/8" re-bar found/previously set for the common corner of Lots 8, 9, Park Lot, and this survey.

**THENCE** with the common line of Lot 8, Park Lot, and this survey, South 00°45'46" East, a distance of 75.00 feet to a point for the common corner of Lots 5, 6, 8, Park Lot and this survey.

**THENCE** with the common line of Lots 3, 4, 5, Park Lot and this survey, South 89°14'04" West, a distance of 254.11 feet to the **POINT of BEGINNING**, and containing 0.438 acres of land, more or less.

#### Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day July 30, 2018 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: February 13, 2019.



Job No. 190275

A 0.438 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 830120,  
OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING THE SOUTH  
75.00 FEET OF THE PARK LOT , BLOCK 4, HIGHWAY VILLAGE, AS SHOWN ON THE PLAT  
RECORDED IN VOLUME 11, PAGES 54 - 55, MAP RECORDS OF NUECES COUNTY, TEXAS.



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY  
IS LOCATED WITHIN ZONE C AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT  
MAPS COMMUNITY PANEL 485464 0130 C  
DATED JULY 18, 1985  
AND ☐ 15 ☒ IS NOT LOCATED IN A DESIGNATED  
100 YEAR FLOOD ZONE.

SURVEY DATE FEBRUARY 13, 2019



JOB NO. 190275

NOTES:  
1.) TOTAL SURVEYED AREA IS 3.48 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD83 (92) 425 DATUM.  
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.  
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JULY 30, 2018 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RONALD E. BRISTER R.P.L.S. NO. 5407