

Case No. 0319-03 Corpus Christi Storage Solutions, LLC: (Council District 1) Ordinance rezoning property at or near 10224 Leopard Street from the “RS-6” Single-Family 6 District to the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with conditions

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 “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with conditions (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 entirety.

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 a “Boat and Recreational Vehicle Storage” as described in Section 5.1.4.H “Self-Service Storage” of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.

3. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
4. **Buffer Yard:** A Type C Buffer Yard as defined by Section 7.9.5.A of the Unified Development Code (UDC) shall be required where the subject property shares a property line with a residential zoning district and/or residential use.
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting fixtures. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Use Requirements:** The use must adhere to the requirements of Section 5.2.14 of the Unified Development Code (UDC) in regards to a Boat and Recreational Vehicle Storage use.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **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

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

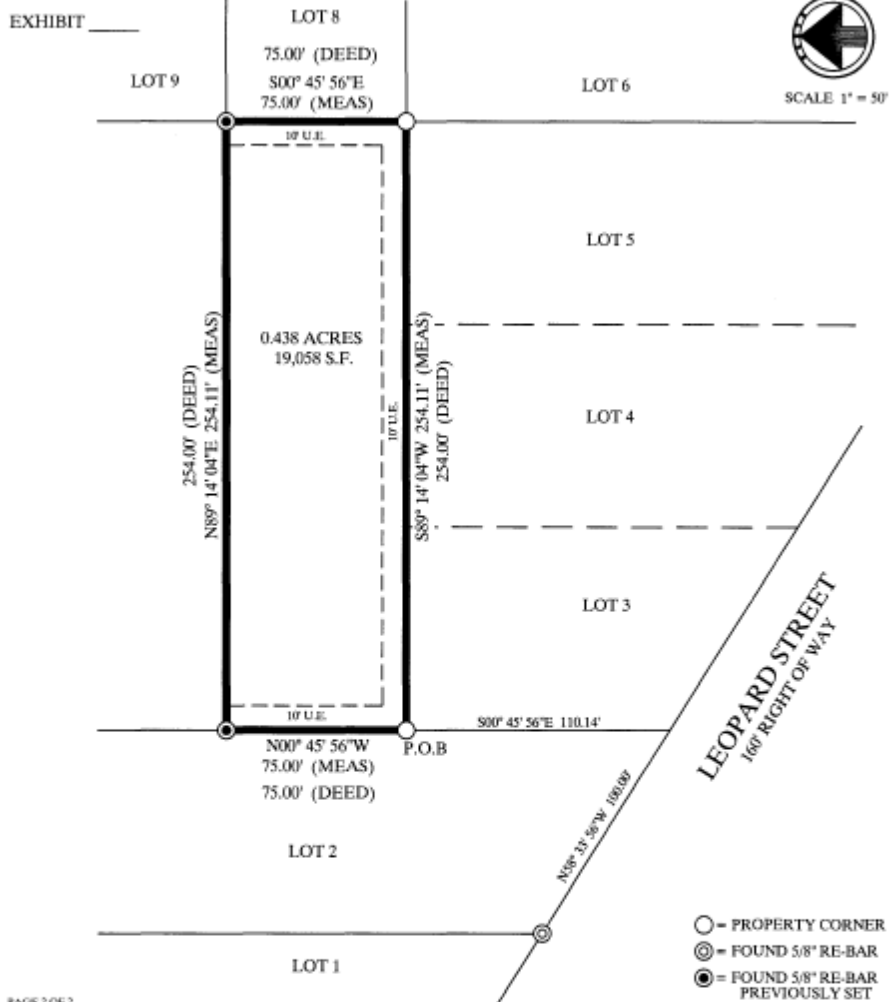
Date: February 13, 2019.



Job No. 190275

Exhibit B

SURVEY 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.



PAGE 2 OF 2



Brister Surveying

6455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
OIF 361-850-1800
Fax 361-850-1802
BristerSurveying@corpusowc.com
Firm Registration No. 1907260

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 ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE.

SURVEY DATE FEBRUARY 13, 2019



JOB NO. 190275

NOTES:
1.) TOTAL SURVEYED AREA IS 0.438 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL
POSITIONING SYSTEM NAD 83 (9) 426 DATUM.
3.) SET 5\" 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
RONALD E. BRISTER R.P.L.S. NO. 5407