

**Case No. 0419-01 Vernon and Jennifer Carr: Ordinance rezoning  
property at or near 701 McBride Lane from the “CG-2” General  
Commercial District and “RS-6” Single-Family 6 District to the “CG-  
2/SP” General Commercial 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 Vernon and Jennifer Carr (“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 “CG-2” General Commercial District and the “RS-6” Single-Family 6 District to the “IL” Light Industrial District, in lieu thereof, approval of the “CG-2/SP” General Commercial 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 Vernon and Jennifer Carr (“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 0.909 acre tract being Lots 168, 167, and the east 25' of Lot 166, Ebony Acres Unit 2, located on the west side of McBride Lane, south of Hampshire Road, and north of Leopard Street (the “Property”), from the “CG-2” General Commercial District and “RS-6” Single-Family 6 District to the “CG-2/SP” General Commercial District with a Special Permit (SP) with conditions (Zoning Map No. 051045), 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 a “Welding, Machine, and Tool Repair Shop” as described in Section 5.1.5.A “Light Industrial Service” of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 8:00 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. **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.
5. **Indoor Work:** All welding and machine work shall occur only indoors.
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 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

Field notes of a 0.909 acre tract being Lots 168, 167, and the east 25' of Lot 166, Ebony Acres Unit 2, as shown on a map recorded in Volume 10, Page 17, Map Records of Nueces County, Texas. Said 0.909 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar found in the intersection of the west right of way of McBride Lane and the south right of way of Hampshire Road, for the northeast corner of said Lot 168, the northeast corner of this survey, and for the **POINT of BEGINNING**.

**THENCE** with the common line of McBride Lane, said Lot 168, and this survey, South 00°41'47" East, a distance of 175.39 feet to a 5/8" re-bar found, in the west right of way of McBride Lane, for the northeast corner of Lot 121 of said Ebony Acres Unit 2, for the southeast corner of said Lot 168, and for the southeast corner of this survey.

**THENCE** with the common line of said Lots 168, 167 and 166, said Lot 121, Lots 122 and 123 of said Ebony Acres Unit 2, and this survey, North 89°13'25" West, a distance of 225.94 feet to a 5/8" re-bar found in the north line of said Lot 123, the south line of said Lot 166, and for the southwest corner of this survey.


**THENCE** North 00°40'49" West, a distance of 175.38 feet to a 5/8" re-bar found in the south right of way of Hampshire Road, in the north line of said Lot 166, and for the northwest corner of this survey.

**THENCE** with the common line of Hampshire Road, said Lots 166, 167, 168, and this survey, South 89°13'31" East, a distance of 225.89 feet to the **POINT of BEGINNING** of this survey, and containing 0.909 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 October 23, 2014 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: October 24, 2014.



Job No. 190409

# Exhibit B



## CASE: 0419-01 SUBJECT PROPERTY WITH ZONING

Subject Property

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	

