

**Zoning Case No. 0720-04, Petra Dilley (District 4).
Ordinance rezoning property at or near 1014 Admiral Drive 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, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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 during a meeting of the City Council, during which all interested persons were allowed to be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by changing the zoning on the subject property described as being 0.4741 Acre Tract of Land, comprising of a 0.3953 Acre Tract (previously surveyed) being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 feet reserved off the north side for Street Purposes, Block H, Flour Bluff Estates as shown in Exhibit “A”:

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

The subject property is located at or near 1014 Admiral Drive. Exhibit A, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

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. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the northern property line shared with the single-family residence. An 8-foot solid screening fence shall be built along the northern property line shared with the single-family residence.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
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. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
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 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

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 subject property that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 8. This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2020, 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 _____ 2020, 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 _____, 2020.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A



Job No. 43400.C0.01

June 24, 2020

0.4741 Acre Tract

STATE OF TEXAS COUNTY OF NUECES

Fieldnotes, for a 0.4741 Acre Tract of Land, comprising of a 0.3953 Acre Tract (previously surveyed) being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 Feet reserved off the North side for Street Purposes, Block H, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas, being the same land described in a Deed from C.C. Schultz and wife, Lola Schultz to Ermile and Petra G. Dilley, as recorded in File No. 244644, Volume 372, Page 469, Deed Records of Nueces County, Texas, together with a 0.0788 Acre Tract (previously surveyed) being the North 12.5 Feet of the South One-Half of Lot 21, Block H, said Flour Bluff Estates; said 0.4741 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod Found with cap stamped "Civil Corp", on the Northwest Right-of-Way line of Admiral Drive (Formerly Kathryn Drive), a 50.00 Foot Wide public roadway, being the East corner of Lot 20, said Block H, the Southeast corner of a 1.43 Acre Tract described in a General Warranty Deed with Vendor's Lien and Bill of Sale from Kwik Klean Kar Wash, Inc. and Robert A. Huegele, doing business as The Car Wash Company to Coastal King, Ltd., as recorded in Document No. 2016002280, Official Public Records of Nueces County, Texas, for the South corner of the said 0.3953 Acre Tract and of this Tract, from Whence a Drill Hole Found, for the South corner of the said 1.43 Acre Tract bears, South 38°17'33" West, 131.85 Feet;

Thence, North 61°22'52" West, with the Northeast boundary line of the said 1.43 Acre Tract and the said Block H, the Southwest boundary line of the said 0.3953 Acre Tract, 275.03 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, being the common corner of Lot 15 and Lot 16, said Block H, an inner ell corner of the said 1.43 Acre Tract, for the West corner of the said 0.3953 Acre Tract and of this Tract;

Thence, North 28°37'08" East, over and across the said Lot 21, with the Northwest boundary line of the said 0.3953 Acre Tract, at 66.60 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for the common corner of the said 0.0788 Acre Tract and the said 0.3953 Acre Tract, in all 75.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for the North corner of a 0.0788 Acre Tract and of this Tract;

Thence, South 61°22'52" East, continuing over and across the said Lot 21, with the Northeast boundary line of the said 0.0788 Acre Tract, 274.03 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the said Northwest Right-of-Way line, being the East corner of the said 0.0788 Acre Tract, and of this Tract, for the beginning of a non-tangent curve to the Right,

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having a Delta of $07^{\circ}33'41''$, a Radius of 568.76 Feet, an Arc Length of 75.06 Feet and a Chord Bearing South $27^{\circ}51'41''$ West, 75.01 Feet;

Thence, with said non-tangent curve to the Right and the said Northwest Right-of-Way line, at an Arc Length of 12.53 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for the common corner of the said 0.3953 Acre Tract and the said 0.0788 Acre Tract, in all, an Arc Length of 75.06 Feet, to the **Point of Beginning**, containing 0.4741 Acres (20,652 Sq. Ft) 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.

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

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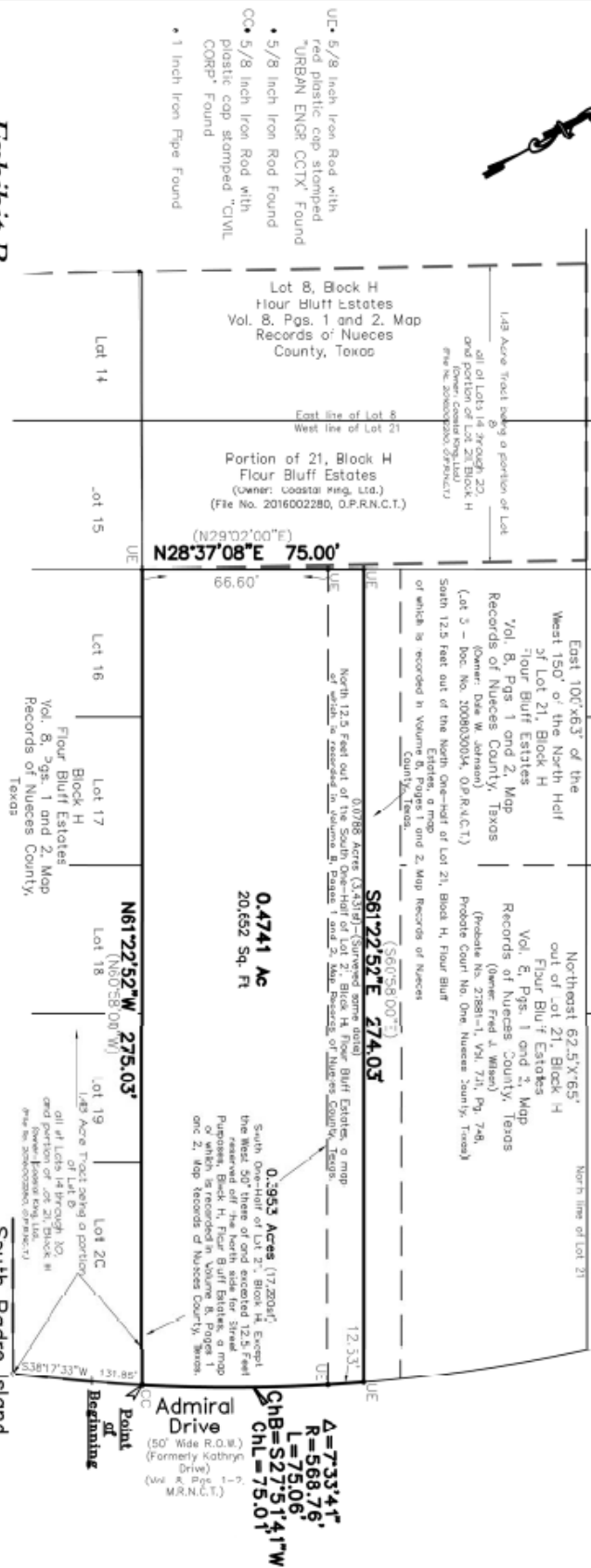
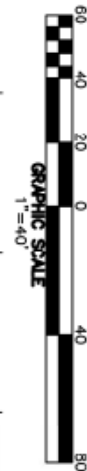


Exhibit B *Sketch to Accompany*

Fieldnotes for a 0.4741 Acre Tract of Land, being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 Feet reserved off the North side for Street Purposes, Block H, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1 and 2, Map Records of Nueces County, Texas, and being the same property described in a Deed from C.C. Schultz and wife, Lolo Schultz to Ernie and Petra G. Diley, as recorded in File No. 24464, Volume 372, Page 469, Deed Records of Nueces County, Texas, together with the North 12.5 Feet of the South One-Half of Lot 21, Block H, said Flour Bluff Estates.

General Notes:
1.) 0.4741 Acre Tract is located within the City limits of Corpus Christi, Texas and is a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.



DATE: June 22, 2020
SCALE: 1"=40'
JOB NO.: 43400.CO.01
SHEET: 1 OF 2
DRAWN BY: JAB
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