

Zoning Case No. 1020-01, Tex-Isle, Inc.: (District 1) Ordinance rezoning property at or near 1014 North Alameda Street from the “RM-1” Multifamily 1 District to the “RM-1/SP” Multifamily 1 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 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, as shown in Exhibits “A” and “B

from the “RM-1” Multifamily 1 District to the “RM-1/SP” Multifamily 1 District with a Special Permit (SP) with conditions.

The subject property is located at or near 1014 North Alameda Street. 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 principal use authorized by this Special Permit other than uses permitted by right in the base zoning district is a “Truck or transfer terminal” as described in Section 5.1.5.B. “Warehouse and Freight Movement” of the Unified

Development Code (UDC). The only accessory uses allowed are an associated office and an outdoor storage yard. Storage of hazardous materials is prohibited.

2. **Hours of Operation:** The hours of operation will occur daily within the hours of 6:00 AM to 8:00 PM except off-hour deliveries of cargo.
3. **Buffer Yard:** A Type D 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 uses not owned by the applicant.
4. **Dumpsters:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Nuisance:** The use is prohibited from creating any hazard or nuisance such as, noise, smoke, vibration, dust, and/or odors.
6. **Dust:** Any dust generated by the operation of the outdoor storage use must be mitigated. Examples of mitigation are by application of a hardscape, by watering, or by use of a soil stabilizer/epoxy.
7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
8. **Access:** No commercial truck traffic south of Chipito Street. Driveway access to or from Chipito Street is prohibited.
9. **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.
10. **Landscaping:** Landscaping shall be installed in accordance with the requirements of Section 7.3.11.A of the Unified Development Code (UDC).
11. **Screening:** The subject property must completely screened by a screening fence as defined in Section 1.11 of the UDC from view of the public right-of-way and adjacent non-industrial uses.
12. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
13. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit

to expire. The Special Permit shall expire in five (5) years unless a time extension is approved by the City Council.

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 _____, 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

Paulette M. Guajardo _____	John Martinez _____
Roland Barrera _____	Ben Molina _____
Gil Hernandez _____	Mike Pusley _____
Michael Hunter _____	Greg Smith _____
Billy Lerma _____	

PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

EXHIBIT "A"

FIRST TRACT: Being a tract of land containing 4.1573 acres, more or less, being out of Block C, Colonia Mexicana, an addition in the City of Corpus Christi, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 2, Page 17, Map Records of Nueces County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rod set for the most northerly corner of Block C, being the intersection of the southwest boundary of North Broadway (now known as West Broadway Street) and the southeast boundary of Sam Rankin Street as shown by Map of Colonia Mexicana recorded in Volume 2, Page 17, of the Map Records of Nueces County, Texas, said POINT OF BEGINNING being the most northerly corner of the tract herein described.

THENCE South 53 degrees 00 minutes 00 seconds East, with the Southwest boundary of North Broadway Street, 280.00 feet to a 5/8 inch iron rod set for a corner, said point being the Intersection of the Southwest boundary of West Broadway Street and the Northwest boundary of North Alameda Street;

THENCE South 37 degrees 00 minutes 00" seconds West, with the Northwest boundary of North Alameda Street 441.4 feet to a 5/8 inch iron rod set to a corner;

THENCE North 53 degrees 00 minutes 00 seconds West, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner;

THENCE South 37 degrees 00 minutes 00 seconds West, a distance of 100.0 feet to a 5/8 inch iron rod set for a corner;

THENCE South 53 degrees 00 minutes 00 seconds East, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner., said point being the Northwest boundary of North Alameda Street;

THENCE South 37 degrees 00 minutes 00 seconds West, with the Northwest boundary of North Alameda Street, a distance of 150.0 feet to a 5/8 inch iron rod set for a corner, said point being the intersection of the Northwest boundary of North Alameda Street and the Northeast boundary of Chipito Street;

THENCE North 53 degrees 00 minutes 00 seconds West, with the Northeast boundary of Chipito Street, a distance of 280.0 feet to a 5/8 inch iron rod set for corner, said point being the intersection of the Northeast boundary of Chipito Street and the Southeast boundary of Sam Rankin Street;

THENCE North 37 degrees 00 minutes 00 seconds East, with the Southeast boundary of Sam Rankin Street a distance of 150.0 feet to a 1 inch iron pipe found for a corner;

THENCE South 53 degrees 00 minutes 00 seconds East, a distance of 62.5 feet to a 5/8 inch iron rod set for a corner;

THENCE North 37 degrees 00 minutes 00 seconds East, a distance of 100.0 feet to a 5/8 inch iron rod set for a corner;

THENCE North 53 degrees 00 minutes 00 seconds West, a distance of 62.5 feet to a 3/4 inch iron pipe found for a corner, said point being in the Southeast boundary of Sam Rankin Street;

THENCE North 37 degrees 00 minutes 00 seconds East, with the Southeast boundary of Sam Rankin Street, a distance of 441.4 feet to the PLACE OF BEGINNING.

EXHIBIT A
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LESS AND EXCEPT, THE PORTION THEREOF lying in that certain 0.720 acres conveyed by HSC 311, LLC, a Texas limited liability company, to the State of Texas, for highway right of way purposes by deed dated April 13, 2018, and recorded at Document No. 2018025765, Official Public Records of Nueces County, Texas, more particularly described by metes and bounds as follows:

PROPERTY DESCRIPTION FOR PARCEL 216: BEING a 0.720 of an acre (31,353 square feet) parcel of land situated in the Enriquez Villareal Survey, Abstract 1, City of Corpus Christi, Nueces County, Texas, and being out of a 1.175 acre "Tract II" of land described in an instrument to MCS 311, L.L.C., a Texas Limited Liability Company from Bonilla & Smith, LTD, a Texas Limited Partnership, recorded in Document #2005-021231, of the Official Records of Nueces County, Texas, dated February 9, 2005, also being described as Lots 7-15, Block 3, of the Clarkson Addition, recorded in Volume A, Page 5, of the Map Records of Nueces County, Texas, the aforementioned 0.720 of an acre parcel of land, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a point for the Southeast corner of the aforementioned 1.175 acre "Tract II", also being the Southeast corner of the aforementioned Lot 15, the Southwest corner of a tract of land described in an instrument to Robert P. Dooley, recorded in Document #2013-008898, of the Official Records of Nueces County, Texas, also being the Southwest corner of Lot 1, Block 3, of the aforementioned Clarkson Addition, and lying in the North line of a tract of land described in an instrument to Edwin Schroeder Properties, LLC, recorded in Document #2010-032523, of the Official Records of Nueces County, Texas, also described as Lots 8-15, Block A, of the Dias Addition, recorded in Volume A, Page 5, of the Map Records of Nueces County, Texas, from which a found fence corner post bears S12°25'44"W 0.26 feet;

THENCE NORTH 88°36'24" West, 110.95 feet, along the South line of the aforementioned 1.175 acre "Tract II" and the North line of the aforementioned Schroeder tract, to a set Texas Department of Transportation "Type II" concrete monument, for the POINT OF BEGINNING and the Southeast corner of the herein described 0.720 of an acre parcel; lying in the proposed East right-of-way line of U.S. 181 (variable width right-of-way);

(1) THENCE NORTH 88°36'24" West, 109.48 feet, leaving the proposed East right-of-way line of U.S. 181, along the South line of the aforementioned 1.175 acre "Tract II" tract and the North line of the aforementioned Schroeder tract, to a point, for the Southwest corner of the said 1.175 acre "Tract II", and an angle corner lying in an East line of a 3.983 acre tract of land, described in an instrument to the City of Corpus Christi, recorded in Volume 399, Page 297, of the Deed Records of Nueces County, Texas, and for the Southwest corner of the herein described 0.720 of an acre parcel, from which a found fence corner post bears S74°56'10"W 0.46 feet;

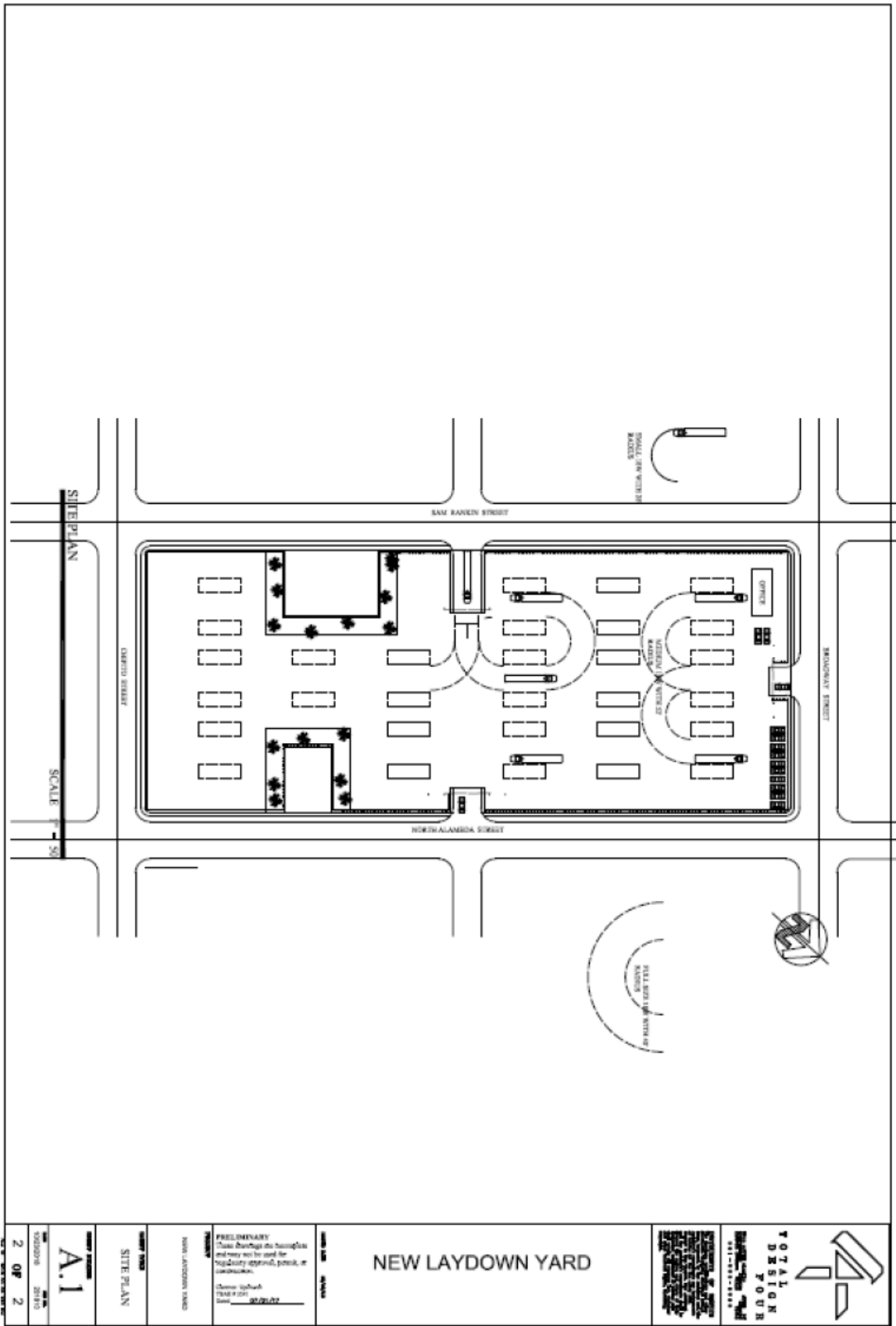
(2) THENCE NORTH 10°06'51" East, 260.17 feet, along the West line of the aforementioned 1.175 acre "Tract II" and the East line of the aforementioned 3.983 acre tract, to a set 5/8" iron rod with plastic cap stamped "CDS/MUERY S.A. TX", being the Northwest corner of the said 1.175 acre "Tract II" and lying in the existing South right-of-way line of Lake Street (60' right-of-way width), a 60' dedicated road in the aforementioned Clarkson Addition, for the Northwest corner of the corner of the herein described 0.720 of an acre;

(3) THENCE SOUTH 89°52'56" East, 134.76 feet, along the North line of the aforementioned 1.175 acre "Tract II" and the existing South right-of-way line of the aforementioned Lake Street, to a set Texas Department of Transportation "Type II" concrete monument, lying in the proposed East right-of-way line of U.S. 181, for the Northeast corner of the herein described 0.720 of an acre tract;

(4) THENCE SOUTHWESTERLY, an arc distance of 268.10 feet, with a curve to the left having a radius of 10,500.00 feet, a delta angle of 01°27'47", and a chord which bears South 15°21'22" West, 268.09 feet, leaving the North line of the aforementioned 1.175 acre "Tract II" and the existing South right-of-way line of the aforementioned Lake Street, along the proposed East right-of-way line of U.S. 181, to the POINT OF BEGINNING and containing 0.720 of an acre (31,353 square feet) of land, more or less.

SECOND TRACT: LOTS FIVE (5) AND SIX (6), IN THE SOUTHWEST ONE-FOURTH OF BLOCK "C", COLONIA MEXICANA ADDITION, City of Corpus Christi, Nueces County, Texas, according to the established map or plat thereof recorded in Volume 2, Page 17, Map and Plat Records of Nueces County, Texas.

EXHIBIT A
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NEW LAYDOWN YARD



TOTAL DESIGN FOUR
 401-555-1000



PRELIMINARY
 These drawings are preliminary and may not be used for regulatory approval, permit, or construction.
 Check with local authorities for requirements.
 Date: 02/26/22

NEW LAYDOWN YARD
 SITE PLAN

A.1
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