

**Case No. 0321-03, Walter, Dewane and Torell.: (District 4) Ordinance rezoning property at or near 16002 Park Road 22 from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RV/IO” RV Resort District with the Island Overlay**

**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 described as a 47.679 Acre Tract, being out of a 37.0 acre tract described in a deed recorded in a document no. 871959, official public records of Nueces County, Texas and all of an 18.07 Acre Tract Described in a deed recorded in document no. 840580, official public records of Nueces County, Texas. Said 47.679 Acre Tract also being out of the Jose Balli Abstract, as shown in Brister Surveying “Job No. 202486”:

from the “RM-AT/IO” Multifamily AT District with the Island Overlay to the “RV/IO” RV Resort District with the Island Overlay.

The subject property is located at or near 16002 Park Road 22. Brister Surveying “Job No. 202486”, which is the Metes and Bounds of the subject property with an associated map attached to and incorporated in this ordinance.

**SECTION 2.** 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 3.** 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 4.** 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 5.** 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 6.** 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 7.** 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.

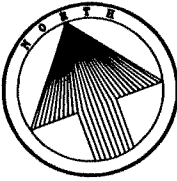
ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor

EXHIBIT OF

A 47.679 ACRE TRACT, FOR REZONING PURPOSE ONLY, BEING OUT OF A 37.0 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 871959, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND ALL OF AN 18.07 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 840580, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. SAID 47.679 ACRE TRACT ALSO BEING OUT OF THE JOSE BALLI ABSTRACT - 1998 AND LOCATED IN THE EXTREME SOUTHEAST CORNER OF NUECES COUNTY, TEXAS.



SCALE 1" = 300'

SOUTHWEST CORNER OF NUECES COUNTY PARK NO. 1

PARK ROAD 22  
200' RIGHT OF WAY

N30° 41' 37"E  
404.92'

N25° 01' 30"E 710.94'

P.O.B.

S64° 58' 30"E  
390.00'

47.679 ACRES  
2,076,897 S.F.

18.00 ACRES  
DOC. NO. 840580  
O.P.R.N.C.T.

PORTION OF  
37.0 ACRES  
DOC. NO. 871959  
O.P.R.N.C.T.

LOT 1  
JOSE MARIA  
TOYAR SUBDIVISION  
VOL. 2, PGS. 82 - 83  
M.R.K.C.T.

NUECES COUNTY  
PARK NO. 1  
VOL. 441,  
PGS. 172 - 178  
D.R.N.C.T.

S75° 33' 30"E 1421.25' (DEED)

THIS LINE AS PER JUDGMENT  
DESCRIBED IN DEED RECORDED IN  
VOL. 1648, PGS. 717 - 729, D.R.N.C.T.

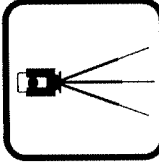
S70° 00' 00"E  
214.08'

S28° 49' 00"W 821.41'  
REMAINDER OF  
37.0 ACRES

S24° 04' 25"W  
398.90'

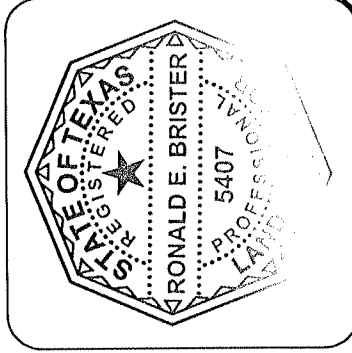
GULF OF MEXICO

○ = CORNER



**Brister Surveying**

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Off 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.twbcc.com  
Firm Registration No. 10072800



NOTES:  
1.) TOTAL AREA OF EXHIBIT IS 47.679 ACRES.  
2.) BEARINGS ARE BASED ON RECORDED DEEDS FOR SAID 18.07 ACRE TRACT, SAID 37.0 ACRE TRACT, AND FOR JUDGEMENT LINE SHOWN ABOVE.  
3.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.  
4.) THIS MAP WAS MADE IN OFFICE USING THE THREE DEEDS FOR SAID 18.07 ACRE TRACT, SAID 37.0 ACRE TRACT AND FOR JUDGEMENT LINE SHOWN ABOVE, AND IS FOR REZONING PURPOSE ONLY.

THIS EXHIBIT 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 EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*

SURVEY DATE FEBRUARY 23, 2020

JOB NO. 202486

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