

Zoning Case No. 1220-04 Gulf Realty Trust/ Poseidon Realty/ North End Realty Trust: (District 4) Ordinance rezoning property at or near 7349 and 7325 State Highway 361 from the “RM-AT” Multifamily AT District to the “RM-AT/SP” Multifamily AT 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 a 20.993 acre tract out land, comprised of 13.155 Acres out of J.W. Waterbury Survey 596, Abstract No. 408, Land Script 167 and a 7.838 tract, Zoning Tract, comprising portions of Lots 4, 5, 6, and 7, Block 1 Sunrise Shores, a map of which is recorded in Volume 46 Pages 81 and 82, Map Records of Nueces County, Texas, as shown in Exhibit “A”:

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

The subject property is located at or near 7325 State Highway 361. 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 a “Recreational Vehicle Park” as defined by the Unified Development Code (UDC). The Recreational Vehicle Park shall adhere to the standards of Section 6.1.2 of the UDC except as explicitly listed below.
2. **Density:** The maximum site density shall be 8 recreational vehicle sites (“Recreational Vehicle Sites”) per acre (160 total).
3. **Recreational Vehicle (RV) Site Limitations:** Only one recreational vehicle should be permitted per RV Site. All pads within RV Sites must be paved with concrete or concrete tile pavers and be at least 15 feet in width. All RV Sites must be at least 30 feet wide.
4. **Lighting:** All security lighting shall be shielded with full cutoff fixtures to avoid intrusion into the neighboring properties, and any freestanding lights shall be at least 50 feet from any property line abutting a neighboring property.
5. **Stacking:** A minimum of six off-street vehicle stacking spaces shall be provided between the public right-of-way and any front gate or intersection in order to allow stacking of approximately two to three RV’s to avoid congestion on State Highway 361.
6. **Screening:** A 7-foot solid screening fence shall be installed along the northern and southern property lines.
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 _____, 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



Job No.: 43443.00.00
November 10, 2020

Exhibit B
13.155 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 13.155 Acre (not based on an on-the-ground survey), Zoning Tract, out of the J.W. Waterbury Survey 596, Abstract No. 408, Land Script 167, and comprising portions of a 12.930 Acre Tract, described in a Warranty Deed from White Builders, Inc., a Mississippi corporation, to Irene Cochran, Trustee of the Gulf Realty Trust, as recorded in Document No. 2004059564, Official Public Records of Nueces County, Texas and a 12.909 Acre Tract, described in a Special Warranty Deed from SIS LLC, a Texas limited liability company, to North End Realty Trust, as recorded in Document No. 2006065095, said Official Public Records and also described in a Special Warranty Deed from Pippier LLC, a Texas limited liability company, to Poseidon Realty Trust, as recorded in Document No. 2006065096, said Official Public Records, said 13.155 Acre Tract being more fully described as follows:

Commencing at a point on the Southeast Right-of-Way line of State Highway 361, a 120.00 Foot Wide public roadway, being the West corner of Block 1, Sunrise Shores, a map of which is recorded in Volume 67, Pages 512-513, Map Records of Nueces County, Texas, for the North corner of the Lot 4, Block 1, Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, Map Records of Nueces County Texas;

Thence, South 30°18'50" West, 436.48 Feet, to a point on the said Southeast Right-of Way line, being the West corner of a 3.500 Acre Tract, described in a Special Warranty Deed from Penta Beach, Ltd., a Texas limited partnership to the City of Corpus Christi, a Texas Home Rule Municipal corporation, as recorded in Document No. 1999012218, Official Public Records of Nueces County, Texas, for the North corner of the said 12.930 Acre Tract and this Tract;

Thence, South 58°22'00" East, with the common boundary line of the said 12.930 Acre Tract and the said 3.500 Acre Tract, 540.00 Feet, to an inner ell corner of this Tract;

Thence, North 31°38'00" East, continuing with the common boundary line of the said 12.930 Acre Tract and the said 3.500 Acre Tract, 30.00 Feet, to an outer ell corner of this Tract;

Thence, South 58°22'00" East, continuing with the common boundary line of the said 12.930 Acre Tract and the said 3.500 Acre Tract, 499.84 Feet, to an outer ell corner of this Tract;

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Thence, South 31°38'42" West, over and across the said 12.930 Acre Tract and the said 12.909 Acre Tract, 569.93 Feet, to a point on the Northeast boundary line of a 9.92 Acre Tract, described in an Enabling Declaration for Establishment of a Condominium Regime for Admirals' Row, as recorded in Volume 22, Page 225, Condominium Records of Nueces County, Texas, for the South corner of this Tract;

Thence, North 58°22'00" West, with the common boundary line of the said 12.909 Acre Tract and the said 9.92 Acre Tract, 1027.21 Feet, to the said Southeast Right-of-Way line, for the West corner of this Tract;

Thence, North 30°19'00" East, with the Northwest boundary line of the said 12.930 Acre Tract, the said 12.909 Acre Tract and the said Southeast Right-of-Way line, 540.08 Feet, to the **Point of Beginning**, containing 13.155 Acres (573,025Sq. Ft.) of Land, more or less.

Bearings based on the recorded plat of Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, of the Map Records of Nueces County, Texas

The 13.155 Acre Tract is located within the City Limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

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, R.P.L.S.
License No. 6458



Job No.: 43443.00.00
November 10, 2020

Exhibit A
7.838 Acres
Zoning Tract

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 7.838 Acre (not based on an on-the-ground survey), Zoning Tract, comprising portions of Lots 4, 5, 6 and 7, Block 1, Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, of the Map Records of Nueces County, Texas, said 7.838 Acre Zoning Tract being more fully described as follows:

Beginning at a point on the Southeast Right-of-Way line of State Highway 361, a 120.00 Foot Wide public roadway, being the West corner of Block 1, Sunrise Shores, a map of which is recorded in Volume 67, Pages 512-513, Map Records of Nueces County, Texas, for the North corner of the said Lot 4, Block 1 and of this Tract;

Thence, South 58°22'00" East, with the common boundary line of the said Block 1, and the said Lot 4, Block 1, 1049.97 Feet, to the East corner of this Tract;

Thence, South 31°38'42" West, over and across the said Lots 4, 5, 6 and 7, 326.36 Feet, to the Northeast boundary line of a 3.500 Acre Tract, described in a Special Warranty Deed from Penta Beach, Ltd., a Texas limited partnership to the City of Corpus Christi, a Texas Home Rule Municipal corporation, as recorded in Document No. 1999012218, Official Public Records of Nueces County, Texas, for the South corner of this Tract;

Thence, North 58°22'00" West, with the common boundary line of the said Lot 7 and the said 3.500 Acre Tract, 1042.41 Feet, to the said Southeast Right-of-Way line, for the West corner of this Tract;

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Thence, North 30°19'00" East, with the Northwest boundary line of the said Lots 4, 5, 6 and 7, and the said Southeast Right-of-Way line, 326.45 Feet, to the **Point of Beginning**, containing 7.838 Acres (341,436Sq. Ft.) of Land, more or less.

Bearings based on the recorded plat of Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, of the Map Records of Nueces County, Texas

The 7.838 Acre Tract is located within the City Limits of Corpus Christi, Texas and a subdivision based on this description may be in violation of the current City of Corpus Christi subdivision ordinance.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

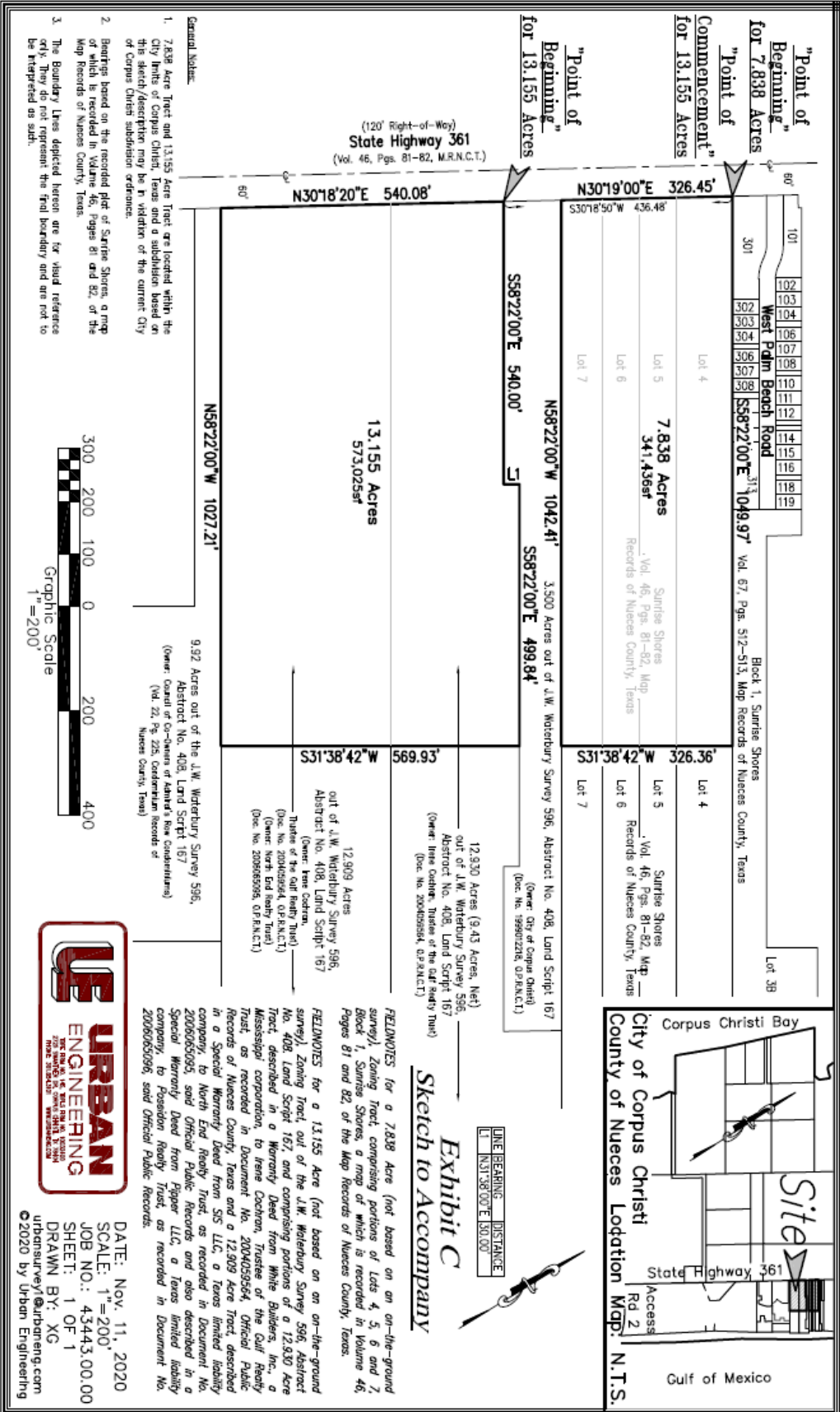
Also reference accompanying sketch of tract described herein.



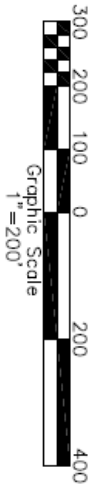
URBAN ENGINEERING

A handwritten signature in blue ink that reads "James D. Carr".

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



- General Notes:**
- 7,838 Acre Tract and 13,155 Acre Tract are located within the City limits of Corpus Christi, Texas and a subdivision based on the sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.
 - Boundaries based on the recorded plat of Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, of the Map Records of Nueces County, Texas.
 - The Boundary Lines depicted hereon are for visual reference only. They do not represent the final boundary and are not to be interpreted as such.



DATE: Nov. 11, 2020
 SCALE: 1"=200'
 JOB NO.: 43443.00.00
 SHEET: 1 OF 1
 DRAWN BY: XG
 urbanurvey@urbaneng.com
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Exhibit C
 Sketch to Accompany

ONE BEARING DISTANCE
 1" = N31°38'00"E 100.00'

FIELDNOTES for a 7,838 Acre (not based on an on-the-ground survey), Zoning Tract, comprising portions of Lots 4, 5, 6 and 7, Block 1, Sunrise Shores, a map of which is recorded in Volume 46, Pages 81 and 82, of the Map Records of Nueces County, Texas.

FIELDNOTES for a 13,155 Acre (not based on an on-the-ground survey), Zoning Tract, out of the J.W. Waterbury Survey 596, Abstract No. 408, Land Script 167, and comprising portions of a 12,930 Acre Tract, described in a Warranty Deed from White Builders, Inc., a Mississippi corporation, to Irene Cochran, Trustee of the Gulf Realty Trust, as recorded in Document No. 2004059564, Official Public Records of Nueces County, Texas and a 12,909 Acre Tract, described in a Special Warranty Deed from SS LLC, a Texas limited liability company, to North End Realty Trust, as recorded in Document No. 2006065095, said Official Public Records and also described in a Special Warranty Deed from Pigger LLC, a Texas limited liability company, to Position Realty Trust, as recorded in Document No. 2006065096, said Official Public Records.

(120' Right-of-Way)
State Highway 361
 (Vol. 46, Pgs. 81-82, M.R.N.C.T.)

