

Case No. 0122-05, Land Majestic, LLC.: (District 4) Ordinance rezoning property at or near 302 Graham Road from the “RM-1” Multifamily District to the “RV” Recreational Vehicle Park District

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 21.118-acre tract out of Lots 9 and 10, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A”:

from the “RM-1” Multifamily District to the “RV” Recreational Vehicle Park District.

The subject property is located at or near 302 Graham Road. 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 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 _____, 2022, 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 _____ 2022, 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 _____, 2022.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

Exhibit A

STATE OF TEXAS COUNTY OF NUECES

Field Notes of a 21.118 acre tract being out of Lots 9 and 10, Section 55, "Flour Bluff and Encinal Farm and Garden Tracts Subdivision" as shown on the plat recorded in Volume A, Pages 41 - 43, Map Records Nueces County, Texas. Said 21.118 acre tract also being out of a called 23.63 acre tract as described in a deed recorded in Volume 2232, Page 782, Deed Records Nueces County, Texas. Said 21.118 acre tract being more particularly described as follows:

BEGINNING at a cotton spindle found for in the center of Graham Road, for the common corner of Lots 9, 10, 15, and 16, of said Section 55, for the west corner of the 1.83 acre Strategic Investment Solutions, LLC tract as described in a deed recorded in Document No. 2019052901, Official Records Nueces County, Texas, and for the south corner of this survey, from **WHENCE** a cotton spindle found for the south corner of a 12.53 acre tract surveyed by Brister Surveying on November 15, 2017, bears South 61°23'19" East, a distance of 661.78 feet.

THENCE with the common line of the center of Graham Road, said Lots 10 and 15, and this survey, North 61°23'20" West, a distance of 660.00 feet to pk nail set in the center of Graham Road, for the common corner of Lots 10, 11, 14, and 15, of said Section 55, for the south corner of a Lot known as Park, "Island Business Center Unit 1", as shown on the plat recorded in Volume 25, Page 46, Map Records Nueces County, Texas, and for the west corner of this survey.

THENCE with the common line of said Park, said Lots 10 and 11, and this survey, North 28°36'40" East, a distance of 1155.09 feet to a 5/8" re-bar set in the southeast line of Lot 1, Block C, "Island Business Center Unit 1", as shown on the plat recorded in Volume 56, Pages 50 - 51, Map Records Nueces County, Texas, in the common line of said Lots 10 and 11, for the west corner of the 2.50 acre City of Corpus Christi tract, as described in a deed recorded in Document No. 832718, Deed Records Nueces County, Texas, and for the north corner of this survey.

THENCE with the common line of said 2.50 acre tract, and this survey, South 87°00'39" East, a distance of 91.42 feet to a 5/8" re-bar set for an inside corner of said 2.50 acre tract, and for an outside corner of this survey.

THENCE with the common line of said 2.50 acre tract, and this survey, South 61°25'00" East, a distance of 777.57 feet to a 5/8" re-bar found for the south corner of said 2.50 acre tract, for the west corner of the 1.28 acre City of Corpus Christi tract as described in a deed recorded in Document No. 873284, Deed Records Nueces County, Texas, for the north corner of said 12.53 acre tract, and for the east corner of this survey.

THENCE with the common line of said 12.53 acre tract, and this survey, South 28°36'40" West, a distance of 665.00 feet to a 5/8" re-bar set for an inside corner of said 12.53 acre tract, and for an outside corner of this survey.

THENCE with the common line of said 12.53 acre tract, and this survey, North 61°23'19" West, at a distance of 199.07 feet pass a disturbed t-post found, and in all a total distance of 200.00 feet to a 5/8" re-bar set for the north corner of said 1.83 acre tract, in the common line of said Lots 9 and 10, and for an inside corner of this survey.

THENCE with the common line of said 1.83 acre tract, said Lots 9 and 10, and this survey, South 28°36'40" West, a distance of 530.00 feet to the **POINT OF BEGINNING** of this tract, and containing 21.118 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 = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this Boundary and Topographic survey of the property legally described herein was made on the ground this day September 8, 2021 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: September 13, 2021.

Job No. 212264





SCALE: 1" = 90'

BOUNDARY AND TOPOGRAPHIC SURVEY OF
A 113 ACRES TRACT BEING OUT OF LOTS 3 AND 1A SECTION 21, T80N R15W AND EXHIBIT FARM AND GARDEN TRACTS SUBDIVISION AS
SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 41 - 43 MAP RECORDS NICHOLS COUNTY, TEXAS AND 113 ACRES TRACT ALSO BEING
OUT OF A GARDEN SUB ACRES TRACT'S DISCLOSED BY A DEED RECORDED IN VOLUME 128 FROM 12 DEEDS RECORDED NICHOLS COUNTY, TEXAS.

Blister Surveying
10111 1/2th Street, Suite 100, Dallas, TX 75243
Phone: (214) 343-1111
Fax: (214) 343-1112
www.blister.com

DATE: 07/20/2024

BY: [Signature]

PROJECT: LAND MATTERS, L.L.C. A TRICAL LIMITED LIABILITY COMPANY

CP NO. PROCEEDING (20-24-0000)

ISLAND BUSINESS CENTER UNIT 1

VOL. 61 PG. 29

MANCOT

(A) - 113 ACRES

11 = N12° 36' 40" E 1155.09' (DEAD)

12 = N37° 00' 00" E 1155.09' (DEAD)

13 = S89° 00' 00" E 91.47' (DEAD)

14 = S89° 00' 00" E 91.47' (DEAD)

15 = S61° 01' 00" E 777.17' (DEAD)

16 = S61° 01' 00" E 777.17' (DEAD)

17 = N01° 32' 14" E 2000.00' (DEAD)

18 = N01° 32' 14" E 2000.00' (DEAD)

19 = N01° 32' 14" E 2000.00' (DEAD)

20 = N01° 32' 14" E 2000.00' (DEAD)



DIRECTIONAL ANGLE

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

CITY OF

MANCOT

113 ACRES

- V = SHORT FENCE
- X = WIRE FENCE
- ⊗ = SPLIT RAIL
- ⊙ = SPLIT RAIL
- ⊕ = FENCED OFF-BELAND
- ⊖ = FENCED OFF-BELAND
- ⊗ = FENCED OFF-BELAND
- ⊘ = FENCED OFF-BELAND

- EDW = EDGE OF DRIVEWAY
- EC = EDGE OF CONCRETE
- EP = EDGE OF PAVEMENT
- FR = FENCE
- FS = FENCE
- NS = NATURAL SURFACE
- PAV = PAVEMENT
- PF = POWER POLE

- 1. 113 ACRES TRACT BEING
- 2. 113 ACRES TRACT BEING
- 3. 113 ACRES TRACT BEING
- 4. 113 ACRES TRACT BEING
- 5. 113 ACRES TRACT BEING
- 6. 113 ACRES TRACT BEING
- 7. 113 ACRES TRACT BEING
- 8. 113 ACRES TRACT BEING
- 9. 113 ACRES TRACT BEING
- 10. 113 ACRES TRACT BEING
- 11. 113 ACRES TRACT BEING
- 12. 113 ACRES TRACT BEING
- 13. 113 ACRES TRACT BEING
- 14. 113 ACRES TRACT BEING
- 15. 113 ACRES TRACT BEING
- 16. 113 ACRES TRACT BEING
- 17. 113 ACRES TRACT BEING
- 18. 113 ACRES TRACT BEING
- 19. 113 ACRES TRACT BEING
- 20. 113 ACRES TRACT BEING

- 1. 113 ACRES TRACT BEING
- 2. 113 ACRES TRACT BEING
- 3. 113 ACRES TRACT BEING
- 4. 113 ACRES TRACT BEING
- 5. 113 ACRES TRACT BEING
- 6. 113 ACRES TRACT BEING
- 7. 113 ACRES TRACT BEING
- 8. 113 ACRES TRACT BEING
- 9. 113 ACRES TRACT BEING
- 10. 113 ACRES TRACT BEING
- 11. 113 ACRES TRACT BEING
- 12. 113 ACRES TRACT BEING
- 13. 113 ACRES TRACT BEING
- 14. 113 ACRES TRACT BEING
- 15. 113 ACRES TRACT BEING
- 16. 113 ACRES TRACT BEING
- 17. 113 ACRES TRACT BEING
- 18. 113 ACRES TRACT BEING
- 19. 113 ACRES TRACT BEING
- 20. 113 ACRES TRACT BEING



Ronald E. Blister
12345
07/20/2024