

**Case No. 0222-03, Graham Office, LLC.: (District 4) Ordinance rezoning property at or near 202 Graham Road from the “IH” Heavy Industrial 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 4.015 acres out of Lot 9, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, as shown in Exhibit “A”:

from the “IH” Heavy Industrial 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 4.015 acre tract being all of a 1.83 acre tract described in a deed recorded in Document No. 2019052901, Official Public Records of Nueces County, Texas and a portion of a 12.53 acre tract surveyed November 11, 2017. Said 4.015 acre tract also being out of Lot 9, Section 55, Flour Bluff and Encinal Farm and Garden Tracts, as shown on a map recorded in Volume "A", Pages 41 - 43, Map Records of Nueces County, Texas. Said 4.015 acre tract being more particularly described as follows:

**BEGINNING** at a cotton spindle found in the center of Graham Road, for the common corner of Lots 9, 10, 15, and 16, of said Section 55, and for the common west corner of said 1.83 acre tract and this survey.

**THENCE** with the common line of Lots 9, 10, said 1.83 acre tract, and this survey, North 28°36'40" East, at a distance of 30.00 feet pass a 5/8" re-bar found as an offset in the northeast right of way of Graham Road, and in all a total distance of 530.00 feet to a 5/8" re-bar found for the common north corner of said 1.83 acre tract and this survey.

**THENCE** with the common northeast line of said 1.83 acre tract and this survey, North 61°23'20" East, at a distance of 150.00 feet pass a 5/8" re-bar found for the east corner of said 1.83 acre tract and for an outside corner of said 12.53 acre tract, at a distance of 200.00 feet pass a 5/8" re-bar found for an inside corner of said 12.53 acre tract, and in all a total distance of 330.00 feet to a 5/8" re-bar set for the east corner of this survey.

**THENCE** South 28°36'40" East, at a distance of 500.00 feet pass a 5/8" re-bar set as an offset in the northeast right of way of Graham Road, and in all a total distance of 530.00 feet to a cotton spindle set in the center of Graham Road, in the common line of Lots 9 and 16, and for the south corner of this survey.

**THENCE** with the common line of the center of Graham Road, Lots 9, 16, and this survey, North 61°23'19" West, at a distance of 180.00 feet pass a point in the center of Graham Road for the west corner of said 12.53 acre tract and for the south corner of said 1.83 acre tract, and in all a total distance of 330.00 feet to the **POINT of BEGINNING** of this survey, and containing 4.015 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 = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day April 6, 2020 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

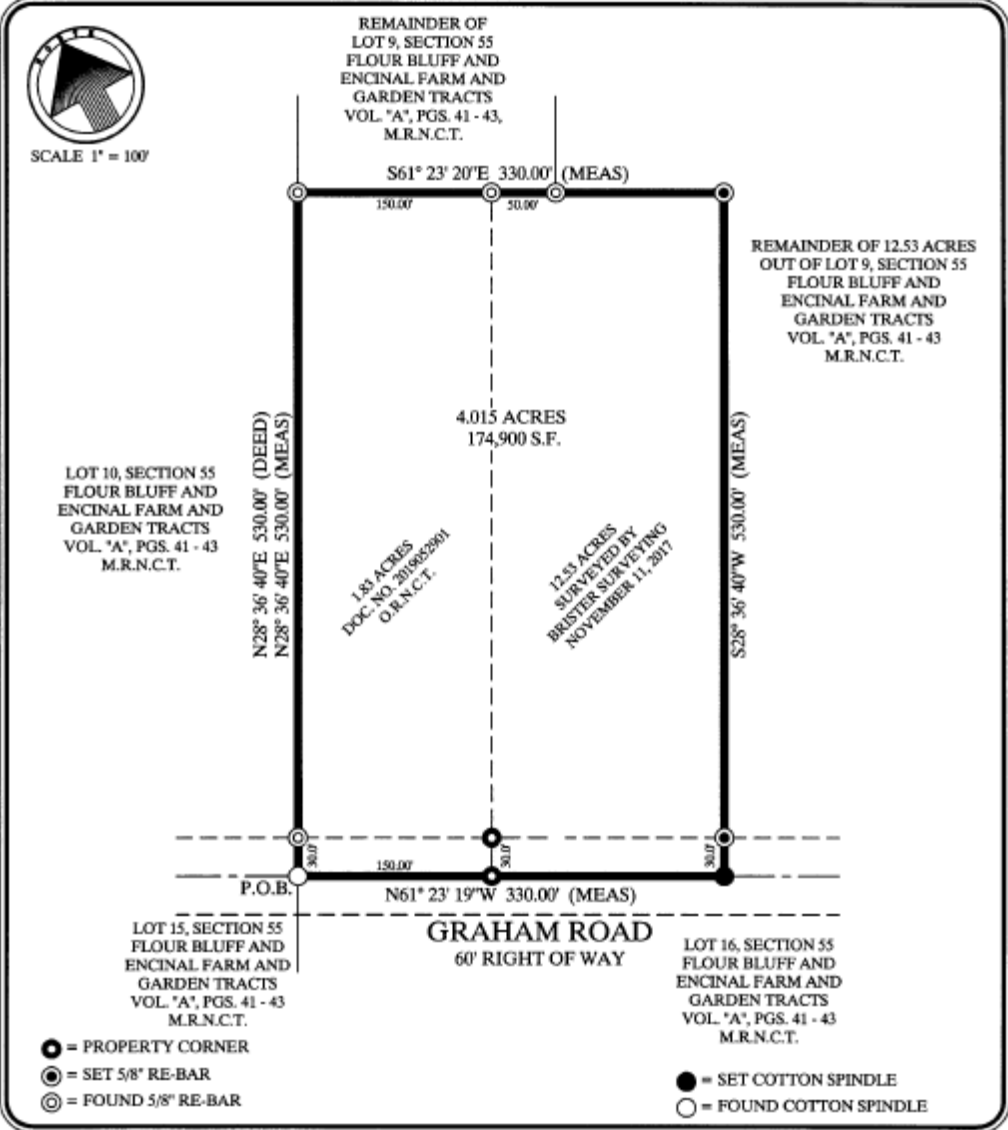
Ronald E. Brister, RPLS No. 5407

Date: April 7, 2020.



Job No. 200186-1

**SURVEY OF**  
 A 4.015 ACRE TRACT BEING ALL OF A 1.83 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019052901, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 12.53 ACRE TRACT SURVEYED NOVEMBER 11, 2017. SAID 4.015 ACRE TRACT ALSO BEING OUT OF LOT 9, SECTION 55, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



**Brister Surveying**  
 4455 South Padre Island Drive Suite 51  
 Corpus Christi, Texas 78411  
 Off 361-850-1800  
 Fax 361-850-1802  
 Bristersurveying@corpusfwbc.com  
 Flm Registration No. 19072800

**NOTES:**  
 1.) TOTAL SURVEYED AREA IS 4.015 ACRES.  
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.  
 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY 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 SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY APRIL 8, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*  
 RONALD E. BRISTER R.F.L.S. NO. 5407

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE B AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 485464 0317 C  
 DATED JULY 18, 1985  
 AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE APRIL 7, 2020      JOB NO. 200186-1