

**Zoning Case No. 1020-02, Mustang Island, LLC. (District 4).  
Ordinance rezoning property at or near 7213 State Highway 361 from the “RM-AT”  
Multifamily AT District to the “CR-2” Resort Commercial District and the “RM-  
AT/SP” Multifamily AT District with a Special Permit**

**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

Tract 1: Being a 4.999 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J.W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas as shown in Exhibit “A”:

from the “RM-AT” Multifamily AT District to the “CR-2” Resort Commercial District.

Tract 2: Being a 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J.W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas as shown in Exhibit “B”:

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

The subject property is located at or near 7213 State Highway 361. Exhibit A and B, which are the Metes and Bounds of the subject properties 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 18 recreational vehicle sites (“Recreational Vehicle Sites”) per acre (Maximum of 216 sites).
3. **Recreational Vehicle (RV) Site Limitations:** Only one recreational vehicle shall 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. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
7. **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

### STATE OF TEXAS COUNTY OF NUECES

#### TRACT 1

#### EXHIBIT FOR REZONE

Field notes of a 4.999 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J.W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas. Said 4.999 acre tract being more particularly described as follows:

**COMMENCING** at a 5/8" re-bar found in the southeast right of way of Texas State Highway 361, for the west corner of Lot 3, Block 1, Sunrise Shores, as shown on a map recorded in Volume 46, Page 82, Map Records of Nueces County, Texas. **THENCE** with the southeast right of way of Texas State Highway 361, North 30°23'09" East, a distance of 175.37 feet to a 5/8" re-bar found in the southeast right of way of Texas State Highway 361, for the north corner of Lot 2A, Block 1, Sunrise Shores, as shown on the map recorded in Volume 67, Page 464, Map Records of Nueces County, Texas, for the west corner of said 30.00 acre tract surveyed this day by Brister Surveying, and the west corner of this survey, and for the **POINT of BEGINNING**.

**THENCE** with the common line of the southeast right of way of Texas State Highway 361, said 30.00 acre tract and this survey, North 30°17'20" East, a distance of 309.15 feet to a point in the southeast right of way of Texas State Highway 361, for the west corner of Tract 2 surveyed this day by Brister Surveying, and for the north corner of this survey.

**THENCE** with the common line of said Tract 2, and this survey, South 58°23'00" East, a distance of 708.16 feet to a point for an inside corner of Tract 2, and the east corner of this survey.

**THENCE** with the common line of said Tract 2, and this survey, South 31°37'00" West, a distance of 309.06 feet to a point for the southwest corner of Tract 2, in the northeast line of said Lot 2A, and the south corner of this survey.

**THENCE** with the common line of said Lot 2A, Block 1, Sunrise Shores and this survey, North 58°23'01" West, a distance of 701.00 feet to the **POINT of BEGINNING** of this tract, and containing 4.999 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 Exhibit for Rezone described herein is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: June 22, 2020.



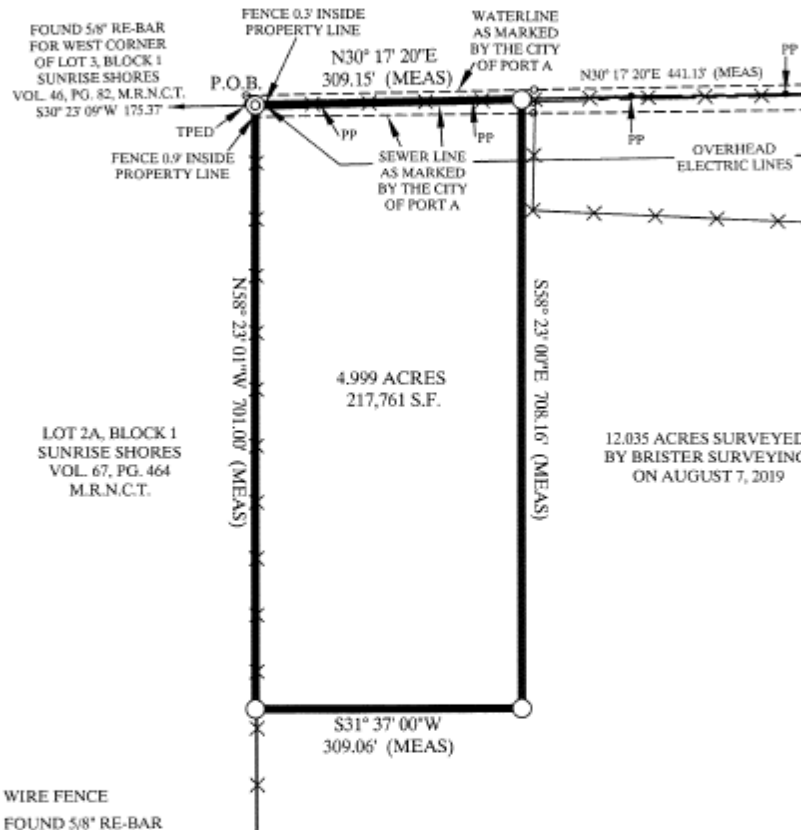
Job No. Waterbury 1

EXHIBIT FOR REZONE OF  
A 4.999 ACRE TRACT ALSO KNOWN AS TRACT 1, BEING A PORTION OF A 30.00 ACRE TRACT SURVEYED  
AUGUST 7, 2019 BY BRISTER SURVEYING, SAID 30.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN  
FILE NO. 2014040031, DEED RECORDS OF NUECES COUNTY, TEXAS, AND BEING OUT OF THE J.W. WATERBURY  
SURVEY NO. 596, ABSTRACT 408, LAND SCRIPT 167, MUSTANG ISLAND, NUECES COUNTY, TEXAS.



7213 TEXAS STATE HIGHWAY 361  
120' RIGHT OF WAY

SCALE 1" = 150'



× = WIRE FENCE  
⊙ = FOUND 5/8" RE-BAR  
○ = PROPERTY CORNER  
PP = POWER POLE  
TPED = TELEPHONE PEDESTAL



Brister Surveying

4405 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
OY 361-850-1800  
Fax 361-850-1802  
BristerSurveying@corpuswch.com  
Firm Registration No. 10072800



NOTES:  
1.) TOTAL AREA IS 4.999 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (03) 4268 DATUM.  
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

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

SURVEY DATE: AUGUST 31, 2020

JOB NO. 191132

## Exhibit B

### STATE OF TEXAS COUNTY OF NUECES

#### TRACT 2

#### EXHIBIT FOR REZONE

Field notes of a 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J.W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas. Said 12.035 acre tract being more particularly described as follows:

**COMMENCING** at a 5/8" re-bar found in the southeast right of way of Texas State Highway 361, for the west corner of Lot 3, Block 1, Sunrise Shores, as shown on a map recorded in Volume 46, Page 82, Map Records of Nueces County, Texas. **THENCE** with the southeast right of way of Texas State Highway 361, North 30°23'09" East, a distance of 175.37 feet to a 5/8" re-bar found in the southeast right of way of Texas State Highway 361, for the north corner of Lot 2A, Block 1, Sunrise Shores, as shown on the map recorded in Volume 67, Page 464, Map Records of Nueces County, Texas, for the west corner of said 30.00 acre tract, for the west corner of Tract 1. **THENCE** with the common line of the southeast right of way of Texas State Highway 361, said 30.00 acre tract, said Tract 1, North 30°17'20" East, a distance of 309.15 feet in the southeast right of way of Texas State Highway 361, in the northwest line of said 30.00 acre tract, for the north corner of said Tract 1, for the east corner of this survey, and for the **POINT of BEGINNING**.

**THENCE** with the common line of the southeast right of way of Texas State Highway 361, said 30.00 acre tract and this survey, North 30°17'20" East, a distance of 441.13 feet to a point in the southeast right of way of Texas State Highway 361, for the west corner of the 20.00 acre tract as described in a deed recorded in Document No. 2012050500, Deed Records Nueces County, Texas, for the north corner of said 30.00 acre tract, and for the north corner of this survey.

**THENCE** with the common line of said 20.00 acre tract, said 30.00 acre tract and this survey, South 58°23'00" East, a distance of 978.48 feet to a point in the southwest line of said 20.00 acre tract, in the northeast line of said 30.00 acre tract, and for the east corner of this survey.

**THENCE** South 31°37'00" West, a distance of 310.50 feet to a point for an inside corner of this survey.

**THENCE** South 15°01'15" West, a distance of 136.20 feet to a point for an outside corner of this survey.

**THENCE** South 31°37'00" West, a distance of 309.06 feet to a point in the southwest line of said 30.00 acre tract, in the northeast line of said Lot 2A, for the south corner of this survey.

**THENCE** with the common line of said Lot 2A, said 30.00 acre tract, and this survey, North 58°23'01" West, a distance of 299.00 feet to a point in the northeast line of said Lot 2A, for the south corner of said Tract 1, in the southwest line of said 30.00 acre tract, for the southwest corner of this survey.

**THENCE** with the common line of said Tract 1 and this survey, North 31°37'00" West, a distance of 309.06 feet to a point for the east corner of said Tract 1, and for an inside corner of this survey.

**THENCE** with the common line of said Tract 1 and this survey, North 58°23'00" West, a distance of 708.16 feet to the **POINT of BEGINNING** of this tract, and containing 12.035 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 Exhibit for Rezone described herein is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: June 22, 2020.





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Corpus Christi, Texas 78411  
Off 361-850-1800  
Fax 361-850-1802  
Bristowrurveying@corpus.twdnc.com  
Firm Registration No. 10072800



NOTES:  
1.) TOTAL AREA IS 12.035 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (83) 4205 DATUM.  
3.) SET 5" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRUSTER SURVEYING.

Ronald E. Brister  
RONALD E. BRISTER, R.P.L.S. NO. 5407

SURVEY DATE AUGUST 31, 2020

JOB NO. 191132