

Ordinance amending the Unified Development Code (“UDC”), upon application by the Port of Corpus Christi Authority of Nueces County, Texas (“Owner”), by changing the UDC Zoning Map in reference to a 268.68-acre tract of land out of the Geronimo Valdez Survey, Abstract 269, the John Garreghty Survey, Abstract 139, the T.T. Williamson Surveys, Abstracts Nos. 284, 285, 286, 287, 288, and 289, and the State Mineral Tract Nos. 1, 11, and 12, from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of the Port of Corpus Christi Authority of Nueces County, Texas, (“Owner”), 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, public hearings were held on Wednesday, July 31, 2013, during a meeting of the Planning Commission, and on Tuesday, September 10, 2013, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Upon application made by the Port of Corpus Christi Authority of Nueces County, Texas (“Owner”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 268.68-acre tract of land out of the Geronimo Valdez Survey, Abstract 269, the John Garreghty Survey, Abstract 139, the T.T. Williamson Surveys, Abstracts Nos. 284, 285, 286, 287, 288, and 289, and the State Mineral Tract Nos. 1, 11, and 12 (the “Property”), located south of La Quinta Road and bayward of the City limit line, from the “RS-6” Single-Family 6 District to the “IH” Heavy Industrial District, as shown in Exhibits “A” and “B.” Exhibit A, which is a metes and bounds description pertaining to the Property, and Exhibit B, which is a map to accompany the metes and bounds, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

SECTION 2. The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

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.

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 Property and that are in conflict with this ordinance are hereby expressly repealed.

SECTION 6. Publication shall be made in the City's official publication as required by the City's Charter.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the _____ day of _____, 20____

ATTEST:

Armando Chapa
City Secretary

Nelda Martinez
Mayor



Surveying | Construction | Hydro Excavation

802 N. Navigation Blvd., Suite 102
Corpus Christi, Texas 78408

268.68-Acre Tract "LA QUINTA SUBMERGED LANDS"

FIELD NOTES to describe the boundary of a 268.68-acre tract of submerged land herein referred to as the "La Quinta Submerged Lands" being a portion of a called 930.28-acre tract known as Tract II and all of a called 21.98-acre tract known as Tract IV – Submerged Tract, both in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being a portion of a called 4140.6-acre tract of submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent 106 dated August 9, 1951 as recorded in Volume 522, Page 201, Deed Records, Nueces County, Texas also being out of the State of Texas Submerged Land Tracts, Tracts 1 & 11, in Nueces County, Texas, said 268.68-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 85°24'44" East a distance of 2,343.93 feet to a 1" iron pipe found for the southeast corner of the "La Quinta" 1089.34-acre tract for the northeast corner of said 21.98-acre tract and for the northeast corner of the tract herein described for the **POINT OF BEGINNING**;

THENCE South 06°31'00" East, a distance of 3387.40 feet to a point on the south boundary line of said 4140.6-acre tract for the southeast corner of the herein described tract;

THENCE North 78°50'00" West, along the south boundary of said 4140.6-acre tract, a distance of 1587.78 feet to a point for an interior corner of the herein described tract;

THENCE South 75°50'00" West, continuing along the south boundary of said 4140.6-acre tract, a distance of 2591.68 feet to a point for the southwest corner of the herein described tract;

THENCE North 00°33'06" West, a distance of 2958.97 feet to a 1" iron pipe found for the southwest corner of the "La Quinta" 1089.34-acre tract for the northwest corner of the herein described tract;

THENCE, along the shoreline as surveyed by David Pyle, L.S.L.S., as noted on revised April 12, 2004 survey of the Port of Corpus Christi Authority "La Quinta" property, said line being the 5.12' contour as observed by local tide staff datum on this date, the following calls;

North 77°30'20" East, a distance of 144.29 feet;

North 73°43'10" East, a distance of 324.21 feet;

North 80°32'47" East, a distance of 52.21 feet;

South 68°07'44" East, a distance of 82.71 feet;

North 51°17'53" East, a distance of 40.38 feet;

South 69°00'25" East, a distance of 48.51 feet;

North 65°42'18" East, a distance of 68.04 feet;
North 12°56'20" East, a distance of 41.68 feet;
North 61°34'29" East, a distance of 61.53 feet;
South 32°36'16" East, a distance of 28.24 feet;
South 86°52'13" East, a distance of 52.20 feet;
North 60°03'22" East, a distance of 65.87 feet;
North 33°12'46" East, a distance of 48.82 feet;
North 71°32'21" East, a distance of 83.23 feet;
North 75°07'58" East, a distance of 177.63 feet;
South 55°25'32" East, a distance of 33.59 feet;
South 84°48'58" East, a distance of 25.74 feet;
North 59°31'28" East, a distance of 42.46 feet;
North 22°33'06" East, a distance of 18.12 feet;
North 77°51'15" East, a distance of 83.23 feet;
North 80°58'36" East, a distance of 193.38 feet;
North 76°16'33" East, a distance of 262.12 feet;
South 63°27'20" East, a distance of 61.96 feet;
South 86°47'09" East, a distance of 111.77 feet;
South 61°37'18" East, a distance of 54.95 feet;
North 55°12'32" East, a distance of 118.23 feet;
North 76°49'40" East, a distance of 59.49 feet;
North 33°50'33" East, a distance of 32.19 feet;
North 81°54'57" East, a distance of 51.75 feet;
South 73°30'31" East, a distance of 43.04 feet;
North 57°10'46" East, a distance of 55.82 feet;
North 89°21'55" East, a distance of 33.32 feet;
North 23°09'01" East, a distance of 25.17 feet;
North 70°06'15" East, a distance of 211.13 feet;
South 74°09'18" East, a distance of 58.76 feet;
South 81°44'11" East, a distance of 69.17 feet;

North 67°48'37" East, a distance of 85.19 feet;
South 53°58'45" East, a distance of 111.03 feet;
South 76°59'25" East, a distance of 55.94 feet;
North 34°12'58" East, a distance of 46.69 feet;
North 85°26'36" East, a distance of 46.65 feet;
North 50°02'37" East, a distance of 48.32 feet;
North 11°34'57" East, a distance of 55.80 feet;
North 85°33'37" East, a distance of 196.39 feet;
South 57°07'15" East, a distance of 84.20 feet;
South 88°12'34" East, a distance of 82.22 feet;
North 28°22'03" East, a distance of 101.29 feet;
South 84°54'07" East, a distance of 144.95 feet;
South 53°14'09" East, a distance of 43.08 feet;

THENCE North 66°35'48" East, a distance of 100.61 feet to a 1" iron pipe found for the northeast corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 268.68 acres (11,703,481 square feet) of land, more or less.

A record drawing of even date herewith accompanies this legal description.

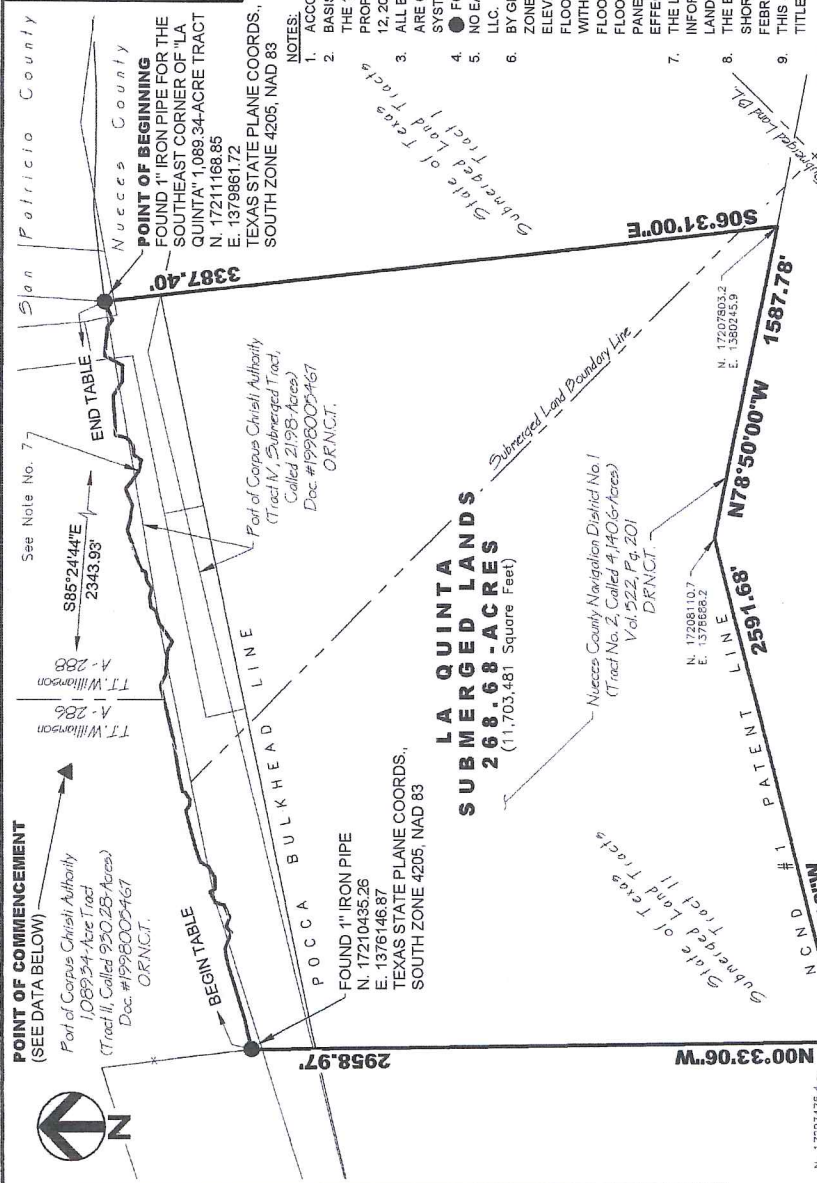
These field notes of a submerged land tract represent a survey made by calculation only and not on the ground under my direction and are true and correct to the best of my knowledge. The information of record noted herein was provided by the Port of Corpus Christi Authority.

6-10-2013
Date



Michael D. Stridde
Michael D. Stridde R.P.L.S. #3589

ANAYASAS PASS
GREGORY
PORTLAND
INCLESIDE
INCLESIDE ON THE BAY
SITE LOCATION
CORPUS CHRISTI BAY N.T.S.
VICINITY MAP



268.68-ACRE TRACT
CORPUS CHRISTI BAY

SHOWING THE BOUNDARY OF A 268.68-ACRE TRACT OF SUBMERGED LAND HEREIN REFERRED TO AS THE "LA QUINTA SUBMERGED LANDS" BEING A PORTION OF A CALLED 930.28-ACRE TRACT KNOWN AS TRACT II AND ALL OF A CALLED 21.98-ACRE TRACT KNOWN AS TRACT IV - SUBMERGED TRACT, BOTH IN "EXHIBIT A" OF A CALLED 1089.34-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AS RECORDED IN DOCUMENT #1998005467, OFFICIAL RECORDS, NUECES COUNTY, TEXAS AND BEING A PORTION OF CALLED 4140.6-ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT 106 DATED AUGUST 9, 1951 AS RECORDED IN VOLUME 522, PAGE 201, DEED RECORDS, NUECES COUNTY, TEXAS ALSO BEING OUT OF THE STATE OF TEXAS SUBMERGED LAND TRACTS, TRACTS 1 & 11, IN NUECES COUNTY, TEXAS.

NO.	DATE	REVISION

PORT OF CORPUS CHRISTI AUTHORITY
BOUNDARY OF MORE OR LESS
268.68-ACRES OUT OF PATENT NO. 106
NUECES COUNTY NAVIGATION DISTRICT NO. 1
SUBMERGED LAND TRACTS

SCALE: AS NOTED
DATE: 6/10/2013
DWN. BY: MDRBC EX
POCCA LA QUINTA PROPERTY
DWC. NO. 1 OF 1

PORT CORPUS CHRISTI
MICHAEL D. STRIDDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3589

DATE: 6-10-2013
MICHAEL D. STRIDDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3589

- NOTES:
1. ACCOMPANYING FIELD NOTES HAVE BEEN PREPARED.
 2. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE 1,089.34-ACRE TRACT SURVEY KNOWN AS THE "LA QUINTA PROPERTY" AS SURVEYED BY PYLE & ASSOCIATES, INC. ON APRIL 12, 2004.
 3. ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NAD 83.
 4. FOUND 5/8" IRON ROD (OR AS NOTED)
 5. NO EASEMENT RESEARCH HAS BEEN PERFORMED BY HYDRO EX, LLC.
 6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE A16 (EL. 12), AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, AND FLOOD ZONE V21 (EL. 15), AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAN PATRICIO COUNTY, TEXAS, PANEL NOS. 465506 0416 C AND 465560 0419 C, BOTH WITH EFFECTIVE DATES: MARCH 18, 1985.
 7. THE LOCATION OF ABSTRACT LINES ARE SHOWN FROM INFORMATION OF RECORD PROVIDED BY THE TEXAS GENERAL LAND OFFICE WEBSITE: WWW.GLO.TEXAS.GOV
 8. THE EXISTING SHORELINE SHOWN HEREON DEPICTS THE SHORELINE AS SURVEYED BY DAVID PYLE, L.L.S., AS NOTED ON FEBRUARY 2004 SURVEY OF THE POCCA "LA QUINTA" PROPERTY. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 9. TITLE COMMITMENT.

POINT OF COMMENCEMENT (SEE DATA BELOW)
Port of Corpus Christi Authority
1,089.34-Acre Tract
(Tract II, Called 930.28-Acres)
Doc. #1998000467
OR.N.C.T.

POINT OF BEGINNING
FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF "LA QUINTA", 1,089.34-ACRE TRACT
N 1721168.85
E 1379861.72
TEXAS STATE PLANE COORDS., SOUTH ZONE 4205, NAD 83

FOUND 1" IRON PIPE
N 17210435.26
E 1376146.87
TEXAS STATE PLANE COORDS., SOUTH ZONE 4205, NAD 83

LA QUINTA SUBMERGED LANDS
268.68-ACRES
(11,703.481 Square Feet)

Table from Pyle Survey (Revised 4-12-2004)

LINE	BEARING	DISTANCE
L1	N 77°30'20" E	144.29 (51.5840)
L2	N 75°43'10" E	32.21 (116.75)
L3	N 67°22'47" E	52.74 (18.50)
L4	N 57°17'53" E	40.58 (14.44)
L5	S 65°00'25" E	48.31 (17.68)
L6	N 65°42'18" E	68.04 (24.49)
L7	N 12°56'20" E	41.68 (15.00)
L8	N 61°34'29" E	61.53 (22.15)
L9	S 32°35'15" E	29.24 (10.17)
L10	S 84°48'58" E	25.74 (9.27)
L11	N 80°53'22" E	65.37 (23.74)
L12	N 33°12'46" E	48.82 (17.58)
L13	N 71°32'21" E	63.33 (29.86)
L14	N 55°07'59" E	177.63 (63.55)
L15	S 75°25'52" E	33.59 (12.09)
L16	N 22°33'08" E	25.74 (9.27)
L17	N 32°33'08" E	45.17 (16.32)
L18	N 77°31'15" E	63.23 (29.86)
L19	N 80°48'36" E	193.35 (69.62)
L20	N 76°16'33" E	262.12 (94.30)
L21	S 63°27'20" E	61.95 (22.31)
L22	S 89°47'09" E	54.05 (19.34)
L23	N 85°12'32" E	118.25 (42.56)
L24	N 76°49'40" E	59.49 (21.24)
L25	N 33°50'33" E	32.19 (11.00)
L26	N 61°54'57" E	51.75 (18.65)
L27	S 75°30'31" E	43.04 (15.00)
L28	N 57°10'48" E	53.52 (20.10)
L29	N 53°09'01" E	25.17 (9.06)
L30	N 70°05'15" E	211.13 (78.01)
L31	S 74°05'18" E	58.76 (21.15)
L32	S 81°44'11" E	69.17 (24.90)
L33	N 67°48'37" E	85.19 (30.67)
L34	S 32°56'45" E	11.03 (39.17)
L35	N 34°12'58" E	46.89 (16.78)
L36	N 50°02'37" E	46.65 (16.78)
L37	N 50°02'37" E	48.32 (17.40)
L38	N 11°34'57" E	55.80 (20.09)
L39	N 89°53'37" E	196.39 (70.70)
L40	S 86°12'14" E	62.32 (24.60)
L41	N 28°22'03" E	101.29 (36.48)
L42	S 84°54'07" E	144.95 (52.18)
L43	S 37°14'09" E	43.08 (15.51)
L44	N 69°55'48" E	100.61 (36.22)

POINT OF COMMENCEMENT (SEE DATA BELOW)
Port of Corpus Christi Authority
1,089.34-Acre Tract
(Tract II, Called 930.28-Acres)
Doc. #1998000467
OR.N.C.T.

LA QUINTA SUBMERGED LANDS
268.68-ACRES
(11,703.481 Square Feet)

Table from Pyle Survey (Revised 4-12-2004)

LINE	BEARING	DISTANCE
L1	N 77°30'20" E	144.29 (51.5840)
L2	N 75°43'10" E	32.21 (116.75)
L3	N 67°22'47" E	52.74 (18.50)
L4	N 57°17'53" E	40.58 (14.44)
L5	S 65°00'25" E	48.31 (17.68)
L6	N 65°42'18" E	68.04 (24.49)
L7	N 12°56'20" E	41.68 (15.00)
L8	N 61°34'29" E	61.53 (22.15)
L9	S 32°35'15" E	29.24 (10.17)
L10	S 84°48'58" E	25.74 (9.27)
L11	N 80°53'22" E	65.37 (23.74)
L12	N 33°12'46" E	48.82 (17.58)
L13	N 71°32'21" E	63.33 (29.86)
L14	N 55°07'59" E	177.63 (63.55)
L15	S 75°25'52" E	33.59 (12.09)
L16	N 22°33'08" E	25.74 (9.27)
L17	N 32°33'08" E	45.17 (16.32)
L18	N 77°31'15" E	63.23 (29.86)
L19	N 80°48'36" E	193.35 (69.62)
L20	N 76°16'33" E	262.12 (94.30)
L21	S 63°27'20" E	61.95 (22.31)
L22	S 89°47'09" E	54.05 (19.34)
L23	N 85°12'32" E	118.25 (42.56)
L24	N 76°49'40" E	59.49 (21.24)
L25	N 33°50'33" E	32.19 (11.00)
L26	N 61°54'57" E	51.75 (18.65)
L27	S 75°30'31" E	43.04 (15.00)
L28	N 57°10'48" E	53.52 (20.10)
L29	N 53°09'01" E	25.17 (9.06)
L30	N 70°05'15" E	211.13 (78.01)
L31	S 74°05'18" E	58.76 (21.15)
L32	S 81°44'11" E	69.17 (24.90)
L33	N 67°48'37" E	85.19 (30.67)
L34	S 32°56'45" E	11.03 (39.17)
L35	N 34°12'58" E	46.89 (16.78)
L36	N 50°02'37" E	46.65 (16.78)
L37	N 50°02'37" E	48.32 (17.40)
L38	N 11°34'57" E	55.80 (20.09)
L39	N 89°53'37" E	196.39 (70.70)
L40	S 86°12'14" E	62.32 (24.60)
L41	N 28°22'03" E	101.29 (36.48)
L42	S 84°54'07" E	144.95 (52.18)
L43	S 37°14'09" E	43.08 (15.51)
L44	N 69°55'48" E	100.61 (36.22)

POINT OF COMMENCEMENT
NGS MONUMENT
"QUINTANA 1933"
N 17211356.21
E 1377525.05
ELEV. 31.12

Table from Pyle Survey (Revised 4-12-2004)

GRAPHIC SCALE (FEET)
0 600 1200

HydroEx
TBPLS REG. NO. 10169804
802 N. Navigation Blvd., Suite 102
Corpus Christi, TX 78408
P: (361)452-1375 F: (361)452-1376
Survey Dates: May 31, 2013
Survey Prepared: June 10, 2013
HX Job No.: H13-0147
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SHEET 1 OF 1