



August 31, 2018

Bill Green  
Development Services, City of Corpus Christi  
2406 Leopard Street, Suite 100  
Corpus Christi, Texas 78408

Subject: Ocean View Addition, Block IIA, Lot 4A and Block X, Lot 1A (Final plat)

Mr. Green:

We, Urban Engineering, on behalf of Christus Spohn Health System Corporation, submit to you this request for a waiver to staff's requirement under Land Development, Item 8 pertaining to additional utility easement dedications along collectors and arterials. There are various encroachments, including structures and private utilities, which exist within these areas that existed prior to the most recent zoning change and current plat submittal for this property. As such, the property was previously in non-conformance with regards to the required yards. Additionally, the North portion of the property being platted which is bounded by Morgan Avenue, Ocean Drive and Elizabeth Street was last platted in 2003. At that time, no easements were required along the street frontages and none have been dedicated by separate instrument to date. The South portion of the property being platted which is bounded by Elizabeth Street, Ocean Drive, Ayers Street and Santa Fe Street, currently has existing easements along Elizabeth Street, Santa Fe Street and Ayers Street which were previously dedicated by separate instruments to cover utilities within those areas. No other utility easements currently exist along the right-of-ways. As such, we do not believe dedicating additional easements at this time would serve any purpose and would be an unnecessary encumbrance on the property. We have included two checks, totaling \$160.00 for this request.

Thank you,

Xavier Galvan

