



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 1, 2023

5:30 PM

City Hall Sixth Floor Conference Room

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: 10/18/23: Commissioner Munoz
- IV. Approval of Minutes
 1. [23-1756](#) Regular Meeting Minutes DRAFT October 18, 2023.
Attachments: [10-18-23 Planning Commission DRAFT Meeting Minutes](#)

V. **Consent Public Hearing: Discussion and Possible Action (Item A)**

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [23-1751](#) PL8018
LAUGHLIN SUBDIVISION BLOCK 1 LOTS 9B AND 9C (REPLAT OF .50 ACRES)
South of Houston St. and west of Carroll St.
Attachments: [PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C CvPg](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9C 9C Report](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C Plat](#)
3. [23-1752](#) PL8053
BEACH PORTION BLOCK 11, LOTS 6R AND 7R (REPLAT 0.23 ACRES)
Located at Schatzel St. And Mesquite St.
Attachments: [PL8053 Beach Portion Block 11 Lots 6R 7R CvPg](#)
[PL8053 Beach Portion Block 11 Lots 6R 7R Report \(2\)](#)
[PL8053 Beach Portion Plat Block 11 Lots 6R 7R Plat](#)
4. [23-1753](#) PL8069
LINDALE PARK SECTION 2, BLOCK 23, LOT 17R (REPLAT OF 0.20 ACRES)
Located south of Sorrell St & north of Swantner Dr.
Attachments: [PL8069 Lindale Park Section 2 Block 23 Lot 17R CvPg](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Report](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Plat](#)
5. [23-1766](#) PL8062
PORT ARANSAS CLIFFS BLOCK 416 LOT 25R (REPLAT OF 0.21 ACRES)
Located south of Ropes St. & west of Aransas St.
Attachments: [PL8062 Port Aransas Cliffs Block 416 Lot 25R CvPg](#)
[PL8062 Port Aransas Cliffs Block 416 Lot 25R Report](#)
[PL8062 Port Aransas Cliffs Block 416 Lot 25R Plat](#)
6. [23-1767](#) PL8089
FIFTH QUARTER INDUSTRIAL PARK, UNIT 2 LOTS 6-10 (FINAL PLAT OF 11.34 ACRES)
Located north of Bates Rd. and west of Flato Rd.
Attachments: [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 CvPg](#)
[PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Report](#)
[PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Plat](#)
7. [23-1771](#) PL7991

SARATOGA RIDGE PRELIMINARY PLAT-PHASES 1-4 (+-257 Acreage)
Located east of Old Brownsville (FM 665) and north of Saratoga Boulevard (SH 357)

Attachments: [PL7991 Saratoga Ridge Prelom Phases 1-4CvPg](#)
[PL7991 Final Report Saratoga Ridge Preliminary- Phases 1-4](#)
[PL7991 Saratoga Ridge Prelim Phases 1-4.R2 Plat](#)
[Revised Master Preliminary Plat 10-18-2023](#)
[032842 ORD - 09_06_2022](#)

8. [23-1772](#) PL8002
ROYAL OAK SOUTH SUBDIVISION (FINAL PLAT-20.26 ACRES)
Located west of Rand-Morgan Rd. and west of McNorton Rd.

Attachments: [PL8002 Royal Oak South CvPg](#)
[PL8002RoyalOakSouthRedefinedMergedReport1024023](#)
[PL8002 Royal Oak South Plat](#)

9. [23-1775](#) PL8031
POOLE ESTATES (FINAL PLAT-6.5 ACRES)
Located south of Graham Rd. and east of Ruddock Dr.

Attachments: [PL8031 Poole Estates CvPg](#)
[PL8031 Poole Estates ClosedDocReport102623](#)
[PL8031 Poole Estates Plat](#)

VI. Briefing

10. [23-1773](#) Unified Development Code Text Amendments.

Attachments: [PC Briefing Memo - Fall 2023 Misc UDC Amendments](#)
[DRAFT Plat Application Requirements](#)
[Ordinance - Fall 2023 Misc UDC Amendments](#)
[Presentation - Fall 2023 Misc UDC Amendments](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 18, 2023

5:30 PM

City Hall, 6th Floor Conference Room

I. Call to Order, Roll Call

Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Commissioner Munoz absent.

Present 8 - Michael Miller, Michael York, Michael Budd, Justin Hedrick, Billy A. Lerma, Brian Mandel, Jahvid Motaghi, and Cynthia Garza

Absent 2 - Mike Munoz, and Ben Polack

II. PUBLIC COMMENT: None.

III. Approval of Absences: 10/4/23 Commissioner Lerma

A motion was made by Commissioner Hedrick to approve the absence listed above and seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: October 4, 2023

1. [23-1678](#) Regular Planning Commission Meeting Minutes DRAFT 10-4-23

Attachments: [10-4-23 Planning Commission DRAFT Meeting Minutes](#)

A motion was made by Commissioner Mandel to approve the minutes listed above and seconded by Vice Chairman York. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action (Items A, B and C)

Mark Orozco, Development Services, read Consent Agenda A, B, and C into the record as shown below. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval. Also, staff recommends approval of the time extension and zoning case.

Chairman Miller opened the public hearing. Seeing no one to speak, the public hearing was closed.

Vice Chairman York moved to approve Items A, B, and C, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

A. Plats

2. [23-1668](#) 23PL1064
CROCKER TRANSFER AND STORAGE COMPANY, INC. ADDITION, BLOCK 1, LOT 1 (REPLAT OF 0.17 ACRES)
Brewster St. west of Tanchua Street

Attachments: [23PL1064 Crocker Transfer and Storage CvPg](#)
[23PL1064 Crocker Transfer and Storage Report](#)
[23PL1064 Crocker Transfer and Storage Block 1 Lot 1 Plat](#)

3. [23-1669](#) PL8026
DEALERSHIP MART CORPUS CHRISTI (REPLAT OF 6.04 ACRES)
Located at 5237 Crosstown SH #286

Attachments: [PL8026 Dealership Mart CC CvPg](#)
[PL8026 Dealership Mart CC Closed Doc Report2](#)
[PL8026 Dealership Mart Corpus Christi Replat \(1\)](#)

4. [23-1670](#) PL8030
SUMMIT COVE SUBDIVISION, BLOCK 2, LOT 7, (FINAL PLAT OF 0.110 ACRES)
Located at 4014 Summit Dr. north of Rex Ln.

Attachments: [PL8030 Summit Cove Block 2 Lot 7 CvPg](#)
[PL8030 Summit Cove Block 2 Lot 7 Closed Doc Report](#)
[PL8030 Summit Cove Block 2 Lot 7 - Plat](#)

B. Time Extension

5. [23-1689](#) 22PL1092-FIRST REQUEST-12 MONTH EXTENSION
OSO POINTE (FINAL-20.076 ACRES)
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive

Attachments: [22PL1092 Oso Pointe CvPg](#)
[22PL1092 Oso Pointe Action Ltr 8.10.22PCMtg](#)
[22PL1092 Oso Pointe \(Final 20.076 AC\) - PLAT EXTENSION 01 - 20230731](#)
[22PL1092 Oso Pointe Approved Plat](#)

C. New Zoning

6. [23-1679](#) Zoning Case No. 1023-03, Steve and Lacey Avalos (District 1). Ordinance rezoning property at or near 10329 Kingsbury Drive from the "CN-1" Neighborhood Commercial District to the "RS-TF" Two-Family District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [1023-03 Steve Avalos and Lacey Avalos Case Report](#)
[1023-03 Steve Avalos and Lacey Avalos Presentation](#)

VI. Director's Report

The Development Services Task Force meeting is scheduled for Friday, October 20, 9:00 am in the 6th floor conference room.

VII. Future Agenda Items

None.

VIII. Adjournment of Planning Commission

There being no further business to discuss, the meeting adjourned at 5:36 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8018

LAUGHLIN SUBDIVISION BLOCK 1 LOTS 9B AND 9C (REPLAT OF .50 ACRES)
South of Houston St. and west of Carroll St.

Zoned: RS-6

Owner: Christopher Ben Cantu

Surveyor: Voss Engineering

The applicant proposes to build a second home. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL8018**

Description :	Laughlin Subdivision Block 1 Lots 9B & 9C
Address :	3441 Houston St. Location: South of Houston St. and west of Carroll St.
Record Type :	Re-plat of .50 Ac. for building a 2nd home. Zoning: RS-6 Surveyor: Voss Engineering

Submission Documents:

Document Filename
doc17216620231017160046.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Manhole: no Stormwater: no Sidewalks: no Streets: no	

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P0001	Note	Mark Zans : DS	Closed	NAS comment - No comment	
2	P0001	Note	Mark Zans : DS	Closed	AEP Dist. No comment	
3	P0001	Note	Mark Zans : DS	Closed	Planning comments 1. Entrance road for Lot 9C on Houston St. needs to be 20' in width to accommodate fire truck and support a 75,000 pound truck. 2. Front yard setback for Lot 9C will be 25' from rear lot of lot 9B. Please depict this line and label as 25' Y.R.	
4	P0001	Note	Mark Zans : DS	Closed	Parks Dept. No comment.	
5	P0001	Note	Mark Zans : DS	Closed	Fire Comments- Informational only 1 Infor. Note: The construction of a home on Lot 9C will need to be accessible by means of a fire access lane. It is important for a fire apparatus to park within 150 ft. of the rear corner of the home. This fire access lane should meet the following requirements: 2. Infor. 3310.1 Required access. Approved vehicle access for firefighting shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. 3 Infor. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 4 Infor. Note: An accessible road is required before going vertical with any structure. 5. Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 6 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 7. Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 8 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P0001	Note	Mark Zans : DS	Closed	Traffic comments- 1 Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
14	P0001	Note	Mark Zans : DS	Closed	Planning comment: Change chairman name to Michael Miller.	
15	P0001	Note	Mark Zans : DS	Closed	AEP Transmission: No comments	
10	P0002	Note	Melanie Barrera : DS	Closed	please confirm lots will be billed separately for utilities	
13	P0002	Note	Melanie Barrera : DS	Closed	please display somewhere on utility plan water and wastewater project usage (UDC 3.8.5.D - Platting requires water and wastewater usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd))	

LAUGHLIN SUBDIVISION
BLOCK 1, LOTS 9B & 9C

BEING A REPLAT OF A PORTION OF LOT 3, SECTION B,
PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT
AS RECORDED IN VOL. A, PAGE 28 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"++" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE X COMMUNITY #48355C, PANEL 0510G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.500 ACRES INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, CHRISTOPHER BEN CANTU, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 9B & 9C, BLOCK 1, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP. THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2023.

CHRISTOPHER BEN CANTU
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRISTOPHER BEN CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2023.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

I, WILLIAM C. SHADDOCK, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIEN ON THE PROPERTY REFERRED TO AS THE LOTS 9B & 9C, LAUGHLIN SUBDIVISION AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2023

WILLIAM C. SHADDOCK
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

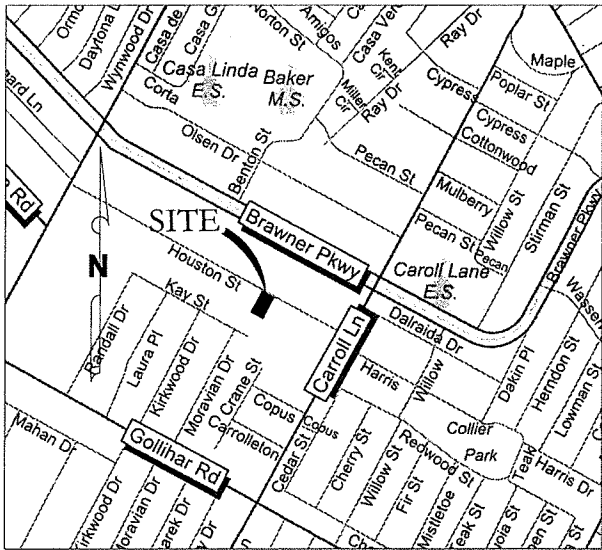
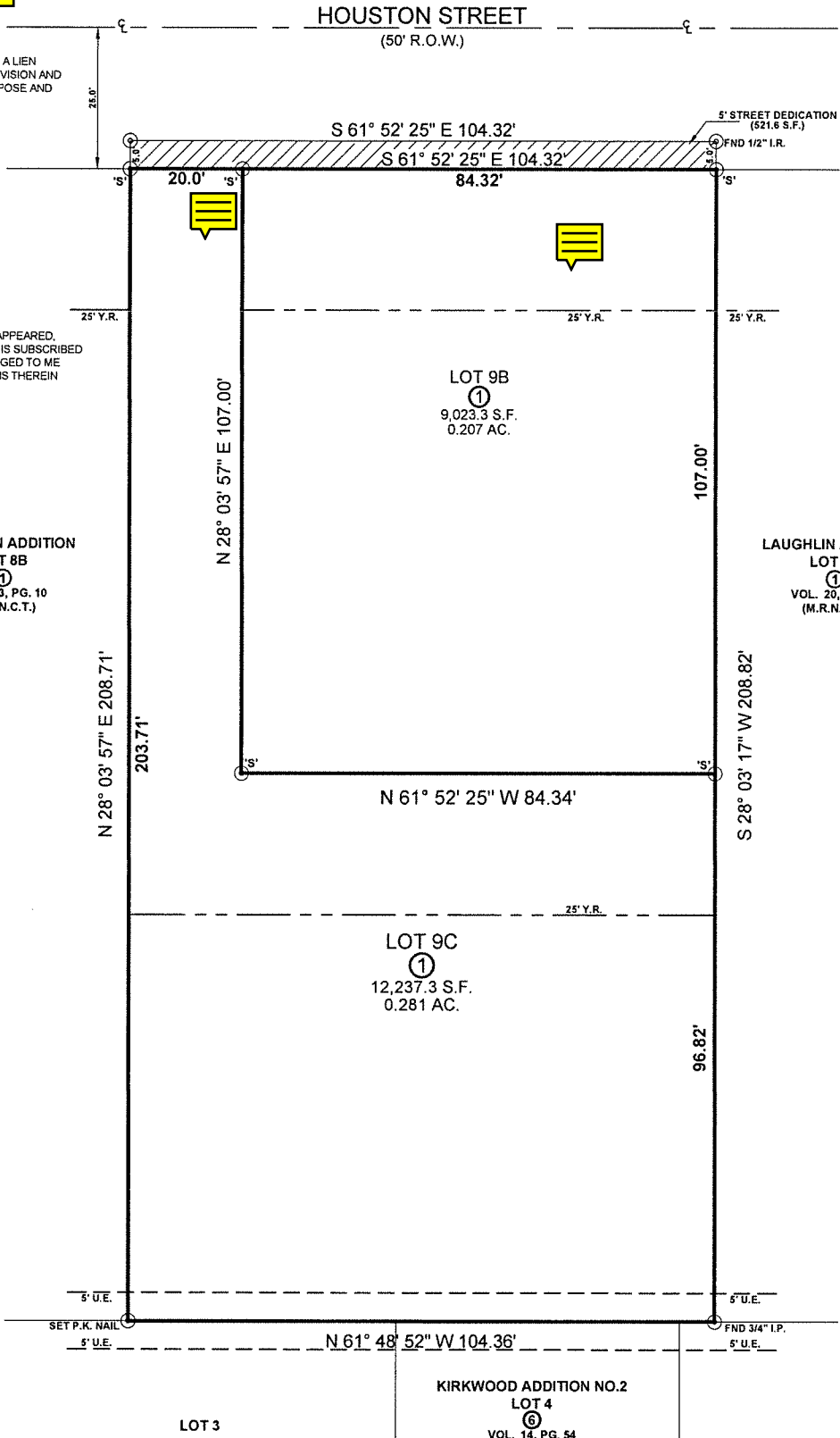
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM C. SHADDOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAUGHLIN ADDITION
LOT 8B
①
VOL. 63, PG. 10
(M.R.N.C.T.)

LAUGHLIN ADDITION
LOT 9D
①
VOL. 20, PG. 83
(M.R.N.C.T.)



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2023,

AL RAYMOND III, A.L.A., C.B.O.
DIRECTOR OF DEVELOPMENT

MICHAEL MILLER, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2023,

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

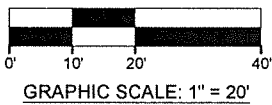
I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2023.

KARA SANDS, COUNTY CLERK
DEPUTY TO THE COUNTY CLERK

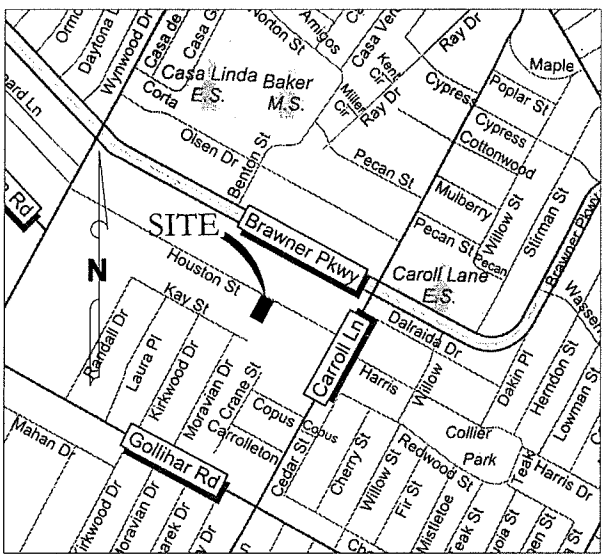
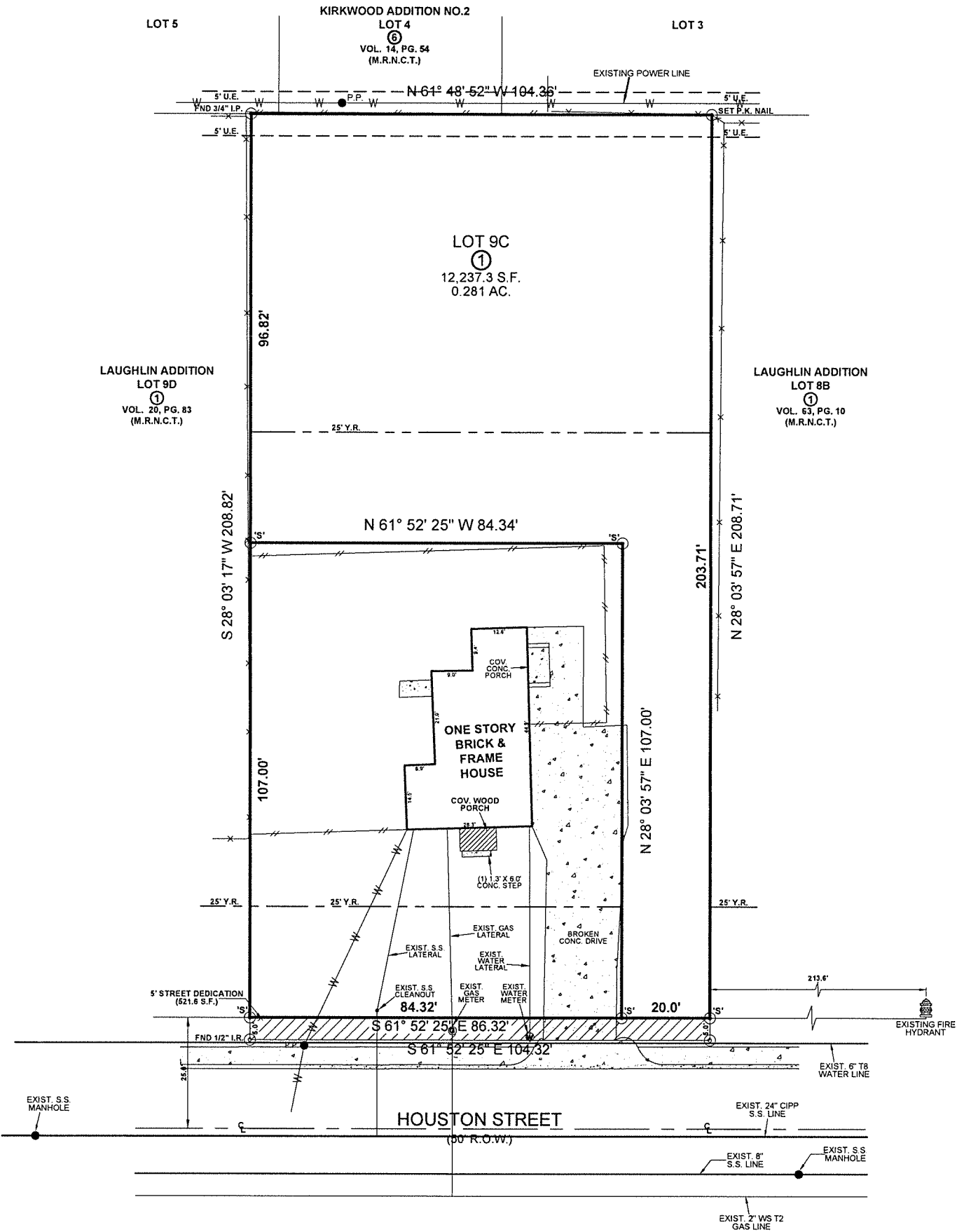
VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
08/03/2023	10/17/2023	RV & PP	23-2967
FIRM NO. F-166			

UTILITY PLAN



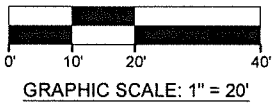
VICINITY MAP (NTS)

* PROPOSED WATER USAGE FOR A FAMILY OF 4:
320-400 GAL/DAY
*PROPOSED WASTE WATER USAGE FOR FAMILY OF 4:
200-280 GAL/DAY



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
08/03/2023	10/17/2023	RV & PP	23-2967
FIRM NO. F-166			

LAUGHLIN SUBDIVISION
BLOCK 1, LOTS 9B & 9C

BEING A REPLAT OF A PORTION OF LOT 3, SECTION B,
PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT
AS RECORDED IN VOL. A, PAGE 28 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

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2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"++" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE X COMMUNITY #48355C, PANEL 0510G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
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STATE OF TEXAS
COUNTY OF NUECES

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THIS THE ____ DAY OF _____, 2023

WILLIAM C. SHADDOCK
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM C. SHADDOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, CHRISTOPHER BEN CANTU, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 9B & 9C, BLOCK 1, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP. THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2023.

CHRISTOPHER BEN CANTU
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRISTOPHER BEN CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

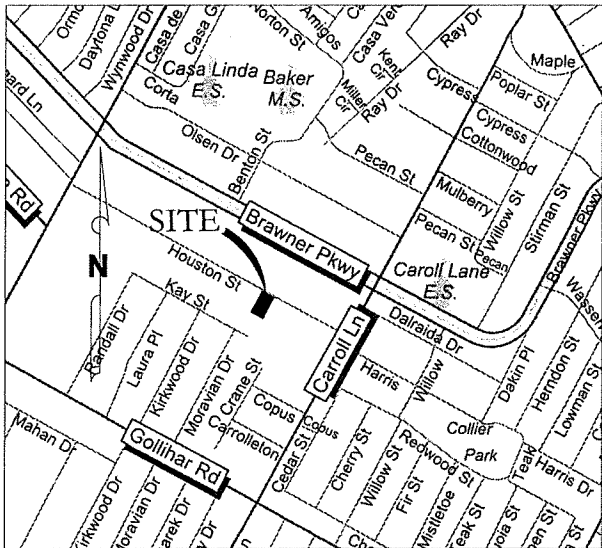
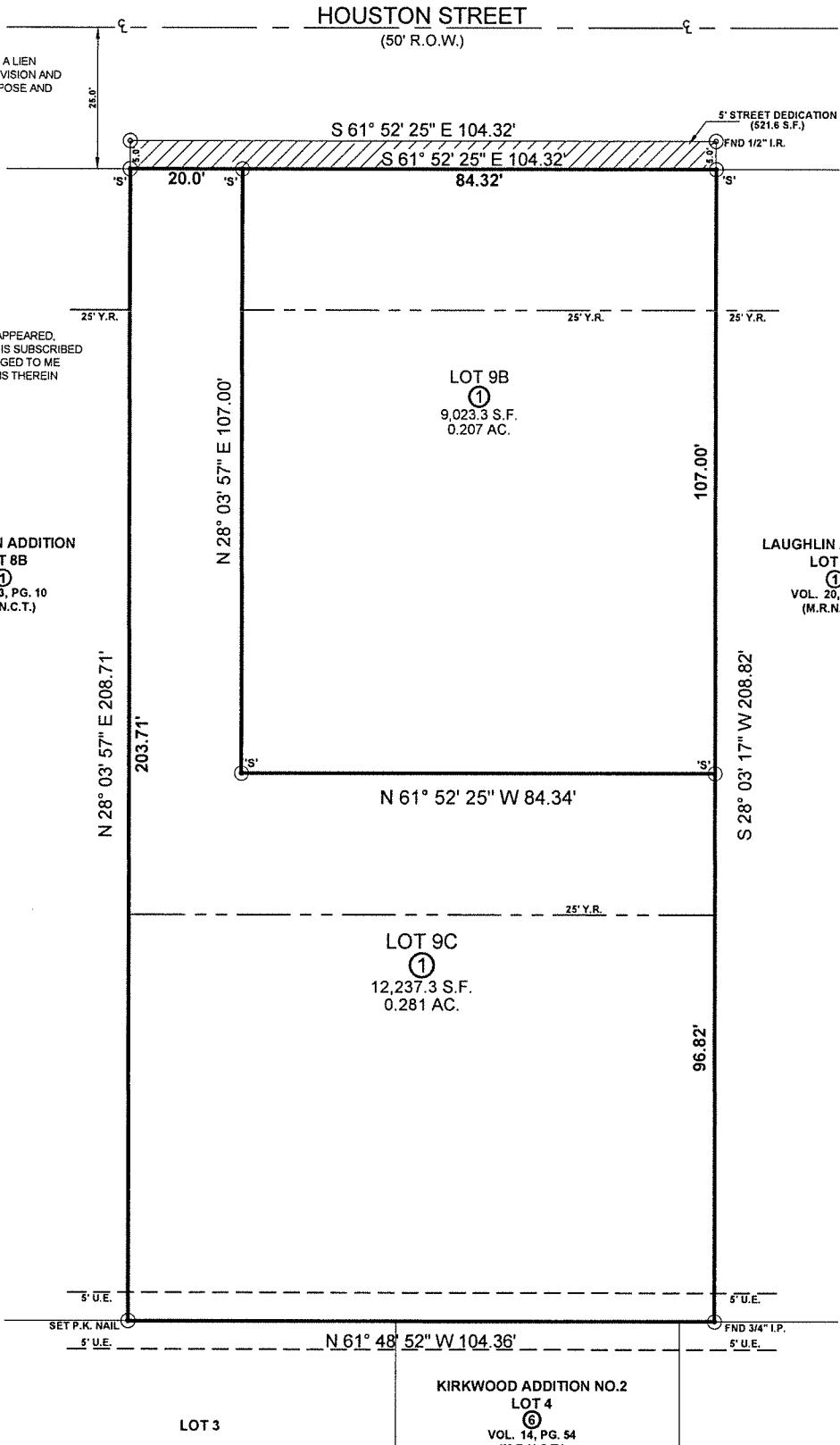
THIS THE ____ OF _____, 2023.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

LAUGHLIN ADDITION
LOT 8B
①
VOL. 63, PG. 10
(M.R.N.C.T.)

LAUGHLIN ADDITION
LOT 9D
①
VOL. 20, PG. 83
(M.R.N.C.T.)



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2023,

AL RAYMOND III, A.L.A., C.B.O.
DIRECTOR OF DEVELOPMENT SERVICES

MICHAEL MILLER, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2023,

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

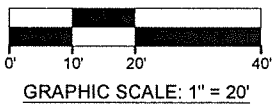
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2023.

KARA SANDS, COUNTY CLERK
DEPUTY TO THE COUNTY CLERK



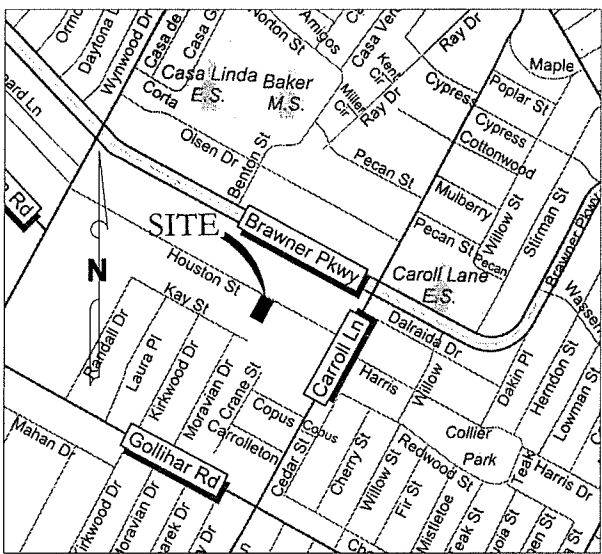
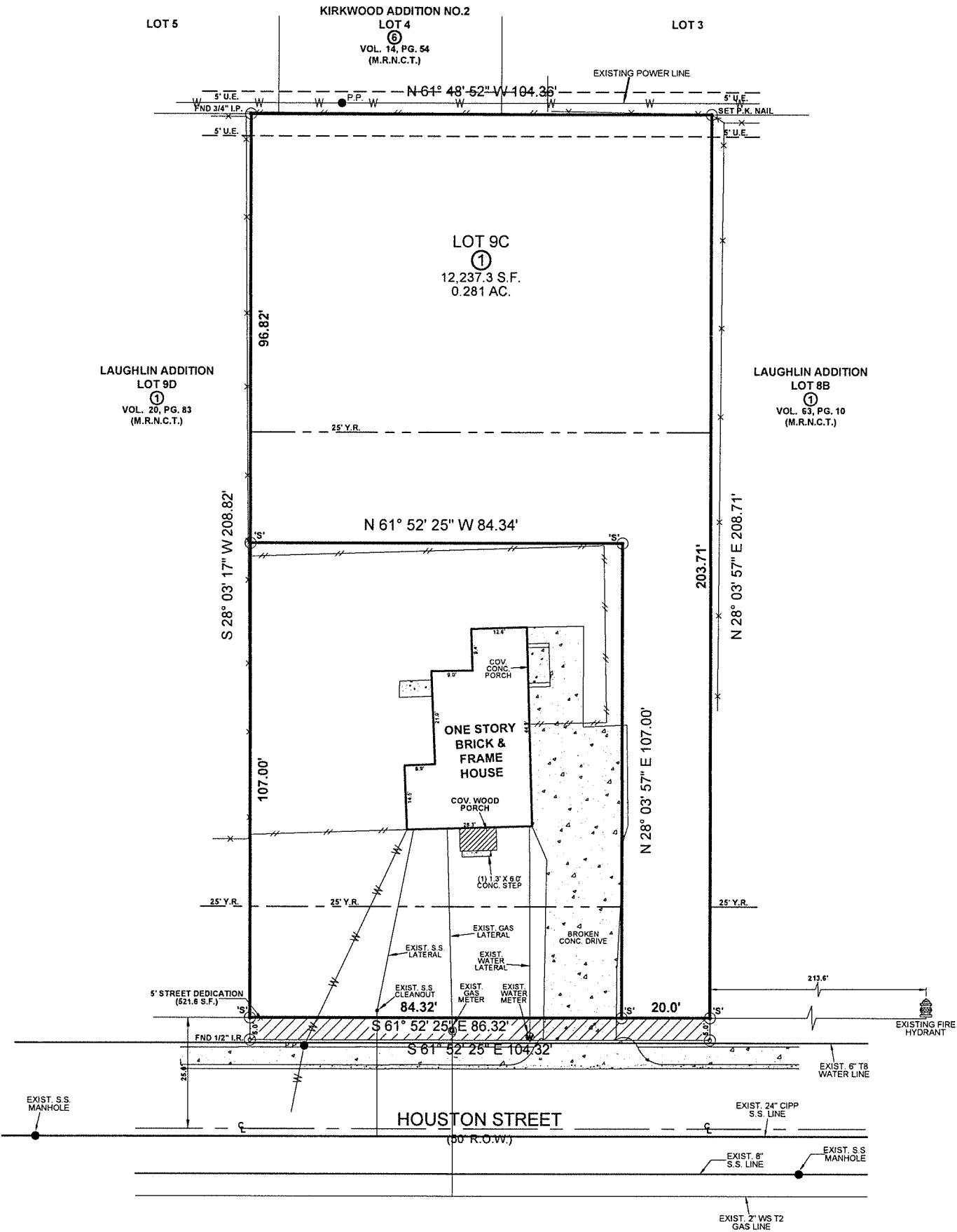
VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
08/03/2023	10/17/2023	RV & PP	23-2967
FIRM NO. F-166			

UTILITY PLAN



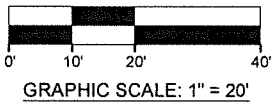
VICINITY MAP (NTS)

* PROPOSED WATER USAGE FOR A FAMILY OF 4:
320-400 GAL/DAY
*PROPOSED WASTE WATER USAGE FOR FAMILY OF 4:
200-280 GAL/DAY



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
08/03/2023	10/17/2023	RV & PP	23-2967
FIRM NO. F-166			

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8053

BEACH PORTION BLOCK 11, LOTS 6R AND 7R (REPLAT 0.23 ACRES)

Located at Schatzel St. And Mesquite St.

Zoned: CBD

Owner: Five Olives, LLC

Surveyor: Brister Surveying

The applicant proposes a separate building for future development. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL8053**

Description :	Beach Portion Block 11 Lots 6R & 7R Owners: Five Olives LLC
Address :	424 SCHATZELL CORPUS CHRISTI TX 78401 / Location: Schatzel Street and Mesquite St.
Record Type :	Replat of 0.23 Ac. Separate building for future dev. Zoning: CBD

Submission Documents:

Document Filename
Beach Portion - Plat (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553

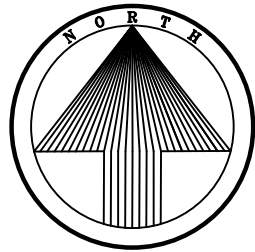
General Comments**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Mark Zans : DS	Closed	GIS comments- 1. Provide a Block number for the lots. 2. Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	
5	P001	Note	Mark Zans : DS	Closed	Planning comments- Place a block number on the lots. Blk. numbers are shown as a blk. number with a circle around the number, blk. # will be 11	
7	P001	Note	Mark Zans : DS	Closed	Traffic Comments Informational only	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>1 Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2 Infor: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.</p> <p>3 Infor: N. Mesquite St is designated as a "new" street per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within the N. Mesquite St Right-of-Way will require a variance from the Director of Public Works.</p>	
8	P001	Note	Mark Zans : DS	Closed	NAS - No comments	
9	P001	Note	Mark Zans : DS	Closed	Frie Dept. - No comments	
10	P001	Note	Mark Zans : DS	Closed	Parks Dept. No comments	
11	P001	Note	Mark Zans : DS	Closed	Floodplain - No comments	
12	P001	Note	Mark Zans : DS	Closed	AEP Distribution- No comments	
13	P001	Note	Mark Zans : DS	Closed	AEP Trans- No comments	
15	P001	Note	Mark Zans : DS	Closed	this easement shown: is this a private access easement and a private or public utility easement?	

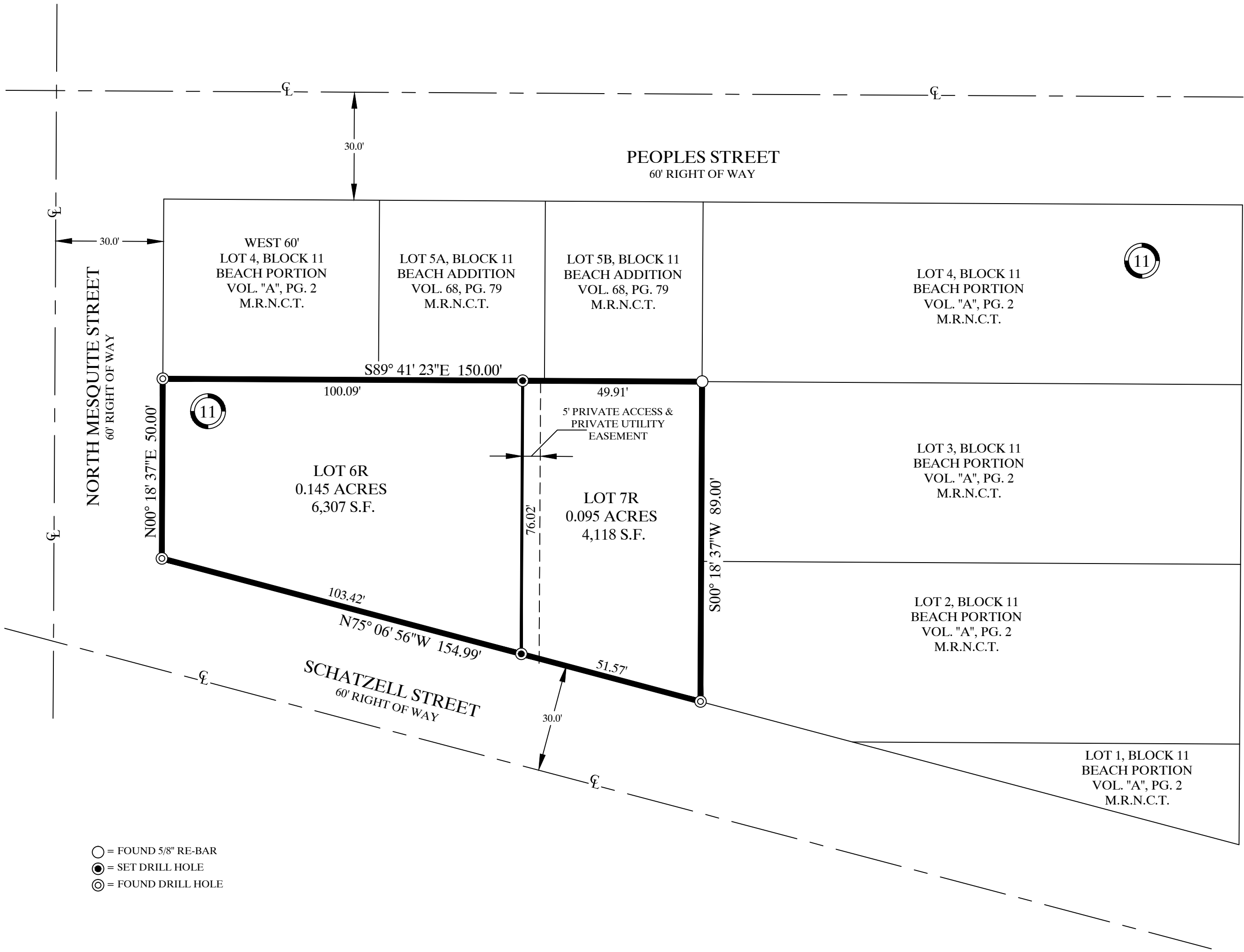
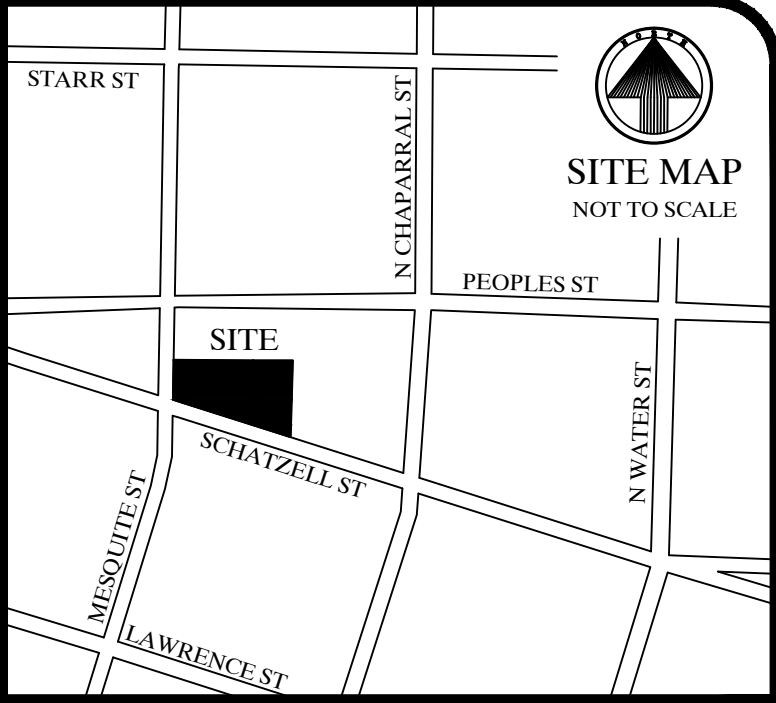
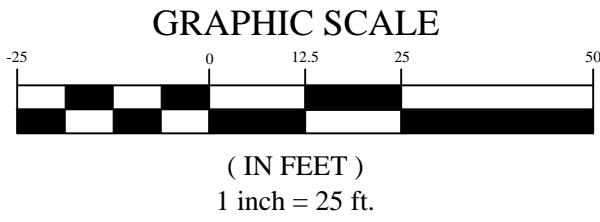


Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcba.com
Firm Registration No. 10072800



PLAT OF BEACH PORTION BLOCK 11, LOTS 6R AND 7R

BEING A REPLAT OF LOTS 6 AND 7, BLOCK 11, BEACH PORTION, AS SHOWN ON A MAP
RECORDED IN VOLUME "A", PAGE 2, MAP RECORDS OF NUECES COUNTY, TEXAS.



- = FOUND 5/8" RE-BAR
● = SET DRILL HOLE
⊙ = FOUND DRILL HOLE

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" (EL 7 FEET) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.239 ACRES.

STATE OF TEXAS
COUNTY OF NUECES

WE, FIVE-OLIVES LLC, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 11, LOTS 6R AND 7R, THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2023

HORACIO OLIVEIRA JR.
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY HORACIO OLIVEIRA JR. PERSONALLY APPEARED BEFORE ME, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2023

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2023

MIKE MILLER
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2023

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M

BY: _____
DEPUTY:

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2023

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 16 OCTOBER 2023

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8069

LINDALE PARK SECTION 2, BLOCK 23, LOT 17R (REPLAT OF 0.20 ACRES)
Located south of Sorrell St & north of Swantner Dr.

Zoned: RS-6

Owner: Penn-Tex Properties, LLC (Jacquelyn Ashely Thaxton)

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat into one lot for construction reasons. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL8069**

Description :	Lindale Park Section 2 Block 23 Lot 17R
Address :	645 Sorrell St. Corpus Christi TX 78404 Location: South of Sorrell St & North of Swantner Dr
Record Type :	Replat of 0.20 acres Penn-Tex Properties, LLC (Jacquelyn Ashely Thaxton)

Texas Geo Tech Land Surveying Inc.

Submission Documents:

Document Filename
UPDATED 230921-PLAT PLAT.pdf
230921-UTILITY-PLAN PLAT.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mari Jimenez	Marij@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Manhole: no Stormwater: no Sidewalks: no Streets: no Should a plat require any public or private improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Mari Jimenez : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
16	Mari Jimenez : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Andrea Fernandez : DS	Closed	Fire Comments: 1. Infor: Fire hydrants within acceptable distance. Streets are existing. Fire has no further comments.	
2	P001	Note	Andrea Fernandez : DS	Closed	NAS Comment: No comment from NAS Corpus Christi	
3	P001	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: This replat is not located along an existing or foreseeably planned CCRTA service route.	
4	P001	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment	
5	P001	Note	Andrea Fernandez : DS	Closed	Traffic Comments: 1. Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2. Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 3. Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
6	P001	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No Comment	
7	P001	Note	Andrea Fernandez : DS	Closed	Parks: No comments	
11	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Correct south surrounding lots if lot 16 not included in replat. REVISED FOR CLARITY: Neighboring southwest lot should be remainder lot 17	
14	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Change x's to blanks for date on land surveyor signature block. NOT ADDRESSED REVISED FOR CLARITY: Change date to blanks.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Replat includes some of lot 16 though it is not included in the legal description or deed. Confirm if included or not REVISED FOR CLARITY: Replat should be a portion of lot 17 and a portion of lot 18.	
18	P001	Note	Andrea Fernandez : DS	Closed	GIS Comments: 1 Plat: Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure) 2 Plat: Check discrepancy between total acreage in general notes (0.21 Acres) and total acreage on plat (0.20 Acres) 3 Plat: All blocks are to be labeled on the plat area, preferably using a circled number. 4 Plat: Check the Legal description for Lot and surrounding Lots	
19	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Change to PC approval signature block. Mike Miller as chairman, Al Raymond as Secretary	
20	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Correct total acreage (See GIS comment 2)	
23	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: Subtitle plat description should say a portion of lot 17 and a portion of lot 18.	

STATE OF TEXAS
COUNTY OF NUECES

WE, PENN-TEX PROPERTIES, LLC,, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2023.

JACQUELYN ASHLEY THAXTON, MANAGING MEMBER

SCOTT H. ALSEDEK, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JACQUELYN ASHLEY THAXTON AND SCOTT H. ALSEDEK

THIS THE_____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY
OF CORPUS CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2023.

MIKE MILLER, CHAIRMAN

AL RAYMOND, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS
CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2023.

BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

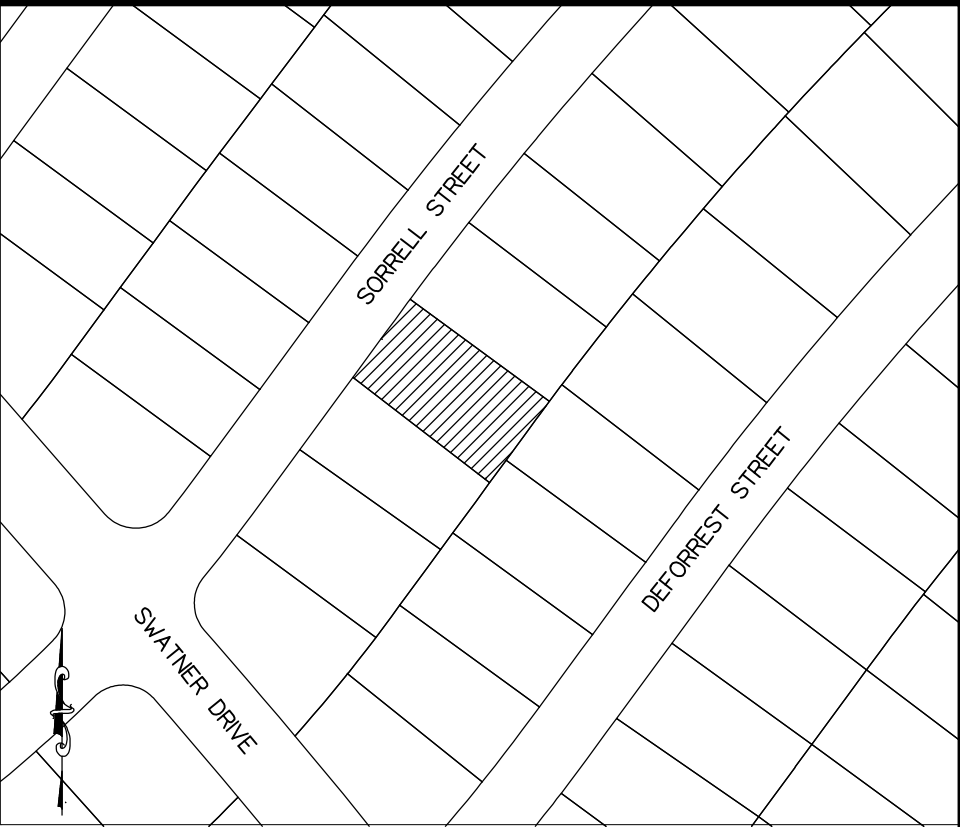
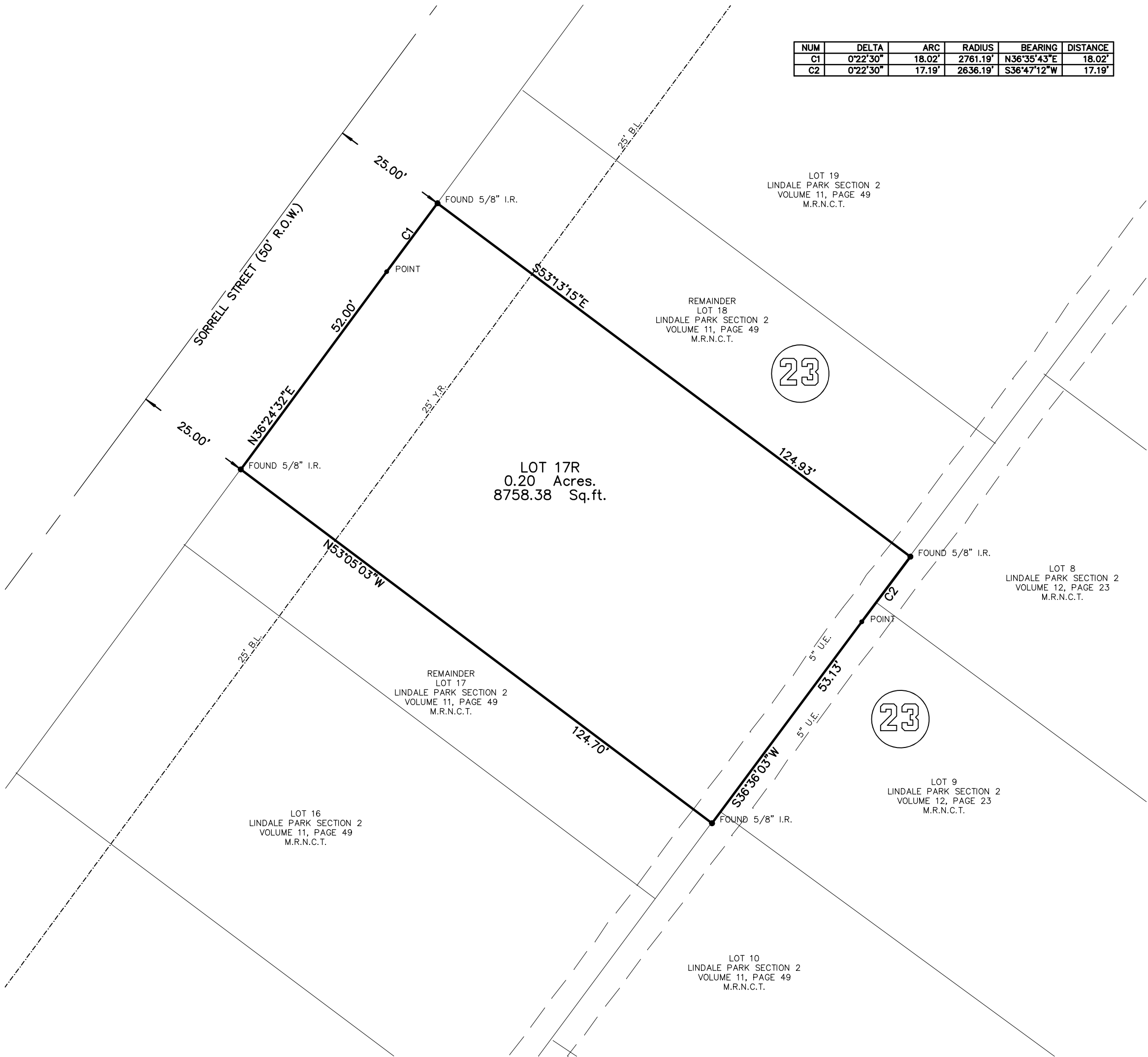
THIS THE _____ DAY OF _____ 2023.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PLAT OF: LINDALE PARK SECTION 2 BLOCK 23, LOT 17R

BEING A RE-PLAT OF A PORTION OF LOTS 17 AND 18, BLOCK 23 OF THE LINDALE PARK SECTION 2, AN ADDITION RECORDED IN VOLUME 11, PAGE 49 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°22'30"	18.02'	2761.19'	N36°35'43"E	18.02'
C2	0°22'30"	17.19'	2636.19'	S36°47'12"W	17.19'



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.20 ACRES OF LAND
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0320G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTY BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)

STATE OF TEXAS
COUNTY OF NUECES

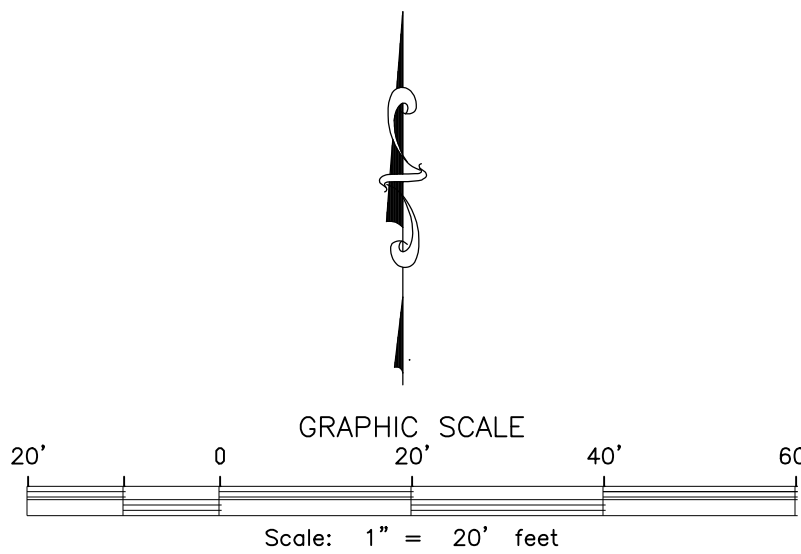
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____M, IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2023

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 230917
SEPTEMBER 21, 2023

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8062

PORT ARANSAS CLIFFS BLOCK 416 LOT 25R (REPLAT OF 0.21 ACRES)

Located south of Ropes St. & west of Aransas St.

Zoned: RS-6

Owner: Christopher Landry and Teresinha Landry

Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to make one lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



Merged Document Report

Application No.: PL8062

Description :	Port Aransas Cliffs Block 416 Lot 25R		
Address :	3609 Santa Fe St. CC TX 78411	Location: South of Ropes St. & West of Aransas St.	
Record Type :	Replat of 0.21 acres	Christopher Landry & Teresinha Landry	

Texas Geo Tech Land Surveying Inc.

Submission Documents:

Document Filename
UPDATED 230917-PLAT.pdf
230917-utility PLAT REVISED.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mari Jimenez	Marij@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
11	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Manhole: no Stormwater: no Sidewalks: no Streets: no Should a plat require any public or private improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
14	Mari Jimenez : WTR	Closed	Water line construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). No new water services are allowed for connection to the 2.5" water line in rear easement.	
13	Mari Jimenez : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	utility	Callout	Melanie Barrera : DS	Closed	include storm pipe located on Santa Fe	
1	P001	Note	Andrea Fernandez : DS	Closed	CCRTA Comment: This replat is located along but not immediately adjacent to any bus stops served by CCRTA bus route 6 Santa Fe/Malls	
2	P001	Note	Andrea Fernandez : DS	Closed	NAS: No comment from NASCC	
3	P001	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment	
4	P001	Note	Andrea Fernandez : DS	Closed	Fire Comments: 1. Infor: For the purposed of moving a lot line- Fire has no comment.	
5	P001	Note	Andrea Fernandez : DS	Closed	Traffic Comments: 1. Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2. Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 3. Infor: Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
6	P001	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	
8	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: remove date and replace with blanks in land surveyor signature block. NOT ADDRESSED REVISED FOR CLARITY: Change date to blanks	
9	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: Should be lot 23.	
10	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: Verify easement will be dedicated by plat	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
12	P001	Note	Andrea Fernandez : DS	Closed	GIS comments: 1□Plat: Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure) 2□Plat: Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	
15	P001	Note	Andrea Fernandez : DS	Closed	Parks: No comments	
16	P001	Note	Andrea Fernandez : DS	Closed	Planning comment: Lots not found in referenced vol and pg. In which document are lots referenced?	
17	P001	Note	Andrea Fernandez : DS	Closed	Planning Comment: Change to PC approval signature block. Mike Miller as chairman, Al Raymond as Secretary NOT ADDRESSED NAME MISSPELLED: should be Mike Miller	

STATE OF TEXAS
COUNTY OF NUECES

WE, CHRISTOPHER LANDRY AND TERESINHA LANDRY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2023.

CHRISTOPHER LANDRY, CO-OWNER

TERESINHA LANDRY, CO-OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
CHRISTOPHER LANDRY AND TERESINHA LANDRY

THIS THE_____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE DEVELOPMENT SERVICES ON BEHALF OF THE CITY
OF CORPUS CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2023.

MIKE MILLER, CHAIRMAN

AL RAYMOND, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS
CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2023.

BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

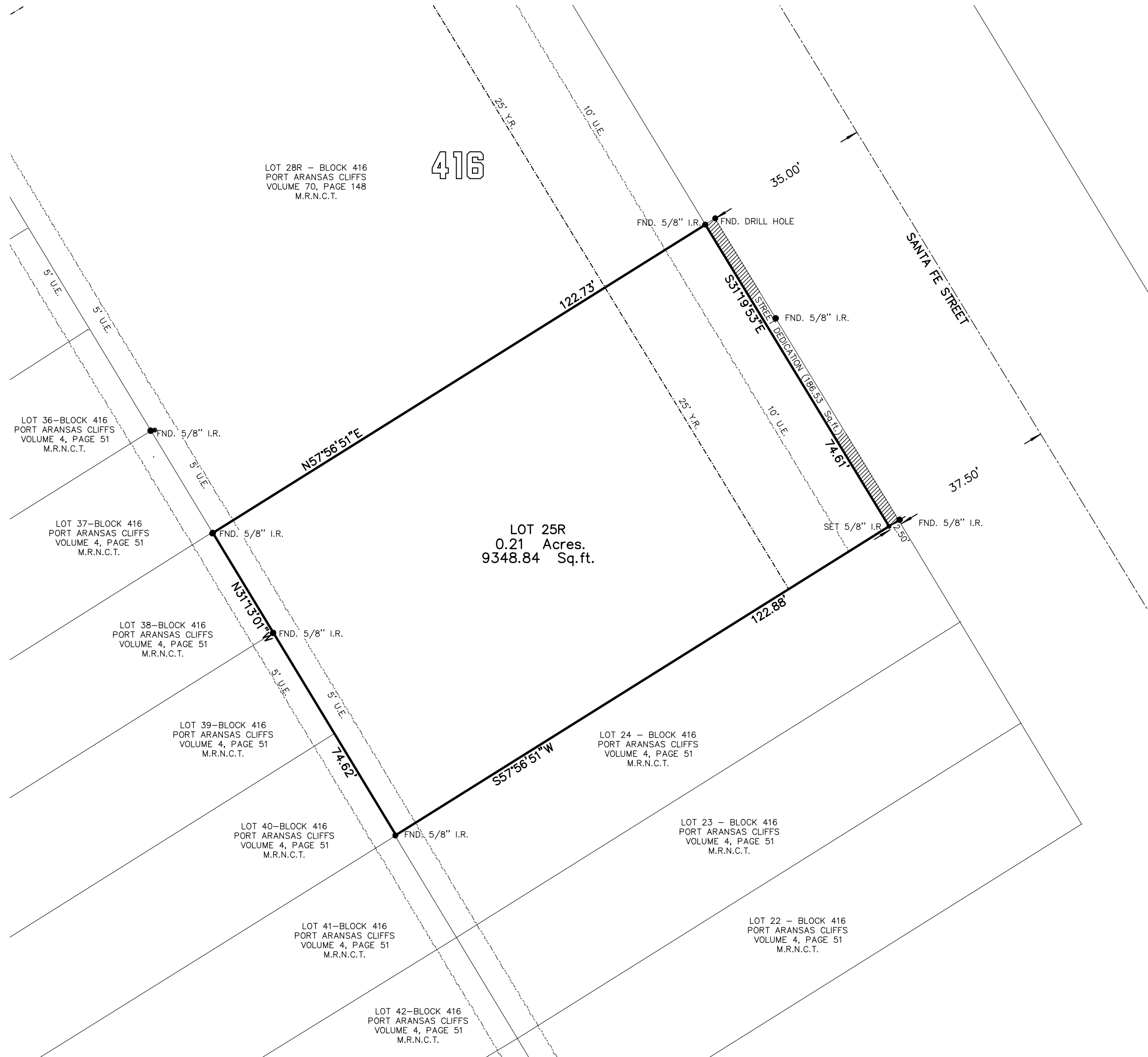
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE
FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION
AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT
AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2023.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PLAT OF: PORT ARANSAS CLIFFS BLOCK 416, LOT 25R

BEING A RE-PLAT OF ALL OF LOTS 25 THRU 27, BLOCK 416 OF THE PORT ARANSAS
CLIFFS, AN ADDITION RECORDED IN VOLUME A, PAGE 27 OF THE MAP RECORDS OF
NUECES COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT
PURPOSES, ALSO KNOWN AS THE CLIFFS, AS SHOWN BY THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 4, PAGE 51 OF THE MAP RECORDS NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.21 ACRES OF LAND, INCLUDING A 186.53 SQ. FT. STRET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0320G, AND 48355C0510G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD;
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)

STATE OF TEXAS
COUNTY OF NUECES

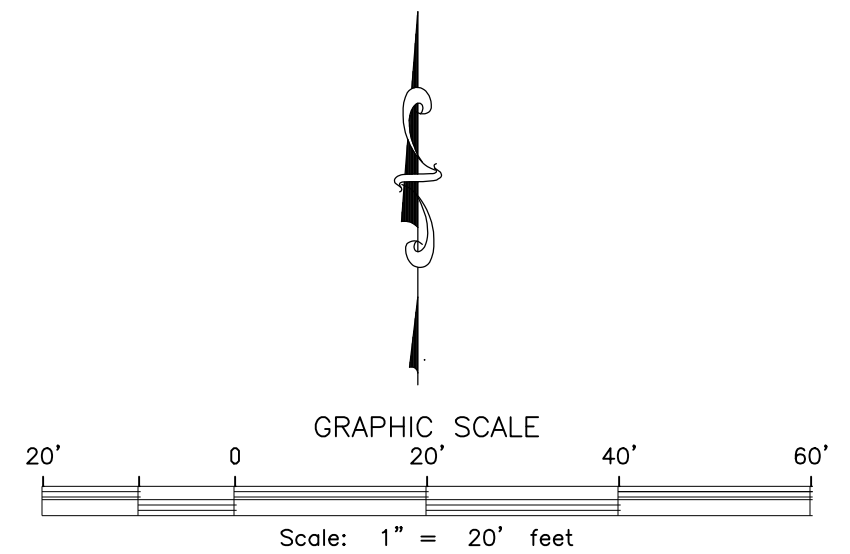
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2023

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 230917
OCTOBER 18, 2023

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8089

FIFTH QUARTER INDUSTRIAL PARK, UNIT 2 LOTS 6-10 (FINAL PLAT OF 11.34
ACRES)

Located north of Bates Rd. and west of Flato Rd.

Zoned: IL

Owner: Fifth Quarter Investments, LLC

Surveyor: Urban Engineering

The applicant proposes to develop 5 industrial tracts. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



Application Comment Report

Application No. PL8039

Description : Fifth Quarter Industrial Park Unit 2 Lot 6 thru 10

Address : / Location: North of Bates Rd. and west of Flato Rd.

Record Type : Final Plat of 11.34 Acres **Zoning :**IL **Surveyor:** Urban Engineering

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
20	Melanie Barrera : DS	Closed	informational: Utilities plans and SWQMPs should be just for the lots serviced by city or private infrastructure within the platted area, however, these are accepted.	
22	Melanie Barrera : DS	Closed	PI plans indicate detention pond to be 26', minimum DE width to be 40' per UDC 8.2.3.B.5. Label as private DE and to be maintained privately (per PI plans, EOR noted DE will be private)	To be addressed at P.I.
24	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Manhole: yes Stormwater: yes Sidewalks: yes Streets: no Should a plat require any public improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	To be addressed at P.I.

Corrections in the following table need to be applied before a permit can be issued

Document: P37018C300_20231017.pdf

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P0001	Callout	Mark Zans : DS	Closed	Change chairman name to Michael Miller	30

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P0001	Callout	Mark Zans : DS	Closed	Remove red text.	
3	P0001	Note	Mark Zans : DS	Closed	RTA- No comments.	
4	P0001	Note	Mark Zans : DS	Closed	NAS- No comment	
5	P0001	Note	Mark Zans : DS	Closed	<p>Traffic comments:</p> <p>1 Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2 Infor: Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.</p> <p>3 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.</p> <p>4 Infor: "Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT's Utility Installation Request (UIR) procedures. "</p> <p>5 Infor: "All new streetlight systems shall utilize concrete poles IDM Chapter 8 section 1.2.B.a"</p>	
6	P0001	Note	Mark Zans : DS	Closed	AEP Transmission: No comments	
7	P0001	Note	Mark Zans : DS	Closed	Floodplain: No comments	
8	P0001	Note	Mark Zans : DS	Closed	<p>Fire Comments - Informational only Comments 1 thru 10</p> <p>1 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 Infor. If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Infor. If the development is industrial, a water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>necessary fire flow requirements</p> <p>5□Infor□507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>6□Infor□912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>7□Infor.□503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7□Infor.□3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8□Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9□Infor.□503.1.1 (amendment) Buildings and facilities: During construction, when combustibles</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 10 Infor. An accessible road and a suitable water supply is required once construction materials are brought on site.	
9	P0001	Note	Mark Zans : DS	Closed	<p>Fire comments - Informational only Comments 11 thru 18</p> <p>11 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>12 Infor. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>14 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>15 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>16 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>17 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Note Commercial or Industrial development of the property will require further Development Services review.</p>	
10	P0001	Note	Mark Zans : DS	Closed	Parks- No comments.	
27	P0001	Note	Mark Zans : DS	Closed	Add Block number and lot numbers to plat title. Block 1 Lots 6 thru 10	
28	P0001	Note	Mark Zans : DS	Closed	<p>CCW Comments-</p> <p>1. Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). WW service connections should not be made directly to manholes. Note that there is an existing 8-inch wastewater line (not shown on submitted Utility Plan) that extends along eastern portion of Bates St. that would need to be extended to serve the subject lots.</p>	
13	P0002	Callout	Melanie Barrera : DS	Closed	label width of public DE to be included in Unit 2	
14	P0002	Callout	Melanie Barrera : DS	Closed	label total ROW width (varies)	
25	P0002	Note	Mark Zans : DS	Closed	Provide Vol. and Page numbers for plat to the east.	
26	P0002	Note	Mark Zans : DS	Closed	Show CL of NPID and dimension half of street width.	

Document: 4. SWQMP.pdf

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
23	SWQMP	Free Text	Melanie Barrera : DS	Closed	accepted, mitigation to be addressed at site development	

Document: Utility.pdf

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P0001	Callout	Melanie Barrera : DS	Closed	informational note: no service connections to MHs	
29	P0001	Callout	Melanie Barrera : DS	Closed	please label existing SS 8" PVC and SSMHs on Bates and 8" line crossing Flato to Lot 1	

STATE OF TEXAS
COUNTY OF NUECES

FIFTH QUARTER INVESTMENTS, LLC., A LIMITED LIABILITY CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

BY: FIFTH QUARTER INVESTMENTS, LLC., A LIMITED LIABILITY CORPORATION

BY: _____
THOMAS NATHANIEL CLARK, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS NATHANIEL CLARK, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2023

BRIAN D. LORENTSON, R.P.L.S.
TEXAS LICENSE NO.
6839

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2023.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2023.

AL RAYMOND III, AIA
SECRETARY

MICHAEL MILLER
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2023. AT ____ O'CLOCK ____M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2023.

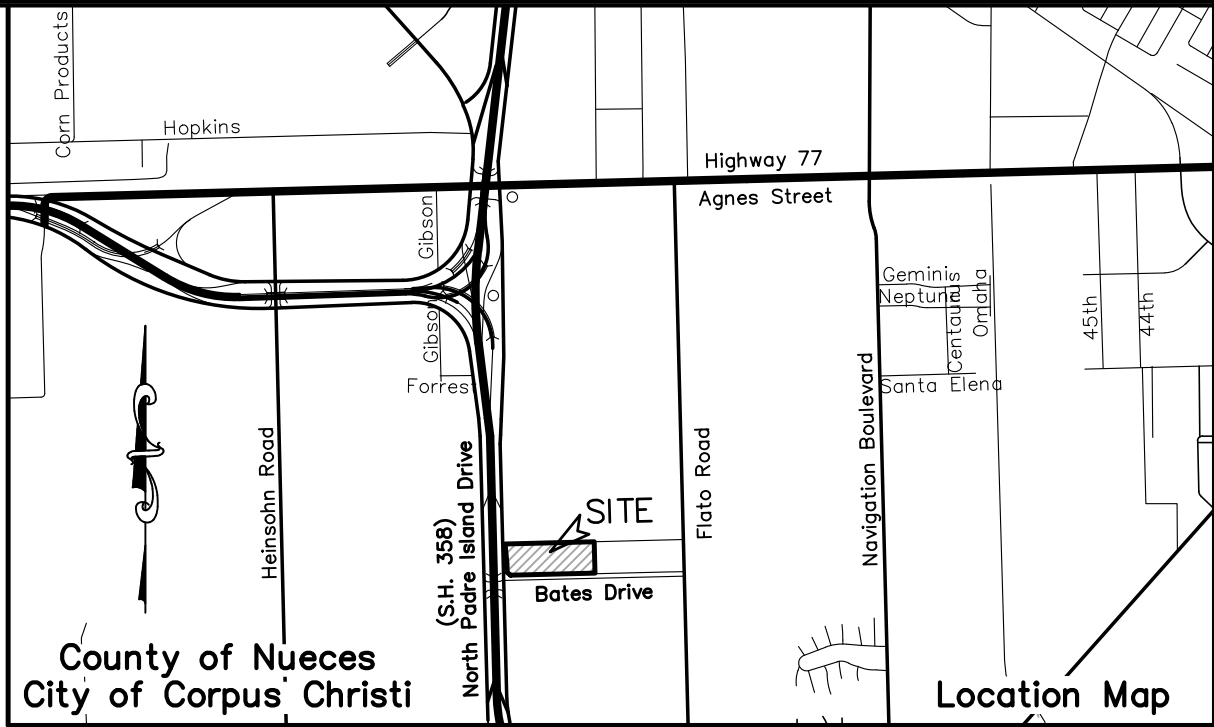
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of
Fifth Quarter Industrial Park
Block 1, Lots 6 through 10

11.34 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 5, J.C. RUSSELL FARM BLOCKS, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58–59 MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF OF A 22.840 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED FROM BATES–FLATO HOLDINGS, L.P. TO FIFTH QUARTER INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2019043085, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

_____	PLAT BOUNDARY	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
_____ — — _____	ROAD CENTERLINE		
_____	ADJACENT LOT LINE	UE●	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
_____ — — — — _____	YARD REQUIREMENT		
— — — — —	EASEMENT	▣	TXDOT (TYPE II) MONUMENT FOUND
_____ Y.R.	YARD REQUIREMENT		
_____ B.L.	BUILDING LINE		
_____ U.E.	UTILITY EASEMENT		
_____ VOL.	VOLUME		
_____ PG.	PAGE		
_____ M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
_____ D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

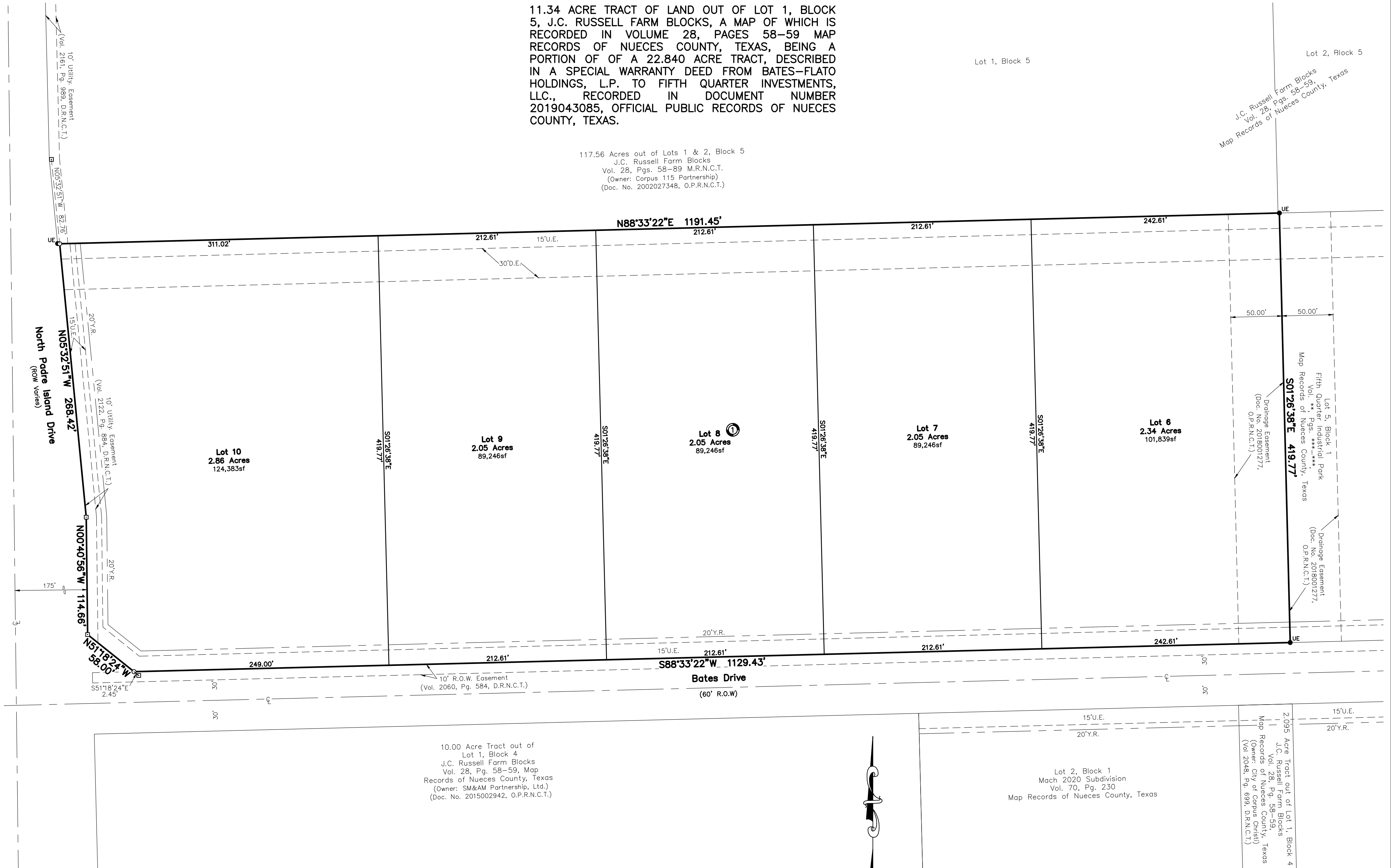
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- 11.34 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 23, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0315G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL DRIVEWAYS ALONG FLATO ROAD OR BATES DRIVE SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- CURRENT ZONING IS IL. EXISTING USE IS AGRICULTURAL.

Revised: 10/17/2023
Submitted: 8/30/23
SCALE: None
JOB NO.: 37018.C3.00
SHEET: 1 of 2
DRAWN BY: XG
©2023 by Urban Engineering
urbansurvey1@urbaneng.com

Plat of
Fifth Quarter Industrial Park
Block 1, Lots 6 through 10

11.34 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 5, J.C. RUSSELL FARM BLOCKS, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58-59 MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF OF A 22.840 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED FROM BATES-FLATO HOLDINGS, L.P. TO FIFTH QUARTER INVESTMENTS, LLC., RECORDED IN DOCUMENT NUMBER 2019043085, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

117.56 Acres out of Lots 1 & 2, Block 5
J.C. Russell Farm Blocks
Vol. 28, Pgs. 58-89 M.R.N.C.T.
(Owner: Corpus 115 Partnership)
(Doc. No. 2002027348, O.P.R.N.C.T.)



Revised: 10/17/2023
Submitted: 8/30/23
SCALE: 1"=60'
JOB NO.: 37018.C3.00
SHEET: 2 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

URBAN
ENGINEERING

DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL7991

SARATOGA RIDGE PRELIMINARY PLAT-PHASES 1-4 (+-257 Acreage)

Located east of Old Brownsville (FM 665) and north of Saratoga Boulevard (SH 357)

Zoned: RS 4.5 and RE/SP 2-07

Owner: Saratoga 400 Partners, LLC

Surveyor: Urban Engineering

The applicant proposes to develop a residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL7991**

Description :	SARATOGA RIDGE PRELIMINARY PLAT- PHASES 1-4
Address :	602 SARATOGA CORPUS CHRISTI TX 78417
Record Type :	RS-4.5 AND RE/SP 2-07

Submission Documents:

Document Filename
Utility.pdf
SWQMP_BY SS_20230913.pdf
Prelim43549C200_20231018.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mark Orozco	markor@cctexas.com	361-826-3921

General Comments

~~Corrections in the following table need to be applied before a permit can be issued~~

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Preliminary Plat City template	Callout	Bria Whitmire : DS	Closed	City of CC doesn't have a B-1 street type. What is this Street Section for?	
2	Preliminary Plat City template	Note	Bria Whitmire : DS	Closed	Label all streets with their associated Street Section type.	
3	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Add Phase 1,2,3 and 4	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Submit draft of HOA document prior to Final Plat recordation.	
5	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove the Drainage Flow arrows from the plat and Legend.	
6	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	"Driven"	
7	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove all Utilities from the Preliminary Plat and Legend	
8	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Remove "Proposed" from Master Prelim plat.	
9	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Original Comment: Label as Private and provide square footage and acreage. Provide a Plat note on Master Plat providing total Park Acreage as per Special Permit. New Comment: Park label not addressed on plat revision as per Parks Department. Parks to be maintained by HOA.	
10	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Add " All residential lots are meeting the minimum Development Standards for RS-4.5	
11	Preliminary Plat City template	Note	Mark Orozco : DS	Closed	Provide how the property will reduce the post development flows. IDM 3.05.b.a Provide a description on the SWQMP indicating this.	
12	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Show and label Centerline for Saratoga Blvd.	
13	Preliminary Plat City template	Callout	Mark Orozco : DS	Closed	Not clear if Lot is within Master Plan development or Remaining Acreage. Clarify with boundaries or remove Label.	
14	SWQMP	Note	Bria Whitmire : DS	Closed	A detention pond does nothing when within the floodway. Essentially the floodway is full in a 100-yr event meaning the tailwater will be too high for the development to drain into said detention pond. That said, the post development flow being twice as much as the pre development flow has not been addressed. In our meeting Tuesday August 22, 2023, we discussed out the Post Development flows may not be as drastic as it being shown and adjustments could be made via separating the C values for the high-density areas, medium density areas, and open land. Did this not help? While we understand that this is a preliminary, there must be a plan for the increased runoff and an underwater detention pond is not sufficient...	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	SWQMP	Callout	Bria Whitmire : DS	Closed	The Q100 for Post Development cannot exceed the Q100 for the Pre Development. Consider this the snapshot at the outfall. If difference is being detained (and/or adjusted C values show the runoff to be slowed down) the final Q100 value should be equal to or less than the Pre Development Q100.	
17	SWQMP	Callout	Bria Whitmire : DS	Closed	Directional arrows appear to be all pre-development flows. Include post development flow arrows. Some do this on the same page by having hollow pointed arrows. This may help in adjusting the Tcs.	
20	SWQMP	Callout	Bria Whitmire : DS	Closed	Tc for Pre Development is 60 min? Adjusting Tc's for both Pre Development and Post Development may help.. Provide backup data on selected Tc.	
21	SWQMP	Callout	Bria Whitmire : DS	Closed	Show AICUZ line and any different densities of homes to support basin C Values.	
23	Utility	Callout	Bria Whitmire : DS	Closed	Understand there are ongoing conversations with CCW on the master lines - is this layout still correct? I'd understood the WW was being taken west as well...	
24	Utility	Callout	Bria Whitmire : DS	Closed	SWQMP is big square matching the approved master preliminary, but this a portion of that - unclear of overall utility plan for site overall; this phase would be main connection for rest of phases so needs to be sure sized /connectedd throughout - identify more clearly.	

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 257 +/- ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 23, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. CURRENT ZONING IS FR, RS-4.5 AND RE/SP. EXISTING USE IS AGRICULTURAL.
8. THE FOLLOWING LOTS SHALL HAVE NO DIRECT DRIVEWAY ACCESS TO BRAS BOULEVARD: LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOT 1, BLOCK 4; LOT 1, BLOCK 6; LOTS 1 AND 2, BLOCK 7; AND LOT 1, BLOCK 8.
9. THE FOLLOWING LOTS SHALL HAVE NO DIRECT DRIVEWAY ACCESS TO NAZARI BOULEVARD: LOTS 14 AND 15, BLOCK 2; AND LOT 14, BLOCK 4.

Preliminary Plat of
Saratoga Ridge Subdivision
Phase 1 through 4

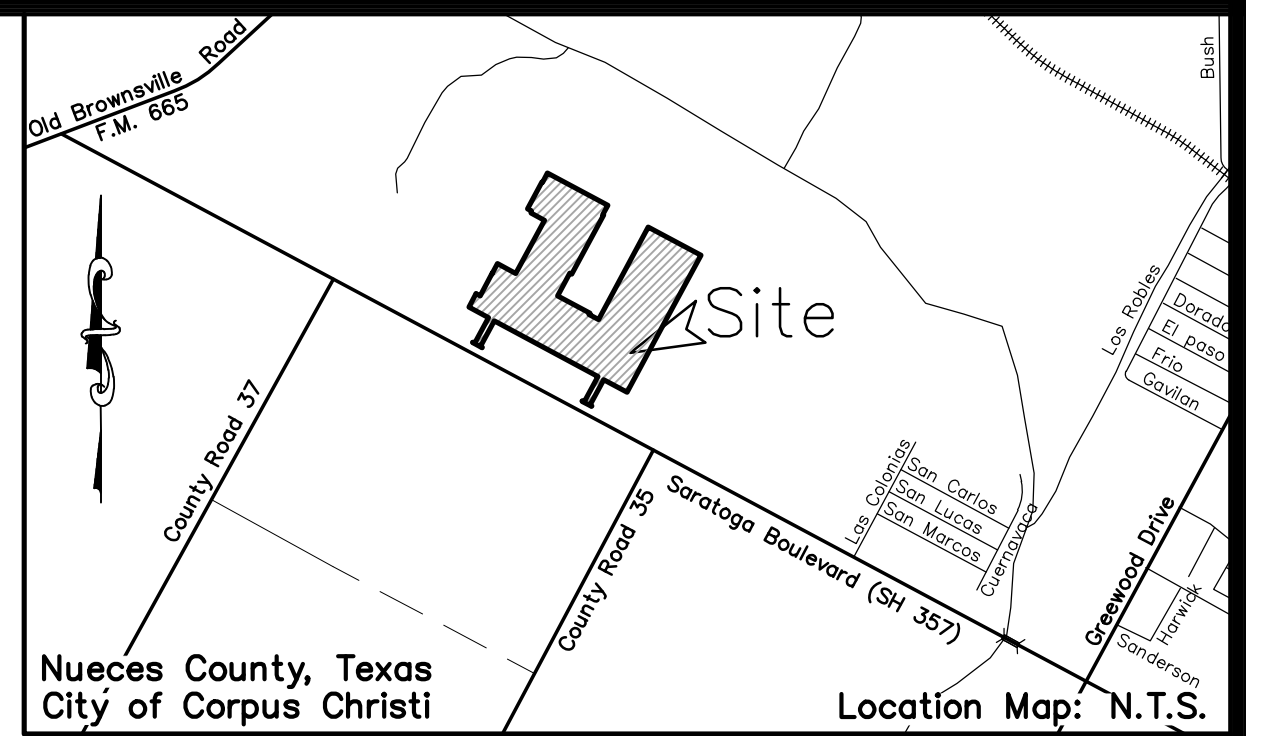
BEING 257 +/- ACRES OF LAND OUT OF LOTS 1 THROUGH 6, WM. J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGES 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION TO SARATOGA 400 PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NO. 2022043954, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.

OWNER/DEVELOPER:

Saratoga 400 Partners, LLC
5337 Yorktown Boulevard, Suite 10D
Corpus Christi, Texas 78413
361.991.4710

ENGINEER:

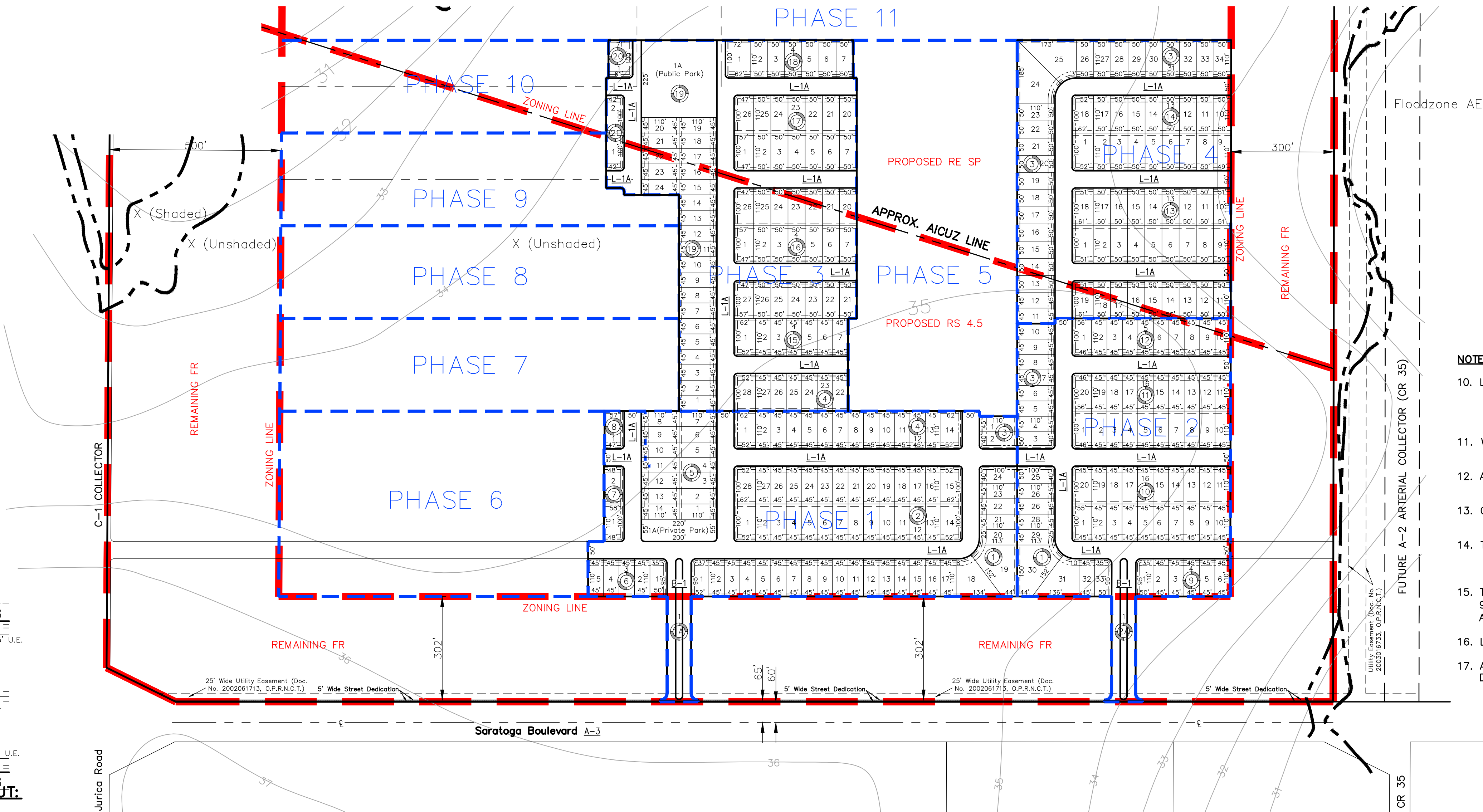
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101



URBAN
ENGINEERING

DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

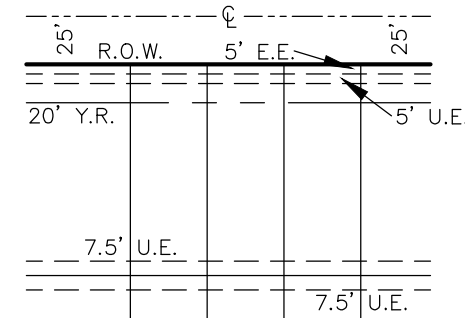


LEGEND:

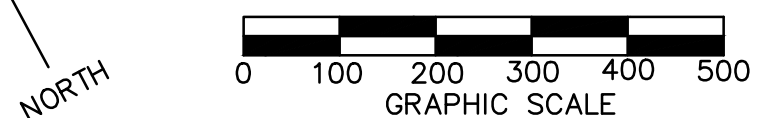
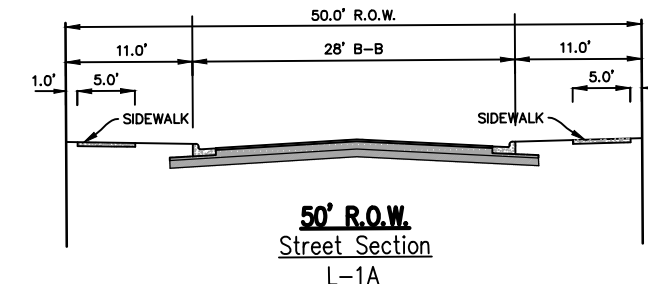
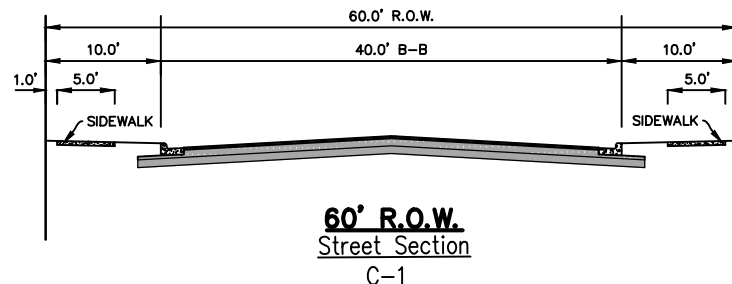
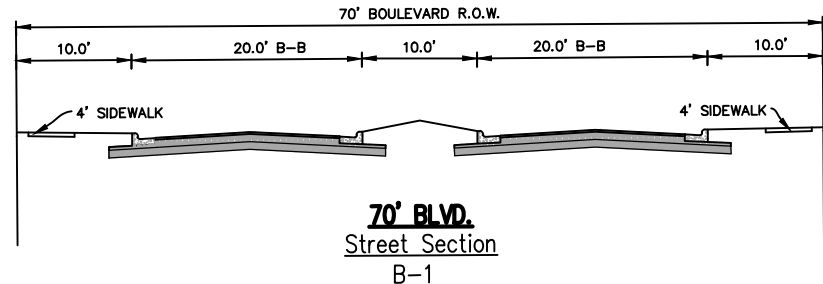
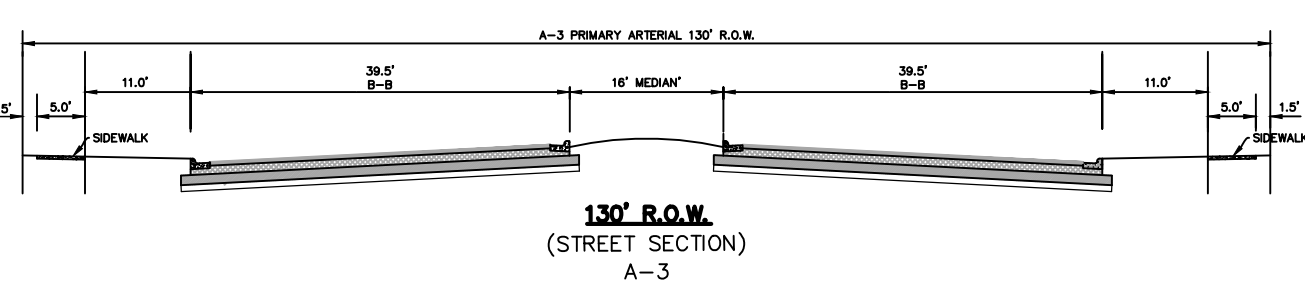
PLAT BOUNDARY	M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
ROAD CENTERLINE	D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS
ADJACENT LOT LINE	Y.R. YARD REQUIREMENT
YARD REQUIREMENT	B.L. BUILDING LINE
EASEMENT	U.E. UTILITY EASEMENT
PHASE LINE	VOL. VOLUME
ZONING LINE	PG. PAGE
FLOOD LINE	

NOTES (CONTINUED):

10. LOTS WITH UTILITY EASEMENTS ALONG THE SIDE OF A LOT WILL BE ALLOWED TO ENCROACH EAVES/OVERHANGS INTO SAID UTILITY EASEMENTS. IF DAMAGES ARE CAUSED BY REPAIR OF UTILITIES IN SAID EASEMENTS, RESPONSIBILITY WILL BE ASSUMED BY THE PROPERTY OWNERS.
11. WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION TO THE FINAL PLAT.
12. ALL UTILITY AND TEMPORARY ROW EASEMENTS DEDICATED BY SEPARATE INSTRUMENT SHALL BE RECORDED AT THE FINAL PLAT STAGE.
13. CONNECTIONS TO CITY WATER AND SEWER MAINS WILL ADHERE TO CITY STANDARDS. DETAILS WILL BE SHOWN AT THE FINAL PLAT STAGE.
14. THIS IS A PHASED DEVELOPMENT. PHASE 1 WILL BE DEVELOPED ONCE THE FINAL PLAT HAS BEEN APPROVED. EACH SUBSEQUENT PHASE WILL BE MARKET DRIVEN AND IS ANTICIPATED TO COMMENCE AS THE PREVIOUS PHASE IS NEARING COMPLETION.
15. TOTAL PARK AREA PROVIDED (OUTSIDE OF THE FLOODWAY) FOR THE 257± ACRES IS 9.165 ACRES (399,206SF) INCLUDING PUBLIC AND PRIVATE. PRIVATE PARK PORTION IS 0.327 ACRES (14,257SF) PORTION OF PARK DEDICATION OUT OF VIEW DUE TO DRAWING SCALE.
16. LOT 1A, BLOCK 5 (PRIVATE PARK) AND LOT 1A, BLOCK 19 (PUBLIC PARK).
17. ALL LOTS WILL MEET MINIMUM REQUIREMENTS PER ZONING/SPECIAL PERMIT FOR THIS DEVELOPMENT.



TYPICAL LOT LAYOUT:



Revised: 10/17/2023
Submitted: 7/19/2023
SCALE: 1"=200'
JOB NO.: 43549.C2.00
SHEET: 1 of 1
DRAWN BY: XC
©2023 by Urban Engineering
urbansurvey@urbaneng.com

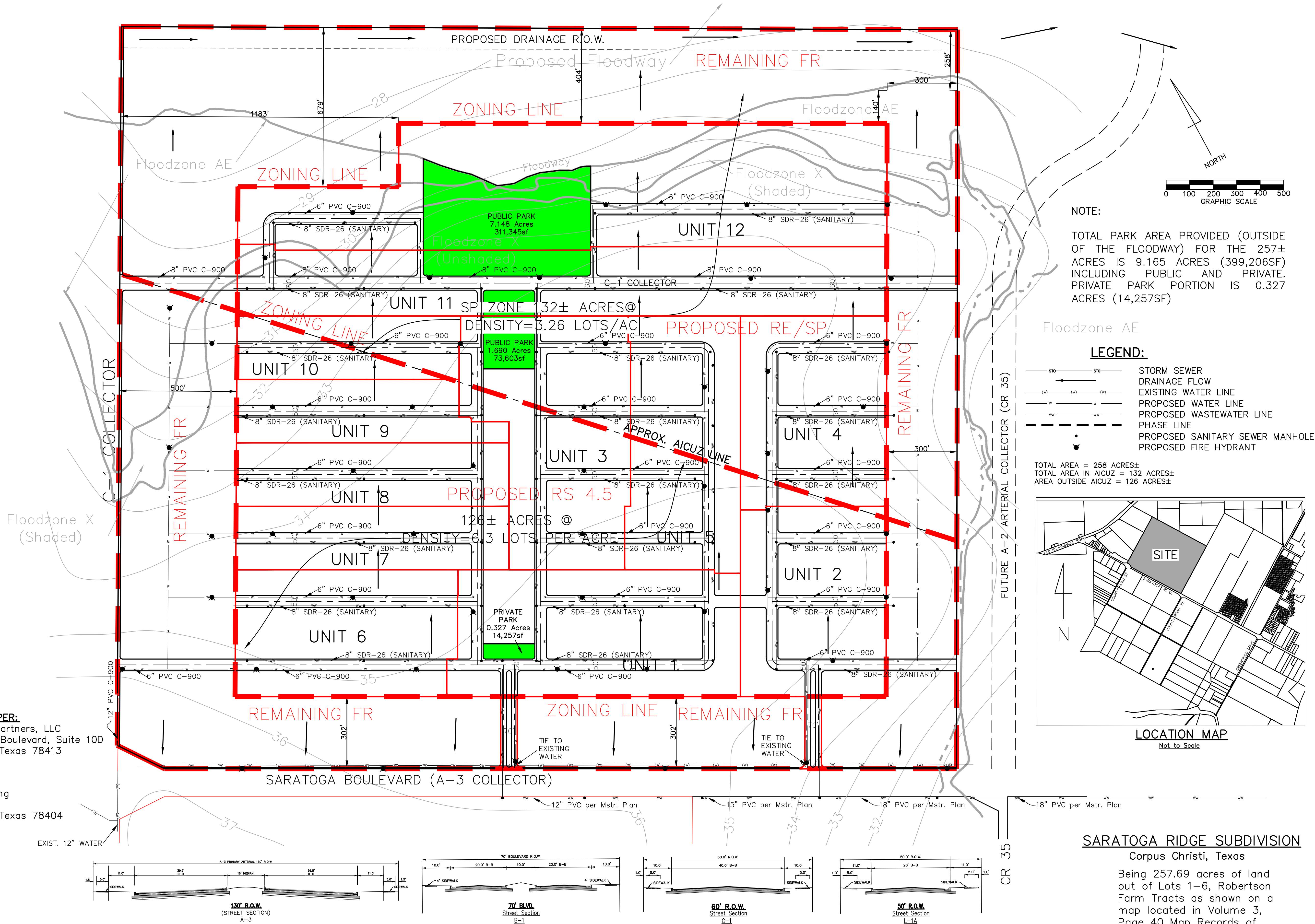
S:\Projects\43000up\43549\C200\Revised Master Preliminary Plat 8-23-23.dwg modified by XC on Oct 18, 2023 - 4:05pm

OWNER/DEVELOPER:

Saratoga 400 Partners, LLC
5337 Yorktown Boulevard, Suite 10D
Corpus Christi, Texas 78413
361.991.4710

ENGINEER:

Urban Engineering
2725 Swanner
Corpus Christi, Texas 78404
361.854.3101



NOTE:

TOTAL PARK AREA PROVIDED (OUTSIDE OF THE FLOODWAY) FOR THE 257± ACRES IS 9.165 ACRES (399,206SF) INCLUDING PUBLIC AND PRIVATE. PRIVATE PARK PORTION IS 0.327 ACRES (14,257SF)

<div><div><div><div><div><div></div><div>URBAN</div><div>ENGINEERING</div></div></div><div><div><div>URBAN</div><div>ENGINEERING</div></div></div></div><div><div>URBAN</div><div>ENGINEERING</div></div></div><div>145, TBPLS FIRM NO. 10032400 2725 SWANTHER DR., CORPUS CHRISTI, TX 78404 CORPUS CHRISTI, TEXAS</div></div>			MASTER PRELIMINARY PLAT		SARATOGA RIDGE SUBDIVISION CORPUS CHRISTI, TEXAS	
			FOR PRELIMINARY REVIEW, NOT FOR CONSTRUCTION		1-26-2022	
			Rhodes C. Urban TEXAS REG. NO.		RCU	
			DATE: 2023		RCU	
			CHECKED:		RCU	
DRAWN: crr		RCU				
SCALE: 1"= 200'		RCU				
REV. BY DATE		RCU				
DESCRIPTION		RCU				
APPRO.		RCU				

Case No. 0422-02, Behmann Brothers Foundation (District 3): Ordinance rezoning property at or near 602 Saratoga Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District (Tract 1) and from the "FR" Farm Rural District to the "RE/SP" Estate Residential 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: 80.84-acre tract of land out of Lots 1, 2, 3, 4, 5, and 6 of the William J. Robertson Farm Tracts, as shown in Exhibit "A."

From the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Tract 2: 78.73-acre tract of land out of Lots 1, 2, 3, and 4 of the William J. Robertson Farm Tracts, as shown in Exhibit "A."

From the "FR" Farm Rural District to the "RE/SP" Estate Residential District with a Special Permit.

The subject property is located at or near 602 Saratoga Boulevard. Exhibit A, which is the Metes and Bounds of the subject properties and Exhibit B which is an associated illustration which are attached to and incorporated in this ordinance.

SECTION 2. That the Special Permit granted in Section 1 of this Ordinance is subject to the following conditions:

1. **Density:** The only use permitted under this Special Permit, other than those permitted by right in the "RE" Estate Residential District is the use of single-family residential homes at a maximum density of 4 dwelling units per acre.
2. **Development Standards:** Each single-family property shall be designed in accordance with the "RS-4.5" Single-Family 4.5 District standards listed in Section 4.3.3 of the Unified Development Code (UDC).
3. **Stormwater:** Any surface detention and/or retention storm water ponds must drain within 48 hours.
4. **Open Space:** 10% of the property must be designated as an open space. Land located within the Special Flood Hazard Area (SFHA) is not eligible to be considered as open space
5. **Flood Hazard Areas:** Single-family homes may not be constructed on property designated as a Special Flood Hazard Area as per the latest approved floodplain map.
6. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 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 30th day of August, 2022, by the following vote:

Paulette Guajardo Aye
Roland Barrera Aye
Gil Hernandez Aye
Michael Hunter Aye
Billy Lerma Aye

John Martinez Aye
Ben Molina Aye
Mike Pusley Aye
Greg Smith Aye

That the foregoing ordinance was read for the second time and passed finally on this the 6th day of September 2022, by the following vote:

Paulette Guajardo Aye
Roland Barrera Aye
Gil Hernandez Aye
Michael Hunter Aye
Billy Lerma Absent

John Martinez Aye
Ben Molina Aye
Mike Pusley Aye
Greg Smith Aye

PASSED AND APPROVED on this the 6th day of September, 2022.

ATTEST:

Rebecca Huerta

Rebecca Huerta
City Secretary

Paulette Guajardo

Paulette Guajardo
Mayor

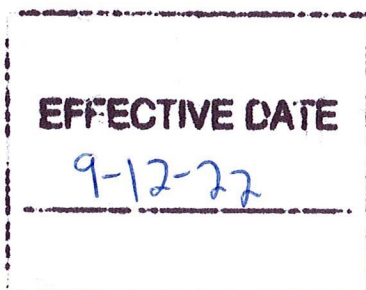


Exhibit A

EXHIBIT "A"

TRACT 1 OF 2

STATE OF TEXAS
COUNTY OF NUECES

Field notes for a 80.840 acre tract of land out of Lots 1, 2, 3, 4, 5, and 6 of the William J. Robertson Farm Tracts, a subdivision of Nueces County, as shown on the map thereof recorded in Volume 3, Page 31 of the Map Records of Nueces County, Texas, and being more particularly described as Tract 1 in the General Warranty Deed with Vendor's Lien recorded under Document No. 2005063946 of the Official Public Records of Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod found at the intersection of the northerly right of way line of State Highway 357 and the easterly boundary line of Lot 4 of the William J. Robertson Farm Tracts, a subdivision of Nueces County, as shown on the map thereof recorded in Volume 3, Page 31 of the Map Records of Nueces County, Texas, for the POINT OF COMMENCEMENT;

THENCE, N 16° 42' 31" W, a distance of 423.94 feet to the southeast corner of this tract and the POINT OF BEGINNING;

THENCE, N 61° 45' 32" W, a distance of 2768.31 feet to the southwest corner of this tract;

THENCE, N 28° 34' 17" E, a distance of 1690.49 feet to the northwest corner of this tract;

THENCE, S 44° 55' 54" E, a distance of 2883.48 feet to the northeast corner of this tract;

THENCE, S 28° 20' 14" W, a distance of 855.74 feet to the POINT OF BEGINNING, and containing 80.840 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 18th day of May, 2022, and is correct to the best of my knowledge and belief.

Fred C. Hayden, Jr.

Fred C. Hayden, Jr., RPLS No. 4486



EXHIBIT "A"

TRACT 2 OF 2

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes for a 78.737 acre tract of land out of Lots 1, 2, 3, and 4 of the William J. Robertson Farm Tracts, a subdivision of Nueces County, as shown on the map thereof recorded in Volume 3, Page 31 of the Map Records of Nueces County, Texas, and being more particularly described as Tract 1 in the General Warranty Deed with Vendor's Lien recorded under Document No. 2005063946 of the Official Public Records of Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch diameter iron rod found at the intersection of the northerly right of way line of State Highway 357 and the easterly boundary line of Lot 4 of the William J. Robertson Farm Tracts, a subdivision of Nueces County, as shown on the map thereof recorded in Volume 3, Page 31 of the Map Records of Nueces County, Texas, for the POINT OF COMMENCEMENT;

THENCE, N 16° 42' 31" W, a distance of 423.94 feet to a point;

THENCE, N 28° 20' 14" E, a distance of 855.74 feet to the southeast corner of this tract and the POINT OF BEGINNING;

THENCE, N 44° 55' 54" W, a distance of 2883.48 feet to the southwest corner of this tract;

THENCE, N 28° 34' 17" E, a distance of 599.87 feet to the northwest corner of this tract;

THENCE, S 77° 47' 53" E, a distance of 706.77 feet to an exterior corner of this tract;

THENCE, S 60° 20' 05" E, a distance of 610.43 feet to an interior corner of this tract;

THENCE, S 72° 47' 41" E, a distance of 622.06 feet to an exterior corner of this tract;

THENCE, S 67° 31' 34" E, a distance of 863.93 feet to the northeast corner of this tract;

THENCE, S 28° 20' 14" W, a distance of 1820.59 feet to the POINT OF BEGINNING, and containing 78.737 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

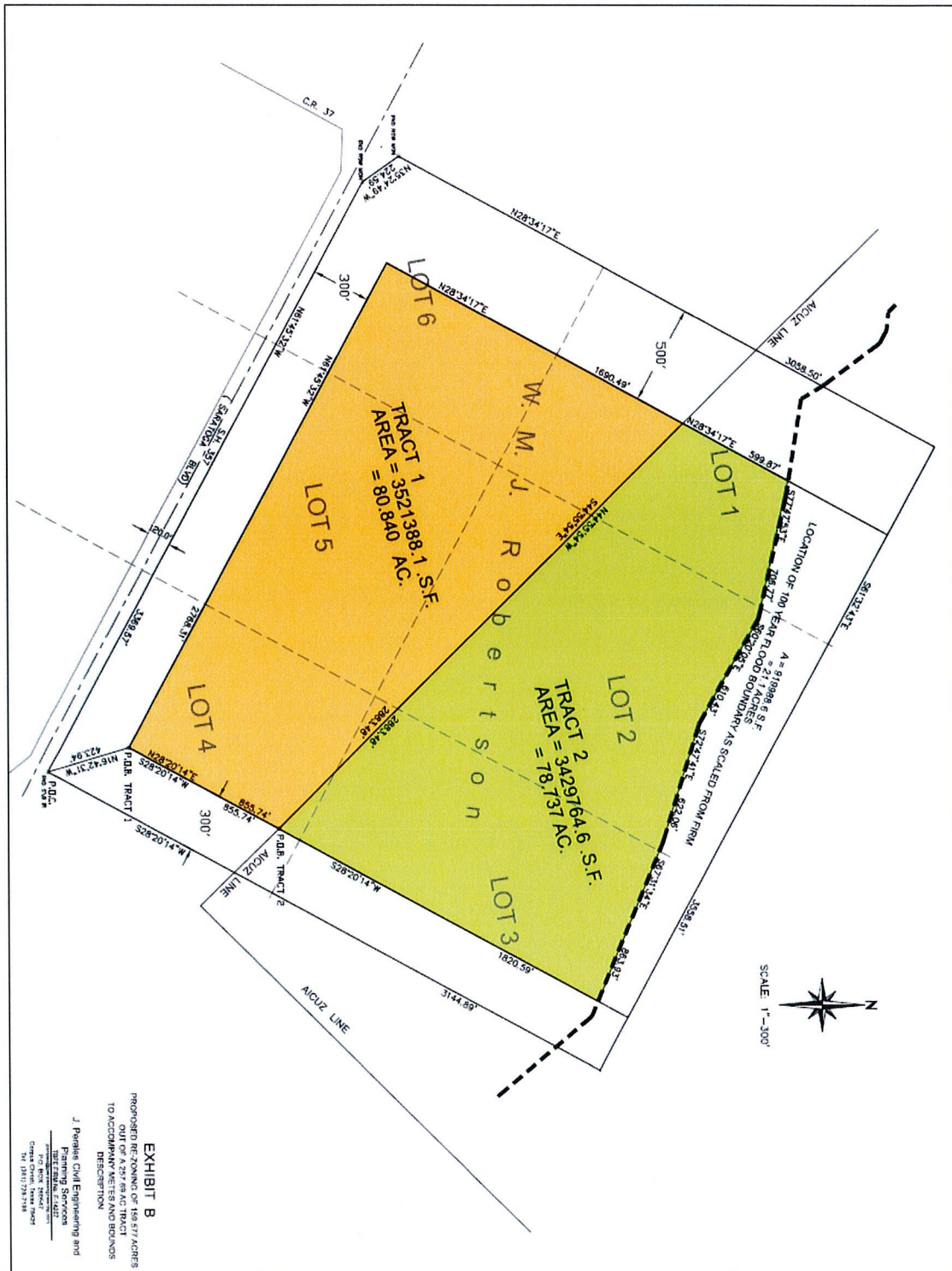
I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 10th day of May, 2022, and is correct to the best of my knowledge and belief.

Fred C. Hayden, Jr.

Fred C. Hayden, Jr., RPLS No. 4486



Exhibit B



Caller Times

PART OF THE USA TODAY NETWORK

Certificate of
Publication

CITY OF CORPUS CHRISTI- PURCHASING
1201 LEOPARD ST

CORPUS CHRISTI, TX 78401-2120

STATE OF WISCONSIN)

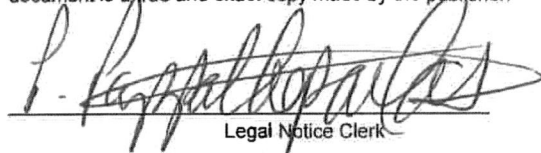
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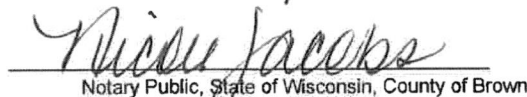
COUNTY OF BROWN)

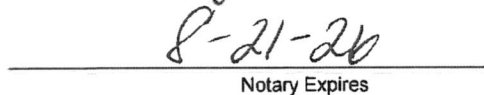
I, being first duly sworn, upon oath depose and say that I am a legal clerk and employee of the publisher, namely, the Corpus Christi Caller-Times, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of which the annexed is a true copy, was inserted in the Corpus Christi Caller- Times in the following issue(s) dated:

08/14/2022

On this October 19, 2022, I certify that the attached document is a true and exact copy made by the publisher:


Legal Notice Clerk


Notary Public, State of Wisconsin, County of Brown


Notary Expires

NICOLE JACOBS
Notary Public
State of Wisconsin

Publication Cost: \$194.15
Ad No: 0005374360
Customer No: 1242343
PO #: 0422-02
of Affidavits: 1

This is not an invoice

**NOTICE OF PUBLIC
HEARING TO CONSIDER
RE-ZONING
APPLICATION(S) IN THE
CITY OF
CORPUS CHRISTI**

Notice is hereby given that the Corpus Christi City Council will conduct a public hearing on August 30, 2022, during a regular Council meeting which commences at 11:30 a.m. in the Council Chambers, City Hall, 1201 Leopard Street, to consider the following zoning application(s) which is/are on file in the Department of Development Services. COVID-19 Public Attendance & Comment Procedures can be found at <https://www.cctexas.com/departments/city-secretary>.
Zoning Case No. 0422-02, Behmann Brothers Foundation: Ordinance rezoning property at or near 602 Saratoga Boulevard from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District (Tract 1) and from the "FR" Farm Rural District to the "RE/SP" Estate Residential District with a Special Permit (Tract 2).
/s/Rebecca Huerta
City Secretary

Caller Times

PART OF THE USA TODAY NETWORK

Certificate of Publication

CITY OF CORPUS CHRISTI - SECRETARY
PO BOX 9277

CORPUS CHRISTI, TX 78401

STATE OF WISCONSIN)

))

COUNTY OF BROWN)

I, being first duly sworn, upon oath depose and say that I am a legal clerk and employee of the publisher, namely, the Corpus Christi Caller-Times, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of which the annexed is a true copy, was inserted in the Corpus Christi Caller-Times in the following issue(s) dated:

NOTICE OF PASSAGE OF ORDINANCE(S)

NO. 032842 Ordinance rezoning property at or near 602 Saratoga Boulevard (located along the north side of Saratoga Boulevard, south of West Point Road and east of Old Brownsville Road) from the "FR" Farm Rural District to "RS 4.5" Single - Family 4.5 Residential (Tract 1) and from the "FR" Farm Rural District to "RE/SP" Estate Residential District with a Special Permit (Tract 2).

NO. 032843 Ordinance rezoning a property at or near 4958 Weber Road, located along the north side of Delphine Street, and east of Weber Road from the "RS-6" Single - Family 6 District to the "RS-TF" Two -Family District. These ordinances were passed and approved on second reading by the Corpus Christi City Council on September 6, 2022.

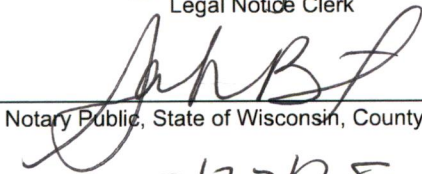
/s/ Rebecca Huerta
City Secretary

09/12/2022

On this September 12, 2022, I certify that the attached document is a true and exact copy made by the publisher:



Legal Notice Clerk



Notary Public, State of Wisconsin, County of Brown



Notary Expires

SARAH BERTELSEN
Notary Public
State of Wisconsin

Publication Cost: \$169.90
Ad No: 0005406635
Customer No: 1490432
PO #: 032842/032843
of Affidavits 1

This is not an invoice

CONTRACTS AND PROCUREMENT

2022 SEP 19 AM 9:59

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8002

ROYAL OAK SOUTH SUBDIVISION (FINAL PLAT-20.26 ACRES)

Located west of Rand-Morgan Rd. and west of McNorton Rd.

Zoned: RS 4.5

Owner: MPM Development

Surveyor: Bass & Welsh Engineering

The applicant proposes to plat 115 lot subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL8002**

Description :	Royal Oak South Subdivision
Address :	1709 Rand Morgan Rd. / Location: West of Rand-Morgan Rd. and west of McNorton Rd.
Record Type :	Final Plat of 115 Lot Subdivison Zoning: RS- 4.5 20.26 Ac. Owner: MPM Development, LP.

Submission Documents:

Document Filename
PLANS.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Alex Harmon	AlexH2@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Comment Resolution
15	Melanie Barrera : DS	Closed	NOTE: Beginning January 1, 2024, Approved PI's are required prior to final plat application.	Informational only
23	Melanie Barrera : DS	Closed	informational comment: Pavement construction will require a geotechnical report / design.	Informational only
24	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Manhole: yes Stormwater: yes Sidewalks: yes Streets: yes	To be addressed at P.I.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
1	P0001	Note	Mark Zans : DS	Closed	Change Chairman name to Michael Miller	Comment Addressed
2	P0001	Note	Mark Zans : DS	Closed	Provide north arrow for the location map	Comment Addressed
4	P0001	Note	Mark Zans : DS	Closed	<p>Fire Comments- 1-14</p> <p>1A97:CA97:C100Infor. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2Infor. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3Infor. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>4Infor. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>5Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>6Infor. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>8Infor. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					<p>9 Infor. Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.</p> <p>10 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>12 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>13 Infor. During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street. Tessaia St. may meet this criteria.</p> <p>14 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	Informational only
6	P0001	Note	Mark Zans : DS	Closed	RTA Comment- This final plat is not located along existing or foreseeably planned CCRTA service routes.	Informational only
7	P0001	Note	Mark Zans : DS	Closed	AEP Distribution comment- No comment	Comment Addressed
9	P0001	Note	Mark Zans : DS	Closed	Planning comments: Since no preliminary plat was done prior to this final plat, street cross sections will need to be provided on the final plat.	Comment Addressed
13	P0001	Note	Mark Zans : DS	Closed	Park comments - No comments Park Fee; 115 lots x 462.50 = \$53,187.50	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
14	P0001	Callout	Melanie Barrera : DS	Closed	include North arrow on vicinity map	Comment Addressed
26	P0001	Note	Mark Zans : DS	Closed	<p>Be advised that there is a concurrent rezoning application to change the zoning from RS-6 to RS-4.5.</p> <p>Plat maybe held at recordation stage if rezoning is not complete.</p> <p>2. Public works is allowing a administrative amendment of the UTP for the property on the west side of the development. The master planned road will still need to be built by the developer but the roadway will be shifted to the property to the west and/ or the connection to the west will be achieved some other way if / when the site develops.</p>	Informational only
27	P0001	Note	Mark Zans : DS	Closed	<p>Traffic comments- Infor only---</p> <p>1□Informational:□Per UDC 8.2.1.D, Developer to provide a temporary turn around for at the south end of Rhumba Trail for public service vehicles to serve lots 6 and 7 of Block 2</p> <p>2□Informational:□Developer to confirm that access to Rand Morgan Road will be coordinated with TxDOT.</p> <p>3□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					<p>6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>9□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>10□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>12□Informational:□A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.</p>	Informational only

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
3	P0002	Note	Mark Zans : DS	Closed	Planning comment- Provide Ord# for road closing in Block 3	Comment Addressed
12	P0002	Note	Mark Zans : DS	Closed	Planning comment: Street name spelled correctly?	Comment Addressed
22	P0002	Note	Melanie Barrera : DS	Open	Provide a 48' radius temporary turn-around easement for the placement of a drive surface to support a HS-20 loading for Rhumba and Tessaia	To be addressed at P.I.
5	P0003	Note	Mark Zans : DS	Open	Provide documentation for pipeline. Is there an easement for this pipeline? If yes for easement, depict easement and label width.	To be addressed at P.I.
10	P0003	Note	Mark Zans : DS	Closed	Planning comment: Is this street name spelled correctly? Please darken the street name font or change the size . When plat is recorded it may not be readable.	Comment Addressed
25	P0003	Note	Mark Zans : DS	Closed	PER UTP Rand Morgan Rd. is a A-1 Arterial Rd. and needs to have 95' of ROW, 4 lanes of traffic, median turn lane, and 5' sidewalk. GIS measures Rand Morgan Rd. at 70 feet. Therefore, 7.5 feet of ROW is needed and 10' is shown. 2. Please depict 35' x 160' Utility easement along Rand Morgan Rd. which GIS shows entirely on taking lot 39. Provide document number for the easement. Document number may be 2003044350	Comment addressed
16	P0004	Callout	Melanie Barrera : DS	Open	because there are no approved PI plans, amend titles to read "Preliminary SWQMP," as construction plans may require adjustments to SWQMP	To be addressed at P.I.
18	P0004	Note	Melanie Barrera : DS	Open	this preliminary SWQMP is not sufficient. please refer to the SWQMP checklist on the plat application or the drainage guidelines online at https://www.cctexas.com/detail/drainage-guidelines UDC 3.8 City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003 Platting requires a storm water/drainage report including pre and post construction aspects included on the SWQMP. Contours of existing and proposed surface (proposed needs to show footprint of impervious and pervious surfaces) to be shown with flow arrows delineating direction of sheet and subsurface conduit flow. Any flow over pre-development flow will be subject to detention requirements. Utilize 5 and 100 year design events for calculations. Any applicable tailwater needed with references, contours (pre and post), slopes, sub drainage areas, coefficient of runoff, time of concentration routing on sub basin map and calculation (NRCS), HGL's for the 5 and 100 year event to tie TOC reference in SWQMP notes	To be addressd at P.I.

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Comment Resolution
					showing 'no structures inundated by flood waters'.	
17	P0006	Callout	Melanie Barrera : DS	Open	amend titles to read "preliminary utility plan" as there are no approved PI plans	To be addressed at P.I.
19	P0006	Note	Melanie Barrera : DS	Open	UDC 3.8.5.D - Platting requires water usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	To be addressed at P.I.
20	P0006	Note	Melanie Barrera : DS	Open	UDC 3.8.5.D - Platting requires wastewater usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	To be addressed at P.I.
8	P0007	Callout	Alex Harmon : WTR	Open	Need to tap into the 16" water line with at least a 12" water line and then taper down to 8"	To be addressed at P.I.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, AMICI PROPERTIES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF AMICI PROPERTIES, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____(NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

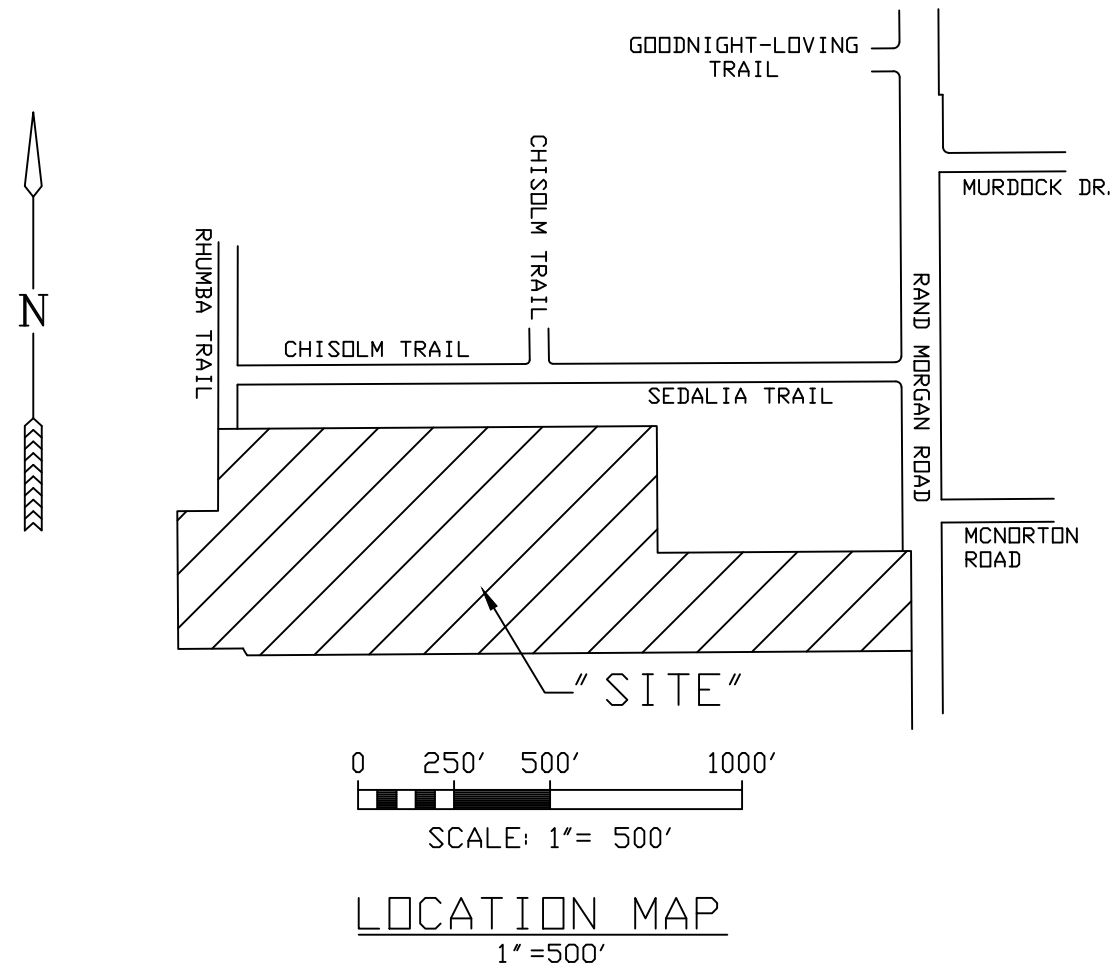
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

PLAT OF
ROYAL OAK SOUTH
A 20.261 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 & 9,
ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME
3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND PORTION BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 20____.

MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____
DAY OF _____, 20____ WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY
OF _____, 20____ AT _____ O'CLOCK _____,M.,
AND DULY RECORDED THE ____ DAY OF _____, 20____ AT
____ O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN
VOLUME ____PAGE ____INSTRUMENT NUMBER _____. WITNESS
MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR
LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

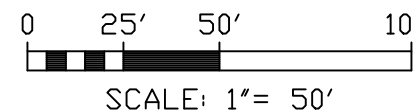
DATE PLOTTED: 10/24/23
COMP. NO.: PLAT-SH1
JOB NO.: 21038
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

- | | |
|------|----------------------------------|
| DE | DRAINAGE EASEMENT |
| D.R. | DEED RECORDS, NUECES CO., TX |
| M.R. | MAP RECORDS, NUECES CO., TX |
| O.R. | OFFICIAL RECORDS, NUECES CO., TX |
| UE | UTILITY EASEMENT |

NOTES

- SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
- LEGAL DESCRIPTION: A 20.261 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 & 9, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TX AND PORTION BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
- THE TOTAL PLATTED AREA CONTAINS 20.261 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

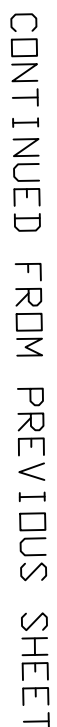


PLAT OF
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/24/23
COMP. NO.: PLAT-SHT2
JOB NO.: 21038
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 3

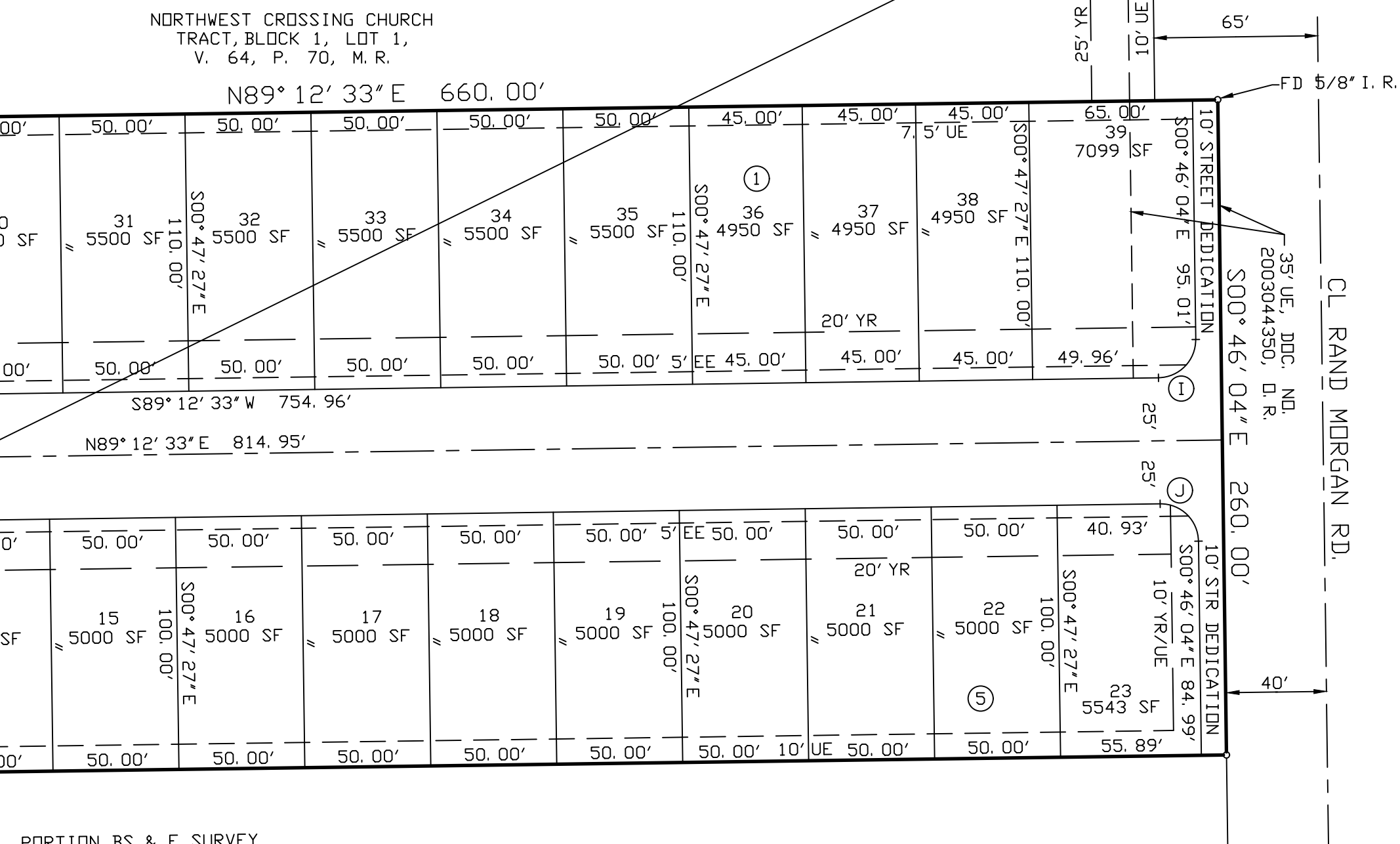
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R=100.00'	R=150.00'	R=10.00'
T=10.41'	T=21.23'	T=10.00'
L=20.75'	L=42.18'	L=15.71'
CB=S31° 20' 08" E	CB=S08° 50' 48" E	CB=N45° 47' 27" W
CH=20.72'	CH=42.04'	CH=14.14'
(B) D=24° 35' 58"	(D) D=90° 00' 00"	
R=100.00'	R=10.00'	
T=21.80'	T=10.00'	
L=42.94'	L=15.71'	
CB=N13° 05' 26" W	CB=N44° 12' 32" E	
CH=42.61'	CH=14.14'	



CURVE DATA

<p>(D) D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=N44° 12' 33" E CH=14. 14'</p>	<p>(G) D=172° 57' 07" R=45. 00' T=730. 71' L=135. 84' CB=N45° 44' 12" W CH=89. 83'</p>	<p>(J) D=90° 01' 23" R=15. 00' T=15. 01' L=23. 57' CB=N45° 46' 45" W CH=21. 22'</p>
<p>(E) D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=N45° 47' 27" W CH=14. 14'</p>	<p>(H) D=41° 31' 48" R=35. 00' T=13. 27' L=25. 37' CB=S19° 58' 27" W CH=24. 82'</p>	
<p>(F) D=41° 25' 19" R=35. 00' T=13. 23' L=25. 30' CB=S68° 29' 54" W CH=24. 76'</p>	<p>(I) D=89° 58' 37" R=15. 00' T=14. 99' L=23. 56' CB=S44° 13' 15" W CH=21. 21'</p>	

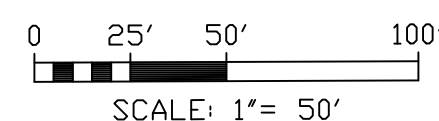
ENTERPRISE PRODUCTS PIPELINE APPROX
ROUTE AS TRACED (NOT SURVEYED ON THE
GROUND) FROM TX RRC WEBSITE,
ABANDONED ACCORDING TO TX RRC



PLAT OF
ROYAL OAK SOUTH
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/24/23
COMP. NO.: PLAT-SHT3
JOB NO.: 21038
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 3 OF 3



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 1, 2023**

PROJECT: PL8031

POOLE ESTATES (FINAL PLAT-6.5 ACRES)

Located south of Graham Rd. and east of Ruddock Dr.

Zoned: RS-6

Owner: Jared & Jamie Poole

Surveyor: Brister Surveying

The applicant proposes a one-acre lot for a house. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**Merged Document Report****Application No.: PL8031**

Description :	Poole Estates Final Plat (Application changed from Prelim Plat)
Address :	1313 Graham Rd. Location: South of Graham Rd. and east of Ruddock Dr.
Record Type :	Final Plat of 6.5 Ac. for creation of 1 Ac. lot for house. Zoning: RS-6 Owner: Jared & Jamie Poole

Submission Documents:

Document Filename
Poole Estates - SWQMP.PDF
Poole Estates - Preliminary Plat.pdf
Poole Estates - Utility Plan.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: confirm if lots will utilize septic system Manhole: no Stormwater: no Sidewalks: no Streets: yes	
13	Melanie Barrera : DS	Closed	pending the revisions required, preliminary SWQMP is conditionally approved. please note, once PI's are submitted, per IDM 3.05, if post-developed flow exceeds pre-developed flow, mitigation is necessary.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Melanie Barrera : DS	Closed	NOTE: Should a plat require any public improvements to be made, beginning January 1, 2024, approved PI's are required prior to final plat application.	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : DS	Closed	RTA Comments- This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	
3	P001	Note	Mark Zans : DS	Closed	Planning comment Provide street cross section showing street construction for Ruddock Dr.	
4	P001	Note	Mark Zans : DS	Closed	AEP Dist. No comment	
5	P001	Note	Mark Zans : DS	Closed	Planning Comment: Provide street cross section of Graham Rd.	
6	P001	Callout	Mark Zans : DS	Closed	Change plat name to Poole Estates Block 1 lot 1 and 2 Remove the references to phases. from the plat and on the lots. and the roadway.	
7	P001	Note	Mark Zans : DS	Closed	Fire comments: Infor.□Note: Phase I Lot 1 fronts Grahm Rd and is within the required distance to a fire hydrant. However the Plat includes street dedication for Ruddock Drive and this will need to meet the following standards: Infor:□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. Infor□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. Infor□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Infor□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
				Closed	<p>unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>Infor D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1.Infor Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.Infor Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. Infor The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>Infor 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>Infor Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	

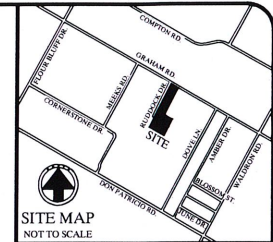
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	P001	Note	Mark Zans : DS	Closed	Planning comment: Be advised that under current phasing plan that the 1 acre lot along Graham Rd. will only be allowed access off of Graham Rd. Per UDC 7.1.7 Note 4 only one driveway per lot is allowed. With roadway and rear lot being in phase two and done at a later date then no access will be allowed from lot 1 to the newly constructed roadway.	
17	P001	Note	Mark Zans : DS	Closed	Traffic comments- 1 Infor: If the intention is to have further development at the south end of Ruddock Dr, Right-of-way must be extended to the end of the property line. Otherwise Right-of-way for half cul-de-sac must be provided. 2 Infor: Developer to develop Ruddock Dr Per UDC 8.2.1.D 3 Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 4 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
18	P001	Note	Mark Zans : DS	Closed	Solid Waste- Solid waste requires a cul-de-sac to serve lot 2 other wise pick up will be at Graham Rd.	
19	P001	Note	Melanie Barrera : DS	Closed	please delineate wetlands on plat (UDC Ch. 10, article II, Sec. 10-19 (d) (13) (h))	
20	P001	Note	Mark Zans : DS	Closed	Planning comment: Depict and dimension the LCRA easement along this section outside of the property.	
9	swqmp	Callout	Melanie Barrera : DS	Closed	should this be drainage area B?	
10	swqmp	Callout	Melanie Barrera : DS	Closed	zoning use may be used to choose a run-off coefficient on proposed areas when the use/amount of impervious surface is unknown. for existing areas, since it is known what the land condition is, please calculate peak runoff based on more appropriate C values. it appears to be mainly grass, which at this slope C=.05 or .15, depending on soil type, and some paved and sandy areas near the back of area B.(IDM 3.03.a.b.ii.3)	
8	utilities	Callout	Melanie Barrera : DS	Closed	amend title to "Preliminary Utility Plan for..."	
14	utilities	Free Text	Melanie Barrera : DS	Closed	UDC 3.8.5.D - Platting requires water usage to be displayed on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	



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Firm Registration No. 10072800

PLAT OF POOLE ESTATES BLOCK 1, LOT 1 AND LOT 2

BEING A PLAT OF A 6.548 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023017355, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, SAID 6.548 ACRE TRACT ALSO BEING OUT OF LOT 21, SECTION 48, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, JARED LEE POOLE AND JAIME KATHERINE POOLE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2023

JARED LEE POOLE
OWNER

JAIME KATHERINE POOLE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY, JARED LEE POOLE, PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY, JAIME KATHERINE POOLE PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2023

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2023

KAMRON ZARGHOUNI
CHAIRMAN

AL RAYMOND III, A.L.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2023 AT ____ O'CLOCK ____ M IN SAID COUNTY IN VOLUME ____ PAGE ____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M

BY: DEPUTY: _____

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE ____ DAY OF _____, 2023

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

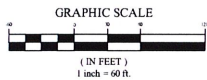
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0645 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (91) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 6.548 ACRES, INCLUDING DEDICATIONS.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



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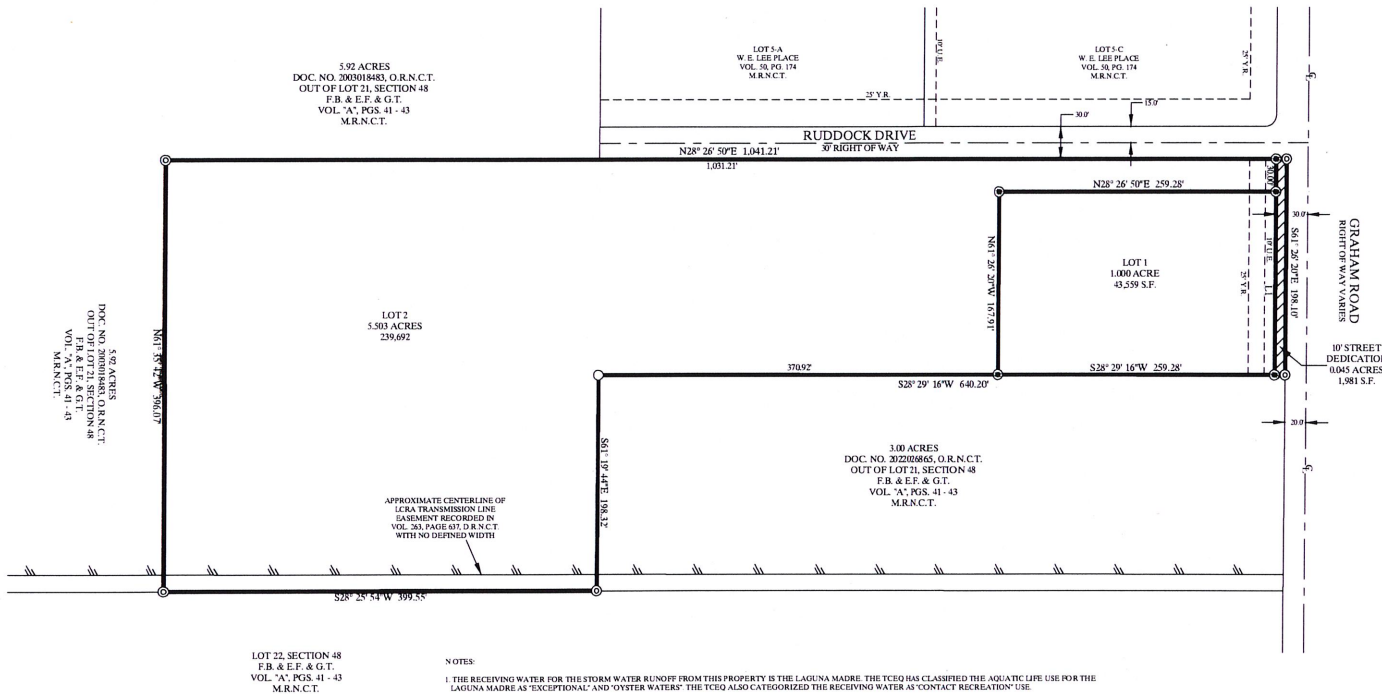
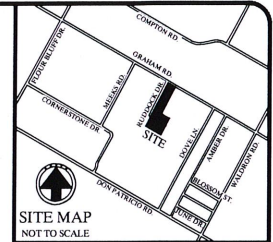


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PLAT OF POOLE ESTATES BLOCK 1, LOT 1 AND LOT 2

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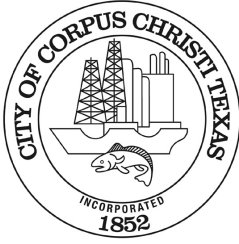


NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4835C 0545 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (G) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 6.548 ACRES, INCLUDING DEDICATIONS.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

L1 = S61° 26' 20"E 168.09'

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1/2" IRON PIPE



AGENDA MEMORANDUM
Briefing for the Planning Commission Meeting 11/01/2023

DATE: October 26, 2023
TO: Corpus Christi Planning Commission
FROM: Andrew K. Dimas, Planning Manager
THRU: Nina Nixon-Mendez, FAICP – Assistant Director, Development Services

Text amendments to the Unified Development Code (UDC) concerning platting regulations regarding land subdivision applications and public notifications.

CAPTION:

Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC) to adjust requirements for platting regulations regarding land subdivision applications and public notifications.

SUMMARY:

As part of the 88th Texas Legislature, bills were passed into laws that became effective on September 1, 2023. Such new laws are related to municipalities establishing platting regulations regarding land subdivision applications and public notifications due to changes to the Texas Local Government Code, the following amendments to the UDC are recommended.

BACKGROUND:

Senate Bill 929: Amendment to Chapter 211 of the Texas Local Government Code relating to the notice and compensation by municipality required before revoking right to use property for a use that was allowed before the adoption of or change to a zoning regulation or boundary. Additionally, if a municipality imposes a requirement to stop a non-conforming use that includes the action by governing body, board or commission, or official, or determines that the non-conforming use has an adverse effect, the owner is entitled to compensation based on market value, or continued nonconforming use of the property until the owner recovers the amount determined through business activities.

Proposed amendment to UDC Section 3.7.3: Will establish the conditions of mailed public notices including public notifications in the case of the creation of a nonconforming use via either a rezoning or change to the UDC to property owners and tenants.

House Bill 3699: Amendment to Chapter 212 of the Texas Local Government Code relating to the establishment of requirements by a municipality for the application for land subdivision (platting) and the criteria for determining completeness of a land subdivision application. Additionally, each municipality shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. Municipality shall continuously maintain the list on the Internet not later than the 30th day after the date the municipality adopts or amends the list.

Proposed amendment to UDC Section 3.1.6: Will establish the requirements for submittal of land subdivision applications (platting). Additionally, this subsection will incorporate into the UDC a formalized list of application requirements to determine the completeness of a land subdivision (platting) application.

ANALYSIS AND FINDINGS:

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. The amendment promotes the purpose of this Unified Development Code as established in Section 1.2. The UDC was established to reflect the City's Comprehensive Plan and its goal to improve and protect public health, safety and welfare.
2. The amendment is consistent with the Comprehensive Plan.
3. The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.
4. The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.

The proposed text amendments do not conflict with existing language in the UDC nor the Municipal Code. Additionally, the adoption of new state statutes is directly linked to the third condition of the review criteria listed above.

ALTERNATIVES:

1. Denial of an Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC).

FISCAL IMPACT: There are no fiscal impacts associated with this item.

RECOMMENDATION:

Staff recommends Approval of the text amendments to the UDC.

LIST OF SUPPORTING DOCUMENTS:

Draft Ordinance
Presentation



REQUIREMENTS FOR PLAT APPLICATIONS

The procedures for submitting Plat applications shall be in accordance with the procedures and requirements stated herein. Consistency, efficiency and improved internal and external communication is the desired outcome to better serve our client community through this application process. Applicants shall have a Submittal account set up using the submittal portal: <https://corpuschristi-prd.rhythmllabs.infor.com/> . City Fee Schedule is located at: <https://www.cctexas.com/services/construction-and-property-services/starting-building-project/zoning/fees> Once all submittal items are verified, a Payment Due sheet will be sent to the email address listed on the Submittal Account.

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
I. APPLICATION- https://dsforms.cctexas.com/ Form 4010 or Form 4010A	x	x	x	x	x
a) A completed and signed application form must be submitted. Plats, Storm Water Quality Management Plans and Utility Plans shall be submitted in pdf format. See plat template for scale.	x	x	x	x	x
b) For OCL plats, in addition to a) above, provide hard copies of Plat, Utility Plan, Storm Water Quality Management Plan delivered to Development Services for Nueces County Public Works review along with submittal through portal. Plats are to be one original reproducible 18" x 24", scale 1":100' minimum, complete with all required certificates, volume and page information.	x	x	x	x	x
c) Pre-application meeting is required prior to submission of OCL plat. If owner plans or has petitioned for annexation, the plat will be reviewed based on city street standards.	x	x	x	x	
II. OWNER AUTHORIZATION	x	x	x	x	x
a) All items on the application must be filled out and application signed by owners. (See Authorization on Application). A letter or form acceptable for owner's signature is required for corporations and partnerships.	x	x	x	x	x
b) Provide owner name, acreage, legal description, and tax account number.	x	x	x	x	x
c) All ownership of the property must be listed on the application and matching Deed.	x	x	x	x	x
III. DEED- Provide the latest recorded Deed(s) to the property.	x	x	x	x	x
a) The owner's name must match the application and plat	x	x	x	x	x
b) The Deed's property description shall be included the plat's description.	x	x	x	x	x
IV. ADDITIONAL ITEMS	x	x	x	x	x
a) Tax Certificate(s) showing all taxes are paid up to the current tax year for all jurisdictions.			x	x	x
b) Peak Hour Traffic Form	x	x	x	x	
c) 100% Public/private improvement plans and specifications submitted through Development Services Portal noting Infor Number (if public or private improvements are deemed necessary). For OCL, hard copy of private/public improvement plans delivered to Development Services for Nueces County Public Works review along with submittal through portal. 18 x 24 inches ANSID size.			x		
d) For OCL plats, certificate of title or title insurance on the subdivision must be furnished showing ownership or property and all liens against sale.			x		
e) Letter from water utility provider affirming ability to provide service (if other than Corpus Christi Water).	x	x	x	x	
f) Utility Plan showing street addresses or assigning street addresses.			x	x	
g) Copy of plat to be vacated or plat with lots to be vacated (For Vacating Plats only)					x
V. PLAT- Submittals shall conform to the prescribed Plat templates and Signature Blocks and shall adhere to "File Standards and Naming Conventions" (See Development Services website). Plat shall be drawn to scale that is legible when printed on sheets measuring 18 x 24 inches. (See I b) for OCL Plats.) Plats shall identify/depict the following items:	x	x	x	x	x
a) Outline of boundary denoted by bold line with principle dimensions with proposed subdivision name, acreage, north point, scale (see templates), date and direction of prevailing breeze. Boundary survey with bearings and distances; point of beginning labeled on plat and described in field notes. Field notes tie to corner of original survey; survey tie across adjacent streets to determine right-of-way width. Monumentation. Benchmark description and elevation. Location map with scale not more than 800 feet to the inch with street names.	x	x	x	x	x
b) Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, open space, etc., with principle dimensions with a Legend providing description for the development for each Phase with the approximate time frame to be completed. Show general location of proposed land uses and provide a table showing proposed land uses and corresponding acreage.	x				
c) Location, width, description, and names of existing or recorded streets, right-of-way lines, easements, water courses, or drainage structures with principle dimensions within 200 ft. of plat boundary.	x	x	x	x	x

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
d) Proposed plan of subdivision, showing streets with names, right-of-way lines, blocks, lots, alleys, easements, building lines, and water courses with principle dimensions. Lots and Blocks to be numbered. Show acreage/square footage of individual lots. Show dimensions of front lot line. Angular dimensions shown by bearing. Lot sizes to comply with City or County regulations.		x	x	x	
e) Location and size of existing and proposed infrastructure in adherence with the latest applicable Master Plans	x				
f) Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.	x				
g) Location of FEMA Floodway Boundaries and FEMA Flood Zone Boundaries that encroach on the site (using current classifications).	x	x	x	x	x
h) Contours at 5-foot intervals or less in identified FEMA Flood Zones.		x	x	x	x
i) Any Air Installation Compatible Use Zones (AICUZ).	x	x	x	x	x
j) Future Park dedication, greenbelts, or other open spaces.	x	x	x		
k) Any existing or previous sanitary landfill, shooting range, or other environmentally sensitive areas.	x	x	x	x	x
l) Location of body of water including an intermittent or perennial stream.	x	x	x	x	x
m) Any area identified as providing Endangered/Protected Species Habitat.	x	x	x	x	x
n) Preliminary description of any area of the site that may be jurisdictional wetland. Contact US Army Corps of Engineers District Regulatory Office for assistance.	x	x			
o) Limits of any current jurisdictional wetland.			x	x	x
p) Preliminary determination of the location of any critical Dune Areas.	x	x			
q) Preliminary boundary line of any submerged lands belonging to the State of Texas.	x	x			
r) Boundary line of any submerged lands belonging to the State of Texas that adjoins the tract, based on a State-owned determination of the boundary between the State-owned lands and privately-owned property.			x	x	x
s) Location of any Critical Dune Areas as determined by the Land Commissioner under Texas Natural Resources Code 63.121.			x	x	x
t) All contiguous land under the same ownership.	x	x			
u) Receiving Waters with a plat note.	x	x	x	x	x
v) Name of property owner and engineer or surveyor, and proof of current registration.	x	x	x	x	x
w) Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).		x	x		
x) All appropriate standard plat notes (See "Most Common Technical Review Committee Comments" on Development Services website). For OCL preliminary and final plats, plat note for existing and proposed covenants, and plat note stating building setback will be in accordance with the Nueces County Subdivision Regulations and Platting Requirements.	x	x	x	x	x
y) Certification bearing the name, signature, seal, and date of signature of a public surveyor or engineer with active registration in the State of Texas attesting that all survey related items or engineering related items on the plat/plan are correct	x	x	x	x	x
z) OSSF notes and signature block (if septic is planned). If located in an area not served by a sanitary sewer system and septic tanks are to be used, a certificate of approval from the City-County Health Dept. is required.			x	x	x
VI. SWQMP (Storm Water Quality Management Plan)- For Greater than 1 Acre of contiguous Property. Plan shall be sealed and identify/depict the following items:	x	x	x	x	
a) Acknowledgment/note that increase in impervious surface or change in land condition makeup at site development will require further drainage review and mitigation may affect buildable area in site development OR is Titled "Preliminary Storm Water Quality Management Plan" if public/private improvements needed, or if impervious cover and/or land condition makeup may be modified.	x	x	x	x	
b) Titled "Storm Water Quality Management Plan" if public/private improvement plans are approved and released for construction by the City of Corpus Christi DS Engineer.			x	x	
c) Legend with applicable symbols used.	x	x	x	x	
d) Acreage, location, nearby drainage.	x	x	x	x	
e) Identify any FEMA Flood Zones (using current classifications).	x	x	x	x	
f) Existing and proposed drainage appurtenances.	x	x	x	x	
g) Maps showing route of the area covered to ultimate outfall(s).	x	x	x	x	

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
h) Ultimate outfall(s) listed.	x	x	x	x	
i) Existing land use, soil type and conditions (shading for pervious and impervious areas).	x	x	x	x	
j) Land survey, topography, contours of land clearly shown to exhibit current and proposed drainage direction (arrows delineating direction).	x	x	x	x	
k) Pre-developed runoff determination for entire platted area, including appropriate determination and reference of rainfall intensity, runoff coefficient(s) (per existing land conditions, soil type and slope degree, showing contours if slopes change from pre to post development), drainage area(s), time of concentration (based on visual exit pathway of most remote location in drainage area/basin).	x	x	x	x	
l) Proposed layout of development with functioning hydraulics (shading for pervious and impervious areas).	x	x	x	x	
m) Post-developed runoff determination, including appropriate determination and reference of rainfall intensity, runoff coefficient (per proposed land conditions, soil type and slope, showing contours if necessary. If unknown, appropriate proposed zoning may be used to determine runoff coefficient), drainage area, time of concentration (based on visual exit pathway of most remote location in drainage area/basin).	x	x	x	x	
n) Proposed and existing comparison of flow and runoff rates for required storm events.	x	x	x	x	
o) If estimated post developed flows appear to exceed predeveloped flows (via calculation or increase in impervious area), mitigation to be addressed prior to final plat or site development.	x	x	x	x	
p) Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment.	x	x	x	x	
q) On-site storm water management facility, if applicable.	x	x	x	x	
r) Submit copy of TxDOT approval letter of SWQMP if adjacent to state designated ROW.	x	x	x	x	
s) Permanent measures to reduce pollution from runoff that relate to drainage.	x	x	x	x	
t) Wetlands, AICUZ, or other areas sensitive to drainage or flooding.	x	x	x	x	
VII. UTILITY PLAN- A separate labeled Utility Plan required. Plans shall identify/depict the following items:	x	x	x	x	
a) Titled "Preliminary Utility Plan" if public/private improvements needed.	x	x	x	x	
b) Titled "Utility Plan" if public/private improvement plans are approved and released for construction by the City of Corpus Christi DS Engineer.	x	x	x	x	
c) Legend with applicable symbols used.	x	x	x	x	
d) Location and size of existing and proposed infrastructure in adherence with the latest Master Plans. (including but not limited to Urban Transportation Plan, Water, Wastewater, Stormwater, Parks, ADA, etc.)	x	x	x	x	
e) Confirm and provide note that each lot has separately billed utilities and access to utilities.	x	x	x	x	
f) Proposed design properly connects property to utilities, and water lines are looped.	x	x	x	x	
g) Estimated water and waste water usage in gpd.	x	x	x	x	
h) Fire hydrant (existing and proposed) spacing.	x	x	x	x	
i) Service lines that are not connected to manholes.	x	x	x	x	
j) Easements match plat and are appropriately placed.	x	x	x	x	
k) Show proposed street addresses as per Addressing Policy available on DSD website.	x	x	x	x	
l) Proposed lighting plan per requirements set forth in the IDM.		x	x	x	
m) Deviations to include Waiver Request application.		x	x		
VIII. WAIVER APPLICATION-		x	x		
a) The completed waiver application, available on the DSD website, along with requested documentation shall be submitted for Plats for which a variance or deviation to the public improvement standard is proposed.		x	x		

Ordinance adopting text amendments to the Unified Development Code (UDC) to adjust requirements for platting regulations regarding land subdivision applications and public notifications.

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC");

WHEREAS, a public hearing was held during a meeting of the Planning Commission when said Commission recommended approval of the proposed UDC amendments, and with proper notice to the public, an additional public hearing was conducted during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, amendments are to comply with the latest statutes passed by the State Legislature; and

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

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

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. UDC Article 3 "Development Review Procedures", Section 3.1 "Common Review Procedures", is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

3.1.6. Application Requirements

3.1.6.B Forms

1. Development applications required under this Unified Development Code shall be submitted on forms and in such numbers as required by the Director ~~Assistant City Manager~~ of Development Services and in compliance with Local Government Code 212.0081.
2. This subsection shall establish the required list of documents to determine land subdivision application completeness per plat type.

A.

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
I. APPLICATION- https://dsforms.cctexas.com/ Form 4010 or Form 4010A	x	x	x	x	x
a) A completed and signed application form must be submitted. Plats, Storm Water Quality Management Plans and Utility Plans shall be submitted in pdf format. See plat template for scale.	x	x	x	x	x

b) For OCL plats, in addition to a) above, provide hard copies of Plat, Utility Plan, Storm Water Quality Management Plan delivered to Development Services for Nueces County Public Works review along with submittal through portal. Plats are to be one original reproducible 18" x 24", scale 1":100' minimum, complete with all required certificates, volume and page information.	x	x	x	x	x
c) Pre-application meeting is required prior to submission of OCL plat. If owner plans or has petitioned for annexation, the plat will be reviewed based on city street standards.	x	x	x	x	
II. OWNER AUTHORIZATION	x	x	x	x	x
a) All items on the application must be filled out and application signed by owners. (See Authorization on Application). A letter or form acceptable for owner's signature is required for corporations and partnerships.	x	x	x	x	x
b) Provide owner name, acreage, legal description, and tax account number.	x	x	x	x	x
c) All ownership of the property must be listed on the application and matching Deed.	x	x	x	x	x
III. DEED- Provide the latest recorded Deed(s) to the property.	x	x	x	x	x
a) The owner's name must match the application and plat	x	x	x	x	x
b) The Deed's property description shall be included the plat's description.	x	x	x	x	x
IV. ADDITIONAL ITEMS	x	x	x	x	x
a) Tax Certificate(s) showing all taxes are paid up to the current tax year for all jurisdictions.			x	x	x
b) Peak Hour Traffic Form	x	x	x	x	
c) 100% Public/private improvement plans and specifications submitted through Development Services Portal noting Infor Number (if public or private improvements are deemed necessary). For OCL, hard copy of private/public improvement plans delivered to Development Services for Nueces County Public Works review along with submittal through portal. 18 x 24 inches ANSID size.			x		
d) For OCL plats, certificate of title or title insurance on the subdivision must be furnished showing ownership or property and all liens against sale.			x		
e) Letter from water utility provider affirming ability to provide service (if other than Corpus Christi Water).	x	x	x	x	
f) Utility Plan showing street addresses or assigning street addresses.			x	x	
g) Copy of plat to be vacated or plat with lots to be vacated (For Vacating Plats only)					x
V. PLAT- Submittals shall conform to the prescribed Plat templates and Signature Blocks and shall adhere to "File Standards and Naming Conventions" (See Development Services website). Plat shall be drawn to scale that is legible when printed on sheets measuring 18 x 24 inches. (See I b) for OCL Plats.) Plats shall identify/depict the following items:	x	x	x	x	x

a) Outline of boundary denoted by bold line with principle dimensions with proposed subdivision name, acreage, north point, scale (see templates), date and direction of prevailing breeze. Boundary survey with bearings and distances; point of beginning labeled on plat and described in field notes. Field notes tie to corner of original survey; survey tie across adjacent streets to determine right-of-way width. Monumentation. Benchmark description and elevation. Location map with scale not more than 800 feet to the inch with street names.	x	x	x	x	x
b) Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, open space, etc., with principle dimensions with a Legend providing description for the development for each Phase with the approximate time frame to be completed. Show general location of proposed land uses and provide a table showing proposed land uses and corresponding acreage.	x				
c) Location, width, description, and names of existing or recorded streets, right-of-way lines, easements, water courses, or drainage structures with principle dimensions within 200 ft. of plat boundary.	x	x	x	x	x
Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
d) Proposed plan of subdivision, showing streets with names, right-of-way lines, blocks, lots, alleys, easements, building lines, and water courses with principle dimensions. Lots and Blocks to be numbered. Show acreage/square footage of individual lots. Show dimensions of front lot line. Angular dimensions shown by bearing. Lot sizes to comply with City or County regulations.		x	x	x	
e) Location and size of existing and proposed infrastructure in adherence with the latest applicable Master Plans	x				
f) Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.	x				
g) Location of FEMA Floodway Boundaries and FEMA Flood Zone Boundaries that encroach on the site (using current classifications).	x	x	x	x	x
h) Contours at 5-foot intervals or less in identified FEMA Flood Zones.		x	x	x	x
i) Any Air Installation Compatible Use Zones (AICUZ).	x	x	x	x	x
j) Future Park dedication, greenbelts, or other open spaces.	x	x	x		
k) Any existing or previous sanitary landfill, shooting range, or other environmentally sensitive areas.	x	x	x	x	x
l) Location of body of water including an intermittent or perennial stream.	x	x	x	x	x
m) Any area identified as providing Endangered/Protected Species Habitat.	x	x	x	x	x
n) Preliminary description of any area of the site that may be jurisdictional wetland. Contact US Army Corps of Engineers District Regulatory Office for assistance.	x	x			
o) Limits of any current jurisdictional wetland.			x	x	x
p) Preliminary determination of the location of any critical Dune Areas.	x	x			

q) Preliminary boundary line of any submerged lands belonging to the State of Texas.	x	x			
r) Boundary line of any submerged lands belonging to the State of Texas that adjoins the tract, based on a State-owned determination of the boundary between the State-owned lands and privately-owned property.			x	x	x
s) Location of any Critical Dune Areas as determined by the Land Commissioner under Texas Natural Resources Code 63.121.			x	x	x
t) All contiguous land under the same ownership.	x	x			
u) Receiving Waters with a plat note.	x	x	x	x	x
v) Name of property owner and engineer or surveyor, and proof of current registration.	x	x	x	x	x
w) Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).		x	x		
x) All appropriate standard plat notes (See "Most Common Technical Review Committee Comments" on Development Services website). For OCL preliminary and final plats, plat note for existing and proposed covenants, and plat note stating building setback will be in accordance with the Nueces County Subdivision Regulations and Platting Requirements.	x	x	x	x	x
y) Certification bearing the name, signature, seal, and date of signature of a public surveyor or engineer with active registration in the State of Texas attesting that all survey related items or engineering related items on the plat/plan are correct	x	x	x	x	x
z) OSSF notes and signature block (if septic is planned). If located in an area not served by a sanitary sewer system and septic tanks are to be used, a certificate of approval from the City-County Health Dept. is required.			x	x	x
VI. SWQMP (Storm Water Quality Management Plan)- For Greater than 1 Acre of contiguous Property. Plan shall be sealed and identify/depict the following items:	x	x	x	x	
a) Acknowledgment/note that increase in impervious surface or change in land condition makeup at site development will require further drainage review and mitigation may affect buildable area in site development OR is Titled "Preliminary Storm Water Quality Management Plan" if public/private improvements needed, or if impervious cover and/or land condition makeup may be modified.	x	x	x	x	
b) Titled "Storm Water Quality Management Plan" if public/private improvement plans are approved and released for construction by the City of Corpus Christi DS Engineer.			x	x	
c) Legend with applicable symbols used.	x	x	x	x	
d) Acreage, location, nearby drainage.	x	x	x	x	
e) Identify any FEMA Flood Zones (using current classifications).	x	x	x	x	
f) Existing and proposed drainage appurtenances.	x	x	x	x	
g) Maps showing route of the area covered to ultimate outfall(s).	x	x	x	x	

Items submitted with Plat Type (Using the submittal portal, the following items are required for a complete Plat Type submittal)	Master Prelim Plat	Preliminary Plat	Final & Replat	Minor	Amending & Vacating
h) Ultimate outfall(s) listed.	x	x	x	x	
i) Existing land use, soil type and conditions (shading for pervious and impervious areas).	x	x	x	x	
j) Land survey, topography, contours of land clearly shown to exhibit current and proposed drainage direction (arrows delineating direction).	x	x	x	x	
k) Pre-developed runoff determination for entire platted area, including appropriate determination and reference of rainfall intensity, runoff coefficient(s) (per existing land conditions, soil type and slope degree, showing contours if slopes change from pre to post development), drainage area(s), time of concentration (based on visual exit pathway of most remote location in drainage area/basin).	x	x	x	x	
l) Proposed layout of development with functioning hydraulics (shading for pervious and impervious areas).	x	x	x	x	
m) Post-developed runoff determination, including appropriate determination and reference of rainfall intensity, runoff coefficient (per proposed land conditions, soil type and slope, showing contours if necessary. If unknown, appropriate proposed zoning may be used to determine runoff coefficient), drainage area, time of concentration (based on visual exit pathway of most remote location in drainage area/basin).	x	x	x	x	
n) Proposed and existing comparison of flow and runoff rates for required storm events.	x	x	x	x	
o) If estimated post developed flows appear to exceed predeveloped flows (via calculation or increase in impervious area), mitigation to be addressed prior to final plat or site development.	x	x	x	x	
p) Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment.	x	x	x	x	
q) On-site storm water management facility, if applicable.	x	x	x	x	
r) Submit copy of TxDOT approval letter of SWQMP if adjacent to state designated ROW.	x	x	x	x	
s) Permanent measures to reduce pollution from runoff that relate to drainage.	x	x	x	x	
t) Wetlands, AICUZ, or other areas sensitive to drainage or flooding.	x	x	x	x	
VII. UTILITY PLAN- A separate labeled Utility Plan required. Plans shall identify/depict the following items:	x	x	x	x	
a) Titled "Preliminary Utility Plan" if public/private improvements needed.	x	x	x	x	
b) Titled "Utility Plan" if public/private improvement plans are approved and released for construction by the City of Corpus Christi DS Engineer.	x	x	x	x	
c) Legend with applicable symbols used.	x	x	x	x	

d) Location and size of existing and proposed infrastructure in adherence with the latest Master Plans. (including but not limited to Urban Transportation Plan, Water, Wastewater, Stormwater, Parks, ADA, etc.)	x	x	x	x	
e) Confirm and provide note that each lot has separately billed utilities and access to utilities.	x	x	x	x	
f) Proposed design properly connects property to utilities, and water lines are looped.	x	x	x	x	
g) Estimated water and waste water usage in gpd.	x	x	x	x	
h) Fire hydrant (existing and proposed) spacing.	x	x	x	x	
i) Service lines that are not connected to manholes.	x	x	x	x	
j) Easements match plat and are appropriately placed.	x	x	x	x	
k) Show proposed street addresses as per Addressing Policy available on DSD website.	x	x	x	x	
l) Proposed lighting plan per requirements set forth in the IDM.		x	x	x	
m) Deviations to include Waiver Request application.		x	x		
VIII. WAIVER APPLICATION-		x	x		
a) The completed waiver application, available on the DSD website, along with requested documentation shall be submitted for Plats for which a variance or deviation to the public improvement standard is proposed.		x	x		

[B. Other information and details as published on the City's website and in compliance with Section 212.0081 of the Texas Local Government Code.](#)

3.1.6.E Application Completeness Review

1. A determination of whether a development application is complete shall be made by the ~~Director Assistant City Manager~~ of Development Services no more than five business days after submittal of the application.
2. An application that contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this Unified Development Code shall be deemed complete.
3. If an application is determined not to be complete, the ~~Director Assistant City Manager~~ of Development Services shall notify the applicant in writing within ten business days of the initial application. The notification shall list all missing or incomplete items and provide at least ten business days for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required.
4. A determination of completeness does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria or that during review additional clarification or information will not be needed.

5. Any time an incomplete application is erroneously deemed complete and later determined to be incomplete, the application shall be rejected and subparagraph 3.1.6.E.3 above shall apply.
6. [Required application materials shall be listed and in compliance with Local Government Code 212.0081.](#)

SECTION 3. UDC Article 3 “Development Review Procedures”, Section 3.1 “Common Review Procedures”, is amended by adding the following language that is underlined (**added**) and deleting the language that is stricken (**deleted**) as delineated below:

3.1.7 Public Notice Requirements

3. Mailed Notice

- [A. For review procedures requiring mailed notice, a notice of public hearing shall be sent by United States mail to **property** owners of record of property within 200 feet of the property under consideration, as determined by the most recent tax roll information from the appropriate Appraisal District. The notice shall be deposited in the mail before the 10th day before the public hearing date. **A notice of Public Hearing shall be provided to each party required in compliance with Local Government Code 211.007.**](#)
- [B. For review procedures requiring mailed notice, a notice of public hearing shall be sent by United States mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date. A notice of Public Hearing shall be provided to each party required provided in compliance with Local Government Code 211.006.](#)

4. Content of Notice

a. Published or Mailed Notice

Published or mailed notices shall contain at least the following information:

- i. The general location of land that is the subject of the application. A location map shall be included in the mailed notice but not in the published notice. (Ordinance 029770, 03/19/2013)
- ii. The legal description or street address;
- iii. A description of the action requested including, where applicable, a general description of the proposed development including the size of each element of the proposed development;
- iv. The time, date and location of the public hearing;
- v. A phone number to contact the Development Services office; and
- vi. A statement that interested parties may appear at the public hearing.
- vii. [Mailed notices for the purpose of notifying a nonconforming use must be done in compliance with Section 211.006 of the Texas Local Government Code.](#)

SECTION 4. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance be given full force and effect for its purpose.

SECTION 5. 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 6. This Ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2023.

PASSED and APPROVED on the _____ day of _____, 2023.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary



Fall 2023 Text Amendments

Unified Development Code (UDC)

Planning Commission Briefing

Planning Commission
November 1, 2023

Senate Bill 929

- Notice and compensation by municipality required before revoking right to use property for a use that was allowed before the adoption of or change to a zoning regulation or boundary
 - If rezoning or zoning regulation change creates a nonconforming use:
 - Notice must be mailed to each owner and each occupant no later than the 10th day before each hearing date
 - Include following in 14-point type:
"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."
 - May continue to use property as non-conforming use
-

UDC Amendment: Public Notices

3.1.7.3 Mailed Notice

- A. For review procedures requiring mailed notice, a notice of public hearing shall be sent by United States mail to [property](#) owners of record of property within 200 feet of the property under consideration, as determined by the most recent tax roll information from the appropriate Appraisal District. The notice shall be deposited in the mail before the 10th day before the public hearing date. [A notice of Public Hearing shall be provided to each party required in compliance with Local Government Code 211.007.](#)
- B. [For review procedures requiring mailed notice, a notice of public hearing shall be sent by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date. A notice of Public Hearing shall be provided to each party required provided in compliance with Local Government Code 211.006.](#)

UDC Amendment: Public Notices

3.1.7.4 Content of Notice

- a. **Published or Mailed Notice:** Published or mailed notices shall contain at least the following information:
- i. The general location of land that is the subject of the application. A location map shall be included in the mailed notice but not in the published notice. (Ordinance 029770, 03/19/2013)
 - ii. The legal description or street address;
 - iii. A description of the action requested including, where applicable, a general description of the proposed development including the size of each element of the proposed development;
 - i. The time, date and location of the public hearing;
 - ii. A phone number to contact the Development Services office; and
 - iii. A statement that interested parties may appear at the public hearing.
 - iv. [Mailed notices for the purpose of notifying a nonconforming use must be done in compliance with Section 211.006 of the Texas Local Government Code.](#)
-

House Bill 3699

- Plat is considered filed on the date the applicant submits the plat, with completed plat application, application fees and other requirements prescribed by the city or municipal authority for approving plats
 - The governing body of a municipality or the municipal authority responsible for approving plats may not require an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly allowed by state law.
 - Each municipality shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. Municipality shall continuously maintain the list on the Internet not later than the 30th day after the date the municipality adopts or amends the list.
 - Each municipality shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. Municipality shall continuously maintain the list on the Internet not later than the 30th day after the date the municipality adopts or amends the list.
-

UDC Amendment: Application Requirements

3.1.6.B Forms

- A. Development applications required under this Unified Development Code shall be submitted on forms and in such numbers as required by the ~~Director Assistant City Manager~~ of Development Services and in compliance with Local Government Code 212.0081.
- B. This subsection shall establish the required list of documents to determine land subdivision application completeness per plat type.
 - A. List on separate spreadsheet.
 - B. Other information and details as published on the City's website and in compliance with Section 212.0081 of the Texas Local Government Code.

UDC Amendment: Application Requirements

3.1.6.E Application Completeness Review

1. A determination of whether a development application is complete shall be made by the [Director](#) ~~Assistant City Manager~~ of Development Services no more than five business days after submittal of the application.
 2. An application that contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this Unified Development Code shall be deemed complete.
 3. If an application is determined not to be complete, the [Director](#) ~~Assistant City Manager~~ of Development Services shall notify the applicant in writing within ten business days of the initial application. The notification shall list all missing or incomplete items and provide at least ten business days for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required.
 4. A determination of completeness does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria or that during review additional clarification or information will not be needed.
 5. Any time an incomplete application is erroneously deemed complete and later determined to be incomplete, the application shall be rejected and subparagraph 3.1.6.E.3 above shall apply.
 6. [Required application materials shall be listed and in compliance with Local Government Code 212.0081.](#)
-

Staff Recommendation

Approval of the proposed text amendments to the UDC
