City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 3, 2024 | **5:30 PM** | **Council Chambers**

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: 3/20/24 Vice Chairman York and Commissioner Hedrick

IV. Approval of Minutes: DRAFT Meeting Minutes March 20, 2024

1. 24-0517 3-20-24 Planning Commission Meeting Minutes DRAFT

Attachments: 3-20-24 PC Minutes DRAFT

V. Consent Public Hearing: Discussion and Possible Action Items A and B

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. 24-0491

PL8203-CONDITIONAL
Hakuna Matata Mobile Home Park, Block 1, Lot 1 (FINAL-74.72 Acres).
Located north along Old Brownsville Rd. and east of the intersection of Saratoga Blvd. and Old Brownsville Rd. (FM 665).

Attachments: PL8203HakunaMatataMHParkCondApprovalCoverPage
PL8203HakunaMatataMHParkCondDocReport
PL8203 HM SWQMP (2) (3)
PL8203 HM UTILITY PLAN (2) (3)
PL8203 Final Plat- HM Park Lot 1, Blk 1 (5)

3. 24-0502

PL8223-CONDITIONAL
MIRABELLA SUBDIVISION (PRELIMINARY OF +-297 ACRES)
Located east of Hwy 286 (Chapman Ranch Road) and south of CR 22

Attachments: PL8223 Mirabella Subdvsn Conditional Prelim CvPg
PL8223 Merged Documents Report for PC 4.3.24
PL8223 Mirabella Crosstown Coves - Phasing, Zoning & Land Use
PL8223 Mirabella Crosstown Coves - Preliminary Plat
PL82223 Mirabella Subdvsn SWQMP
PL8223 Mirabella Subdvsn Utility Plan

4. 24-0492

PL8216
Chamberlin & Ropes Bay Terrace Addition, Block 10, Lots 24R & 25R.
Located at the northeast corner of the intersection of 11th St. and Hancock Ave.

Attachments: PL8216 Chamberlin and Ropes Bay Terrace Addition PCCoverPage
PL8216 Chamberlin and Ropes Bay Terrace Addition ClosedDocReport
PL8216 Chamberlin and Ropes Bay Terrace Addition Plat32124

5. 24-0493

PL8113
Valley View Subdivision Block 1 Lot 6A (OCL)
Located north of C.R. 52 and east of FM 1889

Attachments: PL8113 Valley View SD PCCoverLetter
PL8113 Valley View SD ClosedDocReport
PL8113 Valley View SD Plat

6. 24-0494

PL8210
CALALLEN TOWNSITE BLOCK 23, LOT 4R (REPLAT OF 0.29 AC).
Located east of I-37 Access Rd. and south of Elliff St.

Attachments: PL8210 Calallen Townsite Block 23 Lot 4R Cover Text Tab
PL8210 Calallen Townsite Block 23 Lot 4R ClosedDocReport

PL8210 Calallen Townsite Block 23 Lot 4R Updated Plat 3-18

7. 24-0503 PL8152
PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R (REPLAT OF 2.404 ACRES)
Located south of SH 358 & west of Waldron Rd.

Attachments: PL8152 Perry's Estates Cover Txt Tab-PL8152
PL8152 Perry's Estates CLOSED COMB RPT
PL8152 Perry's Estates Plat Pg. 1_3-26
PL8152 Perry's Estates Plat Pg. 2_3-26
PL8152 Perry's Estates Utility Plan_3-18
PL8152 Perry's Estates SWQMP - PERRY'S ESTATES

B. Zoning

8. 24-0496 Zoning Case No. ZN7974, Leslie Lopez (District 1). Ordinance rezoning a property at or near 110 Rolling Acres Drive from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District; Providing for a penalty not to exceed $2,000 and publication. (Staff recommends denial in lieu thereof approval to the "ON/SP" Neighborhood Office District with a Special Permit.)

Attachments: ZN7974 Leslie Lopez Staff Report
ZN7974 Leslie Lopez PowerPoint

9. 24-0497 Zoning Case No. ZN8199, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 3345 Gollihar Road and 4500 Kirkwood Drive from the "ON" Neighborhood Office District and the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN8199 Barajas Family Corporation
ZN8199 Barajas Family Corporation PowerPoint

10. 24-0498 Zoning Case No. ZN8200, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 2823 South Port Avenue and 2511 San Jacinto Drive from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN8200 Barajas Family Corporation
ZN8200 PowerPoint Presentation

VI. Director's Report

VII. Future Agenda Items

VIII. 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, March 20, 2024 | **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 Vice Chairman York and Commissioner Hedrick absent.

Present 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Billy A. Lerma, Chair Michael Miller, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Board Member Justin Hedrick, and Vice Chair Michael York

II. PUBLIC COMMENT: None.

III. Approval of Absences: 3/6/24: Commissioner Mandel

A motion was made by Commissioner Munoz to approve the absence listed above, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. 24-0444 3-6-24 Regular Planning Commission Meeting Minutes DRAFT

Attachments: 3-6-24 PC Minutes DRAFT

A motion was made by Commissioner Motaghi to approve the minutes listed above, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action: Items A and B.

Mark Orozco, Development Services, read Consent Agenda Items A and B, Time Extension and Zoning, Items No. 2 and 3, into the record as shown below. The time extension satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval of the time extension and zoning case.

Chairman Miller opened Public Comment for Item 2. Seeing no one to speak, Chairman Miller closed the Public Hearing.

A motion was made by Commissioner Mandel to approve Consent Agenda A, Item 2, as presented by staff and seconded by Commissioner Motaghi. The Vote: All Aye. The

motion passed.

Commissioner Budd abstained from Consent Agenda B, Item 3, Zoning Case No 0224-01, Nasser &Soroush Farahnakian.

Chairman Miller opened Public Comment for Item 3.

Grady Isensee, 746 Princess Drive, stated he wanted to know what was happening.

Chairman Miller stated the property is not annexed into the city yet, but it is common practice for the developer to request zoning upon annexation for that property. This is for a residential neighborhood, RS-4.5 zoning, 4500 sq. foot individual lots.

Seeing no more public comments, Chairman Miller closed Public Comment.

A motion was made by Commissioner Motaghi to approve Consent Agenda B, Item 3, as presented by staff and seconded by Commissioner Lerma. The Vote: Aye: Chairman Miller, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, and Lerma. Abstain: Commissioner Budd. The motion passed.

A. Time Extension

2. 24-0453 22PL1091-SECOND REQUEST-12 MONTH EXTENSION
SCHANEN ESTATES, UNIT 13 (FINAL PLAT-60 LOTS, 10.06 ACRES)
Located at Norchester Dr. and Glenway Dr.

Attachments: 22PL1091 Schanen Estates Unit 13 CvLt Time Ext
22PL1091PCActionLetter2
22PL1091 Schanen Estates Unit 13 -Time Ext PC Letter
22PL1091 Shanen Estates City PC Extension Request 3-7-24
22PL1091 PC Plat Schanen Estates

B. Zoning

3. 24-0288 Zoning Case No. 0224-01, Nasser & Soroush Farahnakian (OCL) (District 3 upon annexation). Ordinance rezoning a property at or near 801 South Clarkwood Road from the “FR” Farm Rural District (upon annexation) to the “RS-4.5” Single-Family 4.5 District; Providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: Case 0224-01 Nasser and Soroush Farahnakian Staff Report
Case 0224-01 Nasser and Soroush Farahnakian PowerPoint Presentation

VI. Director's Report

Michael Dice, Assistant Director, presented the following:

Presentation Overview: Review of Draft Transportation Impact Fees

Adopt transportation impact fees with 90% revenue credit
• Eliminate A3 and C1 (Option 3) functional classifications from system improvements to be funded by impact fees
• Restrict impact fee funding of intersection improvements to combinations of functional classifications designated as system improvements

State Law requires service areas be determined. The Master Plan talks about land use, and each potential impact fee has service area requirements; for transportation, each service area can be no larger than six square miles. We have one service area for drainage. Transportation has to have this many service areas (21). Fees for service areas, and money collected in those areas, stays in that area. Projected growth helps determine part of the equation that sets the fee. Stormwater only had five projects. Transportation has 21 and different classifications.

Mr. Dice discussed how fees are calculated and the three options available; broken down by service area and cost per mile. Option three is the recommended option from the consultants and adopt the transportation fee with a 90%-10% split.

Commissioner Munoz asked for an explanation of the credit process and Mr. Dice gave an example of how the credit process would work. Credits have to be used in the same service areas. Roads are limited to city limits only. Water and Wastewater can go outside the city limits.

Chairman Miller asked about areas that are in rough shape and will not see additional growth. Mr. Dice stated farm areas would not be helped, but as development occurs, the impact fee will supplement jobs in that service area. Transportation is complicated because roads require so many service areas and may take more people to manage.

Mr. Dice mentioned the upcoming meetings for CIAC, Planning Commission, City Council, and community meetings. All the presentations and meetings are on our website.

CIAC is a recommending body and City Council has the final decision. Planning Commission is information only.

VII. Future Agenda Items: None.

VIII. Adjournment

There being no further business to discuss, the meeting adjourned at 6:07 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
APRIL 3, 2024

PROJECT: PL8203-CONDITIONAL

NAME OF PLAT: Hakuna Matata Mobile Home Park, Block 1, Lot 1 (FINAL-74.72 Acres). Located north along Old Brownsville Rd. and east of the intersection of Saratoga Blvd. and Old Brownsville Rd. (FM 665).

Zoned: ZONING: RMH

Owner: HMI-Corpus Christi, L.L.C.

Surveyor: York Engineering

The applicant proposes to plat the property to develop mobile home park. Upon satisfaction of the remaining conditions and open comments in the final plat, review highlighted comments report, and site plan, the submitted non-public notice plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03.22.2024

Merged Document Report

Application No.: PL8203

Description :	PL8203 Hakuna Matata Park, Block 1, Lot 1 (Final 74.72 Acres)
Address :	Located north along Old Brownsville Rd. (FM 665 and east of the intersection of
	Saratoga Blvd. and Old Brownsville Rd.

Conditional Comments: Highlighted

Submission Documents:

Document Filename
Final Plat- HM Park Lot 1, Blk 1.pdf
SWQMP (2).pdf
UTILITY PLAN (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
36	Bria Whitmire : DS	Open	Public/Private Infrastructure Required?: Water: yes * Fire Hydrants: yes * Wastewater: yes * Stormwater: yes * Sidewalks: no Streets: no, per UDC 8.2.2. * requested capacity flows not provided thus unable to determine required PIs. To be further addressed upon site development.	

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	Callout	Mark Zans : DS	Closed	Remove red font wording	
2	P001	Note	Mark Zans : DS	Closed	Check city website for template to use for plats submitted.	
3	P001	Note	Mark Zans : DS	Closed	I. Location map: increase font size on road names to make them readable. 2. Make location map a black and white (take out color). Show a scale that makes roadways readable.	
5	P001	Note	Mark Zans : DS	Open	Fire comments 1-10 1Infor.Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2. Utility PlanIndividually rented lots is considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3Infor.507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. 4Infor.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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					apparatus access roads are available. 5Infor.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. 6Infor.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. 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. 8PlatD103.1 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. 9Infor."The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. 1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." 10Plat"Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."	
6	P001	Note	Mark Zans : DS	Open	Fire comments 11-17 11Infor.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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					established in sections D103 shall always be maintained. 12Infor.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. 13Plat D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. 14Infor.If applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200. 15Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. 16Plat 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. 17Infor.Commercial development of the property will require further Development Services review.	
7	P001	Callout	Mark Zans : DS	Closed	Switch blk and lot wording. Should read Block 1 then Lot 1.	
8	P001	Note	Mark Zans : DS	Closed	Depict the APZ-1 AICUZ line on the plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	P001	Callout	Mark Zans : DS	Closed	Place Block number here . Label as Block 1 Lot 1	
10	P001	Note	Mark Zans : DS	Closed	Add as note#6 - This property is subject to aircraft flyovers, noise and vibrations.	
11	P001	Note	Mark Zans : DS	Closed	1. Label ownership for this la	
12	P001	Note	Mark Zans : DS	Closed	2. Label ownership for this land.	
13	P001	Note	Mark Zans : DS	Closed	3. Label ownership for this land.	
14	P001	Note	Mark Zans : DS	Open	How are these easements across the property to be handled? Since these are pipeline easements that may carry dangerous commodities.	
16	P001	Note	Mark Zans : DS	Closed	Per UTP plan, Old Brownsville Rd. is a A3 roadway with 130 ROW width. Dedication of 5 feet of land for Old Brownsville Rd. is required.	
17	P001	Note	Mark Zans : DS	Closed	General comment- Be advised that state law now mandates a 30 day turnaround time for plats. If this plat is not responded to within 30 days then a extension may be requested by the engineer for another 30-day review period.	
31	P001	Note	Mark Zans : DS	Closed	Traffic comments - 1Infor:All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2Infor:Per Urban Transportation Masterplan, Old Brownsville Rd is classifed as TXDOT ROW. Developer to coordinate access to Old Brownsvill Rd with TXDOT. 3Infor:Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. 4Infor: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 separate of plat approval and infrastructure improvements. 5Infor:For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com 6Infor:Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations. 7Infor:"Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					adhere to TXDOT s Utility Installation Request (UIR) procedures. " 8Infor:Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.	
32	P001	Note	Mark Zans : DS	Closed	GIS comments- 1Plat The plat closes within acceptable engineering standards. 2Plat The plat title will begin with the subdivision name, followed by the block number then the lot number. 3Plat Total platted area in closure is 74.82 on our end 4Plat Bearings on curve need to have the same font as others	
35	P001	Callout	Mark Zans : DS	Closed	Change Al Raymonds title to Secretary	
37	P001	Note	Mark Zans : DS	Open	A 2nd pipeline easement is shown on the RCC GIS system along this west boundary. Please confirm the absence or working pipeline in this easement.	
29	SWQMP	Note	Melanie Barrera : DS	Open	show existing and proposed flow directions with arrows and/or contours	
33	SWQMP	Note	Melanie Barrera : DS	Open	preliminary calculations show a need for detention. will this be housed in a private drainage easement? will detention outfall towards city infrastructure/ require a public drainage easement?	
34	SWQMP	Note	Melanie Barrera : DS	Open	preliminary calcs show increased stormwater runoff from development, however, no public improvements have been submitted with plat. per UDC 8.2.8. : "A proposed subdivision must connect to an approved storm water drainage system of sufficient capacity as determined by adopted City storm water standards and master plans. The storm water system improvements shall be designed in accordance with the City Engineer-issued Design Standards in effect at the time the final plat for the subdivision is approved." if this will be addressed at site development, please include a note on the plat face that any increase to stormwater runoff flow rates shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05	
19	P001	Callout	Melanie Barrera : DS	Open	A Utility easement of 25ft is required along the frontage of lot for the 16 ACP (UDC 3.8.5.D.2., IDM 4.03.j)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P001	Callout	Melanie Barrera : DS	Open	Construction is required if final plat is not in compliance with subdivision design and improvement standards adopted by the City. Show proposed connections to city water and wastewater to ensure compliance with 3.8.5.D.3.	
23	P001	Note	Melanie Barrera : DS	Open	are any fire hydrants proposed? how will mobile home have fire protection towards back of lot?	
25	P001	Note	Melanie Barrera : DS	Open	Include estimated water and wastewater usage 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) (UDC 3.8.5.D)	
26	P001	Free Text	Melanie Barrera : DS	Open	CCW to review if existing infrastructure can adequately serve the development based on proposed usage for compliance with UDC 3.8.5.4.	
38	P001	Note	Bria Whitmire : DS	Open	Provide a site plan showing adequate fire hydrant spacing. Being a commercial development, spacing must be every 300'. See fire comment for more details.	
27	P001	Note	Mikail Williams : WTR	Open	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
28	P001	Note	Mikail Williams : WTR	Open	Provide a proposed plan for water connection. Water taps can not be made to the 16" line per IDM 4.07.a	
30	P001	Note	John Gonzales : WW	Open	Wastewater construction is required for platting per UDC 8.2.7. Include estimated proposed wastewater flows.	

LOCATION MAP
SCALE: 1" = 2,000'

ULTIMATE OUTFALL MAP
SCALE: 1" = 1,000'

DETENTION DISCHARGE CALCULATIONS

MANNING'S EQUATION:

$$Q = \frac{K}{n} R^{2/3} S_f^{1/2} A$$

Where:
K=1.486
R=A/WP
WP=(2πr) or (Span+Span+Rise+Rise)

OUTFALL PIPE	
DIA (in.):	36.00
AREA (S.F.):	7.07
SLOPE (%):	0.37
MANNING 'n':	0.013
DESIGN CAPACITY (cfs):	40.35
DESIGN VELOCITY (fps):	5.71

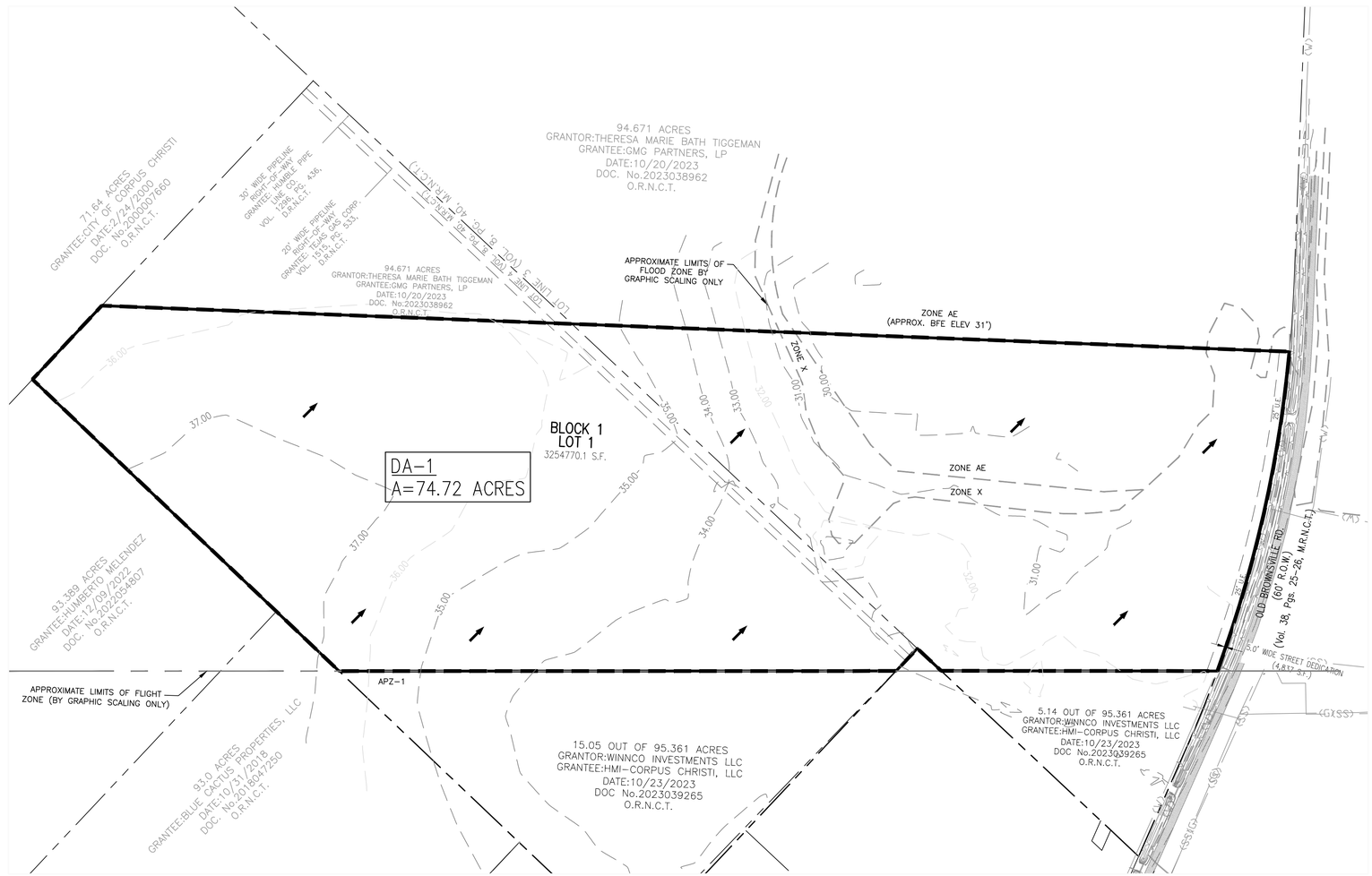
DETENTION STORAGE CALCULATIONS

DETENTION REQUIREMENTS
335287.3235

Area No.	Runoff Coefficeint C	2 to 10 YR Coefficient Cf	Area (ac)	Tc (min)	5 YR Intensity (in/hr)	5 YR Peak Q (cfs) Qp	Existing Runoff Rate Qo	5 YR storage cf
DA-1								
	0.65	1.00	74.72	10.00	7.72	375.09	40.35	200843.79
	0.65	1.00	74.72	20.0	5.50	266.94	40.35	271912.00
	0.65	1.00	74.72	30.0	4.33	210.54	40.35	306342.16
	0.65	1.00	74.72	40.0	3.61	175.42	40.35	324168.20
	0.65	1.00	74.72	50.0	3.11	151.24	40.35	332682.53
	0.65	1.00	74.72	60.0	2.75	133.49	40.35	**335287.32**
	0.65	1.00	74.72	70.0	2.47	119.83	40.35	333825.06
	0.65	1.00	74.72	80.0	2.24	108.97	40.35	329398.89
	0.65	1.00	74.72	90.0	2.06	100.11	40.35	322718.98
	0.65	1.00	74.72	100.0	1.91	92.73	40.35	314268.21

OVERALL TRACT RUN-OFF CALCULATIONS

PRE-DEVELOPMENT	POST-DEVELOPMENT
DA-1	DA-1
A=74.72	A=74.72
C=0.40	C=0.65
Tc=160 min.	Tc=40 min.
i_5=1.35 in./hr.	i_5=3.61 in./hr.
Q_5=40.35 cfs	Q_5=175.33 cfs



TIME OF CONCENTRATION CALCULATIONS (NRCS Method)

Basin ID	Overland Flow: $T_o = 0.42 \cdot \frac{(n_o \cdot L_o)^{0.8}}{P_2^{0.5} \cdot S_o^{0.4}}$					Shallow Concentrated Flow (unpaved): $V_s = K \cdot S_s^{0.5}$ $T_s = \frac{L_s}{60 \cdot V_s}$					Shallow Concentrated Flow (paved): $V_s = K \cdot S_s^{0.5}$ $T_s = \frac{L_s}{60 \cdot V_s}$					Channelized Flow: $T_h = \frac{L_h}{60 \cdot V_h}$				Time of Concentration: $T_c = T_o + T_s + T_h$	
	L_O ft	n_O NA	S_O ft/ft	P_2 inches	T_O minutes	K NA	S_s ft/ft	V_s fps	L_s ft	T_s minutes	K NA	S_s ft/ft	V_s fps	L_s ft	T_s minutes	Flow Type	V_h fps	L_h ft	T_h minutes	T_c minutes	T_c hours
PRE-DEV	2114.45	0.15	0.006	4.23	158.43	16.1345	0.002	0.72	0	0.00	20.3283	0.004	1.29	0	0.00	Channel	6.0	0	0.00	158.43	2.641
																Pipe	10.0	0	0.00		
																Channel	6.0	0	0.00		
POST-DEV	101	0.15	0.006	4.23	13.90	16.1345	0.002	0.72	0	0.00	20.3283	0.004	1.29	2030	26.32	Channel	6.0	0	0.00	40.22	0.670
																Pipe	10.0	0	0.00		
																Channel	6.0	0	0.00		

0 100 200 400
GRAPHIC SCALE
1"=200'

LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE SWALE
- PROPOSED FLOW ARROW
- S.E.T. — SAFETY END TREATMENT
- J.B. — JUNCTION BOX
- G.I. — GRATE INLET

DRAINAGE NOTES:

1. THE SUBJECT PROPERTY IS CURRENTLY VACANT PASTURE LAND. THE PROPOSED DEVELOPMENT IS TO CONSTRUCT A MOBILE HOME PARK WITH PAVING
2. THE INCREASE IN RUN-OFF WILL BE MITIGATED WITH ON-SITE DETENTION. THE REQUIRED DETENTION VOLUME AS CALCULATED (5-YEAR STORM) IS 335,287 CUBIC FEET. THE TOTAL PROVIDED DETENTION VOLUME IS 337,522 CUBIC FEET.
3. THE STORM WATER DISCHARGE INTO THE PUBLIC STORM SYSTEM WILL BE METERED TO MATCH THE PRE-DEVELOPMENT FLOW RATE. THE OUTFALL PIPE WILL BE A 36-INCH PVC SLOPED AT 0.37% RESULTING IN A DESIGN CAPACITY OF 40.35 cfs AS CALCULATED USING MANNING'S EQUATION.
4. DRAINAGE CALCULATIONS FOR THIS PROJECT ARE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AND THE ADOPTED DRAINAGE CRITERIA & DESIGN MANUAL, AS WELL AS THE TXDOT HYDRAULIC DESIGN MANUAL.
5. FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUNOFF, THE LAND USE OF UNDEVELOPED PASTURE LAND WAS CHOSEN FOR THE PRE-DEVELOPMENT CONDITIONS AND THE LAND USE OF MULTIFAMILY MANUFACTURED HOME WAS CHOSEN FOR THE POST-DEVELOPMENT CONDITIONS.
6. THIS DEVELOPMENT COMPLIES WITH THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
7. TO MITIGATE THE INCREASE IN RUN-OFF, THE PROPOSED PROPERTY WILL BE REQUIRED BY PLAT NOTE TO INSTALL ON-SITE STORMWATER DETENTION SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THIS SHEET.

STATE OF TEXAS
MICHAEL C. YORK
124938
LICENSED
PROFESSIONAL ENGINEER
19 MARCH 2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL C. YORK, P.E. 124938. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STORM WATER QUALITY MANAGEMENT PLAN
FOR
HAKUNA MATATA PARK
BLOCK 1, LOT 1

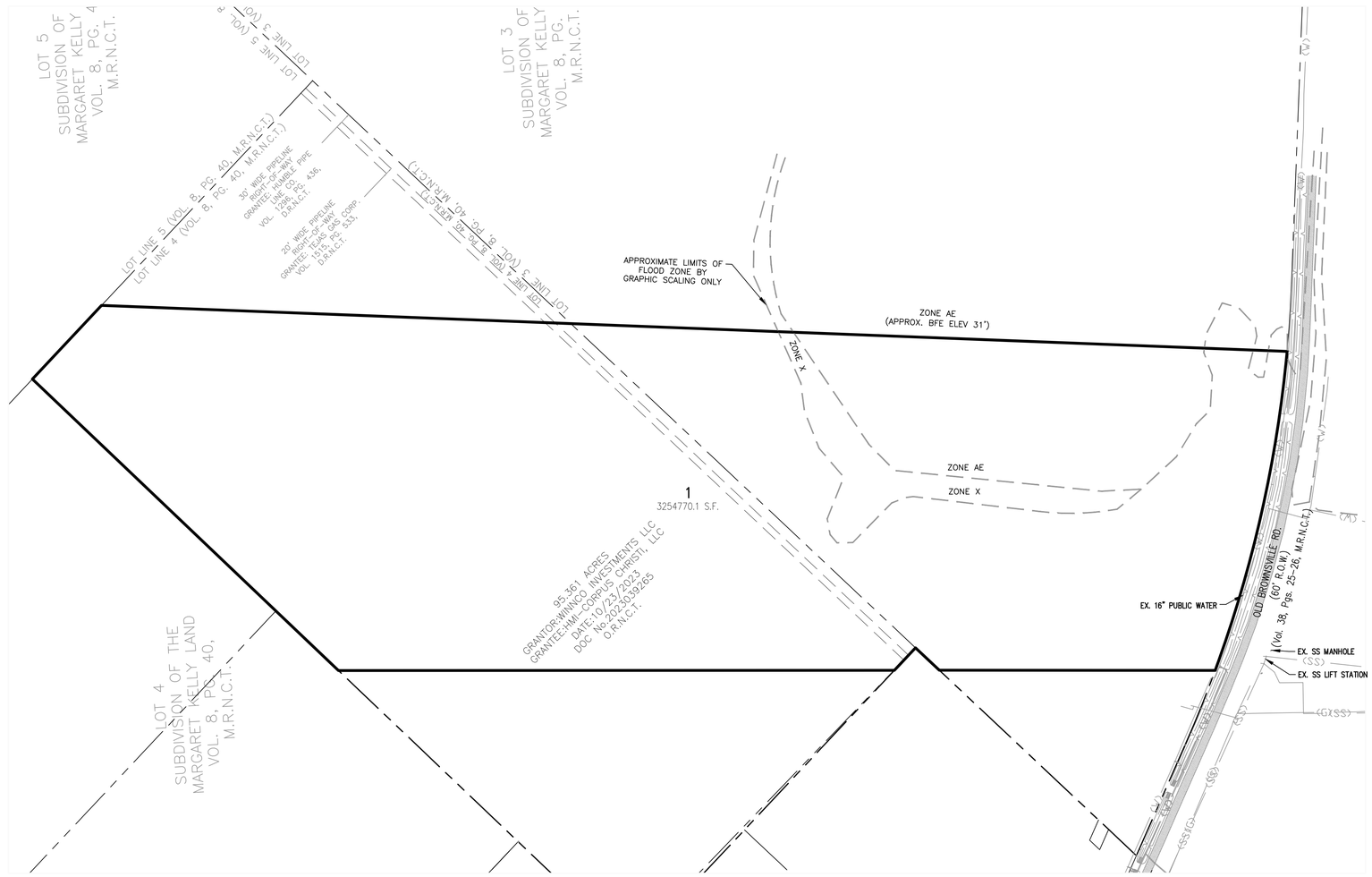
YORK ENGINEERING
CIVIL • PLANNING • CONSULTING
9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22063
PROJECT NO. 1905-23-01 © 2024 BY YORK ENGINEERING, INC.

LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

EX.	EXISTING
SS	SANITARY SEWER
MH	MANHOLE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON
RCP	REINFORCED CONCRETE PIPE
OHL	EX. OVERHEAD LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER LINE

0 100 200 400
GRAPHIC SCALE
1"=200'



UTILITY PLAN EXHIBIT

FOR

HAKUNA MATATA PARK
LOT 1, BLOCK 1

YORK ENGINEERING
CIVIL • PLANNING • CONSULTING
9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22963
PROJECT NO. 1105-23-01
© 2024 BY YORK ENGINEERING, INC.

FINAL PLAT OF HAKUNA MATATA PARK
BLOCK 1, LOT 1

AN ADDITION TO THE CITY OF CORPUS CHRISTI, BEING A PLAT OF
74.72 ACRES OUT OF KELLY MARGARET LAND ASSESSORS MAP 149 95.37
ACRES OUT OF TRACTS 3 & 4.

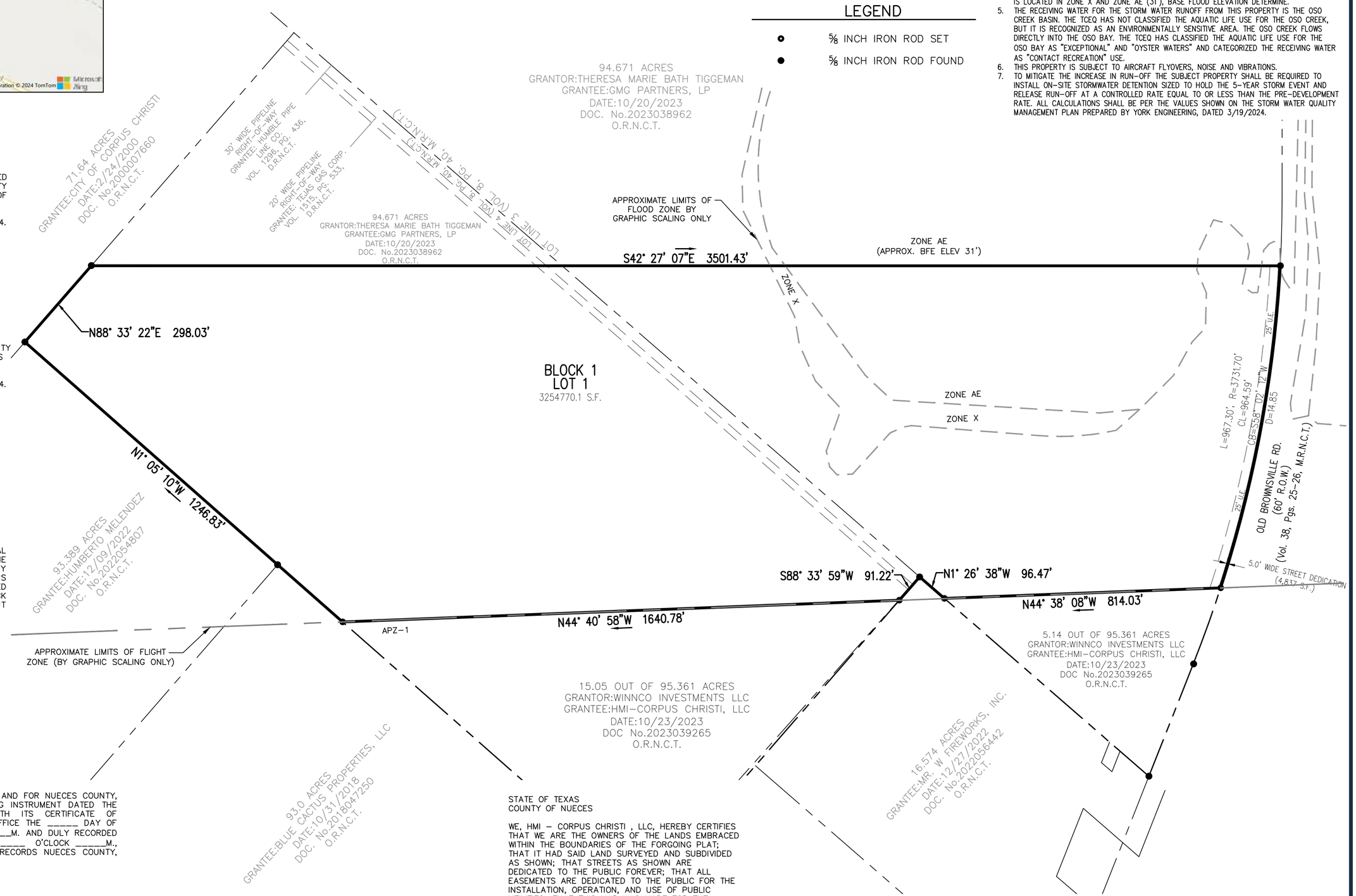
LOCATION MAP
SCALE: 1" = 2,000'

0 100 200 400
GRAPHIC SCALE
1"=200'

GENERAL NOTES:
1. THE TOTAL PLATTED AREA CONTAINS 74.72 ACRES OF LAND.
2. A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
3. ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205.
4. PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY–PANEL NUMBER 48355C0755G, MAP EFFECTIVE OCTOBER 13, 2022, BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE AE (31'), BASE FLOOD ELEVATION DETERMINE.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. 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. THIS PROPERTY IS SUBJECT TO AIRCRAFT FLYOVERS, NOISE AND VIBRATIONS.
7. TO MITIGATE THE INCREASE IN RUN–OFF THE SUBJECT PROPERTY SHALL BE REQUIRED TO INSTALL ON–SITE STORMWATER DETENTION SIZED TO HOLD THE 5–YEAR STORM EVENT AND RELEASE RUN–OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE–DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY YORK ENGINEERING, DATED 3/19/2024.

LEGEND

- ⅝ INCH IRON ROD SET
- ⅝ INCH IRON ROD FOUND



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 DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE_____ DAY OF _____ 2024.

_____
BRIA WHITMIRE, PE
DEVELOPMENT SERVICES ENGINEER

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 _____ 2024.

_____
MICHAEL MILLER
CHAIRMAN

_____
ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, 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 _____ 2024.

_____
ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

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 _____, 2024, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2024, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

_____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2024

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUSTIN MCWILLIAMS.

THIS THE_____ DAY OF _____ 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, HMI – CORPUS CHRISTI , LLC, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT 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 _____ 2024.

_____
JUSTIN MCWILLIAMS, MANAGING MEMBER

YORK ENGINEERING
CIVIL • PLANNING • CONSULTING
9708 S. PADRE ISLAND DR., SUITE A–200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22063
PROJECT NO. 1052-22-01 © 2024 BY YORK ENGINEERING, INC.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 3, 2024

PROJECT: PL8223-CONDITIONAL
MIRABELLA SUBDIVISION (PRELIMINARY OF +-297 ACRES)
Located east of Hwy 286 (Chapman Ranch Road) and south of CR 22.

Zoned: Rezoning to RS-4.5 upon Annexation

Owner: The London Proper, LLC
Bobak Mostaghasi, Managing Member

Surveyor: Roberto N. Tamez, RPLS
Engineer: Melden & Hunt, Inc. (Mario A. Reyna)

The applicant proposes to plat the property to develop a Residential Subdivision for 1,154 Single-family units. Upon satisfaction of the remaining conditions and open comments (highlighted) in the Preliminary Plat Review Comments Report, the submitted Preliminary Plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03.26.2024

Merged Document Report

Application No.:

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - Original with Resubmittal 3.15.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
45	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW's approval of the proposed variances to IDM chapters 4 &5, and Public Works' approval to variances to IDM chapters 3, 6, 7, and 8.	
46	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
47	Melanie Barrera : DS	Open	clearly label which utilities will be private and which will be public	
49	Melanie Barrera : DS	Open	Include typical cross section of proposed streets displaying appropriate MPO and where utilities will be housed in the ROW.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
56	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes all deviations to the IDM and UDC design standards are to be reviewed for variance approval. indicate whether utilities will be public or private.	
57	Melanie Barrera : DS	Open	Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land, including mitigation efforts. -An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall. -Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.) The SWQMP should demonstrate how this property will mitigate the proposed increase in stormwater runoff rates for compliance with UDC 3.8.3.C. Further drainage review to occur with resubmittal.	
58	Melanie Barrera : DS	Open	is annexation/rezoning currently underway? For preliminary plat approval, plat should be consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans as they relate to: a. The City's future streets, sidewalks, alleys, public open space and other public improvements; and b. The extension of the City limits or the extension, improvement or widening of its roads, taking into account access to and extension of water, storm water and wastewater mains and the instrumentalities of public utilities.	
59	Melanie Barrera : DS	Open	clearly display flood zones on plat, utility plan, and SWQMP	
62	Melanie Barrera : DS	Open	clearly label each phase/unit etc on the subdivision map.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
64	Melanie Barrera : DS	Open	Informational: CCW to review infrastructure design prior to final plat approval.	
65	Melanie Barrera : DS	Open	comment from CCW: wastewater improvements shown are not compliant with the subdivision design and improvement standards adopted by the City (IDM 5.02.10) and not permitted by CCW as proposed. TCEQ Rule §217.53(m)(C)(i) also requires that WW line cannot exceed five degrees of deflection. Revise plat and utility plan so that the wastewater line is shifted to the roadway and manholes are added (spaced in compliance with IDM 5.02.11) to eliminate several of the proposed curved alignments. Remaining curved alignments will be reviewed on a case-by-case basis for variance approval and must comply with TCEQ Rule §217.53 (m)(4) and IDM 5.02.10 (c) that requires curved alignment has MHs at 300' intervals. Justification on any deviations from straight alignment are required per TCEQ rules.	
66	Melanie Barrera : DS	Open	comment from CCW: Per UDC 8.1.5, all required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties. Proposed layout shall be revised so that the extension of the proposed 12-inch gravity sewer line is in a straight alignment along the northern boundary of the development instead of routed through the subdivision, and that the water line is extended along the frontage of the development (IDM 4.03.e).	
67	Melanie Barrera : DS	Open	comment from CCW: The water improvements shown are not compliant with the subdivision design and improvement standards adopted by the City (IDM 4.03.g) and not permitted by CCW as proposed. If proposed dead-end mains are considered necessary to the design, the EOR shall work with CCW on the design so that water quality is addressed for variance approval.	

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	Plat1	Note	Mark Zans : DS	Closed	Please change title of plat to Preliminary Plat of Crosstown Coves. Change the title for all subdivision maps showing the plat.	
5	Plat1	Note	Mark Zans : DS	Closed	Labe the square footage of each lot below the lot number.	
6	Plat1	Note	Mark Zans : DS	Open	Please provide block numbers for each block within the plat. Provide yard requirements (setbacks) according to zoning district development standards.	
7	Plat1	Note	Mark Zans : DS	Open	Please label each phase of the plat on the plat with the unit number. Change the names of the phases as current names make no sense. Change phase name to simplify the names, such as Crosstown Coves Phase 1	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	Plat1	Note	Mark Zans : DS	Closed	Please provide street names for all streets within the plat. Street names shall not duplicate street names already in existence.	
9	Plat1	Note	Mark Zans : DS	Open	As per UTP standards, provide cross section for each roadway width (50', 60' etc.)showing width of street, gutter, sidewalks and easements.	
10	Plat1	Note	Mark Zans : DS	Open	Per the UTP, CR22 is a A-2 roadway requiring 100' of ROW width. Currently, the roadway width is 40 feet. Dedication of 50' of land for CR22 is required for the entire length of CR 22. Hatch the area of dedication, provide the square footage of the area and show half street dimensions on the plat.	
11	Plat1	Note	Mark Zans : DS	Open	Label and dimension all easements shown on the plats.	
12	Plat1	Note	Mark Zans : DS	Open	Label all common areas and lots as to usage. (Park, Lake, etc.)	
14	Plat1	Note	Mark Zans : DS	Open	Per UTP, this roadway is a C3 with a ROW including sidewalks of 75'. The narrowest the roadway is currently shown is 60'. A widening of the roadway to 75' is required.	
16	Plat1	Note	Mark Zans : DS	Closed	Please submit a preliminary plat application with the signature of the owners on the third page.	
29	Plat1	Note	Mark Zans : DS	Open	TxDot comments- please add the 4 notes below regarding acces / drainage onto state roadway system.	
30	Plat1	Note	Mark Zans : DS	Open	As per UTP, please show street cross sections for C.R. 22, C.R. 43 and C.R. 20A	
33	Plat1	Note	Mark Zans : DS	Open	Provide an address plat with addresses on each lot. The lot numbers should be in paratheses. Block ranges on streets with street names.	
34	Plat1	Note	Mark Zans : DS	Open	Provide ROW as per Document number.	
35	Plat1	Note	Mark Zans : DS	Open	Provide half street width..	
36	Plat1	Note	Mark Zans : DS	Closed	label this page as sheet no. 2	
41	Plat1	Note	Mark Zans : DS	Open	Provide 10' U/E along collector street and 15' U/E along arterial street for all plat pages.	
42	Plat1	Note	Mark Zans : DS	Closed	Fire comments 1-71Infor:Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows: 2Utility Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet. 3Infor:503.2.3 Surface. Fire apparatus access roads should be designed and maintained to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 4Infor:IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders 5Infor: Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 6Infor."The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. 1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." 7Infor"Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."	
43	Plat1	Note	Mark Zans : DS	Closed	Fire comments- 8-14 8Infor,To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					9Infor,Note: An accessible road and a suitable water supply is required once construction materials are brought on site. 10Infor: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. 11Infor: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. 12Infor.As the new subdvision develops, 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. 13Infor.There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street. 14Infor:D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.	
44	Plat1	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5' electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5' or the second behind a UE if there is one.	
52	Plat1	Note	Mark Zans : DS	Open	Traffic comments 1-15 1Informational:Lack of Public Infrastructure Plans present difficulty to justify variable right-of-way widths interanal to the subdivision. 2Informational:Provide peak hour form	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					3Informational:A TIA is recommended due to lack of roadway infrastructure, limited access, and average speed of adjacent roadways. 4Informational:Developer to verify ownership and Right-of-Way to Gulfway Shopping Center 5Informational:Recommended that TIA include traffic generated from Shopping Center 6Informational:Curvilinear nautre of Roadway layout may require lighting above and beyond the minimum 500 ft spacing 7PlatDeveloper to verify unlabeled easement that runs along Matchline D on the Master Preliminary Plat 8PlatDeveloper to verify identiy of two parallel lines running along Matchline B overlaying the Gulfway Shopping Center lot. 9Informational:Per Urban Transportation Masterplan, Chapman Ranch Rd (HWY 286) is TXDOT Right-of-way. Developer to coordinate access to Chapman Ranch Rd with TXDOT. 10Informational:Per urban trasnportation masterplan CR22,CR43 and CR20A is Nueces County Right of Way. Developer to coordinate access to CR22,CR43 and CR20A with Nueces County 11PlatPer the Urban Transportation Masterplan, CR22 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR22 will need to be dedicated to the City Per UDC 8.2.1 12PlatPer the Urban Transportation Masterplan, CR43 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR43 will need to be dedicated to the City Per UDC 8.2.1 13PlatPer the Urban Transportation Masterplan, CR20A is planned to be a C3 Collector Street, Per UDC 8.2.1, 37.5ft of ROW from the Centerline of CR20A will need to be dedicated to the City Per UDC 8.2.1 14PlatPer the Urban Transportation Masterplan, A C3 collector street is planned from middle of CR22 to the middel of CR 20A, Per UDC 8.2.1, 75ft of ROW will be required for this C3 street. Per UDC 8.2.1 15Informational:Cornerclips may be required at intersecions for visibility clearance, pending public Infrastructure improvement Plans and engineering design plans and potential Signalized intersections.	
53	Plat1	Note	Mark Zans : DS	Open	traffic comments 16-22 16Informational:All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a	

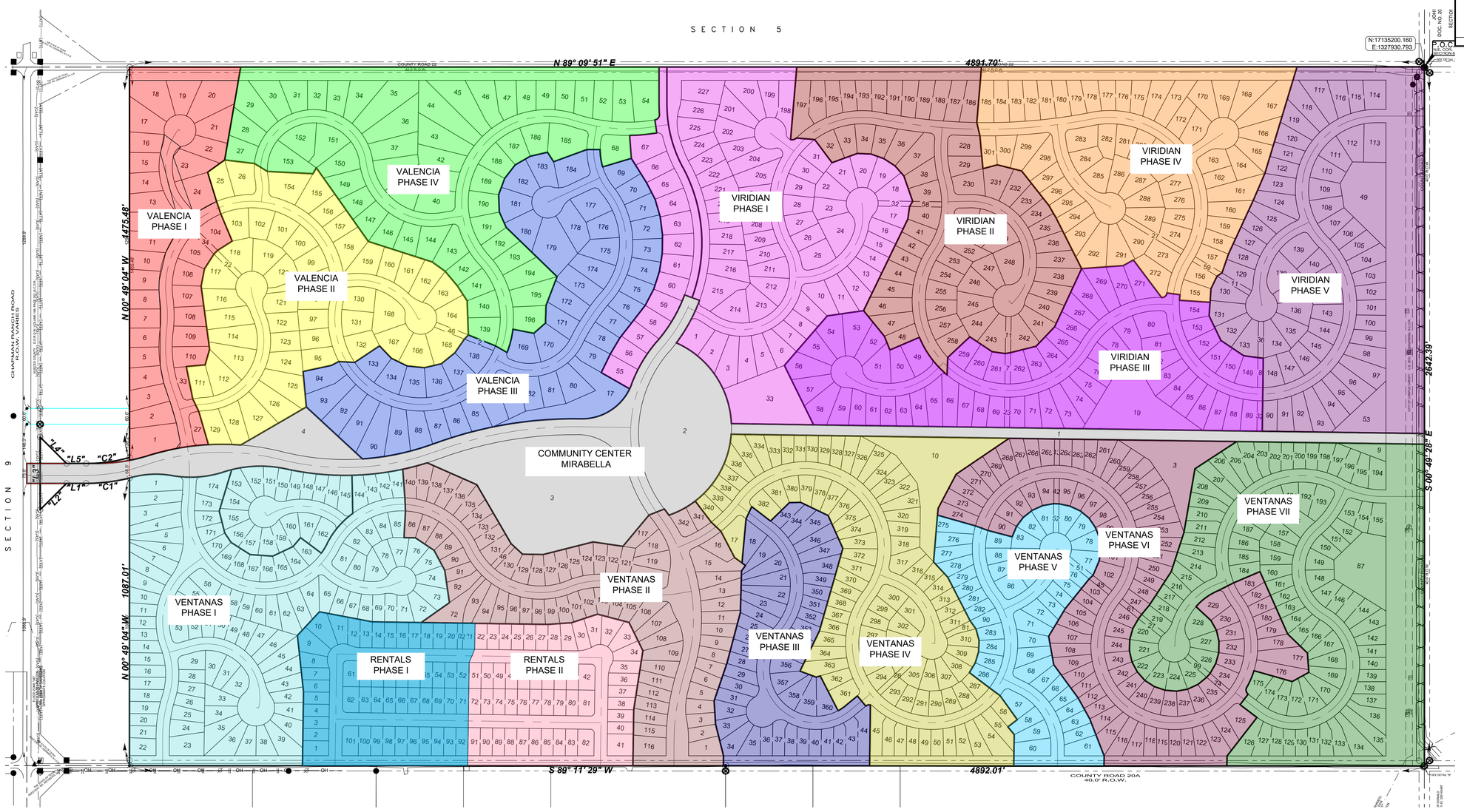
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					17Informational:Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 18Informational:Public improvement 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 19Informational: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) 20Informational: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 21Informational: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 22Informational: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	

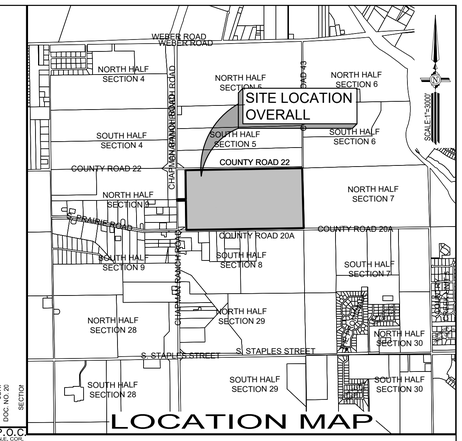
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
54	Plat1	Note	Mark Zans : DS	Closed	Traffic comments 23-2723Informational:The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations 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. 24Informational: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 utilty 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. 25Informational: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 separate of plat approval and infrastructure improvements. 26Informational:For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com 27Informational:Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.	
55	Plat1	Note	Mark Zans : DS	Closed	Planning Department DT- 1)Provide alternatives to consider Commercial use at the northeast and southeast corners and Mixed-use along the western boundary of the parcel per the Future Land Use Map adopted as part of the London Area Development Plan in March 2020. 2)Annexation may be needed for City water, and wastewater utility connection.	
24	Plat2	Note	Mark Zans : DS	Open	Please dimension the width of all easements. What is the open space between easements and plat edge?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
25	Plat2	Note	Mark Zans : DS	Open	Per the Urban Transportation Masterplan, CR43 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR43 will need to be dedicated to the City Per UDC 8.2.1	
31	Plat2	Note	Mark Zans : DS	Closed	Change the sequence of pages numbers. Enlarge the location map and make the NW quadrant page 1, the NE quadrant page 2, the SW quadrant page 3 and the SE quadrant page 4.	
32	Plat2	Note	Mark Zans : DS	Closed	Provide location map and legend on all prelim plat pages. Location map to show (4) quaduarants labeled with page numbers.	
37	Plat2	Note	Mark Zans : DS	Closed	Label this sheet as No. 3 of 5	
26	Plat3	Note	Mark Zans : DS	Open	Per UTP, CR20A is a C3 roadway with 75' of ROW required. Roadway is currently 40' width. Dedication of 37.5 ' of land for roadway is required.	
27	Plat3	Note	Mark Zans : DS	Open	Additional ROW maybe needed from the entrance to the subdivision since this is a highway and a TxDOT roadway.	
38	Plat3	Note	Mark Zans : DS	Closed	Label this sheet as No. 4 of 5	
22	Plat4	Note	Mark Zans : DS	Open	Label this area as to the use of the area.	
39	Plat4	Note	Mark Zans : DS	Closed	Label this sheet as No. 5 of 5	
61	Plat4	Callout	Melanie Barrera : DS	Open	SWQMP/utility plan shows an unlabeled structure in this area between lots 30-37 and 357-358 (phases unlabeled, but it appears there was not a final plat submitted for this area in question.) label and show on subdivision map.	
48	Plat7	Note	Melanie Barrera : DS	Open	specify if common areas will be owned and maintained by the HOA	
68	utility1	Note	Melanie Barrera : DS	Open	include storm infrastructure on utility plan to ensure no conflicts	
63	utility2	Callout	Melanie Barrera : DS	Open	these, and all other infrastructure, will need to be shown on the plat and labeled.	
60	swqmp3	Note	Melanie Barrera : DS	Open	SWQMP should have proposed detention ponds clearly labeled.	

PHASE LIMITS
SUBDIVISION MAP OF
MIRABELLA

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING
ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.





LEGEND

- VALENCIA PHASE I
- VALENCIA PHASE II
- VALENCIA PHASE III
- VALENCIA PHASE IV
- VIRIDIAN PHASE I
- VIRIDIAN PHASE II
- VIRIDIAN PHASE III
- VIRIDIAN PHASE IV
- VIRIDIAN PHASE V
- VENTANAS PHASE I
- VENTANAS PHASE II
- VENTANAS PHASE III
- VENTANAS PHASE IV
- VENTANAS PHASE V
- VENTANAS PHASE VI
- VENTANAS PHASE VII
- COMMUNITY CENTER MIRABELLA
- RENTALS PHASE I
- RENTALS PHASE II

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 100 FT.

DRAWN BY: L.H. DATE 03-14-24
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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SHEET 6 OF 10

ZONING AREAS
PRELIMINARY PLAT OF
MIRABELLA

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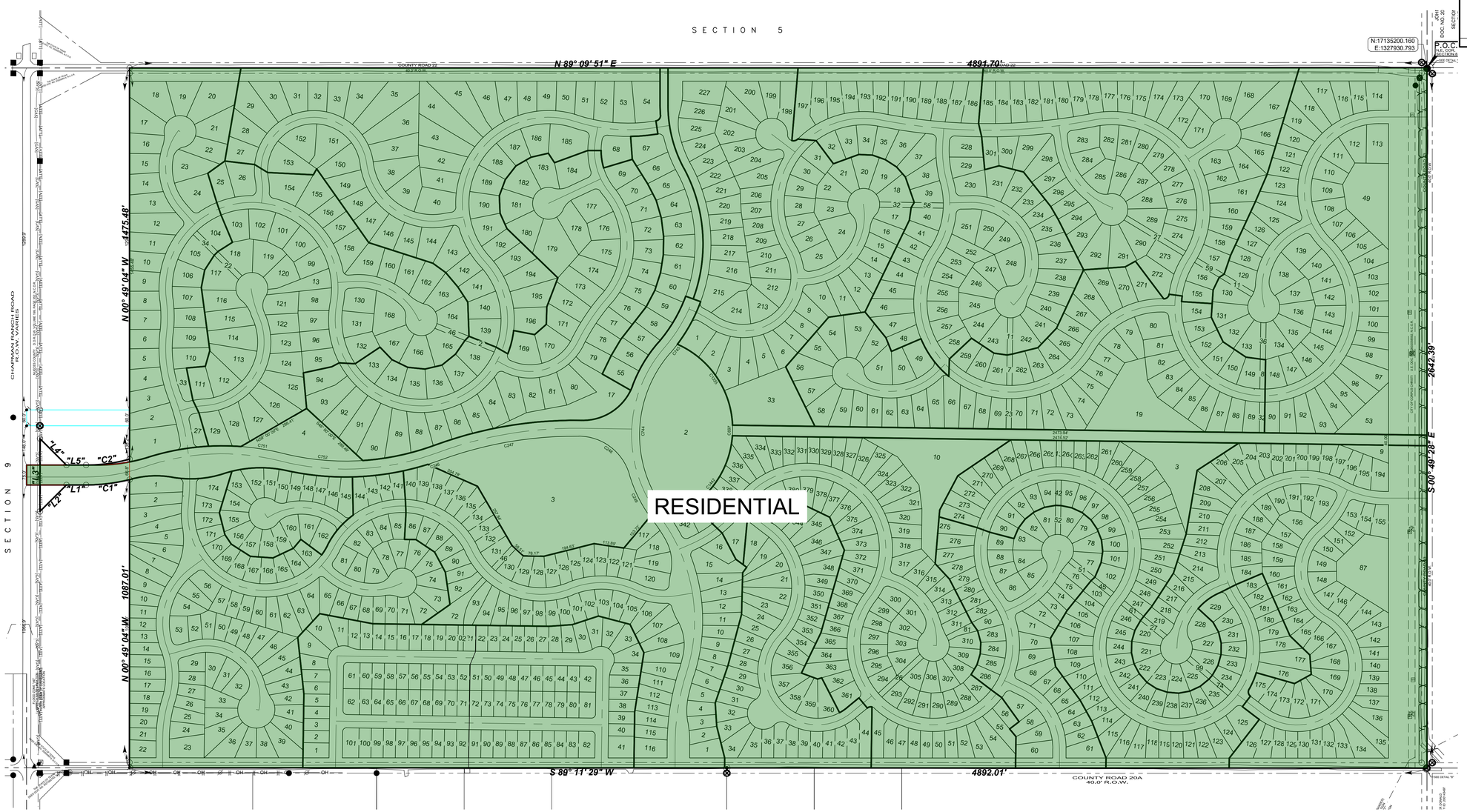

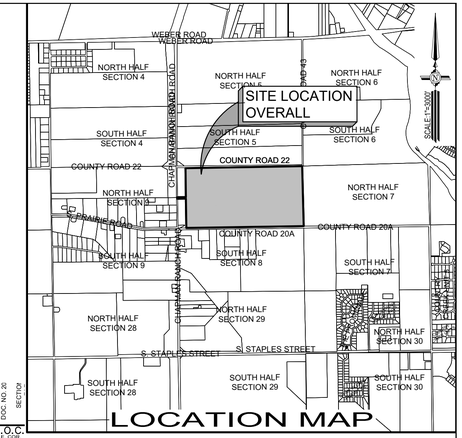

ZONING LEGEND

RESIDENTIAL 4.5

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 100 FT.

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FINAL CHECK		DATE	

SHEET 7 OF 10

LAND USAGE
PRELIMINARY PLAT OF
MIRABELLA

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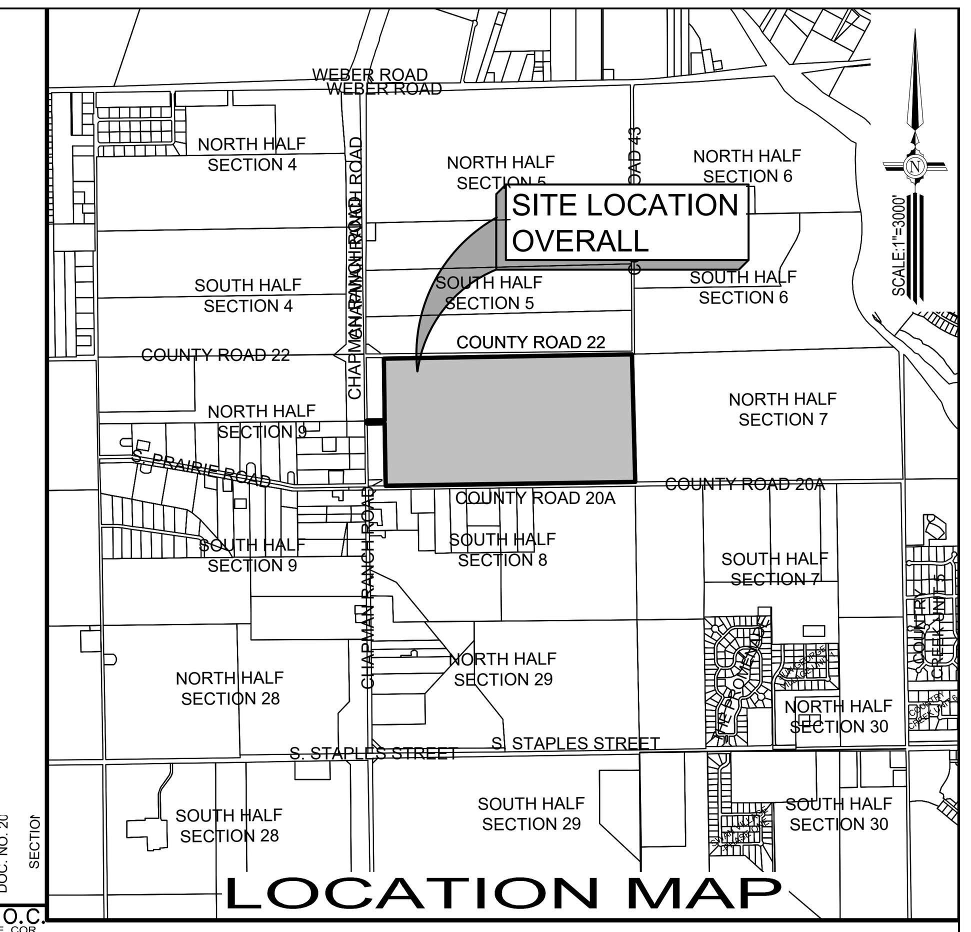

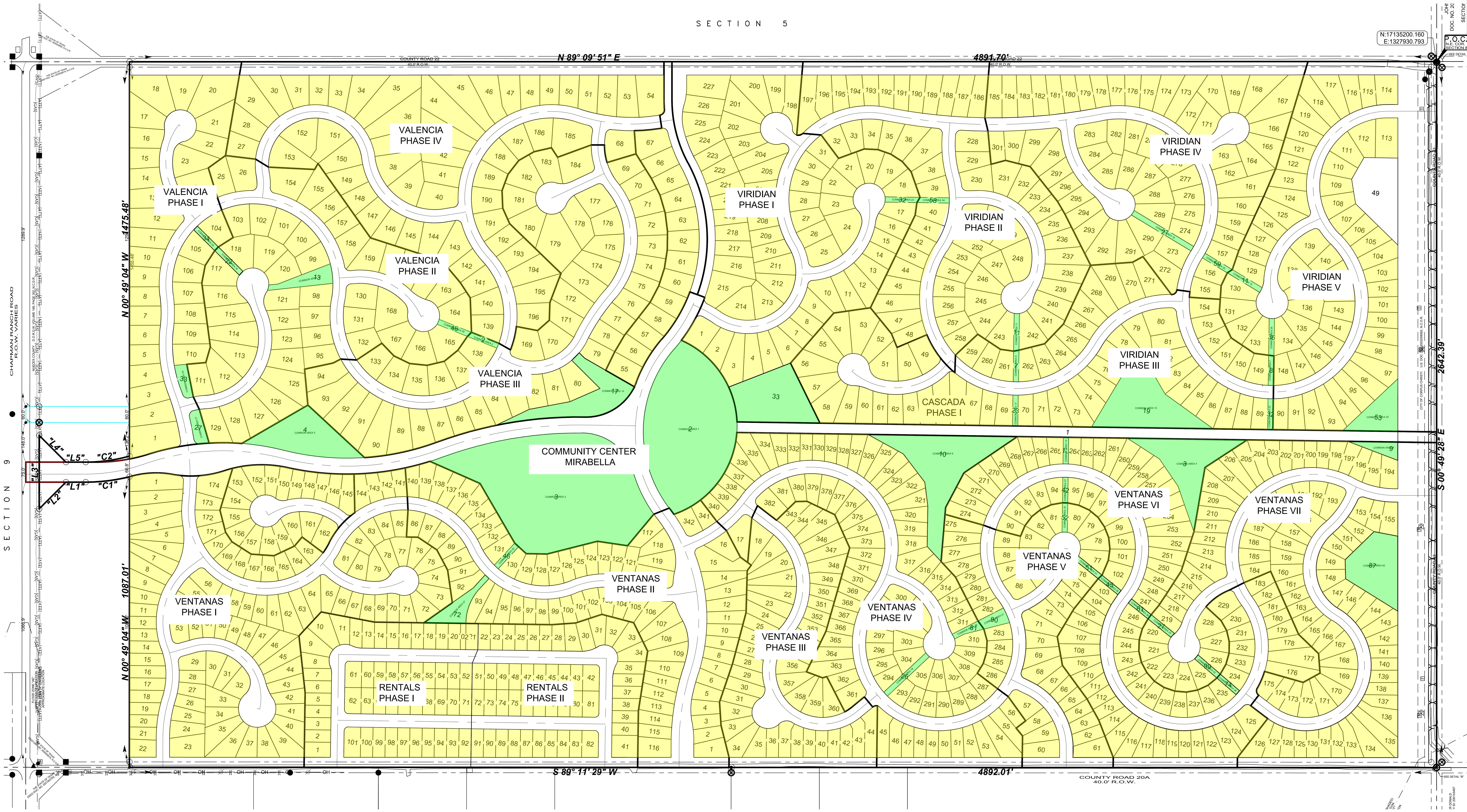

LEGEND

- RESIDENTIAL LOTS
- COMMON AREAS
- STREET R.O.W.

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 INCH = 100 FT.

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

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SHEET 8 OF 10

OVERALL
PRELIMINARY PLAT OF
MIRABELLA SUBDIVISION

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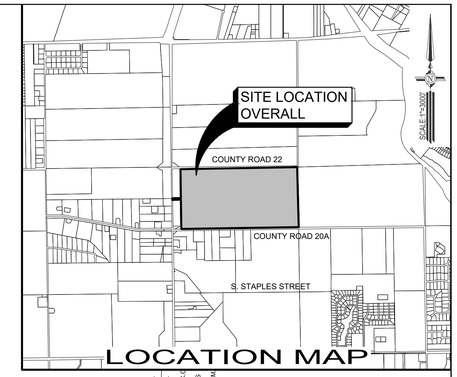

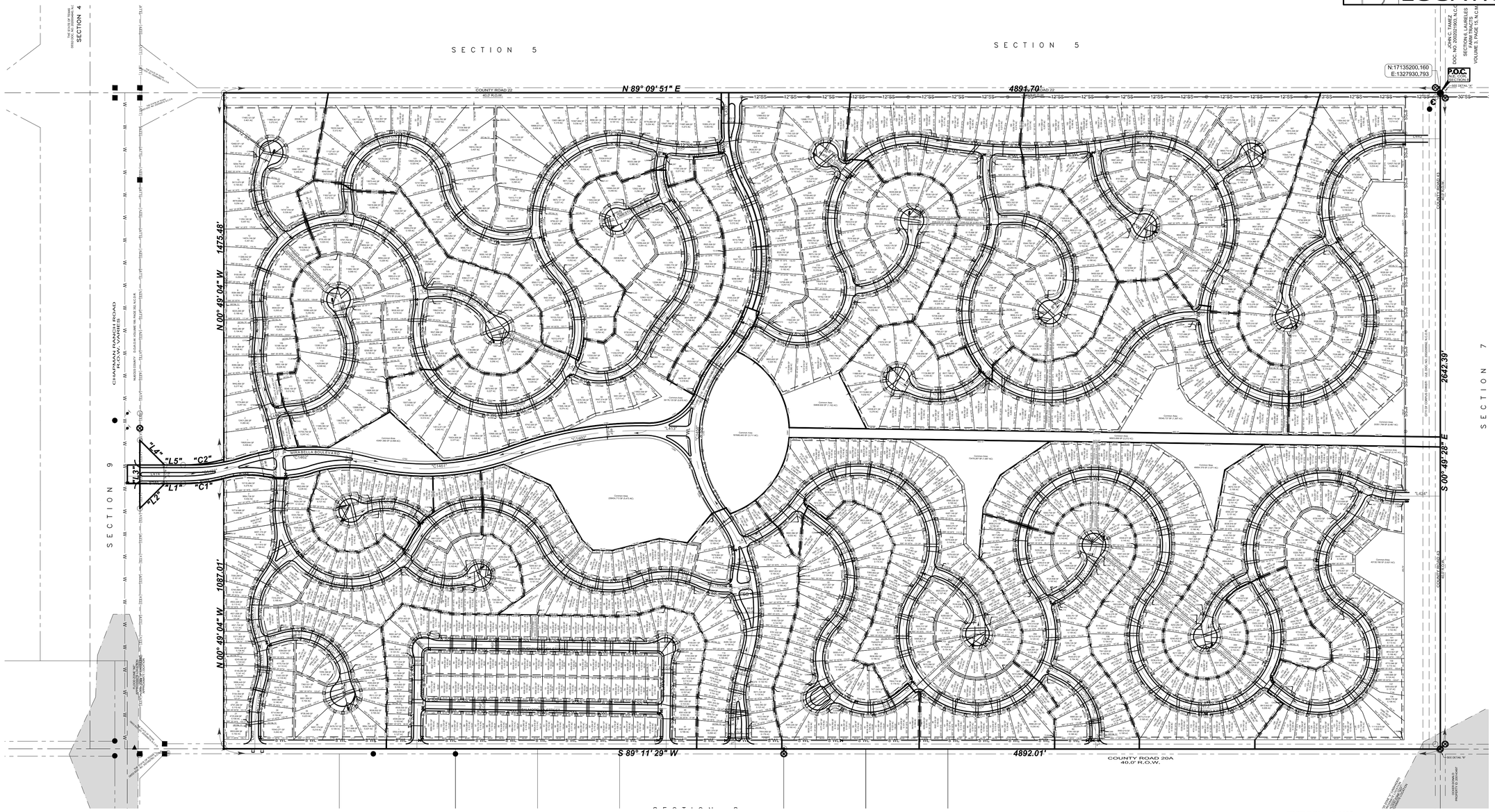

OWNERS INFORMATION:
BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOUR:
ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

ENGINEER:
MARIO A. REYNA
115 W. McINTYRE
EDINBURG, TX 78541

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SHEET 1 OF 10

PRELIMINARY PLAT OF
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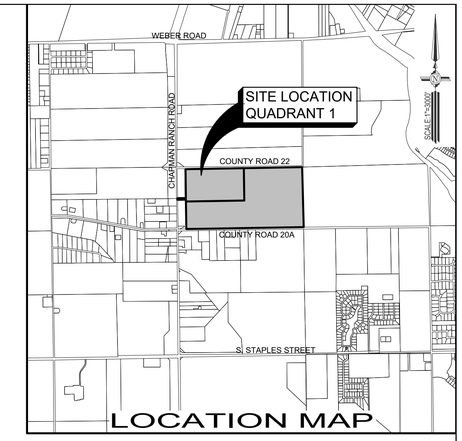
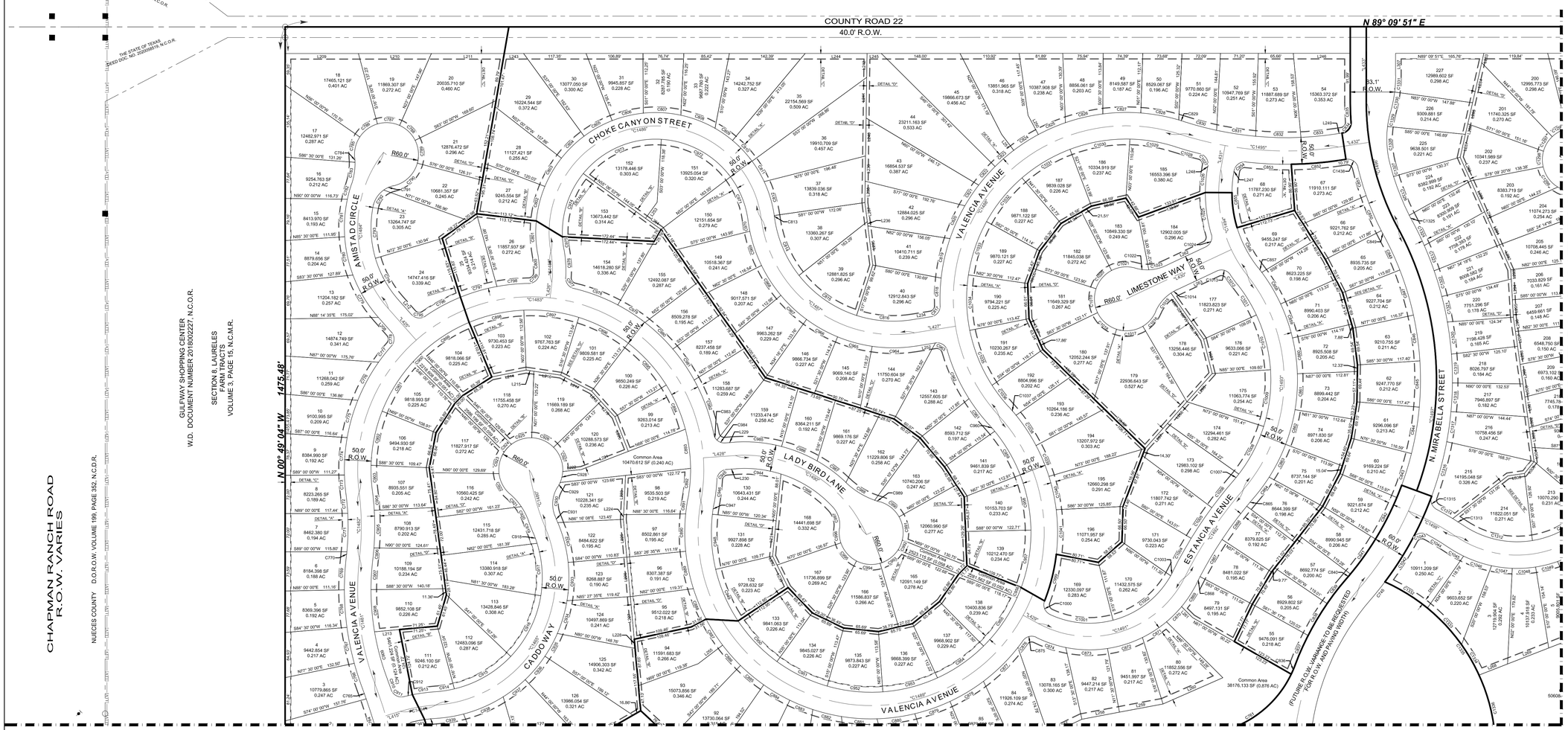


S E C T I O N 5

MPM DEVELOPMENT, L.P.,
W.D.W.V.L. DOC. NO. 2022022734, N.C.O.R.

SECTION 5, LAURELES FARM TRACTS
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



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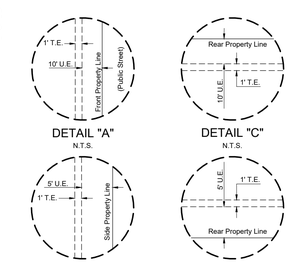

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH.

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FT.

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SHEET 2 OF 10

PRELIMINARY PLAT OF
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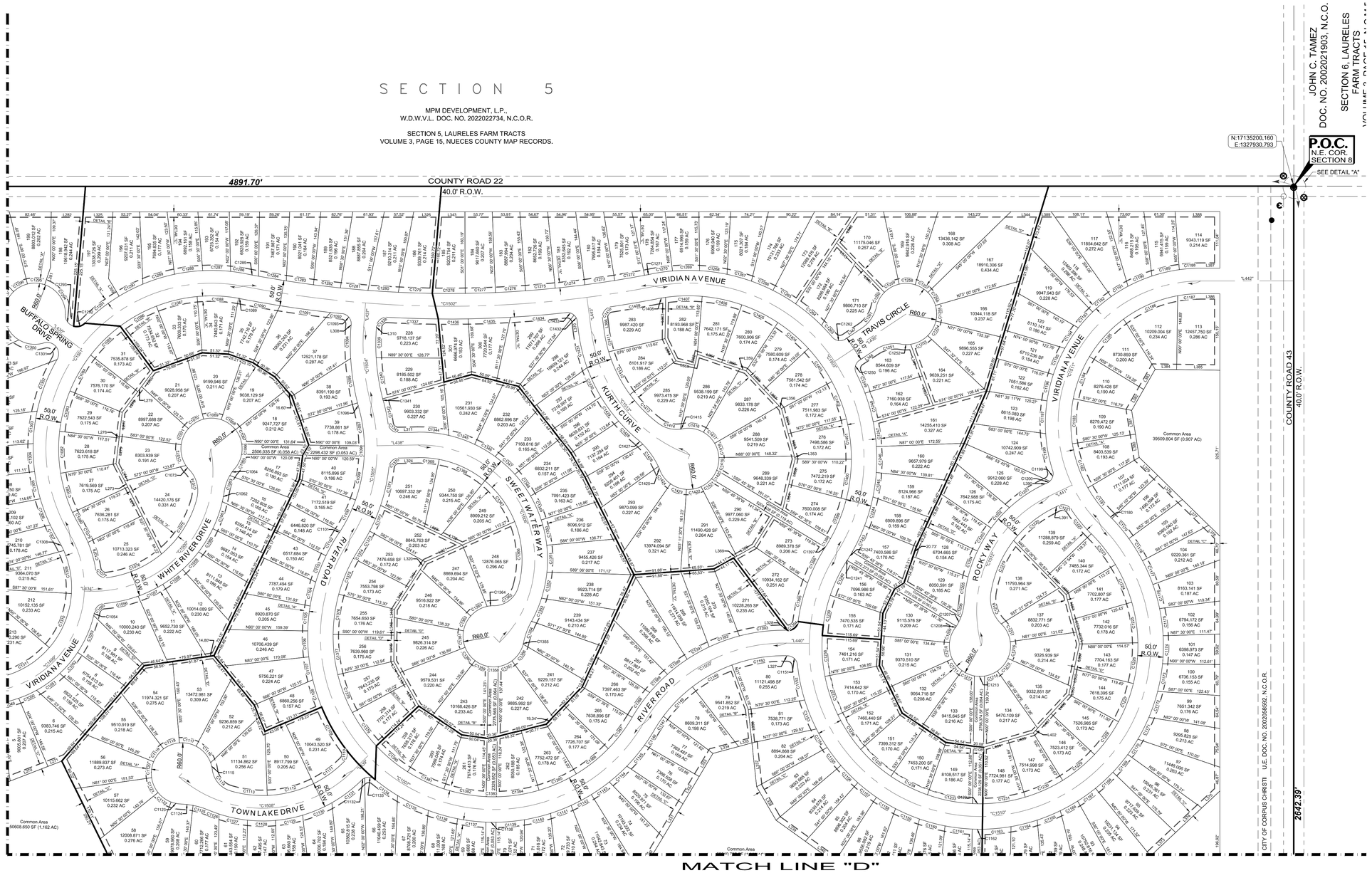

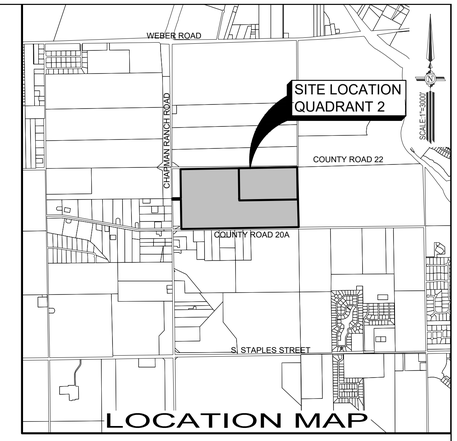

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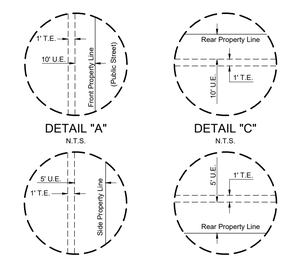
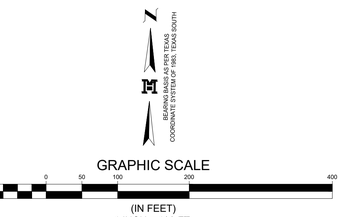
EDINBURG, TX 78541

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ■ FOUND CONCRETE MONUMENT
- ◆ FOUND PK NAIL
- ⊙ FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. - NOT TO SCALE





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SHEET 3 OF 10

PRELIMINARY PLAT OF

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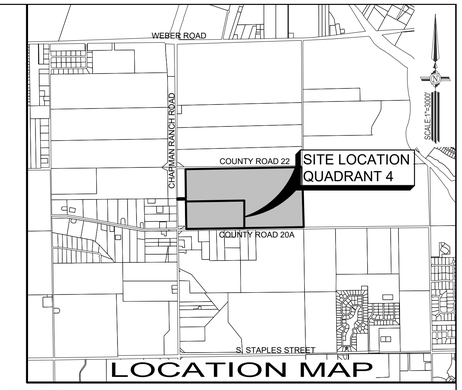

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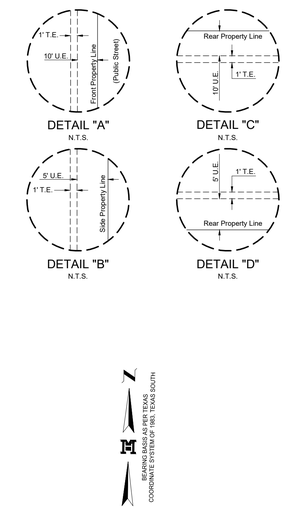

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

DRAWN BY: J.L.G. DATE 02-20-24
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SHEET 4 OF 10

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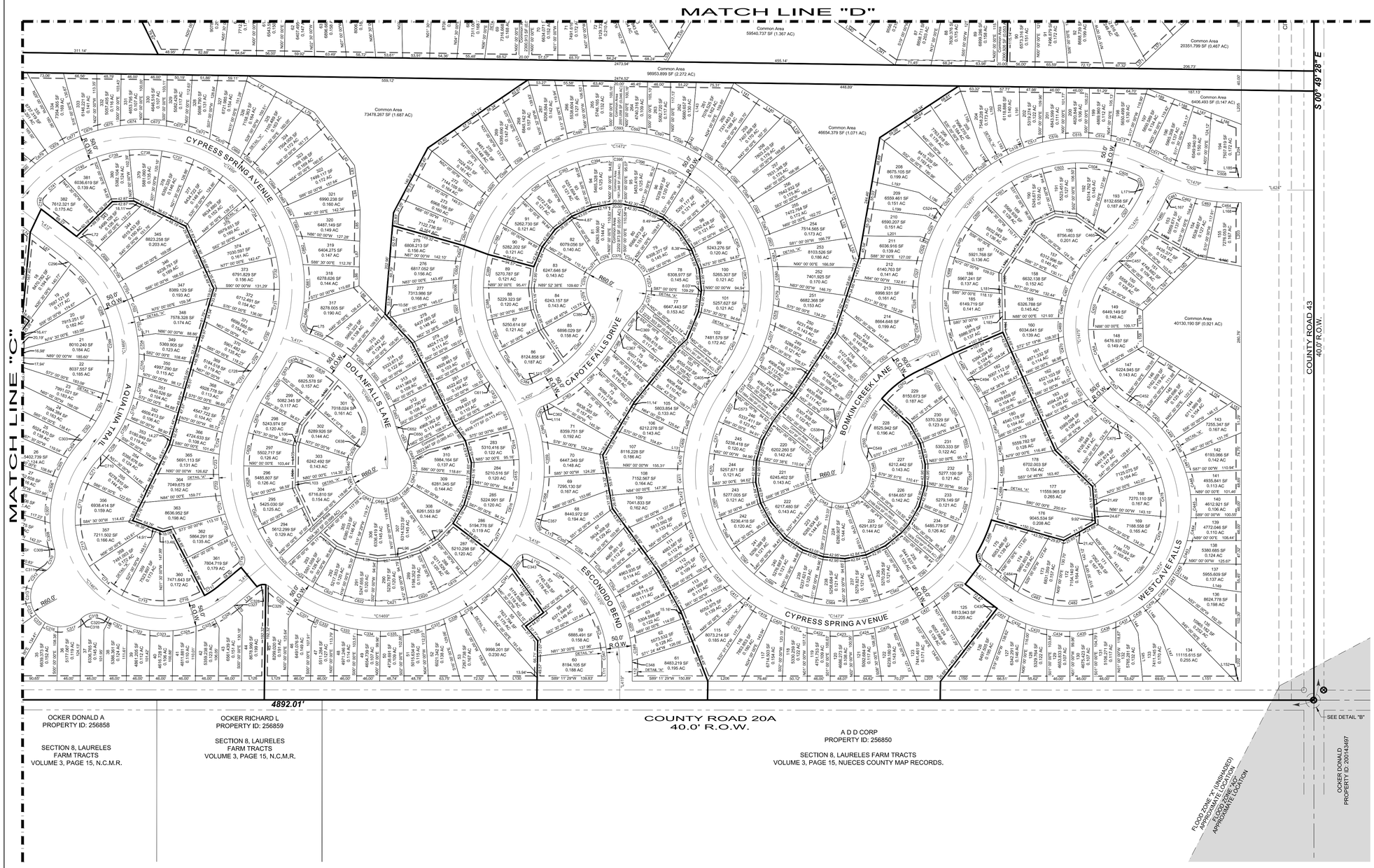

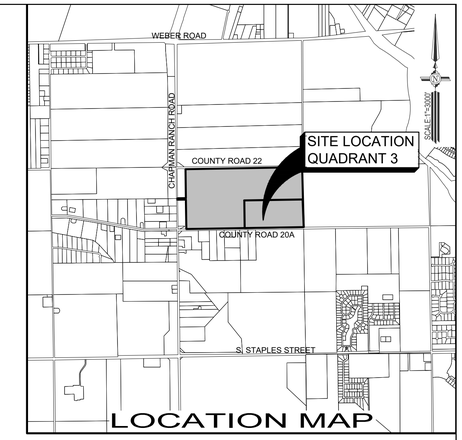

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ENGINEER:
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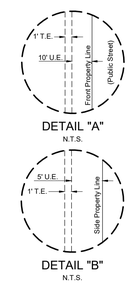
115 W. McINTYRE
EDINBURG, TX 78541



DETAIL "A"
N.T.S.

DETAIL "C"
N.T.S.

DETAIL "B"
N.T.S.

DETAIL "D"
N.T.S.

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

DRAWN BY: J.L.G. DATE 02-20-24
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435

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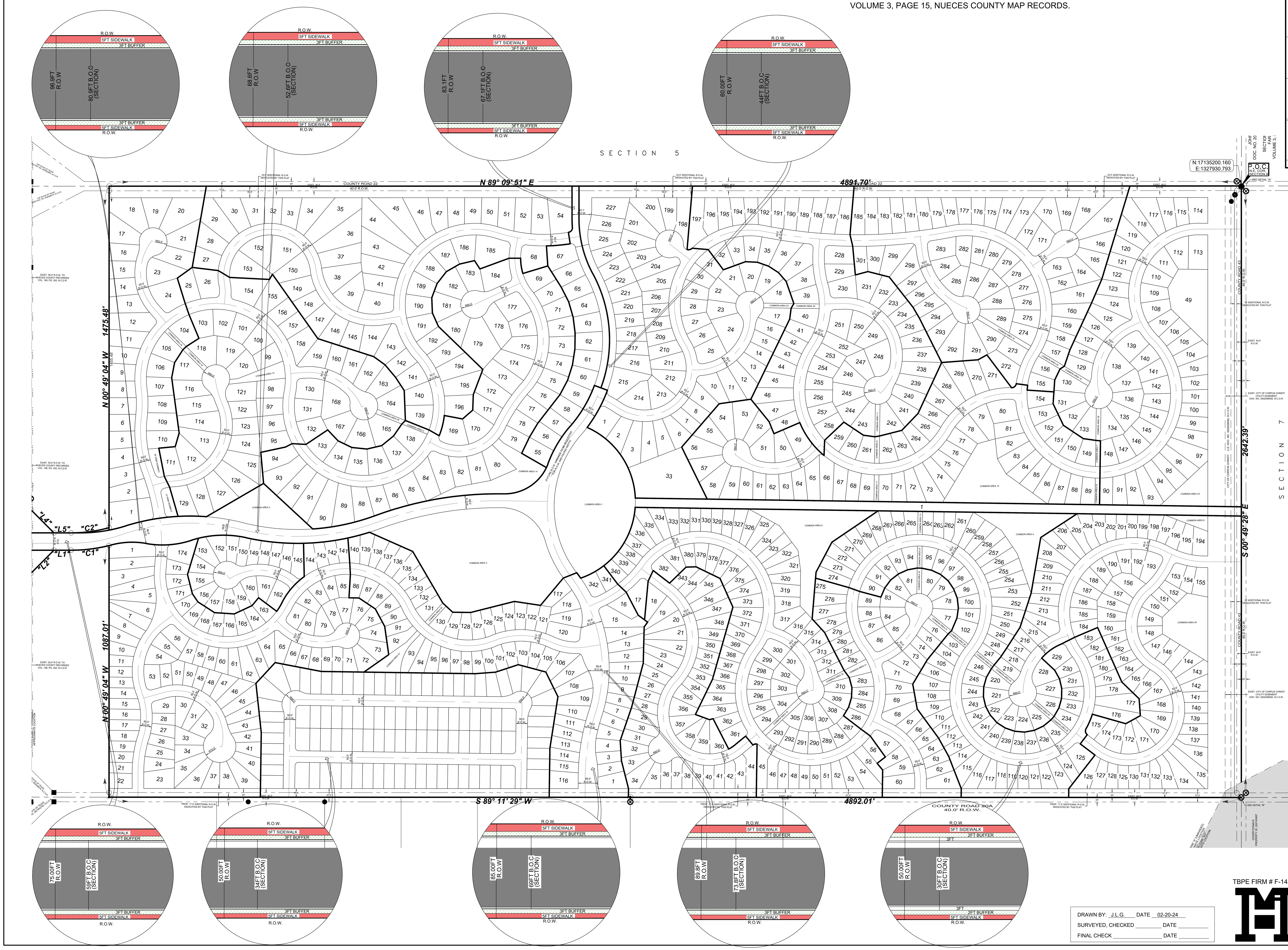
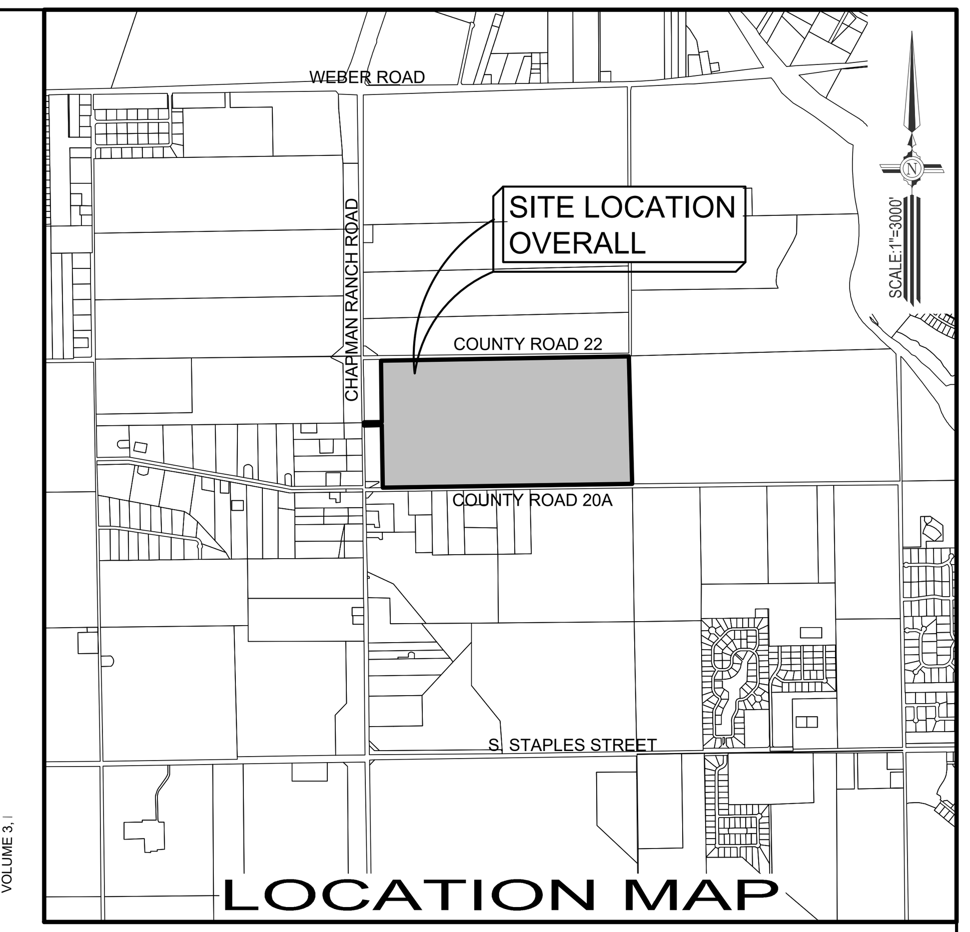
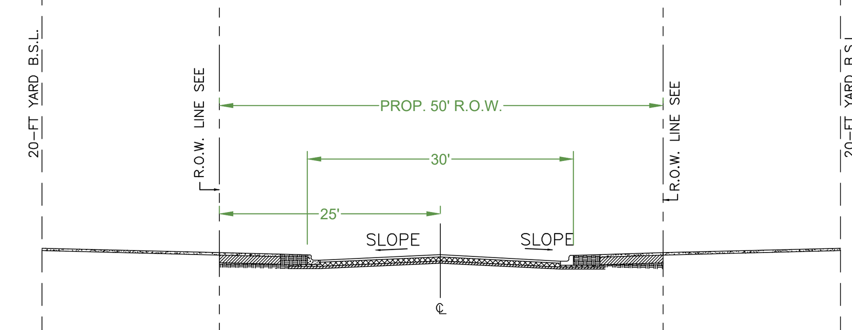
SHEET 5 OF 10

STREET SECTIONS
PRELIMINARY PLAT OF
MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.







TYPICAL LOCAL STREET SECTION
WITH 50' R.O.W.

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 100 FT.

TBPE FIRM # F-1435

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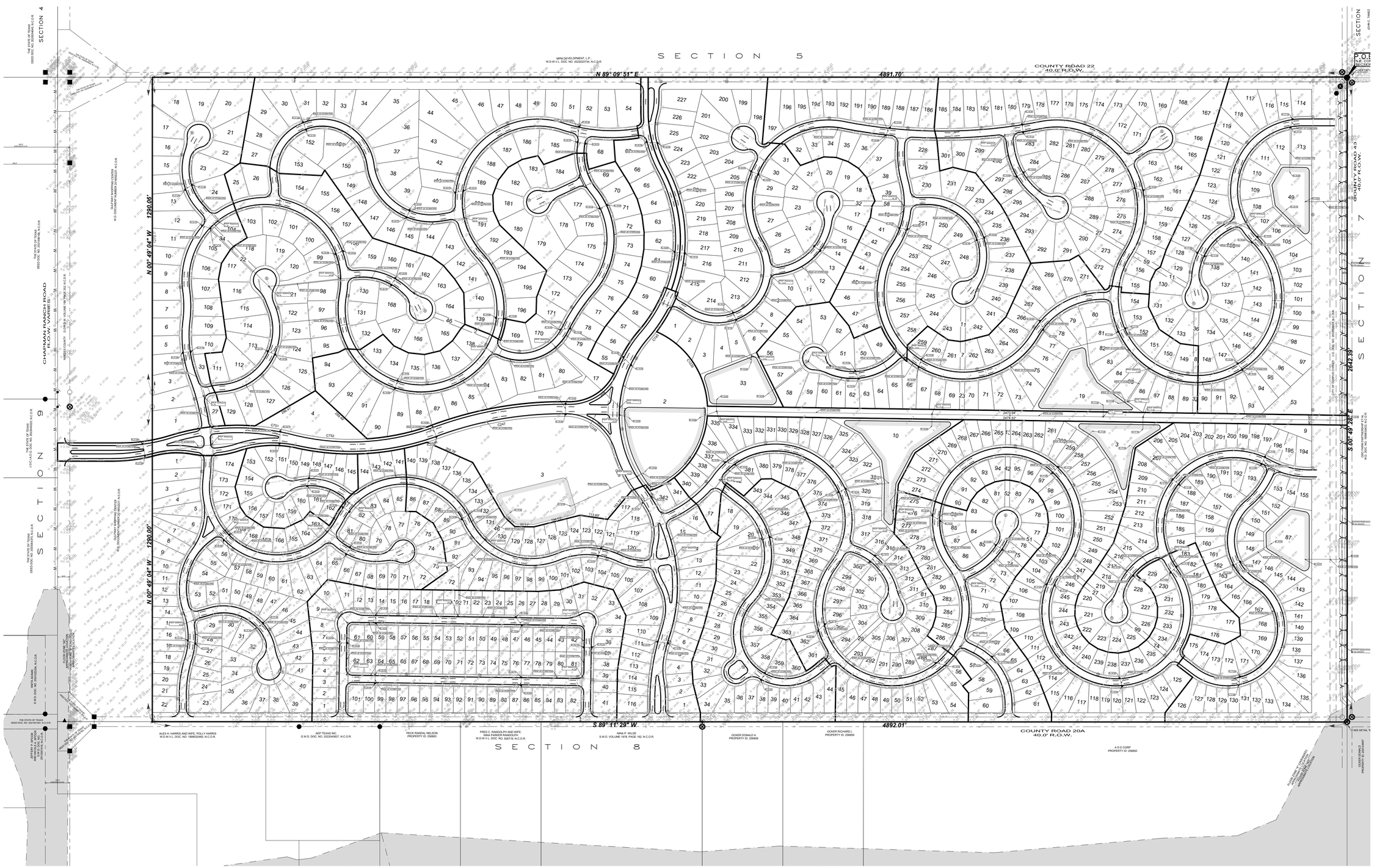
SHEET 10 OF 10



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LONDON COVES SUBDIVISION

CORPUS CHRISTI, TEXAS

OVERALL MASTER DRAINAGE LAYOUT

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File Name: XXXXXXXXXX

SHEET 1 OF 5

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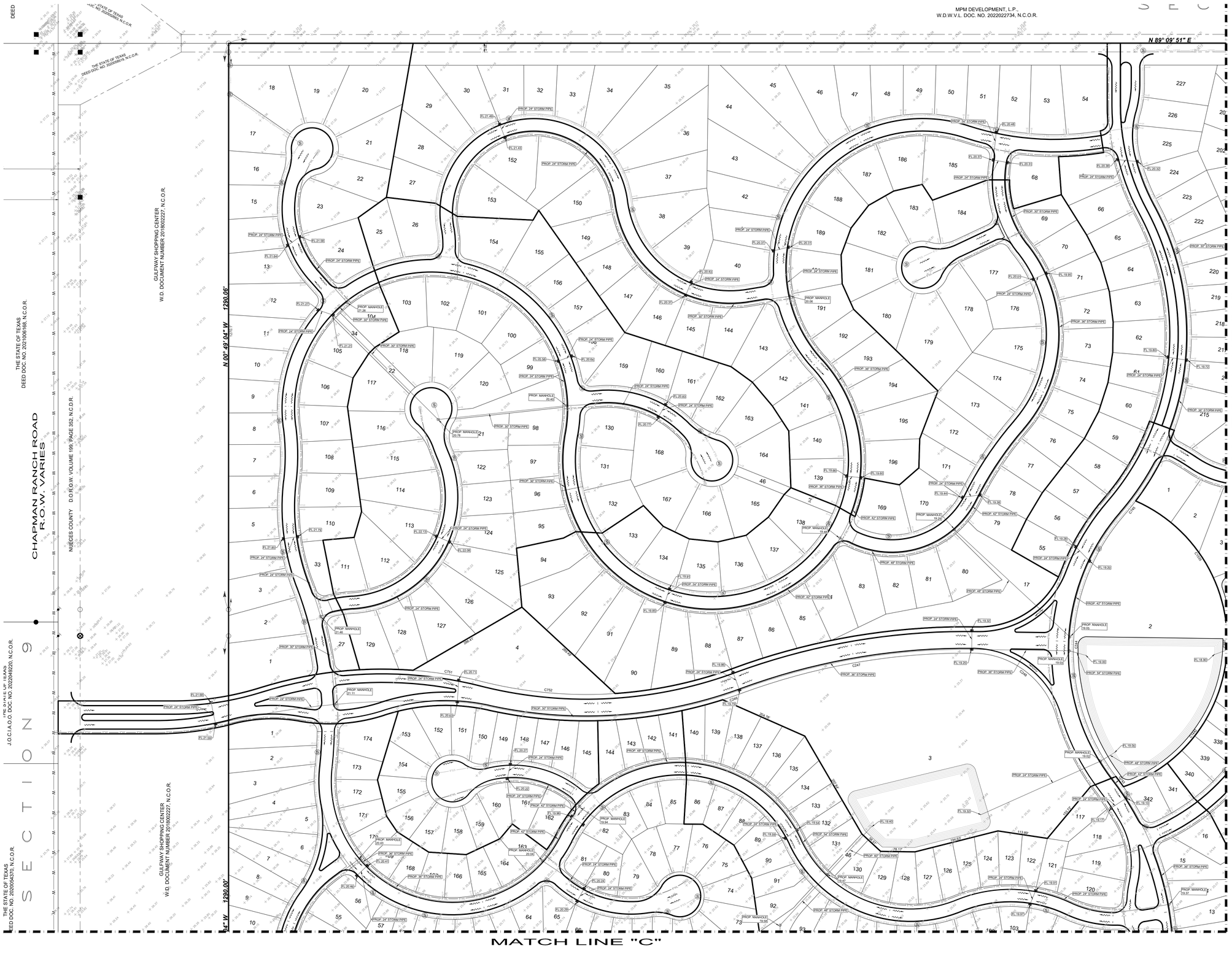

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CORPUS CHRISTI, TEXAS

MASTER DRAINAGE LAYOUT

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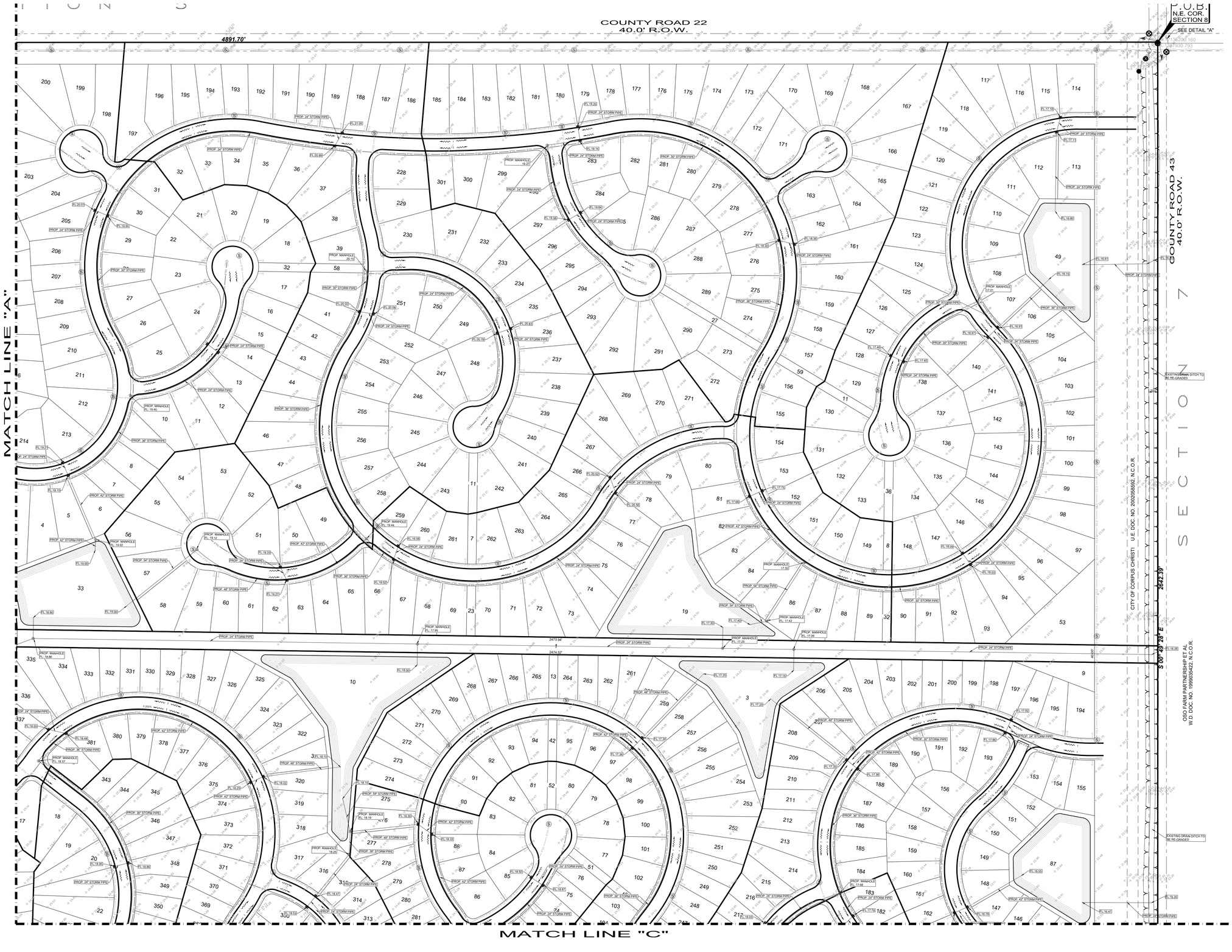
SHEET 1 OF 5

40



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LONDON COVES SUBDIVISION
CORPUS CHRISTI, TEXAS

MASTER DRAINAGE LAYOUT

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SHEET 2 OF 5

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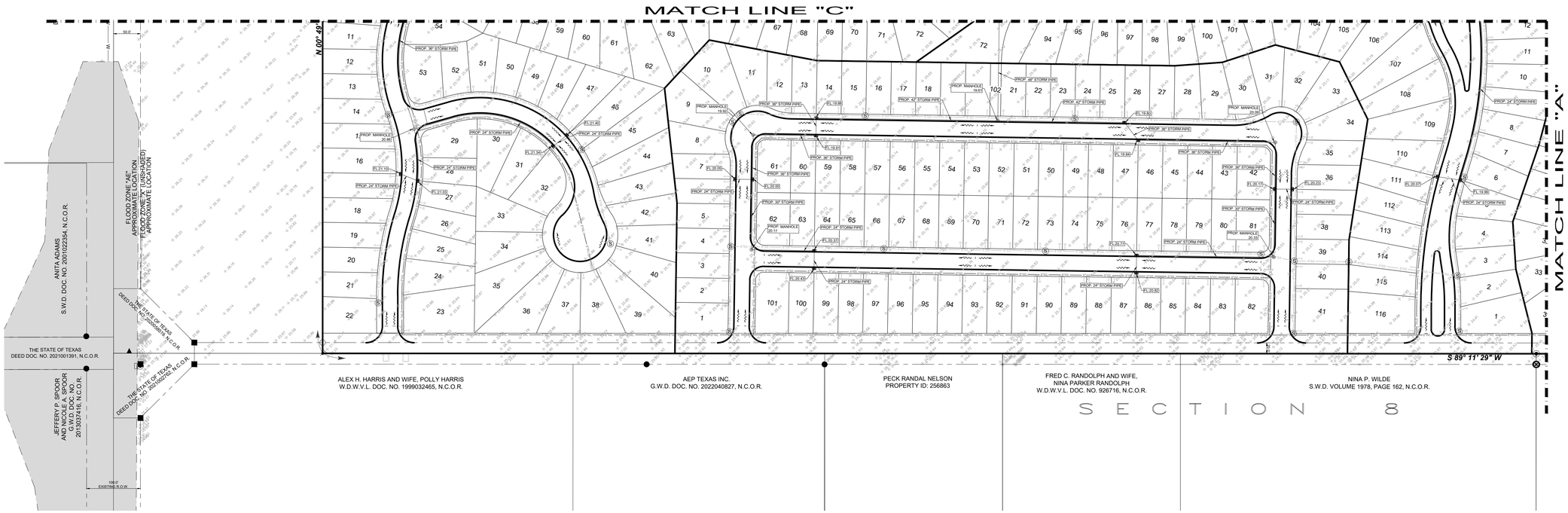

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=100'

JOB No.
21247.00

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ESP-FIRM No. 10096900 ESP-PLS-REG. 10047 - www.meldenandhunt.com

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PROJECT ENG: M.A.R.
T-BOOK: PG.
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3. RELEASE DATE:
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LONDON COVES SUBDIVISION
CORPUS CHRISTI, TEXAS

MASTER DRAINAGE LAYOUT

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SHEET 3 OF 5

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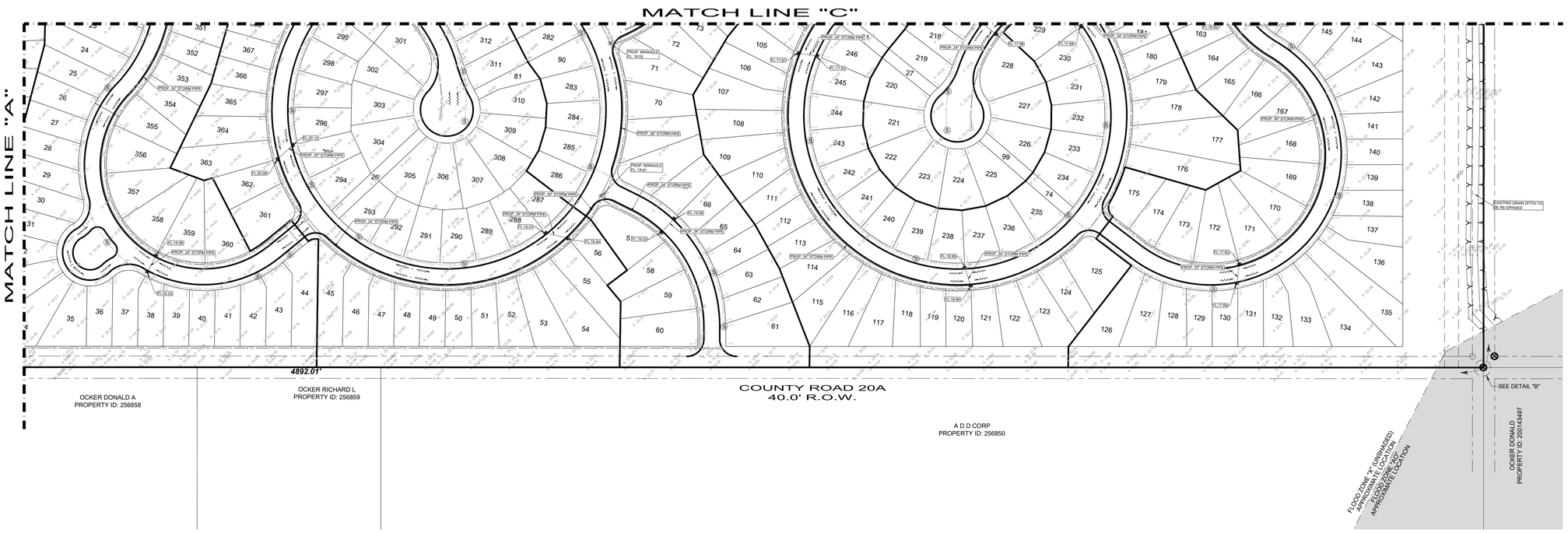

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=100'

JOB No.
21247.00

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LONDON COVES SUBDIVISION

CORPUS CHRISTI, TEXAS

MASTER DRAINAGE LAYOUT

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SHEET 4 OF 5

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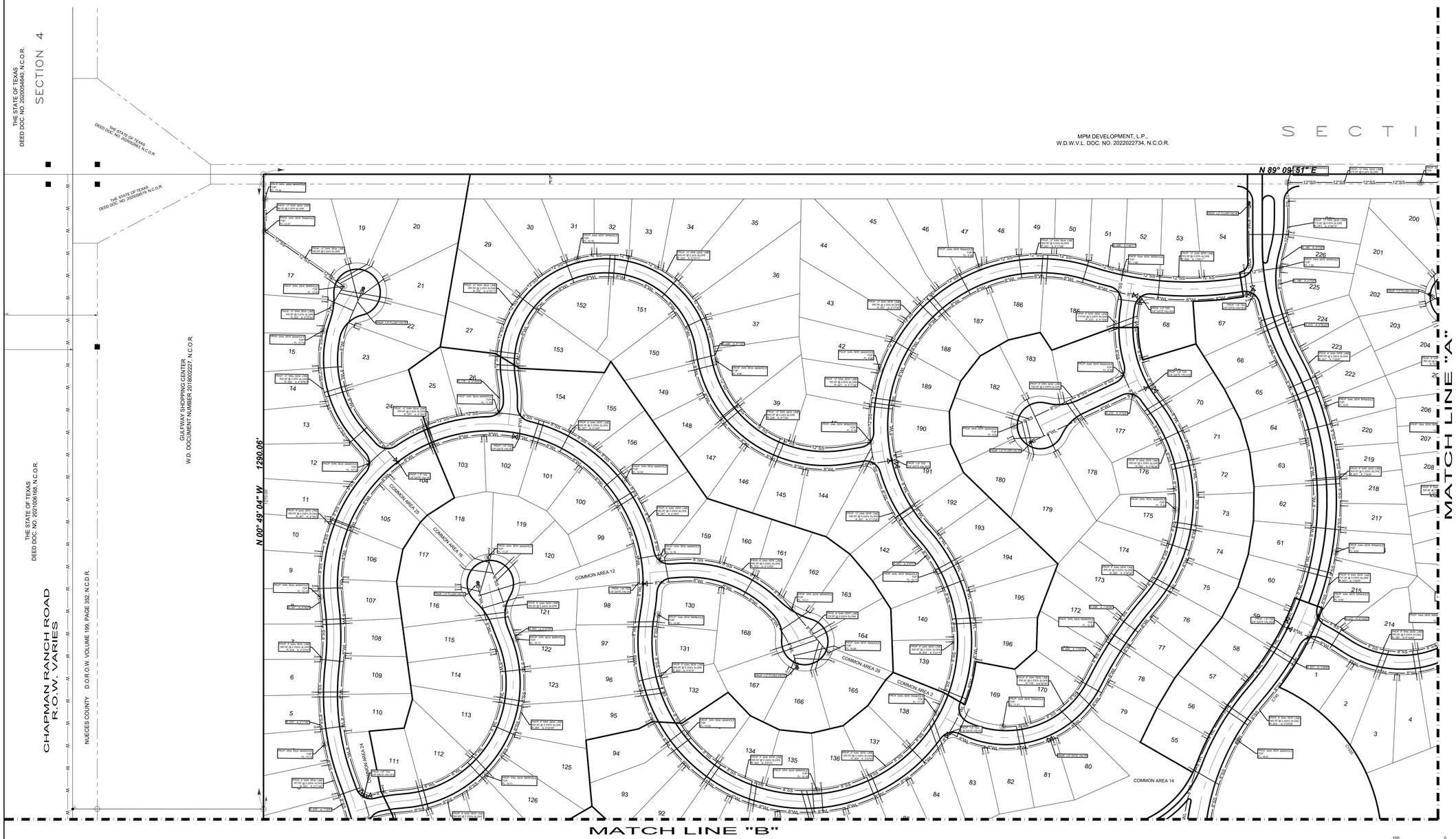
SUBDIVISION MAP OF
CROSSTOWN COVES

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING
ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

TBPE FIRM # F-1435

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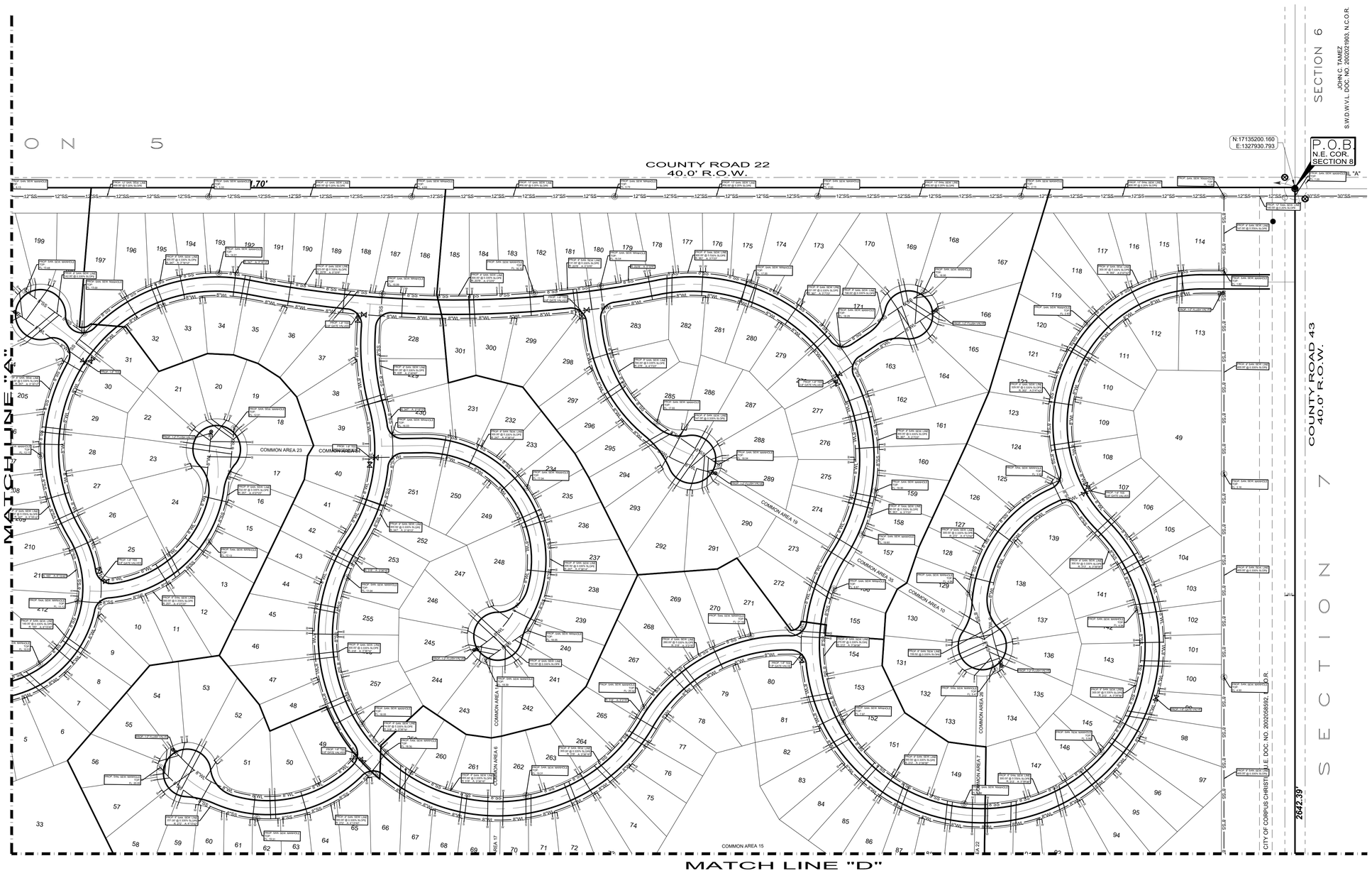

1 INCH = 100 FT.

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DATE	BY

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115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
EST FIRM REGISTRATION NO. 10076500

TBPELS No. 10076500

ENG. TECH: EM
PROJECT ENG: M.A.R.
T.BOOK: , PG:
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LONDON COVES SUBDIVISION

CORPUS CHRISTI, TEXAS

MASTER UTILITY LAYOUT

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File Name: XXXXXXXXXX

SHEET 2 OF 4

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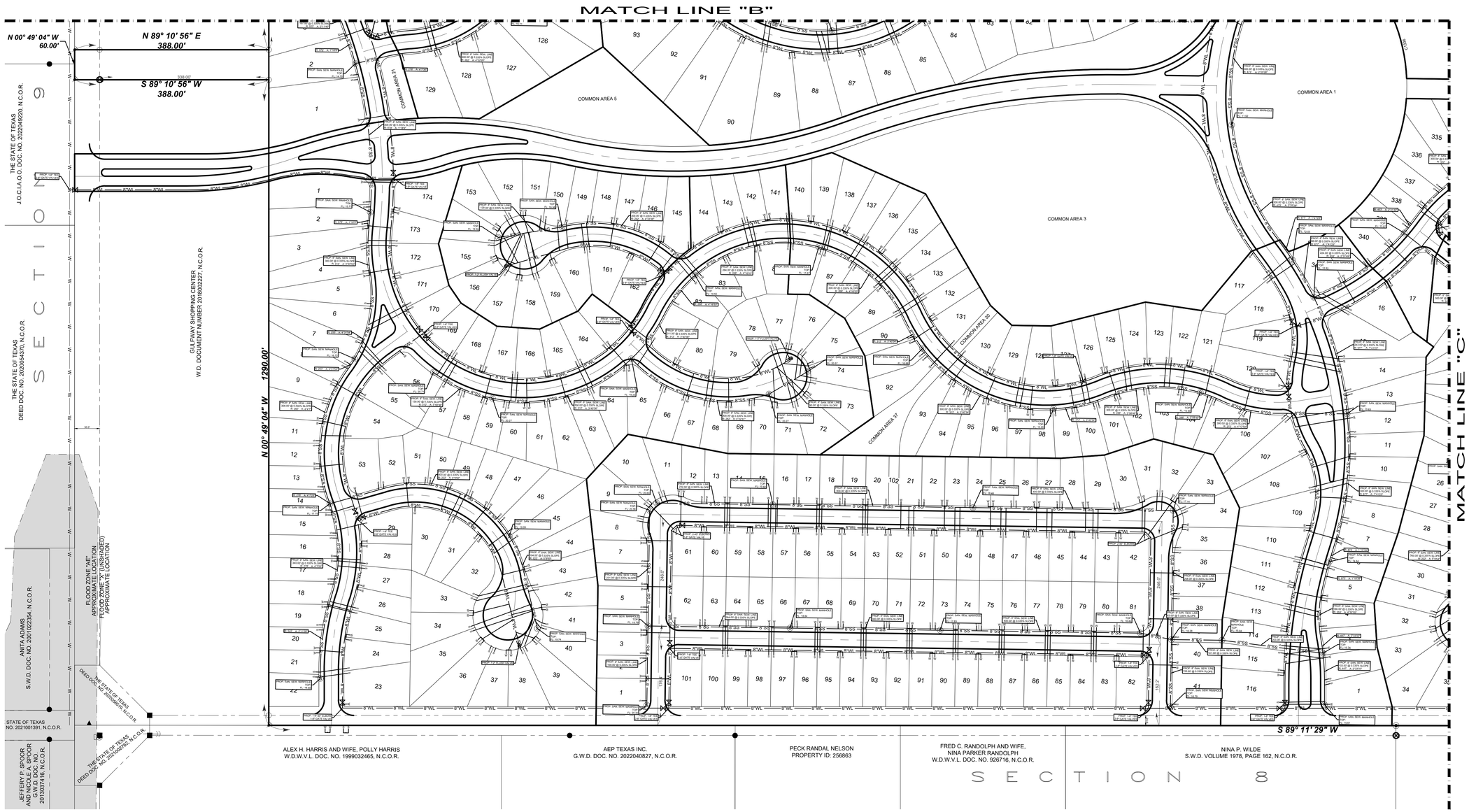

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

1 INCH = 100 FT.

JOB No.
21247.00

REVISION	DATE	BY

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LONDON COVES SUBDIVISION

CORPUS CHRISTI, TEXAS

MASTER UTILITY LAYOUT

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SHEET 3 OF 4

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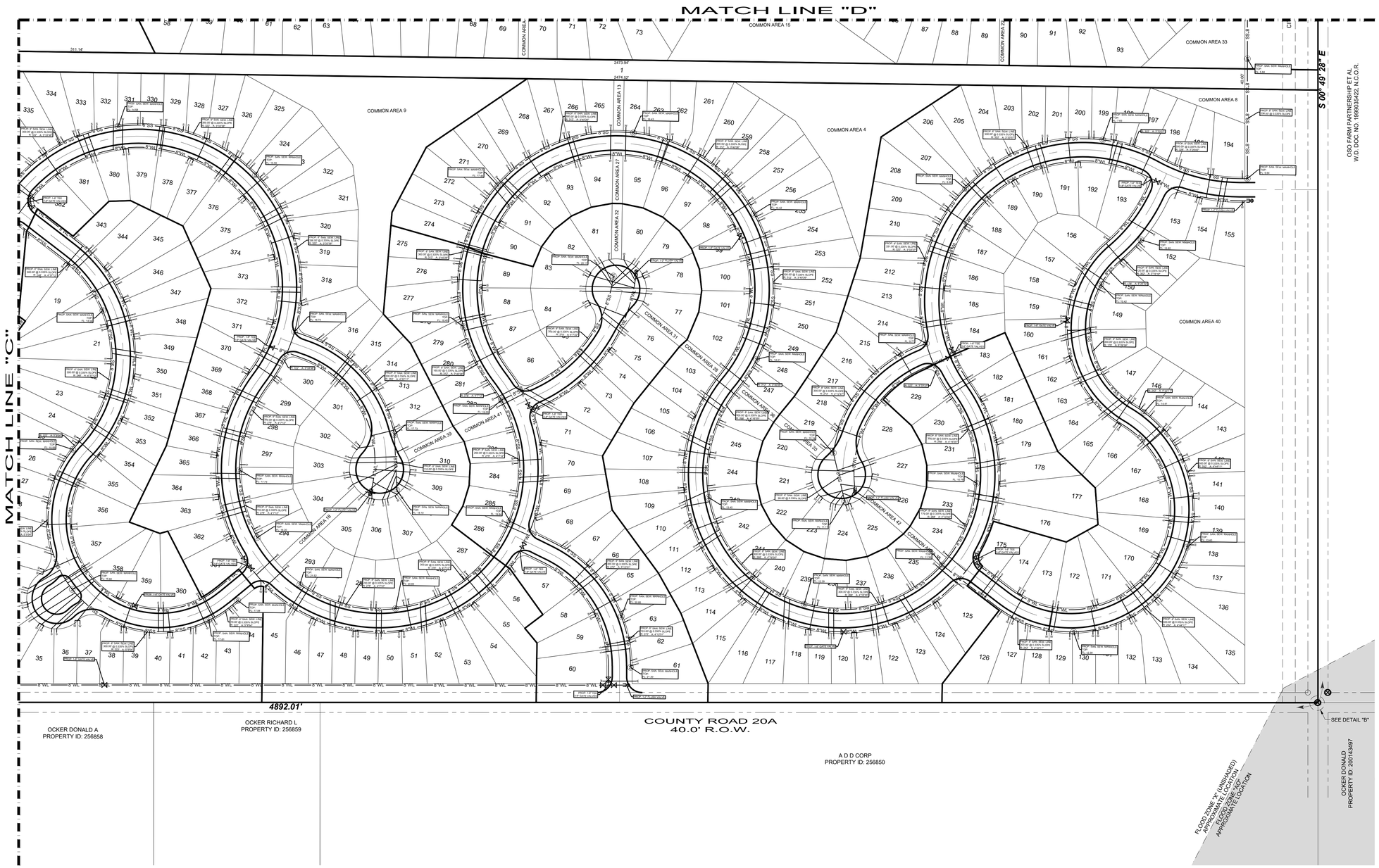

JOB No.
21247.00

REVISION	DATE	BY

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LONDON COVES SUBDIVISION
CORPUS CHRISTI, TEXAS

MASTER UTILITY LAYOUT

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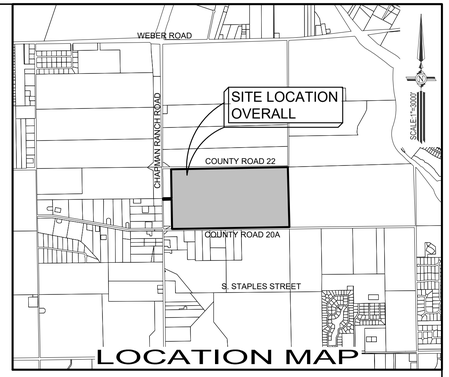
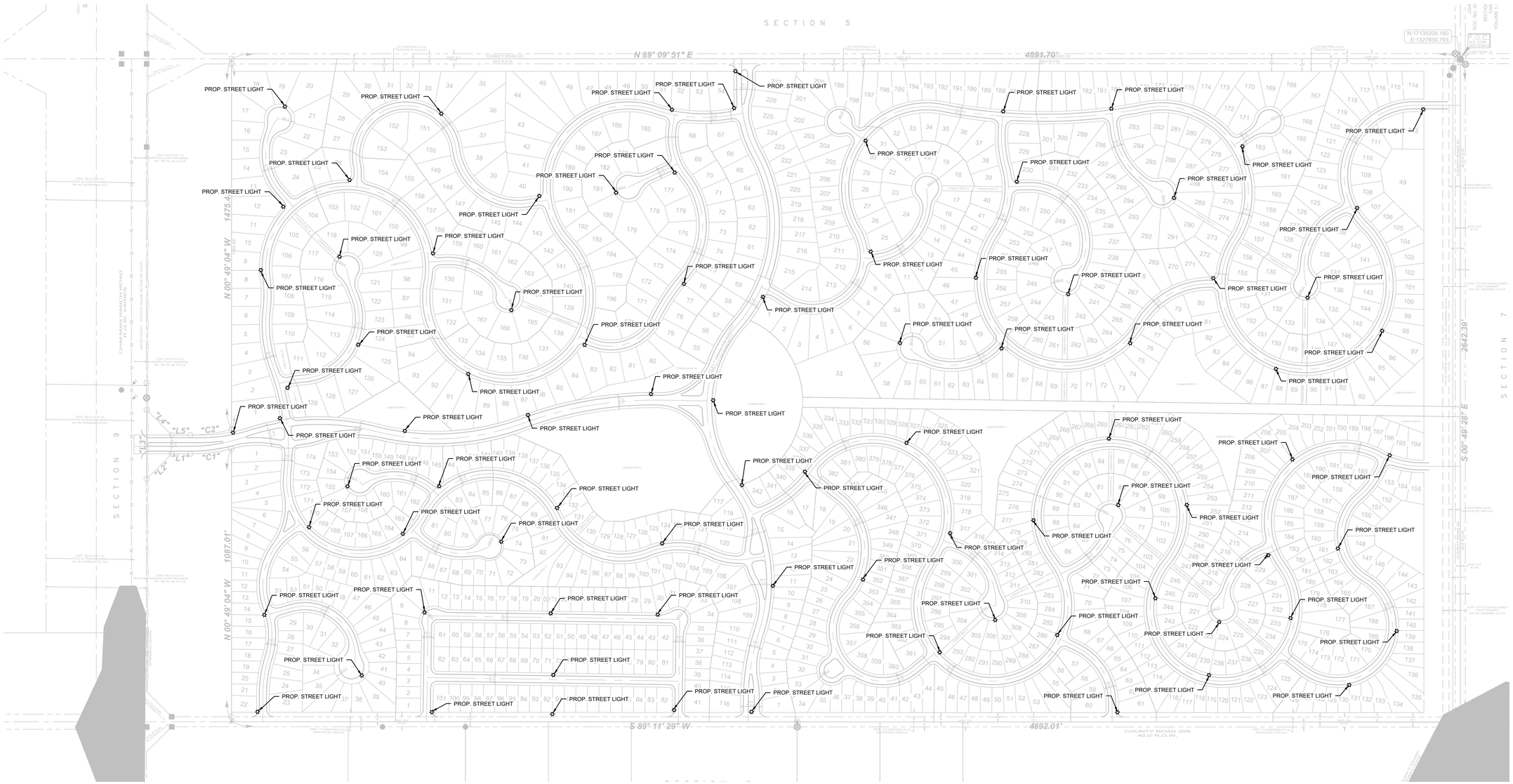
SHEET 4 OF 4

STREET LIGHT LAYOUT
PRELIMINARY PLAT OF
MIRABELLA SUBDIVISION

BEING A SUBDIVISION OF 297.148 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.





BEARING BASIS IS NAD 83 TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 INCH = 100 FT.

TBPE FIRM # F-1435

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FINAL CHECK	DATE

SHEET 9 OF 10

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
APRIL 3, 2024

PROJECT: PL8216

NAME OF PLAT: Chamberlin & Ropes Bay Terrace Addition, Block 10, Lots 24R & 25R. Located at the northeast corner of the intersection of 11th St. and Hancock Ave.

Zoned: RM-3

Owner: Ramiro Garza and Castaneda Garza

Surveyor: Texas Geo Tech

The applicant proposes to plat the property to build housing. The submitted Non-Public plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03.21.2024

Merged Document Report

Application No.: PL8216

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
240203-2 PLAT (2).pdf
240203-2 UTILITY (2).pdf
Merged Documents Report.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
7	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Stormwater: no Sidewalks: no Streets: no *for final plat approval, it must be demonstrated that Lot25R will have individual access to sanitary sewage to comply with city and plumbing code per UDC 3.8.5.D., 8.2.7.A (ie, dedicate a private easement too house the service connection). note upon revisions: private UE added	

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	Plat1	Note	Mark Zans : DS	Closed	Rm-3 Zoning - Front yard requirement is 20'. Adjust Front yard line.	
2	Plat1	Note	Mark Zans : DS	Closed	Street corner yard is 15 feet. Please adjust Street corner yard line.	
3	Plat1	Note	Mark Zans : DS	Closed	GIS comments- -Plat DOES meet engineering closure standards. -Label the complete and correct legal description of the adjacent properties. -The total platted area is incorrect, correct and revise.	
4	Plat1	Note	Mark Zans : DS	Closed	Adjoining Lots need to have subdivision name on the plat.	
10	Plat1	Note	Mark Zans : DS	Closed	Traffic comments- 1Plat Corner street dedication should be a straight corner clip instead of a radius. 2Infor: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 3Infor: 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) 4Infor: Per UDC 7.1.7.D any future driveway shall conform to corner clearance standards 5Infor: 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 separate of plat approval and infrastructure improvements. 6Infor: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com 7Infor: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations. 8Infor: Hancock Ave is designated as a "new" street per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within the Hancock Ave Right-of-Way will require a variance from the Director of Public Works. 9Infor: Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	Plat1	Note	Mark Zans : DS	Closed	Informational comment This project has a UDC administrative adjustment for a 10% variance in the required lot square footage. per Mark O.	

PLAT OF:
CHAMBERLIN AND ROPES BAY TERRACE ADDITION
BLOCK 10, LOTS 24R AND 25R

BEING A RE-PLAT OF A LOTS 24, 25 AND 26, BLOCK 10 CHAMBERLIN AND ROPES BAY TERRAC ACCORDING TO THE MAP RECORDED IN VOLUME "A", PAGE 23, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, RAMIRO GARZA AND RUTH CASTANEDA GARZA, 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 _____ 2024.

_____
RAMIRO GARZA, CO-OWNER

_____
RUTH CASTANEDA GARZA, CO-OWNERS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMIRO GARZA AND RUTH CASTANEDA GARZA.

THIS THE_____ DAY OF _____ 2024.

_____
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 _____ 2024.

_____
MICHAEL MILLER, CHAIRMAN

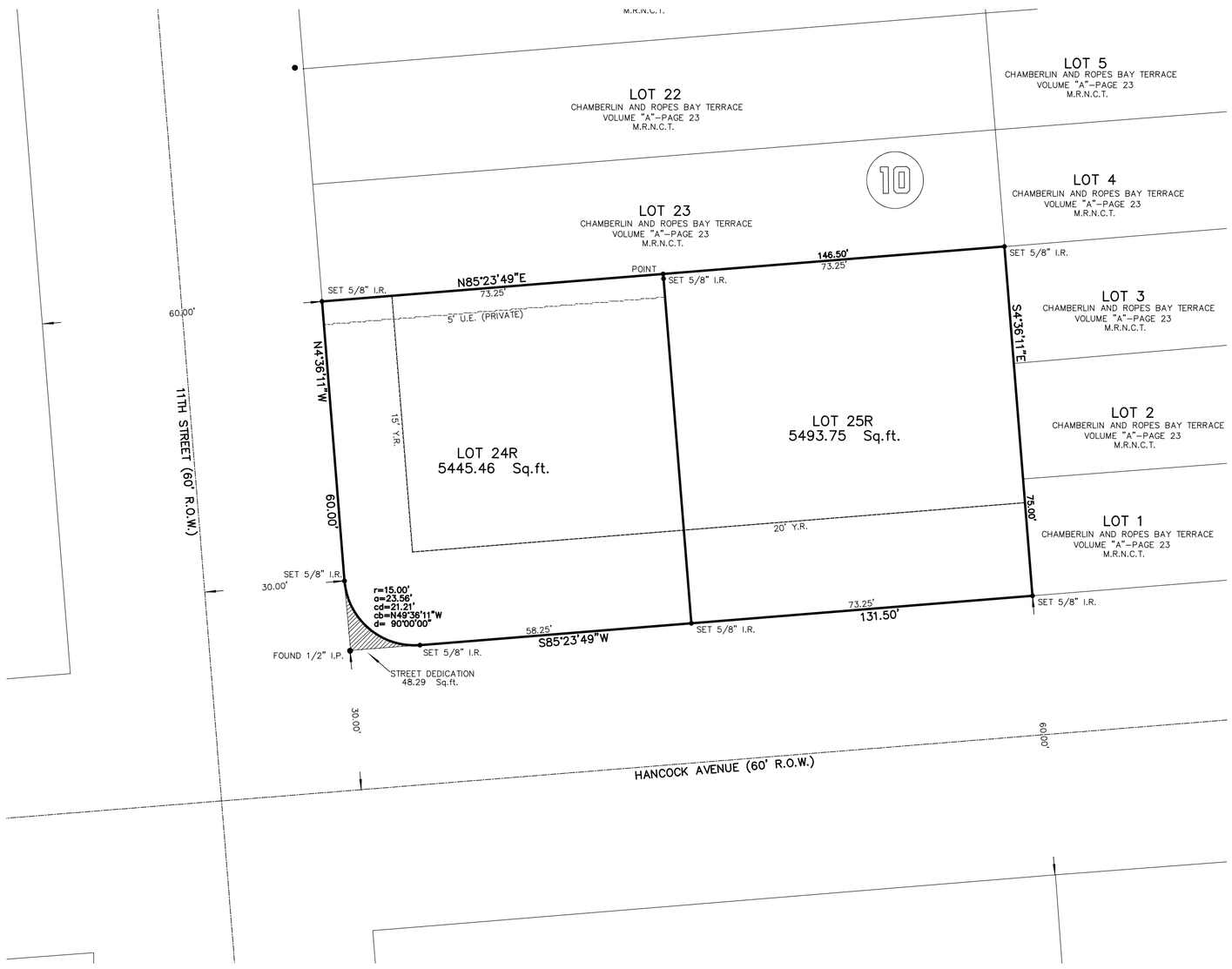
_____
AL RAYMOND, SECRETARY

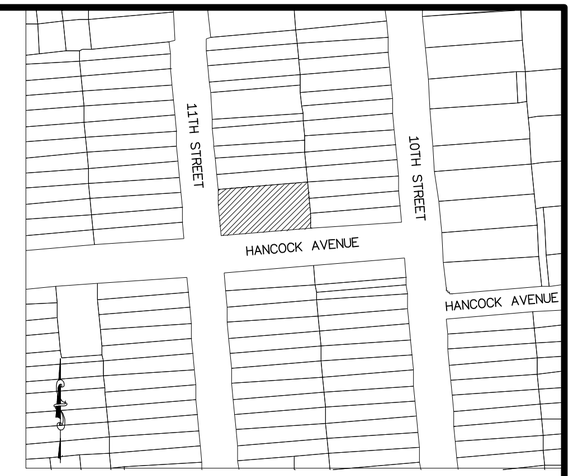
STATE OF TEXAS
COUNTY OF NUECES

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 _____ 2024.

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





LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1) THE TOTAL PLATTED AREA CONTAINS 0.25 ACRES OF LAND, INCLUDING A 48.21 SQ.FT. STREET 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, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 2% ANNUAL CHANCE 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" TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY 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)
7) 10% ADMINISTRATIVE ADJUSTMENT FOR THE UDC DEVELOPMENT STANDARD FOR THE LOTS SQUARE FOOTAGE REQUIREMENT.

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 14TH DAY OF FEBRUARY 2024.

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

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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2024, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

_____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2024

BY:_____
DEPUTY

GRAPHIC SCALE
20' 0 20' 40' 60'
Scale: 1" = 20' feet

TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955

JOB # 240203
FEBRUARY 14, 2024

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 3, 2024

PROJECT: PL 8113
NAME OF PLAT: Valley View Subdivision Block 1 Lot 6A (OCL)
Located north of C.R. 52 and east of FM 1889

Zoned: ZONING – No zoning. (OCL)

Owner: Garrett Miller and Kristin Miler

Surveyor: Brister Surveying

The applicant proposes to plat the property to clear title to land. The submitted Non-Public plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03.19.2024

Merged Document Report

Application No.: PL8113

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Plat 3-7.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
8	Melanie Barrera : DS	Closed	SWQMP shows no increase in storm runoff. at site development, this will be reviewed. any increase is to be mitigated prior to any building permits being issued.	
9	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no, serviced by RAWS Fire Hydrants: no Wastewater: no, septic Stormwater: no Sidewalks: no Streets: yes, access per Nueces County UPDATED - County cleared the access	
10	Melanie Barrera : DS	Closed	provide letter from water supplier verifying property is being serviced per UDC 8.2.6	

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	Fire Comments- 1Infor.This is a REPLAT. Further review will be required. 2Infor:Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows: 3UtilityResidential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet. 4infor: If a property gets platted that is OCL and within the City s CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.) 5Infor:Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN. 6Infor:503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 7Infor.It is noted that the property has a dranage ditch on the right of way CR 52. In line with the above comment, a covert or bridge over this ditch should support the wigfht of a fire truck of 75.000 lbs. 8Infor:IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders 9Infor:503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mark Zans : DS	Closed	Please reverse the lot and block verbiage. Place Block before Lot.	
3	P001	Note	Mark Zans : DS	Closed	Change all year references to 2024.	
4	P001	Note	Mark Zans : DS	Closed	GIS Comments- 1Plat The plat closes within acceptable engineering standards. 2Plat The plat title will begin with the subdivision name, followed by the block number then the lot number. 3Plat Valley View Dr in location map needs to inlcude CR 52B in name.	
7	P001	Note	Mark Zans : DS	Closed	County comment: Nueces county department ot l-'ublIc Works has reviewed the above referenced Plat, we note that the lot does not have direct access off from the 100 foot right of way on County Road 52. Access will have to come from County Road 52B (Valley View Drive) and across the north portion of Lot 6, Bock 1.	

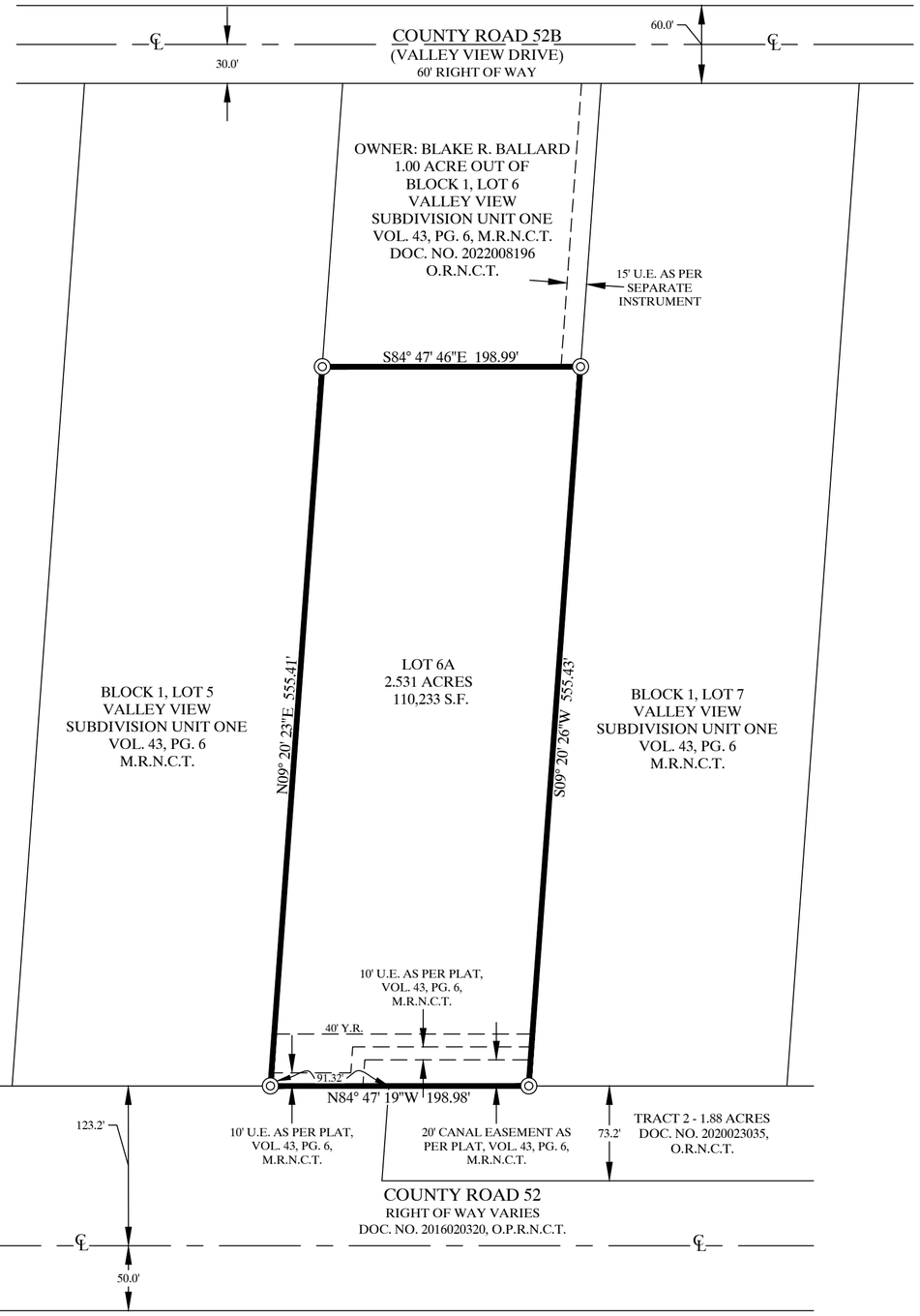
PLAT OF
VALLEY VIEW SUBDIVISION UNIT ONE
BLOCK 1, LOT 6A

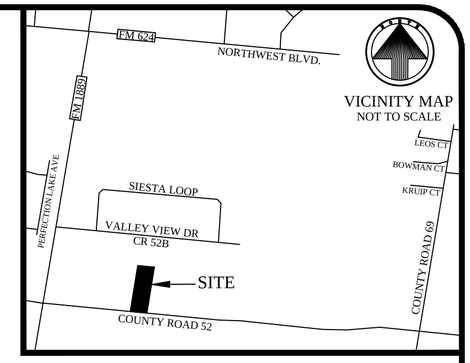
BEING A PLAT OF A 2.531 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021023543, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND BEING BLOCK 1, OUTLOT 6, VALLEY VIEW SUBDIVISION UNIT ONE, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 6, MAP RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE

-80 0 40 80 160

(IN FEET)
1 inch = 80 ft.





VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

WE, GARRETT DEAN MILLER AND KRISTIN MILLER, 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_____ , 2024

_____
GARRETT DEAN MILLER
OWNER

_____
KRISTIN MILLER
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GARRETT DEAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ , 2024

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KRISTIN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ , 2024

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2024

_____
MICHAEL MILLER
CHAIRMAN

_____
AL RAYMOND III, A.I.A.
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 _____ , 2024

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

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____ , 2024. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

_____
PUBLIC HEALTH DEPARTMENT

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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 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

_____ BY: _____
KARA SANDS, CLERK DEPUTY:
NUECES COUNTY, TEXAS

AT _____ O'CLOCK __M

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.

_____ DAY OF _____ , 2024

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. 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.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0260 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 2.531 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

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

◎ = FOUND 5/8" RE-BAR

DATE OF MAP: 7 MARCH 2024

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 20, 2024

PROJECT: PL8210

CALALLEN TOWNSITE BLK. 23 LOT 4R

REPLAT OF 0.29 AC.

Located east of I-37 ACCESS RD and south of Elliff St..

Zoned: RS-6

Owner: Camelot Construction LLC

Surveyor: Brister Surveying

The applicant proposes to plat the property to plat the property for house construction.The submitted Pubic Notice - Post PC meeting 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 closed.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 03.14.2024

Merged Document Report

Application No.: PL8210

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Updated Plat.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
4	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: 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
3	Plat	Note	Mark Zans : DS	Closed	Traffic comments -	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					1Infor:All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2Infor:Alley development shall adhere to standards outlined in UDC 8.2.1 3Infor:Per Urban Transporation Masterplan, I-37 Access Rd is TXDOT ROW. Developer to coordinate access to I-37 Access Rd with TXDOT 4Infor: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) 5Infor:Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. 6Infor: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 separate of plat approval and infrastructure improvements. 7Infor:For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com 8Infor:Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations. 9Infor:"Meeting TXDOT access management guidelines Any utility installation in TXDOT Right-of-Way shall adhere to TXDOT s Utility Installation Request (UIR) procedures. " 10Infor:Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.	
6	Plat	Note	Mark Zans : DS	Closed	Remove the 25' yard requirement along the Interstate side of the property. The 25' yard requirement along East Elliff Rd. will run west into the 15' Utility easement line..	
7	Plat	Note	Mark Zans : DS	Closed	Need a letter from TXDot authorizing the placement of the drive way along the west property line.	

PLAT OF
CALALLEN TOWNSITE
BLOCK 23, LOT 4R

BEING A FINAL PLAT OF A 0.295 ACRE TRACT OUT OF BLOCK 23, LOTS 4, 5, 6 AND 7, CALALLEN TOWNSITE, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 44, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 0.295 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023032697, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE

-25 0 12.5 25 50

(IN FEET)
1 inch = 25 ft.

STATE OF TEXAS
COUNTY OF NUECES

WE, CAMELOT DESIGNS & CONSTRUCTION LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE_____ DAY OF_____ , 2024.

_____
HUGO LARA,
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, HUGO LARA, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____ , 2024.

_____
NOTARY PUBLIC

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 _____ , 2024

_____
RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407

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 _____ , 2024

_____
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 _____ , 2024

_____ _____
MICHAEL MILLER AL RAYMOND III, A.I.A.
CHAIRMAN SECRETARY

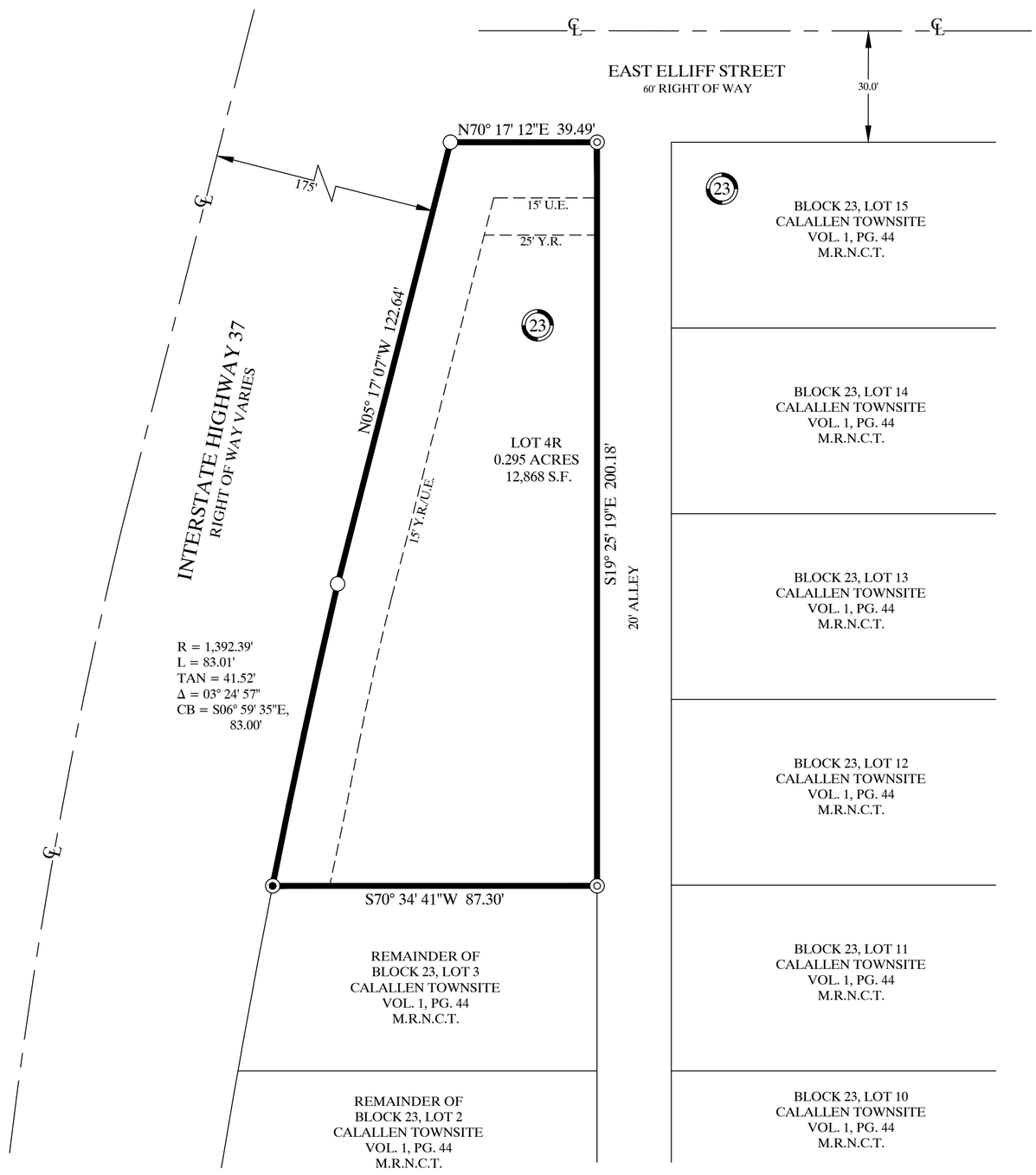
STATE OF TEXAS
COUNTY OF NUECES

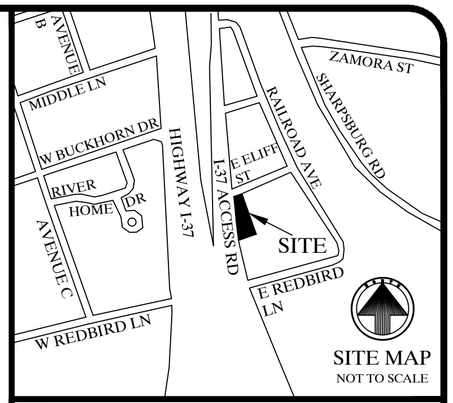
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK __M AND DULY RECORDED IN VOLUME _____, PAGE ____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY





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

LEGEND:
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
○ = FOUND TX DOT MONUMENT

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0280 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 0.295 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DATE OF MAP: 12 FEBRUARY 2024

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 3rd, 2024

PROJECT: PL8152
PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R (REPLAT OF 2.404 ACRES)
Located south of SH 358 & west of Waldron Rd.

Zoned: ZONING RS-6

Owner: Susan Leathers

Surveyor: Brister Surveying

The applicant proposes to plat the property to obtain a building permit to develop houses. The submitted Public Notice plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Merged Document Report Application No.: PL8152

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Plat Pg. 1_3-26.pdf
Plat Pg. 2_3-26.pdf
Utility Plan_3-18.pdf
SWQMP - PERRY'S ESTATES.PDF

Author Name	Dept	Email	Phone
Andrea Fernandez	DS Plan	andreaf3@cctexas.com	
Melanie Barrera	DSE	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	CCW	MikailW@cctexas.com	
John Gonzales	CCW	JGonzalez@cctexas.com	

Case Markup Id	Status	Comments	Author	Dept	Page Reference	Doc Name
00013	Closed	show DE on southern end of property	Melanie Barrera	DS	plat	Plat Pg. 2_3-26.pdf
00024	Closed	Planning comment: show pipelines referenced in vol. 48 pg. 149	Andrea Fernandez	DS	plat	Plat Pg. 2_3-26.pdf
00021	Closed	confirm Note 9, RRC shows two gas lines. display on plat	Melanie Barrera	DS	plat	Plat Pg. 2_3-26.pdf
00020	Closed	Planning comment: Are lots 8BR and 8CR currently empty? If they contain accessory structure, lots cannot be created as accessory structures cannot precede a primary structure. (UDC 5.3.1) Accessory structures would have to be removed prior to recordation UNLESS the purpose of this replat is to build single family dwellings on 8ABR and 8CR.	Andrea Fernandez	DS	plat	Plat Pg. 2_3-26.pdf
00022	Closed	Planning comment: Correct name of "national dr." in vicinity map	Andrea Fernandez	DS	plat	Plat Pg. 2_3-26.pdf
00027	Closed	Planning comment: A request or response may be made for an additiona	Andrea Fernandez	DS		8152~PLANNING

00023	Closed	Public/Private Infrastructure Required?: Water: yes, unless a fire flow test shows sufficient flow. see fire comment and provide flow test with resubmittal Fire Hydrants: no Wastewater: yes Stormwater: yes Sidewalks: yes (administratively waived per 8.2.2) Streets: no	Melanie Barrera	DS		8152~PLANNING
00025	Closed	Planning comment: Plat is a public notice PC plat	Andrea Fernandez	DS		8152~PLANNING
00026	Closed	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval.	Andrea Fernandez	DS		8152~PLANNING
00005	Closed	GIS Comments: 1: Plat - The plat closes within acceptable engineering standards.	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00018	Closed	Planning comment:Update years on signature blocks	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00006	Closed	Parks: No comments	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00009	Closed	NASCC: No comment	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00008	Closed	Traffic Comments: 1PlatNo temporary dead- end street shall be permitted in excess of 500 feet unless no other practical alternative is available. Per UDC 8.2.1.D 2PlatPer UDC 8.2.1.G, The maximum cul-de-sac length shall be 800 feet, provided that, a cul-de-sac with an island may have a length of 1,000 feet. Cul-de-sac length shall be measured from the center line of the connecting street to the radius point of the cul-de-sac. 3PlatDeveloper to provide a temporary cul-de-sac at the end of Dove Ln. 4Infor:All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 5Infor: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) 6Infor: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 separate of plat approval and infrastructure improvements. 7Infor:For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com 8Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations. 9Work to tie in driveways to City Right-of-Way will require a Right-of-Way permit from Traffic Engineering.	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00010	Closed	AEP Transmission: No comment	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf

00004	Closed	Fire comments: 1: Infor. - Plat Review based upon construction of single family homes. 2: Plat - Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 3: Infor. - The existing hydrant appears to have a red bonnet and red caps. This indicative of poor water supply. It will need to be determined if this hydrant is capable of producing the 750 GPM with 20 PSI residual required for firefighting purposes. A flow test can be requested by going to: Flowtest@cctexas.com 4: Plat - 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. 5: Plat - 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. 6Infor. Note: (Current Street width is substandard and does not meet the above criteria and could affect emergency services response.) While the Fire Department does not require a future home owner to replace infrastruture or widen the street, it is posted here simply as a note for the City to consider bringing the street to current standards.	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00003	Closed	CCRTA Comment: This plat is not located along an existing or foreseeably planned CCRTA service route.	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00002	Closed	AEP Distribution:No comment	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00019	Closed	Planning comment:Correct name of National Dr. in vicinity map to 1st Nat	Andrea Fernandez	DS	plat	Plat Pg. 1_3-26.pdf
00015	Closed	show all UE's and the DE	Melanie Barrera	DS	swqmp	SWQMP - PERRY'S ESTATES.pdf
00014	Closed	SWQMP appears unfinished, with ###### as a placeholder in some insta	Melanie Barrera	DS	swqmp	SWQMP - PERRY'S ESTATES.pdf
00017	Closed	not addressed. show 5 & 100 yr storm Q rates with C values accurate to the existing and proposed conditions, or state on plat that no increase in impervious surface will occur if applicable. SWQMP notes this will be mitigated using swales and ditches	Melanie Barrera	DS	swqmp	SWQMP - PERRY'S ESTATES.pdf
00012	Closed	utility lot lines should reflect proposed platted lot lines, acreages, UEs, an	Melanie Barrera	DS	utility	Utility Plan_3-18.pdf
00007	Closed	Show existing septic system for this lot. As well as existing sanitary lines.	John Gonzales	WW	utility	Utility Plan_3-18.pdf
00001	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Wate	Mikail Williams	WTR	utility	Utility Plan_3-18.pdf

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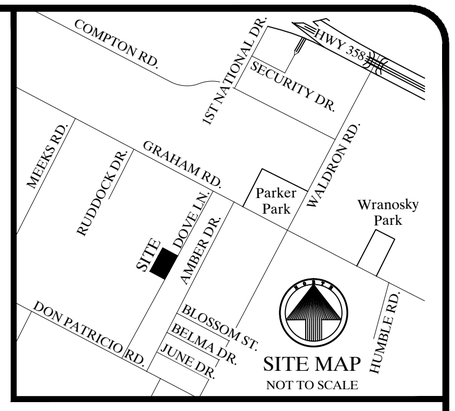
REPLAT OF
PERRY'S ESTATES
BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R

BEING A REPLAT OF BLOCK 5, LOTS 8A AND 9, PERRY'S ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGES 841 - 842, MAP RECORDS NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

I, SUSAN LEATHERS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, I 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_____ , 2024

_____
SUSAN LEATHERS
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME SUSAN LEATHERS, 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 _____ , 2024

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE _____ DAY OF _____ , 2023. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

_____
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2024

_____
MICHAEL MILLER
CHAIRMAN

_____
AL RAYMOND III, A.I.A.
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 _____ , 2024

_____
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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 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

_____ BY: _____
KARA SANDS, CLERK DEPUTY:
NUECES COUNTY, TEXAS

AT _____ O'CLOCK __M

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 _____ , 2024

_____
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 THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0545 G, WHICH BEARS AN EFFEC TIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83 (93), TEXAS SOUTH ZONE 4205.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 2.404 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. AS PER PLAT RECORDED IN VOLUME 48, PAGE 149, M.R.N.C.T. NO BUILDING MAY BE CONSTRUCTED WITHIN 15' OF PIPELINES.

8. AS PER PLAT RECORDED IN VOLUME 48, PAGE 149, M.R.N.C.T. EXISTING EASEMENT GRANTED 10-1-36 BY J.P. WEBSTER AND SONS TO HUMBLE OIL AND REFINING COMPANY VOL. 225, PG. 453, D.R.N.C.T., EXISTING EASEMENT GRANTED 7-30-59 BY VERNE HARRIS AND WIFE ANNA LEE HARRIS TO HUMBLE OIL AND REFINING COMPANY, VOL. 862, PG. 140, D.R.N.C.T.

9. AS PER RAILROAD COMMISSION AND TEXAS 811 CALL, THERE ARE NO ACTIVE PIPELINES ON THIS PROPERTY.

10. TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21,780 SF). PROPERTIES WITH DRAINAGE EASEMENTS WITHIN THE PROPERTY MAY LIMIT THE BUILDING AND AMENITIES FOOTPRINT. ALL LOTS AND STRUCTURES SHALL ADHERE TO TCEQ OSSF DISPOSAL, DESIGNS AND REQUIREMENTS.

11. ANY INCREASE IN RUNOFF WILL BE MITIGATED AT SITE DEVELOPMENT.

DATE OF MAP: 18 MARCH 2024

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

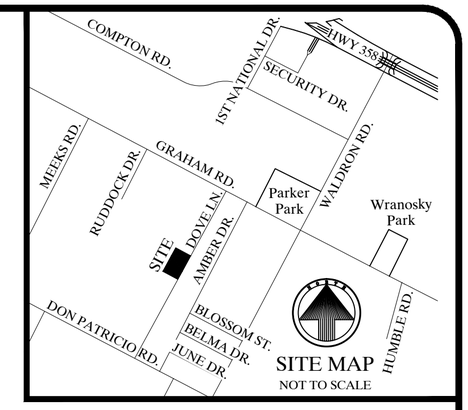
REPLAT OF
PERRY'S ESTATES
BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R

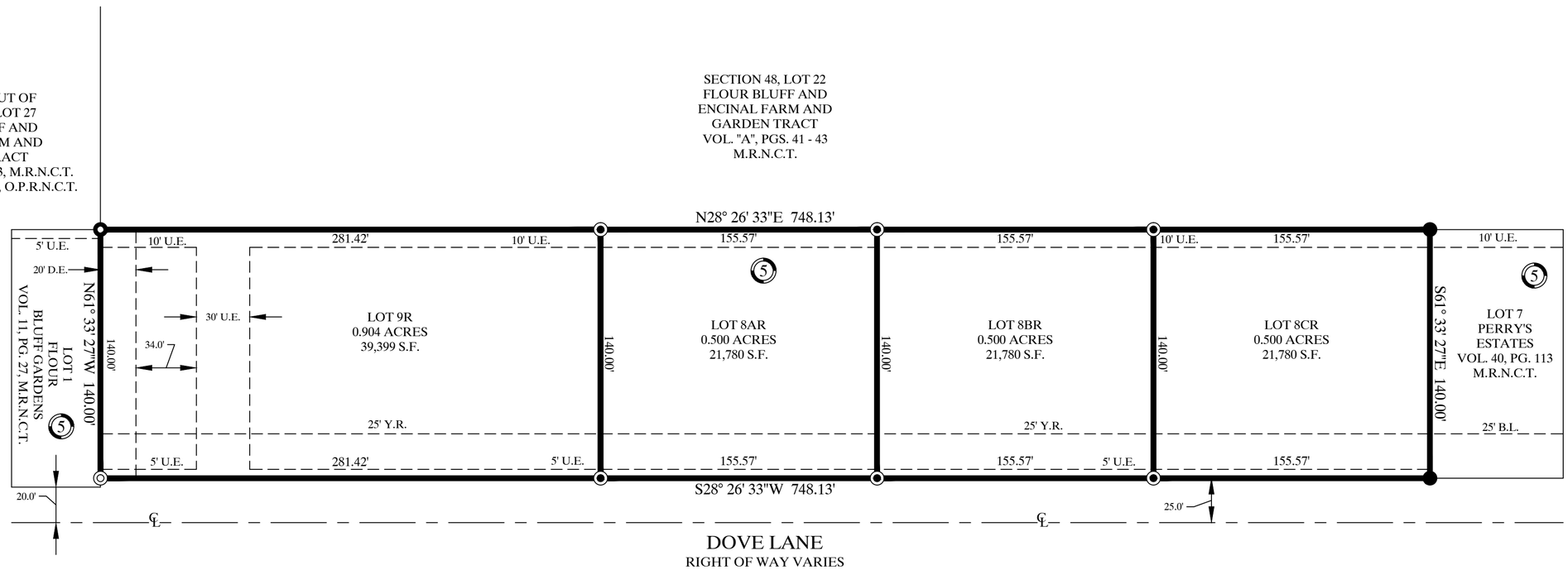
BEING A REPLAT OF BLOCK 5, LOTS 8A AND 9, PERRY'S ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGES 841 - 842, MAP RECORDS NUECES COUNTY, TEXAS.

GRAPHIC SCALE

-50 0 25 50 100

(IN FEET)
1 inch = 50 ft.





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LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

◉ = SET 5/8" RE-BAR
● = FOUND 1" IRON PIPE
◎ = FOUND 5/8" RE-BAR
● = PROPERTY CORNER NO ACCESS

DATE OF MAP: 18 MARCH 2024

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UTILITY PLAN FOR PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R

BEING A REPLAT OF BLOCK 5, LOTS 8A AND 9, PERRY'S ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGES 841 - 842, MAP RECORDS NUECES COUNTY, TEXAS.

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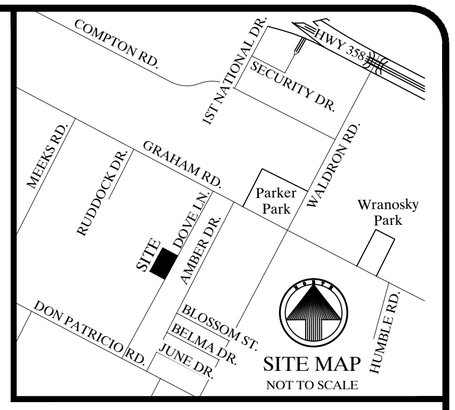

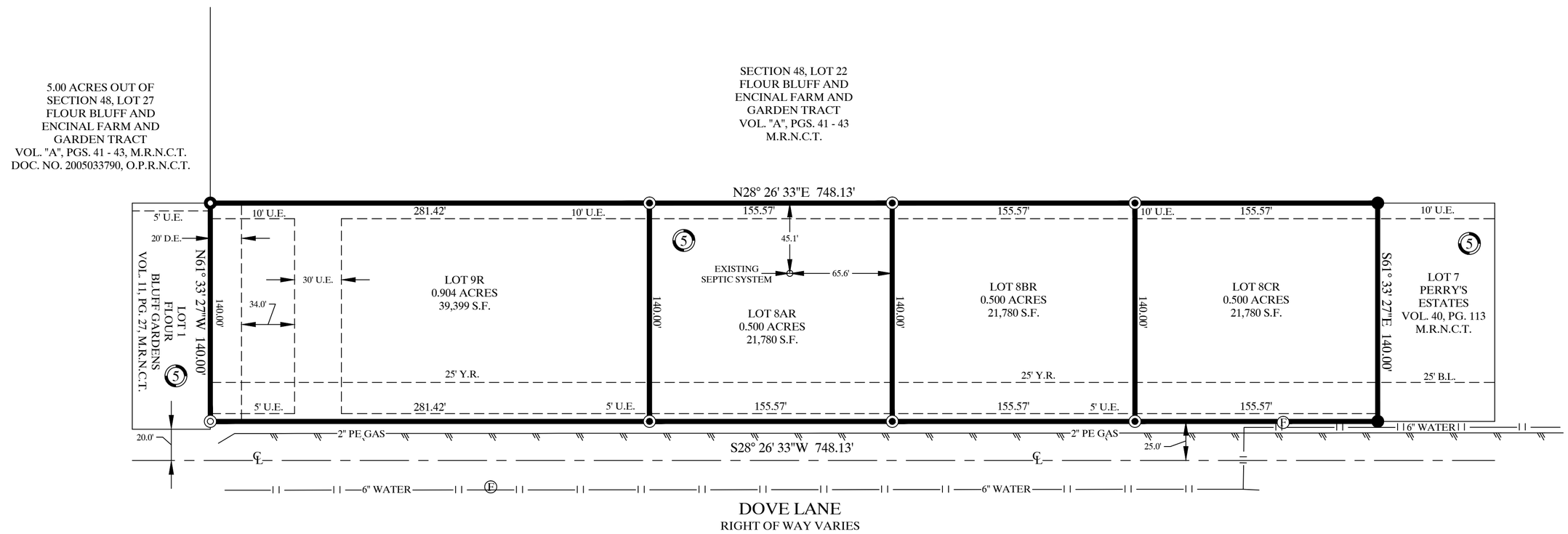

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Ⓕ = FIRE HYDRANT
◉ = SET 5/8" RE-BAR
● = FOUND 1" IRON PIPE
◎ = FOUND 5/8" RE-BAR
● = PROPERTY CORNER NO ACCESS

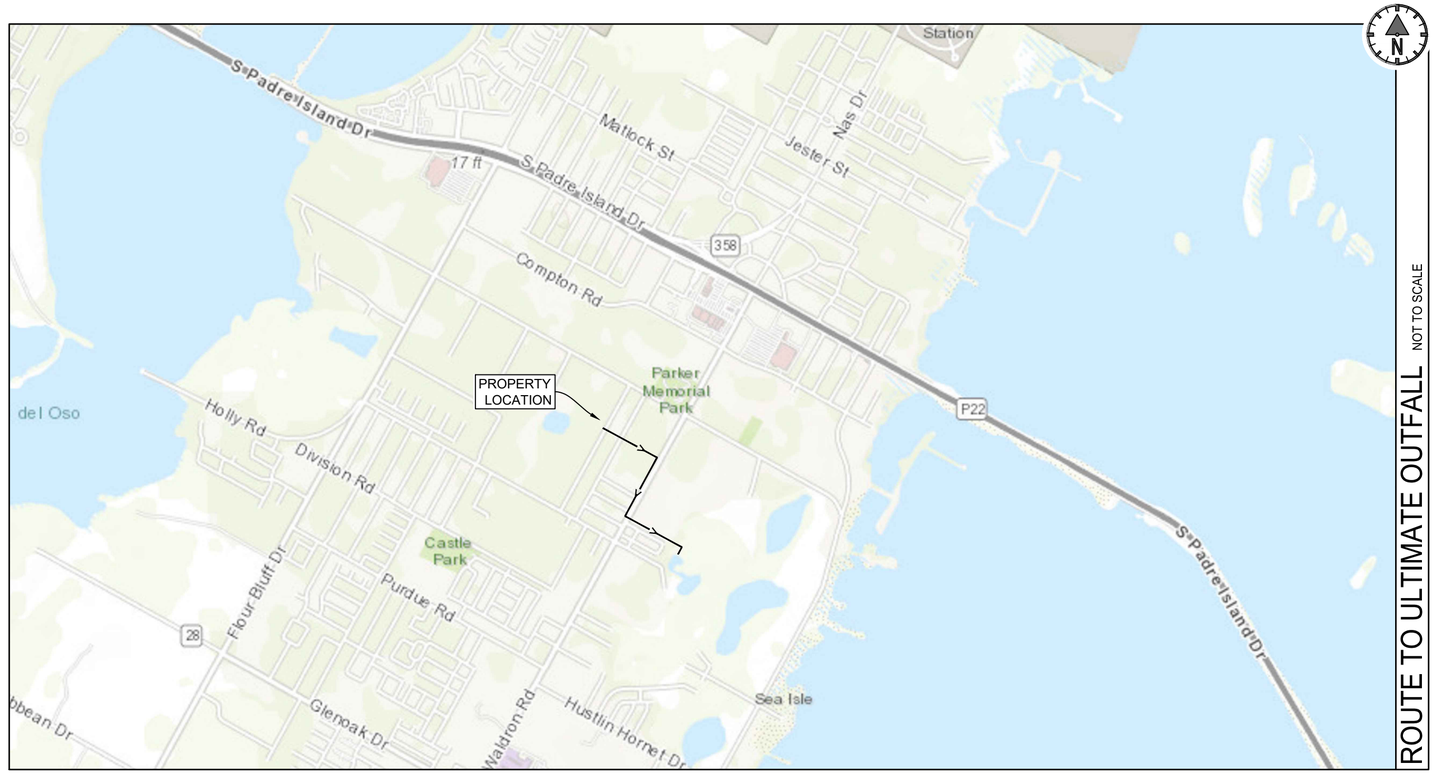
UTILITIES SHOWN ARE AS PER CITY OF CORPUS CHRISTI GIS

DATE OF MAP: 18 MARCH 2024

STORMWATER QUALITY MANAGEMENT PLAN (SWQMP)
LEGEND AND ABBREVIATION DEFINITIONS

THE FOLLOWING IS A GENERAL LEGEND OF THE LINES, SYMBOLS, AND ABBREVIATIONS THAT MAY BE FOUND WITHIN THE SWQMP. NOT ALL LINES, SYMBOLS, AND ABBREVIATIONS INDICATED BELOW MAY BE USED AND ARE INCLUDED AS REFERENCE.

	EXISTING CURB INLET		PROPOSED CURB INLET
	EXISTING GRATE INLET		PROPOSED GRATE INLET
	EXISTING POST INLET		PROPOSED POST INLET
	EXISTING MANHOLE		PROPOSED MANHOLE
	EXISTING JUNCTION BOX		PROPOSED JUNCTION BOX
	EXISTING SAFETY END TREATMENT (SET)		
	PROPOSED SAFETY END TREATMENT (SET)		
	EXISTING SLOPED DITCH/POND OUTFALL		
	PROPOSED SLOPED DITCH/POND OUTFALL		
E D	EXISTING STORMWATER UTILITY MARKER		
D	PROPOSED STORMWATER UTILITY MARKER		
EST	EXISTING GENERAL PIPE (PIPE TYPE NOT DETERMINED)		
ST	PROPOSED GENERAL PIPE (PIPE TYPE NOT DETERMINED)		
E #x# ST	EXISTING REINFORCED CONCRETE BOX		
#x# ST	PROPOSED REINFORCED CONCRETE BOX		
EST HP	EXISTING HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE		
ST HP	PROPOSED HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE		
EST PVC	EXISTING POLYVINYL CHLORIDE (PVC) PIPE		
ST PVC	PROPOSED POLYVINYL CHLORIDE (PVC) PIPE		
EST RCP	EXISTING REINFORCED CONCRETE PIPE (RCP)		
ST RCP	PROPOSED REINFORCED CONCRETE PIPE (RCP)		
EDCL	EXISTING DITCH/DETENTION POND CENTERLINE		
DCL	PROPOSED DITCH/DETENTION POND CENTERLINE		
EDTP	EXISTING DITCH/DETENTION POND TOP		
DTP	PROPOSED DITCH/DETENTION POND TOP		
EDTO	EXISTING DITCH/DETENTION POND TOE		
DTO	PROPOSED DITCH/DETENTION POND TOE		
	EXISTING STORMWATER FLOW DIRECTION		
	PROPOSED STORMWATER FLOW DIRECTION		
ESTB	EXISTING STORMWATER BASIN BOUNDARY		
PSTB	PROPOSED STORMWATER BASIN BOUNDARY		
	ROUTE TO RECEIVING WATERS		
A1	BASIN AREA ID		
DT1	DETENTION AREA ID		
A_T	TOTAL BASIN AREA		
Q_5	5-YEAR STORM EVENT FLOW		
Q_{10}	10-YEAR STORM EVENT FLOW		
Q_{25}	25-YEAR STORM EVENT FLOW		
Q_{50}	50-YEAR STORM EVENT FLOW		
Q_{100}	100-YEAR STORM EVENT FLOW		



ROUTE TO ULTIMATE OUTFALL NOT TO SCALE

NOTICE: *THIS STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) IS FOR THE PLAT THAT IS INDICATED AND INDICATES THE CURRENT DESIGN. THIS SWQMP IS SUBJECT TO CHANGE AND MODIFICATION AS DESIGN OF THE PROJECT IS COMPLETED WITH OR WITHOUT THE KNOWLEDGE OF THE ENGINEER WHOSE SEAL AND SIGNATURE APPEARS ON THE SWQMP, THEREFORE THE CONSTRUCTION DRAWINGS FOR THE PROJECT SHALL GOVERN ALL WORK FOR THE PROJECT.*

NOTICE: *THIS SWQMP IS NOT A STORMWATER POLLUTION PREVENTION PLAN, AND THEREFORE, WILL NOT SATISFY THE REQUIREMENTS FOR PERMITTING OF THE DISCHARGE OF STORMWATER ASSOCIATED WITH ANY CONSTRUCTION ACTIVITY.*

GENERAL INFORMATION

1. PROPERTY INFORMATION
   - 1.1. LEGAL DESCRIPTION:
     - 1.1.1. BEING A REPLAT OF BLOCK 5, LOTS 8A AND 9, PERRY'S ESTATES, AS SHOWN ON A MAP RECORDED IN VOLUME 69, PAGES 841-842, MAP RECORDS NUECES, COUNTY, TEXAS.
   - 1.2. DEVELOPMENT NAME THAT THIS SWQMP WILL BE ASSOCIATED WITH:
     - 1.2.1. PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R
2. SITE DESCRIPTION
   - 2.1. TOTAL AREA OF CONTIGUOUS SITE INCLUDED IN THIS SWQMP IS 2.404 ACRES
   - 2.2. THE OVERALL PROJECT WILL DISTURB 2.404 ACRES
3. SOIL TYPE(S) THAT ARE ON THE PROPERTY ARE AS FOLLOWING:
   - 3.1. SANDY
4. STORM WATER POLLUTION PREVENTION PERMIT(S)
   - 4.1. IT IS ANTICIPATED THAT AN TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WILL BE REQUIRED.
   - 4.2. THE RESPONSIBLE PARTY FOR OBTAINING ALL PERMITS RELATED TO STORM WATER POLLUTION PREVENTION, THE DESIGN, IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES SHALL BE THE GENERAL CONTRACTOR FOR THE PROJECT, UNLESS OTHERWISE NOTED BY THE OWNER OF THE PROJECT.
   - 4.3. A COPY OF ALL PERMITS OBTAINED BY THE RESPONSIBLE PARTY RELATED TO STORMWATER POLLUTION PREVENTION SHALL BE PROVIDED TO THE CITY INSPECTOR WHOM SHALL PROVIDE THE DOCUMENTS TO THE DIRECTOR OF DEVELOPMENT SERVICES (WHEN APPLICABLE).
5. IF THE PROPERTY IS WITHIN THE DUNE PROTECTION AREA OR WITHIN THE BEACH FRONT CONSTRUCTION AREA, THEN COMPLIANCE WITH THE PERMIT WILL BE REQUIRED.
6. THIS SWQMP IS IN ACCORDANCE WITH A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) PERMIT THAT HAS BEEN SUBMITTED AND OR APPROVED BY TxDOT.

RECEIVING WATERS

1. THE RECEIVING WATERS FOR THE STORMWATER FROM THIS SITE IS AS FOLLOWS:
   - 1.1. LAGUNA MADRE DRAINAGE BASIN - 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". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.

EXISTING SITE INFORMATION

1. EXISTING LAND USE ASSUMPTION AS PER CITY OF CORPUS CHRISTI CODE OF ORDINANCES CHAPTER 14, ARTICLE X, SEC. 14-1002(b) AND BASED ON THE LAND USES INDICATED WITHIN THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL CHAPTER 3, TABLE 3.1, IS INDICATED BELOW:
   - 1.1. SINGLE FAMILY - LOTS > 1/3 ACRE
2. EXISTING DRAINAGE STRUCTURES ON-SITE CONSIST OF THE FOLLOWING:
   - 2.1. DRAINAGE SWALES
   - 2.2. DRAINAGE DITCHES
3. EXISTING ON-SITE STORMWATER GENERAL FLOW DIRECTION IS AS PER THE FOLLOWING:
   - 3.1. STORM WATER FLOWS SOUTH TOWARDS THE EXISTING DRAINAGE SWALE AND RELEASES INTO THE LAGUNA MADRE DRAINAGE BASIN.
4. ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, RECEIVING WATERS, KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS, HABITAT FOR ENDANGERED, THREATENED, OR PROTECTED SPECIES, CRITICAL DUNES, FLOOD PLAINS, FLOODWAYS, AND /OR VELOCITY ZONES ON THE SITE HAVE BEEN IDENTIFIED WITHIN THE SWQMP. IF ANY OF THESE AFOREMENTIONED AREAS ARE INDICATED ON THE PROPERTY ARE TO BE DISTURBED DURING CONSTRUCTION ADDITIONAL PERMITTING MAY BE REQUIRED.

PROPOSED SITE INFORMATION

1. PROPOSED LAND USE ASSUMPTION AS PER CITY OF CORPUS CHRISTI CODE OF ORDINANCES CHAPTER 14, ARTICLE X, SEC. 14-1002(b) AND BASED ON THE LAND USES INDICATED WITHIN THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL CHAPTER 3, TABLE 3.1, IS INDICATED BELOW:
   - 1.1. SINGLE FAMILY - LOTS > 1/3 ACRE
2. AFTER CONSTRUCTION THE SITE COVERAGE WILL GENERALLY CONSIST OF THE FOLLOWING:
   - 2.1. PAVED
3. AFTER CONSTRUCTION THE DRAINAGE STRUCTURES ON-SITE WILL CONSIST OF THE FOLLOWING:
   - 3.1. DRAINAGE SWALES
   - 3.2. DRAINAGE DITCHES
4. AFTER CONSTRUCTION, THE ON-SITE STORMWATER GENERAL FLOW DIRECTION IS AS PER THE FOLLOWING:
   - 3.1. STORM WATER FLOWS SOUTH TOWARDS THE EXISTING DRAINAGE SWALE AND RELEASES INTO THE LAGUNA MADRE DRAINAGE BASIN.
   - 3.2. THE EXISTING STORMWATER FLOW (PIPED, CHANNELIZED, AND/OR SHEET FLOW) FROM ADJACENT PROPERTIES SHALL NOT BE BLOCKED IN A MANNER THAT RESULTS IN DEPTHS THAT WILL RESULT IN FLOODING OF HABITABLE STRUCTURES.
   - 3.3. THE STORMWATER FLOW WILL BE ALLOWED TO CONTINUE INTO THE PROPERTY AND WILL BE HANDLED EITHER BY CONTINUING ANY PIPES, CHANNELS, AND/OR GRADING OF THE PROPOSED SURFACE TO PROPOSED STRUCTURES.
4. TEMPORARY AND PERMANENT EROSION CONTROL DEVICES WILL BE OUTLINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN OR THE STORM WATER CONTROL PLAN ASSOCIATED WITH THE CONSTRUCTION OF THE DEVELOPMENT.

STATE OF TEXAS
THOMAS B. TIFFIN
111733
LICENSED PROFESSIONAL ENGINEER
03/15/2024

THOMAS B. TIFFIN, P.E. NO. 111733

ENGINEER: THOMAS TIFFIN, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER

ENGR PID	SURVEY PID	OWNER PID
240038	N/A	N/A

DRWN BY	CHKD BY	APPD BY	REV #
MH	TT	RB	0

SURVEY DATE	DRAWING DATE

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

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240
MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

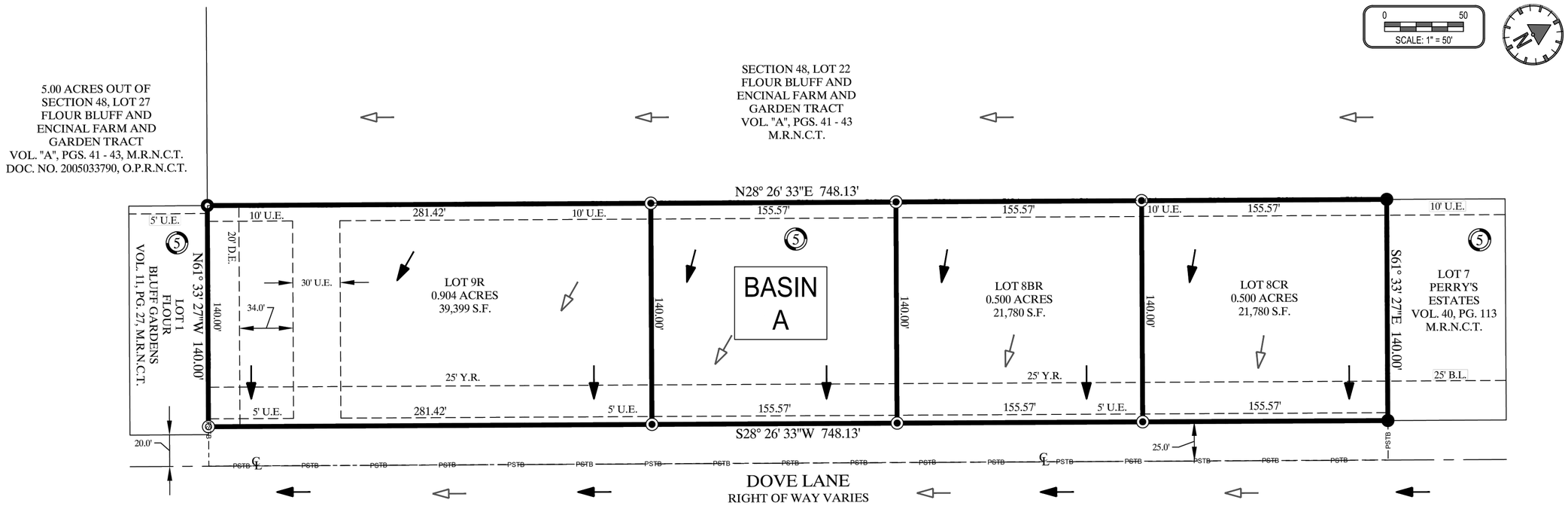
PRELIMINARY STORMWATER QUALITY MANAGEMENT PLAN FOR THE REPLAT OF

PERRY'S ESTATES

BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R

NUECES COUNTY, TEXAS

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\Brister Surveying\xxxxxx - 1558 Dove Lane\240038 - 1558 DOVE LANE.dwg)



BASIN CALCULATIONS

PROJECT NAME: PERRY'S ESTATES, BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R
PROJECT ID: 240038 **CALCULATED BY:** MH
COUNTY: NUECES **DATE:** 3/15/2024

BASIN INFORMATION

EXISTING BASIN SIZE	PROPOSED BASIN SIZE
123,545.00 *SQFT*	123,545.00 *SQFT*
2.84 *ACRES*	2.84 *ACRES*

BASIN ID: A

RUNOFF COEFFICIENT (C)

USE AND RELATED INFORAMTION *		COEFFICIENT (SLOPE BASED) * <1%	1-3.5%	>3.5%	EXISTING C	AREA	%	PROPOSED C	AREA	%
A. PASTURE	TYPE A SOILS (SAND)	0.25	0.35	0.40			0.0%			0.0%
	TYPE B SOILS (CLAY)	0.30	0.40	0.50			0.0%			0.0%
B. CULTIVATED FIELDS	TYPE A SOILS (SAND)	0.25	0.55	0.65			0.0%			0.0%
	TYPE B SOILS (CLAY)	0.30	0.60	0.70			0.0%			0.0%
C. LAWN	TYPE A SOILS (SAND)	0.05	0.08	0.12			0.0%			0.0%
	TYPE B SOILS (CLAY)	0.15	0.18	0.22			0.0%			0.0%
D. WOODED TRACTS	TYPE A SOILS (SAND)	0.15	0.18	0.25			0.0%			0.0%
	TYPE B SOILS (CLAY)	0.18	0.20	0.30			0.0%			0.0%
E. SINGLE FAMILY	RESIDENTIAL ESTATE	0.30	0.35	0.40			0.0%			0.0%
	LOTS > 1/3 ACRE	0.30	0.40	0.50	0.30	123,545	100.0%	0.30	123,545	100.0%
	1/4 ACRE TO 1/3 ACRE	0.40	0.50	0.60			0.0%			0.0%
	LOTS < 1/4 ACRE	0.50	0.55	0.60			0.0%			0.0%
F. MULTI-FAMILY DISTRICTS	TOWNHOUSE	0.60	0.65	0.70			0.0%			0.0%
	MANUFACTURED / RV	0.60	0.65	0.70			0.0%			0.0%
	APARTMENT	0.75	0.80	0.70			0.0%			0.0%
G. BUSINESS DISTRICTS	PROFESSIONAL OFFICE	0.75	0.80	0.85			0.0%			0.0%
	NEIGHBORHOOD BUS.	0.75	0.80	0.85			0.0%			0.0%
	NORTH BEACH	0.75	0.80	0.85			0.0%			0.0%
	ISLAND	0.75	0.80	0.85			0.0%			0.0%
	BAYFRONT	0.75	0.80	0.85			0.0%			0.0%
	BUSINESS	0.75	0.80	0.85			0.0%			0.0%
	GENERAL BUSINESS	0.75	0.80	0.85			0.0%			0.0%
	PRIMARY BUSINESS	0.85	0.85	0.85			0.0%			0.0%
H. INDUSTRIAL DISTRICTS	LIMITED	0.50	0.65	0.80			0.0%			0.0%
	LIGHT	0.50	0.65	0.80			0.0%			0.0%
	HEAVY	0.60	0.75	0.85			0.0%			0.0%
I. OPEN SPACES	PARKS / GREENBELTS	0.20	0.30	0.30			0.0%			0.0%
	PLAYGROUND	0.25	0.35	0.35			0.0%			0.0%
					Acres:	2.84	100.0%	Acres:	2.84	100%
					Weighted C (C_{Ew}):		0.30	Weighted C (C_{Pw}):		0.30

** IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL AND APPLICABLE ORDINANCES*

HYDRAULICS

TIME OF CONCENTRATION (TOC)

EXISTING TOC CALCULATIONS			PROPOSED TOC CALCULATIONS		
USE	TIME	% OF AREA	USE	TIME	% OF AREA
A - F Tc_p	30.00	100.0%	A - F Tc_p	30.00	100.0%
G - H Tc_p	15.00	0.0%	G - H Tc_p	15.00	0.0%
I Tc_p	30.00	0.0%	I Tc_p	30.00	0.0%
AVG Tc_E	**30.00**	*100.0%*	**AVG Tc_P**	**30.00**	*100.0%*

DESIGN YEAR
10

RATIONAL METHOD CALCULATIONS

INTENSITY - DURATION - FREQUENCY (IDF) COEFFECIENTS ** e (in)	b	d (mins)	DESIGN YEAR	EXISTING INTENSITY (in/hr)	EXISTING Q (CFS)	PROPOSED INTENSITY (in/hr)	PROPOSED Q (CFS)	DELTA Q (CFS)
0.83	70.00	13.98	2-YR (50%)	3.01	2.56	3.01	2.56	0.00
0.80	79.24	12.98	5-YR (20%)	3.93	3.34	3.93	3.34	0.00
0.78	87.13	12.57	**10-YR (10%)**	4.64	**3.95**	4.64	**3.95**	**0.00**
0.76	98.02	12.27	25-YR (4%)	5.63	4.79	5.63	4.79	0.00
0.75	105.98	12.07	50-YR (2%)	6.39	5.44	6.39	5.44	0.00
0.74	114.61	12.10	100-YR (1%)	7.20	6.13	7.20	6.13	0.00

*** BASED ON "NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA) ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS" (PERCIA ET AL. 2018) FOR THE INDICATED COUNTY.*

STATE OF TEXAS
THOMAS B. TIFFIN
111733
LICENSED
PROFESSIONAL ENGINEER
03/15/2024
THOMAS B. TIFFIN, P.E. NO. 111733

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER

ENGR P/ID	SURVEY P/ID	OWNER P/ID
240038	N/A	N/A
DRWN BY	CHKD BY	APPD BY	REV #
MH	TT	RB	0
SURVEY DATE			DRAWING DATE

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PRELIMINARY STORMWATER QUALITY MANAGEMENT PLAN FOR THE REPLAT OF

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PLAT - FULL SIZE = 18 x 24
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ZONING REPORT
Case # ZN7974 (0424-03)

Applicant & Subject Property

District: 1
Owner: Leslie Lopez
Applicant: Leslie Lopez
Address: 110 Rolling Acres Drive, located along the west side of Rolling Acres Drive, at the northwest intersection with Leopard Street, and east of McKinzie Road.
Legal Description: Lot 5, Less 13 feet by 110 feet, Block 1, Rolling Acres
Acreage of Subject Property: 0.38 acre(s)
Pre-Submission Meeting: June 8, 2024

Zoning Request

From: "RS-6" Single-Family 6 District
To: "ON" Neighborhood Office District
Purpose of Request: The purpose of the request is to allow for retail sales and services use; particularly a beauty shop and boutique.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Low-Density Residential	Low-Density Residential
North	"RS-6" Single-Family 6	Low-Density Residential	Low-Density Residential
South	"RS-6" Single-Family 6	Transportation, Low-Density Residential, Vacant	Transportation, Medium-Density Residential
East	"ON" Neighborhood Office	Transportation, Commercial	Transportation, Commercial
West	"RS-6" Single-Family 6	Low-Density Residential	Low-Density Residential

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 11 Page 47.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.
Code Violations: None

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Leopard Street	"A2" Secondary Arterial Divided	4 Lanes, Median, 100 Feet	4 Lanes, Median, 160 Feet
Rolling Acres Drive	"Local" Residential	1 Lane, & On-Street Parking, 50 Feet	1 Lane, & On-Street Parking, 60 Feet

Transit: The Corpus Christi RTA (Regional Transportation Authority) provides service to the subject property via bus route *27 Leopard*, with stops at Leopard Street and Rolling Acres Drive, and Leopard Street and Round Tree Circle.
Bicycle Mobility Plan: The subject property is approximately 800 feet north of a planned off-road multi-use trail, along the Turkey Creek/Kingwood ditch.
Utilities
Gas: A 4-inch WS line exists along the north side of Leopard Street, and a 2-inch WS line along the east side of Rolling Acres Drive. **Stormwater:** None. **Wastewater:** A 10-inch VCP exists along the north side of Leopard Street. **Water:** A 30-inch CIP line exists along the north side of Leopard Street, and an 8-inch PVC line also exists along the west side of Rolling Acres Drive.
Corpus Christi Comprehensive Plan (Plan CC)
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. **ADP (Area Development Plan):** According to Plan CC the subject property is located within the Northwest Area. The Northwest ADP was adopted on July 9, 2001. **Water Master Plan:** No improvements have been proposed. **Wastewater Master Plan:** No improvements have been proposed. **Stormwater Master Plan:** No improvements have been proposed. **Roadway Master Plan:** No improvements have been proposed.

Public Notification	
Number of Notices Mailed	13 within a 200-foot notification area 4 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule
Planning Commission Hearing Date: April 3, 2024 **City Council 1st Reading/Public Hearing Date:** May 14, 2024 **City Council 2nd Reading Date:** May 21, 2024

Background:
The subject 0.38-acre parcel, in the northwest area of the city, is developed with a single-family home. Although the lot is oriented onto Leopard Street, the existing single-family structure is sited at the rear of the property, 135 feet away from Leopard Street, with frontage onto a local residential road, Rolling Acres Drive. The parcel abuts Leopard Street, an "A2" class arterial road, mid-way from McKinzie Road to the west, an existing "A2" class arterial road, and Rand Morgan Road, to the east, a proposed "A2" class arterial road, and is within a

modest "ON" Neighborhood Office District with patches of “RS-6” Single-Family 6 Districts, and large "CG-2" General Commercial districts to its east and west.
The properties to the north, east, and west, of the subject property of the Rolling Acres Unit 2 Subdivision of 1948, are zoned "RS-6" Single-Family 6 District with low-density residential uses. The properties to the south of the subject parcel and Leopard Street, of the Rolling Acres Subdivision of 1946, are zoned "RS-6" Single-Family 6 District, with low-density residential use and a few vacant parcels.

The “ON” Neighborhood Office District permits office uses, apartments, commercial parking, overnight accommodation uses except for a bed and breakfast home, educational facilities, government facilities except for detention facilities, medical facilities, places of worship, and community services uses. The applicant is requesting an amendment to the zoning map for retail sales and services use; particularly a beauty shop and boutique. Retail sales and services use is permitted as an accessory to a principal use in the “ON” Neighborhood Office District.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following goals and strategies for Decision Makers:

- *Housing and Neighborhoods:*
    - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
        - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- *Future Land Use, Zoning, and Urban Design*
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement of residential neighborhoods.
        - Encourage orderly growth of new residential, commercial, and industrial areas.
        - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
        - Promote the monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.
    - Corpus Christi has well-designed neighborhoods and built environments.
        - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
        - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
        - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
        - Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is inconsistent with the FLUM designation of Low-Density Residential; however, it is consistent with the following policies/statements of the ADP:

- The expansion of business uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. The plan recognizes the many existing commercial uses located along Northwest Boulevard, Leopard Street, and other arterial streets and calls for their continuance. Surrounding low-density residential activities should be buffered from higher-density commercial uses at the intersections with medium-density residential, office or light commercial uses.

Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many goals of Plan CC; however, it is inconsistent with the FLUM's designation of Low-Density Residential. The request to amend the current zoning districts will warrant an amendment to the FLUM.
- Staff observed that the property is part of the Northwest Area Development Plan, adopted on January 9, 2001, which called for maintaining the Leopard Street commercial corridor character that persisted long before its adoption.
- Plan CC calls for well-designed neighborhoods, well-built environments, and development patterns that support a high quality of life.
    - The Rolling Acres Unit 2 subdivision along the north side of Leopard Street, with 1,150 feet of frontage, was arranged with lots that also face Leopard Street, a commercial corridor that the nearly 24-year-old ADP acknowledged. Most of these lots, back-to-back with developed residential lots, over the years have been rezoned to "ON" Neighborhood Office District. The applicant's proposal indicates the subdivision of the original 0.5-acre parcel, to maintain the single-family use at the rear of the property with access on Rolling Acres Drive and develop the remaining parcel with retail sales and services use.
    - The "ON" Neighborhood Office District differs from its broader commercial district counterparts in the provision for office development mostly, by mainly limiting retail sales and services and restaurant uses. The "ON" District is most appropriate adjacent to most residential uses due to its very limited hazards and nuisances such as lower traffic generation; however, it only permits the applicant's proposed uses as an accessory use to a principal use.
    - Leopard Street is a commercial corridor with general commercial districts that are lined with residential subdivisions beyond. While staff finds it appropriate to maintain the existing pattern; granting a broader zoning district will allow uses able to impact neighboring properties, therefore, preservation and protection of the residential uses beyond is essential.

- Preservation and protection of the nearby uses will include restrictions on lighting, building height, signage, vehicular screening, and limits on the type of retail use.

Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends **denial of the "ON" Neighborhood Office District in lieu thereof the "ON/SP" Neighborhood Office District with Special Permit.** The recommendation ensures compatibility with surrounding properties and character. The special permit is subject to the following conditions:

1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning districts is retail sales and service (service-oriented), specifically a salon and retail boutique.
2. **Buffer Yard:** A 10-foot-wide buffer yard and 10-buffer yard points shall be required along the property boundaries adjacent to residential zoning districts.
3. **Lighting:** All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Heigh Regulations.
5. **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Customer access after 10:00 PM shall be prohibited.
6. **Signage:** Signage along Rolling Acres Drive is prohibited.
7. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
8. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
9. **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.

Attachment(s):
(A) Metes & Bounds Description and Exhibit.
(B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 0.382 acre tract out of Lot 5, Block 1, "Rolling Acres Subdivision No. 2" as shown on the plat recorded in Volume 11, Page 47, Map Records Nueces County, Texas. Said 0.382 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found at the intersection of the northeast right of way of Leopard Street and the northwest right of way of Rolling Acres Drive, in the southeast line of said Lot 5, and for the south corner of this survey.

THENCE with the common line of the northeast right of way of Leopard Street and this survey, North 58°43'13" West, a distance of 124.84 feet to a 5/8" re-bar found in the northeast right of way of Leopard Street, in the common line of Lots 4 and 5, of said Block 1, and for the west corner of this survey.

THENCE with the common line of said Lots 4 and 5, and this survey, North 31°18'20" East, a distance of 133.19 feet to a 5/8" re-bar set in the common line of said Lots 4 and 5, and for the north corner of this survey.

THENCE across said Lot 5 with the northeast line of this survey, South 58°43'13" East, a distance of 124.84 feet to a 5/8" re-bar set in the northwest right of way of Rolling Acres Drive, in the southeast line of said Lot 5, and for the east corner of this survey, from **WHENCE** a 5/8" re-bar found for the east corner of said Lot 5, bears North 31°18'20" East, a distance of 76.74 feet.

THENCE with the common line of the northwest right of way of Rolling Acres Drive, said Lot 5, and this survey, South 31°18'20" West , a distance of 133.19 feet to the **POINT of BEGINNING** and containing 0.382 acres of land, more or less.

Notes:
1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
2.) A Map of equal date accompanies this Metes and Bounds description.
3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day August 12, 2023 and is correct to the best of my knowledge and belief.

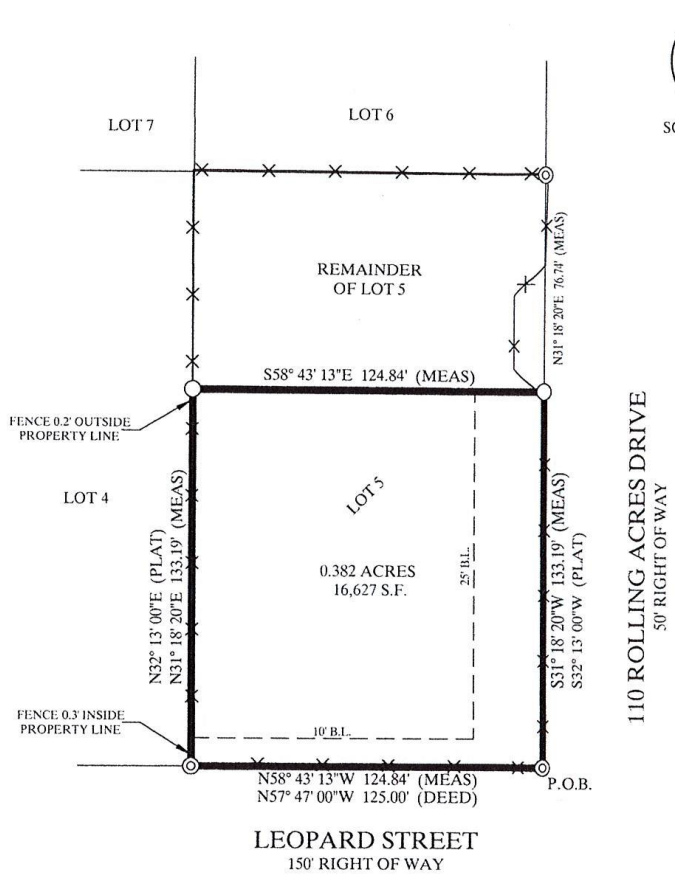
Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: August 14, 2023.

STATE OF TEXAS
REGISTERED
RONALD E. BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

Job No. 231565

SURVEY OF
A 0.382 ACRE TRACT OUT OF LOT 5, BLOCK 1
"ROLLING ACRES SUBDIVISION NO. 2" AS SHOWN ON THE PLAT RECORDED
IN VOLUME 11, PAGE 47, MAP RECORDS NUECES COUNTY, TEXAS.



X = WIRE FENCE
◯ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48355C 0280 G DATED OCTOBER 13, 2022 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE AUGUST 14, 2023

STATE OF TEXAS
REGISTERED
RONALD E. BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

JOB NO. 231565

NOTES:
1.) TOTAL SURVEYED AREA IS 0.382 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

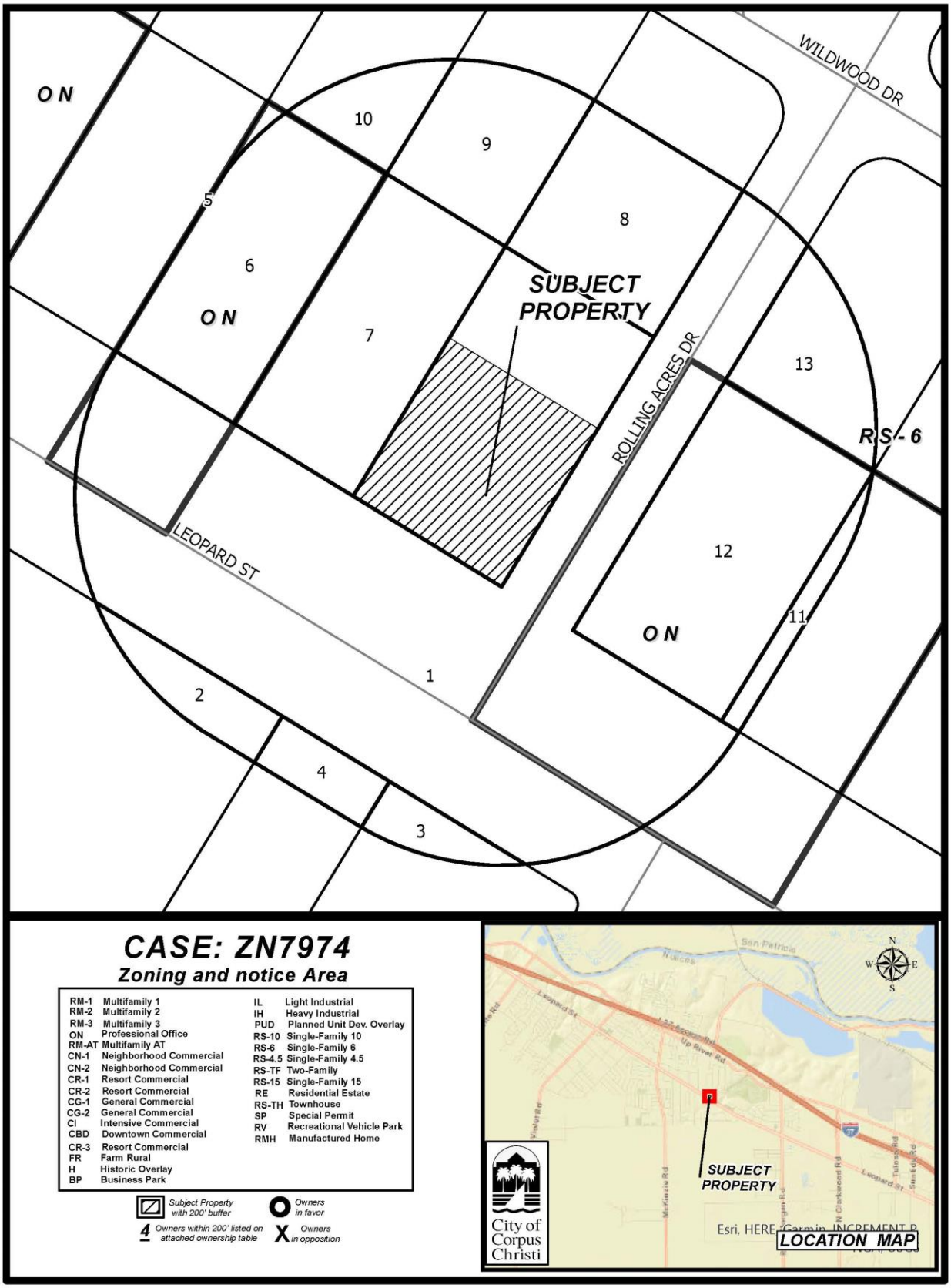
THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY AUGUST 12 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

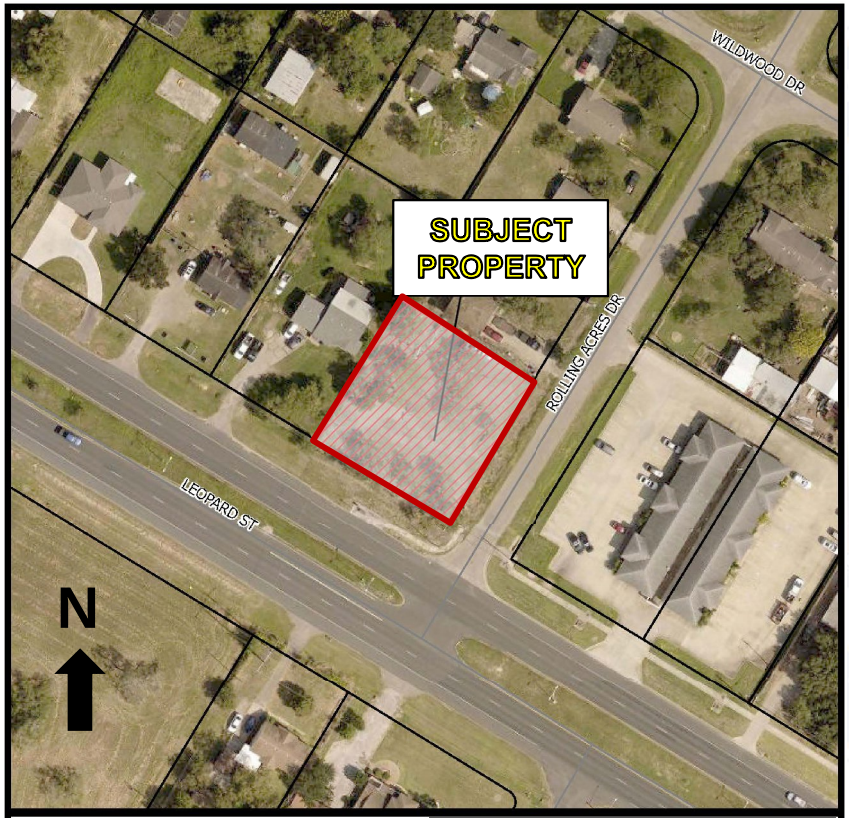
Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

(B) Existing Zoning and Notice Area Map



Zoning Case ZN7974

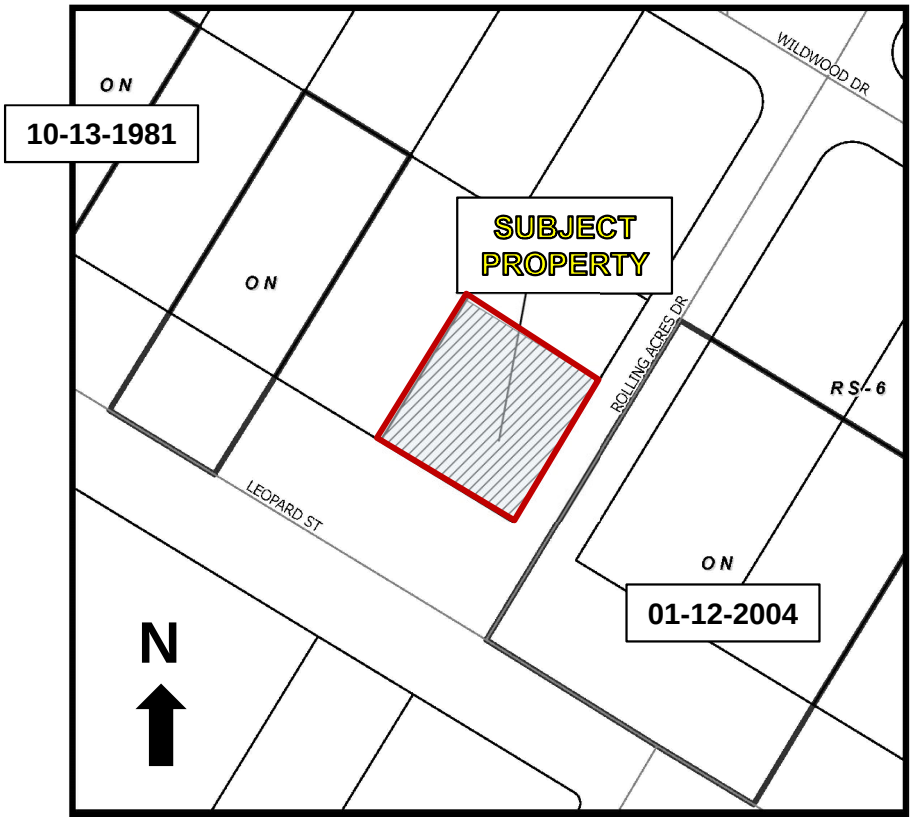


Leslie Lopez
District 1

Rezoning for a property at or near
110 Rolling Acres Drive
From the "RS-6" Single-Family 6 District
To the "ON" Neighborhood Office

Planning Commission
April 3, 2024

Zoning and Land Use



Proposed Use:
To allow retail sales and services use, specifically a salon and retail boutique

ADP (Area Development Plan):
Northwest ADP, adopted on July 9, 2001

FLUM (Future Land Use Map):
Low-density residential

Existing Zoning District:
"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Low-Density Residential; Zoned: "RS-6"

South: Transportation, Low-Density Residential; Zoned: "RS-6"

East: Transportation, Neighborhood Office; Zoned: "ON"

West: Low-Density Residential; Zoned: "RS-6"

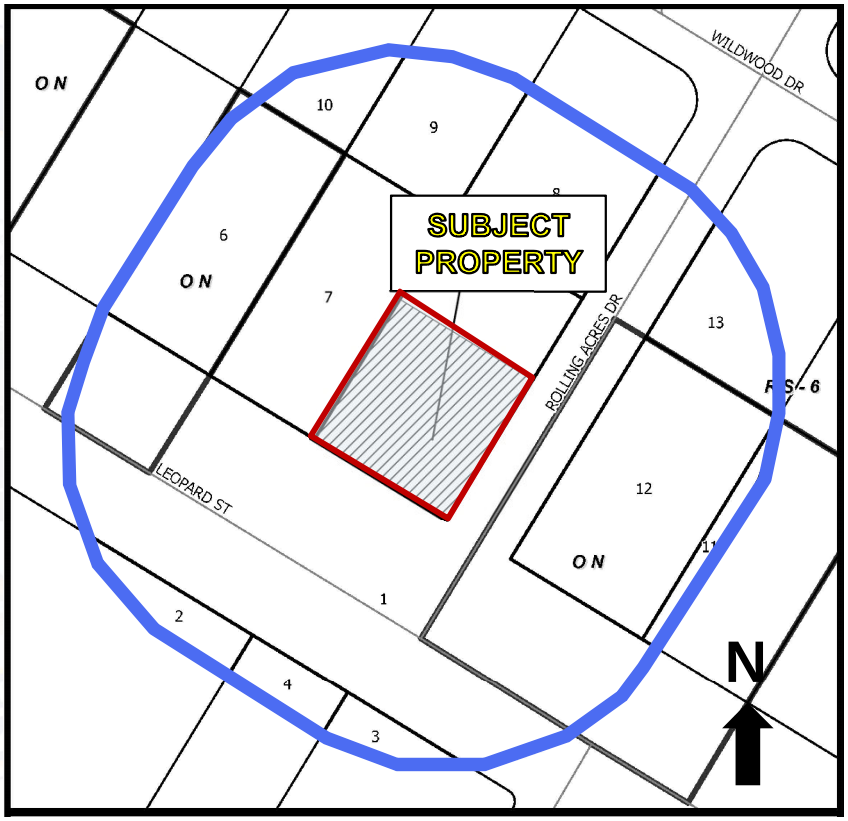
Public Notification

14 Notices mailed inside the 200' buffer
3 Notices mailed outside the 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals of Plan CC; however, it is inconsistent with the FLUM's designation of Low-Density Residential. The request to amend the current zoning districts will warrant an amendment to the FLUM.

- Staff observed that the property is part of the Northwest Area Development Plan, adopted on January 9, 2001; which called to maintain the Leopard Street commercial corridor character that has persisted long before its adoption.

- Plan CC calls for well-designed neighborhoods, well-built environments, and development patterns that support a high quality of life.
  - Leopard Street is a commercial corridor with general commercial districts that are lined with residential subdivisions beyond. While staff finds it appropriate to maintain the existing pattern; granting a broader zoning district will allow uses able to impact neighboring properties, therefore, preservation and protection of the residential uses beyond is essential.

STAFF RECOMMENDS DENIAL IN LIEU THEREOF "ON/SP"

Special Permit Conditions

- **Use:** The only use allowed on the subject property other than uses permitted in the base zoning districts is a beauty shop residential zoning districts.
- **Buffer Yard:** A 10-foot-wide buffer yard and 10-buffer yard points shall be required along the property boundaries adjacent to residential districts.
- **Lighting:** All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
- **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Heigh Regulations.
- **Hours of Operation:** The hours of operation shall be limited from 7:00 AM to 10:00 PM. Customer access after 10:00 PM shall be prohibited.
- **Signage:** Signage along Rolling Acres Drive is prohibited.
- **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
- **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
- **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.

ZONING REPORT
Case # ZN8199

Applicant & Subject Property

District: 2
Owner: Barajas Family Corporation
Applicant: Martha Barajas
Address: 3345 Gollihar Road and 4500 Kirkwood Drive, located along the south side of Gollihar Road, at the southwest intersection with Kirkwood Drive.
Legal Description: Lot 3R, Coggin and Lots 1-3, Block 7, Central Park
Acreage of Subject Property: 1.15 acre(s)
Pre-Submission Meeting: January 24, 2024

Zoning Request

From: “RS-6” Single-Family 6 and “ON” Neighborhood Office District
To: “CN-1” Neighborhood Commercial District
Purpose of Request: The purpose of the request is to allow a commercial use; specifically, a shopping plaza with a potential restaurant use.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	“RS-6” Single-Family 6, “ON” Neighborhood Office	Vacant	Commercial, Medium-Density Residential
North	“RS-6” Single-Family 6, “ON” Neighborhood Office	Transportation, Commercial, Low-Density Residential	Transportation, Medium-Density Residential
South	“RS-6” Single-Family 6	Transportation, Low-Density Residential	Transportation, Medium-Density Residential
East	“RS-6” Single-Family 6	Low-Density Residential	Medium-Density Residential
West	“RS-6” Single-Family 6, “ON” Neighborhood Office	Professional Office, Low-Density Residential	Commercial, Medium-Density Residential

Plat Status: The subject property is comprised of 4 platted lots per MRNCT (Map Records of Nueces County, Texas) Volume 14, Page 44 and Volume 69, Page 94. A rezoning must precede platting of the property to accommodate a commercial structure.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.
Code Violations: None.

Transportation and Circulation

	Designation	Section Proposed	Section Existing
Gollihar Road	"A1" Minor Arterial Undivided	4 Lanes, Center Turn Lane, 95 Feet	4 Lanes, Center Turn Lane, 90 Feet
Kirkwood Drive	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane & On-Street Parking, 50 Feet

Mahan Drive	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane & On-Street Parking, 50 Feet

Transit: The Corpus Christi RTA (Regional Transportation Authority) provides service to the subject property via routes *32 Southside* and *37 Crosstown*, along Gollihar Road, a block north of Kirkwood Drive.

Bicycle Mobility Plan: The subject property is near two one-way cycle tracks along Gollihar Road; connecting to one-way cycle tracks along Carroll Lane and a bike boulevard along Christie Street.

Utilities

Gas: A 2-inch line exists along the south side of Gollihar Road, a portion of the Gollihar Road frontage, and also traverses mid-parcel between Mahan Drive and Gollihar Road.
Stormwater: A 24-inch RCP line runs, mid-frontage, along Mahan Drive, similarly, along Kirkwood Drive. A 30-inch line traverses the subject property mid-parcel north-to-south.
Wastewater: An 8-inch VCP line runs through the subject property mid-parcel.
Water: A 6-inch ACP line runs along Mahan Drive, partially, and traverses the subject property mid-parcel between Mahan Drive and Gollihar Road.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.
ADP (Area Development Plan): According to Plan CC the subject property is located within the Midtown Area. The Southeast ADP was adopted on July 11, 1995.
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	30 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: April 3, 2024
City Council 1st Reading/Public Hearing Date: May 14, 2024
City Council 2nd Reading Date: May 21, 2024

Background:
The subject property is a 1.15-acre, vacant and undeveloped, parcel in the southeast area of the city, located along Gollihar Road, a 90-foot undivided minor arterial right-of-way, and two local residential roads along the eastern and southern boundaries of the site. Generally, the surrounding neighborhood consists mainly of low-density residential subdivisions, particularly

along the north side of Gollihar Road, the east side of Kirkwood Drive, and the south side of Mahan Drive, that date to the early 1950s.

The properties to the north of the subject parcel and Gollihar Road are zoned "RS-6" Single-Family 6 and "ON" Neighborhood Office with the low-density residential subdivisions of Randall Place and Kirkwood, and a non-conforming retail sales and services commercial use permitted by the preceding zoning ordinance. The properties to the south and east are zoned "RS-6" Single-Family 6 District and are developed as the Mahan Acres and Central Park subdivisions further south of Mahan Drive and east of Kirkwood Drive, and Kirkwood and a portion of Central Park, to the east. The properties to the west are zoned "RS-6" Single-Family 6 District and "ON" Neighborhood Office District with the low-density residential Coggin subdivision and the Gollihar Neighborhood Center that hosts a child daycare center.

The applicant is requesting an amendment to the zoning map to allow for a restaurant and/or retail and sales services uses on the subject property. The current zoning districts limits principal use of the subject parcel to office and single-family; and where a commercial use could occur, retail and sales services and restaurant uses must be subordinate to a principal use.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales, and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area, except for detention facilities, medical facilities, places of worship, and community services uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is/is not consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
    - The design of new developments promotes a broader sense of neighborhood and community.
        - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- *Future Land Use, Zoning, and Urban Design*
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement (neighborhood commercial support) of residential neighborhoods.
        - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
        - Encourage orderly growth of new residential, commercial, and industrial areas.
        - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
    - Corpus Christi has well-designed neighborhoods and built environments.
        - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.

Southeast ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with many broader elements of the ADP; however, is inconsistent with the FLUM designation of Medium-Density Residential for the lots along Kirkwood Drive.

- The specific goal of the Southeast Area Development Plan is to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the Area.
    - Stabilize and conserve residential neighborhoods;
    - Designate appropriate land uses and a transportation network to adequately serve existing and future land uses;

Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many goals of Plan CC; however, is partially inconsistent with the FLUM's designation of Medium-Density Residential for the three lots along Kirkwood Drive. The inner lot has a FLUM designation of commercial.
- Staff observed that the Southeast ADP was adopted on July 11 1995, over 29 years ago.
- The request generally agrees with Plan CC's recommendation for efficient in-fill development, providing commercial uses to serve neighborhood needs, and locating commercial uses on arterial roadways.
- The subject parcel consists of 4 platted lots, with an inner through-lot, and three lots oriented to Kirkwood Drive. While the through-lot has a commercial future land use designation, those along Kirkwood Drive have a future land use designation of Medium-Density Residential. The Central Park subdivision of 1952 includes the three lots oriented to Kirkwood Drive, for residential use; which explains their FLUM designation. These particular parcels have not been developed since they were created.
- The most appropriate commercial district, with single-family district adjacency, is the "ON" Neighborhood Office District; however, the applicant's proposed use can only exist as an accessory to a principal use. The neighborhood office district creates fewer hazards, noise, odors, or other objectionable influences, and has a low trip generation. The protection of the nearby sensitive land uses is essential.
- While a broader commercial district may be expected to impact surrounding properties, staff finds the recommendation to a "CN-1" Neighborhood Commercial District, which would widen the intensity of commercial uses, acceptable; as the UDC (Unified Development Code) will ensure compatibility through the restriction of driveway approach to Gollihar road, setbacks, screening of vehicular and refuse areas, and fencing. While typically, buffer yards would be enforced, Kirkwood Drive and Mahan Drive, both 50-foot rights-of-way, serve as generous buffers. Screening and fencing will serve as visual barriers to the nearby residential properties.

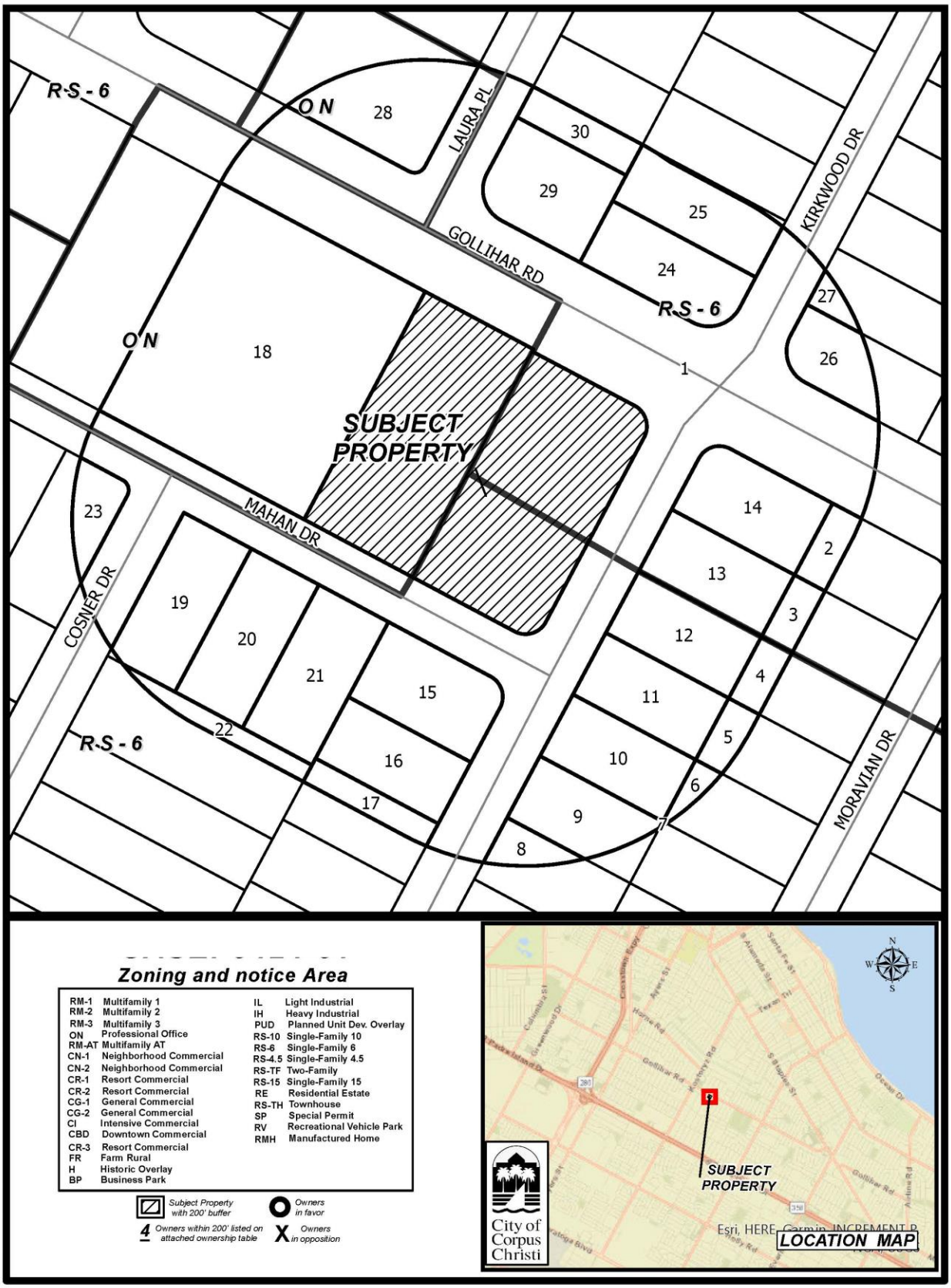
Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities,

Comprehensive Plan consistency, and considering public input, staff recommends **approval** of the change of zoning.

- The Zoning Map amendment will not have a negative impact on the surrounding neighborhood.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

Attachment(s):
(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



Zoning Case ZN8199

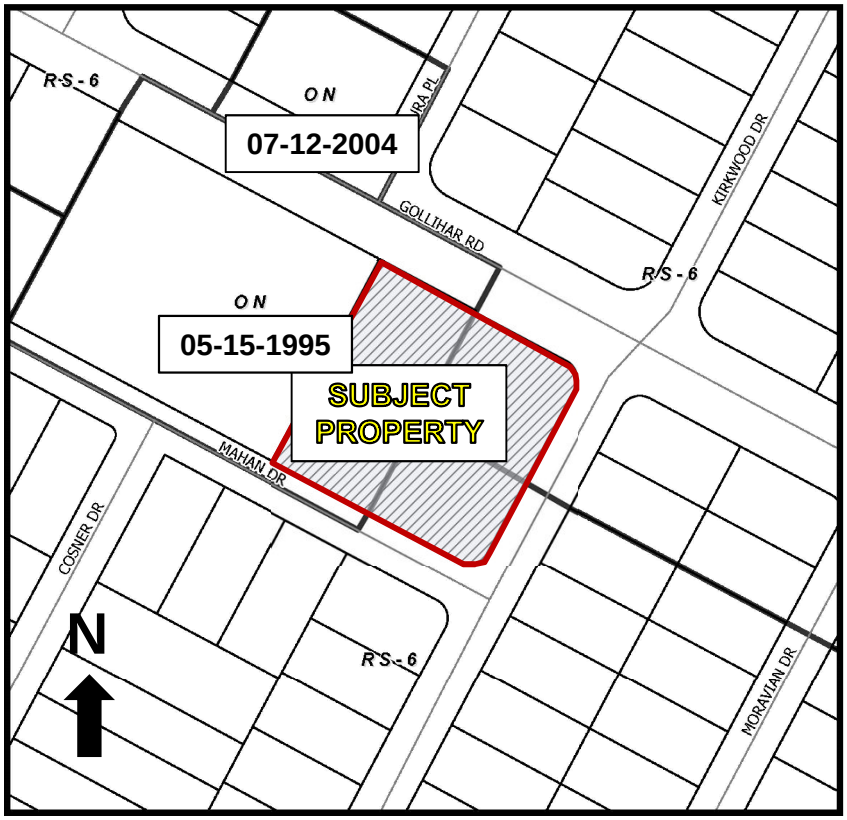
Barajas Family Corporation

District 2

Rezoning for a property at or near
3345 Gollihar Road and 4500 Kirkwood Drive
From the "RS-6" Single-Family 6 District
& "ON" Neighborhood Office District
To the "CN-1" Neighborhood Commercial District

Planning Commission
April 3, 2024

Zoning and Land Use



Proposed Use:
To allow for a commercial use, specifically a retail plaza and potential restaurant.

ADP (Area Development Plan):
Southeast ADP, Adopted on July 11, 1995

FLUM (Future Land Use Map):
Commercial and Medium-Density Residential

Existing Zoning District:
"RS-6" Single-Family 6 & "ON" Neighborhood Office District

Adjacent Land Uses:

North:	Transportation, Commercial, Low-Density Residential; Zoned: "ON" & "RS-6"
South:	Transportation, Low-Density Residential; Zoned: "RS-6"
East:	Transportation, Low-Density Residential; Zoned: "RS-6"
West:	Professional Office, Low-Density Residential; Zoned: "ON" & "RS-6"

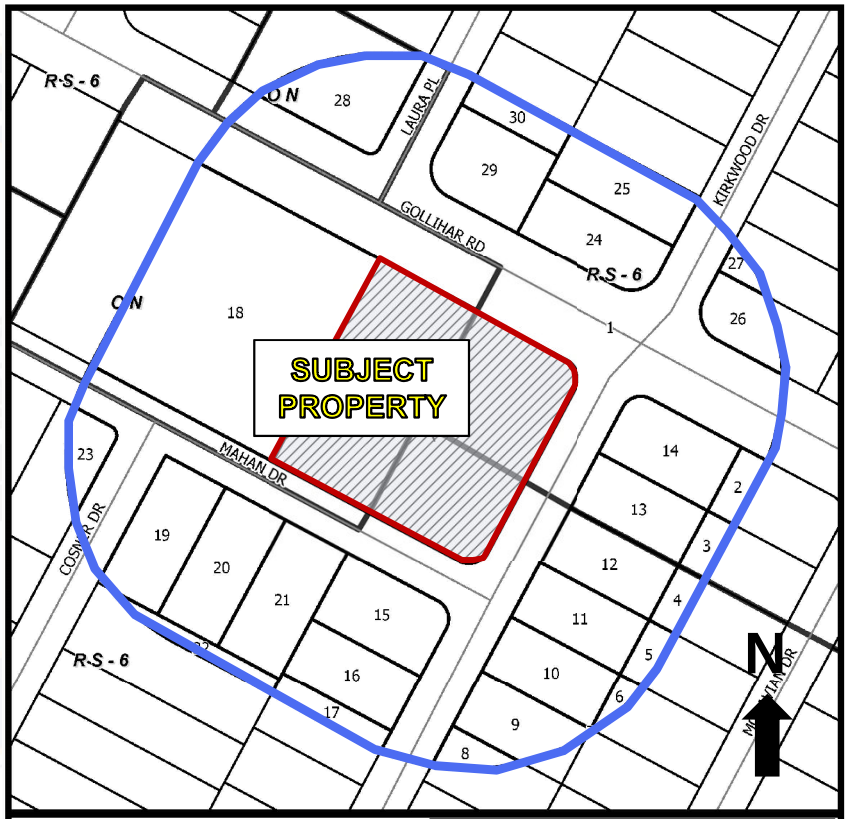
Public Notification

30 Notices mailed inside the 200' buffer
6 Notices mailed outside the 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals of Plan CC (The City of Corpus Christi Comprehensive Plan); however, is partially inconsistent with the FLUM's designation of Medium-Density Residential for the lots along Kirkwood Drive.

- Staff observed that the Southeast ADP was adopted on July 11, 1995, over 29 years ago. The request generally agrees with Plan CC's recommendation for efficient in-fill development, providing commercial uses to serve neighborhood needs, and locating commercial uses on arterial roadways.

- The most appropriate commercial district, with single-family district adjacency, is the "ON" Neighborhood Office District; however, the applicant's proposed use can only exist as an accessory to a principal use. The neighborhood office district creates fewer hazards, noise, odors, other objectionable influences, and lowers trip generation. The protection of the nearby residential land uses is essential.

- While a broader commercial district may be expected to impact surrounding properties, staff finds the recommendation to a "CN-1" Neighborhood Commercial District, which would widen the intensity of commercial uses, acceptable. The UDC will ensure compatibility through the restriction of driveway approach to Gollihar road, setbacks, screening of vehicular and refuse areas, and fencing. Kirkwood Drive and Mahan Drive (50-foot rights-of-way) serve as generous buffers and fencing as visual barriers.

STAFF RECOMMENDS APPROVAL

ZONING REPORT
Case # ZN8200

Applicant & Subject Property

District: 2
Owner: Barajas Family Corporation
Applicant: Martha Barajas
Address: 2823 S Port Avenue and 2511 San Jacinto Drive, located at the southwest intersection of South Port Avenue and San Jacinto Drive, south of Baldwin Boulevard.
Legal Description: Lot 3A & 4, Block 6, High Terrace
Acreage of Subject Property: 0.44 acre(s)
Pre-Submission Meeting: January 24, 2024

Zoning Request

From: “RS-6” Single-Family 6 District and “CG-2” General Commercial District
To: “CG-2” General Commercial District
Purpose of Request: To allow for commercial use (specifically a retail plaza with a possible restaurant use).

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	“RS-6” Single-Family 6, “CG-2” General Commercial	Vacant, Commercial	Commercial
North	“CG-2” General Commercial	Transportation, Medium-Density Residential	Transportation, Commercial
South	“RS-6” Single-Family 6, “CG-2” General Commercial	Commercial	Commercial
East	“CG-2” General Commercial	Transportation, Commercial	Transportation, Commercial
West	“RS-6” Single-Family 6	Low-Density Residential	Medium-Density Residential

Plat Status: The subject property consists of two platted lots per MRNCT (Map Records of Nueces County Texas); Lot 3A, Block 6, High Terrace per Volume 44 Page 113; Lot 4, Block 6, High Terrace per Volume 8, Page 14.
Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.
Code Violations: None.

Transportation and Circulation

	Designation	Section Proposed	Section Existing
South Port Avenue	"A1" Minor Arterial Undivided	4 Lanes, Center Turn Lane, 95 Feet	4 Lanes, Center Turn Lane, 100 Feet
San Jacinto Drive	"Local" Residential	1 Lane & On-Street Parking, 50 Feet	1 Lane, & Parking 50 Feet t

Transit: The Corpus Christi RTA (Regional Transportation Authority) provides service to the subject property via bus routes *12 Hillcrest/Baldwin*, *21 Arboleda*, and *23 Molina*, along South Port Avenue, near Jacinto Drive.
Bicycle Mobility Plan: The subject property is approximately 315 feet north of a proposed Bike Boulevard, along McArthur Street/Cleo Street, which connects to planned one-way cycle tracks along Tarlton Street, and a planned buffered bike lane, along South 19th Street.
Utilities
Gas: A 2-inch gas line exists along the southern boundary of the subject property and along South Port Avenue. **Stormwater:** An 18-inch RCP line exists along the north side of San Jacinto Drive, and a 24-inch RCP line along the east side of South Port Avenue. **Wastewater:** An 8-inch VCP line exists along the north side of San Jacinto Drive, and a 15-inch VCP exists along the east side of South Port Avenue. **Water:** A 6-inch ACP line exists along the south side of San Jacinto Drive, and a 16-inch CIP exists along the west side of South Port Avenue.
Corpus Christi Comprehensive Plan (Plan CC)
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. **ADP (Area Development Plan):** According to Plan CC the subject property is located within the Westside Area. The Westside ADP was updated on January 10, 2023. **Water Master Plan:** Improvements/No improvements have been proposed. **Wastewater Master Plan:** No improvements have been proposed. **Stormwater Master Plan:** No improvements have been proposed.

Public Notification	
Number of Notices Mailed	40 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule
Planning Commission Hearing Date: April 3, 2024 **City Council 1st Reading/Public Hearing Date:** May 14, 2024 **City Council 2nd Reading Date:** May 21, 2024

Background:
The subject property is an approximate half-acre, vacant and undeveloped, parcel in the westside area of the city, along the east side of South Port Avenue, an "A1" class arterial, and the south side of San Jacinto Drive, a local residential road, and abuts a large residential district. The subject property is within the High Terrace Subdivision of 1940.

The properties to the north are zoned "CG-2" General Commercial with Medium-Density Residential use. To the east of the subject property, and further South Port Avenue, are

properties zoned "CG-2" General Commercial District with commercial uses; as well as to the south of the site. The west of the subject parcel is the low-density "RS-6" Single-Family 6, High Terrace subdivision, with Medim-Density Residential uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, and services, vehicle sales and services, and water-oriented uses. The applicant is requesting an amendment to the current zoning district to allow for commercial use that may include a restaurant and/or retail sales and services, and restaurant uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
    - The design of new developments promotes a broader sense of neighborhood and community.
        - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- *Future Land Use, Zoning, and Urban Design:*
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement (neighborhood commercial support) of residential neighborhoods.
        - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
        - Encourage orderly growth of new residential, commercial, and industrial areas.
        - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
        - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Westside ADP and FLUM designation of Commercial.

Staff Analysis:
Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many goals of Plan CC and the FLUM’s designation of commercial.
- Plan CC recommends development patterns that support a high quality of life. While the plan supports less intense commercial uses in adjacency to residential use; the development pattern along South Port Avenue reveals otherwise and appears to be the norm. With the pattern not reflecting the most appropriate transition, the UDC will ensure that development compatibility is achieved; through the prescription of buffers,

increased setbacks, limitation on hours of operation with certain site features, and visual barriers such as fencing and screening.

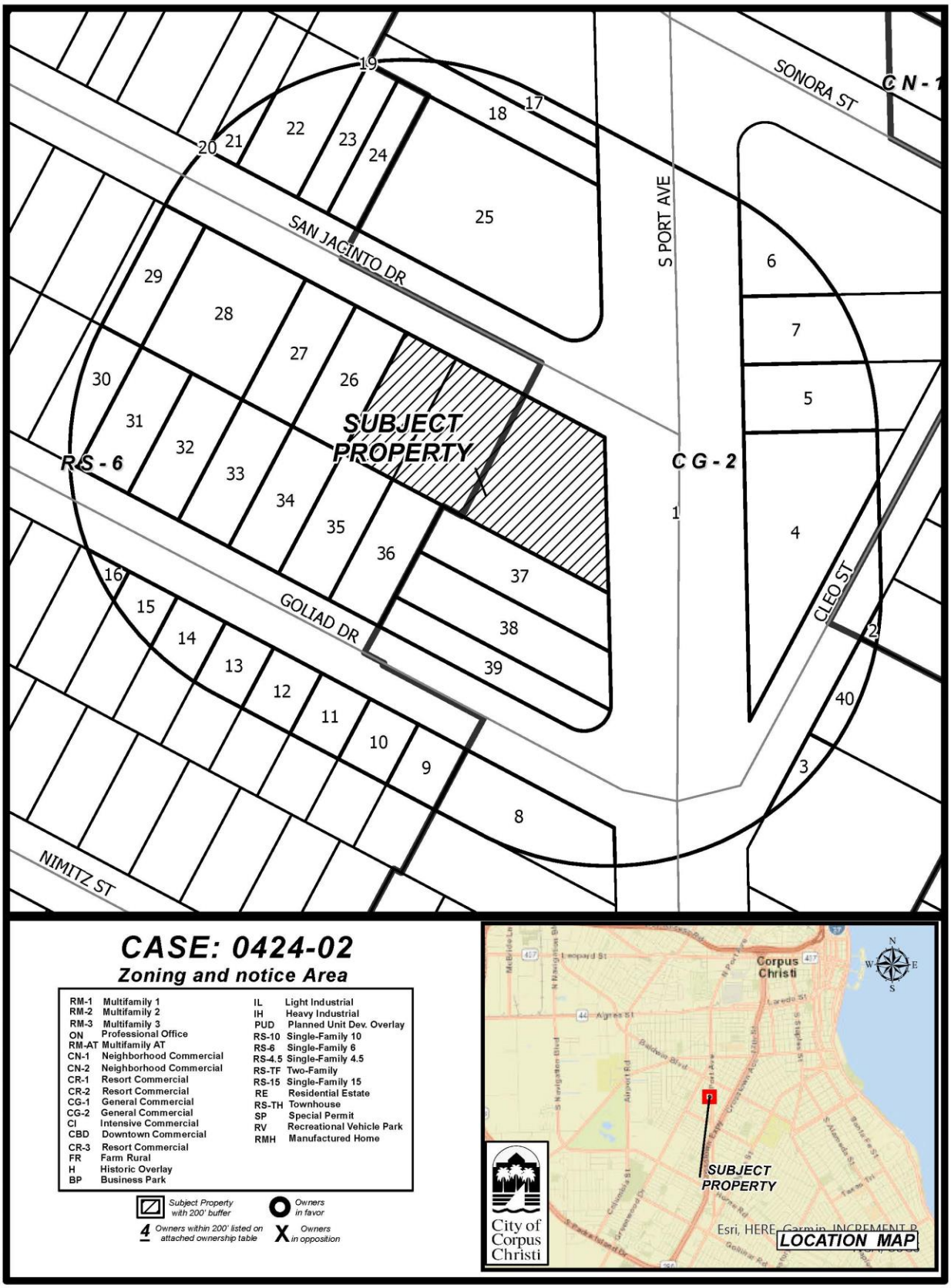
- Sited within a large general commercial district along South Port Avenue, and the residential-zoned lot with a FLUM designation of commercial, and the staggering arrangement pattern of the commercial district, the amendment will not impact the surrounding properties.

Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends **approval** of the change of zoning.

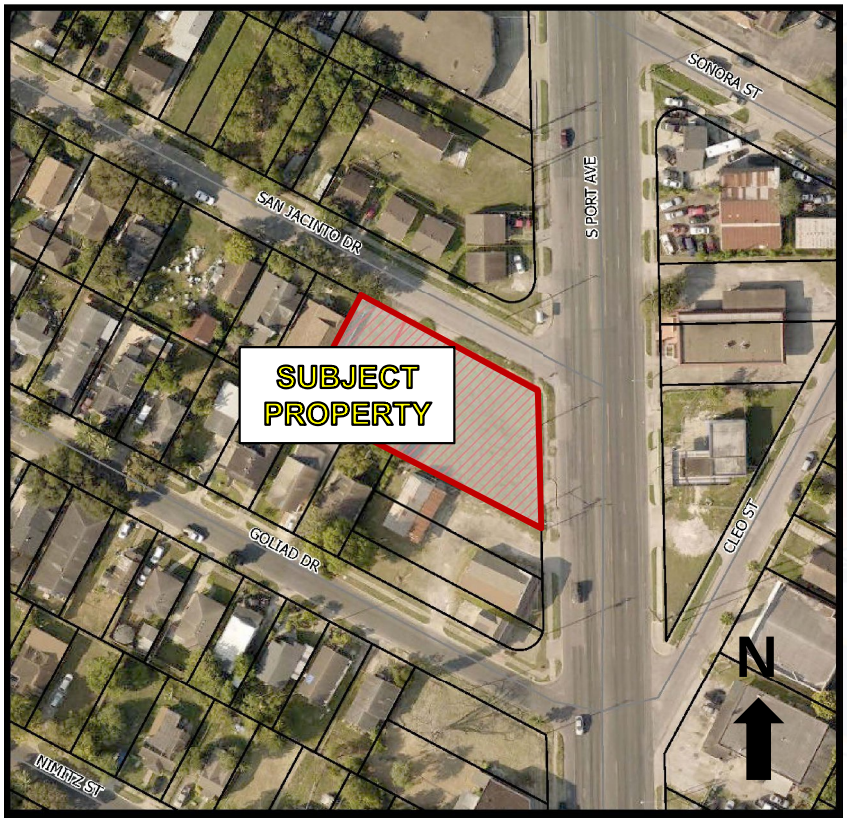
- The Zoning Map amendment will not have a negative impact on the surrounding neighborhood.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.

Attachment(s):
(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



Zoning Case ZN8200



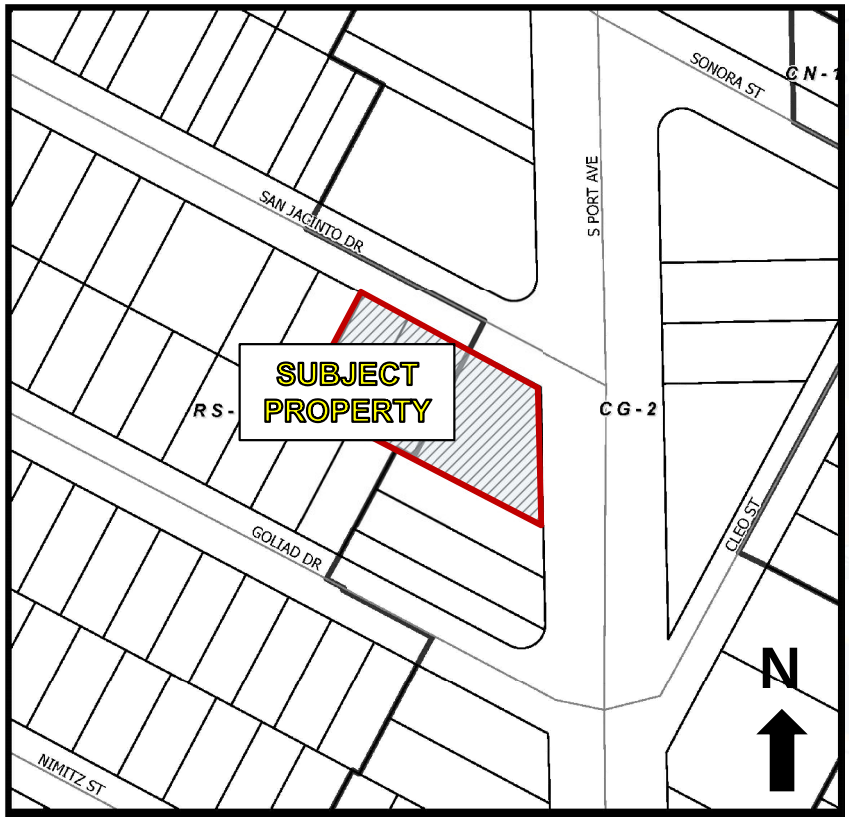
Barajas Family Corporation

District 2

Rezoning for a property at or near
2823 South Port Avenue
From the "RS-6" Single-Family 6 District
and "CG-2" General Commercial District
To the "CG-2" General Commercial District

Planning Commission
April 3, 2024

Zoning and Land Use



Proposed Use:
To allow for commercial use (a retail plaza w/ restaurant use)

ADP (Area Development Plan):
Westside ADP, adopted on January 10, 2023

FLUM (Future Land Use Map):
Commercial

Existing Zoning District:
"RS-6" Single-Family 6 and "CG-2" General Commercial

Adjacent Land Uses:

North:	Transportation, Medium-Density Residential; Zoned: CG-2
South:	Commercial; Zoned: CG-2
East:	Transportation, Commercial; Zoned: CG-2
West:	Low-Density Residential; Zoned: RS-6

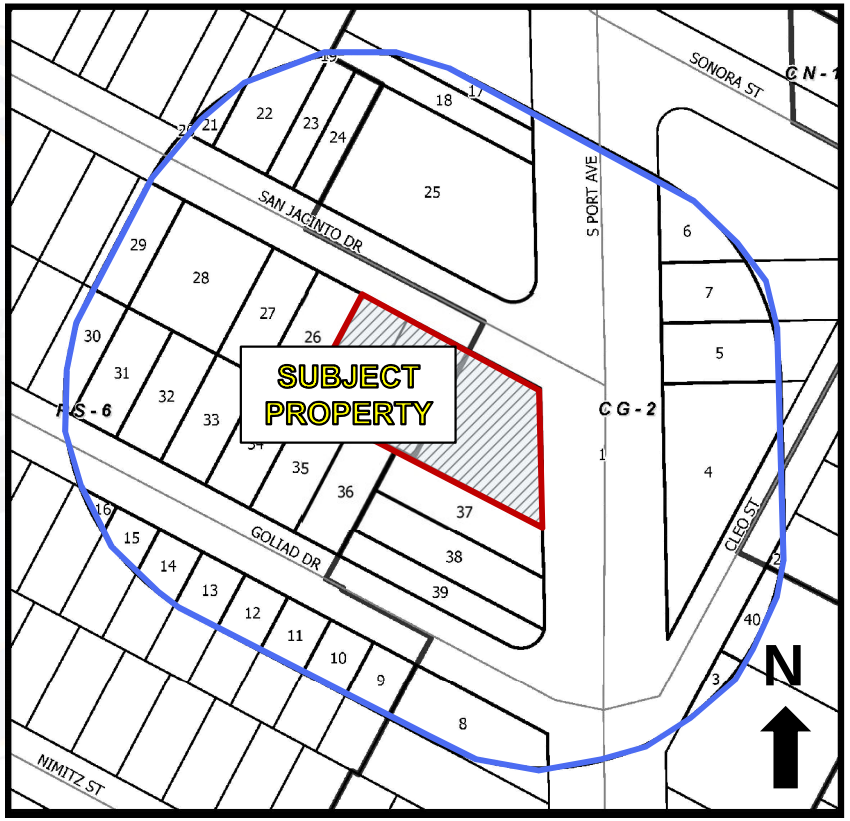
Public Notification

40 Notices mailed inside the 200' buffer
6 Notices mailed outside the 200' buffer

Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many goals of Plan CC and the FLUM's designation of commercial.

- Plan CC recommends development patterns that support a high quality of life. While the Plan supports less intense commercial uses in adjacency to residential use; the development pattern along South Port Avenue reveals otherwise and appears to be the norm. With the pattern not reflecting the most appropriate transition, the UDC will ensure that development compatibility is achieved; through the prescription of buffers, increased setbacks, limitation on hours of operation with certain site features, and visual barriers such as fencing and screening.

- Sited within a large general commercial district along South Port Avenue, and the residential-zoned lot with a FLUM designation of commercial, and the staggering arrangement pattern of the commercial district, the amendment will not impact the surrounding properties.

STAFF RECOMMENDS APPROVAL