



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, July 22, 2020

6:00 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. **PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.

IV. Approval of Absences

June 24, 2020 : Chairman Crull and Commissioner Williams

July 8, 2020: Chairman Crull and Commissioners Williams, Hovda and York

V. Approval of Minutes

1. [20-0767](#) Regular Meeting of June 24, 2020
Attachments: [Planning Commission minutes](#)
2. [20-0847](#) Regular Minutes of July 8, 2020
Attachments: [MeetingMinutes07.08.2020.pdf](#)

VI. Public Hearing: Budget Presentation - Discussion and Possible Action

3. [20-0772](#) Proposed FY2020-2021 Capital Improvement Program (CIP) Budget presentation by Office of Management and Budget
Attachments: [Agenda Memo July 22- FY 2020-2021 Capital Budget - Planning Commission.p](#)
[FY 2020-2021 Ten Year Planning Guide](#)
[FY2021 Proposed CIP Presentation](#)

VII. Consent Public Hearing (Items A & B): Discussion and Possible Action**A. New Plats**

4. [20-0850](#) 20PL1047
STONEGATE UNIT 2 OCL (FINAL - 39.772 ACRES)
Located west of FM 1889 and south of Masters Street.

Attachments: [CoverPg-Stonegate_07.22.20MTG.pdf](#)
[Stonegate Unit 2 Resolution R3_7-02-20.pdf](#)
[Stonegate Unit 2 Final R3_7-02-20.pdf](#)
5. [20-0852](#) 20PL1052
PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT - 2.84 ACRES)
Located south of Bates Street and east of North Padre Island Drive.

Attachments: [CoverPg-ParkPID_07.22.20MTG.pdf](#)
[Park PID Unit 1, Resolution Comments.R1.pdf](#)
[PARK PID UNIT 1, BLOCK1, LOTS 12A & 12B.R1.pdf](#)

6. [20-0853](#) 20PL2028
BALDWIN PARK, BLOCK A, LOT 1AR (FINAL - 1.25 ACRES)
Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

Attachments: [CoverPg-BaldwinPark_07.22.20MTG.pdf](#)
[Baldwin Park Revised Resolution R1_7-15-20.pdf](#)
[Baldwin Park, Blk A, Lot 1AR.R1.pdf](#)

B. **Zoning**

Tabled Zoning

7. [20-0770](#) **Public Hearing - Rezoning Property at or near 501 Heinsohn Road**

Case No. 0620-02 - One Rail Group, LLC: Ordinance rezoning property at or near 501 Heinsohn Road (located on the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive)), from the "FR" Farm Rural District and "IL" Light Industrial District to the "IL" Light Industrial District.

Attachments: [PC Report - One Rail Group, LLC](#)
[PC Presentation - One Rail Group, LLC](#)

New Zoning

8. [20-0857](#) **Public Hearing - Rezoning Property at or near 10001 Compton Road**

Case No. 0720-02 - MVR Construction Company: Ordinance rezoning property at or near 10001 Compton Road (located along the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road), from the "RE" Residential Estate District to the "RS-15" Single-Family 15 District.

Attachments: [PC Report - MVR Construction Company.pdf](#)
[PC Presentation - MVR Construction Company.pptx](#)

9. [20-0858](#) **Public Hearing - Rezoning Property at or near 2713 Segrest Street**

Case No. 0720-03 - Ruben Bonilla, Jr.: Ordinance rezoning property at or near 2713 Segrest Street (located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard), from the "IL" Light Industrial District to the "CN-1" Neighborhood Commercial District.

Attachments: [PC Report - Ruben Bonilla, Jr.pdf](#)
[PC Presentation - Ruben Bonilla, Jr.pptx](#)

VIII. Public Hearing (Items C & D): Discussion and Possible Action**C. New Plat with Variance (Waiver)**

10. [20-0849](#) 19PL1131
GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)
Located north of Yorktown Boulevard and east of Rodd Field Road.

Attachments: [CoverPg-GrangePark 07.22.20MTG.pdf](#)
[Grange Park Unit 3 Resolution R3 6-22-20.pdf](#)
[Grange Park Unit 3 Final R3 6-22-20.pdf](#)

11. [20-0851](#) **19PL1131 - SIDEWALK WAIVER**
GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)
Located north of Yorktown Boulevard and east of Rodd Field Road.
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Attachments: [Grange Park SWMemo Packet.pdf](#)
[Grange Park - SWPPT.pptx](#)

D. Zoning**Tabled Zoning**

12. [20-0771](#) **Public Hearing - Rezoning Property at or near 0 Farm to Market Road 43**

Case No. 0720-01 - Bobak Mostaghasi: Ordinance rezoning property at or near 0 farm to Market Road 43 (located at the northwest corner of the intersection of Farm to Market Road 43 (Weber Road) and State Highway 286 (Crosstown Expressway), from the "FR" Farm Rural District to the "CG-2" General Commercial District and the "CN-1" Neighborhood Commercial District.

Attachments: [PC Report - Bobak Mostaghasi](#)
[PC Presentation - Bobak Mostaghasi](#)

New Zoning**13. [20-0859](#) Public Hearing - Rezoning Property at or near 1014 Admiral Drive**

Case No. 0720-03 - Petra Dilley: Ordinance rezoning property at or near 1014 Admiral Drive (located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island Drive), from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District.

Attachments: [PC Report - Petra Dilley.pdf](#)

[PC Presentation - Petra Dilley.pptx](#)

IX. Director's Report**X. Items to be Scheduled****XI. Adjournment**

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.



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Meeting Minutes

Planning Commission

Wednesday, June 24, 2020

6:00 PM

Council Chambers

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I. Call to Order, Roll Call

Vice-Chairman Baugh called the meeting to order and a quorum was established with Chairman Crull Commissioner and Williams absent.

II. Opening Statement

For the record, Andrew Dimas, Development Services, stated no statement was required due to WebEx Teleconference.

III. PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

For the record, Andrew Dimas, Development Services, stated that no written public comment forms were submitted.

IV. Approval of Absences: Commissioners Hovda, Miller and Zarghouni

A motion to approve absences was made by Commissioner York, seconded by Commissioner Hovda. The motion passed.

Present 6 - Sheldon Schroeder, Jeremy Baugh, Heidi Hovda, Daniel M. Dibble, Kamran Zarghouni, and Ben Polack

Absent 2 - Carl Crull, and Marsha Williams

V. Approval of Minutes

1. [20-0749](#) Regular Meeting Minutes of June 10, 2020

A motion to approve item "1" was made by Vice-Chairman Baugh, seconded by Commissioner York. The motion passed

VI. Consent Public Hearing: (Item A) - IDiscussion and Possible Action

Vice-Chairman Baugh asked staff to present the Consent Agenda. Andrew Dimas read the Consent Agenda Items "2", "3", and "4" into the record. Also mentioned by Andrew Dimas was staff reviewed and recommended approval

of time extensions. Vice-Chairman Baugh asked about public comment and Andrew Dimas confirmed there was none.

A motion was made by Commissioner Hovda to approve Consent agenda Items “2”, “3”, and “4” as presented. Motion was seconded by Commissioner Dibble. Motion passed unanimously with Commissioner York abstaining.

A. Plats

Time Extensions

- 2. [20-0750](#) 19PL1046
CIMARRON ACRES, BLOCK 1, LOT 2 (FINAL - 12.22 ACRES)
Located east of Cimarron Boulevard and south of Lipes Boulevard.
- 3. [20-0751](#) 19PL1055
RANCHO VISTA SUBDIVISION UNIT 18 (FINAL - 9.2 ACRES)
Located south of Yorktown Boulevard and east of Rodd Field Road.
- 4. [20-0752](#) 18PL1030
IHS PARK SPRINGS (PRELIMINARY - 10.19 ACRES)
Located west of Hazel Bazemore (CR 69) and south of Northwest Boulevard (FM 624).

VII. Public Hearing: (Item B) - Discussion and Possible Action

B. New Zoning

- 5. [20-0753](#) **Public Hearing - Rezoning Property at or near 7585 Leopard Street**

Case No. 0620-01 - Camacho Resources, LLC: Ordinance rezoning property at or near 7585 Leopard Street (located along the south side of Leopard Street, east of Rhew Road, and west of Cathead Road), from the “IL” Light Industrial District and “RMH” Manufactured Home District to the “IH” Heavy Industrial District.

Vice-Chairman Baugh asked staff to present the new zoning public hearing item. Andrew Dimas read the request for the record and commented the rezoning would allow Camacho Resources to achieve compliance. Staff recommended light-industrial zoning with a Special Permit.

After staff’s presentation, Vice-Chairman Baugh inquired about public comment. Andrew Dimas presented the returned notices to the Commission and clarified the boxes checked on the notices were made without comments. Vice-Chairman Baugh closed the public hearing. A motion was made by Commissioner Schroeder, seconded by Commissioner Hovda. Motion passed with one edit to condition #4 of the Special Permit that the excavated area be restored to the pre-excavation condition. For the record, clarification was the denial of Heavy Industrial in lieu thereof of approval of Light Industrial with a

special permit.

VIII. Director's Report

Nina Nixon-Mendez, Assistant Director of Development Services, informed the Commission that the Department was open for business and effective Friday, June 26, 2020, face masks would be required in entering the building.

IX. Items to be Scheduled

None.

X. Adjournment

With no further business to discuss, Vice-Chairman Baugh adjourned the meeting at 6:44 p.m.

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City of Corpus Christi

1201 Leopard Street
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Meeting Minutes

Planning Commission

Wednesday, July 8, 2020

6:00 PM

Council Chambers

I. CALL TO ORDER - ROLL CALL

Vice Chairman Baugh called the meeting to order and a quorum was established with Chairman Crull and Commissioners York, Williams and Hovda absent.

II. OPENING STATEMENT

III. PUBLIC COMMENT

For the record, Andrew Dimas, Development Services, stated that no written public comment forms were submitted.

IV. APPROVAL OF ABSENCES: Chairperson Carl Crull and Commissioner Marsha Williams

V. APPROVAL OF MINUTES

1. [20-0767](#) Regular Meeting of June 24, 2020

VI. BUDGET PRESENTATION:

2. [20-0772](#) Proposed FY2020-2021 Capital Improvement Program (CIP) Budget presentation by Office of Management and Budget

VII. PUBLIC HEARING: (ITEMS A & B) - Discussion and Possible Action

A. CONSENT - NEW ZONING

3. [20-0770](#) Public Hearing - Rezoning Property at or near 501 Heinsohn Road

Case No. 0620-02 - One Rail Group, LLC: Ordinance rezoning property at or near 501 Heinsohn Road (located on the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive)), from the "FR" Farm Rural District and "IL" Light Industrial District to the "IL" Light Industrial District.

B. NEW ZONING

4. [20-0771](#) Public Hearing - Rezoning Property at or near 0 Farm to Market Road 43

Case No. 0720-01 - Bobak Mostaghasi: Ordinance rezoning property at or near 0 farm to Market Road 43 (located at the northwest corner of the intersection of Farm to Market Road 43 (Weber Road) and State Highway 286 (Crosstown Expressway), from the "FR" Farm Rural District to the "CG-2" General Commercial District and the "CN-1" Neighborhood Commercial District.

Andrew Dimas, Development Services, informed the Commission that all items on this agenda will need to be tabled to the July 22, 2020 Planning Commission meeting. A motion was made by Commissioner Schroeder to table all the items on this agenda to the July 22, 2020 meeting and Commissioner Zarghouni seconded. The motion passed. Vice Chairman Baugh opened the public hearing. For the record, Mr. Dimas stated that no written public comment forms were submitted for the public hearing. There being no comments submitted, the public hearing was closed.

VIII. DIRECTOR'S REPORT

None.

IX. ITEMS TO BE SCHEDULED

None.

X. ADJOURNMENT

With no further business to discuss, Vice Chairman Baugh adjourned the meeting at 6:09 p.m.



AGENDA MEMORANDUM

For the Planning Commission Meeting of July 22, 2020

DATE: July 10, 2020
TO: Honorable Planning Commission
THRU: Eddie Houlihan, Director of Management & Budget
Eddieho@cctexas.com
(361) 826-3792
FROM: Kamil Taras, Capital Improvement Program Manager
kamilt@cctexas.com
(361) 826-3242

Proposed FY2020-2021 Capital Improvement Program (CIP) Budget and Planning Guide

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Kamil Taras	Capital Improvement Program Manager	Management & Budget

OUTSIDE PRESENTER(S):

None

CAPTION:

Discussion and Planning Commission recommendation on the Proposed FY2020-2021 Capital Improvement Program (CIP) Budget and Planning Guide to City Council.

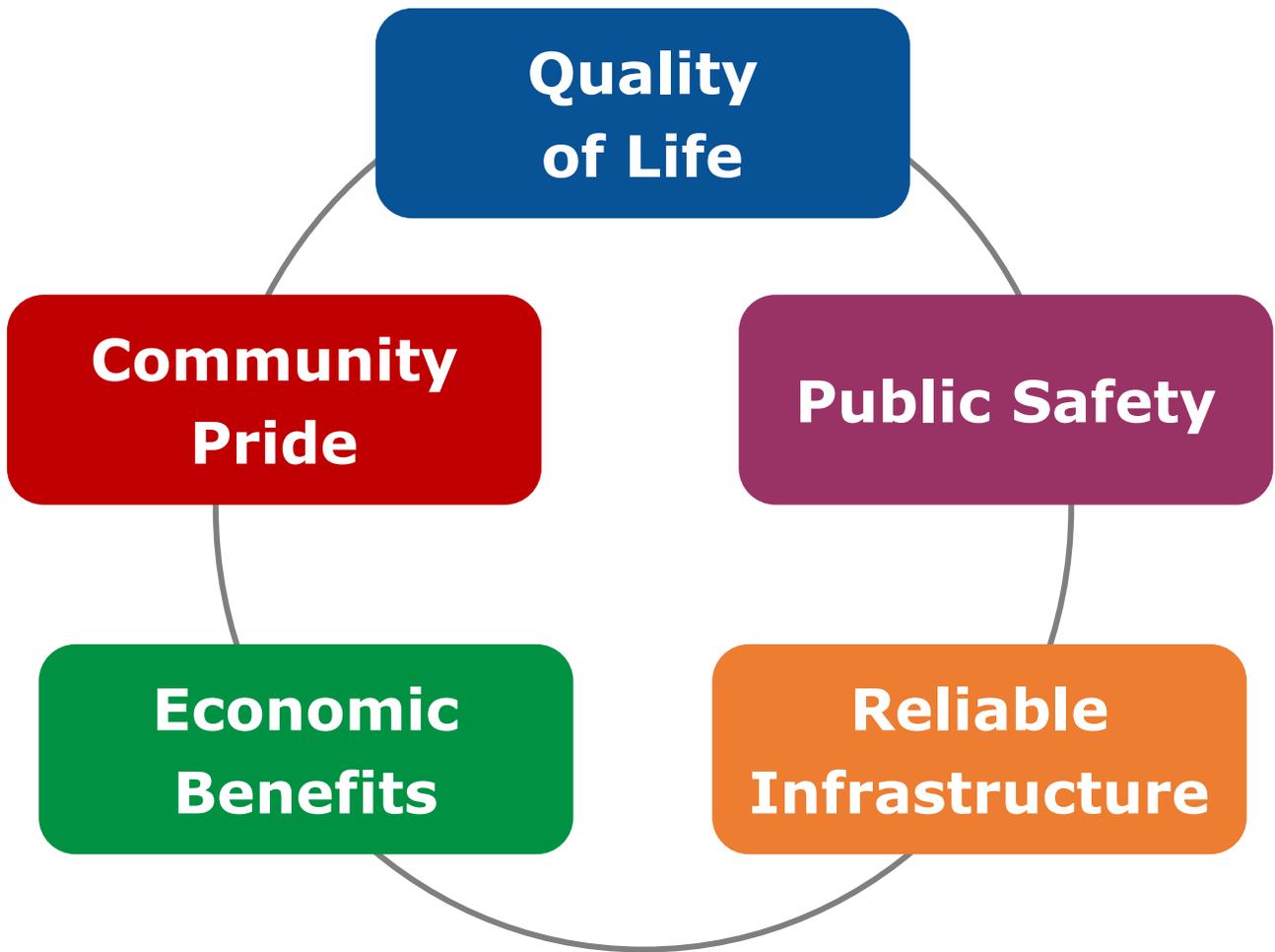
PURPOSE:

The purpose of this item is to obtain Planning Commission recommendation to the City Council on the Proposed FY2020-2021 Capital Improvement Program (CIP) Budget and Planning Guide.

BACKGROUND:

The Proposed Fiscal Year 2020-2021 Capital Improvement Program Budget and Planning Guide contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

FY 2020–2021 Ten Year CIP Planning Guide



City of Corpus Christi, Texas

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**Airport
FY21-30
Capital
Improvement
Program**

AIRPORT FY21-30 CAPITAL IMPROVEMENT PROGRAM

AIRPORT CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
21020	Acquire 1500 Gallon (HRET) ARFF Vehicle			1,100,000									1,100,000
21011	Aircraft Rescue Fire Fighting Station Apron Improvements		250,000	2,250,000									2,500,000
21016	Airfield Pavement Assessment			200,000									200,000
21216	Airport Gateway Assessment		100,000										100,000
21019	Airport Land Acquisition			500,000									500,000
21017	Airport Layout Plan			400,000									400,000
21018	Airport Master Plan			625,000									625,000
21014	Car Rental Ready Return Parking Lot			75,000	500,000								575,000
21217	Hangar Assessment and Rehab		50,000										50,000
21013	Parking Lot Improvements			400,000	1,775,000								2,175,000
21012	Public Cell Phone Lot			850,000									850,000
21184	Quick Turn Around Improvements		200,000	450,000									650,000
E15223	Reconstruction Air Carrier Ramp (Terminal Apron)	4,444,400	4,444,400	4,444,400	4,444,400								13,333,200
E12156	Rehabilitate East General Aviation (GA) Apron	2,600,000	2,600,000	2,600,000	2,600,000								7,800,000
21185	Rehabilitate Passenger Boarding Bridges	350,000	5,000,000										5,000,000
F1302	Terminal Building Assessment/Rehabilitation	220,000	725,000		4,143,750								4,868,750
18056A	Terminal Service Animal Relief Area (SARA)	35,000	65,000										65,000
21010	Transportation Network Center Staging Area			350,000									350,000
LR 1	Taxilane - Apron for T-Hangar Complex					1,000,000							1,000,000
LR 2	Aircraft Gates and Passenger Gate Lounge					600,000	2,200,000						2,800,000
LR 3	Rehabilitate Runway and Taxiway Pavement							600,000	20,000,000			20,000,000	40,600,000
AIRPORT CIP PROGRAM TOTAL:		7,649,400	13,434,400	14,244,400	13,463,150	1,600,000	2,200,000	600,000	20,000,000	-	-	20,000,000	85,541,950

**Parks & Recreation
FY21-30
Capital
Improvement
Program**

PARKS & RECREATION FY 21-30 CAPITAL IMPROVEMENT PROGRAM

PARKS & RECREATION CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
18166B	Broadmore Senior Center	246,290											-
18171A	Cole Park Piers		8,096,616										8,096,616
18166C	Ethel Eyerly Senior Center	246,285											-
18166D	Garden Senior Center	246,285											-
18166E	Greenwood Senior Center	246,285											-
18170A	Greenwood Sports Center		316,950	293,050									610,000
E15101	Harbor Bridge Replacement Mitigation and Support, Ph 1		3,240,514										3,240,514
18175A	Heritage Park		211,700	244,300									456,000
18167B	Joe Garza Recreation Center		152,665										152,665
18167C	Lindale Recreation Center		152,665										152,665
18166F	Lindale Senior Center	246,285											-
E15102	North Padre Island Beach Facility	1,047,800											-
18166G	Northwest Senior Center	246,285											-
18167D	Oak Park Recreation Center		152,665										152,665
18166H	Oveal Williams Senior Center	246,285											-
19046A	Packery Channel Dredging & Beach Nourishment	4,350,000											-
H17007	Packery Channel Harvey Repairs	5,022,590		8,100,000									8,100,000
18036A	Park System Playgrounds	750,000											-
18168A	Participation Park Projects		750,000										750,000
LR 1	Wetland Nature Park at North Beach					2,500,000							2,500,000
LR 2	Splash Pads					465,600							465,600
LR 3	Al Kruze Tennis Center Improvements					442,620							442,620
LR 4	Botsford Park					1,250,000							1,250,000
LR 5	Covered Basketball Courts Multi Location					976,000							976,000
LR 6	Evelyn Price Park Improvements					500,000							500,000
LR 7	Park Amenity Improvements					1,500,000							1,500,000
LR 8	Tourist District and Facilities						1,019,500						1,019,500
LR 9	OSO Bay Phase III						1,577,000						1,577,000
LR 10	Hike & Bike Trails Improvements						750,000		750,000		750,000		2,250,000

PARKS & RECREATION CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
LR 11	Community and Major Investment Park Development and Improvements (Community Enrichment/Bond)							1,500,000	3,500,000		2,500,000		7,500,000
LR 12	Ocean Drive Parks Improvements							750,000	1,750,000		2,500,000		5,000,000
LR 13	Golf Courses Improvements							600,000	1,400,000		3,000,000		5,000,000
LR 14	Heritage Park Improvements							300,000	700,000		1,500,000		2,500,000
LR 15	Neighborhood Park Improvements (Community Enrichment)							300,000	700,000		1,000,000		2,000,000
LR 16	JFK Boat Ramps (Billings and Clems Marina Parking Lot, Phase III)								1,000,000				1,000,000
LR 17	Sports Field Improvements									500,000			500,000
LR 18	Pool Facilities Improvements									500,000			500,000
LR 19	Senior Center Improvements										2,500,000		2,500,000
LR 20	Recreation Centers Improvements										2,500,000		2,500,000
LR 21	Demitt Pier Lighting and Decking Renovation											2,000,000	2,000,000
PARKS & RECREATION CIP PROGRAM TOTAL:		12,894,390	13,073,775	8,637,350	-	7,634,220	3,346,500	3,450,000	9,800,000	1,000,000	16,250,000	2,000,000	65,191,845

**Public Facilities
FY21-30
Capital
Improvement
Program**

PUBLIC FACILITIES FY21-30 CAPITAL IMPROVEMENT PROGRAM

PUBLIC FACILITIES CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
21300	American Bank Ctr - Audio Visio Enhancements PH3		400,000	400,000	400,000								1,200,000
21111	American Bank Ctr - Basketball Court		200,000										200,000
21108	American Bank Ctr - Carpet Replacement		550,000										550,000
21110	American Bank Ctr - City Terrace, Suite, and Suite Concourse Enhancements		2,400,000										2,400,000
21316	American Bank Ctr - Concession, Production Equipment		400,000	400,000	400,000								1,200,000
22800	American Bank Ctr - Concourse Enhancements (1st Floor)			2,500,000									2,500,000
21601	American Bank Ctr - Energy Management Enhancements PH3		380,000	600,000									980,000
20040A	American Bank Ctr - Kitchen Equipment		150,000	100,000	100,000								350,000
20039A	American Bank Ctr - Locker Room Upgrade & Storage	2,500,000											-
20055A	American Bank Ctr - Marquee with Video Board	225,000	200,000										200,000
23001	American Bank Ctr - Parking Lot Improvements				2,500,000								2,500,000
21600	American Bank Ctr - Security Enhancements PH3		350,000	450,000									800,000
22001	American Bank Ctr - Selena 3rd & 4th Floor Enhancements			200,000	100,000								300,000
21122	City Hall 1st Floor Renovation		125,000										125,000
21120	City Hall 6th Floor Conference Room		480,000										480,000
21121	City Hall Fencing and Gates		135,000										135,000
20052A	Facility Improvements Various		2,000,000		2,000,000								4,000,000
18172C	La Retama Roof Replacement	2,039,900											-
18173	Museum of Science and History - Bond 2018		820,000										820,000
21119	Museum of Science and History - Cooling & Heating		1,342,440										1,342,440
18172	Neyland/Garcia/Hopkins/McDonald Library Improvements	286,014	568,000										568,000
18181	Public Health Building Improvements		500,000	649,000									1,149,000
LR 1	Public /Facility Improvements Various						2,000,000		2,000,000		2,000,000		6,000,000
LR 2	ABC- Convention Center Emergency Generator					35,000							35,000
LR 3	ABC- Selena Auditorium Emergency Generator					30,000							30,000
LR 4	ABC- Audio Video Enhancements						500,000		200,000	200,000		200,000	1,100,000
LR 5	ABC- Concession, Production Equipment					250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,750,000
LR 6	ABC- Energy Enhancement							250,000		250,000		250,000	750,000
LR 7	ABC- Kitchen Equipment Replacment							100,000	100,000		100,000	100,000	400,000

PUBLIC FACILITIES CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
LR 8	ABC- Security Enhancements					150,000	150,000		150,000		150,000		600,000
LR 9	ABC- Convention Center - Renovations					300,000	5,000,000		5,000,000		5,000,000		15,300,000
LR 10	ABC- Parking Lot Improvements							20,000,000					20,000,000
LR 11	ABC- Plaza Enhancements (Resaca Entrance)						7,500,000						7,500,000
LR 12	ABC- Public / Facility Improvements Various					1,000,000		1,000,000		1,000,000		1,000,000	4,000,000
LR 13	ABC- Arena Air Handling Units					130,000							130,000
LR 14	ABC - Arena Dehumidifiers						250,000						250,000
LR 15	ABC- Arena Plumbing Update					125,000	40,000						165,000
LR 16	ABC- Arena Electrical System Rehab						171,000	192,000					363,000
LR 17	ABC- Convention Ctr Renovation of Ticket Booths							250,000					250,000
LR 18	ABC- Convention Ctr Upgrade /Replacement of Electronic Items							150,000					150,000
LR 19	Library-Neyland, Hopkins, & Garcia					3,220,843							3,220,843
LR 20	Library Rehab Phase 1- La Retama						3,015,300						3,015,300
LR 21	Library Improvements							4,373,104					4,373,104
LR 22	Public Health Building Improvements Ph 2					684,375							684,375
LR 23	Municipal Court & Detention Center					684,375				21,350,000			22,034,375
LR 24	Fleet Bay Floor Epoxy Coating					490,861							490,861
LR 25	Fleet Parking Lot Repair								1,697,078				1,697,078
LR 26	City Hall Parking Lot Repair						1,142,253						1,142,253
LR 27	City Hall HVAC Water Treatment							273,300					273,300
PUBLIC FACILITIES CIP PROGRAM TOTAL:		5,050,914	11,000,440	5,299,000	5,500,000	7,100,454	20,018,553	26,838,404	9,397,078	23,050,000	7,500,000	1,800,000	117,503,929

Public Health & Safety

FY21-30

Capital

Improvement

Program

PUBLIC HEALTH & SAFETY FY21-30 CAPITAL IMPROVEMENT PROGRAM

PUBLIC HEALTH & SAFETY CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
20059A	C. Valenzuela Landfill Sector 2C Cells dev		517,000	6,031,600									6,548,600
E16289	Cefe Valenzuela Gas Collection System	70,300	315,000	1,550,000									1,865,000
E11059	Cefe Valenzuela Landfill Liquids (Leachate) Management System	10,671											-
20057A	Cefe Valenzuela Landfill Road Improvements		2,000,000	200,000	8,600,000								10,800,000
20058A	Erosion Control Lifecycle Improvements				750,000								750,000
20056A	J.C. Elliott Landfill Road Improvements		1,100,000	100,000	4,600,000								5,800,000
E16338	Solid Waste Drainage Lifecycle Improvements	50,000		60,000									60,000
210007	Solid Waste Facility Complex		2,516,500	18,205,000	4,000,000								24,721,500
21125	Art Center Repairs		750,000	2,000,000									2,750,000
21124	Art Museum Improvements		500,000	1,000,000									1,500,000
E10119	Comprehensive Feasibility Study for Seawall	257,500	458,000	2,500,000									2,958,000
E16319	Floodwall Upgrades at Science Museum	904,750	1,000,000	8,000,000	3,500,000								12,500,000
E16320	Kinney & Power Street Pump Station Improvements		500,000	1,800,000	3,000,000								5,300,000
E16321	McGee Beach Nourishment / Boat Basin Dredging		1,200,000	3,500,000									4,700,000
21126	Museum of Science and History Parking Lot			500,000									500,000
E16318	Phase 1 Breakwater Repairs (McGee Beach)		2,900,000	1,000,000									3,900,000
E17117	Salt Flats Levee Improvements		2,800,000										2,800,000
E16458	SEA District Water Feature-Shoreline Fountain		2,000,000										2,000,000
21127	SEA District Water Feature-Water Garden Fountain		8,000,000										8,000,000
E17041	Seawall Capital Repairs	991,600	1,500,000	200,000	1,000,000								2,700,000
18176A	Police Headquarters	2,146,267											-
18038A	Police Radio Communication System	2,400,000											-
18018A	Police Substation - Flour Bluff	481,000	1,200,000										1,200,000
18180Z	Driveway and Apparatus Bay 8,9,10,12	11,300	117,420										117,420
18178A	EMS Central Building Renovations	27,000		280,000									280,000
18179A	Fire Department Warehouse	15,600	122,400										122,400
18177A	Fire Headquarters & EOC	1,291,000											-
18180Y	Fire Parking Revovations-3,4,6,7,8,11		893,750										893,750
18180T	Fire St. 1 Emergency Generator		74,695										74,695
18180S	Fire St. 1 Improvements & upgrades		311,360										311,360

PUBLIC HEALTH & SAFETY CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
18180G	Fire St. 6 Rehab- Roof	34,062											-
18180H	Fire St. 7 Emergency Generator	6,557	65,684										65,684
18180HA	Fire St. 7 Roof Repair	3,298	30,765										30,765
18180I	Fire St. 8 Emergency Generator	5,868	58,533										58,533
18180IA	Fire St. 8 Hazmat Mechanical Electrical Upgrades	20,694	203,103										203,103
18180J	Fire St. 9 Emergency Generator /HVAC upgrades	10,082	93,115										93,115
18180K	Fire St. 10 Roof Rehab & Engine Bay	6,418	60,832										60,832
18180L	Fire St. 11 Mechanical, Elec. & Fire Alarm Rehab		113,475										113,475
18180MA	Fire St. 12 Emergency Generator	6,215	64,422										64,422
18180M	Fire St. 12 Mechanical, Elec. & Fire Alarm Rehab		173,457										173,457
18180N	Fire St. 13 Mechanical, Elec. & Fire Alarm Rehab		167,083										167,083
18180NA	Fire St. 13 Roof Rehab		56,250										56,250
18180O	Fire St. 14 Emergency Generator		64,401										64,401
18180Q	Fire St. 16 Roof Improvements and Upgrades	14,558	145,192										145,192
LR 1	Fire St.17 Driveway Extension					84,800							84,800
LR 2	Fire Dpt Warehouse ADA Bathroom Improvements					65,000							65,000
LR 3	Fire Station #10 Demo and Replacement					5,741,778							5,741,778
LR 4	Fire Station #8 Demo and Replacement					5,737,773							5,737,773
LR 5	Fire Station #3 Demo and Replacement					7,239,977							7,239,977
LR 6	Police Substation Calallen Area					237,000	2,294,250						2,531,250
LR 7	MetroCon Emergency Operations Center							23,437,000					23,437,000
LR 8	Breakwater Renovation					8,202,000							8,202,000
LR 9	Continued Salt Flats Levee Improvements										2,000,000		2,000,000
LR 10	Phase 2 Breakwater Repairs (McGee Beach)									3,750,000			3,750,000
LR 11	Continued Kinney & Power Street Pump Station Improvements									2,000,000			2,000,000
LR 12	Continued McGee Beach Nourishment / Boat Basin Dredging									200,000	1,000,000		1,200,000
LR 13	Breakwater Repairs- Sunfish (Phase II)						500,000	5,000,000					5,500,000
LR 14	Barge Dock Improvements							250,000	1,000,000				1,250,000
LR 15	Continued Seawall Capital Repairs					200,000	1,000,000	200,000	1,000,000	200,000	1,000,000	1,000,000	4,600,000
PUBLIC HEALTH & SAFETY CIP PROGRAM TOTAL:		8,764,740	32,072,437	46,926,600	25,450,000	27,508,328	3,794,250	28,887,000	2,000,000	6,150,000	4,000,000	1,000,000	177,788,615

**Street
FY21-30
Capital
Improvement
Program**

STREETS FY21-30 CAPITAL IMPROVEMENT PROGRAM

STREETS CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
E17037	ADA Improvements	2,176,690											-
18002A	ADA Improvements (Bond 2018)	1,093,247	1,256,644										1,256,644
18004A	Airline Rd - (SPID to McArdle Rd)		4,912,069										4,912,069
18005A	Alameda St - (Louisiana St to Chamberlain St)	358,700	3,720,750	1,104,750									4,825,500
18006A	Alternative Mobility Improvements		870,000										870,000
E15106	Ayers Street - Pedestrian Improvements / Turn Lane	12,579,100											-
18007A	Beach Ave - (DE- Gulfbreeze to Causeway Blvd)				2,184,400								2,184,400
18008A	Brawner Pkwy - (Kostoryz Rd to Carroll Ln)		2,950,000										2,950,000
18009A	Calallen Dr - (Red Bird Ln to Burning Tree Ln)			1,200,000	852,500								2,052,500
18010A	Callicoatte Rd - (Up River Rd to IH 37)		2,160,000										2,160,000
18011A	Castenon St - (Trojan Dr to Delgado St)				1,078,001								1,078,001
19001	Developer Participation Projects	5,160,805											-
18165A	Downtown Lighting Improvements		650,000										650,000
18012A	Downtown Pedestrian Safety Improvements		100,000	750,000									850,000
18014A	Everhart Road - (SPID to Holly Rd)	12,949,707											-
18015A	Everhart Road - (SPID to McArdle Rd)		1,188,000	1,204,700									2,392,700
E15110	Flato Road - (Agnes St to Bates Rd)	3,145,183											-
18019A	Frio St /Hacala St/ Dorado St Corridor	2,973,601											-
18020A	Gollihar Rd - (Crosstown Expwy to Greenwood Dr)	4,334,850	2,884,400										2,884,400
170371	Holly Road - (Crosstown Fwy to Greenwood Dr)	380,017											-
18021A	Holly Road - (Rodd Field Rd to Ennis Joslin Rd)	4,496,437											-
18034A	JFK Causeway Access Road Improvements			3,250,000									3,250,000
18023A	Junior Beck Dr - (Bear Ln to Dead End)		1,821,000	1,315,910									3,136,910
18024A	Laguna Shores Rd - (Hustlin Hornet to Caribbean)	4,860,600											-
18025A	Laguna Shores Rd - (Mediterranean Dr to Wyndale St)	5,643,717											-
18026A	Laguna Shores Rd - (SPID to Graham Dr)	5,799,600											-
E12103	Leopard St - (Crosstown Expressway to Palm Dr)	6,829,611											-
18027A	Leopard St - (Palm Dr to Nueces Bay Blvd)	181,397	3,620,000	2,485,000									6,105,000
18029A	Lipes Blvd - (Yorktown Blvd to Sun Wood Dr)	2,824,000	3,116,000										3,116,000
18030A	Long Medow Dr - (St Andrews Dr to Hunt Dr)			1,496,500	1,846,800								3,343,300
18031A	McArdle Road - (Carroll Ln to Kostoryz Rd)			2,749,800									2,749,800
E12101	Morgan Ave - (S.Staples St to Crosstown)	5,922,307											-
18028A	N. Lexington Blvd - (Leopard St to Hopkins Rd)	2,537,100	2,400,000										2,400,000
18033A	North Beach Area Primary Access				2,626,800								2,626,800
18163A	North Beach Coastal Protection	67,863											-
18162A	North Beach GulfSpray Ave Ped/Bike Access				300,000								300,000
20271	Ocean Drive (Louisiana Ave to Ennis Joslin Rd)	14,500,000											-

STREETS CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
170062	Park Road 22 Bridge	15,506,990											-
20076A	Poth Lane Sidewalk Improvements, Phase 1	371,300											-
20077A	Poth Lane Sidewalk Improvements, Phase 2	371,300											-
E17019	Residential Street Rebuild Program Bond 2016	1,234,585											-
18164A	Residential Streets	14,952,959	15,904,804	14,566,065	14,566,065								45,036,934
E15112	Rodd Field Road Expansion - (Saratoga to Yorktown)	5,467,614											-
18041A	S. Staples St - (Kostoryz Rd to Baldwin Blvd)	799,000	12,480,746										12,480,746
E17036	Six Points Intersection Improvements	3,418,370											-
18042A	Slough Road (Rodd Field Rd to Amethyst Dr)	1,245,000											-
18040A	South Oso Parkway - (S. Staples St to S. Oso Pkwy)		926,000										926,000
18044A	Strasboug Dr - (Riom St to Greoble Dr)		3,238,567										3,238,567
18045A	Street Lighting Improvements			500,000									500,000
18153A	Sunnybrook Road Sidewalk Improvements, Phase 1	521,000											-
18153B	Sunnybrook Road Sidewalk Improvements, Phase 2	521,000											-
18046A	Swantner Dr - (Texan Tr to Indiana Ave)	4,872,850											-
E15113	Traffic Signal and Lighting Improvements	36,696											-
18047A	Traffic Signal Improvements	294,000	706,000										706,000
18048A	TxDOT Participation /Traffic Mgmt			1,250,000									1,250,000
E17038	TxDOT Participation Projects		721,851	1,443,703									2,165,554
18049A	Wooldrige Rd - (Everhart Rd to Cascade Dr)		3,523,000										3,523,000
LR 1	Aaron Dr (Saratoga Blvd to Summer Winds)					3,494,160							3,494,160
LR 2	Acushnet (Weber Road to Saratoga)							3,588,000					3,588,000
LR 3	Agnes Street (19th to McBride)							4,104,000					4,104,000
LR 4	Airport Road (Morgan to Horne Road)						1,481,667						1,481,667
LR 5	Alameda St (Texan Trail to Chamberlain)						5,928,000						5,928,000
LR 6	Alameda (Airline Road to Everhart Road)						1,976,000						1,976,000
LR 7	Alameda (Parade to Airline Rd)						1,372,333						1,372,333
LR 8	Ayers Street (Fern St to Alameda St)							2,736,000					2,736,000
LR 9	Brawner Pkwy (Alameda to Carroll Ln)						1,842,000						1,842,000
LR 10	Brownlee (Staples to Morgan)					4,772,820							4,772,820
LR 11	Carancahua St (HWY 181 to Third St)					2,736,000							2,736,000
LR 12	Carroll Ln (Dead End to Dead End)					2,773,440							2,773,440
LR 13	Carroll Lane (McArdle Rd to Gollihar Rd)						6,840,000						6,840,000
LR 14	Chamberlain St (Reid Dr to Lawnview)					1,023,331							1,023,331
LR 15	Cheyenne (Baldwin to Tartton)					2,831,620							2,831,620
LR 16	Comanche (Carancahua to Alameda)						3,072,160						3,072,160
LR 17	Corn Products (Interstate 37 to Hopkins Rd)						1,379,000						1,379,000
LR 18	Dalmation Road H (Pyrenees to Safety Steel)								1,286,356				1,286,356

STREETS CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
LR 19	Don Patricio (Waldron Rd to Flour Bluff Dr)								2,236,000				2,236,000
LR 20	Everhart Road (Alameda S. to Staples S.)					6,277,250							6,277,250
LR 21	Everhart Road (Staples to McArdle)						1,258,000						1,258,000
LR 22	Flato Rd (Bates Rd to Bear Lane)						1,070,000						1,070,000
LR 23	Graham Road (Flour Bluff Drive to Waldron)								1,221,733				1,221,733
LR 24	Grand Junction (Cedar Pass Dr. to Wapentate Dr.)					2,943,450							2,943,450
LR 25	Grenoble (Strasbourg to Cimarron)					1,221,733							1,221,733
LR 26	Hearn Road (Dead End to Callicoatte)					1,761,000							1,761,000
LR 27	Holly Road (Paul Jones to Ennis Joslin)					4,002,670							4,002,670
LR 28	Hopkins Road (Lexington Blvd to State Hwy 44)						1,091,333						1,091,333
LR 29	Jack Fish (200ft West of Goldfish St to PR22)					820,000							820,000
LR 30	Laredo St (Tancahua St to Agnes St)								6,840,000				6,840,000
LR 31	Leopard (N /S- Lexington to Southern Minerals)						3,846,687						3,846,687
LR 32	Leopard Street (McBride to NPID)							3,420,000					3,420,000
LR 33	Lipes Blvd - (Sun Wood Dr to Staples St)					3,338,020							3,338,020
LR 34	Louisiana Ave (S.Staples St to Ocean Dr)							2,736,000					2,736,000
LR 35	Mesquite Street (Coppers Alley to Twigg St)								6,156,000				6,156,000
LR 36	Middlecoff (Everhart Dr. to Long Meadow)								1,533,300				1,533,300
LR 37	Mountain Trail (IH 37 Frontage to Calallen)					2,506,000							2,506,000
LR 38	Norton (Kostoryz to Ramsey)						4,293,850						4,293,850
LR 39	Old Brownsville Road (Saratoga Blvd to Seascape Dr)								684,000				684,000
LR 40	Port Avenue (Ruth to Leopard St)					2,736,000							2,736,000
LR 41	Safety Steel (Dalmation to Sir Greg)								886,356				886,356
LR 42	Schanen Blvd (Everhart Road to Weber Road)						1,209,667						1,209,667
LR 43	Shea Pkway East & West (Everhart to Saratoga)						2,138,000						2,138,000
LR 44	Spohn Dr. (South Staples to Esplandade Dr.)								2,403,000				2,403,000
LR 45	Staples Street (Moore Plaza to Weber Rd)							4,104,000					4,104,000
LR 46	Starlite lane (Violet Road to Leopard)					1,832,000							1,832,000
LR 47	Strasbourg Drive (Grenoble Dr. to Marseille Dr.)					3,238,567							3,238,567
LR 48	Tanacahua Street (Buffalo to Lipan)							2,736,000					2,736,000
LR 49	Tarltton (Greenwood to Cheyenne)					2,027,710							2,027,710
LR 50	Timergate Drive (Staples St. to Snowgoose Rd)						3,403,430						3,403,430
LR 51	Trinity River (FM 624 to Wood River Dr)					2,359,000							2,359,000
LR 52	Waldron (Padre Island Dr. to Purdue)							849,333					849,333
LR 53	Wapentate (Aaron Dr. to Grand Junction)					1,972,850							1,972,850
LR 54	Wickersham (Dead end to Weber Road)							1,882,000					1,882,000
LR Res	Residential Streets					12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	84,000,000
STREETS CIP PROGRAM TOTAL:		148,427,196	69,149,831	33,316,428	23,454,566	66,667,621	54,202,127	38,155,333	35,246,745	12,000,000	12,000,000	12,000,000	356,192,651

**Marina
FY21-30
Capital
Improvement
Program**

MARINA FY 21-30 CAPITAL IMPROVEMENT PROGRAM

MARINA CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
21028	Boat Haul Out/Office/Retail Facility		520,000	8,305,000									8,825,000
21022	Landscaping and Irrigation Rehab			4,000	58,500								62,500
21025	New Coopers Boaters Facility		272,000	3,978,000									4,250,000
21027	New Peoples Boardwalk			264,000	2,561,000								2,825,000
21021	Replace Peoples Boater Facility Roof		125,000										125,000
21026	Replace Piers ABCDL			960,000	14,040,000								15,000,000
21024	Upgrade Marina WIFI				218,750								218,750
LR 1	Replace LST Finger Piers					136,000	1,989,000						
LR 2	Build New L-head Pier					500,000	5,500,000						
LR 3	Dredging					2,000,000							
LR 4	Lighting Upgrades					8,800	140,700						
LR 5	Park Land Upgrades						232,000	3,393,000					
LR 6	Parking Lot + Sidewalk Upgrades					536,000	783,900						
LR 7	Breakwater Study Survey Services						37,500	300,000					
MARINE CIP PROGRAM TOTAL:		-	917,000	13,511,000	16,878,250	3,180,800	8,683,100	3,693,000	-	-	-	-	31,306,250

**Gas
FY21-30
Capital
Improvement
Program**

GAS FY21-30 CAPITAL IMPROVEMENT PROGRAM

GAS CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
E13022	Cathodic Protection Upgrades		200,000	200,000	200,000								600,000
21009	Gas Department Building Upgrades		582,300	655,000									1,237,300
E12132	Gas Lines / Regulator Stations Replacement / Extension Program	357,000	2,405,000	2,405,000	2,405,000								7,215,000
E12131	New Gas Transmission Main	17,200	700,000	700,000	700,000								2,100,000
E15162	TxDOT Gas Line Relocation (Harbor Bridge)		4,200,000	800,000									5,000,000
Short-Range Gas Utility Support - Street projects		508,009	513,900	618,329	118,019								1,250,248
LR 1	Gas Lines / Regulator Stations Replacement / Extension Program					2,405,000	2,405,000	2,405,000	2,405,000	1,600,000	1,600,000	1,600,000	14,420,000
LR 2	Cathodic Protection Upgrades					200,000	200,000	200,000	200,000				800,000
LR 3	Cathodic Protection Upgrades					600,000	600,000	600,000	600,000	600,000	600,000	600,000	4,200,000
GAS CIP PROGRAM TOTAL:		882,209	8,601,200	5,378,329	3,423,019	3,205,000	3,205,000	3,205,000	3,205,000	2,200,000	2,200,000	2,200,000	36,822,548

**Storm Water
FY21-30
Capital
Improvement
Program**

STORM WATER FY21-30 CAPITAL IMPROVEMENT PROGRAM

STORM WATER CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
20078A	Bay Water Quality Improvement		200,000	500,000	500,000								1,200,000
E12199	Bridge Rehabilitation	45,100	600,000	600,000									1,200,000
E12191	Channel Ditch Improvements	600,000	600,000	600,000	2,800,000								4,000,000
18100	Citywide Storm Water Infrastructure Rehabilitation/ Replacement	1,946,240	6,000,000	6,000,000	6,000,000								18,000,000
E10200	La Volla Creek Storm Water Modeling and Improvements	2,351,900	7,417,377	7,417,378									14,834,755
19012	Lifecycle Curb and Gutter Replacement		600,000	600,000	600,000								1,800,000
E12145	Major Outfall Assessments & Repairs	800,000	800,000	800,000									1,600,000
20277	North Beach Navigable Canal	508,988											-
21711	Storm Water Pipe Inspection		1,000,000	1,000,000	1,000,000								3,000,000
Short-Range Storm Water Utility Support - Street projects		28,467,997	14,644,826	5,167,828	4,304,428								24,117,082
LR 1	Citywide Storm Water Infrastructure Rehabilitation/ Replacement					3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	21,000,000
LR 2	Lifecycle Curb and Gutter Replacement					600,000	600,000	600,000	600,000	600,000	600,000	600,000	4,200,000
LR 3	Storm Water Utility Support - Street projects					30,991,311	26,566,064	19,077,667	17,623,373	2,500,000	2,500,000	2,500,000	101,758,413
STORM WATER CIP PROGRAM TOTAL:		34,720,225	31,862,203	22,685,206	15,204,428	34,591,311	30,166,064	22,677,667	21,223,373	6,100,000	6,100,000	6,100,000	196,710,250

**Water
FY21-30
Capital
Improvement
Program**

WATER FY21-30 CAPITAL IMPROVEMENT PROGRAM

WATER CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrances & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
E13050	Choke Canyon Dam Infrastructure Improvements	300,000	1,000,000	4,650,000									5,650,000
E16265	Corpus Christi Aquifer Storage and Recovery (ASR) Feasibility Study	300,000											-
E15117	Seawater Desalination	1,600,000	11,000,000	211,475,000									222,475,000
20278	Wesley Seale Dam Dewatering System		700,000	850,000	3,250,000								4,800,000
180548	Wesley Seale Dam Infrastructure Improvements		250,000	500,000	4,000,000								4,750,000
21481	Wesley Seale Dam Instrumentation Rehabilitation		400,000	1,125,000	1,125,000								2,650,000
21482	Wesley Seale Dam Spillway Gates Rehabilitation		1,000,000	2,000,000	2,500,000								5,500,000
E13068	Mary Rhodes Pipeline Cathodic Protection Upgrade		250,000	700,000									950,000
E13037	Mary Rhodes Pipeline Phase 1 System Improvements	200,000	800,000	1,000,000	1,800,000								3,600,000
20105A	Mary Rhodes Pipeline Phase 2 System Improvements		2,000,000										2,000,000
E16417	Nueces River Raw Water Pump St. Transmission Main			650,000	4,100,000								4,750,000
E11068	Nueces River Raw Water Pump Station	8,448,904											-
18131	ONSWTP Clearwell No. 3	1,265,000	1,000,000		15,000,000								16,000,000
20095A	ONSWTP Electrical Distribution Improvements		1,250,000	250,000									1,500,000
21107	ONSWTP Filtration System Hydraulic Improvements		1,000,000		6,000,000								7,000,000
20094A	ONSWTP Filter Building Rehabilitation - Phase 2		300,000	2,200,000									2,500,000
E10144	ONSWTP On-Site Hypochlorite Generation	3,635,454	1,800,000	1,250,000	6,000,000								9,050,000
E17047	ONSWTP Raw Water Influent and Chemical Facilities Improvements		4,500,000	10,000,000	10,000,000								24,500,000
18130	ONSWTP Sedimentation Basin Improvements	912,388	7,640,000	4,250,000									11,890,000
18154	Citywide Large-Size Water Line Assessment and Repairs	113,889	350,000	350,000	1,000,000								1,700,000
19037A	Citywide Water Distribution System Indefinite Delivery (IDIQ) Program	1,112,812	6,000,000	6,000,000	6,000,000								18,000,000
E16290	Elevated Water Storage Tanks - Citywide (ACR Plan, Phase 3)	500,000	8,000,000	7,000,000									15,000,000
20093A	Leopard Street & Up River Road Water Line Rep.		460,000	500,000	2,500,000								3,460,000
20090A	Nueces Bay Blvd & Poth Ln Water Line		2,800,000	5,500,000									8,300,000
20100A	Packery Channel Water Line Improvement	400,000	2,350,000										2,350,000
19038	Port Avenue Water Line Replacement	50,985	1,000,000	4,000,000									5,000,000
20092A	Sanddollar Pump Station Improvments		650,000										650,000
20101A	SH286 Water Line Replacement	200,000		500,000	4,000,000								4,500,000
18156	Ship Channel Water Line Relocation	584,000	1,000,000	2,800,000	2,200,000								6,000,000

E15158	TxDOT Water Line Relocation HARBOR BRIDGE		3,200,000										3,200,000
20098A	Water Line Replacement Program		2,130,000	2,080,000	2,080,000								6,290,000
E13031	Water System Process Control Reliability Improvements	105,000	350,000	350,000									700,000
20096A	Water Transmission Line Cathodic Protection Improvements		300,000	700,000									1,000,000
E14055	Mary Rhodes Pipeline Office Building	14,215	250,000										250,000
20102A	ONSWTP Construction Management	50,000	750,000	750,000	750,000								2,250,000
E15157	Utility Building Expansion	19,000	1,000,000	3,300,000									4,300,000
20103A	Water Supply Master Plan		450,000										450,000
Water Utility Support - Streets projects		13,499,718	5,508,031	2,886,948	1,423,848								9,818,827
LR 1	Citywide Water Distribution System Indefinite Delivery/Indefinite Quantity (IDIQ) Program					4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	28,000,000
LR 2	Citywide Large-Size Water Line Assessment and Repairs					2,500,000							2,500,000
LR 3	ONSWTP Filtration System Hydraulic Improvements					6,000,000							6,000,000
LR 4	ONSWTP On-Site Hypochlorite Generation					9,450,000	10,000,000						19,450,000
LR 5	ONSWTP Clearwell No. 3					5,000,000							5,000,000
LR 6	ONSWTP Solids Handling and Disposal Facilities					14,000,000	13,000,000						27,000,000
LR 7	Water Utility Support - Streets projects					15,495,655	13,283,032	9,538,833	8,811,686	3,000,000	3,000,000	3,000,000	56,129,207
LR 8	Wesley Seale Dam Infrastructure Improvements					4,000,000	4,000,000	4,000,000	4,000,000	4,000,000			20,000,000
LR 9	Wesley Seale Dam Spillway Gates Rehabilitation					4,500,000	5,000,000	5,500,000	6,000,000	6,500,000			27,500,000
LR 10	ONSWTP Third Treatment Train									10,000,000		10,000,000	20,000,000
LR 11	ONSWTP Clearwell #4											2,500,000	2,500,000
LR 12	ONSWTP Fencing					500,000							500,000
LR 13	Choke Canyon Infrastructure Road Improvements					500,000	5,000,000						5,500,000
LR 14	Mary Rhodes Pipeline Infrastructure Improvements						500,000	5,000,000					5,500,000
LR 15	Seawater Desalination										25,000,000	250,000,000	275,000,000
LR 16	Water Utility Support - Streets projects					10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	70,000,000
WATER CIP PROGRAM TOTAL:		33,311,365	71,438,031	277,616,948	73,728,848	75,945,655	64,783,032	38,038,833	32,811,686	37,500,000	42,000,000	279,500,000	993,363,034

**Wastewater
FY21-30
Capital
Improvement
Program**

WASTEWATER FY21-30 CAPITAL IMPROVEMENT PROGRAM

WASTEWATER CIP PROGRAM		As of April 2020	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 21-30
SEQ	Project Name	Encumbrance & Remaining Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTALS
E10043	Allison WWTP Lift Station Upgrade and Process Improvements	481,000	7,000,000	7,200,000									14,200,000
18084A	Broadway WWTP Plant Rehabilitation		1,000,000	5,200,000	3,500,000								9,700,000
21001	Broadway WWTP Third Clarifer		250,000	3,500,000	2,500,000								6,250,000
E10180	Greenwood WWTP Electrical Improvements to UV System	555,000	3,500,000	2,500,000									6,000,000
18070A	Greenwood WWTP Flood Mitigation	20,000		1,500,000	3,500,000								5,000,000
18067A	Greenwood WWTP Headworks & Grit Removal Rehab	4,255,000											-
18069A	Greenwood WWTP Process Upgrade (DAF and Odor Control)	100,000	2,500,000	500,000	3,500,000								6,500,000
18086A	Laguna Madre WWTP Rehab	170,500	2,500,000	2,330,000									4,830,000
E12159	Old Broadway WWTP Decommissioning		500,000	5,000,000									5,500,000
E12206	Oso WRP Ammonia, Headworks and Lift Station	10,418,776											-
20084A	Oso WRP Process Upgrade and BPC Facility Decommission		150,000	5,500,000	20,000,000								25,650,000
18082A	Wastewater Treatment Plants & Lift Station SCADA Improvements	588,000	1,500,000	1,500,000	1,500,000								4,500,000
20087A	Whitecap WWTP Improvements		1,000,000	3,500,000	1,500,000								6,000,000
E10053	Whitecap, Odor Control, Process & Bulkhead Improvements	1,542,646	1,050,000										1,050,000
20184	Allison Basin New Lift Station and Force Main			500,000	1,500,000								2,000,000
19029	Citywide Lift Station Repair	1,045,545	5,000,000	5,000,000	5,000,000								15,000,000
E14054	McBride Force Main and Lift Station	732,000											-
21110A	Park Road 22 Lift Station	4,250,000											-
21118	Citywide Collection Capacity Remediation			500,000	1,500,000								2,000,000
18157A	Citywide Wastewater IDIQ		7,000,000	7,000,000	7,000,000								21,000,000
E15158WW	TxDOT Wastewater Line Relocation - HARBOR BRIDGE		3,000,000										3,000,000
20085A	Williams Lift Station Force Main (Line A)	500,000	1,000,000	5,000,000	4,000,000								10,000,000
Wastewater Utility Support - Streets projects		9,136,539	4,807,613	2,914,620	1,324,420								9,046,653
LR 1	Citywide Collection Capacity Remediation					5,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	101,000,000
LR 2	Greenwood Flow Diversion to New Broadway WWTP					1,500,000	3,000,000	3,500,000					8,000,000
LR 3	Laguna Madre Plant Rehab									1,000,000	2,000,000	2,000,000	5,000,000
LR 4	Whitecap Wastewater Treatment Plant (WWTP) Improvements									1,000,000	2,000,000	2,000,000	5,000,000
LR 5	Allison Basin New Lift Station and Force Main					1,500,000	3,500,000	6,500,000	5,000,000				16,500,000
LR 6	Allison WWTP Lift Station Upgrade and Process Improvements									1,000,000	2,000,000	2,000,000	5,000,000

LR 7	Citywide Wastewater IDIQ					5,000,000	5,000,000	5,000,000	4,000,000	4,000,000	4,000,000	4,000,000	31,000,000
LR 8	Old Broadway WWTP Decommissioning					2,500,000	2,500,000						5,000,000
LR 9	Wastewater Treatment Plants & Lift Station SCADA Improvements					1,500,000	2,000,000	2,000,000					5,500,000
LR 10	Citywide Lift Station Repair					3,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	12,500,000
LR 11	Oso WRP Process Upgrade and BPC Facility Decommission					22,000,000	15,000,000						37,000,000
LR 12	Allison WWTP Process Upgrade									1,000,000	2,000,000	2,000,000	5,000,000
LR 13	Whitecap Wastewater Treatment Plant (WWTP) Improvements									1,000,000	2,000,000	2,000,000	5,000,000
LR 14	Laguna Madre Plant Rehab									1,000,000	2,000,000	2,000,000	5,000,000
LR 15	Greenwood WWTP Process Upgrade (DAF and Odor Control)					9,000,000	7,500,000	1,000,000	6,000,000	12,000,000	12,000,000	5,000,000	52,500,000
LR 16	Williams Lift Station Force Main (Line A)					3,000,000							3,000,000
LR 17	Greenwood WWTP Expansion											10,000,000	10,000,000
LR 18	Wastewater support for Street projects					15,495,655	13,283,032	9,538,833	8,811,686	3,000,000	3,000,000	3,000,000	56,129,207

WASTEWATER CIP PROGRAM TOTAL:		33,795,006	41,757,613	59,144,620	56,324,420	69,495,655	69,783,032	45,038,833	41,311,686	42,500,000	48,500,000	51,500,000	525,355,860
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FY 2020-2021 Proposed Capital Improvement Program (CIP) Budget and Planning Guide

Presented by:
Kamil Taras
Capital Improvement Program Manager

Capital Improvement Budget & Planning Guides

- Purpose: To identify, prioritize, fund and construct capital projects.
- Provides: Project scopes, cost and schedules for planned and anticipated projects over the next ten years.
- Includes: Details specific information on projects programmed within the next three years.



CIP Planning Guide

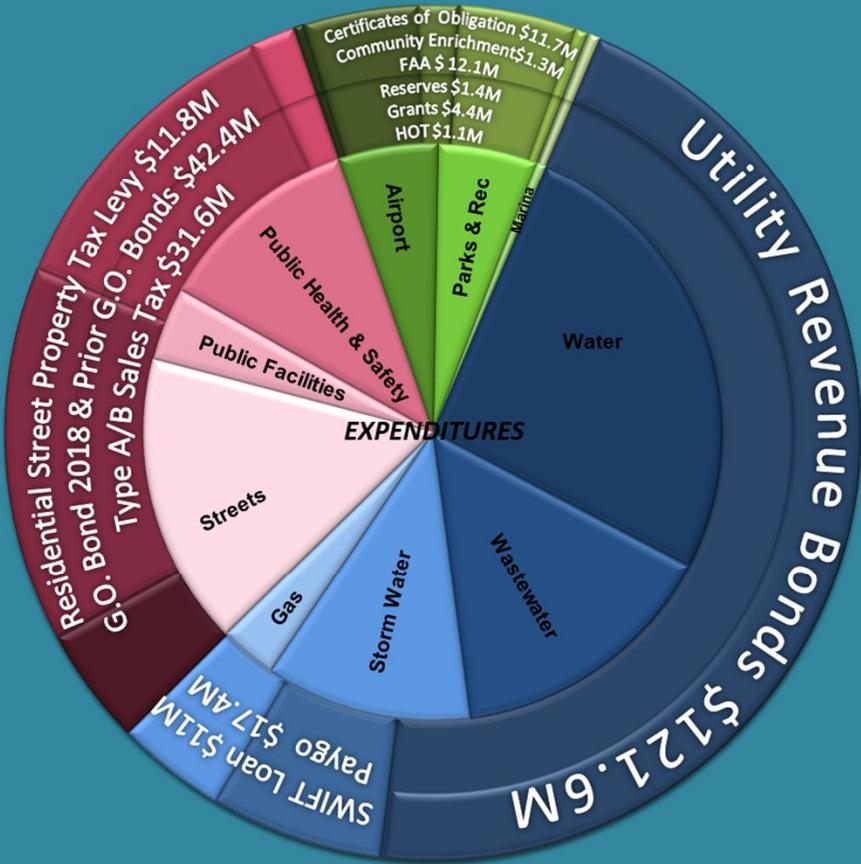
Major Sections

Sections of the document:

- Year One (Fiscal Year 2021) : A fully-funded work plan based on available financial capacity and greatest prioritized needs.
- Short-Range Program: Facilitates fiscal and needs-based planning for Years 2 and 3.
- Long-Range Forecast: Years 4-10 consists of projects considered important, but not funded.



**CIP AVAILABLE RESOURCES
DISTRIBUTED OVER MAJOR SPENDING AREAS
(\$ in Millions)**



FY 2021 TOTAL CAPITAL BUDGET: \$267.8 Million

Funding Sources vs. Funding Uses

Funding Sources by Type	Amount	% of Total
Airport Fund Reserve	\$ 1,109,400	0.4%
Certificates of Obligation	\$ 11,730,940	4.4%
Community Enrichment Funds	\$ 1,250,000	0.5%
Customer Facility Charges	\$ 200,000	0.1%
FAA	\$ 12,125,000	4.5%
General Obligation Bond 2016	\$ 721,851	0.3%
General Obligation Bond 2018	\$ 37,934,032	14.2%
General Obligation Bond Prior	\$ 3,740,514	1.4%
Grants	\$ 4,380,827	1.6%
HOT Funds	\$ 1,080,000	0.4%
Marina Fund Balance	\$ 125,000	0.0%
Pay Go	\$ 17,420,000	6.5%
Residential Street (Property Tax)	\$ 11,843,326	4.4%
Utility Revenue Bonds	\$ 121,621,670	45.4%
State Water Implementation Fund	\$ 11,000,000	4.1%
Texas Loan	\$ 11,000,000	4.1%
Type A/B Sales Tax	\$ 31,550,000	11.8%
Total FY 2021 Capital Sources	\$ 267,832,560	100.0%

Funding Uses by Program	Amount	% of Total
Airport	\$ 13,434,400	5.0%
Parks & Recreation	\$ 13,073,775	4.9%
Public Facilities	\$ 11,000,440	4.1%
Public Health & Safety	\$ 32,072,437	12.0%
Streets (Less Utility Support)	\$ 43,675,461	16.3%
Marina	\$ 917,000	0.3%
Gas	\$ 8,601,200	3.2%
Storm Water	\$ 31,862,203	11.9%
Water	\$ 71,438,031	26.7%
Wastewater	\$ 41,757,613	15.6%
Total FY 2021 Capital Uses	\$ 267,832,560	100%

Airport

Year One: \$13.4 Million

Program Highlights:

- Rehabilitate East General Aviation Apron /Reconstruct Air Carrier Ramp
- Rehabilitate/Replace Passenger Boarding Bridges
- Terminal Service Animal Relief Area (SARA)
- Terminal Building, Hangers and Gateway Assessment /Rehabilitation

Funding Sources:

- Federal Aviation Administration Grants
- Airport Capital Reserves
- Customer Facility Charges



Parks & Recreation

Year One: \$13.1 Million

Program Highlights:

- Packery Channel
 - Harvey Repairs
 - Dredging & Beach Nourishment
- Bond 2018 – Proposition C
 - Senior Centers and Recreation Centers improvements
- Cole Park Pier

Funding Sources:

- General Obligation Bond (2018)
- Prior General Obligation Bonds
- Sales Tax Proceeds (Type A Board Funding)
- Community Enrichment & Grant Funds



Public Facilities

Year One: \$11 Million

Program Highlights:

- Bond 2018 – Proposition D & F
 - Libraries renovations and improvements
 - Art Museum and Museum of Science & History renovations and improvements
 - Public Health building renovations and improvements
- Arena Improvements
 - Basketball Court
 - Suite & Suite Concourse Enhancement
 - Concession & Kitchen Equipment Replacement
- Convention Center
 - Carpet Replacement

Funding Sources:

- General Obligation Bond (2018)
- Hotel Occupancy Tax (HOT) Funds
- Sales Tax Proceeds (Type A Board Funding)
- Certificates of Obligation



Public Health & Safety

Year One: \$32.1 Million

Program Highlights:

- Bond 2018 – Proposition E
 - Upgrade Police Radio Communication System
 - EOC, Fire & Police Headquarters renovations & improvements
 - Fire Stations renovations & improvements
- Solid Waste Facility Complex
- Seawall Improvement Projects

Funding Sources:

- Certificates of Obligation
- General Obligation Bond (2018)
- Sales Tax Proceeds (Type A Board Funding)



Streets

Year One: \$43.7 Million (Less Utility Support)

Program Highlights:

- Bond 2018 – Propositions A & B
 - Arterials & Collectors
 - Residential Street Reconstruction
- Residential Street Property Tax Levy
 - Residential Street Reconstruction
- ADA & Mobility Improvements
- Street Lighting and Signalization Improvements – City-wide

Funding Sources:

- General Obligation Bond (2018)
- Prior General Obligation Bonds
- Residential Street Tax Levy



Marina

Year One: \$0.9 Million

Program Highlights:

- Marina Facilities
 - Replace Peoples Boaters Facility Roof
 - New Coopers Boaters Facility
 - New Boat Haul Out/Office/ Retail Facility

Funding Sources:

- Marina Fund Reserves
- Sales Tax Proceeds (Type A Board Funding)



Gas

Year One: \$8.6 Million

Program Highlights:

- Various Pipeline Replacement / Extension Projects
- Cathodic Protection Upgrades
- Gas support for planned Street projects (\$513,900)

Funding Sources:

- Utility Revenue Bonds



Storm Water

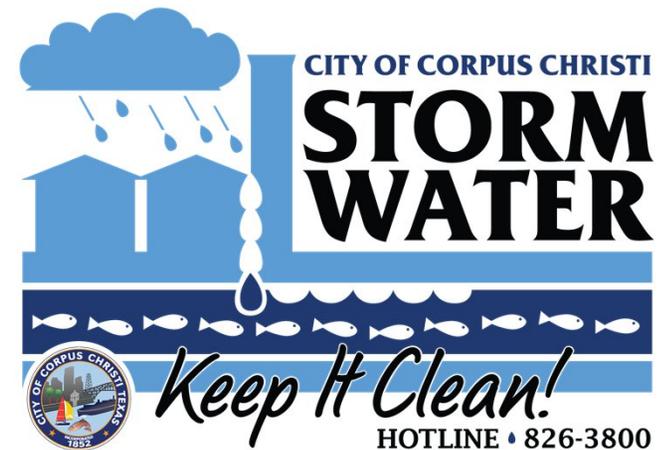
Year One: \$31.9 Million

Program Highlights:

- City-wide Storm Water Infrastructure, Pipe and Outfall Rehabilitation and Replacement
- La Volla Creek Improvements
- Bay Water Quality improvements
- Storm Water support for planned Street projects (\$14.6M)

Funding Sources:

- Utility Revenue Bonds
- GLO Grant



Water

Year One: \$71.4 Million

Program Highlights:

- O.N. Stevens WTP Site Infrastructure & Facility Improvements
- Water Pump Stations rehabilitation and improvements
- Mary Rhodes Pipeline Improvements & Cathodic Protection Upgrades
- Wesley Seale & Choke Canyon Dams Infrastructure Improvements
- Seawater Desalination Plant
- Water support for planned Street projects (\$5.5M)

Funding Sources:

- Utility Revenue Bonds
- Pay as you Go
- State Water Implementation Fund Texas Loan



Wastewater

Year One: \$41.8 Million

Program Highlights:

- Wastewater Treatment Plants repairs and improvements
- City-wide Lift Station Repair
- City-wide collection capacity remediation
- Wastewater support for planned Street projects (\$3.5M)

Funding Sources:

- Utility Revenue Bonds
- Pay as you Go





FY 2020-2021 Proposed Capital Improvement Program (CIP) Budget and Planning Guide

Presented by:
Kamil Taras
Capital Improvement Program Manager

PROPOSED FY 2020-2021 CAPITAL BUDGET
& CAPITAL IMPROVEMENT PLANNING GUIDE

CITY OF CORPUS CHRISTI
CITY MANAGER PETER ZANONI



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JULY 22, 2020**

PROJECT: 20PL1047

STONEGATE UNIT 2 OCL (FINAL – 39.772 ACRES)

Located west of FM 1889 and south of Masters Street.

Zoned: Outside City Limits (OCL)

Owner: George and Jessica Aguilar

Engineer: Bass & Welsh Engineering

The applicant proposes to final plat the property to construct 48 single-family residential lots outside city limits. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 5-28-20
 Nueces County Date 6-05-20; **R2 7-02-20**
 TRC Comments Sent Date: 6-09-20
 Revisions Received Date (R1): 6-11-20
 Staff Response Date (R1): 6-22-20
 Revisions Received Date (R2): 6-23-20
 Staff Response Date (R2): 7-02-20
 Revisions Received Date (R3): 7-02-20
 Staff Response Date (R3): **7-07-20**
 Planning Commission Date: 7-22-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1047

STONEGATE UNIT 2 OCL (FINAL – 39.772 ACRES)

Located west of FM 1889 and south of Masters Street.

No Zoned: Outside City Limits

Owner: Superior H & H Development, LLC

Engineer: Bass & Welsh Engineering

The applicant proposes to final plat the property in order to construct 48 single-family residential lots outside city limits.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove Note 13: Referencing Driveways confirm to Access Article 7 UDC. (See Note 9)	Done.	Addressed		

2	Plat	Prior to plat recordation, the private onsite sewerage facilities must be installed or bonded. Provide verification of approval from Nueces County. (Nueces County Subdivision Regulations and Platting requirements Chapter II-3.4.1) (See Nueces County comment #12)	OK.	Prior to plat recordation		
3	Plat	Prior to plat recordation, provide an engineering report for the On-Site Sewage Facilities. Provide verification of approval from Nueces County. (Per Ch. II, Sec. 3 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas (See Nueces County comment #11))	OK.	Prior to plat recordation		
4	Plat	Prior to plat recordation provide verification of approval from Nueces County Water Control & Improvement District (NCWCID) #3 for review and approval. (See Engineering Comment #2)	OK.	Prior to plat recordation		
5	Plat	Prior to recordation Add the recording information for the pipeline easement along the south line of this development (Nueces County Comment # 8)	OK.	Prior to plat recordation		

NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat scale should be 1" = 100'.	Only one sheet would be eliminated. The city was late with plat comments. The number of easements in the east end is considerable and would be difficult to show at a 100 scale and we may yet be adding pipeline easements.	Not address: see attached from county	It is our understanding the county will accept the 50 scale (present) plat	Addressed
2	Plat	The minimum radius for a culdesac is 60 feet.	Preliminary plat was approved by PC with 56' Radii	Not address: see attached from county	Done (corrected).	Not Addressed: the minimum radius for Cul-de-sac is 60 feet, correct the curve data E on Sheet 4 of 4. DONE! Addressed
3	Plat	Remove the 5 foot sidewalk easements.	Done.	Addressed		
4	Plat	Add note: Subdivider shall provide water service to all lots.	OK.	Not address: see attached from county	Done.	Addressed
5	Plat	Add note: Subdivider shall provide septic systems to all lots.	Septic system by each homeowner at time of home construction	Not address: see attached from county	Done.	Addressed
6	Plat	Add note: Septic systems shall be approved by the City/County Health Department.	Yes/OK	Not address: see attached from county	Done.	Addressed

7	Plat	Add note: No fences will be allowed within a drainage easement.	Done.	Addressed		
8	Plat	Add the recording information for the pipeline easement along the south line of this development.	Ok will do.	Prior to plat recordation		
9	Plat	Revise note 14: The Detention Ponds and Drainage Detention Easement and Drainage Easements shall be maintained by the Subdivision Developer and/or the Homeowners Association.	Done (Note 16).	Addressed		
10	Plat	Provide a Subdivision Construction agreement to be filed with the final plat.	Construction will be complete at time of filing of plat thus no agreement needed.	Not address: see attached from county	I don't understand the need of this if the plat is filed for record after all improvements have been constructed and accepted	Prior to plat recordation
11	Plat	Provide a Final Engineering Report for the Water and On-Site Sewage Facilities per Ch. II, Sec. 3.2 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Water is public. Not needed. Will provide for septic systems.	Not address: see attached from county	Ok	Prior to plat recordation
12	Plat	Provide for Financial Guarantee for the public infrastructure to include: Streets, Water and On-Site Sewage Facilities per the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	Not needed. Construction will be complete at time of filing of final plat.	Not address: see attached from county	Ok	Prior to plat recordation
13	Plat	Provide a Water Service Agreement per Ch. II, Sec. 3.2.1 of the Subdivision Regulations and Platting Requirements of Nueces County, Texas to be filed with the final plat.	OK	Prior to plat recordation get with Nueces County District #3	Ok	Prior to plat recordation
14	Plat	Amanda Lane is at this time a private street, an agreement between Ronald Voss and Hamed Mostaghasi may be required.	Amanda Lane is public according to Stonegate plat	Not address: see attached from county	Amanda Lane is public	Amanda Lane in Stonegate Unit 1 a public road but not maintained by Nueces County.

HEALTH DEPARTMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat show and label the health certificate block.		Not Addressed: Applicant did not response.	Done.	Addressed

2	Plat	Add a note to the plat: "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 acrea (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." Questions Contact Manuel Garcia Health Department 826-7225 ManuelG@cctexas.com		Not Addressed: Applicant did not response.	Done.	Addressed
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PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		
Water		No (Water include FIRE Hydrants and looping from Nueces Water District 3)	Prior to Plat Recordation
Fire Hydrants		No (Water include FIRE Hydrants and looping from Nueces Water District 3)	Prior to Plat Recordation
Wastewater per Masterplan		No (SEPTIC)	Prior to Plat Recordation
Manhole		No (SEPTIC)	Prior to Plat Recordation
Stormwater	Yes; however, SWQMP must be approved by the City of Corpus Christi, TXDOT and Nueces County at this time prior to preliminary Plat approval		Prior to Plat Recordation
Sidewalks		No	Prior to Plat Recordation
Streets	Yes	No (County Streets)	Prior to Plat Recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Contact Nueces County Water District #3 for comments on Water system; provide a letter or an email indicating the coordination is completed; this item is required prior to Plat Recordation	Water was approved by NCWCIDN3	Addressed		

2	SWQMP	Indicate the pre-development, the post-development for the pre-development and post-development conditions for the entire site and the differential Q's in CFS for the 5, and 25 year storm for the site, provide the detention basin outfall detail.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
3	Plat and SWQMP	Replace the "20' Drainage Detention Easement" with "20' Drainage Easement"; you may keep the word detention if the swale is designed for detention but you have to provide the supporting calculations.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
4	Plat and SWQMP	Clarify the overlap of the "20' Drainage Detention Easement" with the Detention Drainage basin; are the flows from the "20' Drainage Detention Easement" going to bypass the detention basin? If yes, please show how, provide the outfall detail and submit the necessary DE required on Stonegate Block 2 Lot 1 using a separate instrument.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
5	Plat and SWQMP	Add a note indicating the size and slope of the futures driveways culverts to ensure your design is going to continue to function per your design.	This was done with preliminary plat and is reflected in approved construction plans.	Addressed		
6	Plat	The typical street section must have sidewalks on both sides of the street; the City of Corpus Christi doesn't accept a typical section without sidewalks, revise the typical section as necessary; this item must be addressed prior to Pre-liminary Plat approval.	Walks were removed as reflected in approved construction plans	Addressed		
7		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to Publicimprovements@cctexas.com for review and approval; this item is required at the Final Plat stage. UDC 8.1.3.A	Public improvements plans have already been submitted, corrected and approved.	Addressed		
8	Plat and Utility Plan	Provide and label all Utility easements.	Done.	Addressed		
9	Plat	Drainage Note 2 on the SWQMP must be added to the Plat.	Done.	Addressed		
10	Plat	Provide a temporary cul-de-sac at the west end of Cabernet Drive.	Temporary turnarounds approved by PC for pre plat and in approved construction plans	Addressed		
11	Utility Plan	A proposed street lighting layout will be required for review by Traffic Engineering.	This was sent to Nueces Elec Coop (NEC).	Addressed		
12	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	Plans are already approved.	Addressed		

13		Pollution Prevention Plan is required.	"	Addressed		
14		A UIR is required to do work on FM 1889; this item is required at the building Plan stage.	OK	Prior to Plat Recordation		
15	Informational	This subdivision will be using SEPTIC systems; the minimum acceptable area for each lot must be 0.50 acre or more.	OK	Addressed		
16	Informational	See TXDOT Comments hereafter; TX DOT must approve the SWQMP.	Plans are already approved. No work in TxDot ROW	Addressed		
17	Informational	See Utilities Department Comments hereafter.		Addressed		
18	Informational	See Nueces County Comments hereafter, Nueces County must approve the SWQMP prior to pre-lim plat approval.	Plans are already approved	Not addressed; the Plans are not approved by Nueces County. Gloria, forward Nueces County comments to the Engineer 6/11/20.	The SWQMP was submitted with preliminary plat and all comments were addressed.	Addressed
19	Informational	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	ok	Addressed		
20	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	ok	Addressed		
21	Informational	NOI is required for projects with area 5.00 acre or more at the building Plan stage.	ok	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Area under NCWC&I District #3 for water comments.	water is approved	Addressed: Letter submitted		
2	Plat	Area outside the City of Corpus Christi Wastewater CCN.	ok			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational: PI Plans	We would like the signs to be called out on the plan view sheets by sign (not just the detail sheet at the of the plan set). This is to assure the contractor install the correct sign at the correct location. This applies to stop signs, street name blades, no outlet signs, dead end object markers, and any other signs .	will add signs			
2	Informational: PI Plans	Show in the plans with stop sign callouts on the plan view sheets if intersection of Masters St and Cabernet Dr is all way stop or two-way, and callout stop signs on plan view sheets.	will add signs	Informational		

3	Informational: PI Plans	There is a need of "dead end" blade (W14-1A) on top of the stop sign for southbound approach at the intersection of Masters St and Cabernet Dr. (this is for vehicles that turn southbound left and go to the dead end of Cabernet Dr)	will add	Informational		
4	Informational: PI Plans	Along Cabernet St, there is a need of "DEAD END" sign before vehicles approach the dead end (sign should be location along Masters St before Malbec.)	will add	Informational		
5	Informational: PI Plans	As vehicles approach northbound along Masters St toward the T intersection of Amanda Ln, they need to have a "STOP" sign, and the "DOUBLE ARROW" (W1-7T) sign below to make them know they are approaching a "T" intersection.	will add	Informational		

FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not currently located along but maybe served in the future by a modified route alignment of CCRTA Route 27 Leopard. Future plans identify County Road 1889 as a right-of-way for possible realignment.	ok			

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	We have a 69KV Line, more than likely a 100' ROW (Calallen STEC – Stadium)	ok			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Nueces Electric request a 10' easement to access the FM 1889 ROW directly.	Done.	Addressed		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

HAMED MOSTAGHASI, VICE-PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE-PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE ____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

NOTES

1. THIS SITE IS NOT ZONED (OUTSIDE CITY LIMITS).
2. 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.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0260G (10/23/15), ZONE X.
5. LEGAL DESCRIPTION: A 39.772 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 39.768 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC NO. 2019010081, OFFICIAL RECORDS, NUECES CO., TX AND BEING OUT OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. THE TOTAL PLATTED AREA IS 39.772 ACRES.
8. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
9. DRIVEWAYS SHALL BE INSTALLED BY SUBDIVISION DEVELOPER TO COMPLY WITH COUNTY REGULATIONS AND MUST HAVE AN APPROVED DRIVEWAY PERMIT BY THE NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
10. THE SUBDIVIDER HEREBY GRANTS AN EXCLUSIVE EASEMENT TO NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #3 (NCWID#3) FOR THE PURPOSES OF INSTALLING AND MAINTAINING POTABLE WATER LINES AND ASSOCIATED APPURTENANCES. NO OTHER UTILITIES, PUBLIC OR PRIVATE, MAY BE PLACED IN THE EASEMENT AND CROSSING OF THE EASEMENT SHALL BE AT THE PRESCRIBED STANDARDS AND METHODS SET FORTH BY NCWID#3. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER THE EXCLUSIVE EASEMENT.
11. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES THIS PLAT SHALL BE 18" ABOVE THE CENTERLINE OF PAVING ELEVATION FOR ANY STREET FRONTING ANY PARTICULAR LOT.
12. ALL DRIVEWAY CULVERTS ON CABERNET DRIVE SHALL BE 24" DIAMETER AND CULVERTS ON OTHER STREETS SHALL BE 18" DIAMETER. ALL CULVERTS SHALL BE SET TO ELEVATIONS OF DITCH FLOW LINES AND SLOPES.

NOTES CONTINUED:

13. DETENTION BASIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
14. NO DRIVEWAY ACCESS ONTO FM 1889 FROM THIS SUBDIVISION OR ANY OF THE LOTS.
15. NO FENCES IN DRAINAGE EASEMENTS.
16. THE DETENTION PONDS AND DRAINAGE DETENTION EASEMENT AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE SUBDIVISION DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.
17. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.
18. SUBDIVIDER SHALL PROVIDE SEPTIC SYSTEMS TO ALL LOTS.
19. SEPTIC SYSTEMS SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.
20. 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.

STATE OF TEXAS §
COUNTY OF NUECES §

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

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND, III
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE ____ DAY OF _____, 20____, ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____,

_____, 20____ AT ____ O'CLOCK ____M., AND DULY RECORDED

THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M. IN THE MAP

RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____

_____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT

OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

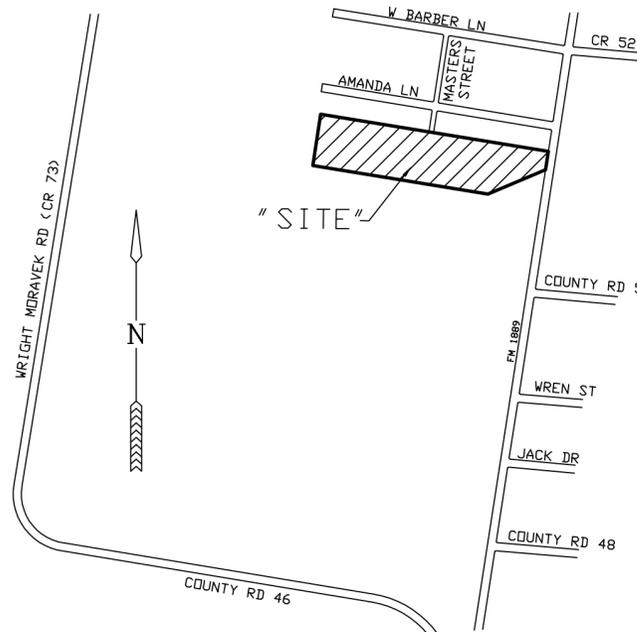
BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS



LOCATION MAP
1"=1500'

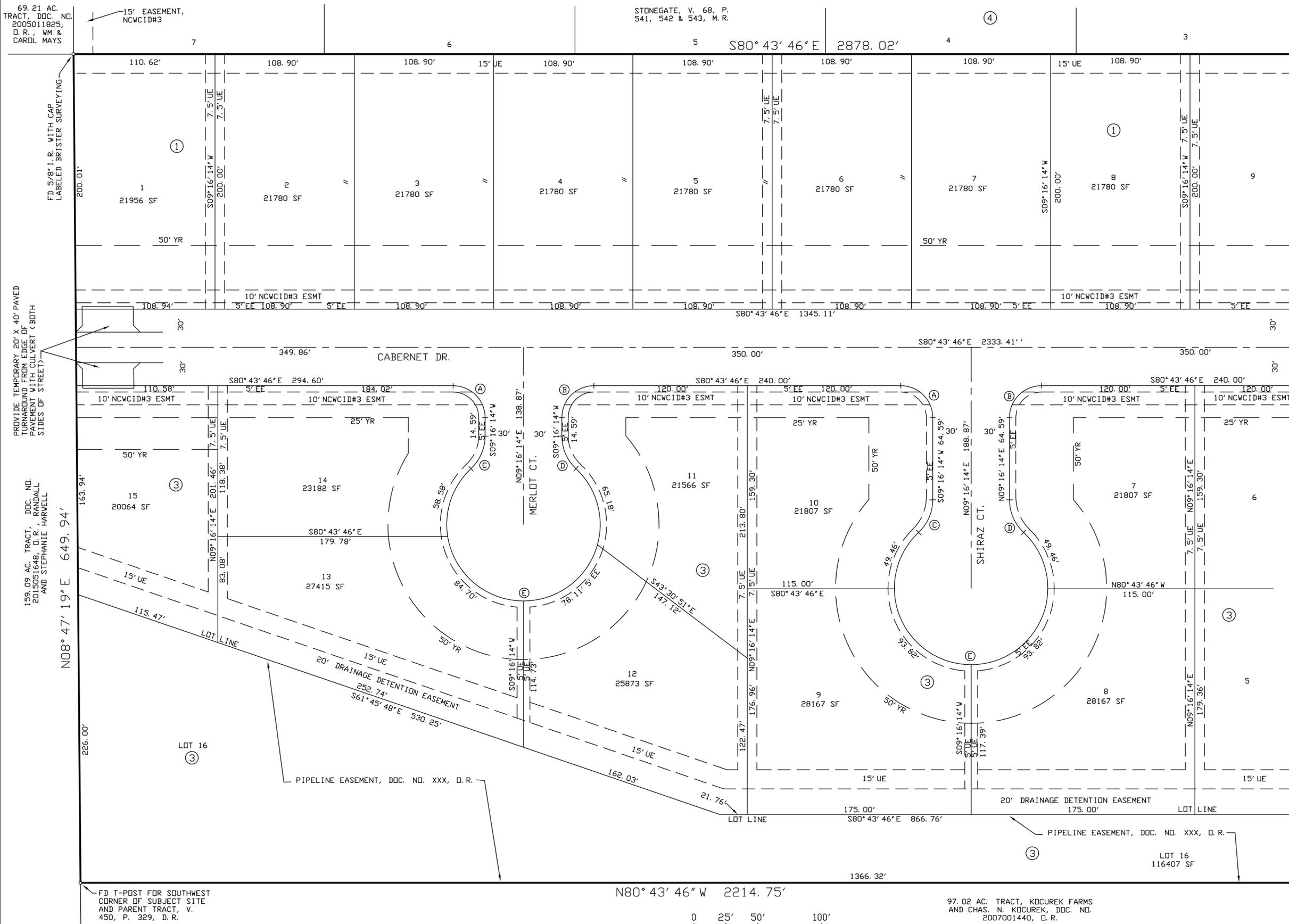
PLAT OF STONEGATE UNIT 2

A 39.772 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 39.768 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC NO. 2019010081, OFFICIAL RECORDS, NUECES CO., TX AND BEING OUT OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606

NUECES COUNTY, TEXAS

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

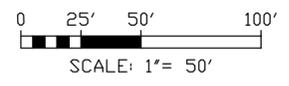
DATE PLOTTED: 6/23/20
COMP. NO: PLAT-SH1.DWG
JOB NO: 18016
SCALE: 1' = 50'
PLOT SCALE: SAME
SHEET 1 OF 4



CONTINUED ON FOLLOWING SHEET

CURVE DATA

<p>Ⓐ D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S35° 43' 46" E CH=35.36'</p>	<p>Ⓒ D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N32° 41' 01" E CH=27.82'</p>	<p>Ⓔ D=273° 39' 10" R=60.00' T=56.29' L=286.57' CB=N80° 43' 46" W CH=82.11'</p>
<p>Ⓑ D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S54° 16' 14" W CH=35.36'</p>	<p>Ⓓ D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=N14° 08' 34" W CH=27.82'</p>	



**PLAT OF
STONEGATE UNIT 2
NUECES COUNTY, TEXAS**

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

DATE PLOTTED: 06/23/20
COMP. NO.: PLAT-SH2
JOB NO.: 18016
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 4

FD T-POST FOR SOUTHWEST
CORNER OF SUBJECT SITE
AND PARENT TRACT, V.
450, P. 329, D. R.

97.02 AC. TRACT, KOCUREK FARMS
AND CHAS. N. KOCUREK, DOC. NO.
2007001440, D. R.

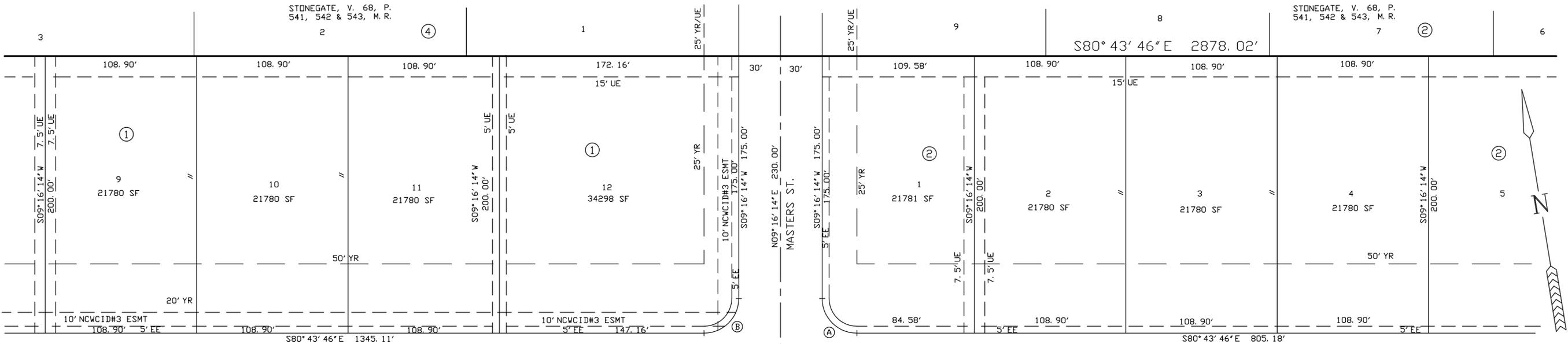
69.21 AC.
TRACT, DOC. NO.
2005011825,
D. R., WM &
CAROL MAYS

STONEGATE, V. 68, P.
541, 542 & 543, M. R.

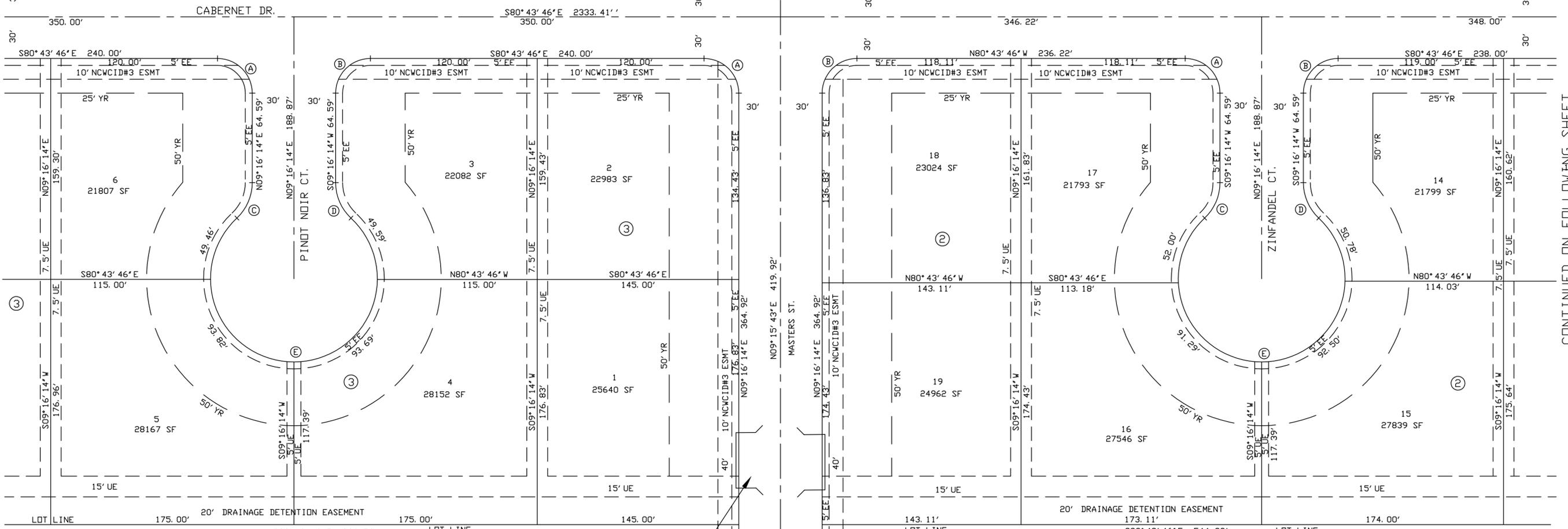
PROVIDE TEMPORARY 20' X 40' PAVED
TURNAROUND FROM EDGE OF
PAVEMENT WITH CULVERT (BOTH
SIDES OF STREET)

159.09 AC. TRACT, DOC. NO.
2015051648, D. R., RANDALL
AND STEPHANIE HARWELL

FD 5/8" I. R. WITH CAP
LABELED BRISTER SURVEYING



CONTINUED FROM PREVIOUS SHEET



CONTINUED ON FOLLOWING SHEET

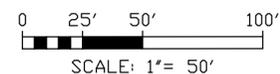
LOT 16, BLOCK 3 IS PIPELINE CORRIDOR - THIS CORRIDOR CONTAINS EASEMENTS OR PARTS OF EASEMENTS ACCORDING TO DOCUMENTS AS FOLLOWS 1) TENNGASCO, V. 1067, P. 591, D.R., 2) VALERO TRANSMISSION CO. V. 1883, P. 1025, D.R., 3) VALERO MARKETING COMPANY, V. 1762, P. 716, D.R. AND 4) ENTERPRISE PRODUCTS OPERATING, DDC. NO. XXX, D.R.

PROVIDE TEMPORARY 20' X 40' PAVED TURNAROUND FROM EDGE OF PAVEMENT WITH CULVERT BOTH SIDES OF STREET

LOT 20, BLOCK 2 IS PIPELINE CORRIDOR - THIS CORRIDOR CONTAINS EASEMENTS OR PARTS OF EASEMENTS ACCORDING TO DOCUMENTS AS FOLLOWS 1) TENNGASCO, V. 1067, P. 591, D.R., 2) VALERO TRANSMISSION CO. V. 1883, P. 1025, D.R., 3) VALERO MARKETING COMPANY, V. 1762, P. 716, D.R. AND 4) ENTERPRISE PRODUCTS OPERATING, DDC. NO. XXX, D.R.

CURVE DATA

- | | | |
|--|--|--|
| <p>Ⓐ D=90° 00' 00"
R=25.00'
T=25.00'
L=39.27'
CB=S35° 43' 46"E
CH=35.36'</p> | <p>Ⓒ D=46° 49' 35"
R=35.00'
T=15.16'
L=28.60'
CB=S32° 41' 01"W
CH=27.82'</p> | <p>Ⓔ D=273° 39' 10"
R=60.00'
T=56.29'
L=286.57'
CB=N80° 43' 46"W
CH=82.11'</p> |
| <p>Ⓑ D=90° 00' 00"
R=25.00'
T=25.00'
L=39.27'
CB=S54° 16' 14"W
CH=35.36'</p> | <p>Ⓓ D=46° 49' 35"
R=35.00'
T=15.16'
L=28.60'
CB=S14° 08' 34"E
CH=27.82'</p> | |



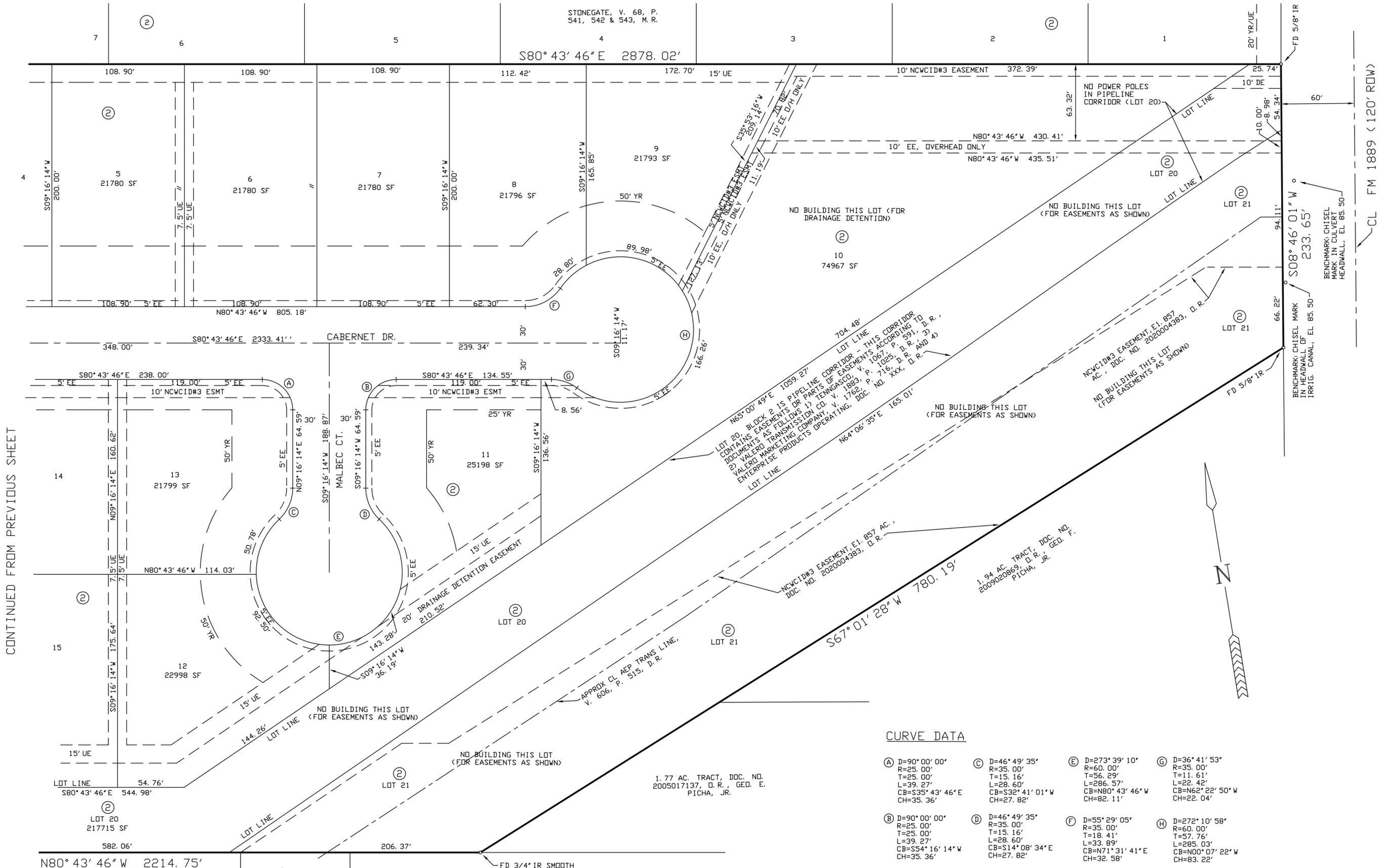
**PLAT OF
STONEGATE UNIT 2
NUECES COUNTY, TEXAS**

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

DATE PLOTTED: 06/23/20
COMP. NO: PLAT-SH3
JOB NO: 18016
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 3 OF 4

STONEGATE, V. 68, P.
541, 542 & 543, M.R.

S80° 43' 46" E 2878.02'



CONTINUED FROM PREVIOUS SHEET

CURVE DATA

<p>Ⓐ D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S35° 43' 46" E CH=35.36'</p>	<p>Ⓒ D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=S32° 41' 01" W CH=27.82'</p>	<p>Ⓔ D=273° 39' 10" R=60.00' T=56.29' L=286.57' CB=N80° 43' 46" W CH=82.11'</p>	<p>Ⓕ D=36° 41' 53" R=35.00' T=11.61' L=22.42' CB=N62° 22' 50" W CH=22.04'</p>
<p>Ⓑ D=90° 00' 00" R=25.00' T=25.00' L=39.27' CB=S54° 16' 14" W CH=35.36'</p>	<p>Ⓓ D=46° 49' 35" R=35.00' T=15.16' L=28.60' CB=S14° 08' 34" E CH=27.82'</p>	<p>Ⓖ D=55° 29' 05" R=35.00' T=18.41' L=33.89' CB=N71° 31' 41" E CH=32.58'</p>	<p>Ⓖ D=272° 10' 58" R=60.00' T=57.76' L=285.03' CB=N00° 07' 22" W CH=83.22'</p>

PLAT OF
STONEGATE UNIT 2
NUECES COUNTY, TEXAS

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

DATE PLOTTED: 07/2/20
COMP. NO.: PLAT-SH4
JOB NO.: 18016
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 4 OF 4

27.55 AC. TRACT, DOC. NO.
2001008839, D.R., GEO.
F. PICHA, JR.

NUECES CO. WTR IMP. DIST.
NO. 3, V. 139, P. 246,
INST. NO. 7794, D.R.

8.08 AC. TRACT II, DOC. NO.
1999043687, D.R., GEO. F.
PICHA, JR.

1.77 AC. TRACT, DOC. NO.
2005017137, D.R., GEO. E.
PICHA, JR.

1.94 AC. TRACT, DOC. NO.
2009020869, D.R., GEO. F.
PICHA, JR.

CL FM 1889 (120' ROW)

BENCHMARK CHISEL
MARK IN CULVERT
HEADWALL, EL. 85.50
S08° 46' 01" W
233.65'
BENCHMARK CHISEL
MARK IN HEADWALL OF
IRRIG. CANAL, EL. 85.50



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JULY 22, 2020**

PROJECT: 20PL1052

PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT – 2.84 ACRES)

Located south of Bates Street and east of North Padre Island Drive.

Zoned: Light Industrial (IL)

Owner: IDV Park PID, LP

Engineer: Hanson Professional Services, Inc

The applicant proposes to plat the property to subdivide lot 12 into two industrial lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: June 11, 2020

TRC Comments Sent Date: 6-16-20

Revisions Received Date (R1): 6-22-20

Staff Response Date (R1): 7-2-20 TRC comments met. PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: July 22, 2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1052

PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT – 2.84 ACRES)

Located south Bates Street and east of North Padre Island Drive.

Zoned: IL Light Industrial

Owner: IDV Park PID, LP

Surveyor: Hanson Professional Services, Inc.

The applicant proposes to plat the property to subdivide Lot 12 into two industrial lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Acknowledge	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat title, place the subdivision name above the Block and Lot number on both plat pages. Block number first.	Revised per request	Addressed.		
2	Plat	On Temporary Turnaround label, reference the plat note number. (See plat note#).	Revised per request	Addressed.		
3	Plat	Provide square footages for each lot with the lot label.	Revised per request	Addressed.		
4	Plat	Provide document number for the 15' UE.	It's label in the plat, Doc. #2020009556	Addressed.		
5	Plat	Provide copy of recording document (Deed) for owner of Lot 12 and the owner of Lot 12B.		Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No, this item was addressed previously
Water		No, this item was addressed previously
Fire Hydrants		No, this item was addressed previously
Wastewater		No, this item was addressed previously
Manhole		No, this item was addressed previously
Stormwater		No, this item was addressed previously
Sidewalks		No, this item was addressed previously
Streets		No, this item was addressed previously

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. (This item was previously addressed.)	Improvements were made with Vol. 69, Pgs. 244-245.	Addressed.		
2	Plat	No wastewater construction is required for platting.	Acknowledge	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARD-Fire Hydrant flow Light Industrial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Acknowledge	Addressed.		
2	Info	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the	Acknowledge	To be addressed on Site development.		
3	Info	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Acknowledge	To be addressed on Site development.		
4	Info	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 (7925 mm), exclusive of shoulders	Acknowledge	To be addressed on Site development.		
5	Info	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 (34 050 kg).	Acknowledge	To be addressed on Site development.		
6	Info	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	Acknowledge	To be addressed on Site development.		

7	Info	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Acknowledge	To be addressed on Site development.		
8	Info	IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousands (30,000) square feet.	Acknowledge	To be addressed on Site development.		
9	Info	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.		To be addressed on Site development.		
10	Info	Note: once occupancy classification is determined, further plan review required	Acknowledge	To be addressed on Site development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This Planned Industrial Development is not located along an existing or foreseeably planned CCRTA service route.	Acknowledge	Addressed.		

Addressed.						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.9 miles East of CCIA. Aerospace study may be required based upon construction method.	Acknowledge	Addressed.		

AEP-TRANSMISSION						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Driveway was built with subdivision, Vol. 69, Pgs. 244-245.	Addressed.		

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

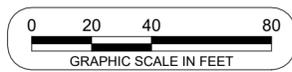
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Development fees were paid on previous plat.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

FINAL PLAT OF PARK P.I.D. UNIT 1, BLOCK 1, LOT 12A & 12B

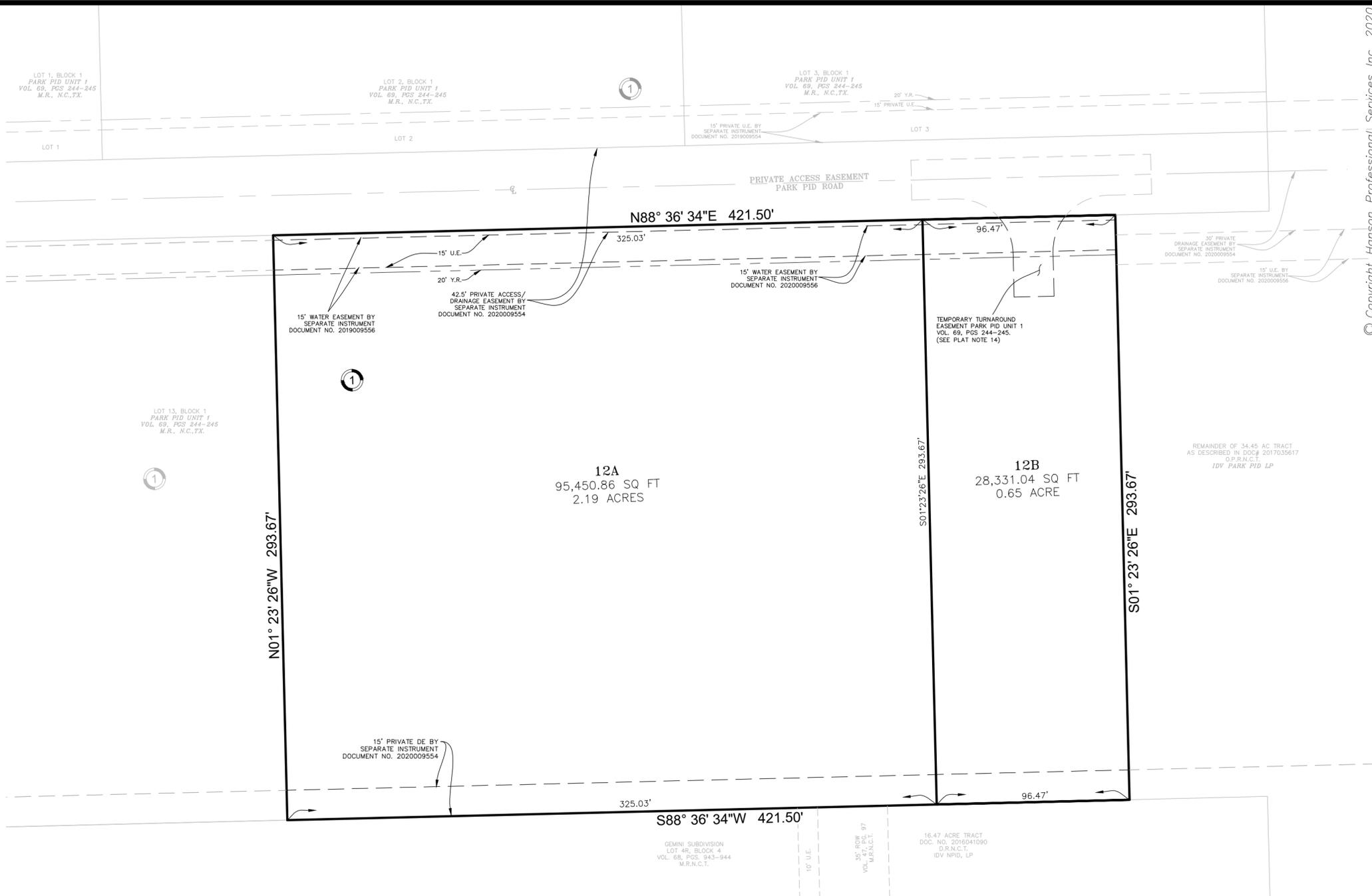
BEING A REPLAT OF LOT 12, BLOCK 1, AS SHOWN ON MAP AS RECORDED IN VOLUME 69, PAGES 244-245, MAP RECORDS, NUECES COUNTY, TEXAS CONTAINING 2.84 ACRES TOTAL.



SCALE: 1" = 40'

LEGEND

- BLOCK SYMBOL
- PRIVATE DRAINAGE EASEMENT - D.E.
- ROAD CENTERLINE
- PROPERTY BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT - U.E.
- YARD REQUIREMENT - Y.R.
- FIRE ACCESS/ TEMPORARY TURNAROUND
- M.R. MAP RECORDS
- D.R. DEED RECORDS
- CENTERLINE OF RIGHT OF WAY



PARK PID UNIT 1, BLOCK 1, LOT 12A & 12B, GENERAL NOTES

1. TOTAL PLATTED AREA CONTAINS 2.84 ACRES OF LAND.
2. ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983). ELEVATIONS ARE BASED ON NAVD 88.
3. A 5/8" DIAMETER BY 18" LONG IRON ROD WITH RED PLASTIC CAP STAMPED "HANSON CRP, TX" WILL BE SET AT ALL PLAT CORNERS, BLOCK CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY, UNLESS OTHERWISE NOTED.
4. THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. NEW CONSTRUCTION IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA, MUST HAVE A MINIMUM FIRST FLOOR ELEVATION FOR HABITABLE LIVING SPACE AT OR ABOVE THE BASE FLOOD ELEVATION (BFE) PER THE CURRENT APPLICABLE FLOOD INSURANCE RATE MAP (FIRM), OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB (OR CROWN OF ROAD IF UNCURBED), WHICHEVER IS HIGHER.
7. RECEIVING WATERS:
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.
8. FEMA INFORMATION:
PLOTTING THE PROPERTY BY SCALE ON EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 485464 0165C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C, NOT A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, WITH MINIMAL FLOODING.
9. IMPROVEMENTS
9.1. LOTS:
9.1.1.A.A. INDUSTRIAL- 2 TOTAL LOTS (LOT 12A & 12B, BLOCK 1, 2.84 ACRES)
10. ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.
11. THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES
B. INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION
12. REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
13. PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
14. THE TEMPORARY TURN-AROUND EASEMENT LOCATED ON LOT 12B, BLOCK 1 CANNOT BE OBSTRUCTED UNTIL IT IS VACATED. THE TEMPORARY TURN-AROUND EASEMENT GETS VACATED WHEN THE STREET IMPROVEMENTS BEYOND THE SUBDIVISION ARE COMPLETED.

ENGINEER/SURVEYOR
STACEY MORA
 4501 GOLLIHAR ROAD,
 CORPUS CHRISTI, TEXAS 78411
 PHONE: 361-814-9900 FAX: 361-814-4401
 ENGINEER/SURVEYOR BOARD
 @HANSON-INC.COM
 PROJECT APPROVED BY
 CO/RC/MTG SM SM
 SURVEY DATE
 DRAWING DATE
 2017/02/01
 6/16/2020
 PROJECT ID
 2010027
 LOT 12A-12B REPLAT

Copyright Hanson Professional Services Inc. 2020

HANSON
 Hanson Professional Services Inc.

PLAT OF
**PARK PID UNIT 1,
 BLOCK 1, LOTS 12A & 12B**
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

SHEET **2** OF 2

JUN 16, 2020 2:12 PM TORREO2031
 I:\20JUN\2010027\CAD\SURVEY\MODEL\LOT_12A-12B_REPLAT.DWG

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JULY 22, 2020**

PROJECT: 20PL2028

BALDWIN PARK, BLOCK A, LOT 1AR (FINAL – 1.25 ACRES)

Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

Zoned: CN-1 & CG-2

Owner: Harley Moody

Engineer: Voss Engineering

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-7-20

Revisions Received Date (R1): 7-6-20

Staff Response Date (R1): 7-7-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 7-22-20

Revised TRC Engineering Comment: 7-15-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: **20PL2028**

BALDWIN PARK, BLOCK A, LOT 1AR (FINAL – 1.25 ACRES)

Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

Zoned: CN-1 and CG-1

Owner: Harley Moody

Engineer: Voss Engineering

The applicant proposes to plat the property for a commercial building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	ok	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the line and label for the 35' Max YR	revised	Addressed.		
2	Plat	Jalal Saleh is the Development Services Engineer. Update certificate.	revised	Addressed.		

Draft Copy

3	Plat	Jordan M. Anderson, should not be Lien Holder of entire property. Update certificate to indicate correct property.	revised	Addressed.		
4	Plat	Provide a 15' UE on Baldwin Boulevard and Prescott Street. Provide a 10' UE on Keys Street	revised	Addressed.		
5	Plat	Water Acreage fee= 1.25 Acres x \$1,439.00 = \$1,798.75	ok	To be addressed prior to recording.		
6	Plat	Waste water Acreage fee= 1.25 Acres x \$1,571.00 = \$1,963.75	ok	To be addressed prior to recording.		

PLANNING/Environment & Strategic Initiatives (ESI)

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?	Yes			
Water	Yes, with FH that has 1500 gpm and 20 psi residual pressure and looping the 6" ACP located at the intersection of Baldwin and Riggan Street.		the fire hydrant there was tested, had the psi needed but not the gpm. Client, Mr. Moody, has been talking to someone there about approval.	To be addressed on Site Development.
Fire Hydrants		No		
Wastewater		No		
Manhole		No		
Stormwater		No		
Sidewalks	"Yes, engineering will recommend denial to a sidewalk waiver request"		client met with City	To be addressed on Site Development.
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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Draft Copy

1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A		To be addressed on Site Development.		
2	Utility Plan	Indicate the size and type of the existing water service lateral, the size for the existing water meter and the size and the type for the wastewater service lateral.	revised	Addressed.		
3	Utility Plan	Show the wastewater MH's.	shown already	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	not	To be addressed on Site Development.		
2	Plat	No wastewater construction is required for platting.	ok	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.		To be addressed on Site Development.		
2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. SH 288 NBFR (Prescott St) is a TxDOT maintained roadway.		To be addressed on Site Development.		

FLOODPLAIN

Draft Copy

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Nueces Co. Appraisal District lists this address as an Exxon Service Station since 1992. No record indicates this as an existing clinic. We will need to check to verify if the site can use the status "existing non-conforming".		To be addressed on Site Development.		
2	Plat	Note: If the fuel tanks are still in the ground, the premises shall meet the following requirement:		To be addressed on Site Development.		
3	Plat	IFC 2015 Sec. 5704.2.13.1.3 Out of service for one year. Underground tanks that have been out of service for a period of one year shall be removed from the ground in accordance with Section 5704.2.14 or abandoned in place in accordance with Section 5704.2.13.1.4. (contact Fire Prevention Office for further		To be addressed on Site Development.		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	added	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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Draft Copy

1	Plat	This replat is located along but not immediately adjacent to bus stops served by the Route 12 Hillcrest/Baldwin and should not adversely impact CCRTA Services		Addressed.		
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Draft Copy

**BALDWIN PARK
BLOCK A, LOT 1AR**

BEING A REPLAT OF LOT 1A, BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 31, PAGE 12 (M.R.N.C.T.) AND THE S.E. 195' OF BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 11, PAGE 40 (M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"*" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C & X, COMMUNITY #485464, PANEL 0168C & COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 1.250 ACRE INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM BALDWIN PARK AS RECORDED IN VOLUME 31, PAGE 12 (M.R.N.C.T.). GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
8. CONFORMANCE REQUIRED TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, HARLEY MOODY, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1AR, BLOCK A, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED

AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2020.

HARLEY MOODY
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2020.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

I, JORDAN M. ANDERSON, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIEN ON THE PROPERTY REFERRED TO AS THE S.E. 195' OF BLOCK A, BALDWIN PARK AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2020

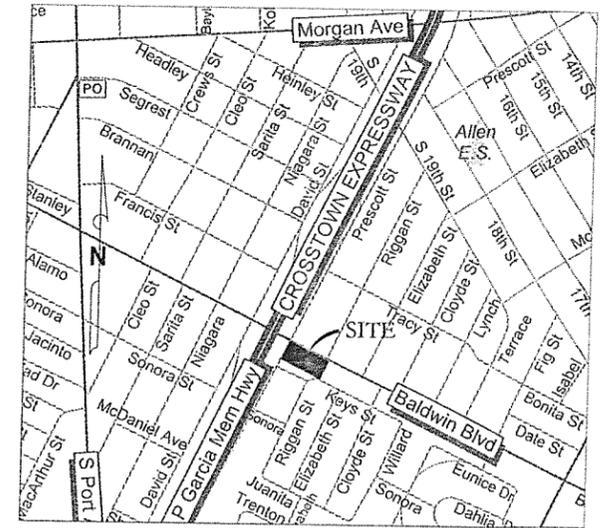
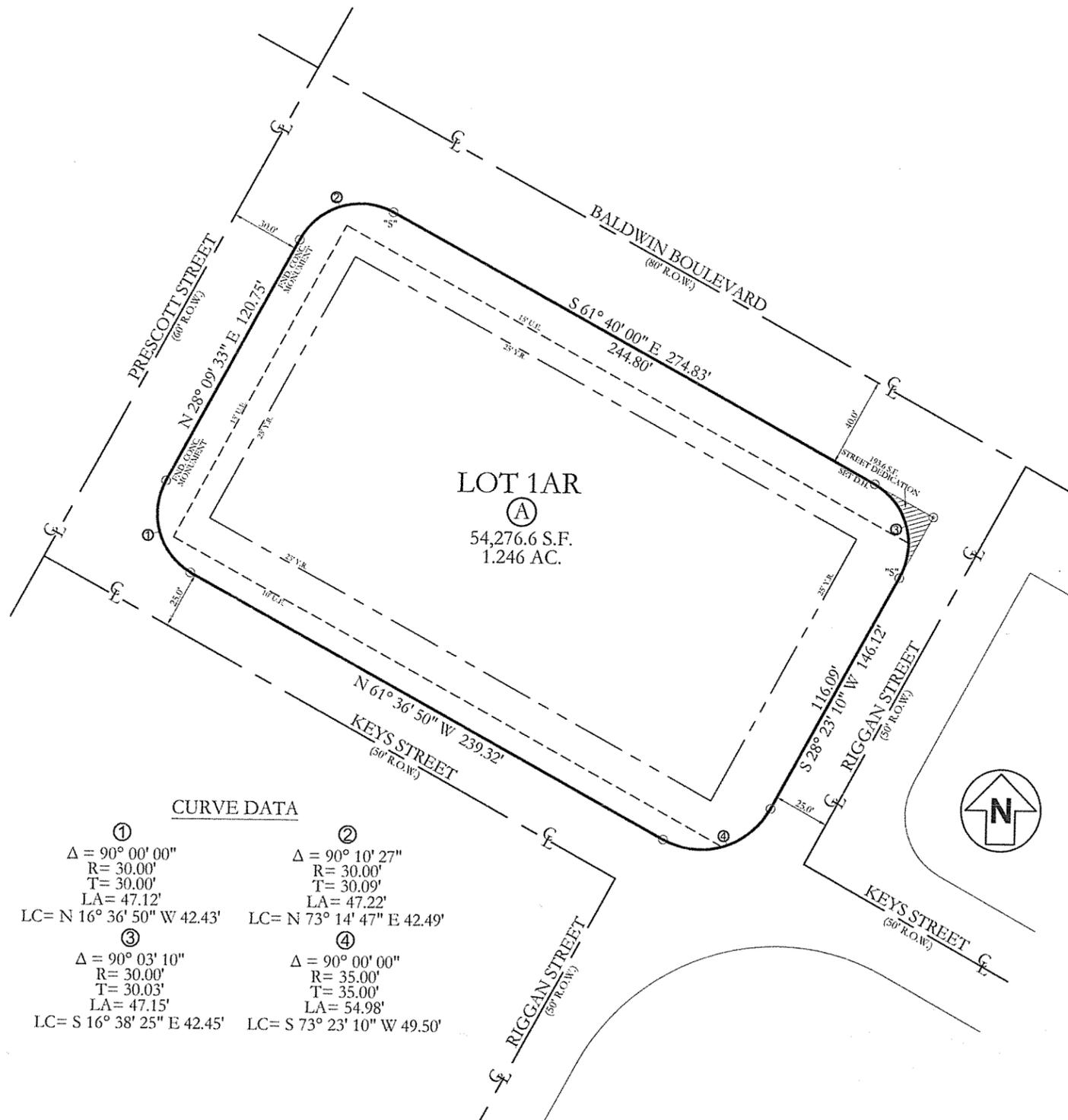
JORDAN M. ANDERSON
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2020.

AL RAYMOND III, A.I.A.
SECRETARY

CARL CRULL, P.E.
CHAIRMAN

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 _____, 2020.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2020 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

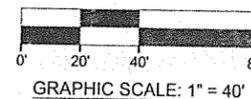
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2020.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

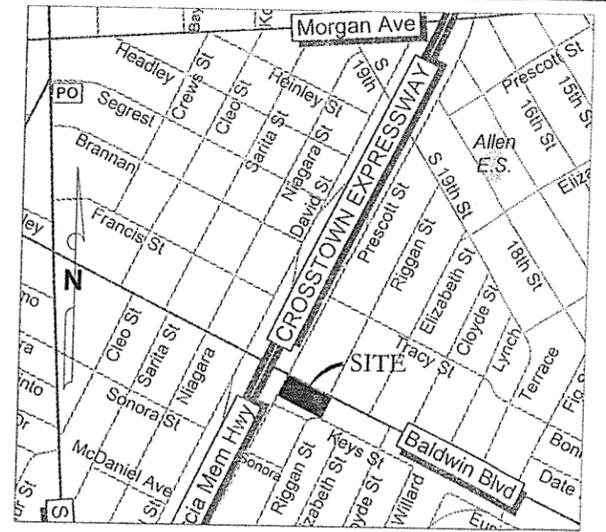
VOSS ENGINEERING, INC.

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

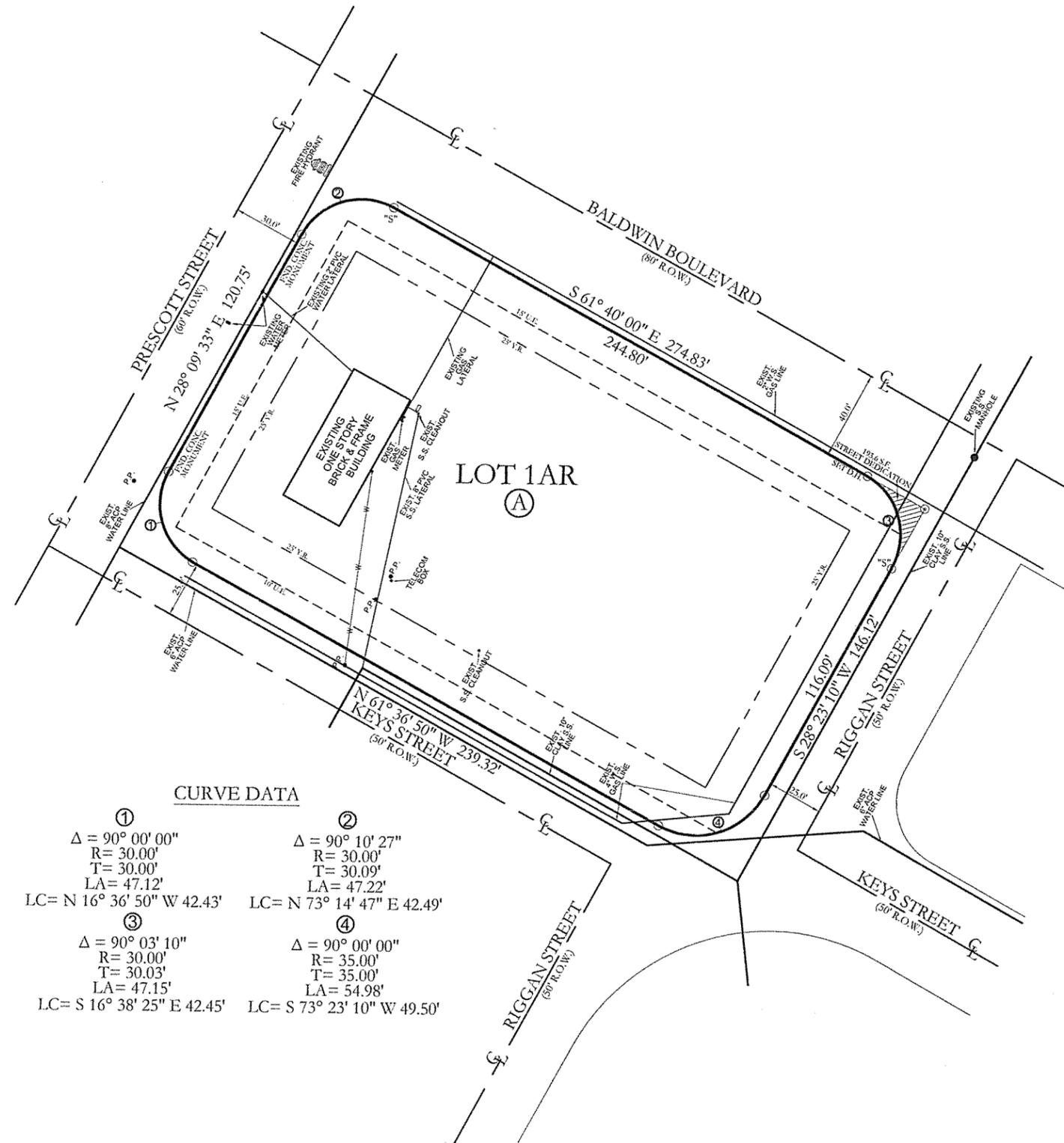


DATE:	REVISED:	OFFICE:	JOB #:
01/07/2020	06/15/2020	RV & PP	19-4187
FIRM NO. F-166			

UTILITY PLAN



VICINITY MAP (NTS)

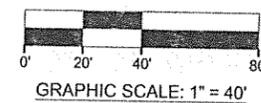


CURVE DATA

- | | |
|--|--|
| ①
Δ = 90° 00' 00"
R = 30.00'
T = 30.00'
LA = 47.12'
LC = N 16° 36' 50" W 42.43' | ②
Δ = 90° 10' 27"
R = 30.00'
T = 30.09'
LA = 47.22'
LC = N 73° 14' 47" E 42.49' |
| ③
Δ = 90° 03' 10"
R = 30.00'
T = 30.03'
LA = 47.15'
LC = S 16° 38' 25" E 42.45' | ④
Δ = 90° 00' 00"
R = 35.00'
T = 35.00'
LA = 54.98'
LC = S 73° 23' 10" W 49.50' |

VOSS ENGINEERING, INC.

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



DATE:	REVISED:	OFFICE:	JOB #:
01/07/2020	06/15/2020	RV & PP	19-4187
FIRM NO. F-166			

**BALDWIN PARK
BLOCK A, LOT 1AR**

BEING A REPLAT OF LOT 1A, BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 31, PAGE 12 (M.R.N.C.T.) AND THE S.E. 1/8 OF BLOCK A, BALDWIN PARK AS RECORDED IN VOL. 11, PAGE 40 (M.R.N.C.T.) CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+" DENOTES GRADE ELEVATIONS
"I.R." DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C & X, COMMUNITY #485464, PANEL 0168C & COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 1.250 ACRE INCLUDING STREET DEDICATION.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM BALDWIN PARK AS RECORDED IN VOLUME 31, PAGE 12 (M.R.N.C.T.). GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
8. CONFORMANCE REQUIRED TO THE VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9. TO PREVENT VISION OBSTRUCTIONS AT CITY STREET INTERSECTIONS.

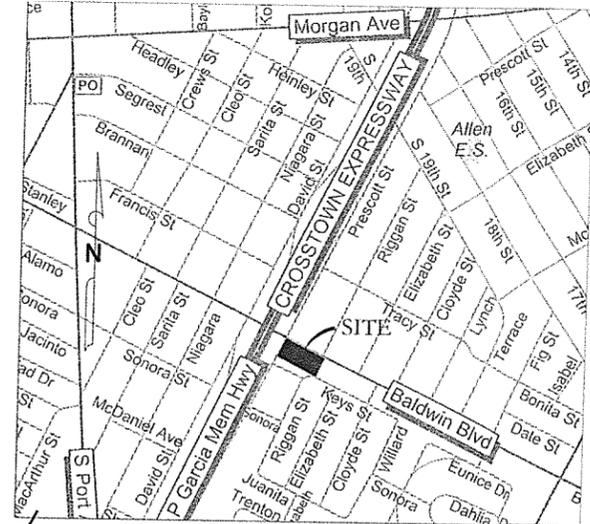
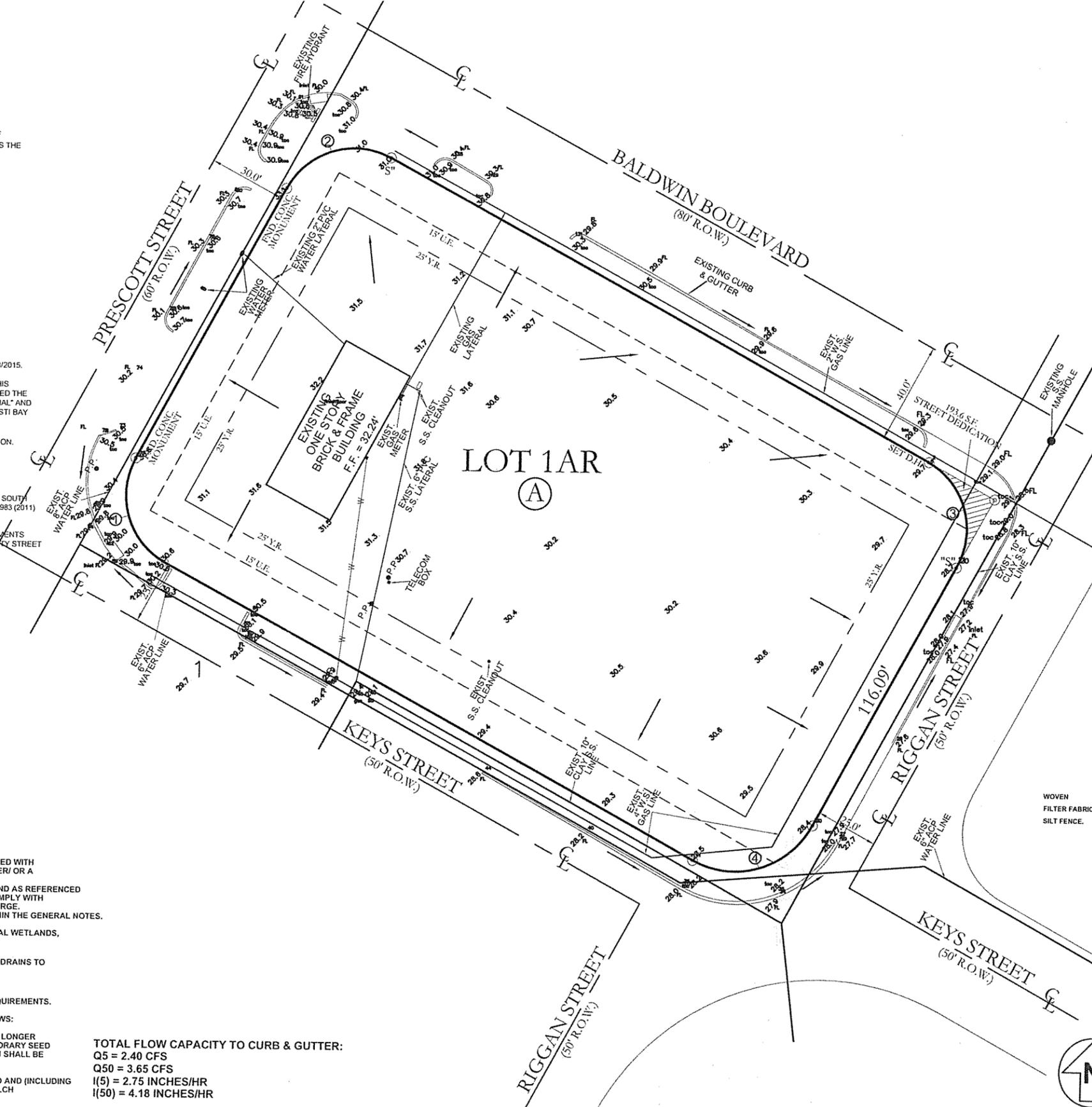
STORMWATER PLAN NOTES:

- *A STORMWATER QUALITY MANAGEMENT PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER/ OR A POLLUTION PREVENTION PLAN IS LESS THAN 5 ACRES.
- *THE ULTIMATE RECEIVING BODY IS THE CORPUS CHRISTI BAY (AND AS REFERENCED IN THE GENERAL NOTES), STORMWATER FROM THE SITE WILL COMPLY WITH THE CITY'S NPDES PERMIT FOR MUNICIPAL STORMWATER DISCHARGE.
- *FEMA FLOOD HAZARD ZONE IS ZONE C&X AND AS DENOTED WITHIN THE GENERAL NOTES.
- *THERE WILL BE NO OFFSITE DRAINAGE ONTO THIS PROPERTY.
- *THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- *SITE DRAINAGE IS INTO THE EXISTING CURB AND GUTTER WHICH DRAINS TO THE CORPUS CHRISTI BAY.

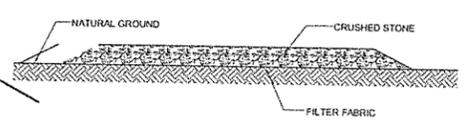
EROSION PREVENTION NOTES:

1. SEE SPECIFICATIONS FOR STORM WATER POLLUTION PLAN REQUIREMENTS.
2. PREFERRED BMP FOR INLET PROTECTION IS HAY BALES.
3. CONTRACTOR TO STABILIZE DISTURBED SOIL AREAS AS FOLLOWS:
A.) TEMPORARY STABILIZATION
ALL AREAS DISTURBED AND THAT ARE TO REMAIN DORMANT FOR LONGER THAN 21 DAYS SHALL BE SEEDDED WITH FAST GERMINATING TEMPORARY SEED OR SHALL BE PROTECTED BY MULCH. TEMPORARY STABILIZATION SHALL BE IN PLACE WITHIN 14 DAYS OF LAST DISTURBANCE.
B.) PERMANENT STABILIZATION
ALL AREAS THAT HAVE REACHED FINAL GRADE SHALL BE SEEDDED AND (INCLUDING DISTURBED AREAS OF CONTRACTOR YARD) PROTECTED WITH MULCH WITHIN 14 DAYS OF FINAL GRADING.

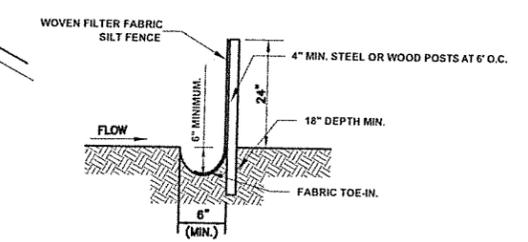
TOTAL FLOW CAPACITY TO CURB & GUTTER:
Q5 = 2.40 CFS
Q50 = 3.65 CFS
I(5) = 2.75 INCHES/HR
I(50) = 4.18 INCHES/HR



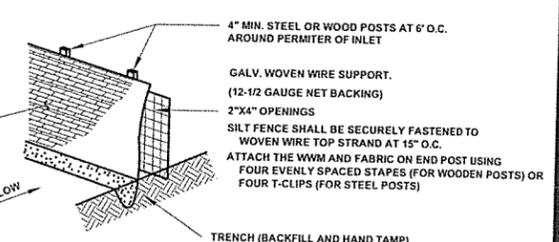
VICINITY MAP (NTS)



STABILIZED CONSTRUCTION EXIT



SILT FENCE CROSS SECTION



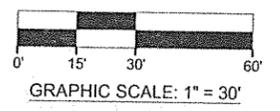
SILT FENCE DETAIL

- LEGEND:**
- TC - TOP OF CURB
 - FL - FLOWLINE ELEVATION OF GUTTER
 - + - EXISTING GRADE ELEVATION
 - > FLOW DIRECTION
 - INLET - STORMWATER INLETS
 - STORM MH - STORMWATER MANHOLE
 - SAN SEW MH - SANITARY SEWER MANHOLE
 - PP - POWER POLE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - GV - GAS VALVE
 - Δ - PROPOSED GRADE ELEVATION

**STORMWATER QUALITY
MANAGEMENT PLAN**

VOSS ENGINEERING, INC.

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



DATE:	REVISED:	OFFICE:	JOB #:
03/12/2020	06/15/2020	RV & PP	19-4187
FIRM NO. F-166			

STAFF REPORT

Case No. 0620-02
 INFOR No. 20ZN1014

Planning Commission Hearing Date: July 8, 2020

Applicant & Legal Description	<p>Owner: One Rail Group, LLC. Applicant: One Rail Group, LLC. Location Address: 501 Heinsohn Road Legal Description: Being 80.144 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of the south half of Block 2 of the J.C. Russell Farm Blocks, 27.361 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 14, 17 & 18 and all of Lots 22, 25 & 26 of the Johnny C. Wilson Farm Lots, 9.192 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 2, 6 & 10 of the Johnny C. Wilson Farm Lots, 0.192 acre tract of land situated in the Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lot 2 of the Johnny C. Wilson Farm Lots, 98.382 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of the north half of Block 2 of the J.C. Russell Farm Blocks, 5.380 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being all of Lot 21 of the Johnny C. Wilson Farm Lots, 9.072 acre tract of land situated in and Enriquez Villareal Survey Abstract No. 1, Nueces County, Texas, and being a portion of Lots 3, 4, 7 & 8 of the Johnny C. Wilson Farm Lots, located along the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive).</p>			
Zoning Request	<p>From: "FR" Farm Rural District and "IL" Light Industrial District To: "IL" Light Industrial District Area: 230 acres Purpose of Request: To allow for the construction of a rail storage terminal.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural and "IL" Light Industrial	Vacant	Light Industrial
	<i>North</i>	"IH" Heavy Industrial	Heavy Industrial	Heavy Industrial and Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"FR" Farm Rural and "IL" Light Industrial	Vacant and Light Industrial	Light Industrial
	<i>West</i>	"FR" Farm Rural, "IH" Heavy Industrial, and "IL" Light Industrial	Vacant and Heavy Industrial	Heavy Industrial and Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 053043 City Council District: 1 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 160 feet of street frontage along State Highway 44 (Agnes Street) which is designated as a “F1” Freeway/Expressway Street and has approximately 3,600 feet of street frontage along Heinsohn Road which is designated as a “A2” Secondary Arterial Street. According to the Urban Transportation Plan, “A2” Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 44 (Agnes Street)	“F1” Freeway/Expressway	450’ ROW 180’ paved	400’ ROW Varies paved	N/A
	Heinsohn Road	“A2” Secondary Arterial	100’ ROW 54’ paved	45’ ROW 21’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District to allow for the construction and operation of a Rail Storage Terminal.

Development Plan: The subject property is 230 acres in size. The proposed use is the construction and operation of a Rail Storage Terminal. The rail terminal will be serviced by the Kansas City Railroad and will potentially serve all industries in the immediate area. The only building structures planned at this time will be an approximate 2,500 square foot office that will be submitted for approval to the City for review. No object higher than 35-feet is planned to be constructed on the site. The project will be phased to grow larger as customer contracts grow. The number of employees will be 25 or less. Hours of operation are seven days per week 6:00 am to 6:00 pm. No signage will be required at this location other than industry safety signage located in and around the rail facility. Access to the facility will be from Heinsohn Road. Very low volume is assumed at this time on Heinsohn Road and 50 trips peak am and 50 trips peak pm are assumed after construction is complete.

Existing Land Uses & Zoning: The subject property is currently zoned “FR” Farm Rural District and “IL” Light Industrial District and consists of vacant property. The property was annexed in 1962. To the north across State Highway 44 (Agnes Street) are vacant properties zoned “IL” Light Industrial District. To the south are vacant properties zoned “IL” Light Industrial District. To the east are businesses and vacant properties zoned “IL” Light Industrial District and “FR” Farm Rural District. To the west vacant properties zoned “IH” Heavy Industrial District and “FR” Farm Rural District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). No comments were received from either the Corpus Christi International Airport nor the Naval Air Station in opposition of the rezoning.

Plat Status: The property is not platted.

Utilities:

- Water:** 8-inch ACP line located along Heinsohn Road.
- Wastewater:** 8-inch PVC line located along Agnes Street.
- Gas:** 2-inch Service Line located along Heinsohn Road.
- Storm Water:** 24-inch line located along Agnes Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Corpus Christi Airport Area Development Plan and is planned for a light industrial use. The proposed rezoning to the “IL” Light Industrial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the surrounding uses, and does not have a negative impact upon adjacent properties.

Staff Recommendation:

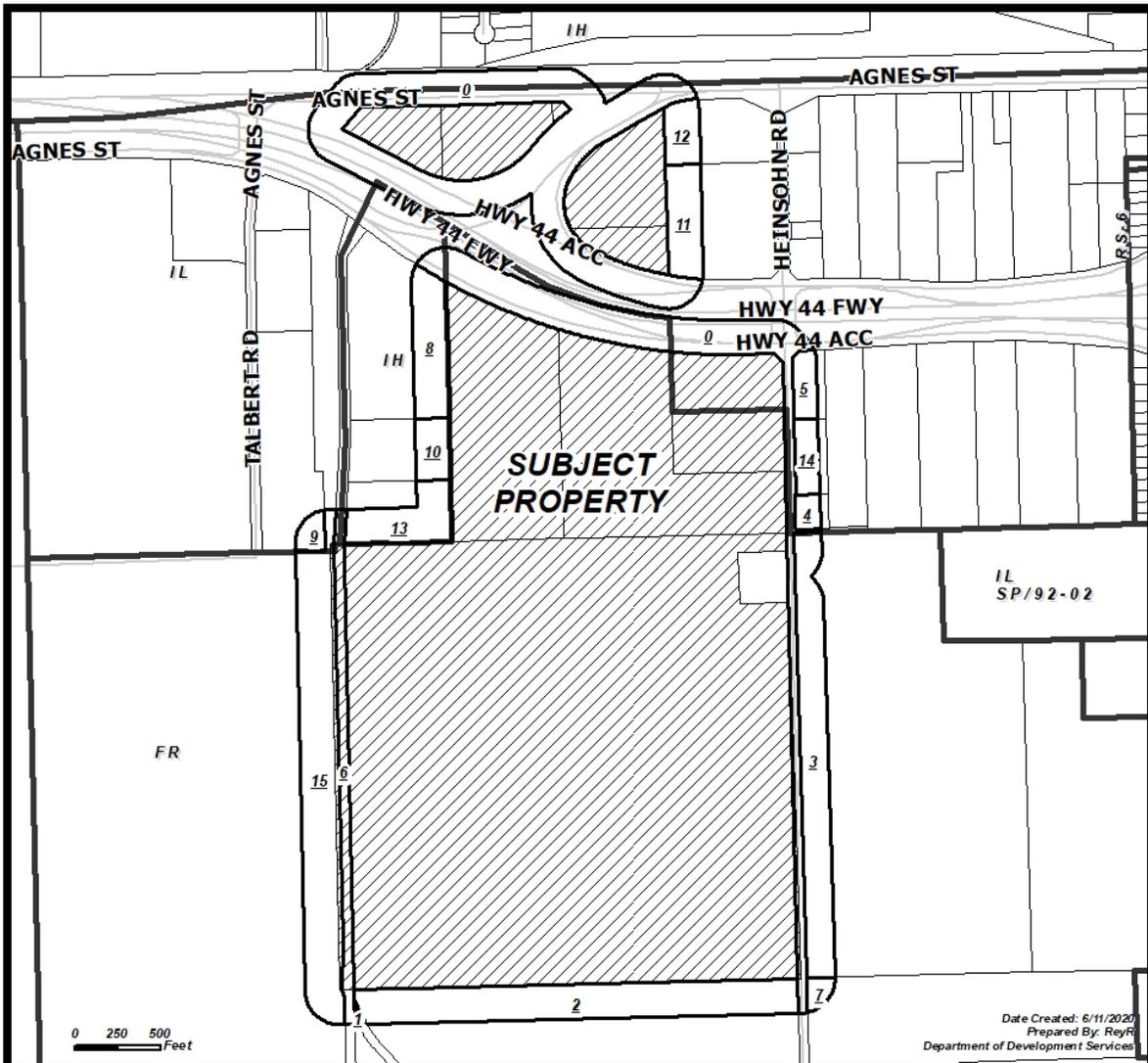
Approval of the change of zoning from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 15 within 200-foot notification area 5 outside notification area	
	<u>As of July 3, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

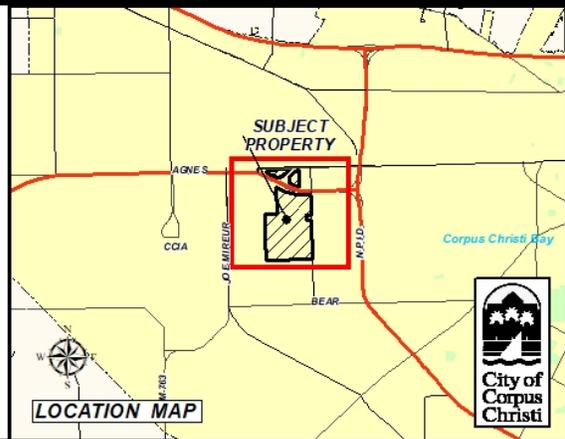
<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0620-02 One Rail Group, LLC/PC Documents/PC Report - One Rail Group, LLC.docx>



CASE: 0620-02
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition



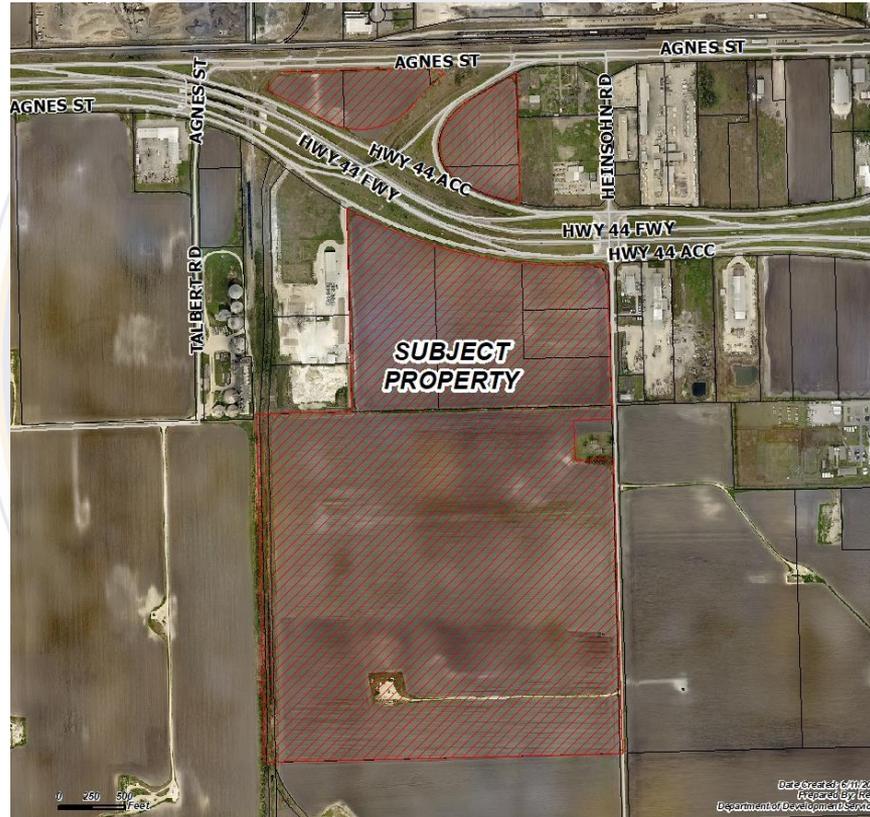
Zoning Case #0620-02

**One Rail Group, LLC.
Rezoning for a Property at 501 Heinsohn Road
From “FR” and “IL” To “IL”**

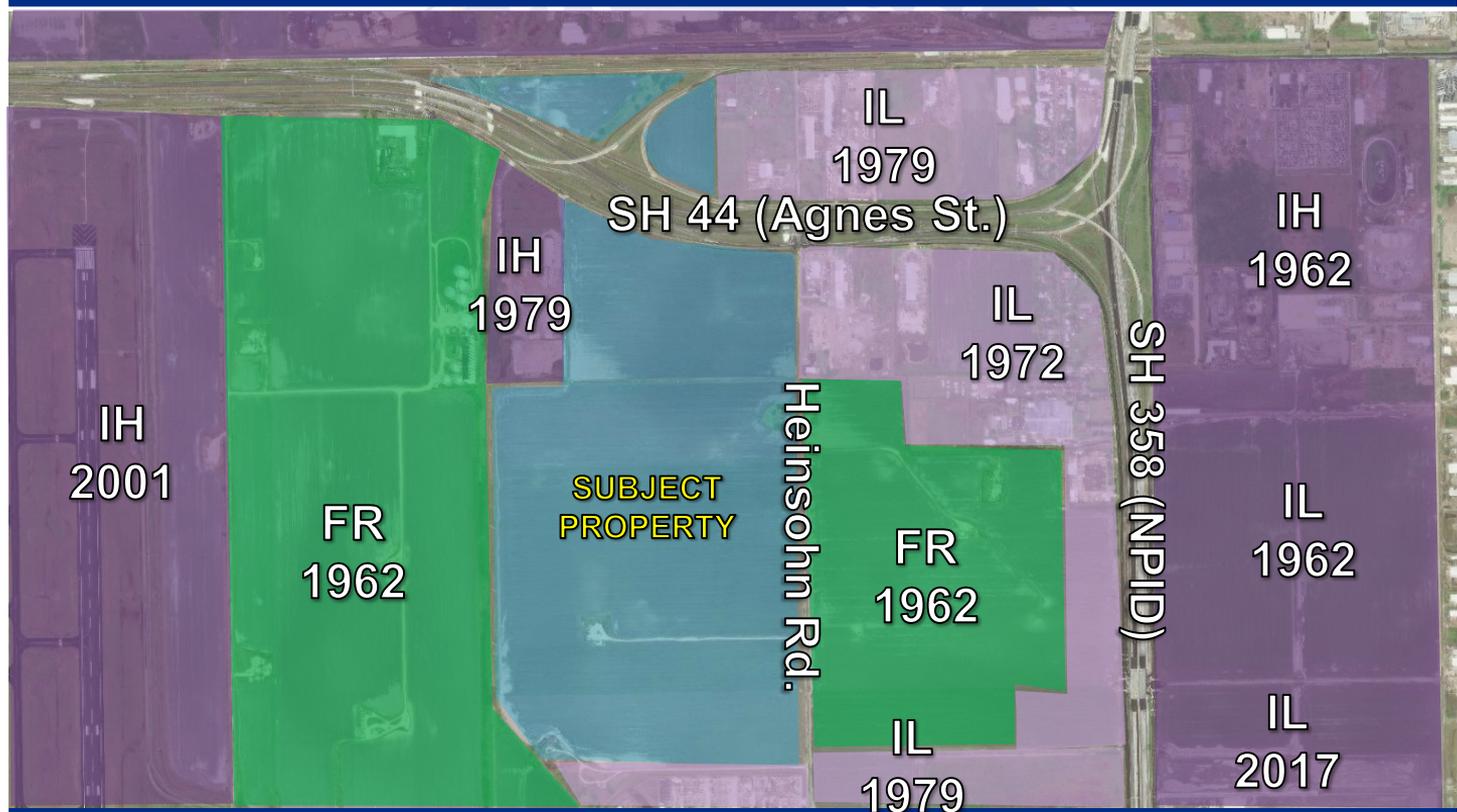


Planning Commission
July 8, 2020

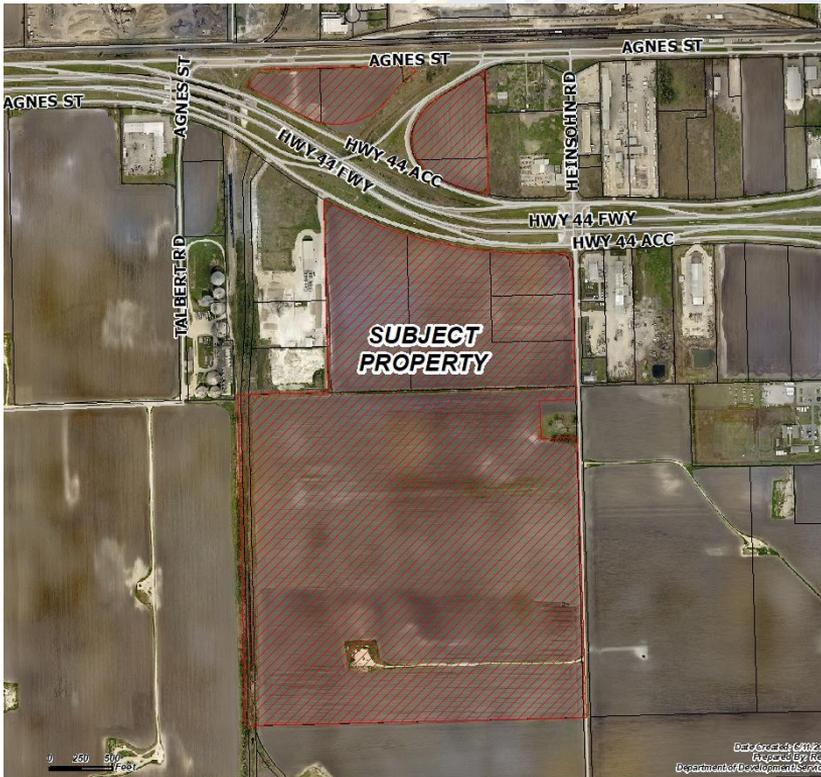
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
IL to FR: N/A

Setbacks:
Street: 20 feet
Side & Rear: 0 feet

Parking:
N/A

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Light Industrial, Retail,
Offices, Vehicle Sales, Bars, and
Storage.

Utilities



Public Notification

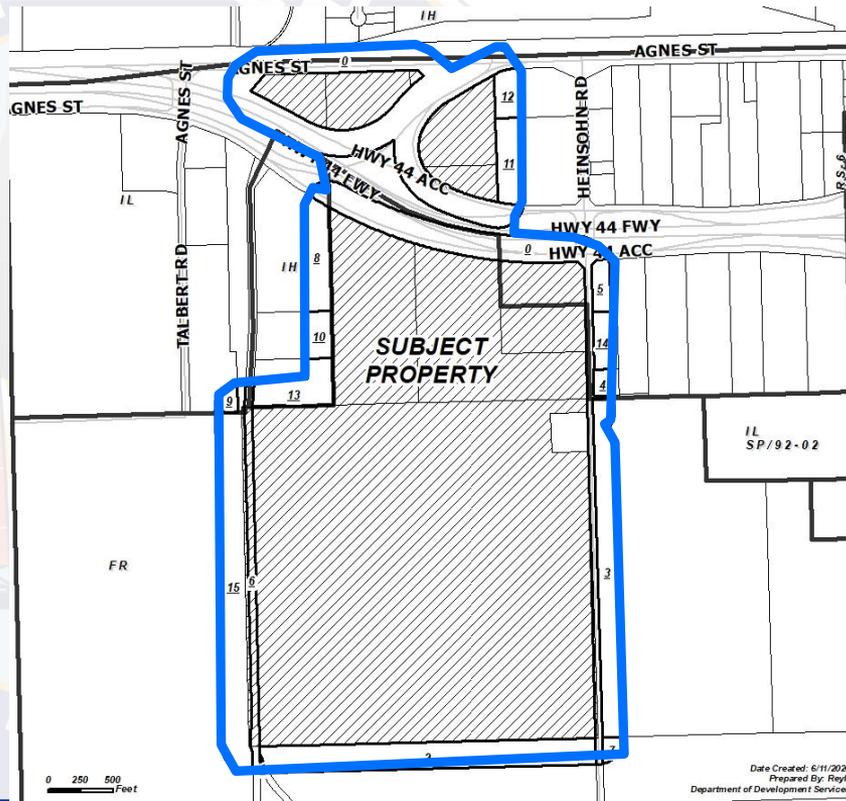
15 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Staff Recommendation



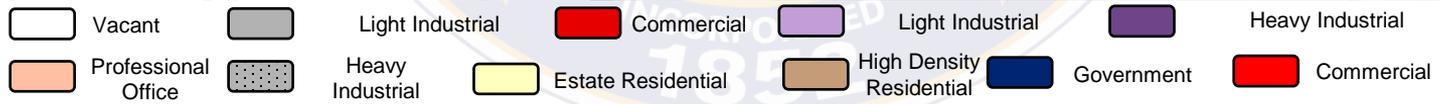
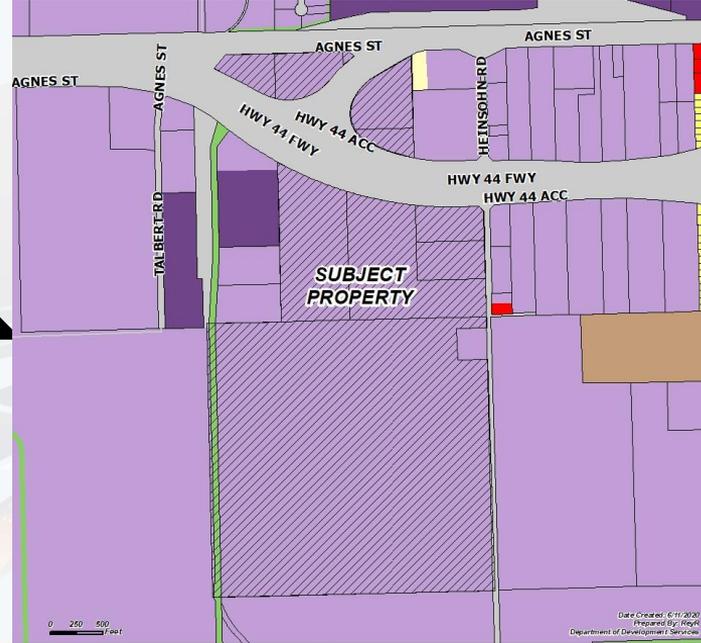
Approval of the
“IL” Light Industrial District

Land Use

Existing Land Use



Future Land Use



STAFF REPORT

Case No. 0720-02
 INFOR No. 20ZN1015

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	<p>Owner: MVR Construction Company Applicant: MVR Construction Company Location Address: 10001 and 10009 Compton Road Legal Description: 5.269 acre tract also being out of Lot 12, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located on the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road.</p>			
Zoning Request	<p>From: "RE" Residential Estate District To: "RS-15" Single-Family 15 District Area: 5.269 acres Purpose of Request: To allow for the construction of single-family homes.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RE" Residential Estate	Vacant	Low Density Residential
	<i>North</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>South</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>East</i>	"FR" Farm Rural	Commercial	Low Density Residential
	<i>West</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "RS-15" Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 035032 City Council District: 4 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 to 3,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
		Compton Road	“C1” Minor Collector	60’ ROW 40’ paved	60’ ROW 26’ paved

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District to allow for the construction of single-family homes.

Development Plan: The subject property is 5.269 acres in size. The owner is proposing a single-family residential subdivision consisting of 10 units.

Existing Land Uses & Zoning: The subject property is currently zoned “RE” Residential Estate District and consists of vacant land. The subject property was annexed in 1961 and has remained undeveloped. To the north, south and east is a single-family residential subdivision (Oak Terrace Unit 2, 2002) with one acre tracts zoned “RE” Residential Estate District. Additionally, to the north is a single-family residential subdivision (Flour Bluff Center, 2008) zoned “RS-6” Single-Family 6 District. To the northwest are commercial properties zoned “CG-1” General Commercial district and consists of a pet grooming business (Bruno’s Bathhouse) and a vehicle customization business (Sooth Texas Aluminum Works). To the west is a commercial property zoned “RS/SP” Residential Estate District with a Special Permit for a boat storage complex. Separating the subject property from the southern properties is the O’Neill Tributary Channel. The O’Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

Water: 12-inch C900 line located along Compton Road

Wastewater: 8-inch PVC Line located along Compton Road

Gas: 3-inch Service Line located along the eastern property line.

Storm Water: Drainage located along the southern and eastern property lines of the subject property. Along the southern property line, the O’Neill Tributary Channel has a drainage right-of-way width of approximately 150 feet and a depth of 9.40 feet.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a low density use. The proposed rezoning to the “RS-15” Single-Family 15 District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- 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. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The Future Land Use for the subject property is identified as Low Density Residential. According to Plan CC, Low Density Residential consists of up to 3 units per acre. The proposed development is a 5.269 acre tract with a proposed 10 units which is below the maximum allowed density of 15.3 units.
- A previous rezoning request was submitted in October of 2018. The previous request received a recommendation of approval from City staff and the Planning Commission. Ultimately due to neighborhood opposition, the rezoning request was denied by the City Council.

Staff Recommendation:

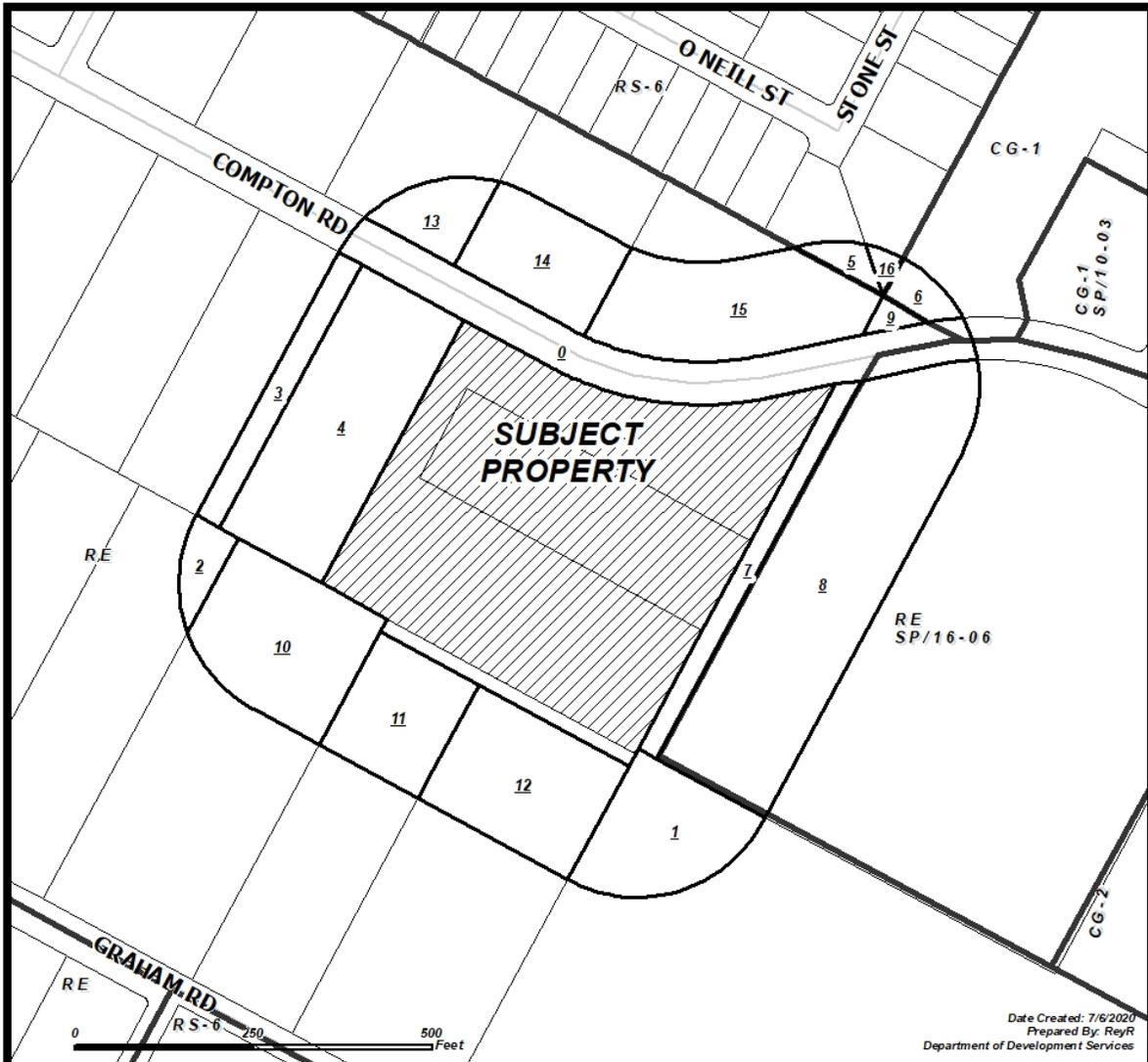
Approval of the change of zoning from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area 5 outside notification area
	<u>As of July 17, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 1 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Preliminary Site Plan
- C. Public Comments Received (if any)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING CASES/2020/0720-02 MVR Construction Company/PC Documents/PC Report - MVR Construction Company.docx>

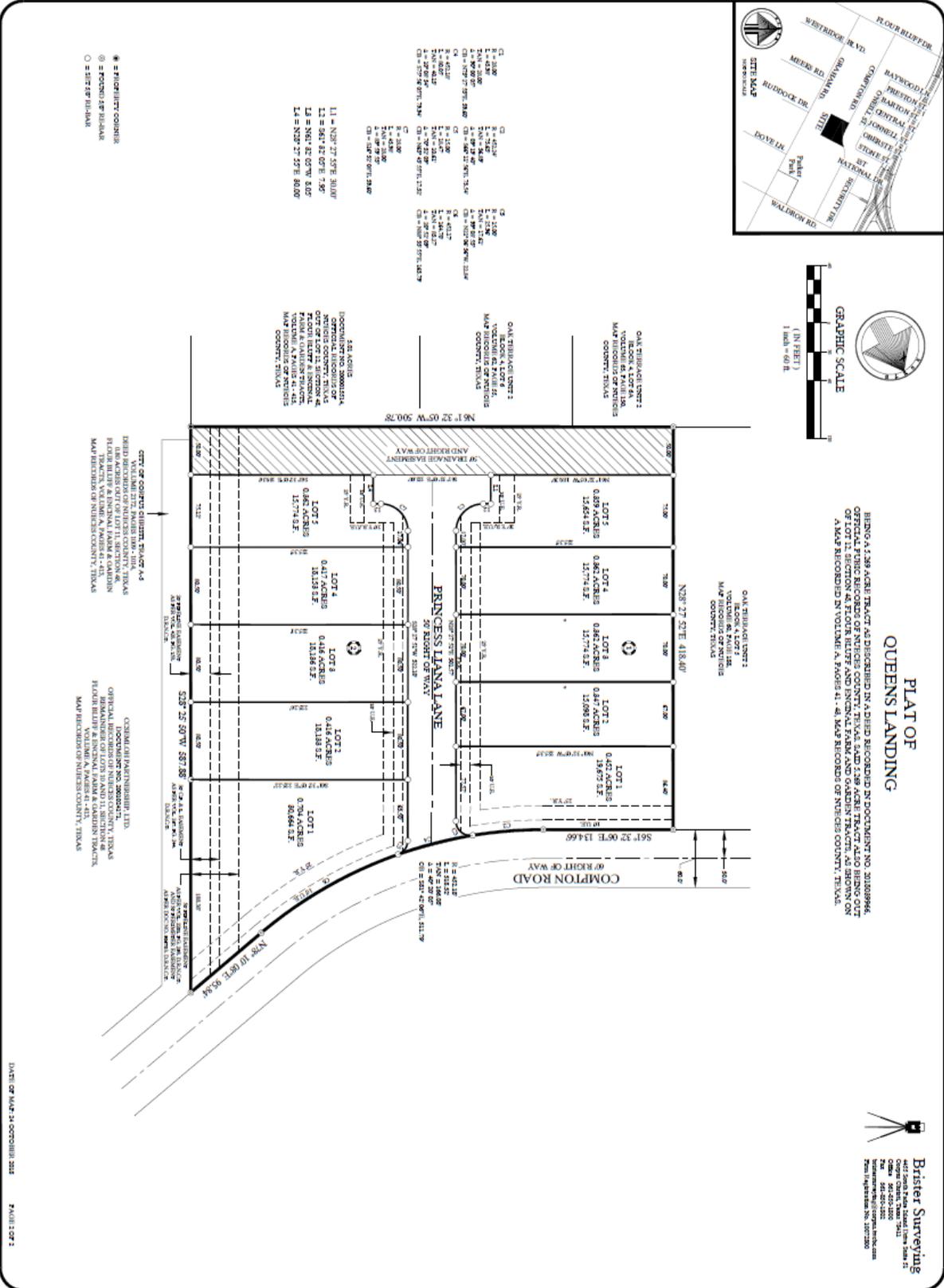


CASE: 0720-02
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table





PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: Catherine Garza

DATE OF MEETING (mm/dd/yy): 07/22/2020

NAME: Debbie Patrick & Charles Patrick

ADDRESS: 9726 Compton Rd

CITY: Corpus Christi STATE: Te ZIP: 78418

TOPIC: Zone Change case # 0720-02

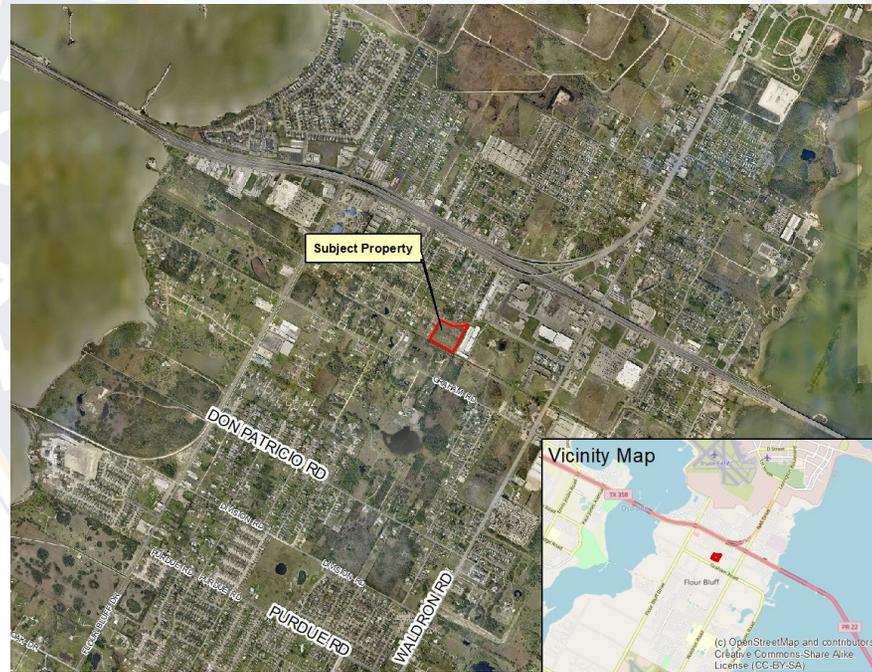
AGENDA ITEM NUMBER (if applicable): #0720-02

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

We are opposing this zone change. We feel it will decrease our property values. Flooding is an issue in this area and will only contribute to more flooding. There is already heavy traffic in the area. Speed bumps have been put in to elevate the speeders. I have had drivers on numerous occasions utilize my wrap around drive as a way to go around trash and garbage trucks as if it is city property. We pay over \$11000.00 a year in taxes. We should have a say as to what type of housing is to be built on our street. Compton Rd . it is rumored that micro-housing is to be put in at this location. I oppose this zone change. Please consider all those it might hurt by this change. Keep the zoning the same as it was intended. Thank you

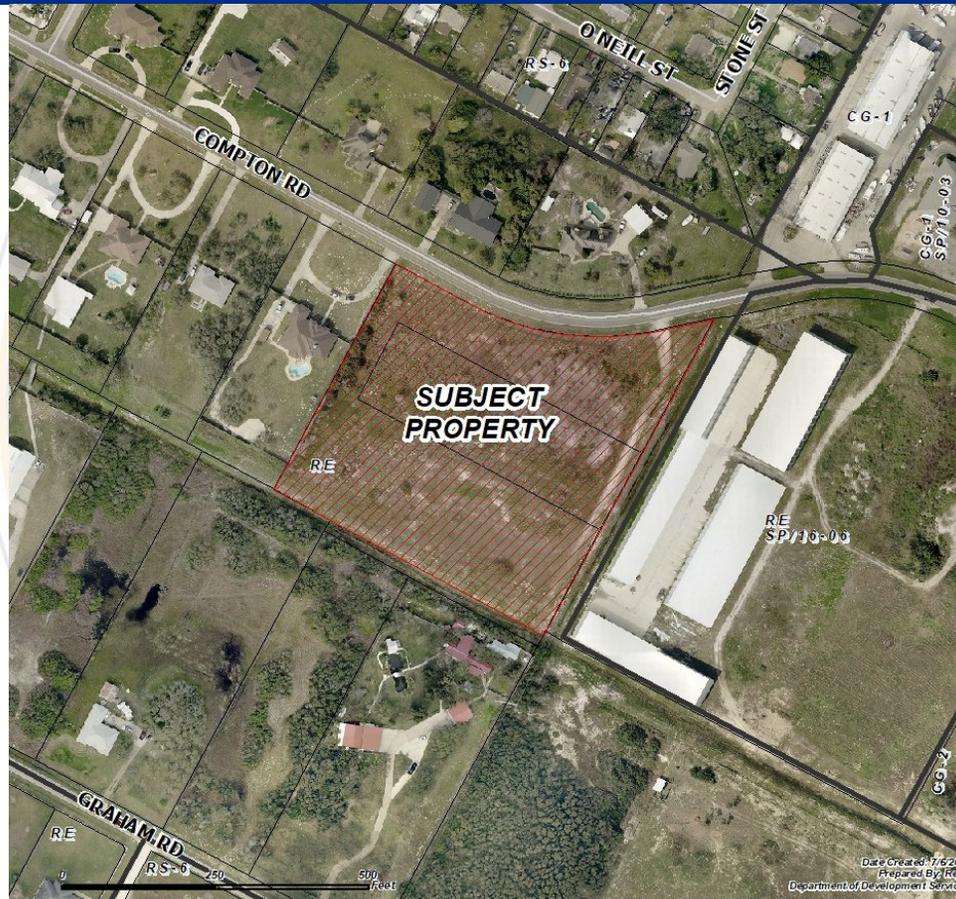
Zoning Case #0720-02

MVR Construction Company
Rezoning for a Property at 10001 and 10009 Compton Road
From “RE” To “RS-15”

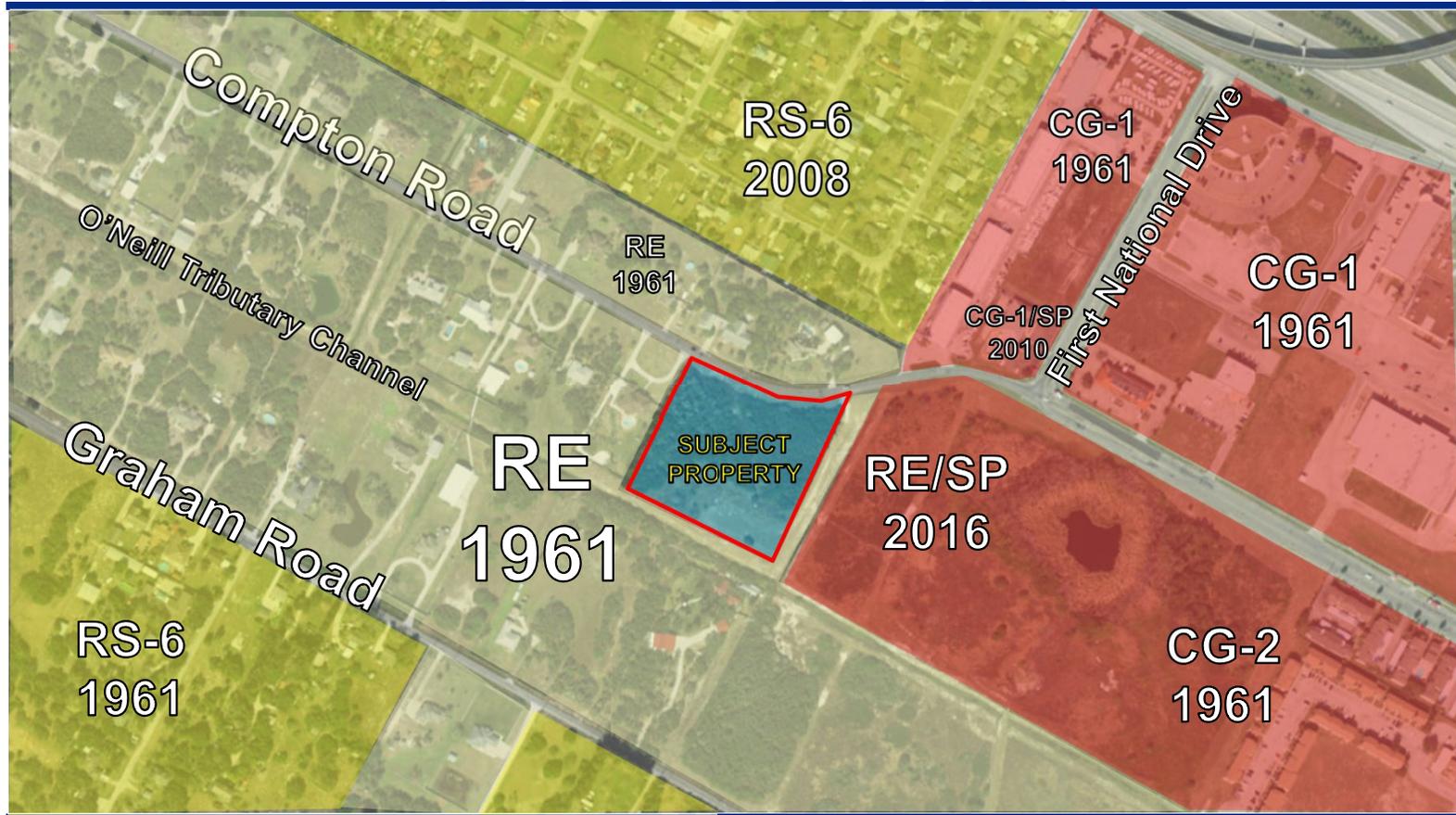


Planning Commission
July 22, 2020

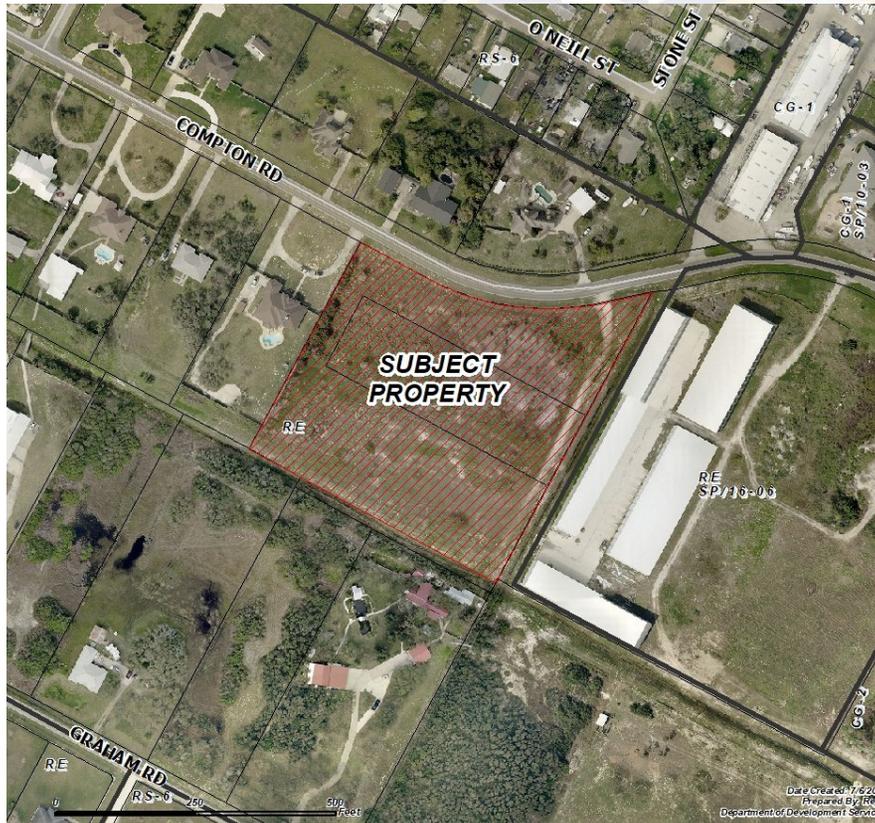
Aerial Overview



Zoning Pattern



UDC Requirements



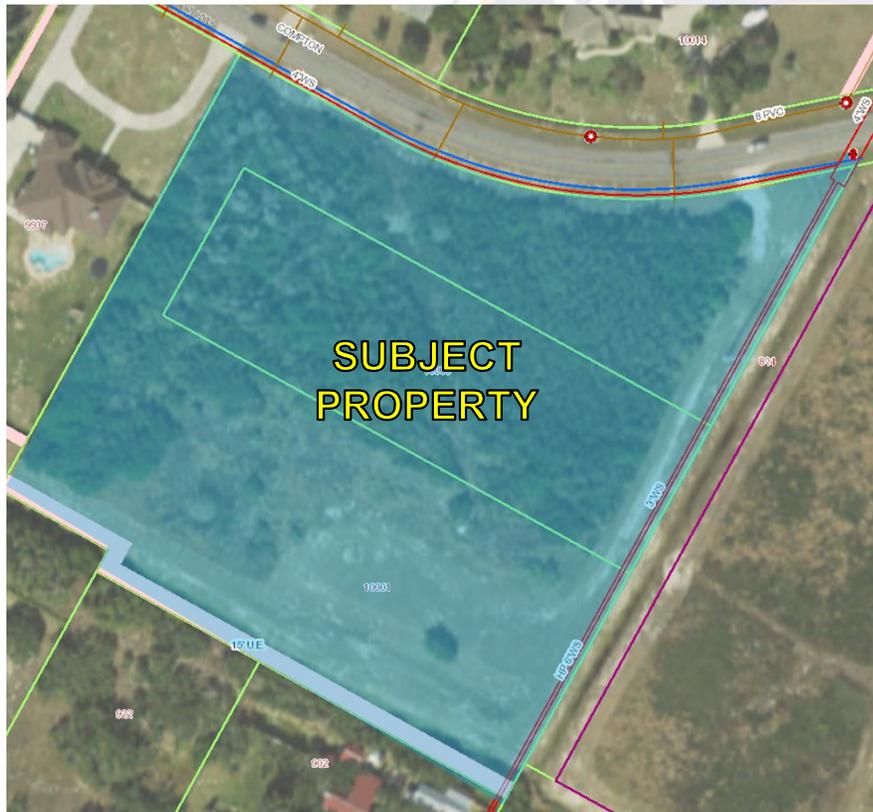
Buffer Yards: RS-15 to RE
N/A

Setbacks: Street: 25 feet
Side/Rear: 5 feet

Parking: 2 per dwelling unit

Uses Allowed: Single-Family
Homes, Home Occupations,
Group Homes.

Utilities



Water:
12-inch C900



Wastewater:
8-inch PVC



Gas:
3-inch service line



Storm Water:
Drainage Channel

Public Notification

16 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

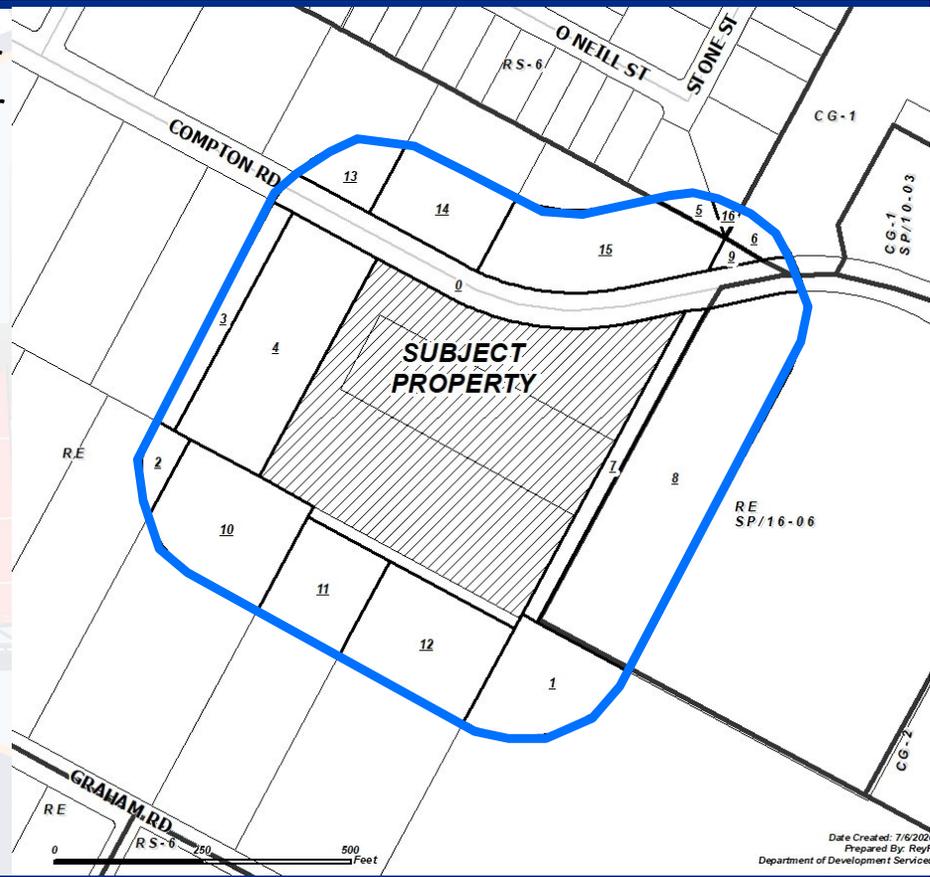
Notification Area



Opposed: 0 (0.00%)



In Favor: 0



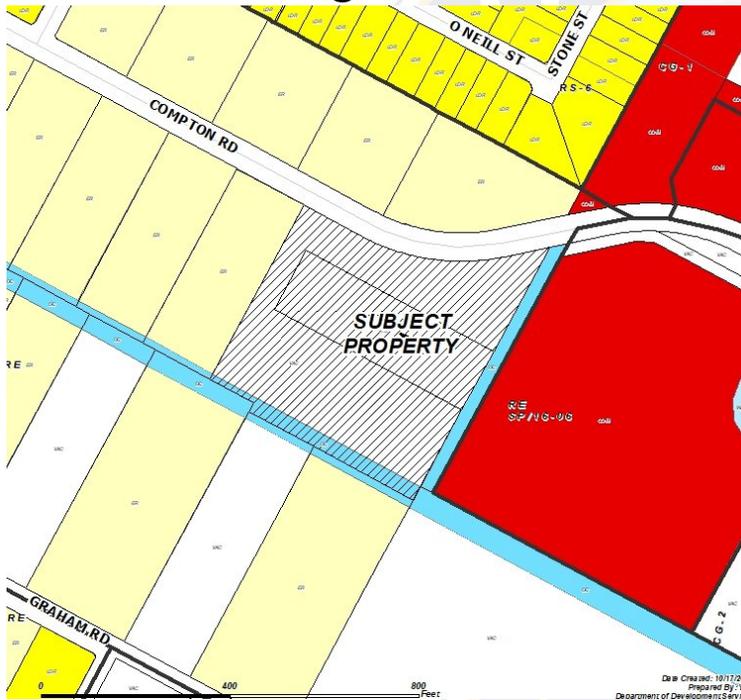
Staff Recommendation

**Approval of the
“RS-15” Single-Family 15 District**

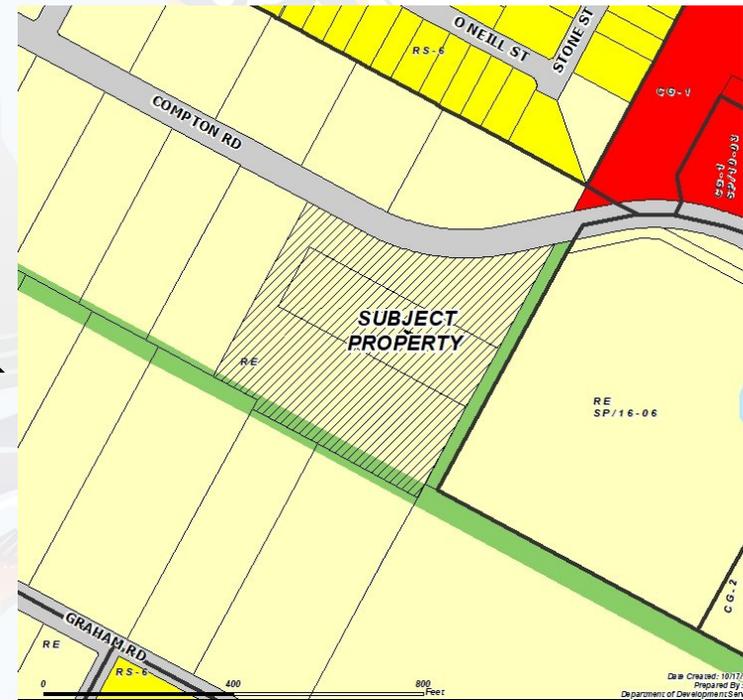


Land Use

Existing Land Use



Future Land Use



- | | | | | |
|--------------------|-------------------------|--------------------|----------------------------|-------------------------|
| Vacant | Low Density Residential | Commercial | Medium Density Residential | Low Density Residential |
| Estate Residential | Drainage | Public/Semi-Public | Commercial | Government |
| | | | Permanent Open Space | |

Subject Property, South on Compton Road



Compton Road, West of Subject Property



Compton Road, North of Subject Property



Compton Road, East of Subject Property



STAFF REPORT

Case No. 0720-03
 INFOR No. 20ZN1016

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	<p>Owner: Ruben Bonilla, Jr. Applicant: Ruben Bonilla, Jr. Location Address: 2713 Segrest Street Legal Description: Lots 11, 12, and 13, Block 2, Roosevelt Place, located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard.</p>			
Zoning Request	<p>From: "IL" Light Industrial District To: "CN-1" Neighborhood Commercial District Area: 0.47 acres Purpose of Request: To allow for the construction of an office building.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"IL" Light Industrial	Vacant and Low Density Residential	Medium Density Residential
<i>North</i>		"IL" Light Industrial	Commercial	Commercial
<i>South</i>		"IL" Light Industrial	Public/Semi-Public and Commercial	Commercial
<i>East</i>		"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
<i>West</i>		"IL" Light Industrial	Commercial and Professional Office	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 047043 City Council District: 1 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 150 feet of street frontage along Segrest Street which is designated as a "Local / Residential" Street and has approximately 150 feet of street frontage along South Port Avenue which is designated as a "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Segrest Street	Local / Residential	50' ROW 28' paved	60' ROW 30' paved	N/A
	South Port Avenue	"A1" Minor Arterial	95' ROW 64' paved	150' ROW 60' paved	10,516 ADT (2014)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "IL" Light Industrial District to the "CN-1" Neighborhood Commercial District to allow for the construction of an office building.

Development Plan: The subject property is 0.47 acres in size. The proposed use is the construction of a 4,922 square foot office building.

Existing Land Uses & Zoning: The subject property is currently zoned "IL" Light Industrial District and consists of vacant (former single-family) properties. The property was annexed in 1938. To the north across Segrest Street is a commercial property (Bonilla Plaza) and is zoned "IL" Light Industrial District. To the south is a United States Post Office (Roy Miller Station) and is zoned "IL" Light Industrial District. To the east are existing single-family residences, constructed in the early 1950s, and are zoned "RS-6" Single-Family 6. To the west are commercial businesses including a bar, professional offices, retail, and an auto repair shop zoned "IL" Light Industrial District.

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

Utilities:

Water: 6-inch ACP line located along Segrest Street.

Wastewater: 6-inch VCP line located along Segrest Street.

Gas: 6-inch Service Line located along South Port Avenue.

Storm Water: 15-inch line located along South Port Avenue.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the surrounding uses, and does not have a negative impact upon adjacent properties.
- The proposed office building will serve as a buffer between the high traffic volumes of South Port Avenue and the existing single-family residential homes.
- Professional offices are allowed by-right in the “IL” Light Industrial District. However, the setback and buffer yard requirement due to the adjacency of single-family residences/zoning is significant. Currently, due to the “IL” District the setback is 40-feet with a Type D Buffer Yard: 20-feet and 20-points. The rezoning to the “CN-1” Neighborhood Commercial District will reduce the setback and buffer yard requirement to 10-feet and as a redevelopment project a Type A Buffer Yard: 5-points.

Staff Recommendation:

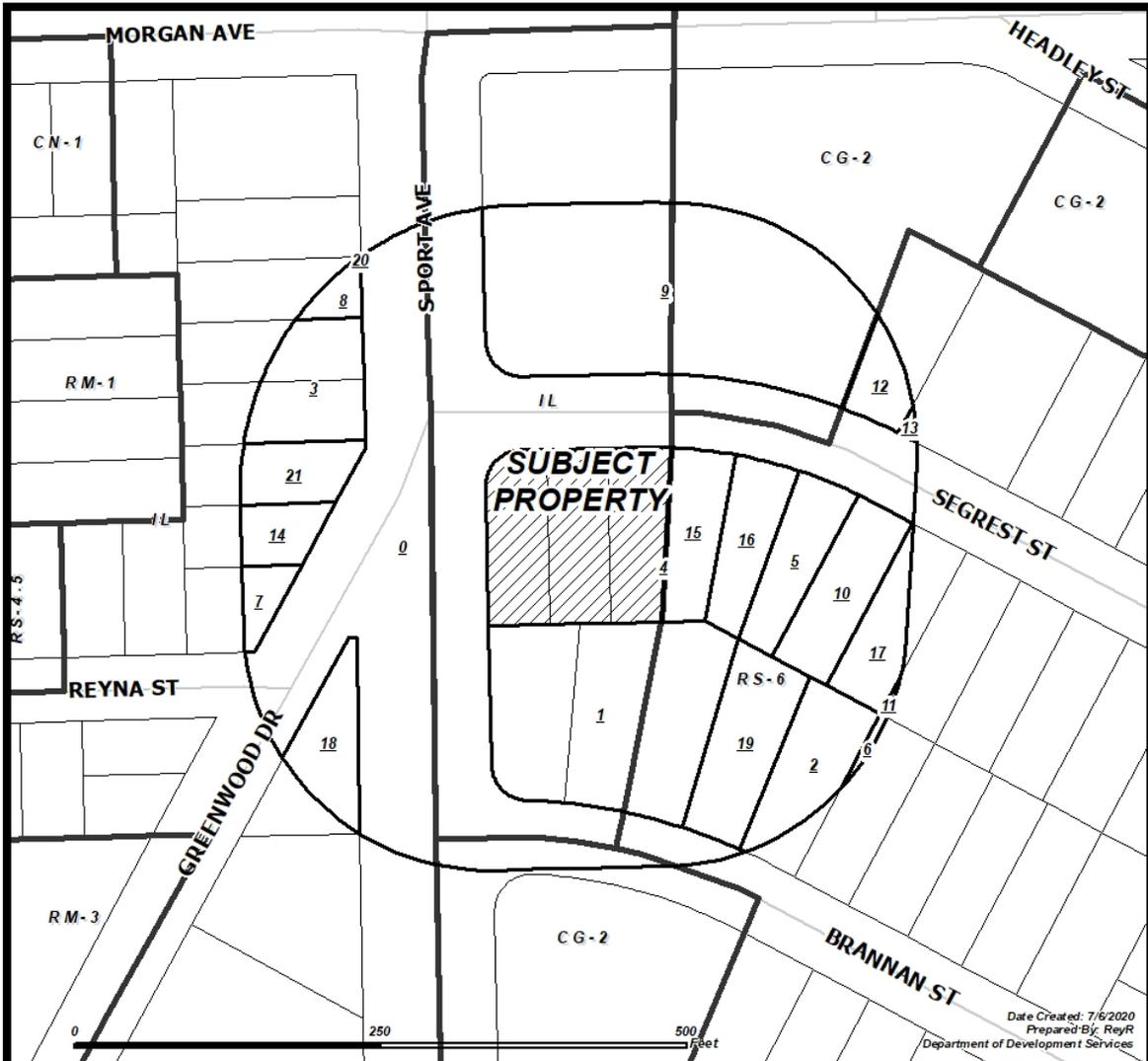
Approval of the change of zoning from “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 21 within 200-foot notification area 5 outside notification area
	<u>As of July 17, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0720-03 Ruben Bonilla, Jr/PC Documents/PC Report - Ruben Bonilla, Jr.docx>



Date Created: 7/6/2020
Prepared By: ReyR
Department of Development Services

CASE: 0720-03
ZONING & NOTICE AREA

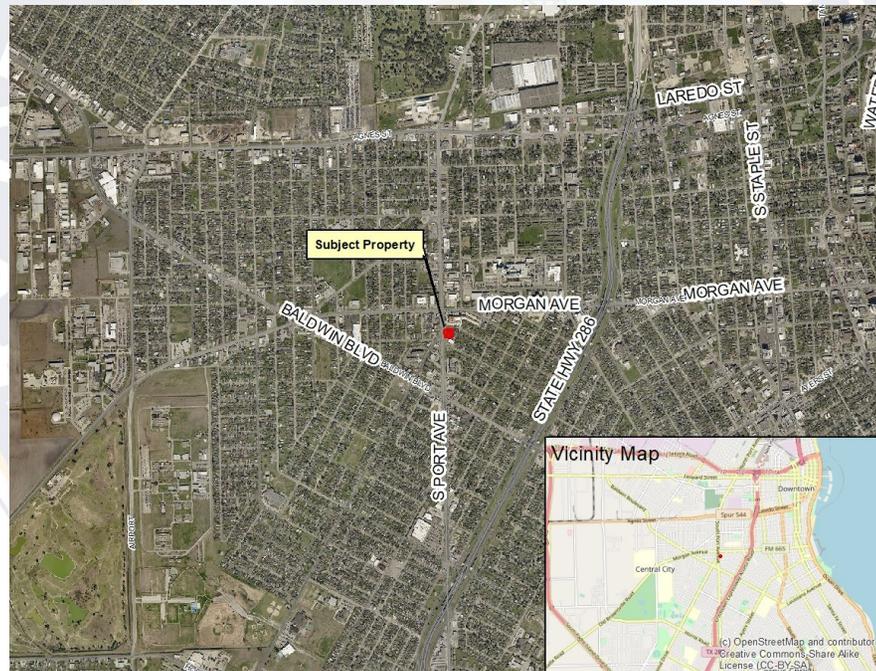
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



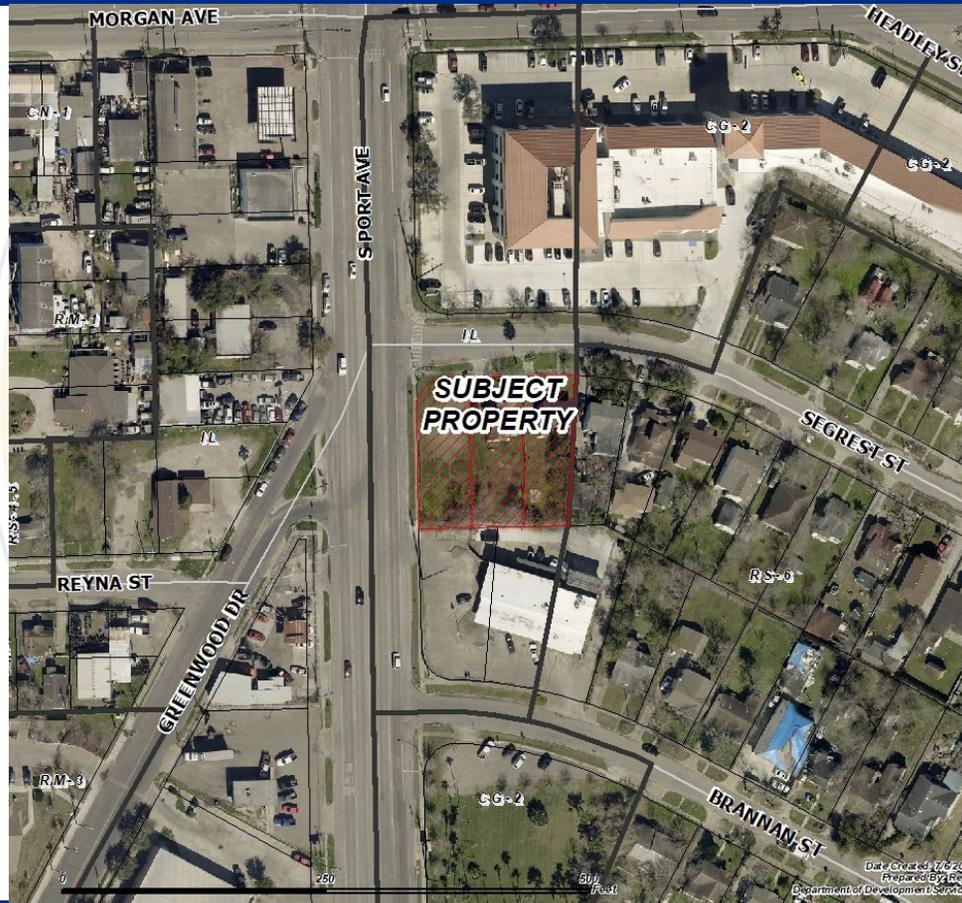
Zoning Case #0720-03

Ruben Bonilla, Jr,
Rezoning for a Property at 2713 Segrest Street
From "IL" To "CN-1"

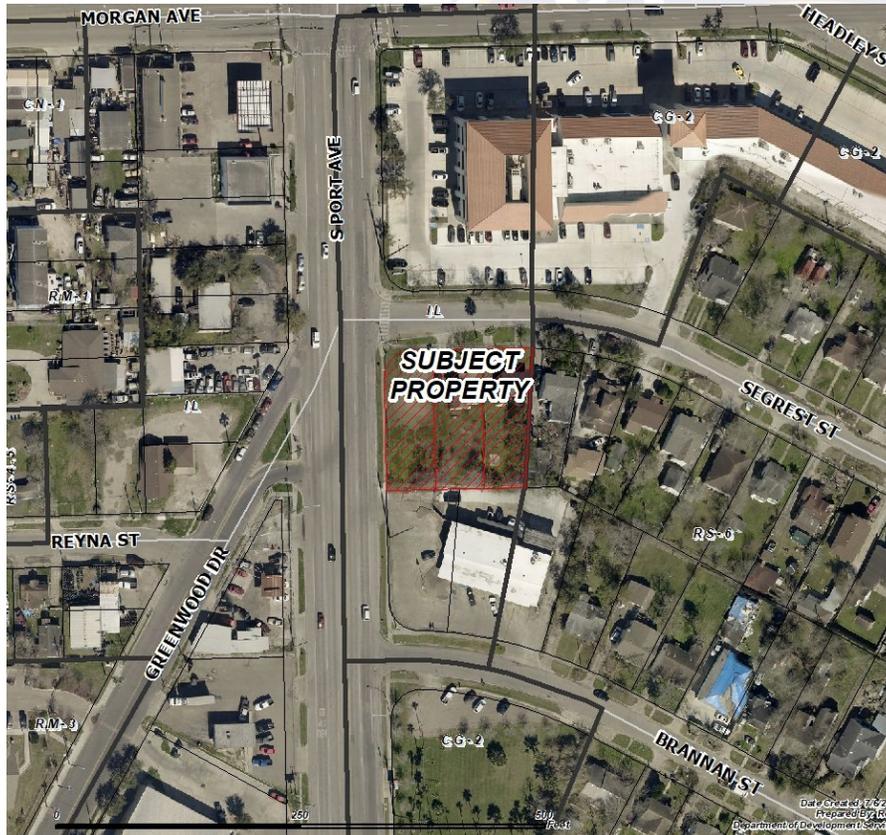


Planning Commission
July 22, 2020

Aerial Overview



UDC Requirements



Buffer Yards:

CN-1 to RS-6: Type B: 10' & 10 pts.

CN-1 to IL: Type B: 10' & 10 pts.

Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Parking:

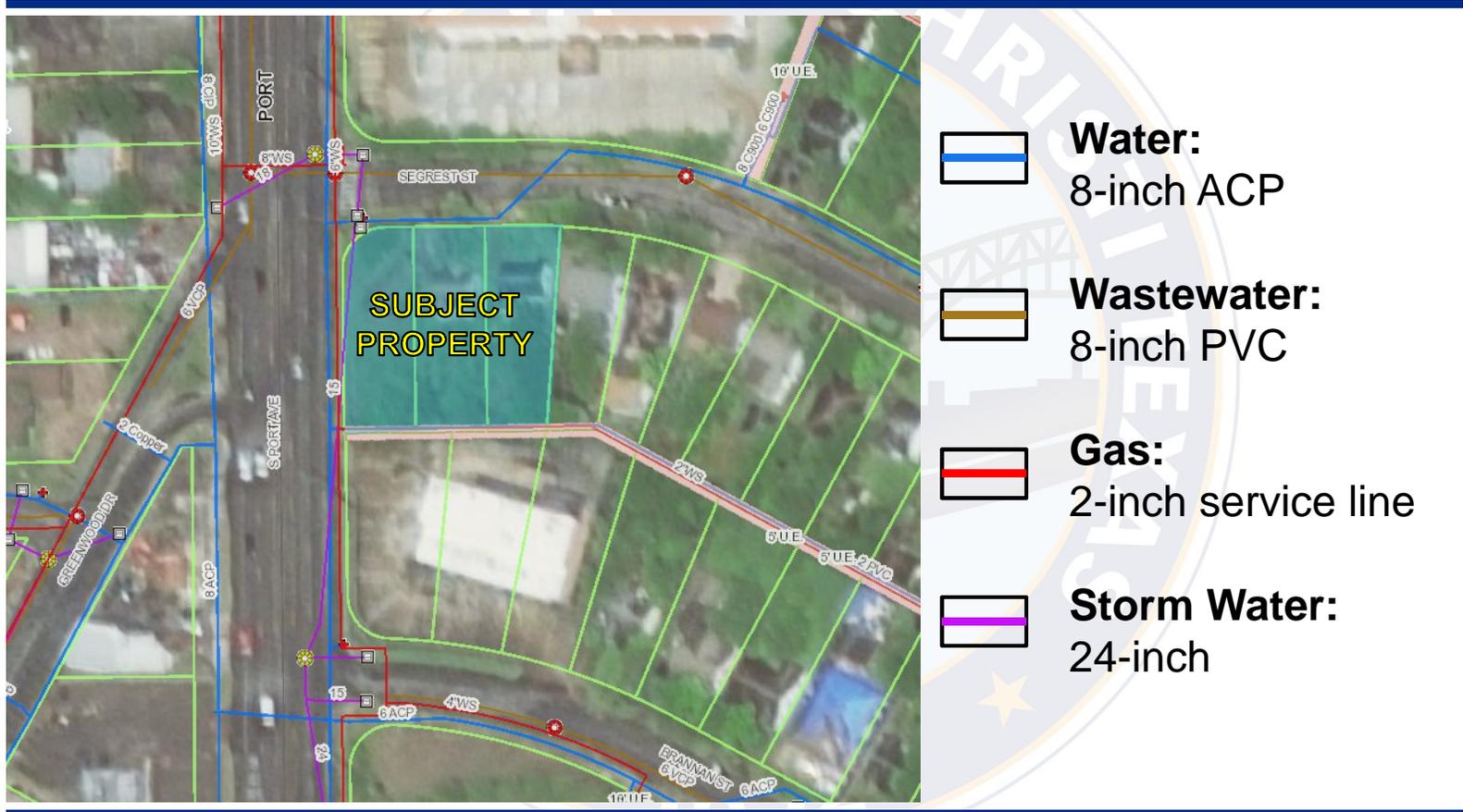
Office: 2.4 per 1,000 square feet

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Offices, Multifamily

*Bars/Nightclubs Not Allowed in "CN-1"

Utilities



Public Notification

21 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

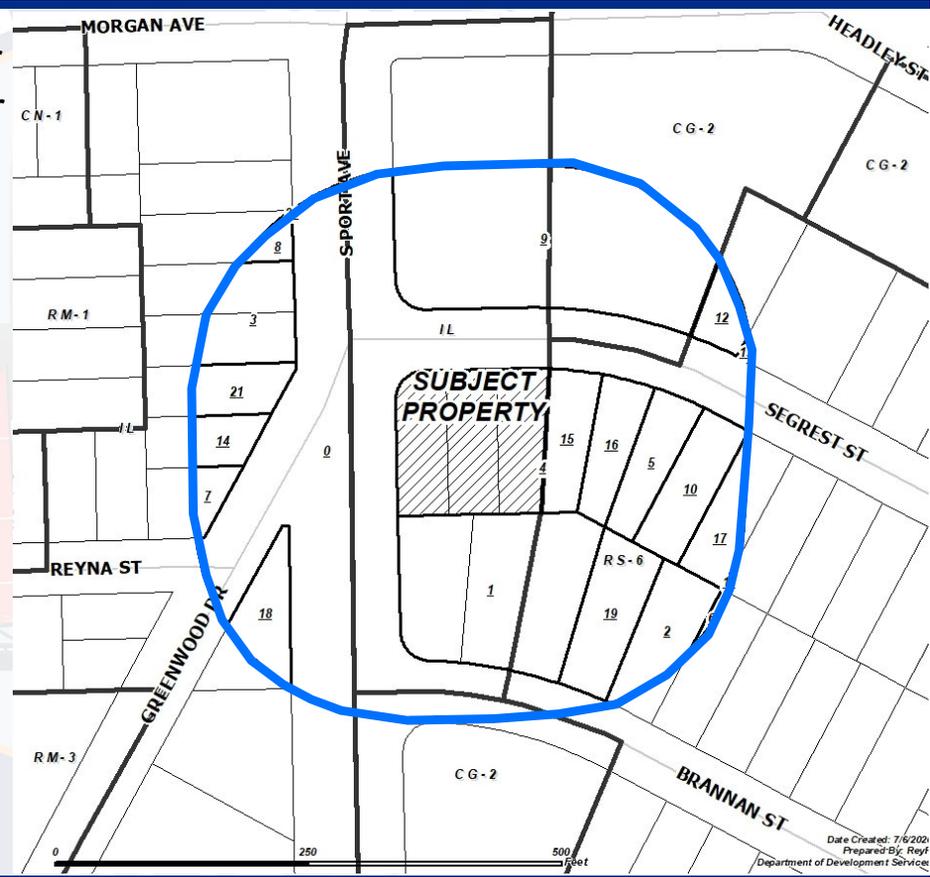
Notification Area



Opposed: 0 (0.00%)



In Favor: 0

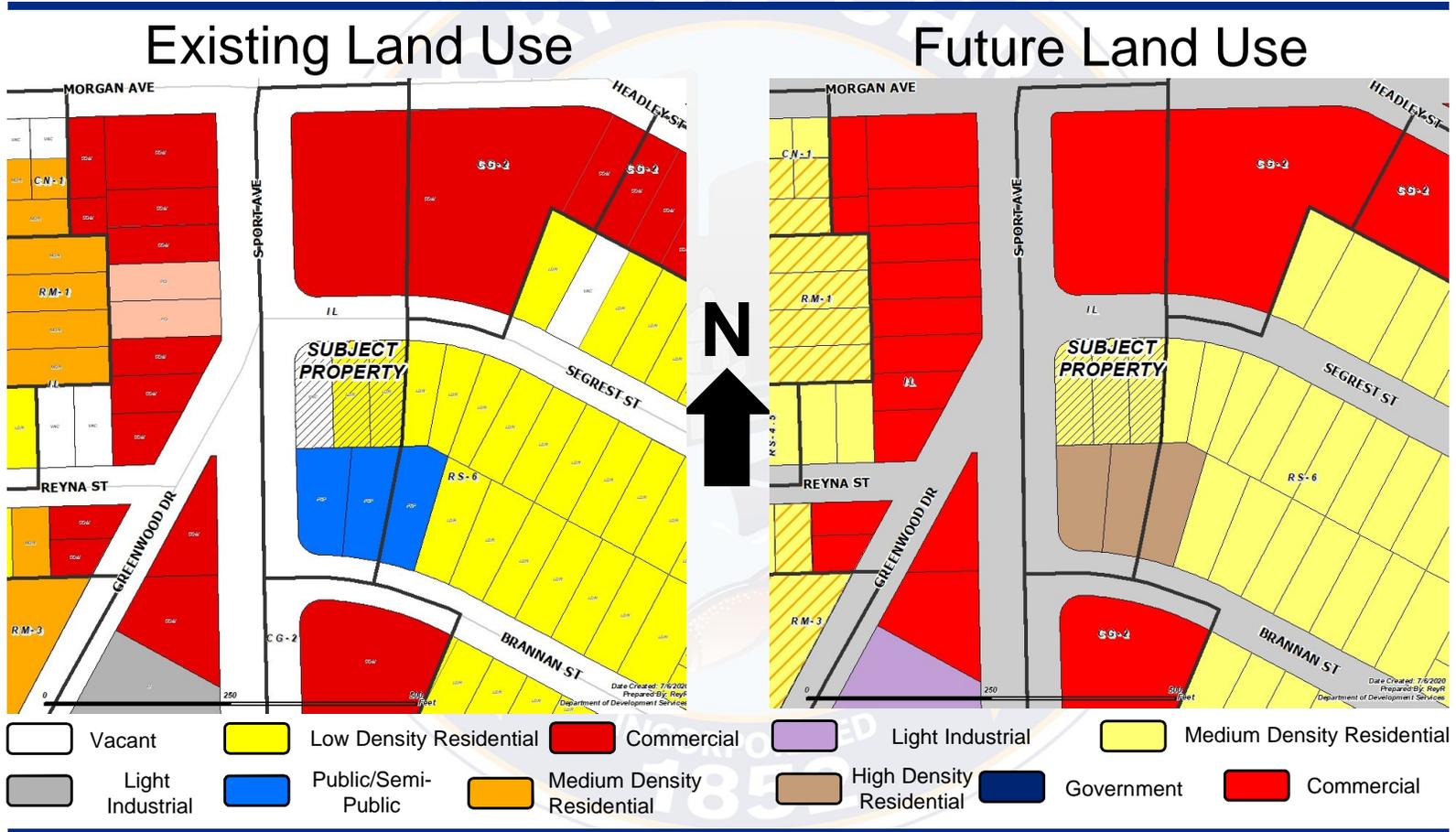


Staff Recommendation

**Approval of the
“CN-1” Neighborhood Commercial District**



Land Use



Subject Property, South on Segrest Street



Segrest Street, West of Subject Property



Segrest Street, North of Subject Property



Segrest Street, East of Subject Property



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JULY 22, 2020**

PROJECT: 19PL1131

GRANGE PARK UNIT 3 (FINAL – 20.01 ACRES)

Located north of Yorktown Boulevard and east of Rodd Field Road.

Zoned: FR

Proposed Zoning: RS-4.5/CN-1 APPROVED ORD#032044 on 3-17-20

Owner: Grangefield Development, LLC

Engineer: Munoz Engineering

The applicant proposes to plat the property in order to construct 72 lots for a subdivision development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 12-30-19
 TRC Comments Sent Date: 1-03-20
 Revisions Received Date (R1): 5-21-20
 Staff Response Date (R1): 6-03-20
 Revisions Received Date (R2): 6-09-20
 Staff Response Date (R2): 6-16-20
 Revisions Received Date (R3): 6-22-20
 Staff Response Date (R3): 6-22-20
 Planning Commission Date: 7-22-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 19PL1131

GRANGE PARK UNIT 3 (FINAL – 20.01 ACRES)
 Located north of Yorktown Boulevard and east of Rodd Field Road.

Zoned: FR
 Proposed Zoning: RS-4.5/CN-1 **APPROVED ORD# 032044 3-17-20**

Owner: Grangefield Development, LLC
 Engineer: Munoz Engineering

The applicant proposes to plat and rezone the property in order to construct 72 ~~73~~ lots for subdivision development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Okay		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Okay	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Prior to plat recordation, rezoning application will need be approved by City Council.	Understood	Addressed: APPROVED ORD# 032044 3-17-20	
2	Plat	Correct the order of sheet pages shown on the plat.	Okay	Addressed	

3	Plat	On first sheet of the plat adjust the text size and font to match.	Okay	Not addressed: On the owners and notary certificate block remove Italic font style and replace it to match with other certificate blocks.	Changed Italic font
4	Plat	Label all numbers on the plat Notes.	Okay	Addressed	
5	Plat	The Director certificate block is incorrect reference the Planning Commission certificate block to Grange Park Unit 2, change "Nina Nixon-Mendez FAICP Director of Development Services" to "Al Raymond III, AIA Secretary" and Carl Crull, P.E Chairmain"	Okay	Addressed	
6	Plat	On the Engineering certificate block change "William Green, P.E" to Pablo Martinez, P.E."	Okay	Addressed	
7	Plat	On the graphic scale enlarge the feet and inch.	Okay	Addressed	
8	Plat	Street Right of way widths, cross-hatch dedications and centerline dimensions are not labeled on the plat. Correct and revise.	Okay	Not addressed: Correct and revised Street Right of way widths, cross-hatch dedications and centerline dimensions.	Corrected street right of way and dedication
9	Plat	Show and label the acreage amount for each lot .	Okay	Addressed	
10	Plat	Change 10'U.E to 15'U.E along Yorktown Bouelvard (UDC 8.2.3.A.2)	Okay	Addressed	
11	Plat	Show and label the yard requirement setbacks along all street frontages for Lots 66-68, Block 5 (UDC 4.5.3)	Okay	Addressed	
12	Plat	Change 10' Y.R to 20' Y.R for Lots 1 & 12, Block 1 and Lot 48 & 65, Block 5 (UDC 4.5.3)	Okay	Addressed	
13	Plat	Not all of Blocks 1, 3,4 & 5 meet the RS-4.5 minium lot width of 45 feet (UDC 4.3.3) Correct and revise.	All lots do meet RS-4.5 minium lot width	Addressed	
14	Plat	Prior to recordation remove the reference "Preliminary Plat Not to be recorded for any reason"	Okay	Prior to plat recordation	
15	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Okay	Prior to plat recordation	
16	Plat	Water Distribution Acreage fee – 20.01 acres x \$719/acre = \$14,387.19	Okay	Prior to plat recordation	
17	Plat	Wastewater Distribution Acreage fee -20.01 acre x \$1,571.00/acre = \$31,435.71	Okay	Prior to plat recordation	
18	Additional Comment	The newly created Lots 67-69 is land lock and has no accesss. Correct and revise			added access easement
19	Additional Comment	Add a note to the plat referencing which lot and block are commerical, residential and non-buildable.		Added note	added note

PLANNING/Environment & Strategic Initiatives (ESI)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

DEVELOPMENT SERVICES ENGINEERING					
Action			Yes	No	
Public Improvements Required?			Yes		Prior to recordation

Water	Yes, per Master Plan along Yorktown Blvd, and explain the source for the Water (I don't see on Vantage Point any existing Water Main).	Not addressed: Show how you are going to connect to existing water main and how you are going to loop; Water line ins in conflict with proposed storm on Pari drive next to curve C23, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
Wastewater accoring to Master Plan	Yes, per Master Plan coordinate with Mr. Gabriel Hinojosa.	Not addressed: Show how you are going to connect proposed wastewater mains to existing wastewater mainsp; Wastewater line is in conflict with proposed storm on Sophia Drive infront of lot 21, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
Stormwater according to Master Plan	Yes		Prior to recordation
Fire Hydrants	Yes		Prior to recordation
Manhole	Yes		Prior to recordation
Sidewalks	Yes, including the sidewalk along Yorktown Blvd.		Prior to recordation
Streets	Yes		Prior to recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver was submitted for construction of sidewalk along Yorktown and staff will su

Applicant Response on Waiver:	Yes	
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The following comments are conditional to zoning.	Understood	Prior to recordation	
2	Utility Plan	You are looping the water main at Yorktown Blvd to the future transmission main are you planning to construct it; please coordinate with Mr. Gabriel Hinojosa.	Will Coordinate with Utilities during Construction Drawings	Not addressed: Show how you are going to connect to existing water main and how you are going to loop; Water line ins in conflict with proposed storm on Pari drive next to curve C23, check for other conflicts and revise the utility plan as necessary.	REFER TO REVISED UTILITY PLAN
3	Plat and SWQMP	Add the receiving Water note to the Plat and the SWQMP (Oso Bay Basin).	Added note #10 to plat and added note to SWQMP	Addressed	

4	SWQMP	Storm sewer system: Provide outlet details for all storm sewer lines.	Will be provided within the Construction Drawings for approval.	Prior to plat recordation	
5		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Construction Drawings will be provided	Prior to plat recordation	
6	Plat	Provide a shared access area/s for lots 66, 67 and 68.	Added access easement between lots 67 and 68. Now Lots 70 and 71	Not addressed; note 11 doesn't address this comment	AE added
7	Plat	Provide cross-access area/s for lots 66, 67 and 68.	Added note #11 to plat	Not addressed; note 11 doesn't address this comment	AE Added
8	Plat	Add the following notes: "No access allowed to Block 4 lot 41, Block 4 lot 42, Block 3 lot 29 and Block 3 lot 30 to Jack Shuff Drive" and "No access allowed to Block 4 lot 36, Block 4 lot 47, Block 3 lot 24 and Block 3 lot 35 to Nadia Drive"	Okay	Addressed	
9	Informational	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Okay	Addressed	
10		Sidewalk along Yorktown: If you are to place the public sidewalk required along Yorktown Blvd on the private property; submit the pedestrian ROW Easement for processing and recordation to ContractsAndAgreements@cctexas.com.	Okay, To be determined	Not addressed; we need the answer at this time.	Waiver submitted
11	Informational	See Utilities Department Comments hereafter.	Okay	Addressed	
12	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Okay	Addressed	

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Understood	Prior to plat recordation	
2	Plat	Wastewater construction is required for platting.	Understood	Prior to plat recordation	

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

FLOODPLAIN					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for residential areas require a hydrant fire flow at 750 GPM with 20 psi residual. Hydrants are to be located every 600 feet and operational. REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Okay		
2	Plat	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Okay		
3	Plat	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, an unobstructed vertical clearance of not less than 13 feet 6 inches 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 (7925 mm), exclusive of shoulders	Okay		
4	Plat	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 (34 050 kg). 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Okay		
5	Plat	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Okay		
6	Plat	Exception 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Okay		
7	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	Okay		

GAS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

PARKS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Add the following standard "Public Open Space" standard note: "If Lots 66-68 is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Okay	Addressed: Noted Lots 66-71	
2	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Okay		
3		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Will be provided	Prior to plat recordation	
4	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Will be provided	Prior to plat recordation	
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 65 units = \$13,000.00 (Unplatted lots) (UDC 8.3.6)	Okay	Prior to plat recordation	

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Okay		

NAS-CORPUS CHRISTI					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

CORPUS CHRISTI INTERNATIONAL AIRPORT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

AEP-TRANSMISSION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

AEP-DISTRIBUTION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

TXDOT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	N/A		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Staff Resolution

Staff Resolution

Addressed
Addressed
Not Addressed: See Engineering Comment #6 & 7
Addressed

Lots removed to
eliminate issues

Staff Resolution

Addressed

Addressed

pport it due to the presence of ditches along Yorktown.

Staff Resolution
Addressed

Not addressed: Make the DE (private) / AE (private); add the following note to the plat "Lots 70 and 71 are responsible for maintaing the detention basin lots 66, 67, 68 and 69."; you may revise the note to be added as you see fit.
Not addressed: Make the DE (private) / AE (private); add the following note to the plat "Lots 70 and 71 are responsible for maintaing the detention basin lots 66, 67, 68 and 69."; you may revise the note to be added as you see fit.
Addressed: Must submit \$160.00 process waiver fee.

Lots removed to eliminate issues

The detention maintenance issue will be addressed at the site plan stage for the commecial properties.

Lots removed to eliminate issues

The detention maintenance issue will be addressed at the site plan stage for the commecial properties.

Will be paid with fees for plat to go to Planning Commission

Staff Resolution

Staff Resolution

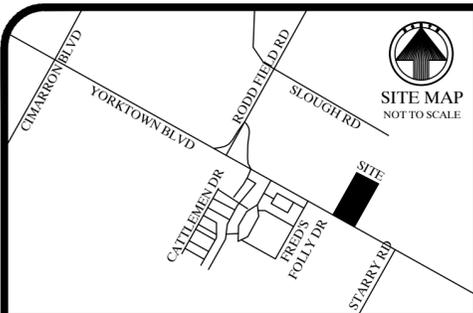
Staff Resolution

Staff Resolution

Staff Resolution

Staff Resolution

Staff Resolution



FINAL PLAT OF GRANGE PARK UNIT 3

A 20.000 ACRE TRACT OUT OF LOT 6 AND LOT 11, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 20.00 ACRE TRACT ALSO BEING SHOWN IN A DEED RECORDED IN DOCUMENT NO. 2017042252, DEED RECORDS NUECES COUNTY, TEXAS.



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

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C2	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C3	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C4	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C5	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C6	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C7	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C8	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C9	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C10	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C11	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C12	8.73	10.000	049° 59' 41"	N03° 41' 38"E, 8.45
C13	21.59	60.000	020° 36' 57"	N10° 59' 44"W, 21.47
C14	54.00	60.000	051° 34' 05"	N25° 05' 47"E, 52.20
C15	40.74	60.000	038° 54' 20"	N70° 19' 59"E, 39.96
C16	48.28	60.000	046° 06' 06"	S67° 09' 48"E, 46.99
C17	34.45	60.000	032° 54' 04"	S27° 39' 42"E, 33.98
C18	8.73	10.000	049° 59' 41"	S36° 12' 31"E, 8.45
C19	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C20	29.63	70.000	024° 15' 11"	N40° 49' 04"E, 29.41
C21	80.45	70.000	034° 02' 47"	N85° 52' 00"E, 76.10
C23	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C24	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C25	31.42	20.000	090° 00' 44"	N73° 41' 50"E, 28.29
C26	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26

NOTES:

- 1.) THE SUBJECT SITE IS AND IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" AND FLOOD ZONE "A13" WITH A BASE FLOOD ELEVATION OF 10.0', AS INDICATED ON PANEL NUMBER 485494 0540 C, DATED MARCH 18, 1985, CITY OF CORPUS CHRISTI, TEXAS.
- 2.) BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
- 3.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4.) SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- 5.) THE TOTAL PLATTED AREA IS 20.000 ACRES INCLUDING STREET DEDICATION.
- 6.) NO ACCESS ALLOWED TO BLOCK 4 LOT 41, BLOCK 4 LOT 42, BLOCK 3 LOT 29 AND BLOCK 3 LOT 30 TO JACK SHUFF DRIVE.
- 7.) NO ACCESS ALLOWED TO BLOCK 4 LOT 36, BLOCK 4 LOT 47, BLOCK 3 LOT 24 AND BLOCK 3 LOT 35 TO NADIA DRIVE.
- 8.) ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 9.) PUBLIC OPEN SPACE: IF LOTS 70-72 ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 10.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 11.) CROSS ACCESS SHALL NOT BE OBSTRUCTED BETWEEN LOTS 70 AND 71, BLOCK 5.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, GRANGFIELD DEVELOPMENT, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

THIS THE ____ DAY OF _____, 20__.

BY: _____
JACQUELINE MARIE AZALLI, MANAGER

BY: _____
ALYEH AZALI HATAMI-FARDY, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

I, NICK BLACK, VP/BRANCH MANAGER FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH GRANGFIELD DEVELOPMENT, LLC., IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE ____ DAY OF _____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF GRANGE PARK UNIT 3, APPROVED BY THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

AL RAYMOND III, AIA SECRETARY

CARL CRULL, P.E. CHAIRMAN

STATE OF TEXAS §
COUNTY OF NUECES §

THIS GRANGE PARK UNIT 3, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF GRANGE PARK UNIT 3, DATED THE ____ DAY OF _____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF _____, 20__, 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 OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

NO. _____

FILED FOR RECORD
AT ____ O'CLOCK ____M.
_____, 20__.

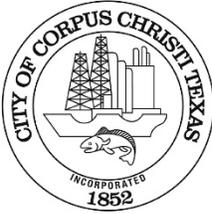
KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: _____
RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407



AGENDA MEMORANDUM
Planning Commission Meeting of July 22, 2020

DATE: July 14, 2020
TO: Al Raymond, Director of Development Services
FROM: Andrew Dimas, Senior City Planner, Development Services
AndrewD2@cctexas.com
(361) 826-3584

Grange Park Unit 3 (Final)
Request for a Plat Waiver of the Sidewalk Construction Requirements
in Section 8.1.4 and 8.2.2 of the Unified Development Code

BACKGROUND:

Munoz Engineering on behalf of property owner, Grangefield Development, LLC., submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Grange Park Unit 3 addressed as 7702 Yorktown Boulevard, is located west of Starry Road, and east of Rodd Field Road. This is a final plat. The purpose of the plat is to obtain commercial and residential building permits for development. The land has been recently rezoned from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and “RS-6” Single-Family 6 District.

STAFF ANALYSIS and FINDINGS:

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1-4, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.

4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

Factors in Support of the Waiver. The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along Yorktown Boulevard. The nearest sidewalk is part of the Rodd Field Road bond project 0.38 miles to the west of the subject property.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Factors Against the waiver and in support of requiring sidewalk construction:

1. The property is zone "CN-1" Neighborhood Commercial District and "RS-6" Single-Family 6 District from which a sidewalk network can be started. The property is less than 0.25 mile from properties to the east that have already been rezoned for single-family residential developments.
2. Future development could occur between the subject property and Rodd Field Road to the west. Therefore, connecting the subject property to an existing sidewalk network.
3. The subject property is located within 0.38 miles of the intersection of the commercial node of Rodd Field Road and Yorktown Boulevard. This commercial node also connects to the new Del Mar College southside campus.
4. The subject property is approximately 2-miles to the east of Bill Witt Park. According to

the Federal Transit Administration, a 3-mile distance is a standard bike shed. A bike shed is defined as the reasonable distance a person will travel via bicycle. Therefore, a sidewalk will provide a viable connection as part of a standard bike shed from the subject property to Bill Witt Park.

STAFF RECOMMENDATION:

Staff recommends denial of the waiver from the sidewalk construction requirement.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.¹

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement



June 5, 2020

Andrew Dimas, Senior City Planner
City of Corpus Christi – Development Services Department
2406 Leopard Street
Corpus Christi, Texas 78408

**RE: GRANGE PARK UNIT 3
REQUEST FOR A PLAT WAIVER FOR THE SIDEWALK CONSTRUCTION
REQUIREMENT ALONG YORKTOWN BOULEVARD**

Dear Mr. Dimas,

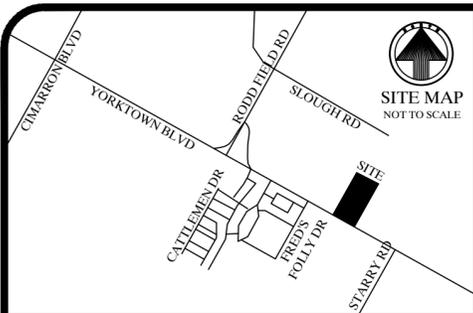
On behalf of our Client, Grangefield Development, LLC, we hereby request for a waiver of the sidewalk construction requirement per City of Corpus Christi Unified Development Code (UDC) Section 8.1.4.A, Section 8.1.12.E.3, and Section 8.2.2. We request the waiver per the following reasons:

1. There are no sidewalks along the street along the adjacent properties.
2. The existing street is a rural street section.
3. The area is not located on any transit stops or transportation plan.
4. The comprehensive plan will not be substantially affected.
5. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
6. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

Please feel free to contact us if you have any comments or questions.

Sincerely,
Munoz Engineering, LLC

Thomas Tiffin, PE
Project Manager



FINAL PLAT OF GRANGE PARK UNIT 3

A 20.000 ACRE TRACT OUT OF LOT 6 AND LOT 11, SECTION 25, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 20.00 ACRE TRACT ALSO BEING SHOWN IN A DEED RECORDED IN DOCUMENT NO. 2017042252, DEED RECORDS NUECES COUNTY, TEXAS.



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

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C2	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C3	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C4	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C5	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C6	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C7	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C8	31.38	20.000	089° 53' 50"	S16° 15' 27"E, 28.26
C9	31.45	20.000	090° 06' 10"	S73° 44' 33"W, 28.31
C10	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C11	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C12	8.73	10.000	049° 59' 41"	N03° 41' 38"E, 8.45
C13	21.59	60.000	020° 36' 57"	N10° 59' 44"W, 21.47
C14	54.00	60.000	051° 34' 05"	N25° 05' 47"E, 52.20
C15	40.74	60.000	038° 54' 20"	N70° 19' 59"E, 39.96
C16	48.28	60.000	046° 06' 06"	S67° 09' 48"E, 46.99
C17	34.45	60.000	032° 54' 04"	S27° 39' 42"E, 33.98
C18	8.73	10.000	049° 59' 41"	S36° 12' 31"E, 8.45
C19	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C20	29.63	70.000	024° 15' 11"	N40° 49' 04"E, 29.41
C21	80.45	70.000	034° 02' 47"	N85° 52' 00"E, 76.10
C23	31.45	20.000	090° 06' 10"	N73° 44' 33"E, 28.31
C24	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26
C25	31.42	20.000	090° 00' 44"	N73° 41' 50"E, 28.29
C26	31.38	20.000	089° 53' 50"	N16° 15' 27"W, 28.26

NOTES:

- 1.) THE SUBJECT SITE IS AND IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" AND FLOOD ZONE "A13" WITH A BASE FLOOD ELEVATION OF 10.0', AS INDICATED ON PANEL NUMBER 485494 0540 C, DATED MARCH 18, 1985, CITY OF CORPUS CHRISTI, TEXAS.
- 2.) BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
- 3.) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4.) SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- 5.) THE TOTAL PLATTED AREA IS 20.000 ACRES INCLUDING STREET DEDICATION.
- 6.) NO ACCESS ALLOWED TO BLOCK 4 LOT 41, BLOCK 4 LOT 42, BLOCK 3 LOT 29 AND BLOCK 3 LOT 30 TO JACK SHUFF DRIVE.
- 7.) NO ACCESS ALLOWED TO BLOCK 4 LOT 36, BLOCK 4 LOT 47, BLOCK 3 LOT 24 AND BLOCK 3 LOT 35 TO NADIA DRIVE.
- 8.) ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 9.) PUBLIC OPEN SPACE: IF LOTS 70-72 ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 10.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 11.) CROSS ACCESS SHALL NOT BE OBSTRUCTED BETWEEN LOTS 70 AND 71, BLOCK 5.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, GRANGFIELD DEVELOPMENT, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES. THIS THE ____ DAY OF _____, 20__.

BY: _____
JACQUELINE MARIE AZALLI, MANAGER

BY: _____
ALYEH AZALI HATAMI-FARDY, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

I, NICK BLACK, VP/BRANCH MANAGER FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH GRANGFIELD DEVELOPMENT, LLC., IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE ____ DAY OF _____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF GRANGE PARK UNIT 3, APPROVED BY THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

AL RAYMOND III, AIA SECRETARY

CARL CRULL, P.E. CHAIRMAN

STATE OF TEXAS §
COUNTY OF NUECES §

THIS GRANGE PARK UNIT 3, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF GRANGE PARK UNIT 3, DATED THE ____ DAY OF _____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF _____, 20__, 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 OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 20__.

NO. _____

FILED FOR RECORD
AT ____ O'CLOCK ____M.
_____, 20__.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

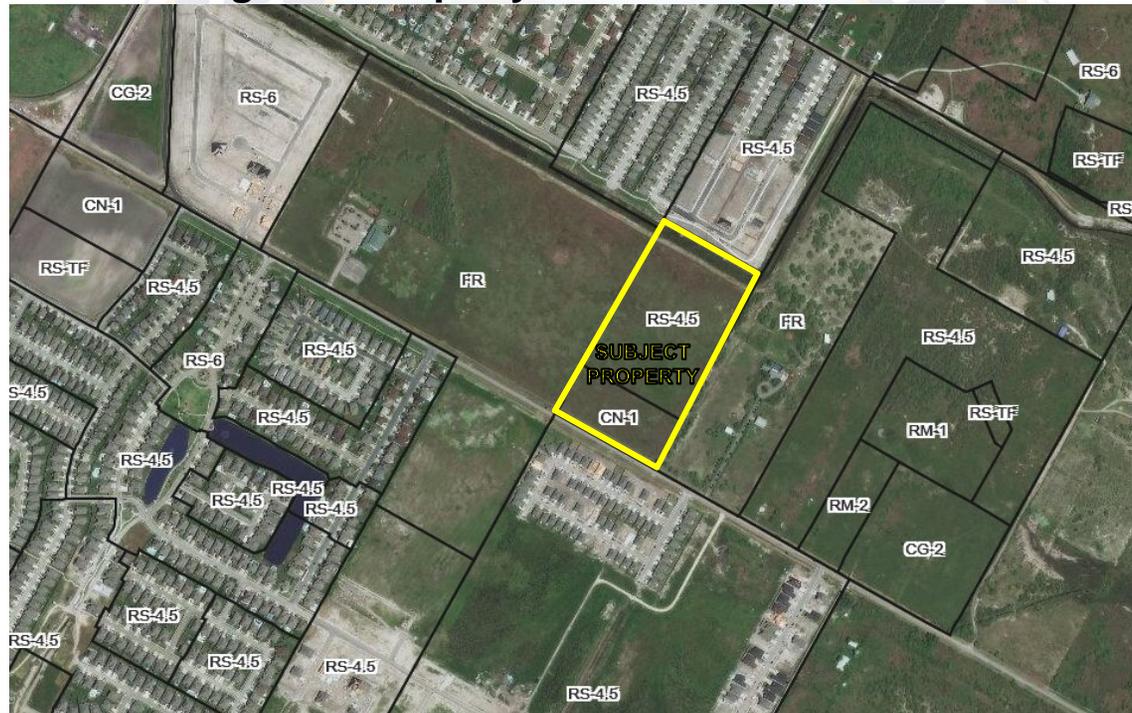
STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: _____
RONALD E BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

Request for Sidewalk Waiver

Grange Park Unit 3 (Final) Rezoning for a Property at 7702 Yorktown Boulevard



Planning
Commission
July 22, 2020

Aerial Overview



Subject Property, North on Yorktown Boulevard



Yorktown Boulevard, West of Subject Property



Yorktown Boulevard, South of Subject Property



Yorktown Boulevard, East of Subject Property



Staff Recommendation

Denial of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Yorktown Boulevard. The nearest sidewalk is part of the Rodd Field Road bond project 0.38 miles to the west of the subject property.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zone "CN-1" Neighborhood Commercial District and "RS-6" Single-Family 6 District from which a sidewalk network can be started. The property is less than 0.25 mile from properties to the east that have already been rezoned for single-family residential developments. Additionally, future development could occur between the subject property and Rodd Field Road to the west.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks**”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
 - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-

STAFF REPORT

Case No. 0720-01
 INFOR No. 20ZN1013

Planning Commission Hearing Date: July 8, 2020

Applicant & Legal Description	<p>Owner: Bobak Mostaghasi Applicant: Bobak Mostaghasi Location Address: 0 Farm to Market Road 43 Legal Description: Being 62.303 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, 36.699 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, and 286.800 acre tract of land, more or less, a portion of Lot or Section "D", Laureles Farm Tracts, located at the northwest corner of the intersection of Farm to Market Road 43 (Weber Road) and State Highway 286 (Crosstown Expressway).</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "CN-1" Neighborhood Commercial District and "CG-2" General Commercial District Area: 385 acres Purpose of Request: To allow for the construction of a large-scale commercial development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Commercial, Mixed Use, and Medium Density Residential
	<i>North</i>	"FR" Farm Rural	Public/Semi-Public	High Density Residential
	<i>South</i>	Outside City Limits	Vacant	Commercial, Mixed Use, and Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5 and Outside City Limits	Vacant	Commercial
	<i>West</i>	Outside City Limits	Vacant	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the London Area Development Plan and is planned for commercial, mixed uses and a medium density residential use. The proposed rezoning to the "CG-2" General Commercial District "CN-1" Neighborhood Commercial District is partially inconsistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 040034 City Council District: 3 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 6,400 feet of street frontage along Farm to Market Road 43 (Weber Road) which is designated as a “A3” Primary Arterial Street and approximately 1,100 feet of street frontage along State Highway 286 (Crosstown Expressway) which is designated as a “F1” Freeway/Expressway. According to the Urban Transportation Plan, “A3” Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	FM 43 (Weber Rd.)	“A3” Primary Arterial	130’ ROW 79’ paved	128’ ROW 70’ paved	N/A
	SH 286 (Crosstown Expressway)	“F1” Freeway / Expressway	400’ ROW Varies paved	440’ ROW 350’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and “CG-2” General Commercial District to allow for the construction of a large-scale commercial development.

Development Plan: The subject property is 385 acres in size. The applicant has not submitted any specific plans concerning the large-scale commercial development.

Existing Land Uses & Zoning: As part of the annexation process, the property will be zoned “FR” Farm Rural District. To the north are vacant properties located within the current City limits and zoned “FR” Farm Rural District. To the south and east are properties that are also located outside of the City limits and consist of vacant properties with agricultural uses. To the west are some vacant properties recently annexed and zoned “RS-4.5” Single-Family 4.5 District. In addition, there are adjacent properties to the west located outside of the City limits and the London School District.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is not platted.

Utilities:

Water: 16-inch C900 line located along FM 43.

Wastewater: No wastewater access is located along the subject property.

Gas: No gas access is located along the subject property.

Storm Water: Drainage would be directed toward State Highways 286 (Crosstown Expressway).

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the London Area Development Plan and is planned for a commercial,

mixed uses, and a medium density residential use. The proposed rezoning to the “CN-1” Neighborhood Commercial District and “CG-2” General Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Support a policy of annexation of land at the periphery of the city to protect the city from urban growth that is incompatible with the developmental objectives of Corpus Christi and to achieve orderly growth. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Land should be annexed so that all structures are constructed in accordance with building, plumbing, electrical, and other City codes, which are designed to ensure the public health, safety, and welfare. (Future Land Use, Zoning, and Urban Design Policy Statement 6).
- Annexation should occur so that impacted areas may benefit from public health programs, zoning laws, police and fire protection, and so that new developments may be planned and linked to the municipal water supplies, wastewater, and storm drainage systems. (Future Land Use, Zoning, and Urban Design Policy Statement 6).

Department Comments:

- The proposed rezoning is mostly consistent with the adopted Comprehensive Plan (Plan CC). However, a portion of the subject property has the future land use designation of medium density residential and therefore inconsistent with a portion of the future land use map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. However, adequate buffering should be considered along the shared property line between the residential and commercial developments.
- The proposed large-scale commercial development will serve the expanding London area. In 2019, two major annexations occurred. The projected residential development due to the annexation totals approximately 1,800 single-family homes.
- The appropriate buffering consists of using the “ON” Neighborhood Office District in lieu of the “CN-1” Neighborhood Commercial District. While the “ON” District offers the same amount of density of multifamily units, the “ON” District prohibits retail and restaurant uses not accessory to an office development. Additionally, the “ON” District allows medical uses by-right. Considering the significant number of adjacent single-family home, medical facilities and other professional office uses will be needed.

Staff Recommendation:

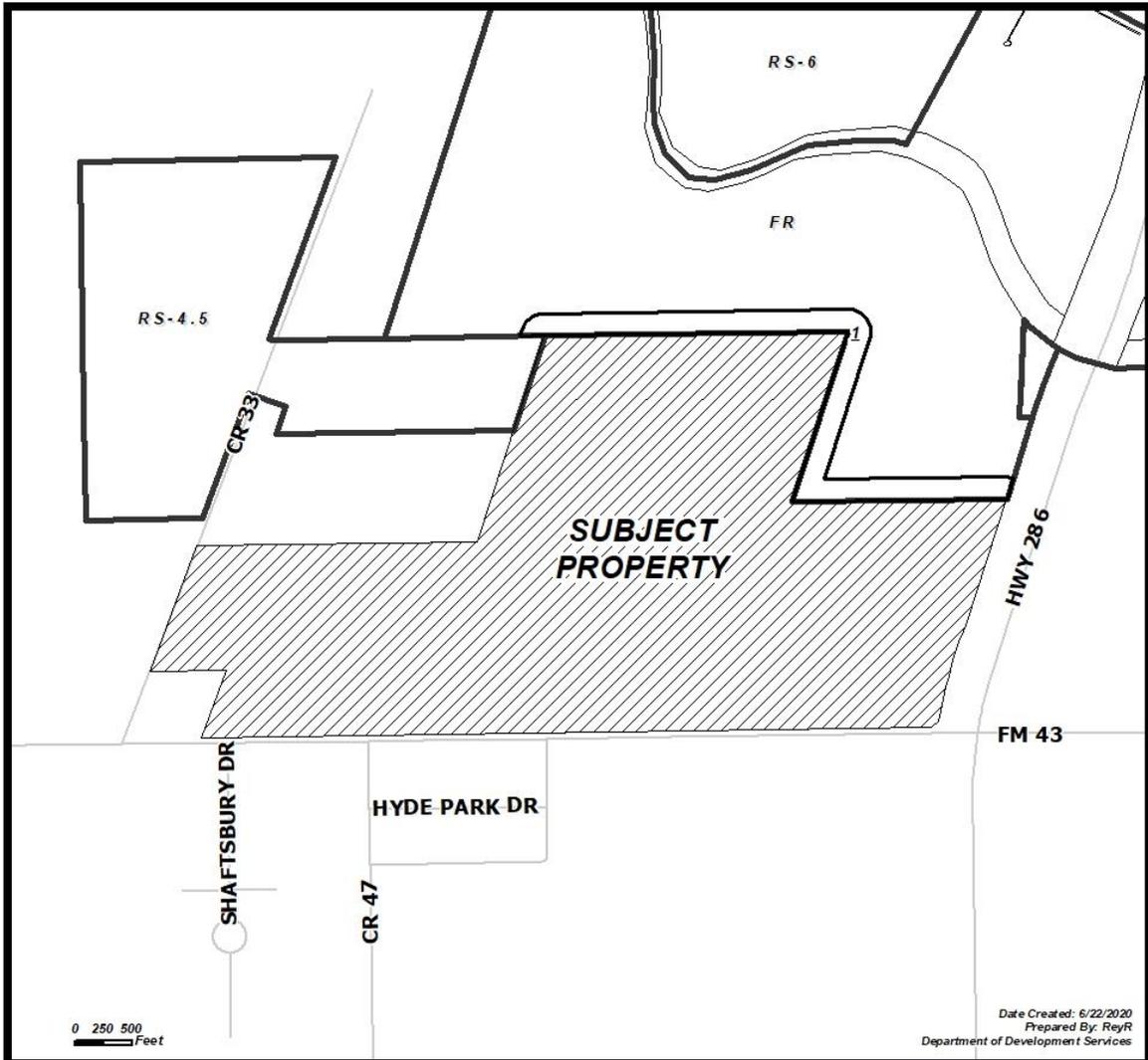
1. Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.
2. Denial of the change of zoning from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District, in lieu thereof, approval of the “ON” Neighborhood Office District.

Public Notification	Number of Notices Mailed – 1 within 200-foot notification area 4 outside notification area
	<u>As of July 3, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

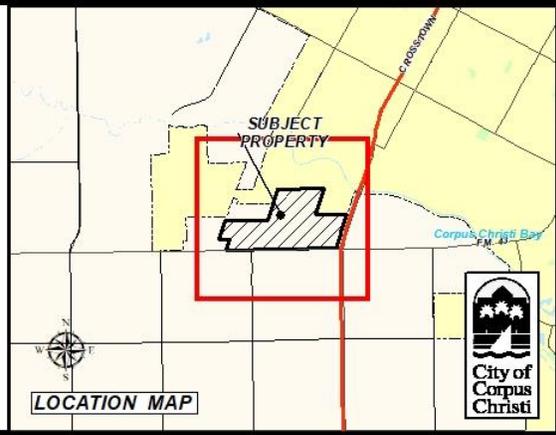
[https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0720-01 Bobak Mostaghasi \(London\)/PC Documents/PC Report - Bobak Mostaghasi.docx](https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0720-01 Bobak Mostaghasi (London)/PC Documents/PC Report - Bobak Mostaghasi.docx)



**CASE: 0720-01
ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table



Zoning Case #0720-01

Bobak Mostaghasi

**Rezoning for a Property at 0 FM 43 (Weber Rd.)
From “FR” To “CG-2” and “CN-1”**



Planning Commission
July 8, 2020

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

CN-1 to RS-4.5: Type B: 10' & 10 pts.

Setbacks:

Street: 20 feet

Side & Rear: 10 feet

Parking:

1:250 GFA (Retail)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Retail, Offices, and Multifamily

*Bars/Nightclubs Not Allowed in "CN-1"

Utilities



 **Water:**
16-inch C900

 **Wastewater:**
N/A

 **Gas:**
N/A

 **Storm Water:**
N/A

Public Notification

1 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

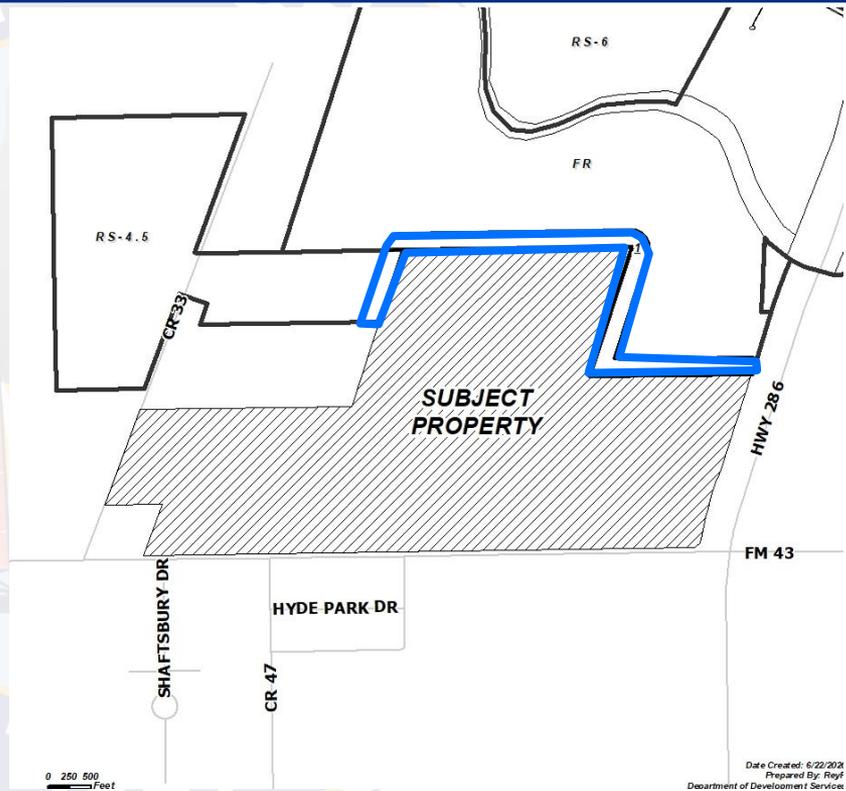
Notification Area



Opposed: 0 (0.00%)



In Favor: 0



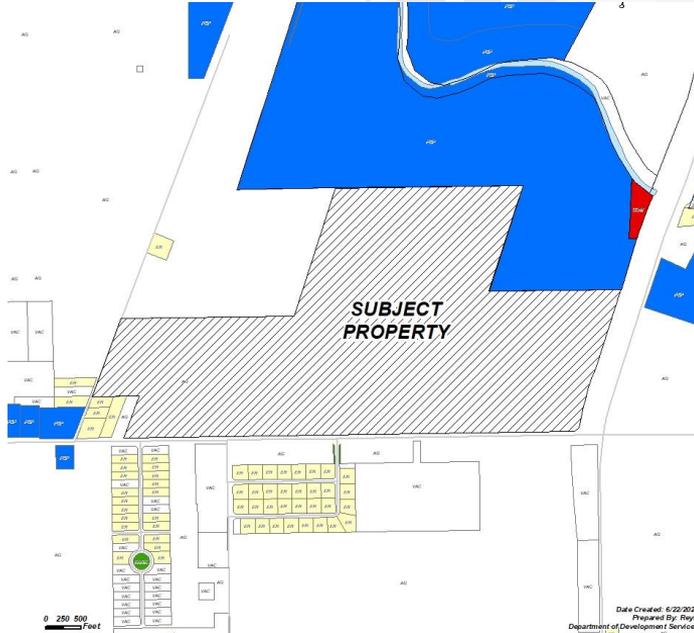
Staff Recommendation

Approval of the
“CG-2” General Commercial District

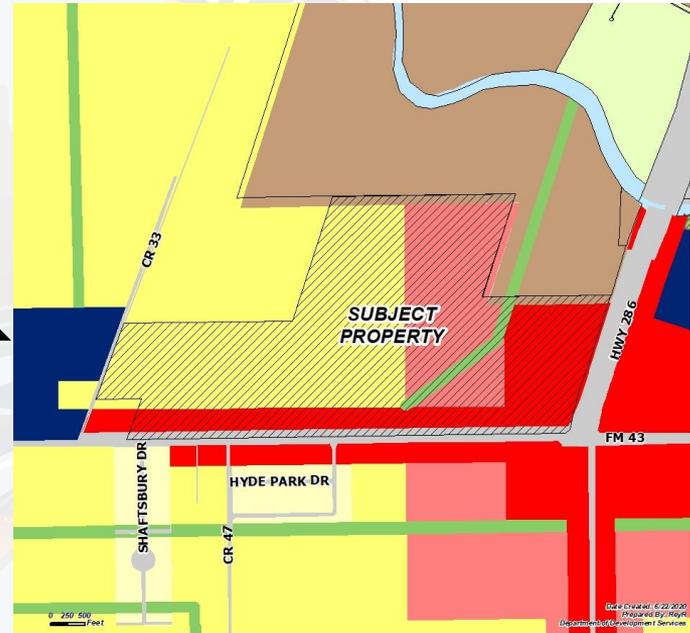
Denial of the
“CN-1” Neighborhood Commercial
District, in lieu thereof, “ON”
Neighborhood Office District

Land Use

Existing Land Use



Future Land Use



- | | | | | |
|---------------------|-------------------------|--------------------|--------------------------|----------------------------|
| Vacant | Low Density Residential | Commercial | Low Density Residential | Medium Density Residential |
| Professional Office | Public/Semi-Public | Estate Residential | High Density Residential | Mixed Use |
| | | | Commercial | |

STAFF REPORT

Case No. 0720-04
 INFOR No. 20ZN1017

Planning Commission Hearing Date: July 22, 2020

Applicant & Legal Description	<p>Owner: Petra Dilley Applicant: Petra Dilley Location Address: 1014 Admiral Drive Legal Description: Being 0.4741 Acre Tract of Land, comprising of a 0.3953 Acre Tract (previously surveyed) being the South One-Half of Lot 21, Block H, except the West 50' thereof and excepted 12.5 feet reserved off the north side for Street Purposes, Block H, Flour Bluff Estates, located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island Drive).</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CG-1" General Commercial District Area: 0.47 acres Purpose of Request: To allow for the construction of a drive-thru car wash.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Transition Aviation
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Transition Aviation
	<i>South</i>	"CG-2" General Commercial	Commercial	Transition Aviation and Commercial
	<i>East</i>	"CG-1" General Commercial	Vacant	Transition Aviation
	<i>West</i>	"CG-2" General Commercial	Vacant	Transition Aviation
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Transition Aviation use. The proposed rezoning to the "CG-1" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 034032 City Council District: 4 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 160 feet of street frontage along Admiral Street which is designated as a “Local/Residential” Street. According to the Urban Transportation Plan, “Local / Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Admiral Street	Local/Residential	50’ ROW 28’ paved	50’ ROW 20’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District to allow for the construction of a drive-thru car wash.

Development Plan: The subject property is 0.47 acres in size. The proposed use is a drive-thru car wash.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and consists of vacant property. The property was annexed in 1961. To the north is a single-family residential subdivision (Flour Bluff Estates; 1940) zoned “RS-6” Single-Family 6 District. To the south is an existing car wash (The Carwash Company) zoned “CG-2” General Commercial District. To the east are businesses (Treasure Bay Costal Furniture) and vacant properties zoned “CG-1” and “CG-2” General Commercial District. To the west are businesses (Treasure Bay Costal Furniture) and vacant properties zoned “CG-2” General Commercial District.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ). However, the subject property is located approximately 1,600-feet to the southeast of an Accident Potential Zone (APZ-1).

Plat Status: The property is not platted.

Utilities:

Water: 6-inch C900 line located along Admiral Drive.

Wastewater: 8-inch VCP line located along Admiral Drive.

Gas: 2-inch Service Line located along Admiral Drive.

Storm Water: Roadside ditches located along Admiral Drive.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Transition Aviation use. The proposed rezoning to the “CG-1” General Commercial District is

consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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 (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests. (Future Land Use, Zoning, and Urban Design Policy Statement 4).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), however it is not compatible with the surrounding uses, and has a negative impact upon adjacent properties if no mitigation measures are implemented.
- The “CG-1” General Commercial District was originally designed to implement the guidelines of the Air Installation Compatibility Use Zones (AICUZ). The “CG-1” District prohibits all residential uses, therefore promoting compatible land uses with flight operations.
- The “CG-1” District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences.
- The “CN-1” Neighborhood Commercial District is another zoning district that allows automatic car washes by-right. However, the “CN-1” District also allows multifamily developments at maximum density of 37 dwelling units per acre. Multifamily developments are inconsistent with AICUZ and land compatibility with military flight operations. Therefore, the “CN-1” District is not a viable option.
- An automated car wash with a single wash bay is a low impact commercial use. The limited hours of operation of 7 a.m. to 9 p.m. would reduce the chance of any potential negative impacts from occurring.
- If the “CG-1” District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC). Specifically, a Type C Buffer Yard, consisting of 15-feet and 15-points, will be required along the northern property line shared with the “RS-6” Single-Family 6 District.

Staff Recommendation:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with the following conditions.

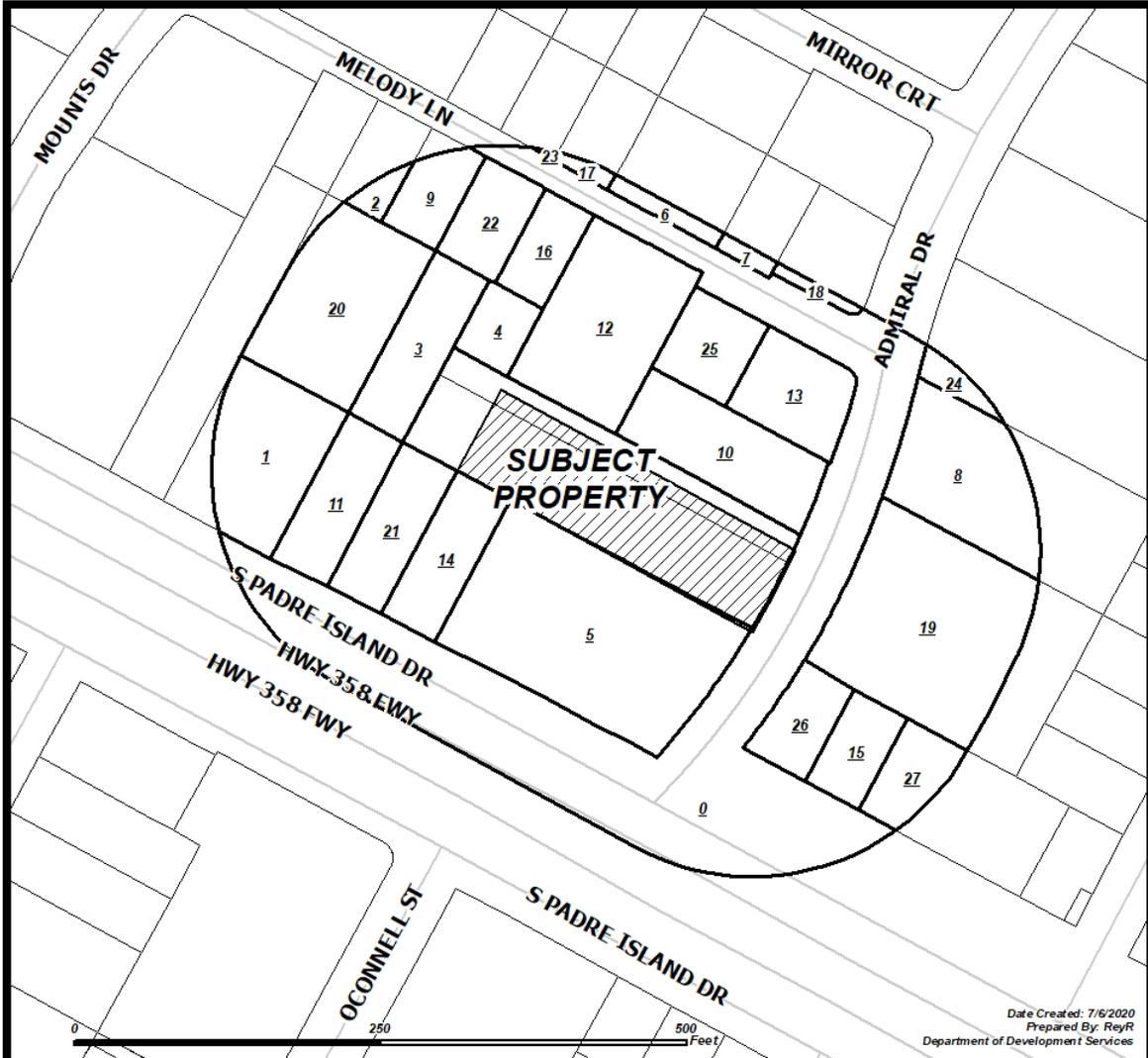
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).

2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the northern property line shared with the single-family residence. An 8-foot solid screening fence shall be built along the northern property line shared with the single-family residence.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 27 within 200-foot notification area 5 outside notification area
	<u>As of July 17, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

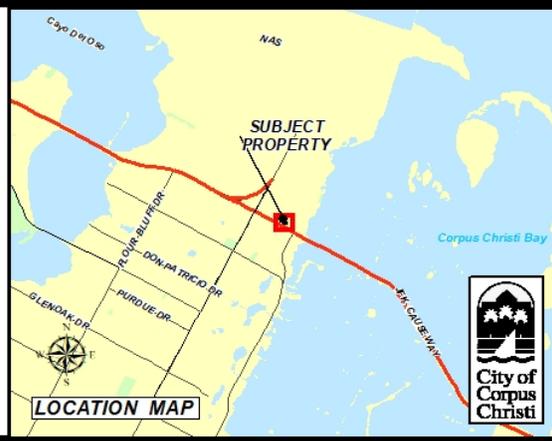


Date Created: 7/6/2020
Prepared By: ReyR
Department of Development Services

CASE: 0720-04
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

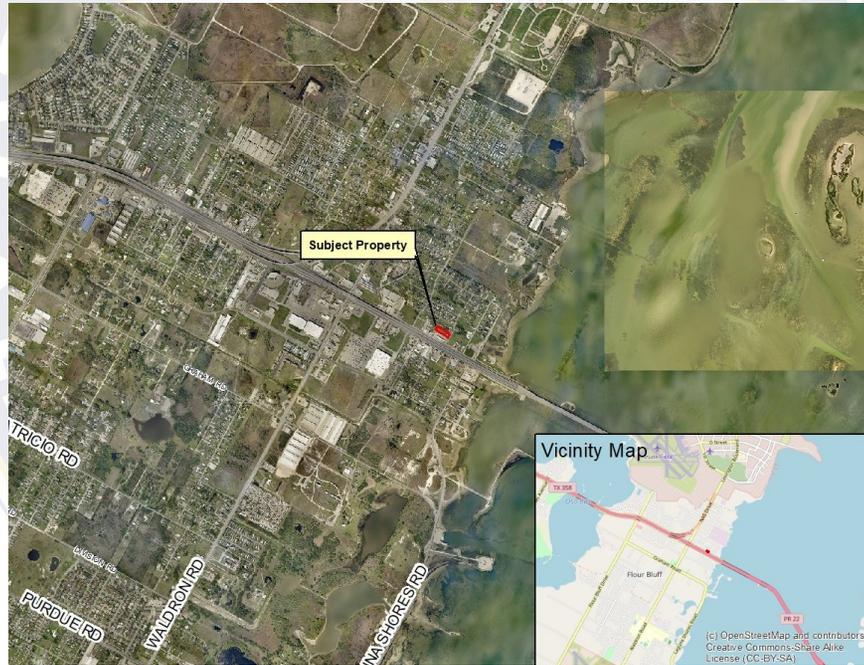
- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



Zoning Case #0720-04

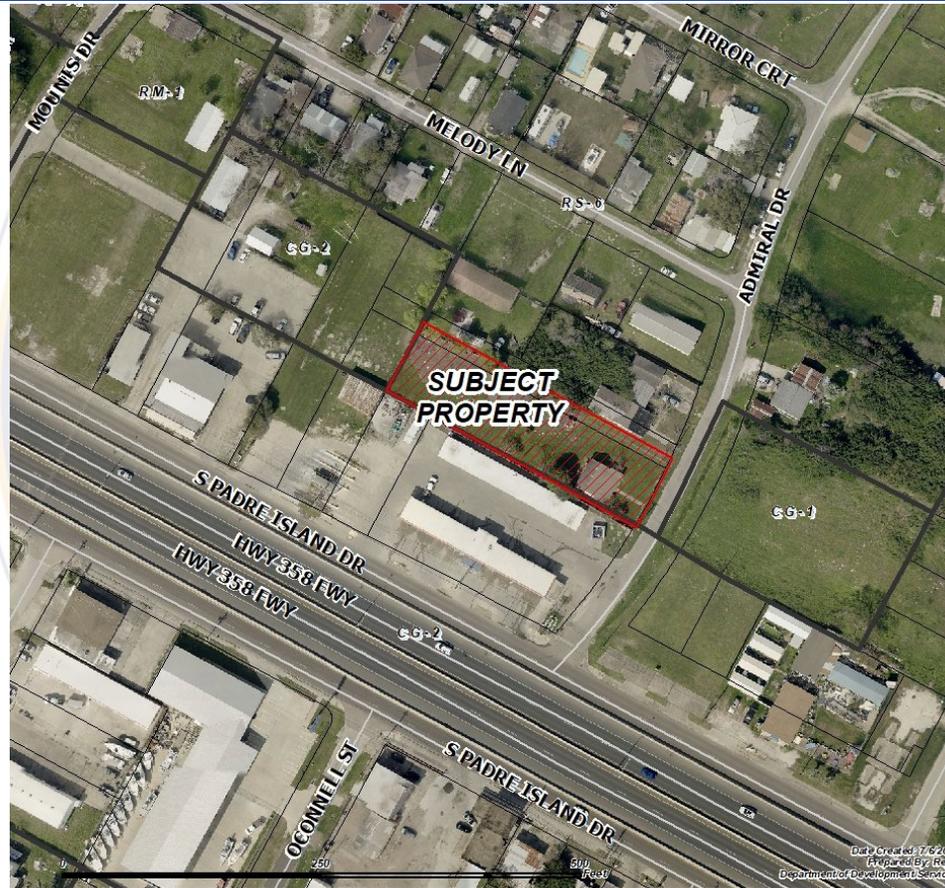
Petra Dilley

**Rezoning for a Property at 1014 Admiral Drive
From "RS-6" To "CG-1"**

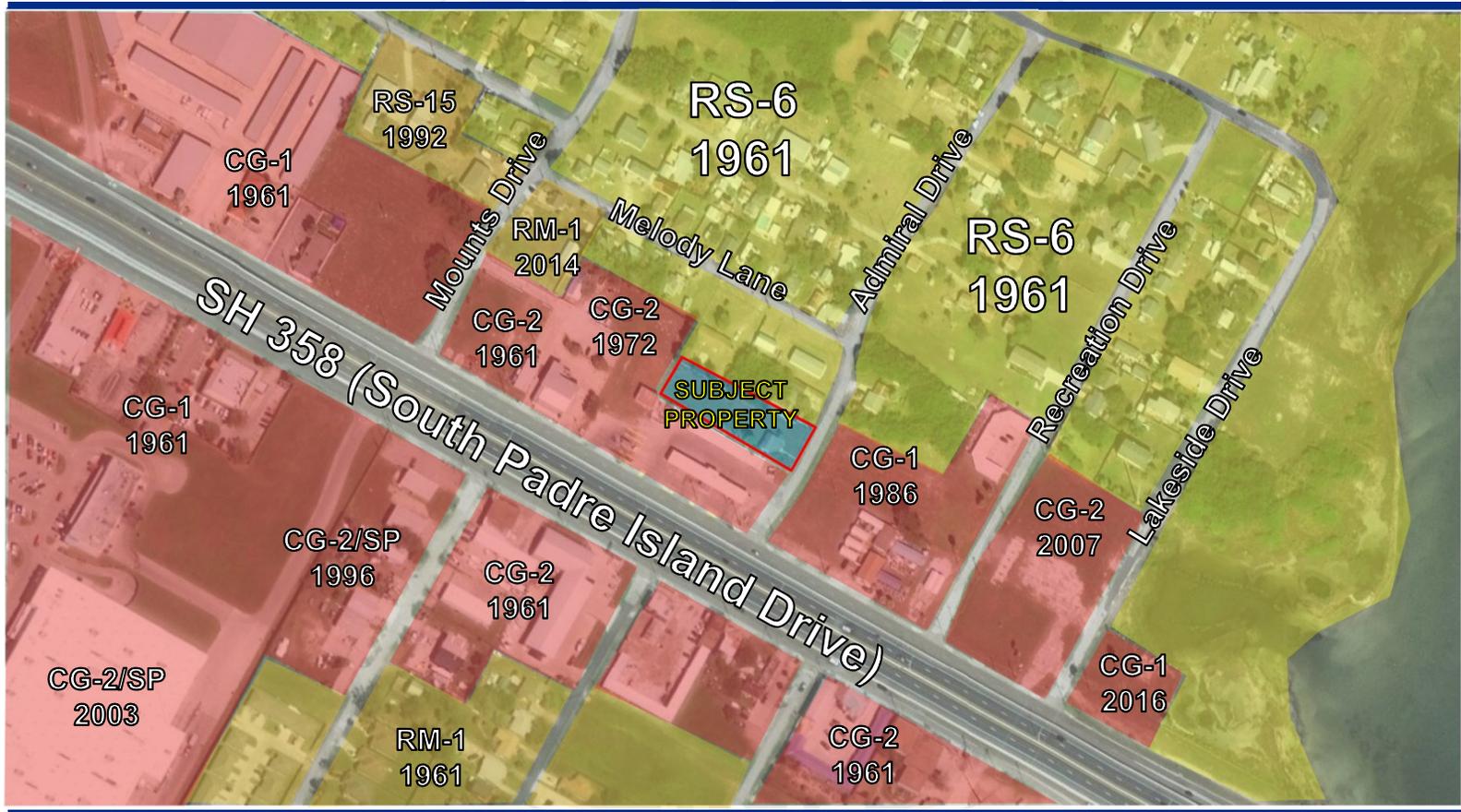


Planning Commission
July 22, 2020

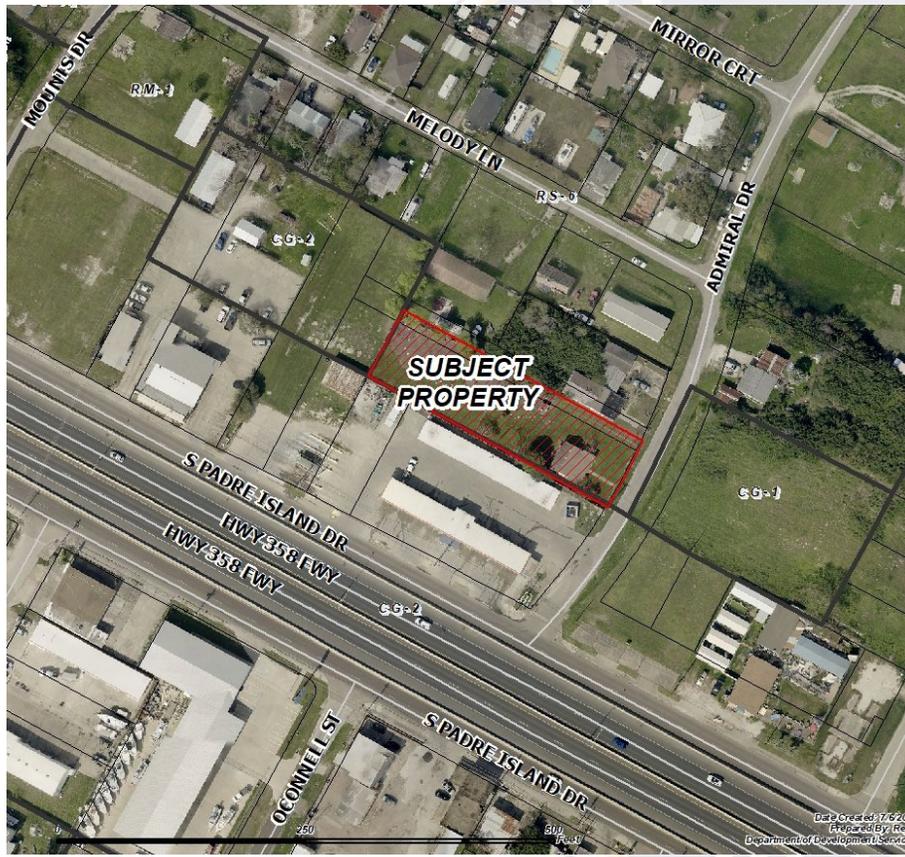
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
CG-1 to RS-6: N/A

Setbacks:
Street: 20 feet
Side & Rear: 10 feet

Parking:
Car Wash: 2 per bay

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Offices,
Vehicle Sales, Bars, Car Washes,
and Storage.

Public Notification

27 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

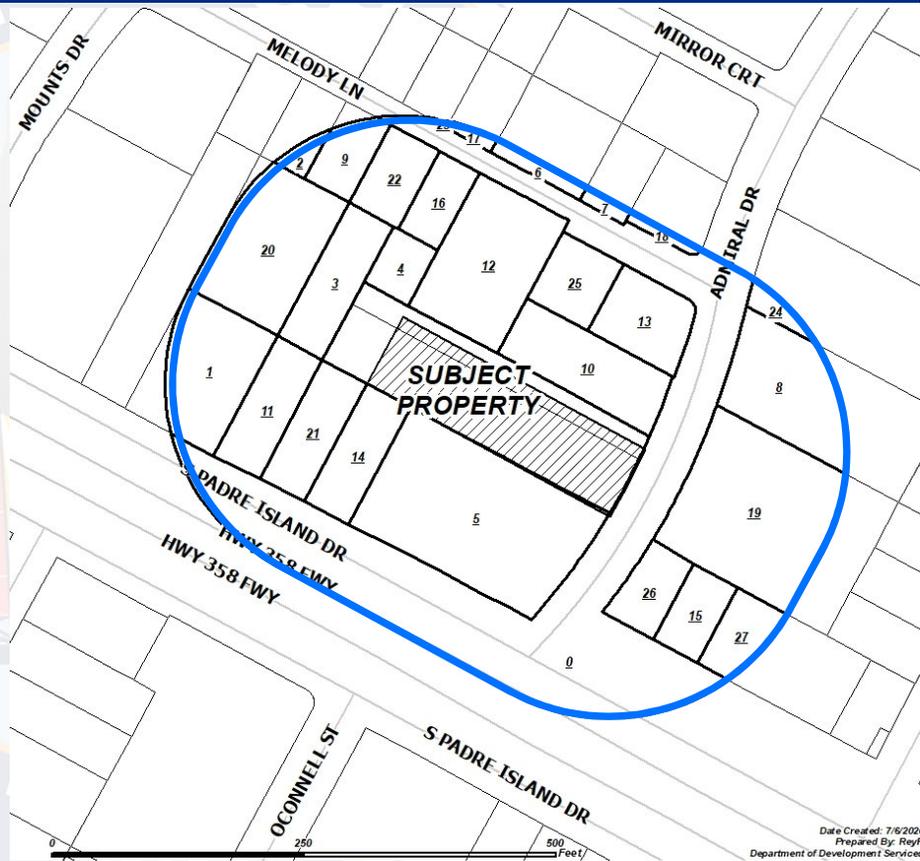
Notification Area



Opposed: 0 (0.00%)



In Favor: 0



Staff Recommendation

Denial of the
“CG-1” General Commercial District

In lieu thereof,

Approval of the “RS-6/SP” Single-Family
6 District with a Special Permit

SP Conditions

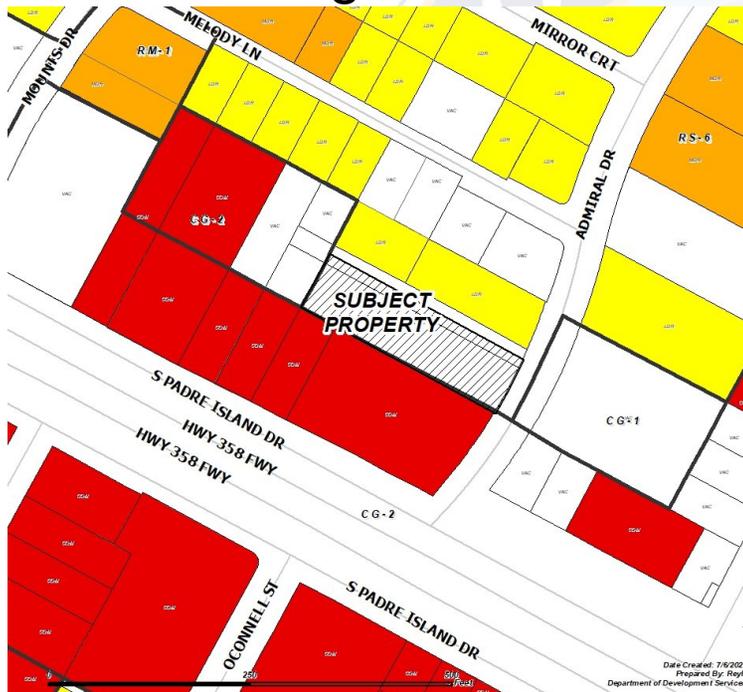
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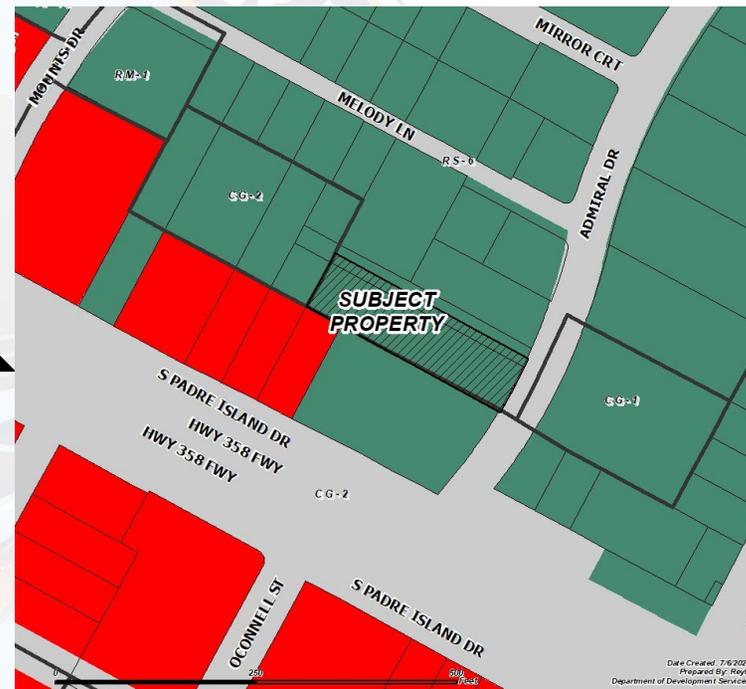
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Land Use

Existing Land Use



Future Land Use



- | | | | | |
|---------------------|-------------------------|--------------------------|------------------|--------------------------------------|
| Vacant | Low Density Residential | Commercial | Light Industrial | Transition Aviation Special District |
| Professional Office | Estate Residential | High Density Residential | Government | Commercial |

Subject Property, West on Admiral Drive



Admiral Drive, North of Subject Property



Admiral Drive, East of Subject Property



Admiral Drive, South of Subject Property

