



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, January 22, 2025

5:30 PM

Council Chambers

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

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: None.
- IV. Approval of Minutes: January 8, 2025
 1. [25-0067](#) 1-8-25 Planning Commission Meeting Minutes DRAFT
Attachments: [1-8-25 PC Meeting Minutes DRAFT \(2\)](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and B)**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

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

A. Plats

2. [25-0062](#)

PL 8541

Pope Place Unit 1 Block 7 Lot 1R (Replat of 0.26 Ac.)

Located west of Alameda Dr. and south of Delanie Dr.

Attachments: [PL8541 Pope Place PCoverTab](#)

[PL8541 Pope Place ClosedDocReport](#)

[PL8541 Pope Place UpdatedPlat121924](#)

3. [25-0063](#)

PL8509

Conditional Approval-Del-Mar South Campus Block 1 Lot 3 (Police Station) (Final Plat of 5.00 Ac.)

Located north Yorktown Blvd. and east of Cimarron Blvd.

Attachments: [PL8509 Del-MarPoliceStationCoverTab](#)

[PL8509 Open ClosedReport](#)

[PL8509 Latest Plat](#)

[PL 8509 Del Mar 240012 - SS SUBSTATION SWQMP - 01072025 \(1\)](#)

[PL8509 Del Mar 240012 - SS SUBSTATION UTILITY - 01072025 \(1\)](#)

4. [25-0079](#)

PL8525

London Towne 10 (Master Preliminary 64.0497 ACRES)

Located north of FM 43 & east of CR 33.

Attachments: [PL8525 London Towne 10 Cover Txt Tab](#)

[PL8525 London Towne 10 Closed Comb Rpt](#)

[PL8525 London Towne 10 30.101601 Preliminary Engineering Plan -2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary EX SWQMP-2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary Master Plat -2025-01-13](#)

[PL8525 London Towne 10 30.101601 Preliminary PR SWQMP-2025-01-13](#)

B. Zoning

5. [25-0081](#)

Zoning Case No. ZN8534, Port of Corpus Christi Authority (District 1).

Ordinance rezoning various properties along Lexington Avenue, located south of Minton Street and north of Martin Luther King Drive, from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8534 POCCA Staff Report](#)

[ZN8534 POCCA PWPT](#)

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

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



City of Corpus Christi

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Meeting Minutes - Draft

Planning Commission

Wednesday, January 8, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting.

Present 9 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Board Member Michael Miller, Chair Michael York, Board Member Mike Munoz, Board Member Michael Budd, Board Member Ed Cantu, and Board Member Trey Teichelman

Absent 1 - Advisory Non voting Ben Polack

II. PUBLIC COMMENT: Amrita Reitz, Karl Folse, Susan Ludka, and Kathleen Herndon spoke against Item No. 7, Zoning Case ZN8512, Green Wing Investments, LLC.

III. Approval of Absences: None.

IV. Approval of Minutes: December 11, 2024 DRAFT Planning Commission Meeting Minutes

Commissioner Mandel made a motion to approve the minutes from December 11, 2024, meeting, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

1. [25-0011](#) Planning Commission Meeting Minutes DRAFT 12-11-2024

Attachments: [12-11-24 PC Minutes DRAFT](#)

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

Andrew Dimas, Development Services, read Consent Items A and B (Items 2, 3, 4, 5, and 6) into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item C, Zoning, also satisfies all requirements and staff recommends approval.

Commissioner Hedrick asked about Item No. 6 on the agenda, regarding the buffer zone.

Mr. Dimas stated there will be a 15 foot type C buffer yard, six to 8 feet, a 2 to 1 setback. If there are noise generators, the wall has to be a masonry wall.

Chairman York opened Public Comment. Seeing no one to speak, Chairman York closed Public Comment.

Vice Chairman Salazar-Garza made a motion to approve Items 2, 3,4, 5, and 6 as presented by staff, seconded by Commissioner Munoz. The Vote: All aye. The motion passed.

A. Plats

- 2. [24-2078](#) PL8519
DRISCOLL INDUSTRIAL TRACTS BLOCK 1 LOTS 3-5 (FINAL PLAT OF 6.70 Ac.)
 Located west of Airport Rd. and south of Baldwin Blvd.
 Attachments: [PL8519 Driscoll Industrial Tracts FinalPlatCoverTab](#)
 [PL8519 Driscoll Industrial Tracts ClosedDocReport](#)
 [PL8519 Driscoll Industrial Tracts UpdatedPlat](#)
 [PL8519 Driscoll Industrial Tracts Updated Utility Plan](#)
 [PL8519 Driscoll Industrial Tracts UpdatedSWQMP](#)

- 3. [24-2086](#) PL8528
OAKHURST PLAZA TRACT 8A & 8B (REPLAT OF 2.66 ACRES)
 Located south of S. Padre Island Dr & west of Oakhurst Dr.
 Attachments: [PL8528 Oakhurst Plaza Cover Txt Tab](#)
 [PL8528 Oakhurst Plaza Closed Comb Rpt](#)
 [PL8528 OAKHURST PLAZA \(3\) Plat](#)

- 4. [25-0010](#) PL8302
MIRABELLA COMMUNITY CENTER (FINAL PLAT OF 17.65 AC.-CONDITIONAL APPROVAL)
 Located east of Chapman Ranch Rd. and south of C.R. 22
 Attachments: [PL8302MirabellaFinalCoverTabConditional](#)
 [PL8302ClosedOpenDocReport](#)
 [PL8302 MirabellaPlat12202024](#)

B. Time Extension

- 5. [24-2080](#) PL8140
AZALI ESTATES UNIT 3 (FINAL PLAT OF 13.876 AC. CREATING 60 LOT SUBDIVISION)
 Attachments: [PL8140 Azali Estates Unit 3 PlatExtCoverTab1121624](#)
 [PL8140 Azali Estates Unit 3 PCActionLetter- \(3\)](#)
 [PL8140 Azali Estates Unit 3 PCApprovedPlat](#)

C. Zoning

- 6. [25-0005](#) Zoning Case No. ZN8539, 2AVH Calallen, LP. (District 1). An ordinance rezoning a property at or near 3601 Interstate Highway 69 (IH 69) and 3362 County Road 52 (CR 52) from the “FR” Farm Rural District to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8539 2AVH Calallen LP Staff Report](#)
 [ZN8539 2AVH Calallen, LP Presentation](#)

D. Public Hearing: Discussion and Possible Action

Andrew Dimas, Development Services, read Item No. 7 ZN8512, Green Wing Investments, LLC, into the record. The applicant requested the item be tabled for a month, to February 5 or February 19.

Commissioner Miller asked about Green Wing being the same applicant as before. Commissioner Miller stated the Planning Commission is not proposing the zoning change, it is the applicant. Planning Commission makes a recommendation to Council.

Mr. Dimas, stated no, it is a new owner, the property changed hands in November 2021.

Chairman York opened the Public Hearing. Seeing no one to speak, Chairman York closed the Public Hearing.

Commissioner Miller made a motion to table the item until February 5, seconded by Commissioner Budd. The Vote: All aye. The motion passed.

- 7. [25-0003](#) Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the “RS-6” Single-Family 6 District to the “RM-3” Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8512 Green Wing Investments, LLC Staff Report](#)
 [ZN8512 Green Wing Investments, LLC Presentation](#)

VI. Director's Report: None.

VII. Future Agenda Items: None.

VIII. Adjournment: With no other business to be conducted, the meeting adjourned at 5:57 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
January 22, 2025**

PROJECT: PL 8541

Pope Place Unit 1 Block 7 Lot 1R (Replat of 0.26 Ac.)

Located west of Alameda Dr. and south of Delanie Dr.

Zoned: RS-6

Owner: Melissa and Gilbert Cruz

Surveyor: Brister Surveying

The applicant proposes to replat the property to combined one lot and a portion of another lot for building purposes. The submitted Replat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.



Merged Document Report

Application No.: PL8541

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 12-18.pdf

Comment Author Contact Information:

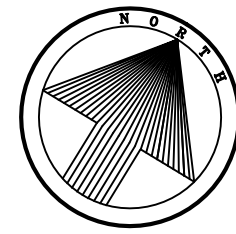
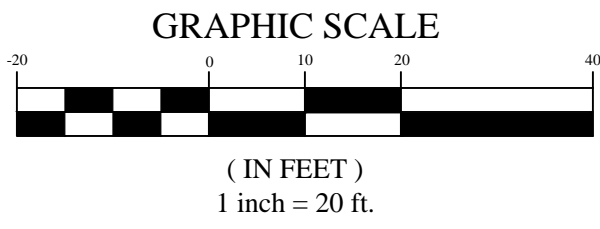
Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No, see separate comment about bike blvd. Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : LD	Closed	Dimension half street on Delanie Dr.	
2	P001	Note	Mark Zans : LD	Closed	Dimension half street on Fort Worth Dr.	
3	P001	Note	Mark Zans : LD	Closed	This plat is a replat for combing one lot and a portion of another lot.	
4	P001	Note	Mark Zans : LD	Closed	Plat is public notice plat after the PC meeting as per stat law.	
5	P001	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/8/2025. The deadline for revisions to be submitted is 1/2/2024	
6	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
7	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	P001	Note	Mark Zans : LD	Closed	Plat is a replat and needs to go to PC. for approval. Please change the language of the certificate to Planning Commision approval	
9	P001	Note	Mark Zans : LD	Closed	Add Michael York as chairman and add signature lines.	
10	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Secretary.	
11	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: Dimension ROW half width□Dimension the ROW width of Delaine and Ft Worth to your applicants side of the ROW CL. Delaine and Ft Worth are local streets per the UTP and require 25' of ROW on your applicant's side of the ROW CL. Even if there is slight deviation, ROW dedication will not be required for this location.</p> <p>Driveways□Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode.</p> <p>□Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
16	P001	Note	Mark Zans : LD	Closed	Park fee: 1 lot x 462.50 = \$462.50	



PLAT OF POPE PLACE UNIT 1 BLOCK 7, LOT 1R

BEING A REPLAT OF BLOCK 7, LOT 1 AND THE WEST 25 FEET OF LOT 2, "POPE PLACE UNIT 1", AS SHOWN ON THE PLAT RECORDED IN VOLUME 14, PAGE 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024026527, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, MELISSA CRUZ AND GILBERT CRUZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE _____ DAY OF _____, 2024.

MELISSA CRUZ
OWNER

GILBERT CRUZ
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024

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

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2024

MICHAEL YORK
CHAIRMAN

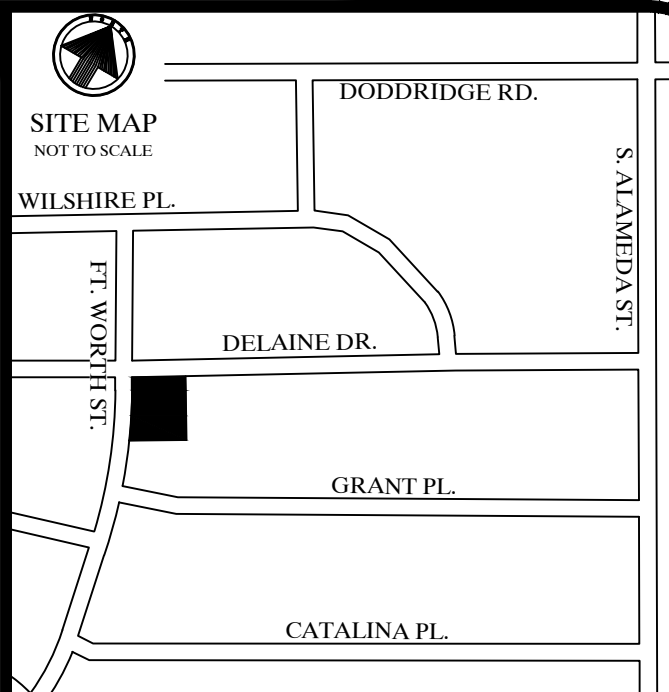
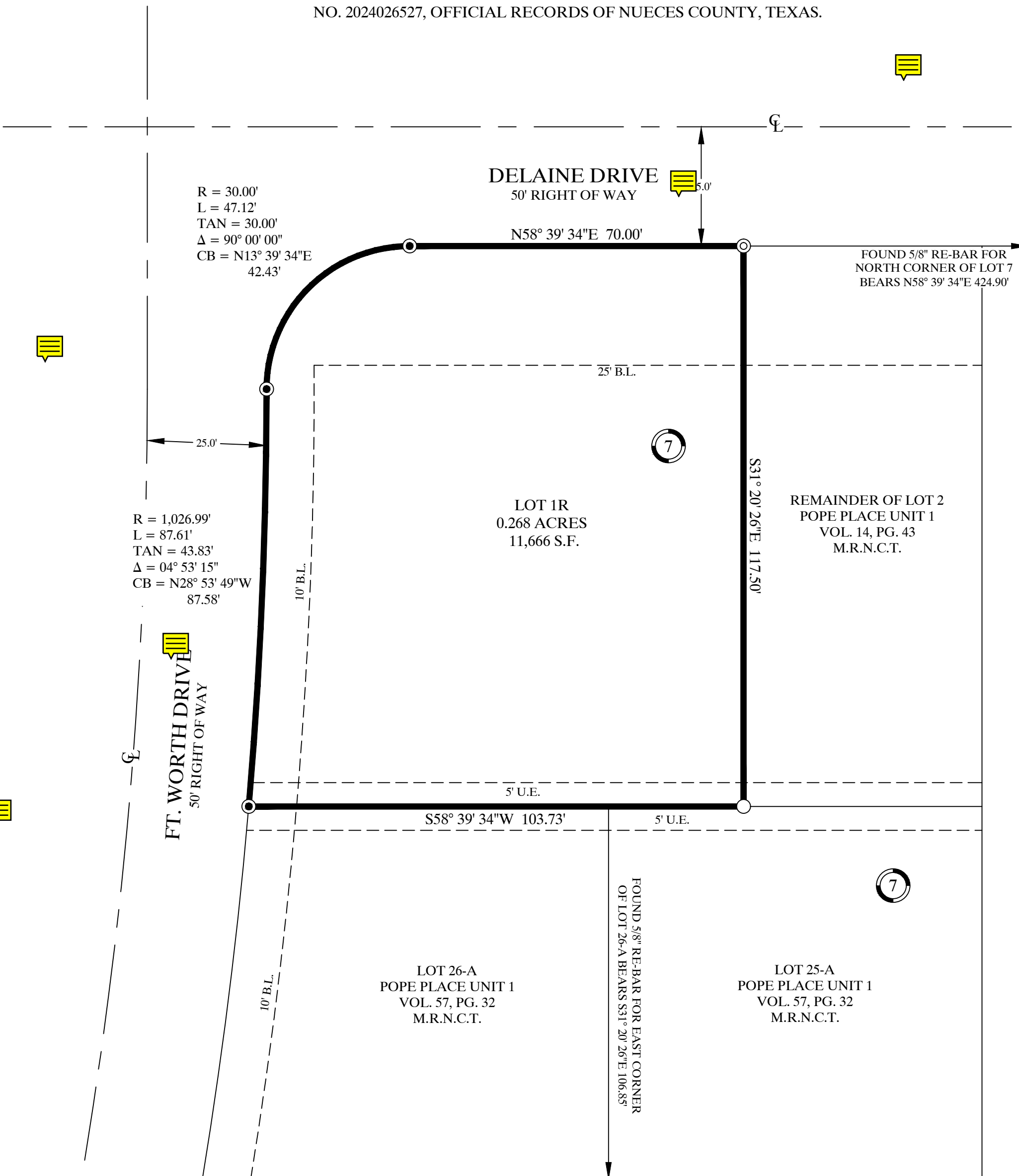
MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2024

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



Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4835C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 5. THE TOTAL PLATTED AREA IS 0.268 ACRES.
 6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

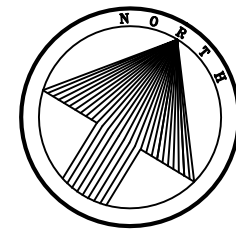
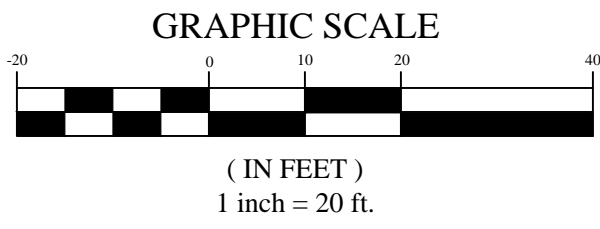
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER NO ACCESS



PLAT OF POPE PLACE UNIT 1 BLOCK 7, LOT 1R

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OWNER

GILBERT CRUZ
OWNER

STATE OF TEXAS
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NOTARY PUBLIC

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COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2024

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CHAIRMAN

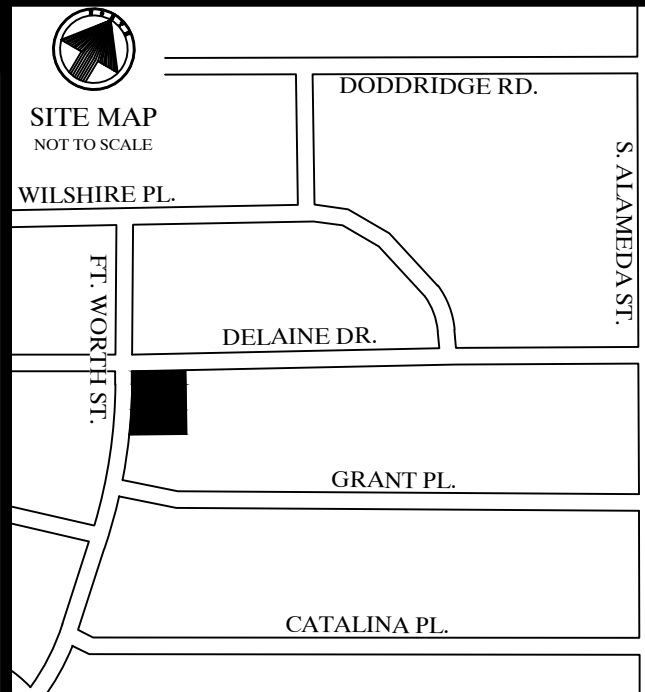
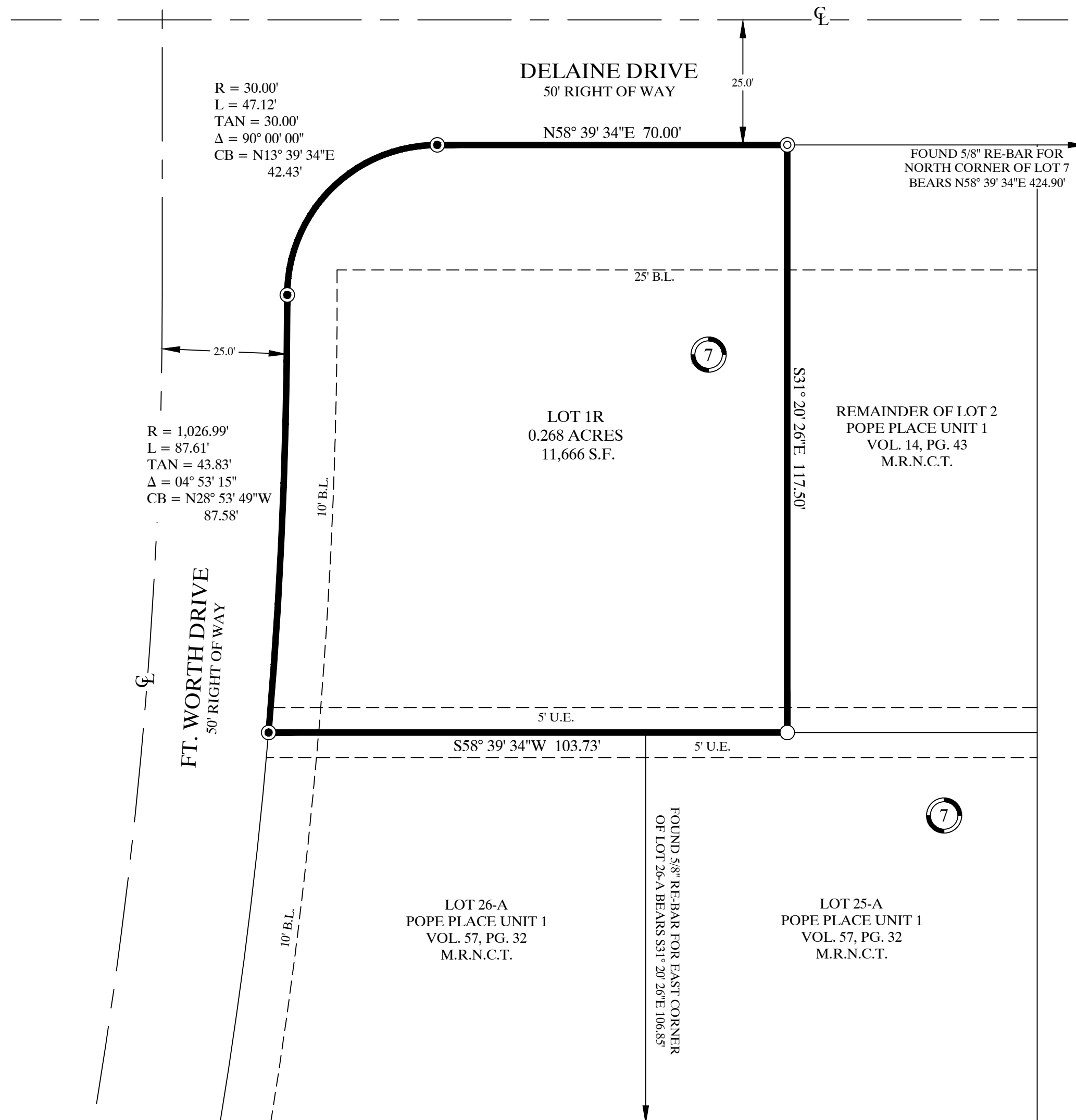
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NOTES:

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COUNTY OF NUECES

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DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER NO ACCESS

DATE OF MAP: 18 DECEMBER 2024

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING**

January 22, 2025

PROJECT: PL8509 - Conditional Approval

NAME OF PLAT: Del-Mar South Campus Block 1 Lot 3 (Police Station) Final Plat of 5.00 Ac.

Located north Yorktown Blvd. and east of Cimarron Blvd.

Zoned: ZONING – FR

Owner: Del-Mar College District

Surveyor: Munoz Engineering

The applicant proposes to plat the property to create a lot for a police station. Upon satisfaction of the remaining conditions and Open comments in the Plat Review Comments Report, the submitted **Non-Public Notice** plat will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.



Merged Document Report

Application No.: PL8509

Description :	
Address :	6702 YORKTOWN CORPUS CHRISTI TX 78414
Record Type :	PLAT

Submission Documents:

Document Filename
240012-SS SUBSTATION PLAT COMBINED - 12232024.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2</p> <p>B. Water: Yes Fire hydrants: Yes</p> <p>C. Wastewater: No</p> <p>D. Stormwater: No</p> <p>E. Public open space: No</p> <p>F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p> <p>Additional Improvements are part of a City CIP project.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	SWQMP2	Note	Alex Harmon : DS	Closed	<p>1/7/25 UPDATE: Show storage and/or proposed release rate. This does not appear to be apart of the Public Improvement Plans. PI8514 relates to waterline construction only.</p> <p>Per City of Corpus Christi - Code of Ordinances Ch 14 Art. X Sec 14-1003, a Storm Water Quality Management Plan should include an on-site drainage plan that addresses how stormwater will be handled and delineation of the route of runoff to ultimate outfall.</p>	
8	Plat1	Note	Mark Zans : LD	Closed		
9	Plat1	Note	Mark Zans : LD	Closed	<p>Fire comments 10-18</p> <p>10 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>11 Plat 103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>14 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>15 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>17 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>18 Plat Commercial development of the property will require further Development Services review.</p>	
12	SWQMP2	Note	Mark Zans : LD	Open	PW/ST comments:1. SWQMP sheet (SWQMP 2) has provided calculations that confirm post-development water runoff to increase.	
14	SWQMP2	Note	Mark Zans : LD	Open	<p>PW/ST comment</p> <p>Per IDM (Detention Requirement) Chapter 3 3.05 b need to detail means of mitigation to confirm storm water release of post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate.</p>	

STATE OF TEXAS §
COUNTY OF _____ §

DEL MAR COLLEGE DISTRICT, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREIN THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 20____.

JOHN STRYBOS
VICE PRESIDENT OF FACILITIES

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN STRYBOS 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS _____ DAY OF _____, 20____.

JAMES D. CARR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6458

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS _____ DAY OF _____, 20____.

MICHAEL YORK
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 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____.

BY: _____
DEPUTY

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

DOCUMENT NO. _____

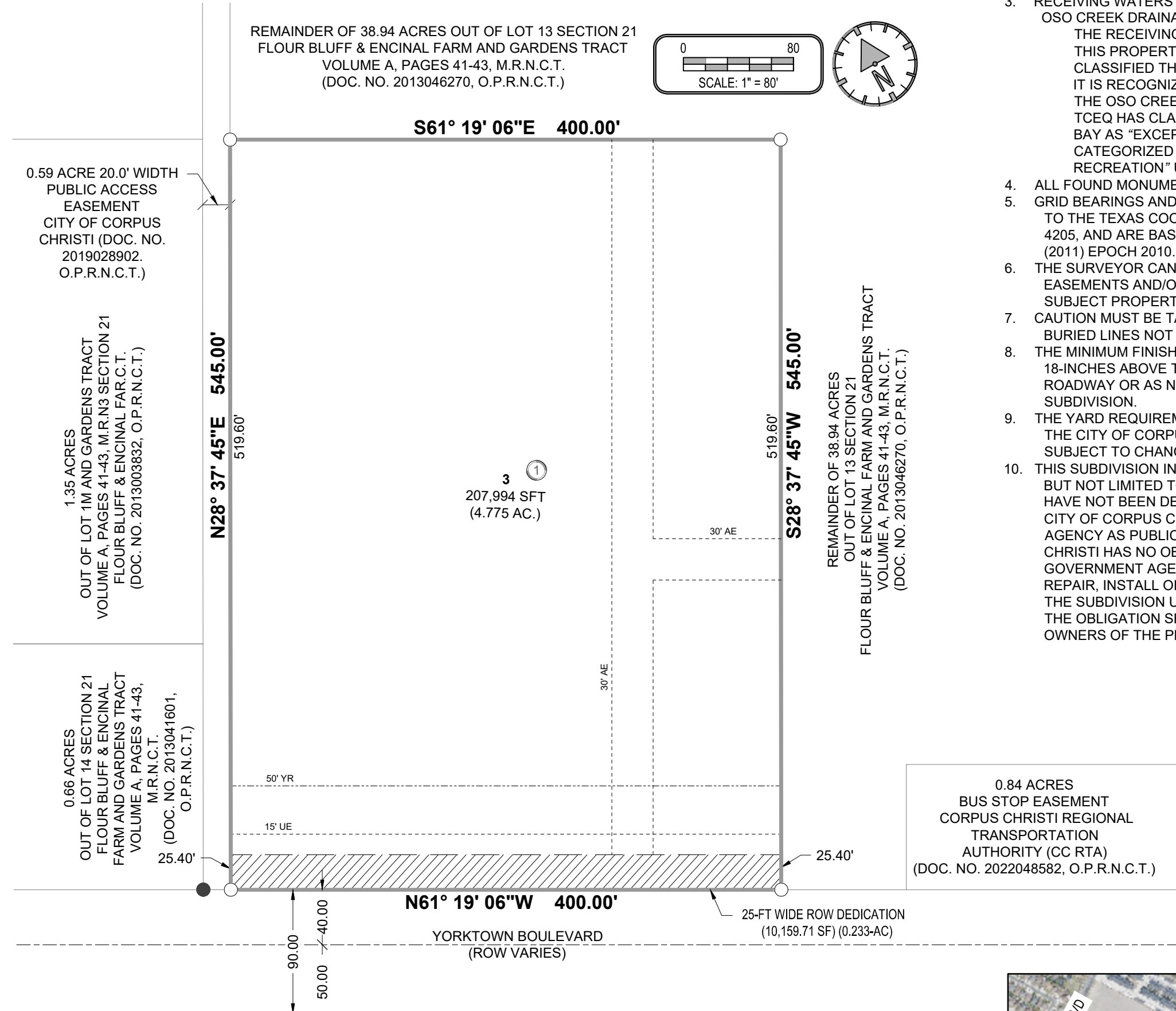
FILED FOR RECORD AT _____

_____ O'CLOCK _____ ON _____, 20____.

FINAL PLAT OF

DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3

BEING A FINAL PLAT OF A 5.008 ACRE TRACT OF LAND SITUATED IN THE RINCON DEL OSO - ENRIQUE VILLAREAL GRANT, ABSTRACT 1, BEING OUT OF LOT 13, SECTION 21, OF THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT AS SHOWN ON MAP VOLUME A, PAGES 41-43, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 5.008 ACRE TRACT ALSO BEING OUT OF THE REMAINING PORTION OF A 38.94 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM 6702 YORKTOWN, LLC TO DEL MAR COLLEGE DISTRICT, RECORDED IN DOCUMENT NO. 2013046270, OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.



DEVELOPMENT INFORMATION

- 1. PROPERTY OWNER: DEL MAR COLLEGE DISTRICT
- 2. DEVELOPER: DEL MAR COLLEGE DISTRICT
- 3. ENGINEER: MUNOZ ENGINEERING, LLC
- 4. SURVEYOR: J. CARR LAND SURVEYING

LOT INFORMATION
COMMERCIAL = 1 LOT 4.775 ACRES
PUBLIC DEDICATION = 1 LOT 0.233 ACRES
TOTAL = 2 LOTS 5.008 ACRES

PHASING
THIS IS A SINGLE PHASE DEVELOPMENT

PLAT NOTES:

- 1. TOTAL PLATTED AREA CONTAINS 5.008 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
- 2. FEMA INFORMATION EFFECTIVE: BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 4355C0540G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- 3. RECEIVING WATERS OSO CREEK DRAINAGE BASIN 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.
- 4. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
- 5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- 6. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- 7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- 8. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- 9. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 10. THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.

PLAT ABBREVIATION LEGEND

M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SF - SQUARE FEET
NB - NON-BUILDABLE	R.O.W. - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

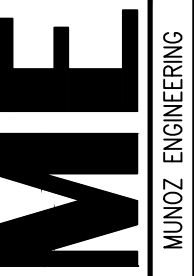
PLAT SYMBOL AND LINE LEGEND

●	IRON ROD FOUND
○	1/2" INCH IRON ROD SET W/BLUE PLASTIC CAP "J. CARR 6458"
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - -	ROAD CENTER LINE
- - -	YARD REQUIREMENT
- - -	EASEMENT
- - -	ROW DEDICATION



MUNOZ ENGINEERING

1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBEPLS FIRM F-12240



MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3

6702 YORKTOWN BOULEVARD, CORPUS CHRISTI, NUECES COUNTY, TEXAS

**STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)
LEGEND AND ABBREVIATION DEFINITIONS**

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

	EXISTING CURB INLET		PROPOSED CURB INLET
	EXISTING GRATE INLET		PROPOSED GRATE INLET
	EXISTING POST INLET		PROPOSED POST INLET
	EXISTING MANHOLE		PROPOSED MANHOLE
	EXISTING JUNCTION BOX		PROPOSED JUNCTION BOX
	EXISTING SAFETY END TREATMENT (SET)		
	PROPOSED SAFETY END TREATMENT (SET)		
	EXISTING SLOPED DITCH/POND OUTFALL		
	PROPOSED SLOPED DITCH/POND OUTFALL		
	EXISTING STORMWATER UTILITY MARKER		
	PROPOSED STORMWATER UTILITY MARKER		
	EXISTING GENERAL PIPE (PIPE TYPE NOT DETERMINED)		
	PROPOSED GENERAL PIPE (PIPE TYPE NOT DETERMINED)		
	EXISTING REINFORCED CONCRETE BOX		
	PROPOSED REINFORCED CONCRETE BOX		
	EXISTING HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE		
	PROPOSED HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE		
	EXISTING POLYVINYL CHLORIDE (PVC) PIPE		
	PROPOSED POLYVINYL CHLORIDE (PVC) PIPE		
	EXISTING REINFORCED CONCRETE PIPE (RCP)		
	PROPOSED REINFORCED CONCRETE PIPE (RCP)		
	EXISTING DITCH/DETENTION POND CENTERLINE		
	PROPOSED DITCH/DETENTION POND CENTERLINE		
	EXISTING DITCH/DETENTION POND TOP		
	PROPOSED DITCH/DETENTION POND TOP		
	EXISTING DITCH/DETENTION POND TOE		
	PROPOSED DITCH/DETENTION POND TOE		
	EXISTING STORMWATER FLOW DIRECTION		
	PROPOSED STORMWATER FLOW DIRECTION		
	EXISTING STORMWATER BASIN BOUNDARY		
	PROPOSED STORMWATER BASIN BOUNDARY		
	ROUTE TO RECEIVING WATERS		
A1	BASIN AREA ID		
DT1	DETENTION AREA ID		
A _T	TOTAL BASIN AREA		
Q ₅	5-YEAR STORM EVENT FLOW		
Q ₁₀	10-YEAR STORM EVENT FLOW		
Q ₂₅	25-YEAR STORM EVENT FLOW		
Q ₅₀	50-YEAR STORM EVENT FLOW		
Q ₁₀₀	100-YEAR STORM EVENT FLOW		



ROUTE TO ULTIMATE OUTFALL SCALE: 1" = 1000'

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

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

GENERAL INFORMATION

- PROPERTY INFORMATION
 - LEGAL DESCRIPTION:
 - BEING A FINAL PLAT OF A 5.008 ACRE TRACT OF LAND SITUATED IN THE RINCON DEL OSO - ENRIQUE VILLAREAL GRANT, ABSTRACT 1, BEING OUT OF LOT 13, SECTION 21, OF THE FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT AS SHOWN ON MAP VOLUME A, PAGES 41-43, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 5.008 ACRE TRACT ALSO BEING OUT OF THE REMAINING PORTION OF A 38.94 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM 6702 YORKTOWN, LLC TO DEL MAR COLLEGE DISTRICT, RECORDED IN DOCUMENT NO. 2013046270, OF THE OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS.
 - DEVELOPMENT NAME THAT THIS SWQMP WILL BE ASSOCIATED WITH:
 - DEL MAR SOUTH CAMPUS BLOCK 1, LOT 3
- SITE DESCRIPTION
 - TOTAL AREA OF CONTIGUOUS SITE INCLUDED IN THIS SWQMP IS 5.008 ACRES
 - THE OVERALL PROJECT WILL DISTURB 5.008 ACRES
- SOIL TYPE(S) THAT ARE ON THE PROPERTY ARE AS FOLLOWING:
 - CLAYEY
- STORM WATER POLLUTION PREVENTION PERMIT(S)
 - IT IS ANTICIPATED THAT AN TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WILL BE REQUIRED.
 - THE RESPONSIBLE PARTY FOR OBTAINING ALL PERMITS RELATED TO STORM WATER POLLUTION PREVENTION, THE DESIGN, IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL DEVICES SHALL BE THE GENERAL CONTRACTOR FOR THE PROJECT, UNLESS OTHERWISE NOTED BY THE OWNER OF THE PROJECT.
 - A COPY OF ALL PERMITS OBTAINED BY THE RESPONSIBLE PARTY RELATED TO STORMWATER POLLUTION PREVENTION SHALL BE PROVIDED TO THE CITY INSPECTOR WHOM SHALL PROVIDE THE DOCUMENTS TO THE DIRECTOR OF DEVELOPMENT SERVICES (WHEN APPLICABLE).
- IF THE PROPERTY IS WITHIN THE DUNE PROTECTION AREA OR WITHIN THE BEACH FRONT CONSTRUCTION AREA, THEN COMPLIANCE WITH THE PERMIT WILL BE REQUIRED.

RECEIVING WATERS

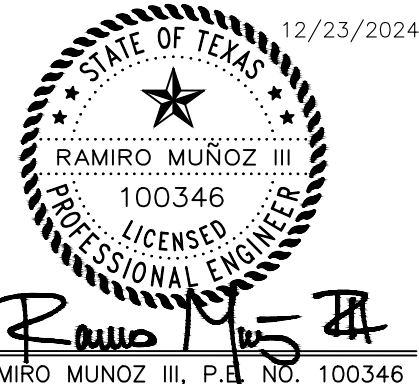
- THE RECEIVING WATERS FOR THE STORMWATER FROM THIS SITE IS AS FOLLOWS:
 - OSO CREEK DRAINAGE BASIN - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE 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.

EXISTING SITE INFORMATION

- EXISTING LAND USE ASSUMPTION AS PER CITY OF CORPUS CHRISTI CODE OF ORDINANCES CHAPTER 14, ARTICLE X, SEC. 14-1002(b) AND BASED ON THE LAND USES INDICATED WITHIN THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL CHAPTER 3, TABLE 3.1, IS INDICATED BELOW:
 - PASTURE - TYPE B SOILS (CLAY)
- EXISTING DRAINAGE STRUCTURES ON-SITE CONSIST OF THE FOLLOWING:
 - CURB INLETS
- EXISTING ON-SITE STORMWATER GENERAL FLOW DIRECTION IS AS PER THE FOLLOWING:
 - STORMWATER FLOWS SOUTHWEST TOWARDS THE EXISTING CURB INLETS ALONG YORKTOWN BOULEVARD.
- ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, RECEIVING WATERS, KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS, HABITAT FOR ENDANGERED, THREATENED, OR PROTECTED SPECIES, CRITICAL DUNES, FLOOD PLAINS, FLOODWAYS, AND /OR VELOCITY ZONES ON THE SITE HAVE BEEN IDENTIFIED WITHIN THE SWQMP. IF ANY OF THESE AFOREMENTIONED AREAS ARE INDICATED ON THE PROPERTY ARE TO BE DISTURBED DURING CONSTRUCTION ADDITIONAL PERMITTING MAY BE REQUIRED.

PROPOSED SITE INFORMATION

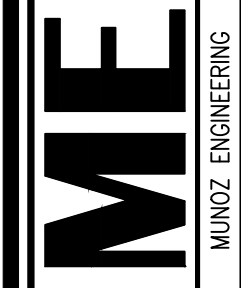
- PROPOSED LAND USE ASSUMPTION AS PER CITY OF CORPUS CHRISTI CODE OF ORDINANCES CHAPTER 14, ARTICLE X, SEC. 14-1002(b) AND BASED ON THE LAND USES INDICATED WITHIN THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL CHAPTER 3, TABLE 3.1, IS INDICATED BELOW:
 - INDUSTRIAL DISTRICT - LIGHT INDUSTRIAL (IL)
- AFTER CONSTRUCTION THE SITE COVERAGE WILL GENERALLY CONSIST OF THE FOLLOWING:
 - PAVED
- AFTER CONSTRUCTION THE DRAINAGE STRUCTURES ON-SITE WILL CONSIST OF THE FOLLOWING:
 - CURB INLETS
 - GRATE INLETS
- AFTER CONSTRUCTION, THE ON-SITE STORMWATER GENERAL FLOW DIRECTION IS AS PER THE FOLLOWING:
 - ON-SITE STORMWATER WILL BE CAPTURED USING INLETS AND RELEASED INTO THE EXISTING YORKTOWN STORMWATER SYSTEM.
 - THE EXISTING STORMWATER FLOW (PIPED, CHANNELIZED, AND/OR SHEET FLOW) FROM ADJACENT PROPERTIES SHALL NOT BE BLOCKED IN A MANNER THAT RESULTS IN DEPTHS THAT WILL RESULT IN FLOODING OF HABITABLE STRUCTURES.
 - THE STORMWATER FLOW WILL BE ALLOWED TO CONTINUE INTO THE PROPERTY AND WILL BE HANDLED EITHER BY CONTINUING ANY PIPES, CHANNELS, AND/OR GRADING OF THE PROPSURFACE TO PROPSURFACES.
- TEMPORARY AND PERMANENT EROSION CONTROL DEVICES WILL BE OUTLINED WITHIN THE STORM WATER POLLUTION PREVENTION PLAN OR THE STORM WATER CONTROL PLAN ASSOCIATED WITH THE CONSTRUCTION OF THE DEVELOPMENT.
- THE STORMWATER FLOW FROM THIS SITE WILL HAVE NO ADVERSE EFFECTS DOWNSTREAM.



RAMIRO MUÑOZ III, P.E. NO. 100346

MUNOZ ENGINEERING

1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TPEL'S FIRM F-12240



MUNOZ ENGINEERING

6702 YORKTOWN BOULEVARD, CORPUS CHRISTI, NUECES COUNTY, TEXAS

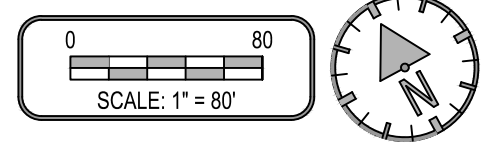
STORM WATER QUALITY MANAGEMENT PLAN FOR THE FINAL PLAT OF

**DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3**

ENGINEER	RAMIRO MUÑOZ III, P.E.
SURVEYOR	JAMES D. CARR, RPLS
OWNER	DEL MAR COLLEGE DISTRICT
ENGINEER OF RECORD	RAMIRO MUÑOZ III, P.E.
OWNER OF RECORD	DEL MAR COLLEGE DISTRICT
DATE	12/23/2024

HEADQUARTERS	701 N. GULF HWY. SUITE 100 CORPUS CHRISTI, TEXAS 78401 361.248.1850
BRANCH	701 N. GULF HWY. SUITE 100 CORPUS CHRISTI, TEXAS 78401 361.248.1850
DATE	12/23/2024

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



REMAINDER OF 38.94 ACRES OUT OF LOT 13 SECTION 21
 FLOUR BLUFF & ENCINAL FARM AND GARDENS TRACT
 VOLUME A, PAGES 41-43, M.R.N.C.T.
 (DOC. NO. 2013046270, O.P.R.N.C.T.)

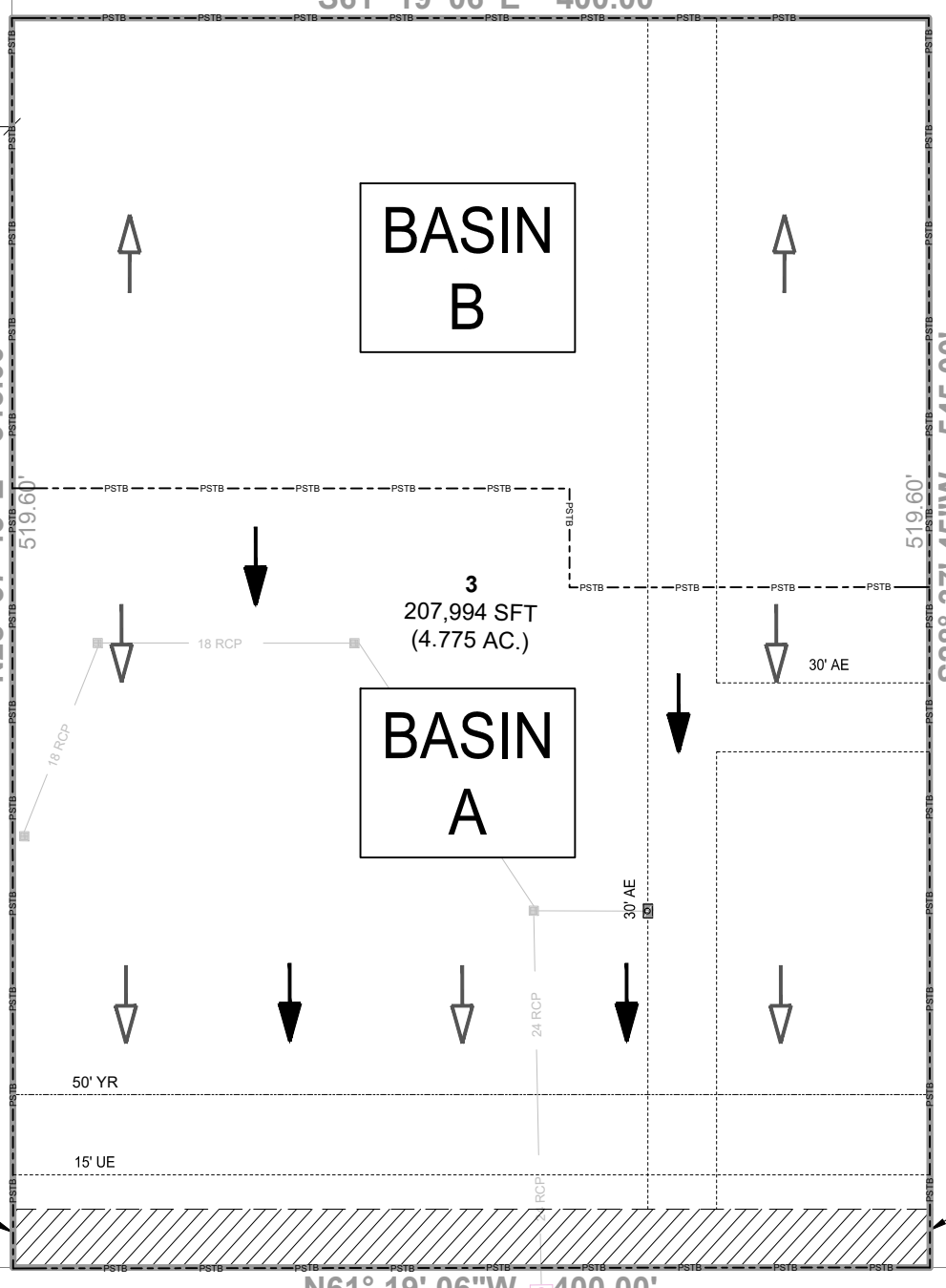
0.59 ACRE 20.0' WIDTH
 PUBLIC ACCESS
 EASEMENT
 CITY OF CORPUS
 CHRISTI (DOC. NO.
 2019028902,
 O.P.R.N.C.T.)

1.35 ACRES
 OUT OF LOT 1M AND GARDENS TRACT
 VOLUME A, PAGES 41-43, M.R.N.C.T.
 FLOUR BLUFF & ENCINAL F.A.R.C.T.
 (DOC. NO. 2013003832, O.P.R.N.C.T.)

0.66 ACRES
 OUT OF LOT 14 SECTION 21
 FLOUR BLUFF & ENCINAL
 FARM AND GARDENS TRACT
 VOLUME A, PAGES 41-43,
 M.R.N.C.T.
 (DOC. NO. 2013041601,
 O.P.R.N.C.T.)

REMAINDER OF 38.94 ACRES
 OUT OF LOT 13 SECTION 21
 FLOUR BLUFF & ENCINAL FARM AND GARDENS TRACT
 VOLUME A, PAGES 41-43, M.R.N.C.T.
 (DOC. NO. 2013046270, O.P.R.N.C.T.)

0.84 ACRES
 BUS STOP EASEMENT
 CORPUS CHRISTI REGIONAL
 TRANSPORTATION
 AUTHORITY (CC RTA)
 (DOC. NO. 2022048582, O.P.R.N.C.T.)



STORM WATER UTILITY
 STANDARD CURB INLET (TYP)

BILL WITT PARK
 126.97 ACRES
 OUT OF LOTS 18 THRU 22, 26 THRU 29, & 31 OF SECTION 21
 LOTS 5 THRU 7 OF SECTION 22
 FLOUR BLUFF & ENCINAL FARM AND GARDENS TRACT
 VOLUME A, PAGES 41-43, M.R.N.C.T.
 (QUIT CLAIM DEED - VOL. 1709, PGS. 95-107, D.R.N.C.T.)

STORM WATER UTILITY
 STANDARD JUNCTION BOX (TYP)

BASIN CALCULATIONS		BASIN ID: A	
PROJECT NAME:	POLICE SUBSTATION - FAR SOUTH	EXISTING BASIN SIZE	PROPOSED BASIN SIZE
PROJECT ID:	240012	129,162.00 SQFT	129,162.00 SQFT
COUNTY:	NUECES	2.97 ACRES	2.97 ACRES
CALCULATED BY:	RR		
DATE:	6/3/2024		

RUNOFF COEFFICIENT (C)		COEFFICIENT (SLOPE BASED) *		EXISTING		PROPOSED	
USE AND RELATED INFORMATION *		<1%	1-3.5%	>3.5%	C	AREA	%
B. CULTIVATED FIELDS	TYPE B SOILS (CLAY)	0.30	0.60	0.70	0.60	129,162	100.0%
G. BUSINESS DISTRICTS	PROFESSIONAL OFFICE	0.75	0.80	0.85	0.0%	0.0%	0.0%
*IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL		Acres:		2.97	100.0%	2.97	100.0%
		Weighted C (C _{wp}):		0.60	Weighted C (C _{wp}):		0.80

HYDRAULICS		RATIONAL METHOD CALCULATIONS	
DESIGN YEAR:	5	INTENSITY - DURATION - FREQUENCY (IDF) COEFFICIENT **	
		e (in)	b
TIME OF CONCENTRATION (TOC)		d (mins)	
EXISTING TOC CALCULATIONS	PROPOSED TOC CALCULATIONS	DESIGN YEAR	EXISTING INTENSITY (in/hr)
USE	TIME % OF AREA		EXISTING Q (CFS)
A - F T _{CP}	30.00 100.0%	2-yr	3.01
G - H T _{CP}	15.00 0.0%	5-yr	3.93
I T _{CP}	30.00 0.0%	10-yr	4.64
AVG T _{CE}	30.00 100.0%	25-yr	5.63
		50-yr	6.39
		100-yr	7.20

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

BASIN CALCULATIONS		BASIN ID: B	
PROJECT NAME:	POLICE SUBSTATION - FAR SOUTH	EXISTING BASIN SIZE	PROPOSED BASIN SIZE
PROJECT ID:	240012	88,625.00 SQFT	88,625.00 SQFT
COUNTY:	NUECES	2.03 ACRES	2.03 ACRES
CALCULATED BY:	RR		
DATE:	6/3/2024		

RUNOFF COEFFICIENT (C)		COEFFICIENT (SLOPE BASED) *		EXISTING		PROPOSED	
USE AND RELATED INFORMATION *		<1%	1-3.5%	>3.5%	C	AREA	%
B. CULTIVATED FIELDS	TYPE B SOILS (CLAY)	0.30	0.60	0.70	0.60	88,625	100.0%
*IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI ENGINEERING SERVICES INFRASTRUCTURE DESIGN MANUAL		Acres:		2.03	100.0%	2.03	100.0%
		Weighted C (C _{wp}):		0.60	Weighted C (C _{wp}):		0.60

HYDRAULICS		RATIONAL METHOD CALCULATIONS	
DESIGN YEAR:	5	INTENSITY - DURATION - FREQUENCY (IDF) COEFFICIENT **	
		e (in)	b
TIME OF CONCENTRATION (TOC)		d (mins)	
EXISTING TOC CALCULATIONS	PROPOSED TOC CALCULATIONS	DESIGN YEAR	EXISTING INTENSITY (in/hr)
USE	TIME % OF AREA		EXISTING Q (CFS)
A - F T _{CP}	30.00 100.0%	2-yr	3.01
G - H T _{CP}	15.00 0.0%	5-yr	3.93
I T _{CP}	30.00 0.0%	10-yr	4.64
AVG T _{CE}	30.00 100.0%	25-yr	5.63
		50-yr	6.39
		100-yr	7.20

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



STORM WATER QUALITY MANAGEMENT PLAN FOR THE FINAL PLAT OF
DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3
 6702 YORKTOWN BOULEVARD, CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER: RAMIRO MUÑOZ III, P.E.
 SURVEYOR: JAMES D. CARR, RPLS
 OWNER: DEL MAR COLLEGE DISTRICT
 ENGINEER: J. CARR
 LAND SURVEYING
 BRANCH: 701 N. US HWY 281 SUITE 14009 MARBLE FALLS, TEXAS 78041
 HEADQUARTERS: 6537 S. STAPLES STREET SUITE 125-1057 MARBLE FALLS, TEXAS 78041
 OFFICE: 361.946.4848
 TYPERS: FRIM F-12240
 361.248.1850
 info@cartiansurveying.com
 02024530.Corr. Land Surveying
 12/23/2024

MUNOZ ENGINEERING
 1608 S. BROWNLEE BOULEVARD
 CORPUS CHRISTI, TX 78404
 OFFICE: 361.946.4848
 TYPERS: FRIM F-12240

MUNOZ ENGINEERING
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PAGE
 SWQMP 2

PLAT - FULL SIZE - 16" x 24" - 2023 (M:\Projects\Timmer - Ramiro\240012 - SWQMP - Sub-Station\Drawings\240012 - SWQMP - SUBSTATION SWQMP AND UTILITY.dwg)
 MUNOZ ENGINEERING, LLC © 2023

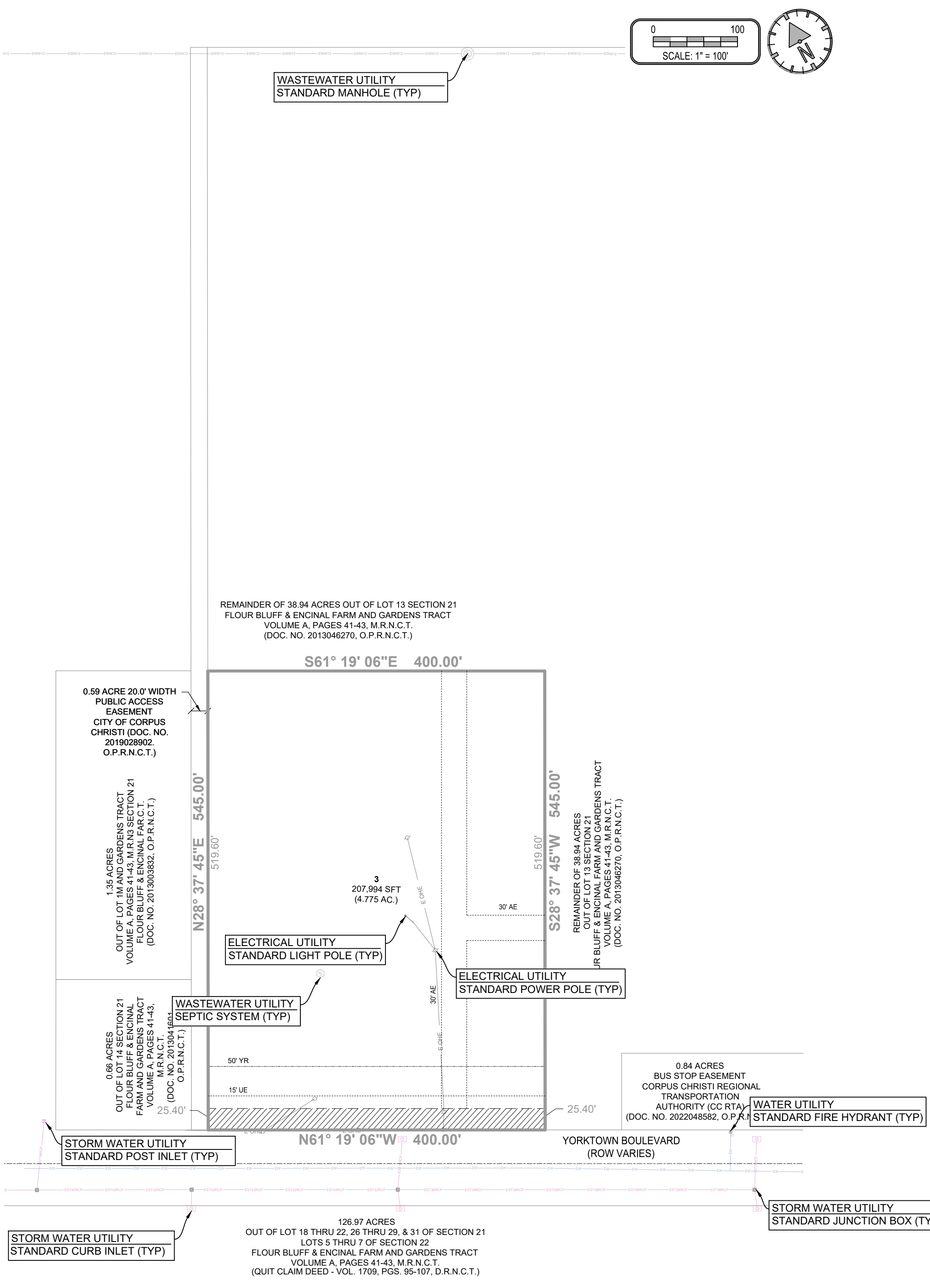


EXHIBIT A ESTIMATED WASTEWATER GENERATION

DEVELOPMENT NAME: DEL MAR SOUTH CAMPUS BLOCK 1, LOT 3
DESIGN DATE: May 2, 2024

ENGINEERING FIRM: MUNOZ ENGINEERING, LLC (TBPELS F-12240)
 1608 S. BROWNLEE BLVD., CORPUS CHRISTI, TEXAS 78404
DESIGN ENGINEER: RAMIRO MUNOZ III, PE (TX PE #100346)

WASTEWATER GENERATION

A. DEVELOPMENT ACREAGE (TOTAL): 5.00 ACRE(S)

B. WASTEWATER GENERATION FROM LAND USE

DESCRIPTION	UNIT	UNIT QTY	PERSONS PER UNIT	RATE PER PERSON (GPD)	TOTAL FLOW (GPD)
RESIDENTIAL - SINGLE-FAMILY	EACH	0	3.5	75	0
RESIDENTIAL - TOWNHOUSE	EACH	0	3.5	75	0
RESIDENTIAL - APARTMENT - 1 BEDROOM	EACH	0	2.0	50	0
RESIDENTIAL - APARTMENT - 2+ BEDROOM	EACH	0	3.5	50	0
RESIDENTIAL - MANUFACTURED HOME	EACH	0	3.5	75	0
RESIDENTIAL - RECREATIONAL VEHICLE	EACH	0	2.5	16	0
COMMERCIAL - HOTEL	ROOM	0	2.5	60	0
COMMERCIAL - STORAGE CENTER OFFICE	EACH	0	0.0	4	0

DESCRIPTION	UNIT	UNIT QTY	PERSONS PER 1,000-SFT	RATE PER PERSON (GPD)	TOTAL FLOW (GPD)
COMMERCIAL - OFFICE	SQFT FLOOR SPACE	7,618	76	8	610
COMMERCIAL - RETAIL	SQFT FLOOR SPACE	0	0	15	0
COMMERCIAL - RESTURANT	SQFT FLOOR SPACE	0	0	28	0
COMMERCIAL - WAREHOUSE	SQFT FLOOR SPACE	0	0	4	0

ESTIMATED WASTEWATER GENERATION FLOW IN GALLONS PER DAY (GPD) (B) = 610

C. PEAK WASTEWATER FLOW

ESTIMATED POPULATION = 76
 PEAKING FACTOR EQUATION * = $(18 + \sqrt{P}) / (4 + \sqrt{P})$
 CALCULATED PEAKING FACTOR = 4.30
 NOTE: THE PEAKING FACTOR SHALL BE 2 MINIMUM AND 4 MAXIMUM
 PEAKING FACTOR TO BE USED = 4.00
 PWWF = 610 x 4.00 = 2,440
ESTIMATED PEAK WASTEWATER FLOW (PWWF) IN GALLONS PER DAY (GPD) (C) = 2,440

D. INFILTRATION AND INFLOW (I/I) INTO WASTEWATER UTILITY

BASIN ACREAGE 5.00 ACRES
 AVERAGE I/I PER ACRE 200 GPD
 INFILTRATION AND INFLOW (I/I) EQUATION = ACRES x I/I GPD
 I/I = 5.00 x 200 = 1,000
ESTIMATED TOTAL WASTEWATER INFILTRATION & INFLOW FLOW IN GALLONS PER DAY (GPD) (D) = 1,000

E. ESTIMATED TOTAL PEAK WASTEWATER FLOWS

ESTIMATED PEAK WASTEWATER FLOW (PWWF) IN GALLONS PER DAY (GPD) (C) = 2,440
 ESTIMATED TOTAL WASTEWATER INFILTRATION & INFLOW FLOW IN GALLONS PER DAY (GPD) (D) = 1,000
ESTIMATED TOTAL PEAK WASTEWATER FLOW IN GALLONS PER DAY (GPD) = 3,440
 ESTIMATED TOTAL PEAK WASTEWATER FLOW IN GALLONS PER MINUTE (GPM) = 2

F. REQUIRED MINIMUM WASTEWATER PIPE SIZE FROM DEVELOPMENT

GALLONS PER MINUTE (GPM) = 2 | MINIMUM PIPE SIZE = 6-INCH

EXHIBIT B ESTIMATED WATER DEMAND

DEVELOPMENT NAME: DEL MAR SOUTH CAMPUS BLOCK 1, LOT 3
DESIGN DATE: May 2, 2024

ENGINEERING FIRM: MUNOZ ENGINEERING, LLC (TBPELS F-12240)
 1608 S. BROWNLEE BLVD., CORPUS CHRISTI, TEXAS 78404
DESIGN ENGINEER: RAMIRO MUNOZ III, PE (TX PE #100346)

WATER DEMAND

A. DEVELOPMENT ACREAGE (TOTAL): 5.00 ACRE(S)

B. WATER DEMAND FROM LAND USE

DESCRIPTION	UNIT	UNIT QTY	PERSONS PER UNIT	RATE PER PERSON (GPD)	TOTAL FLOW (GPD)
RESIDENTIAL - SINGLE-FAMILY	EACH	0	3.5	110	0
RESIDENTIAL - TOWNHOUSE	EACH	0	3.5	110	0
RESIDENTIAL - APARTMENT - 1 BEDROOM	EACH	0	2.0	75	0
RESIDENTIAL - APARTMENT - 2+ BEDROOM	EACH	0	3.5	75	0
RESIDENTIAL - MANUFACTURED HOME	EACH	0	3.5	110	0
RESIDENTIAL - RECREATIONAL VEHICLE	EACH	0	2.5	24	0
COMMERCIAL - HOTEL	ROOM	0	2.5	65	0
COMMERCIAL - STORAGE CENTER OFFICE	EACH	0	0.0	6	0

DESCRIPTION	UNIT	UNIT QTY	PERSONS PER 1,000-SFT	RATE PER PERSON (GPD)	TOTAL FLOW (GPD)
COMMERCIAL - OFFICE	SQFT FLOOR SPACE	7,618.00	76	10	762
COMMERCIAL - RETAIL	SQFT FLOOR SPACE	-	0	16	0
COMMERCIAL - RESTURANT	SQFT FLOOR SPACE	-	0	32	0
COMMERCIAL - WAREHOUSE	SQFT FLOOR SPACE	-	0	6	0

ESTIMATED WATER DEMAND FLOW IN GALLONS PER DAY (GPD) = 762
ESTIMATED WATER DEMAND FLOW IN GALLONS PER MINUTE (GPM) = 1

PLAT - FULL SIZE - 16" x 24" - 2023 (M:\Projects\11mer - Ramiro\2023\SSS Substation\STUMP AND UTILITY.dwg)
 MUNOZ ENGINEERING, LLC © 2023

UTILITY PLAN FOR THE FINAL PLAT OF
DEL MAR SOUTH CAMPUS
BLOCK 1, LOT 3
 6702 YORKTOWN BOULEVARD, CORPUS CHRISTI, NUECES COUNTY, TEXAS

MUNOZ ENGINEERING
 1608 S. BROWNLEE BOULEVARD
 CORPUS CHRISTI, TX 78404
 OFFICE: 361.946.4848
 TBPELS FIRM F-12240

J.CARR
 LAND SURVEYING
 HEADQUARTERS
 657 S. STAPLES STREET SUITE 125-157
 CORPUS CHRISTI, TEXAS 78401
 361-248-1850
 info@jcarrlandsurvey.com

ME
 MUNOZ ENGINEERING
 CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

ENGINEER: RAMIRO MUNOZ III, PE
 SURVEYOR: JAMES D. CARR, RPLS
 OWNER: DEL MAR COLLEGE DISTRICT
 ENGINEER: RAMIRO MUNOZ III, PE
 SURVEYOR: JAMES D. CARR, RPLS
 OWNER: DEL MAR COLLEGE DISTRICT
 DESIGNER: RAMIRO MUNOZ III, PE
 CHECKED BY: JAMES D. CARR, RPLS
 DRAWN BY: JAMES D. CARR, RPLS
 SURVEY DATE: 03/27/2024
 DRAWING DATE: 12/23/2024

PAGE
 UTILITY

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
January 22, 2025**

PROJECT: PL8525

LONDON TOWNE 10 (MASTER PRELIM OF 64.0497 ACRES)

Located north of FM 43 & east of CR 33.

Zoned: OCL, TO BE ANNEXED AND REZONED RS-4.5

Owner: BRASELTON DEVELOPMENT COMPANY, LTD.

Surveyor: LYNN ENGINEERING

The applicant proposes to plat the property to develop residential subdivision. The submitted Master Prelim plat will satisfy the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.



Merged Document Report

Application No.: PL8525

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
30.101601 Preliminary Engineering Plan -2025-01-13.pdf
30.101601 Preliminary PR SWQMP-2025-01-13.pdf
30.101601 Preliminary EX SWQMP-2025-01-13.pdf
30.101601 Preliminary Master Plat -2025-01-13.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Andrea Fernandez	andreaaf3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Master Preliminary plat.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Andrea Fernandez : DS	Closed	Planning: This master preliminary plat is not subject to statutory 30-day timeline. Next PC is 12/11. Deadline for revisions in good order is 12/11. ERROR-deadline is 12/2 UPDATE: Next PC 1/8. Deadline for revisions in good order is 12/30, though due to winter break, deadline now 12/20.	
10	Andrea Fernandez : DS	Closed	Planning: Follow Master Preliminary plat template found at https://www.cctexas.com/sites/default/files/PLAT-Master-Preliminary-Plat-Template.pdf	
52	Andrea Fernandez : DS	Closed	Planning: INFORMATIONAL: Further ROW review to be applied and street sections to be finalized at the time of preliminary plat. Including but not limited to streets A thru I.	
36	Alex Harmon : LD	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes, per 8.2.2 B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes E. Public open space: no F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
25	Layout1	Note	Justin Phung : Default	Closed	PW STR: Informational: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
26	Layout1	Note	Justin Phung : Default	Closed	PW STR: Informational: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
27	Layout1	Note	Justin Phung : Default	Closed	PW STR: We see the easement to the northwest of the plat is being abandoned. Is this plat proposing to remove the extension of CR 33 too?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
35	Layout1	Note	Alex Harmon : DS	Closed	Approval of master preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
3	plat	Note	Andrea Fernandez : DS	Closed	Solid Waste: -Solid Waste is requesting there be a cul-de-sac put in place at the end of Street D. The proposed layout for Street D does not allow us to service the end houses safely. -Street F needs temporary turns arounds for the mean time as well as an explanation on the drainage. It seems as if they are using an open lot for drainage which leads into property operated by Solid Waste Services.	
4	plat	Note	Andrea Fernandez : DS	Closed		
5	plat	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along an existing or foreseeably planned CCRTA service route.	
9	plat	Note	Andrea Fernandez : DS	Closed	Planning: Should title be "London Towne 10" as written application? If so please update.	
11	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide location map per master prelim template. (see comment id #10)	
12	plat	Note	Andrea Fernandez : DS	Closed	Planning: Existing waterline easement along CR-33 still contains active waterline.	
13	plat	Note	Andrea Fernandez : DS	Closed	Planning: Update 5th plat note to have ALL the correct FEMA flood zones	
14	plat	Note	Andrea Fernandez : DS	Closed	Planning: In 6th plat note, just list the total number of open/non-buildable lots	
15	plat	Note	Andrea Fernandez : DS	Closed	Planning: Informational- For future reference, Street YR for RS-4.5 is 20' (UDC 4.3.3.)	
16	plat	Note	Andrea Fernandez : DS	Closed	Planning: Typical Lot Easement Layout not needed on Master preliminary, can be provided at preliminary plat. UPDATED: Remove from master prelim, provide at prelim plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: For total residential lots, there is a discrepancy of 14 lots when adding up the total lots per each unit versus the total listed. Does it exclude non-buildable lots? Though there are only 7 lots. Please clarify.</p> <p>UPDATED: I have counted only 7 non-buildable lots unless I am missing one, please let me know where 8th non-buildable lot is.</p>	
18	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: For the surrounding property to the south, refer to the subdivision by name and recording. (Agape Ranch Subdivision Unit 1 Vol 70 Pgs 427-428)</p>	
19	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: Per UDC 8.2.1.D, subdivision needs minimum of 3 total external access points</p> <p>UPDATED: Confirm if divided entrance will fit four travel lanes per UDC.</p>	
20	plat	Note	Andrea Fernandez : DS	Closed		
21	plat	Note	Andrea Fernandez : DS	Closed		
22	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: -For master preliminary, individual lots, lot dimensions, blocks, and YRs do not have to be shown. To be shown at preliminary plat. -Proposed density and zoning to be shown on master prelim</p> <p>UPDATED: Not addressed. Information not required at master prelim to be removed and shown at prelim plat.</p>	
23	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 1-8: 1 Plat Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3 Note To allow connectivity into subdivision, it is recommended that CR. 33 London Pirate Rd. continue along the easement to connect to Street F. See further comments below regarding the termination point of Street D and Unit 5 points of access. 4 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>5 Plat 102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>7 Plat Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>8 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>UPDATED 12-10: The Fire Marshal has stated that the turn-around provisions listed in Appendix D103.4 are "alternatives" that he does not accept. The requirement for a turnaround in a residential area is required to be 96 ft. cul-de-sacs per Table D103.4. Therefore, The Fire Department will not accept a hammerhead design as an alternative turnaround provision for Street D. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. The UDC agrees with this statement. Note comments from UDC 8.2.1 G Cul De Sacs: UDC 8.2.1 G Cul De Sacs (5) requires a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>hammerhead design to be approved by the Technical Review Committee. It is a policy decision by the Technical Committee no longer to allow a hammerhead design because of the public safety concerns and the inherent dangers associated with backing fire apparatus and solid waste vehicles. Often it is required that two points of access be constructed for more than 50 homes. Unit 5 has more than 50 homes. However, the Fire Marshal is willing to allow this single point of access provided that Street D maintains 20 ft. of clearance on each side of the "Island". This does not include sidewalks, but the distance measured is from curb to curb. If this is not possible, the island will need to be removed. No parking is to be posted so parked cars may not obstruct the 20 ft. clearance requirement.</p>	
24	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 9-16: 9 Plat 103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 10 Infor. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." 11 Infor. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in." 12 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 13 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>14 D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Unit 5 has 57 lots and will need a second point of access.</p> <p>15 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Street D terminates in a "T" and will be required to be a cul-de-sac. See note below.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
28	plat	Note	Andrea Fernandez : DS	Closed	<p>GIS Comments: This plat does not close within acceptable standards. Previously, reviewed this plat and the closure was fine. However, another document from the same company but a different surveyor shows different dates, and there is a discrepancy in the distance of one of the sides (S89 31 58 W 37.43 vs. S89 31 58 W 32.08).</p> <p>Planning: Per GIS, the metes and bounds of the plat do not match the annexation document submitted nor do they close within acceptable standards. please revise</p>	
30	plat	Note	Alex Harmon : DS	Closed	Show floodplain limits of Zone X shaded	
31	plat	Note	Alex Harmon : DS	Closed	The US Fish and Wildlife Service (FWS) identifies wetland areas within this proposed platted area. Identify them on this plat. Approval from the USACE is needed prior to recordation/construction in these areas	
40	plat	Note	Andrea Fernandez : DS	Closed	<p>Parks: Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Informational: Park Development Fee: To be assessed at final plat "Fee in Lieu of Land" Dwelling units 260 Fee \$462.50 Total Due \$120,250.00 Note* Fees based on the total number of lots indicated on the plat, totaling to 260 Lots Lots indicated to be zoned residential, 1 dwelling unit per lot. 260 dwelling units total. If number of dwelling units changes fees will be recalculated to accurately reflect correct fees.</p>	
41	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: Property has not been officially rezoned to RS-4.5, revise 10th plat note</p>	
42	plat	Note	Melanie Barrera : DS	Closed	<p>informational: please coordinate directly with the Floodplain Management division throughout the development process regarding the Special Flood Hazard Areas and Floodway.</p> <p>Encroachments are prohibited, including fill, construction, substantial improvements, and other development within the adopted regulatory floodway unless a hydrologic and hydraulic analysis verifies that the proposed development would not result in an increase in flood levels within the community during the occurrence of the base flood discharge.</p> <p>If a Hydrologic and hydraulic analysis verifies zero rise and is accepted by FEMA, all new construction and substantial improvements must comply with all applicable flood hazard reduction provisions of Chapter 14 Article V of the City Code of Ordinances</p>	
44	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED - SEE UPDATED TRAFFIC COMMENTS ID # 49-51) Traffic Comments 1-5: 1) ROW width - London Pirate Road (CR 33) is a C3 in the UTP. This requires 75' total of ROW. Please provide or show that there is 37.5' of ROW on your side to the CL. 2) The ROW width for local streets is 50' min per UDC Table 8.2.1.B. Label ROW width dimensions. 3) ROW Intersection Radii - "Some of the corners do not have a curve such as next to Block 1, Lot 1; Block 2, Lot 1; Block 2, Lot 11; Block 5, Lot 1; Block 9, Lot 20; Block 9, Lot 17; Block 1, Lot 15; Block 1, Lot 13. ""Property lines at residential street intersections shall be rounded with a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>minimum radius of 10 feet. Collector and arterial street intersections may require a greater radius or an angled corner at the property line." (UDC 8.2.1.E.8)"</p> <p>4) Street Centerline Horizontal Curves - Provide radii for street centerline horizontal curvature. "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5) Street Intersection Angles - Provide dimension of street intersections that are not at 90 degrees. "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)</p>	
45	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED- SEE UPDATED TRAFFIC COMMENTS ID # 49-51)</p> <p>Traffic Comments 6-10:</p> <p>6) Street Spacing - Verify that the cul-de-sac street jog at the end of street H has more than 125' off of Street G. Also that Street A is atleast 125' offset from the street across from CR33. Provide dimension. "Street jogs with centerline offsets of less than 125 feet are prohibited." (UDC 8.2.1.E.5)</p> <p>7) Street Length - Street D appears to exceed the max length for a local street of 2640' per UDC Table 8.2.1.B.</p> <p>8) Street D Alignment - Street D ROW edges need to align - Block 7, 8, 9, 10, and 11 along Street D need to be the same width from the opposite end of the ROW of street D.</p> <p>9) Access Point - "For more than 160 buildable lots, the code requires 3 access points. Min external access points required per UDC Table 8.2.1.E: <80 buildable lots: 1 81-160 buildable lots: 2 >160 buildable lots: 3"</p> <p>10) Hammerhead and cul-de-sac - Demonstrate that fire and emergency services will be able to maneuver through the cul-de-sac and hammerheads turnarounds.</p>	
46	plat	Note	Andrea Fernandez : DS	Closed	<p>(NOT FULLY ADDRESSED, SEE UPDATED TRAFFIC COMMENTS ID # 49-51)</p> <p>Traffic Comments 11-17:</p> <p>11) Street Names - Provide name for the streets. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9) (If those are the names that were to be used.)</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>12) Driveways - Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode.</p> <p>13) Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p> <p>14) PCI - Informational - London Pirate is a C3 street with a PCI of 98 between FM43 and Dead End. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 11/19/2024 and are subject to change.</p> <p>15) Informational - London Pirate is considered a new street. "New street means the paved portion of the right-of-way that has been constructed, reconstructed or resurfaced with an asphalt overlay, hot in place recycling, full-depth reclamation, reconstruction or other structural street maintenance treatment. "New street" includes all concrete paved streets, streets constructed or structurally resurfaced during the preceding six (6) years or any street with a pavement condition index greater than eighty (80), as defined herein." (Municode Sec 49-39-2)</p> <p>16) Informational - Any excavation within London Pirate ROW will require a variance from the director of public works. "There shall be no excavation in new streets, as defined in this article, without a variance from the director." (Municode Sec 49-47-1)</p> <p>17) ROW - Informational - A ROW permit is required for any work within or encroaching into city ROW. Working without an approved ROW Construction Permit will be considered non-compliant and can be subject to fines and / or citations. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
49	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 1-2: 1) "The applicant is required to dedicate such that there is ROW width on their side of the CL for a C3 but only has to construct up to a C1. "Where the required street improvements are not encompassed entirely within the proposed development, the developer will be considered responsible for one-half of the width of street improvements, up to and including those required for a residential collector." (UDC 8.2.1.K) "All</p>	

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					<p>streets shall, at a minimum, be designed and installed in accordance with the Comprehensive Plan, applicable area development and master plans, the approved Mobility Plan, and the Design Standards." (UDC 8.2.1)</p> <p>*The ROW to the CL including the dedication needs to be dimensioned along London Pirate Road. Provide "...right-of-way lines...with principle dimensions..." (UDC 3.1.6.B.A.V.c)"</p> <p>2) "*London Towne 10 is being presented as its own Master Preliminary Plat.</p> <p>*The ROW width of 46' (and 40' by Lot 20, Block 10) is not in conformance with the required 50' width per the IDM Table 6.2.2.A. If there is going to be deviation from the code for the ROW width, a waiver may be requested but it will need to be considered with the factors listed in the UDC. "A waiver of the subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Waiver letters submitted following the determination of completeness shall require a new application fee and a new application showing any proposed changes to the plat accompanied by the full fee for an application to amend a preliminary plat. Once the application is filed it will begin a new application period. Justification for such waiver shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions or denied after consideration of the following factors: 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 Development Code; The conditions that create the need for the waiver shall not generally apply to other property in the vicinity; Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code." (UDC 3.8.3.D.)</p>	

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					<p>Unified Development Code." (UDC 3.8.3.D.)</p> <p>UPDATED REPOSES 12/23: 1. Addressed "2. Comment pending Waiver. - TO BE REQUESTED AT PRELIM Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)</p> <p>*Street A's ROW needs to be dimensioned where it becomes less than 65'. Provide "...right-of-way lines...with principle dimensions..." (UDC 3.1.6.B.A.V.c)"</p>	
50	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 3-7: 3) The following are missing property line corner curves: Block 10, Lot 19; Block 10, Lot 17; Block 1, Lot 15; Block 1, Lot 12</p> <p>4) Provide radii for street centerline horizontal curvature for all the curves where vehicles are going to keep going and not stop (Street H, Street G, Street A, Street A/D). "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5) Being that the intersections vary from 90, provide that emergency vehicles can manuever the site and that they will be able to turnaround adequately. Will there be any impacts on visibility?</p> <p>6) Verify that Street A is atleast 125' offset from the street across from CR33. Provide dimension. "Street jogs with centerline offsets of less than 125 feet are prohibited." (UDC 8.2.1.E.5)</p> <p>7)"*Street D is being presented as Street D along Block 1.</p> <p>*If there is going to be deviation from the code for the street length, a waiver may be requested but it</p>	

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					<p>will need to be considered with the factors listed in the UDC. ""A waiver of the subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Waiver letters submitted following the determination of completeness shall require a new application fee and a new application showing any proposed changes to the plat accompanied by the full fee for an application to amend a preliminary plat. Once the application is filed it will begin a new application period. Justification for such waiver shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions or denied after consideration of the following factors: 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 Development Code;The conditions that create the need for the waiver shall not generally apply to other property in the vicinity; Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code."" (UDC 3.8.3.D.)"</p> <p>UPDATED RESPONSES 12/23:</p> <p>3. Informational - "Property lines at residential street intersections shall be rounded with a minimum radius of 10 feet. Collector and arterial street intersections may require a greater radius or an angled corner at the property line." (UDC 8.2.1.E.8)</p> <p>4. Informational - "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)</p> <p>5. Addressed</p> <p>6. Addressed</p> <p>7.WAIVER TO BE REQUESTED AT PRELIM - Provide</p>	

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					comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)	
51	plat	Note	Andrea Fernandez : DS	Closed	<p>Updated 12/11 Traffic Response Comments 8-17:</p> <p>8) *How will the sidewalk, planting area, and median work within the 60' ROW? The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>*How will the median along Street D impact emergency vehicle turning movement?</p> <p>*Will building the median effect driveway access for Lots 42-46, Block 1 and Lot 1-2, Block 10? How will vehicles that want to enter Lot 1 and 2, Block 10 or exit lot 42-46, Block 1 maneuver?</p> <p>*In terms of the misalignment with Street D and F and also with street D and Street G: For the intersection of Street D and Street F, how will the visibility work for street D and F if street F cars are set further back at that intersection? For the intersection of Street D and Street G, how will the visibility work for street D and G if street G cars are set further back at that intersection?</p> <p>9) "*How will the sidewalk, planting area, and median work within the 65' ROW? The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A).</p> <p>*How will the median and the change in ROW width from 65' to 60' along Street A and E impact visibility and emergency vehicle turning movement?</p> <p>*How will driveway access work for Lot 1, Block 1 with the proposed median along Street A? ""Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for: A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>local street or when driveway access can be constructed to a local street..." (UDC 7.1.7.A.Note6.a)"</p> <p>10) Needs to be provided prior to plat or public improvement approval.</p> <p>11) Street names are not required to be provided with the master prelim plat but will be required to be provided with the preliminary plat, final & replat, and minor plat. "...Showing streets with names..." (UDC 3.1.6.B.A.V.d)</p> <p>12) Addressed 13) Addressed 14) Addressed 15) Addressed 16) Addressed 17) Addressed</p> <p>UPDATED RESPONSES 12/23: "8. STREET SECTION TO BE FINALIZED AT PRELIM; WAIVER TO BE REQUESTED - The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A). Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)"</p> <p>"9. STREET SECTION TO BE FINALIZED AT PRELIM; WAIVER TO BE REQUESTED - The IDM requires 4' minimum sidewalk width and 6' minimum planting/utility area width on both sides for a local street (IDM Table 6.2.2.A). Provide comment response requesting a waiver with the code deviation and reasons for code deviation. "...may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request." (UDC 3.8.3.D.)"</p> <p>10. Addressed 11. Addressed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	Layout1	Callout	Bria Whitmire : DS	Closed	Update 12/13/24: Previous discussions confirmed with Public Works Stormwater that this public property could NOT be used for drainage and/or mitigation for private development. Existing pond is a borrow pit, not regional detention. Remove labeling of public property and provide alternative mitigation within the private development. The City will not allow the offsite drainage to this pond. Provide alternative mitigation.	
32	Layout1	Note	Alex Harmon : DS	Closed	Title should be "Preliminary Storm Water Quality Management Plan"	
33	Layout1	Note	Bria Whitmire : DS	Closed		
34	Layout1	Note	Bria Whitmire : DS	Closed	Review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.	
38	Layout1	Note	Alex Harmon : DS	Closed	Show existing and proposed runoff direction. Are current arrows for proposed runoff?	
39	Layout1	Callout	Alex Harmon : DS	Closed	Will drainage from London Pirate Rd be cut off with block 5, lots 6-22?	
37	Layout1	Note	Bria Whitmire : LD	Closed	12/12/24 UPDATE: Add preliminary water and wastewater usage to preliminary engineering plan not just to comment response. Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.7	
43	Layout1	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). The existing 16-inch watermain is shown to be relocated and removed. Please explain why it is necessary to relocate the existing 16-inch water grid main. It is not clear where the water line and easement or ROW for the water line is proposed to be aligned. Please provide additional information for review. (Informational: Proposed waterlines will be reviewed during Public Improvements,)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
47	Layout1	Note	Mikail Williams : WTR	Closed	(Updated 12/13/2024: CCW Would like this 20-foot setback to be an easement.) Please be aware existing 48" waterline will need to be field verified and load mitigation measures will need to be in place during construction. An additional 25-foot will need to be added on the North and South side of the existing 50-foot easement to provide the necessary workspace for maintenance of the transmission main. Final grading of the site should also consider that adequate groundcover is provided over the existing water lines.	
48	Layout1	Note	Mikail Williams : WTR	Closed	Updated 12/13/2024 (CCW requests to be provided with proposed routing of wastewater line and location where connection near the lift station will be proposed for review and approval.)An 18-inch wastewater line was recently extended along CR 33. Did designer consider a connection to this line? Per IDM paragraph 5.02.07 the City shall have final say as to the configuration of any proposed WW line in regard to the orderly and non-duplicative expansion of the City's WW system.	
6	Layout1	Note	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
7	Layout1	Note	John Gonzales : WW	Closed	Show how proposed infrastructure will connect to existing infrastructure.	
8	Layout1	Note	John Gonzales : WW	Closed	Provide estimated wastewater flows for full development.	

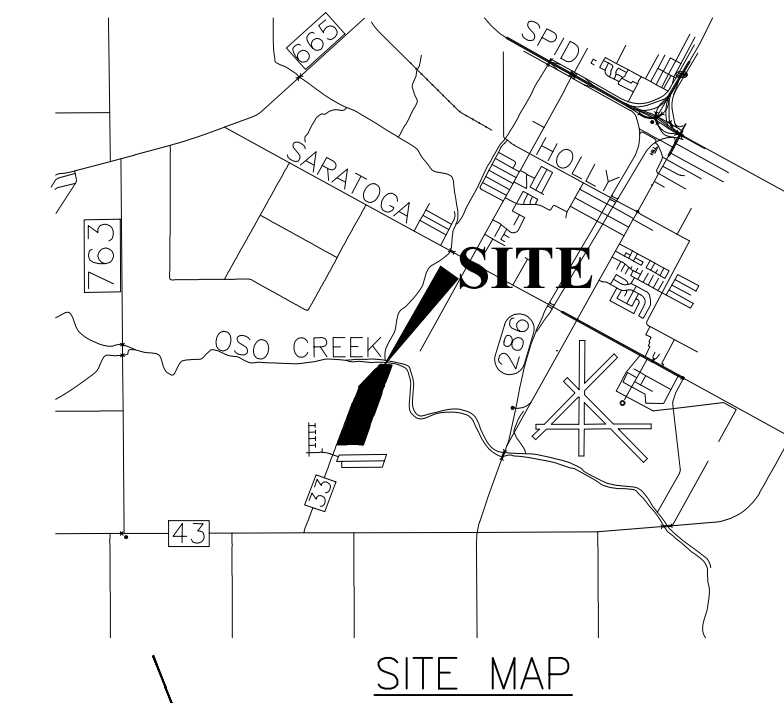
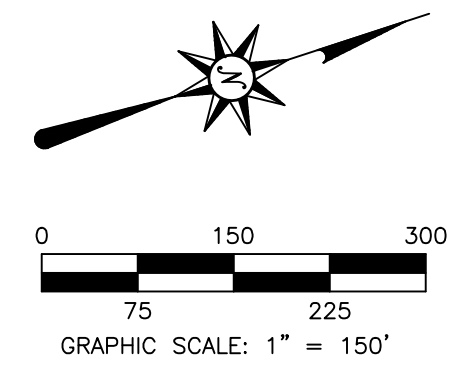
OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

ENGINEER:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

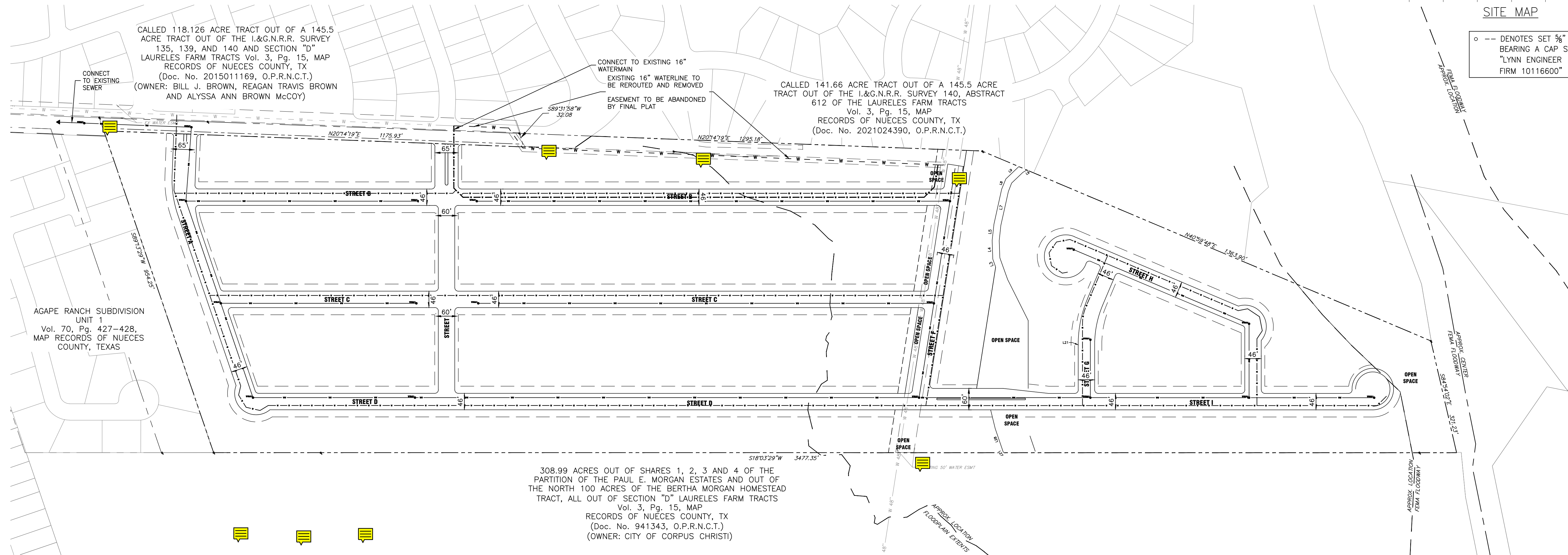
SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

LONDON TOWNE PRELIMINARY ENGINEERING PLAN

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



- LEGEND:
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - SETBACK LIMIT
 - FLOODWAY LINE
 - FLOOD PLAIN
 - WTR ——— PROPOSED WATER LINE
 - WW ——— PROPOSED WASTE WATER LINE



PER TEXAS SEC. OF STATE 30 TAC 285.91(3) TABLE 3
WW USAGE RATES FOR SF RESIDENTIAL 3500SF OR LESS
ESTIMATED WATER & WASTEWATER FLOWS:
92,625 GPD FOR THIS SUBD.

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-8900
FAX: (979) 245-8345

LONDON TOWNE
PRELIMINARY ENGINEERING PLAN

PROJECT NAME:
BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

PROJECT INFO:	30.101601
NAME:	
DRAWN BY: RMM	
CHECKED BY: \$\$\$	
DESIGNED BY:	
RMM	
JOB NO.:	

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

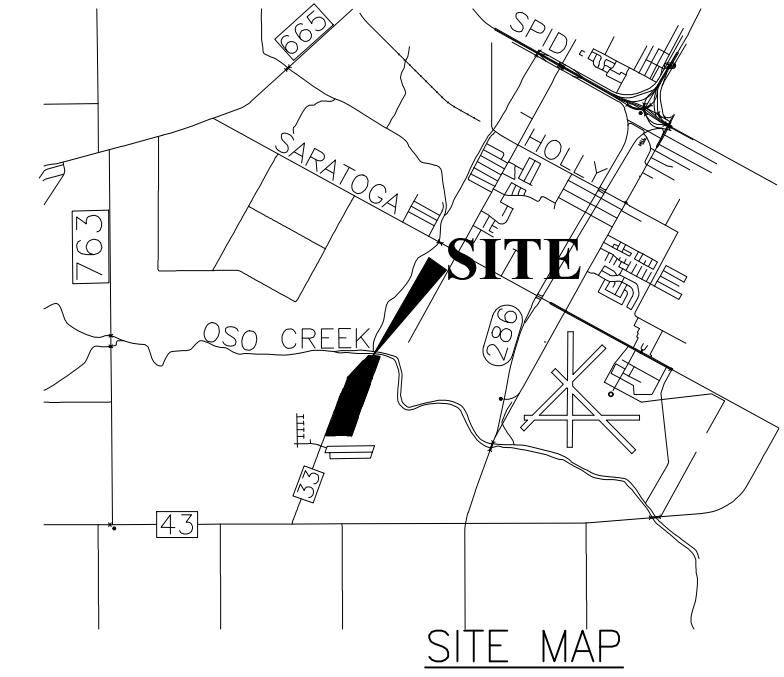
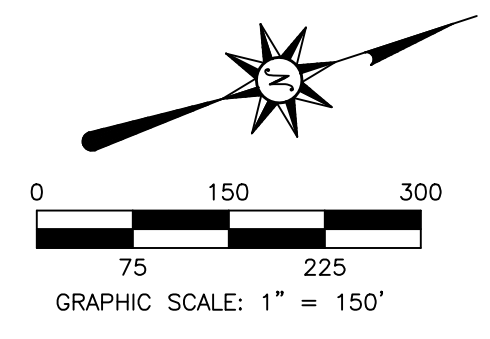
ENGINEER:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

LONDON TOWNE 10

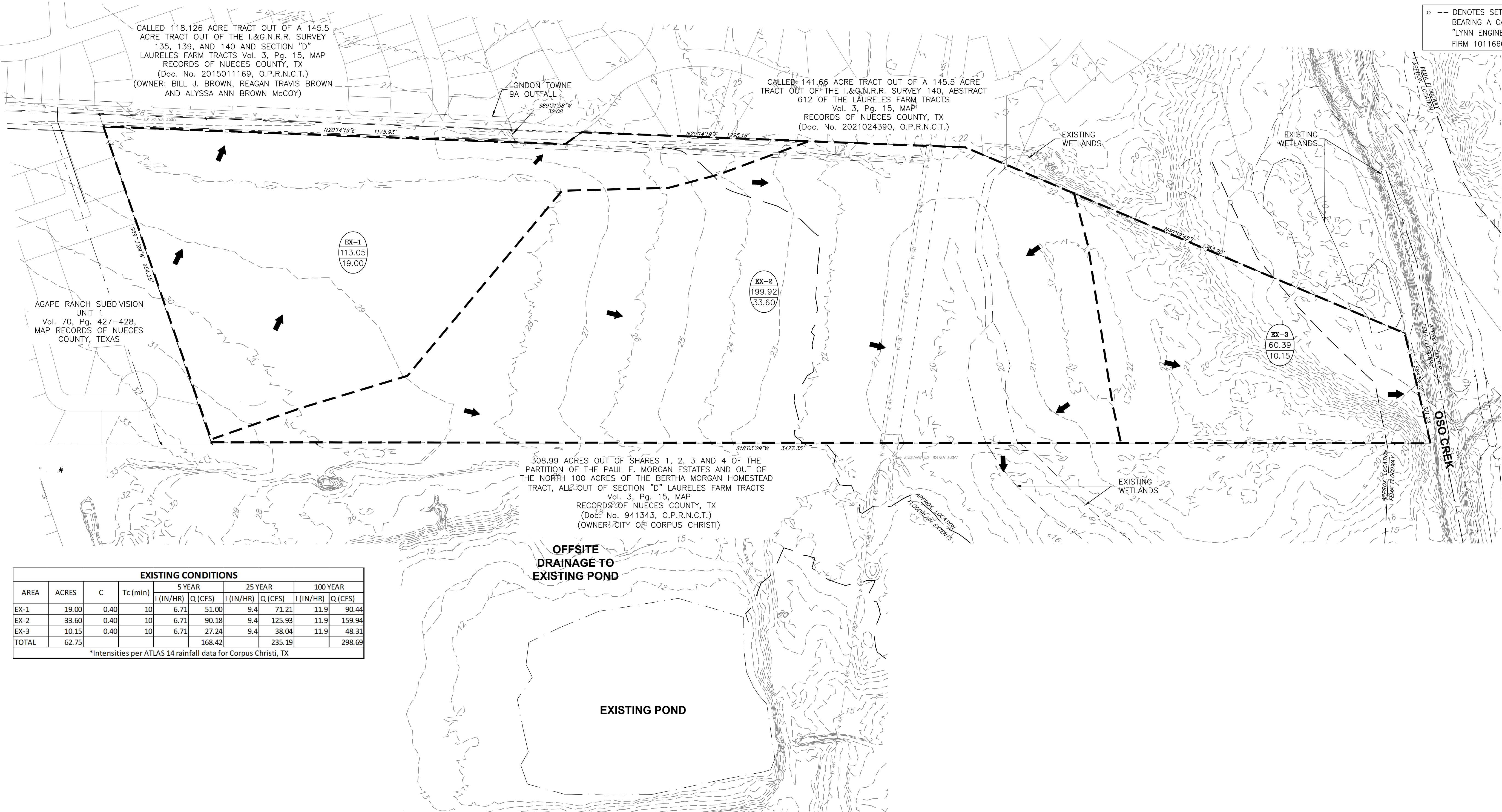
PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - EXISTING

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND

- EXISTING AREA DESIGNATION
- RUNOFF IN C.F.S. (100 YR.)
- DRAINAGE AREA (ACRES)
- EXISTING DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- EXISTING CONTOUR



CALLLED 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 135, 139, AND 140 AND SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2015011169, O.P.R.N.C.T.) (OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN McCOY)

CALLLED 141.66 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 140, ABSTRACT 612 OF THE LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2021024390, O.P.R.N.C.T.)

308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 941343, O.P.R.N.C.T.) (OWNER: CITY OF CORPUS CHRISTI)

AREA	ACRES	C	Tc (min)	EXISTING CONDITIONS					
				5 YEAR		25 YEAR		100 YEAR	
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX-1	19.00	0.40	10	6.71	51.00	9.4	71.21	11.9	90.44
EX-2	33.60	0.40	10	6.71	90.18	9.4	125.93	11.9	159.94
EX-3	10.15	0.40	10	6.71	27.24	9.4	38.04	11.9	48.31
TOTAL	62.75				168.42		235.19		298.69

*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-8900
FAX: (979) 245-8345

PROJECT NAME: **LONDON TOWNE 10**

STORM WATER QUALITY MANAGEMENT PLAN

CUSTOMER NAME: **BRASELTON DEVELOPMENT COMPANY**

PROJECT INFO:	NAME:	DRAWN BY: GC	CHECKED BY: MAH	DESIGNED BY:	RNM	JOB NO.:	30.101601
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PRINTED

DATE	REMARKS

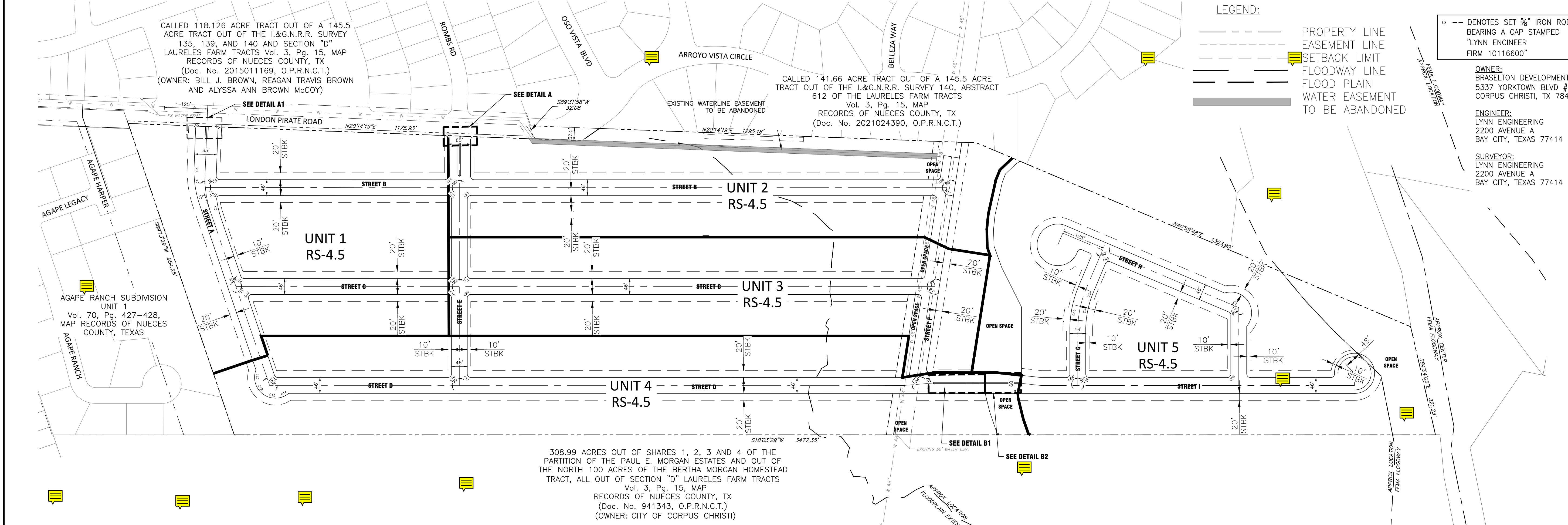
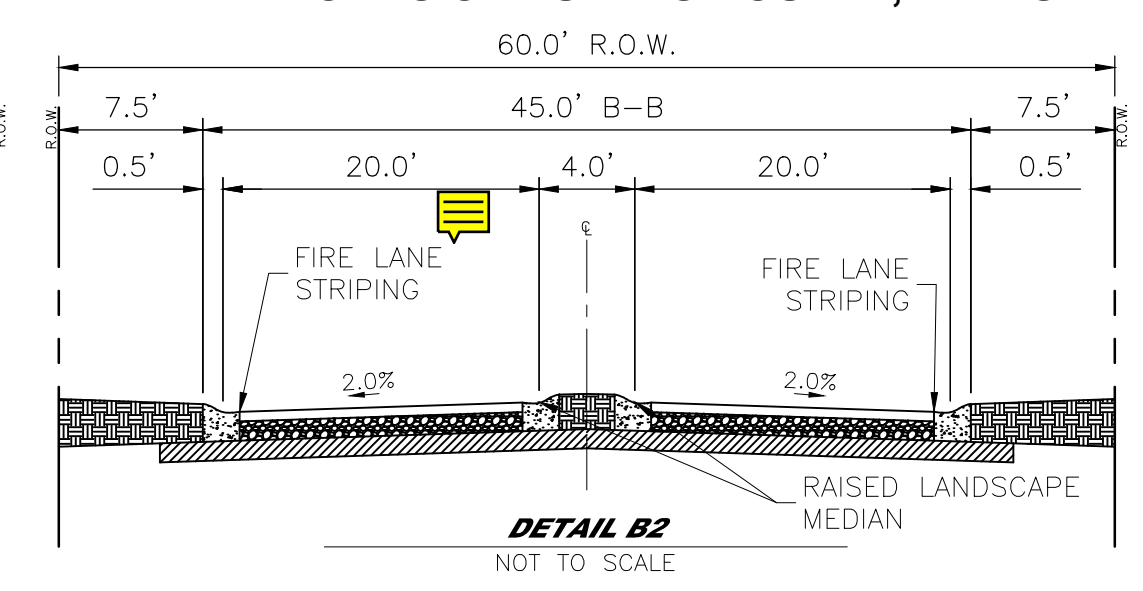
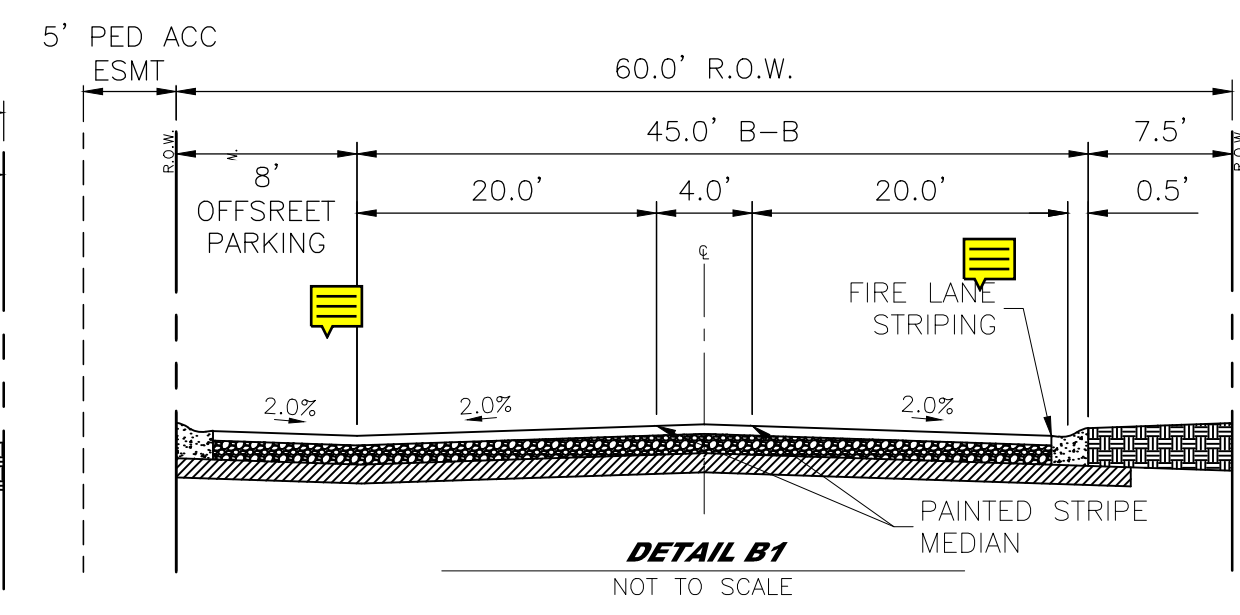
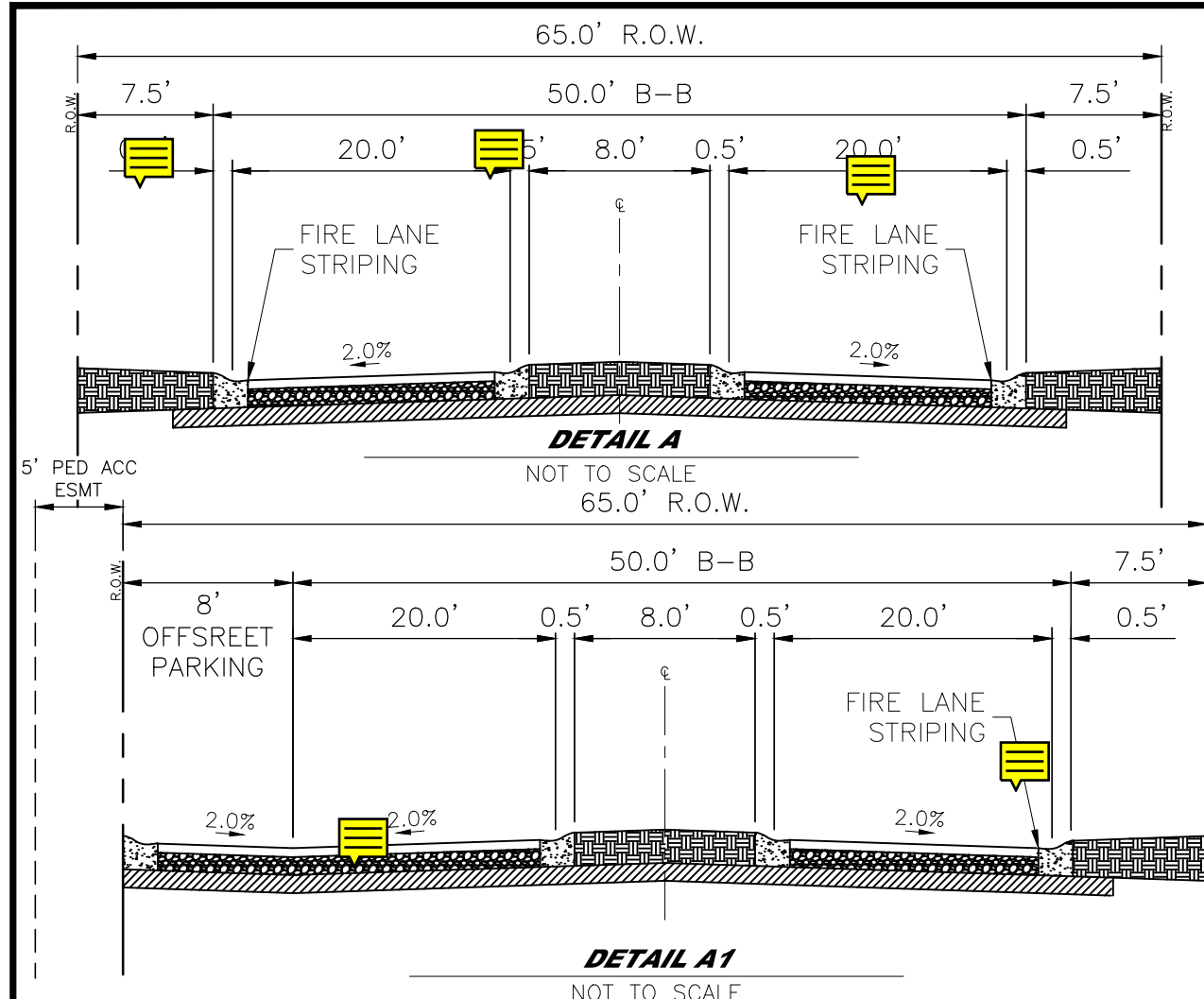
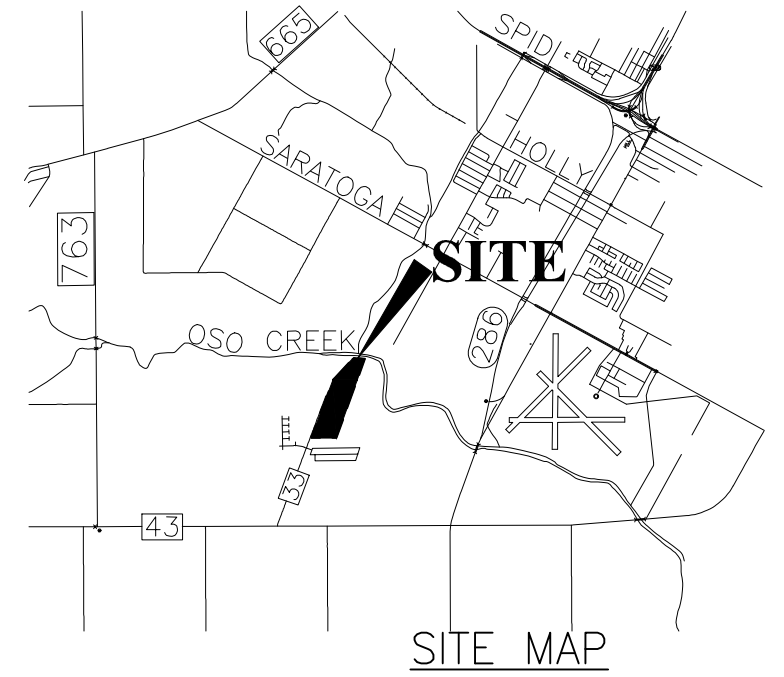
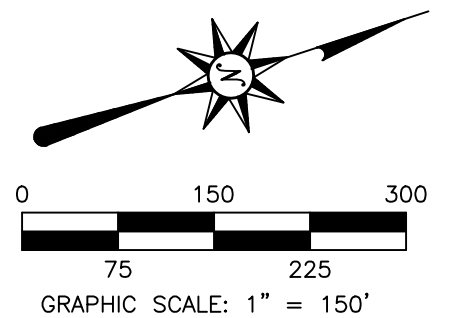
REVISIONS

NO.	REMARKS

Date: Jan 13, 2025, 3:43pm User ID: Cameron.Sides File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary EX SWQMP.dwg

LONDON TOWNE 10 PRELIMINARY MASTER PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LIMIT
- FLOODWAY LINE
- FLOOD PLAIN
- WATER EASEMENT TO BE ABANDONED

--- DENOTES SET 3/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

ENGINEER:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

Date: Jan 13, 2025, 3:06pm User ID: Cameron.Sides File: N:\Land Development\ENG 2023\30.101601 - London Site (62.3 AC)\5 - Survey\30.101601 Preliminary Master Plat.dwg

CALLLED 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 135, 139, AND 140 AND SECTION "D", LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2015011169, O.P.R.N.C.T.) (OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY)

CALLLED 141.66 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 140, ABSTRACT 612 OF THE LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2021024390, O.P.R.N.C.T.)

308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 941343, O.P.R.N.C.T.) (OWNER: CITY OF CORPUS CHRISTI)

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	10.00'	15.92'	91°11'24"	14.29'
C2	10.00'	15.71'	90°00'00"	14.14'
C3	302.00'	14.87'	2°49'16"	14.87'
C4	302.00'	55.77'	10°34'49"	55.69'
C5	302.00'	40.17'	7°37'17"	40.14'
C6	10.00'	16.09'	92°11'05"	14.41'
C7	10.00'	16.99'	97°22'00"	15.02'
C8	282.00'	48.07'	9°45'59"	48.01'
C9	10.00'	12.42'	71°09'59"	11.64'
C10	10.00'	19.00'	108°50'01"	16.27'
C11	60.00'	38.78'	37°01'39"	38.10'
C12	60.00'	39.58'	37°47'44"	38.87'
C13	60.00'	52.20'	49°51'06"	50.57'
C14	60.00'	27.62'	26°22'41"	27.38'
C15	10.00'	12.42'	71°09'59"	11.64'
C16	10.00'	15.71'	90°00'02"	14.14'
C17	10.00'	15.71'	89°59'58"	14.14'
C18	10.00'	15.71'	89°59'58"	14.14'
C19	10.00'	15.71'	90°00'02"	14.14'
C20	10.02'	15.70'	89°48'06"	14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C21	10.00'	15.71'	90°00'00"	14.14'
C22	10.00'	15.71'	89°59'57"	14.14'
C23	10.00'	15.71'	90°00'02"	14.14'
C24	10.00'	15.71'	90°00'02"	14.14'
C25	10.00'	15.71'	89°59'58"	14.14'
C26	10.00'	15.33'	87°49'08"	13.87'
C27	10.00'	15.53'	88°57'17"	14.01'
C28	10.00'	14.15'	81°05'47"	13.00'
C29	10.00'	17.26'	98°54'13"	15.20'
C30	10.00'	14.15'	81°05'47"	13.00'
C31	10.00'	17.26'	98°54'04"	15.20'
C32	10.00'	14.15'	81°06'03"	13.00'
C33	10.00'	17.26'	98°53'58"	15.20'
C34	9.96'	15.72'	90°25'03"	14.14'
C35	10.00'	15.78'	90°25'44"	14.19'
C36	313.00'	65.27'	11°56'54"	65.15'
C37	287.00'	63.78'	16°43'31"	63.48'
C38	320.76'	64.01'	11°25'59"	63.90'
C39	287.00'	19.44'	3°52'55"	19.44'
C40	10.00'	15.71'	90°00'00"	14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C41	10.00'	15.71'	90°00'00"	14.14'
C42	10.00'	16.28'	93°16'31"	14.54'
C43	60.00'	41.65'	39°46'33"	40.82'
C44	60.00'	58.88'	56°13'31"	56.54'
C45	60.00'	45.24'	43°12'01"	44.17'
C46	60.00'	50.33'	48°03'28"	48.86'
C47	60.00'	50.37'	48°05'48"	48.90'
C48	60.00'	39.72'	37°55'48"	39.00'
C49	60.00'	62.47'	59°38'59"	59.68'
C50	60.00'	46.90'	44°47'03"	45.71'
C51	60.00'	44.30'	42°18'09"	43.30'
C52	10.00'	11.71'	67°04'09"	11.05'
C53	10.00'	15.71'	90°00'00"	14.14'
C54	10.00'	15.71'	89°59'44"	14.14'
C55	10.00'	16.50'	94°31'19"	14.69'
C56	58.00'	101.64'	100°24'26"	89.13'
C57	58.00'	79.94'	78°58'03"	73.76'
C58	58.00'	23.12'	22°50'13"	22.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°45'49"W	18.35'
L2	N85°39'18"W	53.90'
L3	N88°43'18"E	23.86'
L4	N73°25'45"W	53.92'
L5	N66°09'43"W	43.89'
L6	S59°24'26"E	22.14'
L7	N59°24'20"W	99.73'
L8	N50°12'56"W	31.48'
L9	N12°39'48"W	13.21'
L10	N25°30'45"W	50.03'
L11	S40°59'23"W	24.51'
L12	N12°39'48"W	13.21'
L13	N25°37'57"W	26.00'
L14	N50°53'12"W	25.58'
L15	N59°28'03"W	61.76'
L16	N65°53'05"W	13.02'
L17	N65°53'05"W	29.86'
L18	N73°52'42"W	48.06'
L19	S81°23'55"W	12.12'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S81°23'55"W	115.75'
L21	N71°56'37"W	4.23'
L22	S88°46'46"E	12.26'
L23	N52°16'26"E	6.87'
L24	N89°08'38"E	45.47'
L25	S85°39'13"E	62.77'
L26	S75°36'50"E	12.16'
L27	S77°04'50"W	3.63'
L28	S89°08'38"W	68.21'
L30	S61°41'46"W	27.71'

- NOTES:**
- TOTAL PLATTED AREA CONTAINS 64.0497 ACRES OF LAND. (INCLUDES STREET DEDICATION)
 - 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 OS CREEK FLOWS DIRECTLY INTO THE OS 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.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - THE ENTIRE PROPERTY LIES WITHIN THE ANNEXATION LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
 - BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND "AE" AND THE SPECIAL FLOODWAY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0505 G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 - THERE ARE 8 TOTAL NON-BUILDABLE/OPEN SPACES THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLOT.
 - EACH LOT MUST COMPLY WITH THE PROPOSED ZONING DESIGNATION.
 - EACH LOT WIDTH SHALL CONFORM TO ZONING STANDARDS.
 - PROPERTY CURRENTLY NOT ZONED. TO BE ZONED RS-4.5 AFTER ANNEXATION.
 - SOME STREET NAMES SHOWN ARE PRELIMINARY AND WILL BE REVISED FOR APPROVAL AT THE FINAL PLAT STAGE.
 - INTERNAL ROW AND STREETS TO FOLLOW L-1C STANDAR FROM UDC TABLE 8.2.1 LOCAL STREET STANDARDS
 - EACH UNIT PROJECTED AS 1 UNIT EVERY 2 YEARS.

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F.324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-8900
FAX: (979) 245-8345

LONDON TOWNE
PRELIMINARY MASTER PLAT

PROJECT NAME:

BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PROJECT INFO:

NAME	DRAWN BY: RMM	CHECKED BY:	RMM	JOB NO.	30.101601
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PAGE NO:

OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

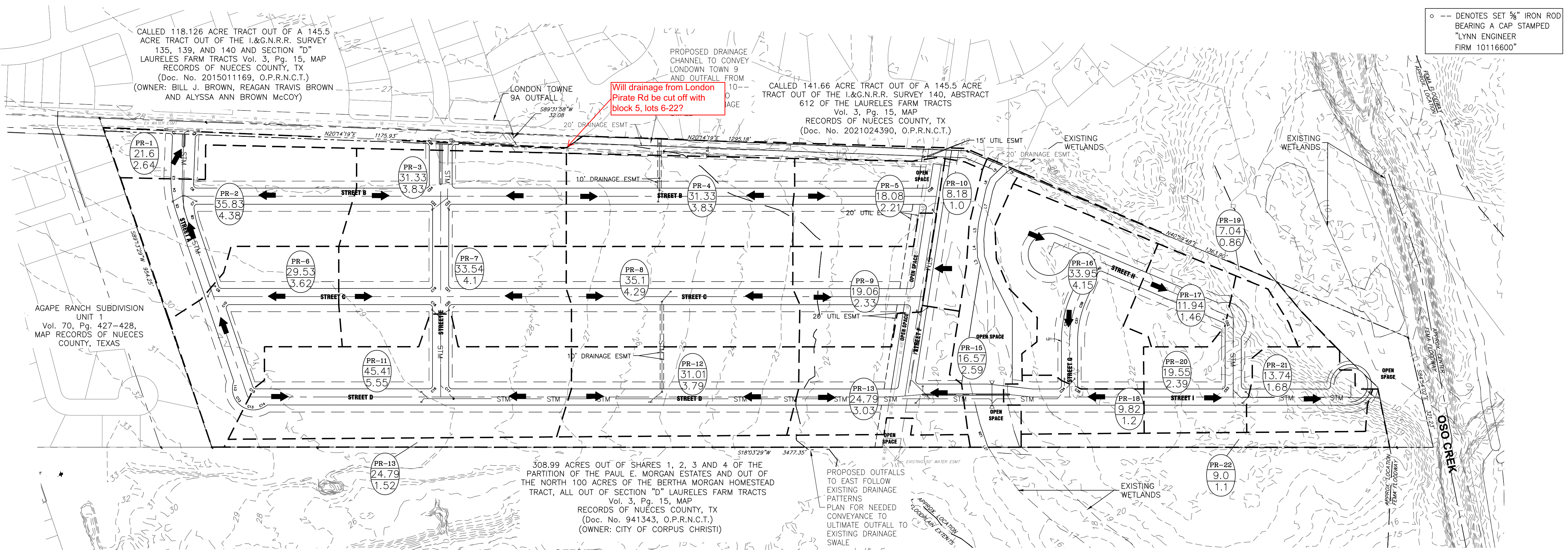
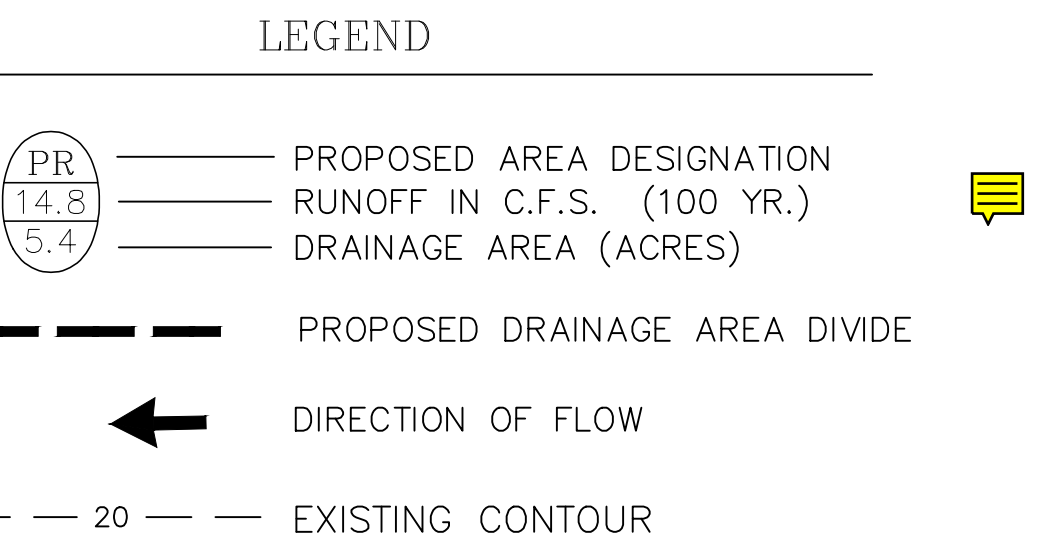
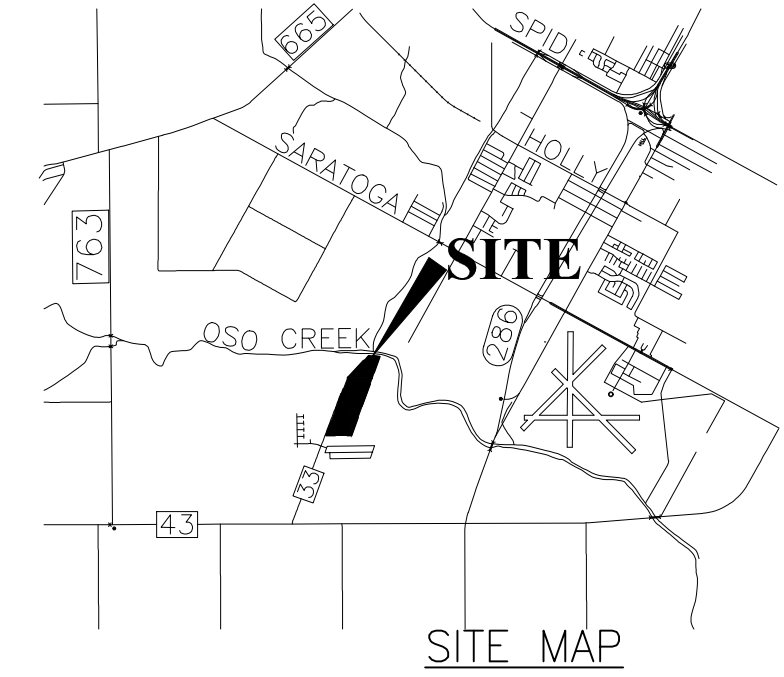
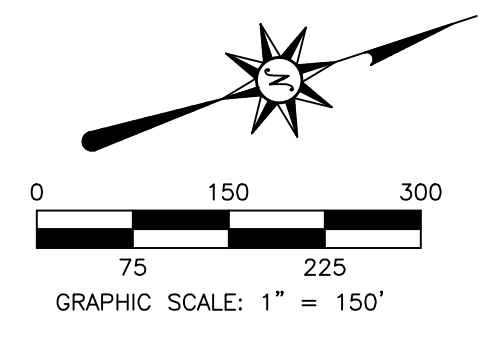
ENGINEER:
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2200 AVENUE A
BAY CITY, TEXAS 77414

SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

LONDON TOWNE 10

PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - PROPOSED

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ARE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



AREA	ACRES	C	PROPOSED CONDITIONS							
			5 YEAR		25 YEAR		100 YEAR			
			Tc (min)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)
PR-1	2.64	0.55	10	6.71	9.74	9.4	13.61	11.9	17.28	
PR-2	4.38	0.55	10	6.71	16.16	9.4	22.57	11.9	28.67	
PR-3	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07	
PR-4	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07	
PR-5	2.21	0.55	10	6.71	8.16	9.4	11.39	11.9	14.46	
PR-6	3.61	0.55	10	6.71	13.32	9.4	18.60	11.9	23.63	
PR-7	4.10	0.55	10	6.71	15.13	9.4	21.13	11.9	26.83	
PR-8	4.29	0.55	10	6.71	15.83	9.4	22.11	11.9	28.08	
PR-9	2.33	0.55	10	6.71	8.60	9.4	12.01	11.9	15.25	
PR-10	1.00	0.55	10	6.71	3.69	9.4	5.15	11.9	6.55	
PR-11	5.55	0.55	10	6.71	20.48	9.4	28.60	11.9	36.32	
PR-12	3.79	0.55	10	6.71	13.99	9.4	19.53	11.9	24.81	
PR-13	3.03	0.55	10	6.71	11.18	9.4	15.62	11.9	19.83	
PR-14	1.52	0.55	10	6.71	5.61	9.4	7.83	11.9	9.95	
PR-15	2.59	0.43	10	6.71	7.47	9.4	10.44	11.9	13.25	
PR-16	4.15	0.55	10	6.71	15.32	9.4	21.39	11.9	27.16	
PR-17	1.46	0.55	10	6.71	5.39	9.4	7.52	11.9	9.56	
PR-18	1.20	0.55	10	6.71	4.43	9.4	6.18	11.9	7.85	
PR-19	0.86	0.55	10	6.71	3.17	9.4	4.43	11.9	5.63	
PR-20	2.39	0.55	10	6.71	8.82	9.4	12.32	11.9	15.64	
PR-21	1.68	0.55	10	6.71	6.20	9.4	8.66	11.9	11.00	
PR-22	1.10	0.55	10	6.71	4.06	9.4	5.67	11.9	7.20	
TOTAL	61.54				225.03		314.23		399.08	

*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

Update 12/13/24: Previous discussions confirmed with Public Works Stormwater that this public property could NOT be used for drainage and/or mitigation for private development. Existing pond is a borrow pit, not regional detention. Remove labeling of public property and provide alternative mitigation within the private development.

The City will not allow the offsite drainage to this pond. Provide alternative mitigation.

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F.324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-6900
FAX: (979) 245-6345

LONDON TOWNE 10

PROJECT NAME: **BRASELTON DEVELOPMENT COMPANY**

STORM WATER QUALITY MANAGEMENT PLAN

CUSTOMER NAME:

PROJECT INFO:	NAME	DATE	JOB NO.
	DRAWN BY: GC	CHECKED BY: MAH	30.101601
	DESIGNED BY: RMM		

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

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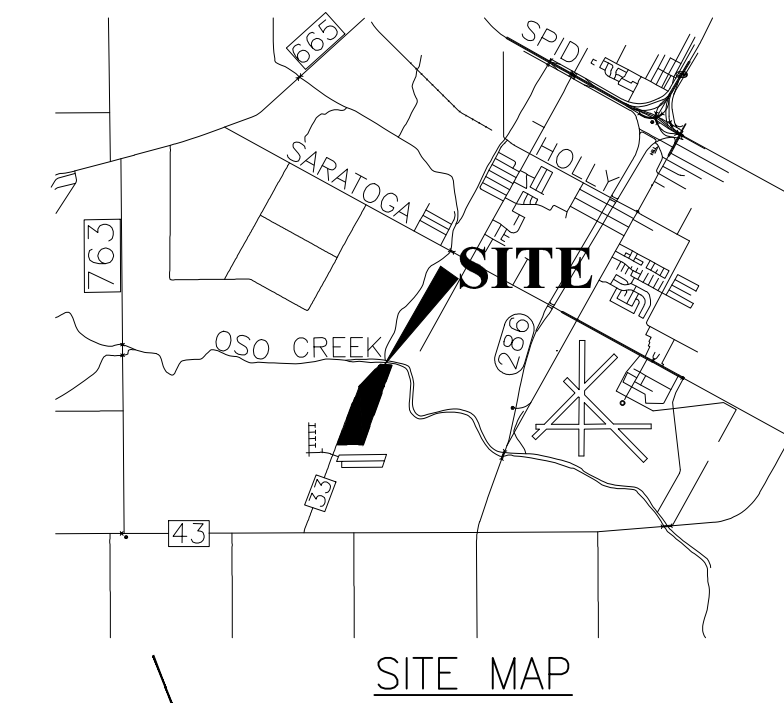
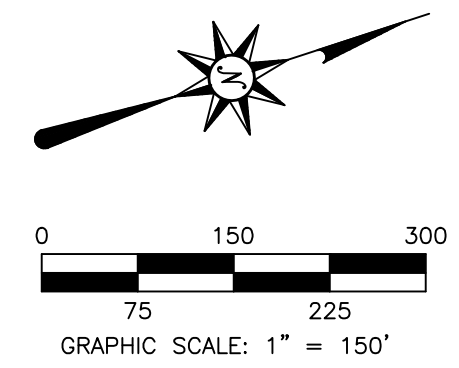
OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

ENGINEER:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

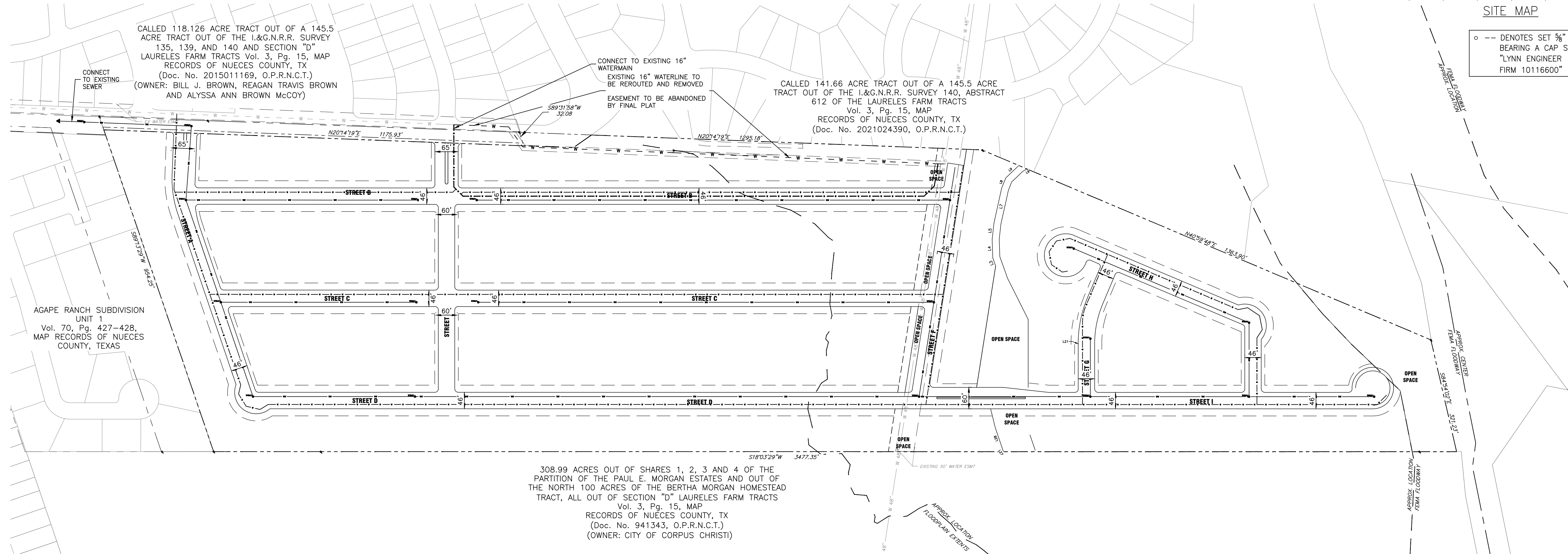
SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

LONDON TOWNE PRELIMINARY ENGINEERING PLAN

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT
OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP
RECORDS OF NUECES COUNTY, TEXAS.



- LEGEND:
- PROPERTY LINE
 - - - - EASEMENT LINE
 - - - - SETBACK LIMIT
 - FLOODWAY LINE
 - FLOOD PLAIN
 - WTR ——— PROPOSED WATER LINE
 - WW ——— PROPOSED WASTE WATER LINE



PER TEXAS SEC. OF STATE 30 TAC 285.91(3) TABLE 3
WW USAGE RATES FOR SF RESIDENTIAL 3500SF OR LESS
ESTIMATED WATER & WASTEWATER FLOWS:
92,625 GPD FOR THIS SUBD.

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-8900
FAX: (979) 245-8345

LONDON TOWNE
PRELIMINARY ENGINEERING PLAN

PROJECT NAME:
BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

PROJECT INFO:	NAME:	DRAWN BY: RMM	CHECKED BY: \$\$\$	DESIGNED BY:	RMM	JOB NO.:	30.101601
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PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

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OWNER:
 BRASELTON DEVELOPMENT
 5337 YORKTOWN BLVD #10d
 CORPUS CHRISTI, TX 78413

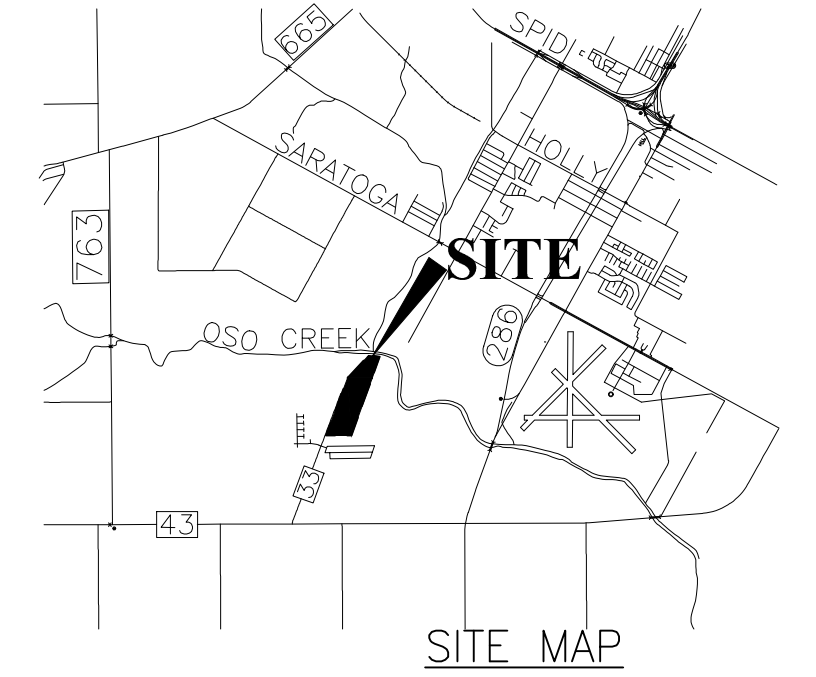
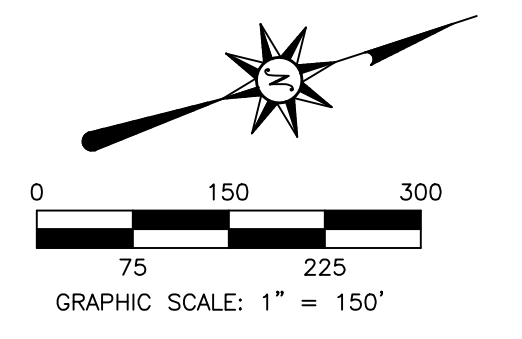
ENGINEER:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

SURVEYOR:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

LONDON TOWNE 10

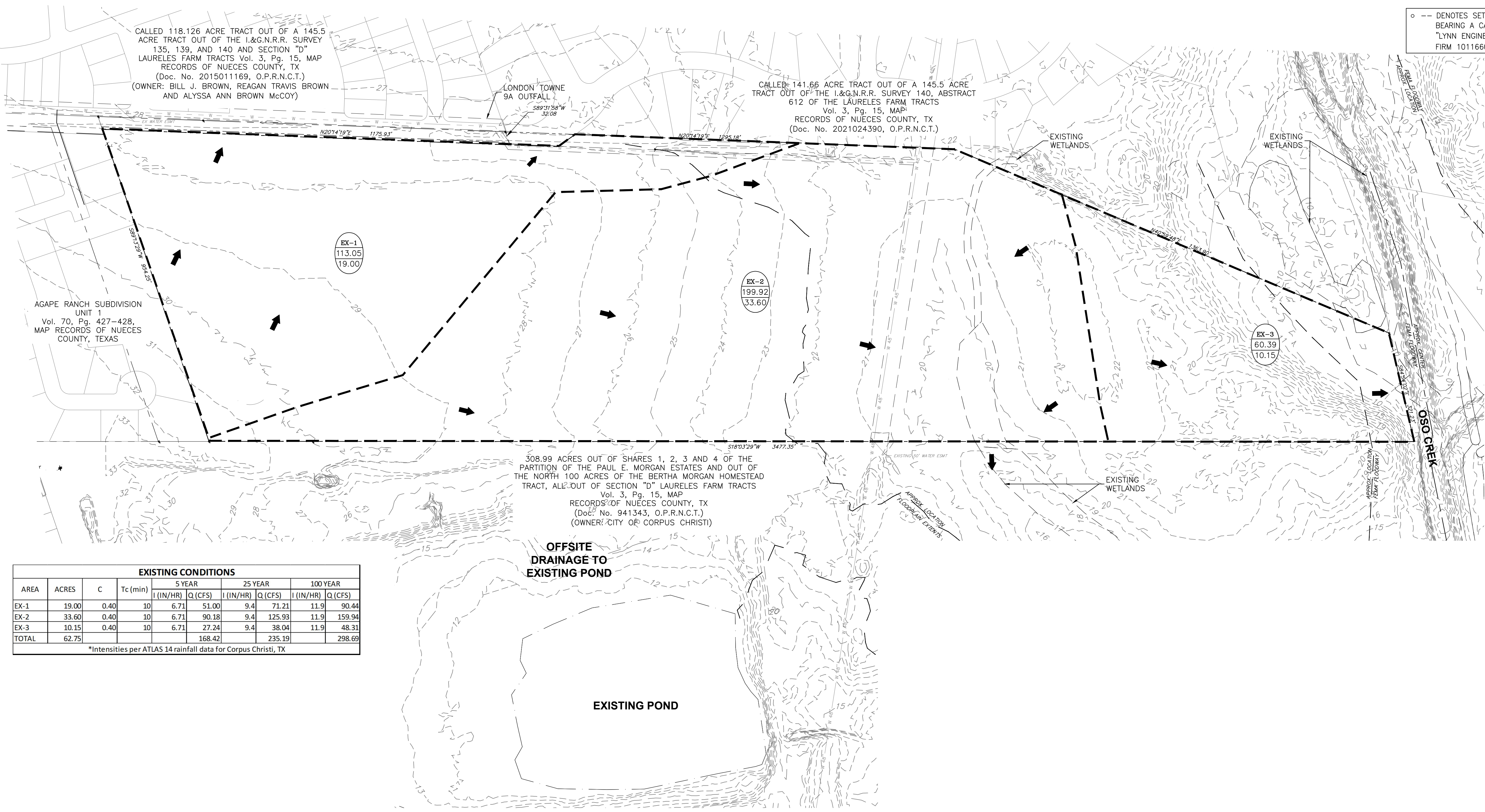
PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - EXISTING

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
 BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ARE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND

	EXISTING AREA DESIGNATION
	RUNOFF IN C.F.S. (100 YR.)
	DRAINAGE AREA (ACRES)
	EXISTING DRAINAGE AREA DIVIDE
	DIRECTION OF FLOW
	EXISTING CONTOUR



CALLLED 118.126 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 135, 139, AND 140 AND SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2015011169, O.P.R.N.C.T.) (OWNER: BILL J. BROWN, REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY)

CALLLED 141.66 ACRE TRACT OUT OF A 145.5 ACRE TRACT OUT OF THE I.&G.N.R.R. SURVEY 140, ABSTRACT 612 OF THE LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 2021024390, O.P.R.N.C.T.)

308.99 ACRES OUT OF SHARES 1, 2, 3 AND 4 OF THE PARTITION OF THE PAUL E. MORGAN ESTATES AND OUT OF THE NORTH 100 ACRES OF THE BERTHA MORGAN HOMESTEAD TRACT, ALL OUT OF SECTION "D" LAURELES FARM TRACTS Vol. 3, Pg. 15, MAP RECORDS OF NUECES COUNTY, TX (Doc. No. 941343, O.P.R.N.C.T.) (OWNER: CITY OF CORPUS CHRISTI)

EXISTING CONDITIONS									
AREA	ACRES	C	Tc (min)	5 YEAR		25 YEAR		100 YEAR	
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
EX-1	19.00	0.40	10	6.71	51.00	9.4	71.21	11.9	90.44
EX-2	33.60	0.40	10	6.71	90.18	9.4	125.93	11.9	159.94
EX-3	10.15	0.40	10	6.71	27.24	9.4	38.04	11.9	48.31
TOTAL	62.75				168.42		235.19		298.69

*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

F-324

LYNN ENGINEERING
 TEXAS REGISTERED ENGINEERING FIRM F-324
 TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
 BAY CITY, TX 77414
 PH: (979) 245-8900
 FAX: (979) 245-8345

LONDON TOWNE 10

STORM WATER QUALITY MANAGEMENT PLAN

PROJECT NAME:
BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:
BRASELTON DEVELOPMENT COMPANY

PROJECT INFO:	NAME:	DRAWN BY: GC	CHECKED BY: MAH	DESIGNED BY:	RNM	JOB NO.:	30.101601
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PRINTED

DATE	REMARKS

REVISIONS

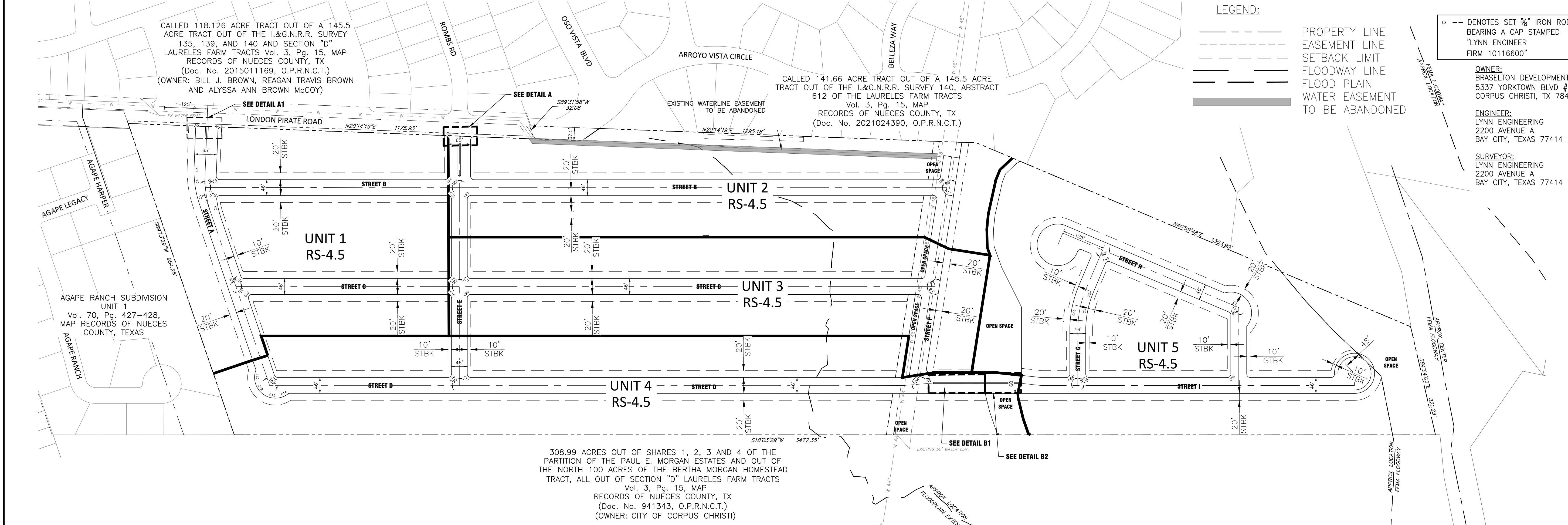
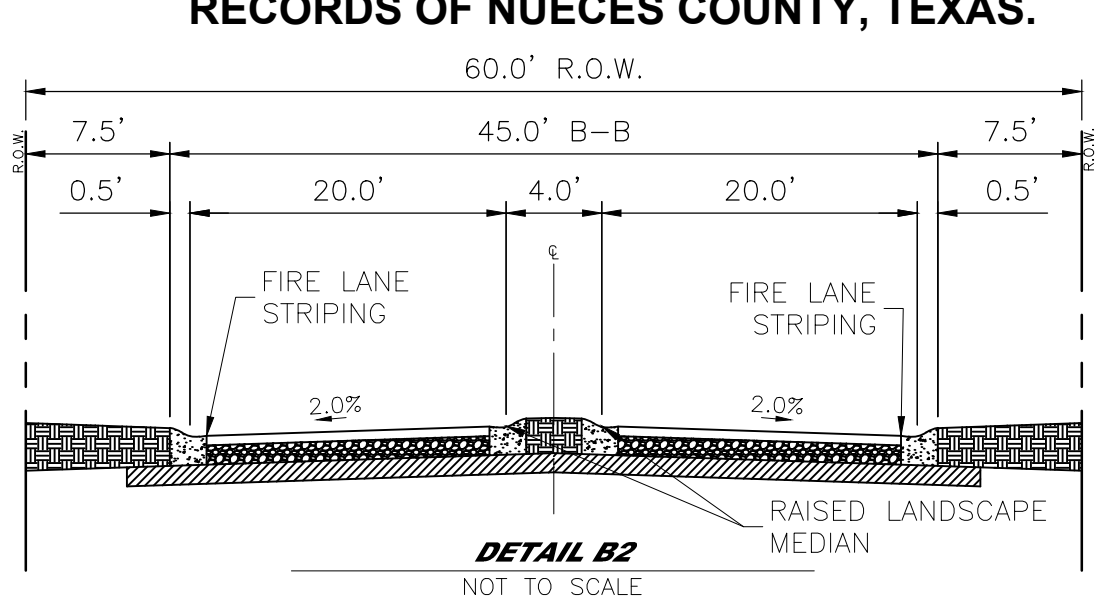
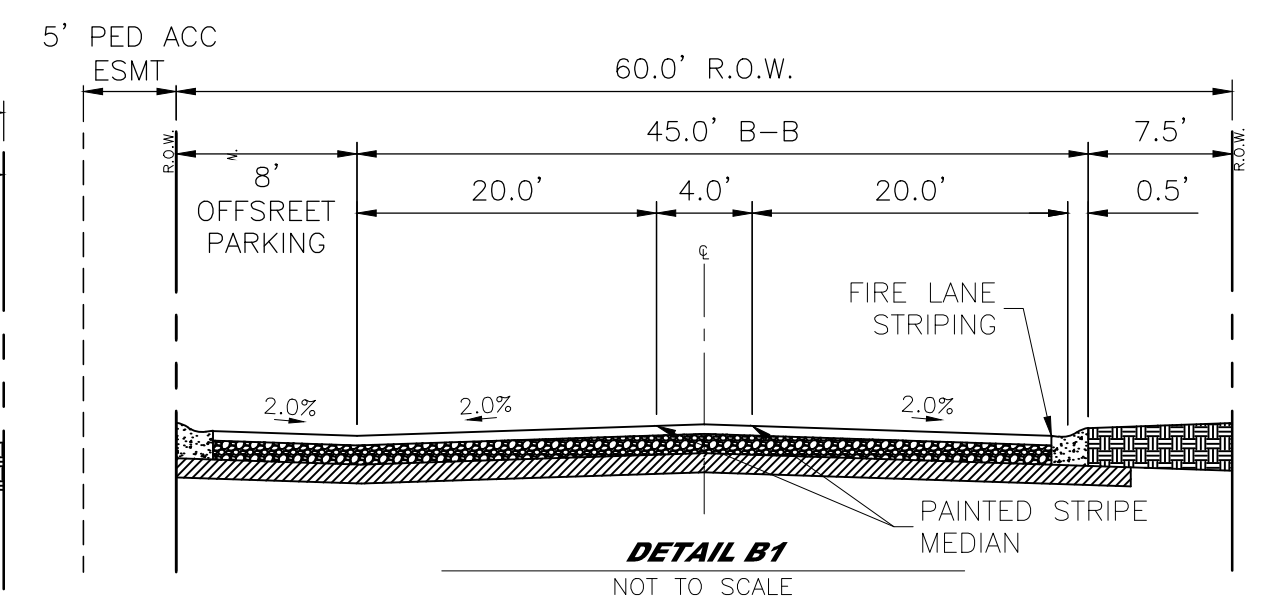
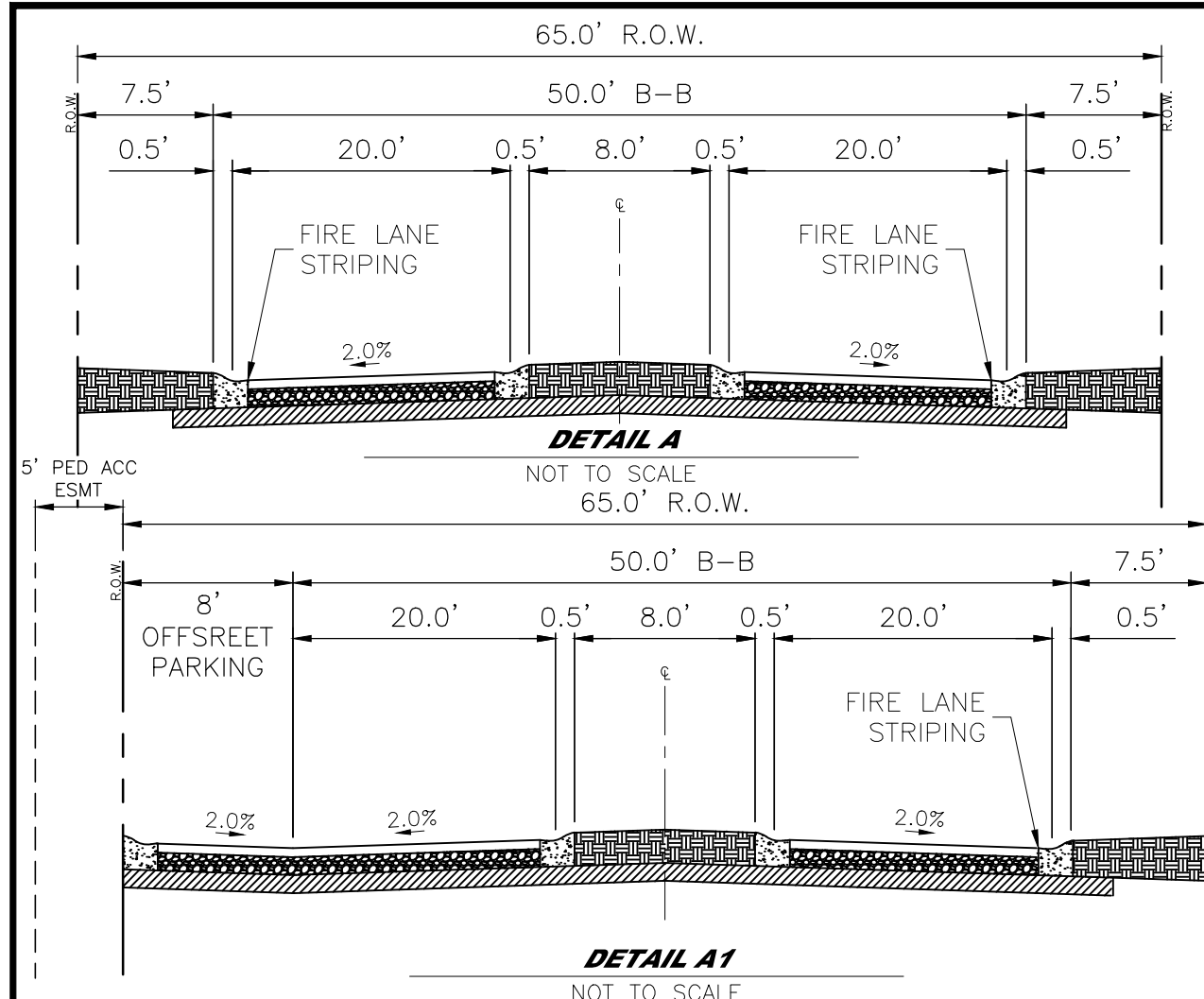
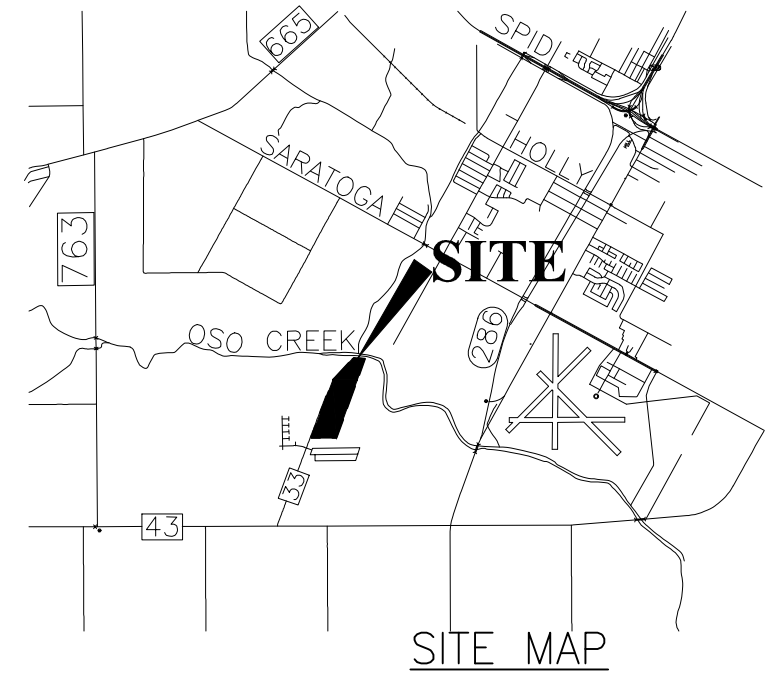
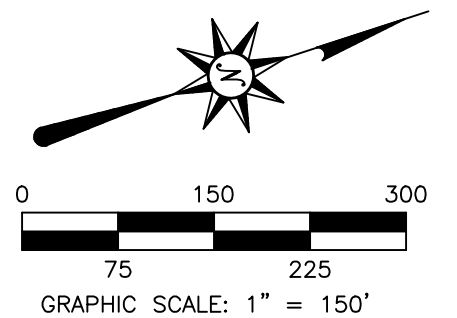
NO.	REMARKS

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Date: Jan 13, 2025, 3:43pm User ID: Cameron.Sides
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LONDON TOWNE 10 PRELIMINARY MASTER PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND:
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LIMIT
 - - - - - FLOODWAY LINE
 - - - - - FLOOD PLAIN
 - - - - - WATER EASEMENT
 - - - - - TO BE ABANDONED

○ --- DENOTES SET 3/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

OWNER:
 BRASELTON DEVELOPMENT
 5337 YORKTOWN BLVD #10d
 CORPUS CHRISTI, TX 78413

ENGINEER:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

SURVEYOR:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

LYNN ENGINEERING
 TEXAS REGISTERED ENGINEERING FIRM F.324
 TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
 BAY CITY, TX 77414
 PH: (979) 245-8900
 FAX: (979) 245-8345

LONDON TOWNE
 PRELIMINARY MASTER PLAT

PROJECT NAME:

BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	10.00'	15.92'	91°11'24"	14.29'	N65°46'42"E
C2	10.00'	15.71'	90°00'00"	14.14'	N24°45'35"W
C3	302.00'	14.87'	2°49'16"	14.87'	S71°10'04"E
C4	302.00'	55.77'	10°34'49"	55.69'	S77°52'06"E
C5	302.00'	40.17'	7°37'17"	40.14'	S86°58'09"E
C6	10.00'	16.09'	92°11'05"	14.41'	S64°09'02"W
C7	10.00'	16.99'	97°22'00"	15.02'	N30°37'36"W
C8	282.00'	48.07'	9°45'59"	48.01'	N84°02'25"W
C9	10.00'	12.42'	71°09'59"	11.64'	S53°38'29"W
C10	10.00'	19.00'	108°50'01"	16.27'	N36°21'31"W
C11	60.00'	38.78'	37°01'39"	38.10'	S69°20'31"E
C12	60.00'	39.58'	37°47'44"	38.87'	N73°14'48"E
C13	60.00'	52.20'	49°51'06"	50.57'	N29°25'23"E
C14	60.00'	27.62'	26°22'41"	27.38'	N8°41'31"W
C15	10.00'	12.42'	71°09'59"	11.64'	S53°38'29"W
C16	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C17	10.00'	15.71'	89°59'58"	14.14'	N63°03'28"E
C18	10.00'	15.71'	89°59'58"	14.14'	N63°03'28"E
C19	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C20	10.02'	15.70'	89°48'06"	14.14'	S26°56'32"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C21	10.00'	15.71'	89°59'23"	14.14'	S63°03'28"W
C22	10.00'	15.71'	89°59'57"	14.14'	N63°03'28"E
C23	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C24	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C25	10.00'	15.71'	89°59'58"	14.14'	S63°03'28"W
C26	10.00'	15.33'	87°49'08"	13.87'	N64°08'53"E
C27	10.00'	15.53'	88°57'17"	14.01'	N25°51'07"W
C28	10.00'	14.15'	81°05'47"	13.00'	S22°29'32"E
C29	10.00'	17.26'	98°54'13"	15.20'	N67°30'28"E
C30	10.00'	14.15'	81°05'47"	13.00'	S22°29'32"E
C31	10.00'	17.26'	98°54'04"	15.20'	N67°30'28"E
C32	10.00'	14.15'	81°06'03"	13.00'	S22°29'31"E
C33	10.00'	17.26'	98°53'58"	15.20'	S67°30'28"W
C34	9.96'	15.72'	90°25'03"	14.14'	N26°56'33"W
C35	10.00'	15.78'	90°25'44"	14.19'	S63°16'09"W
C36	313.00'	65.27'	11°56'54"	65.15'	N66°09'18"W
C37	287.00'	83.78'	16°43'31"	83.48'	N61°37'43"W
C38	320.76'	64.01'	11°25'59"	63.90'	N54°41'23"W
C39	287.00'	19.44'	3°52'55"	19.44'	S81°01'26"E
C40	10.00'	15.71'	90°00'00"	14.14'	S4°00'46"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C41	10.00'	15.71'	90°00'00"	14.14'	S85°59'14"W
C42	10.00'	16.28'	93°16'31"	14.54'	S5°39'01"E
C43	60.00'	41.65'	39°46'33"	40.82'	S32°24'00"E
C44	60.00'	58.88'	56°13'31"	56.54'	S15°36'02"W
C45	60.00'	45.24'	43°12'01"	44.17'	S65°18'47"W
C46	60.00'	50.33'	48°03'28"	48.86'	N69°03'29"W
C47	60.00'	50.37'	48°05'48"	48.90'	N20°58'51"W
C48	60.00'	39.72'	37°55'48"	39.00'	N22°01'57"E
C49	60.00'	62.47'	59°38'59"	59.68'	N31°05'22"E
C50	60.00'	46.90'	44°47'03"	45.71'	N83°18'23"E
C51	60.00'	44.30'	42°18'09"	43.30'	S53°09'01"E
C52	10.00'	11.71'	67°04'09"	11.05'	S74°31'19"W
C53	10.00'	15.71'	90°00'00"	14.14'	S26°56'37"E
C54	10.00'	15.71'	89°59'44"	14.14'	N63°03'31"E
C55	10.00'	16.50'	94°31'19"	14.69'	N26°26'00"W
C56	58.00'	101.64'	100°24'26"	89.13'	N23°25'25"W
C57	58.00'	79.94'	78°58'03"	73.76'	S44°18'51"E
C58	58.00'	23.12'	22°50'13"	22.96'	S6°35'17"W

LINE	BEARING	LENGTH
L1	N88°45'49"W	18.35'
L2	N85°39'18"W	53.90'
L3	N88°43'18"E	23.86'
L4	N73°25'45"W	53.92'
L5	N66°09'43"W	43.89'
L6	S59°24'26"E	22.14'
L7	N59°24'20"W	99.73'
L8	N50°12'56"W	31.48'
L9	N12°39'48"W	13.21'
L10	N25°30'45"W	50.03'
L11	S40°59'23"W	24.51'
L12	N12°39'48"W	13.21'
L13	N25°37'57"W	26.00'
L14	N50°53'12"W	25.58'
L15	N59°28'03"W	61.76'
L16	N65°53'05"W	13.02'
L17	N65°53'05"W	29.86'
L18	N73°52'42"W	48.06'
L19	S81°23'55"W	12.12'

LINE	BEARING	LENGTH
L20	S81°23'55"W	115.75'
L21	N71°56'37"W	4.23'
L22	S88°46'46"E	12.26'
L23	N52°16'26"E	6.87'
L24	N89°08'38"E	45.47'
L25	S85°39'13"E	62.77'
L26	S75°36'50"E	12.16'
L27	S77°04'50"W	3.63'
L28	S89°08'38"W	68.21'
L30	S61°41'46"W	27.71'

- NOTES:**
- TOTAL PLATTED AREA CONTAINS 64.0497 ACRES OF LAND. (INCLUDES STREET DEDICATION)
 - 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.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - THE ENTIRE PROPERTY LIES WITHIN THE ANNEXATION LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
 - BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND "AE" AND THE SPECIAL FLOODWAY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0505 G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 - THERE ARE 8 TOTAL NON-BUILDABLE/OPEN SPACES THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLOT.
 - EACH LOT MUST COMPLY WITH THE PROPOSED ZONING DESIGNATION.
 - EACH LOT WIDTH SHALL CONFORM TO ZONING STANDARDS.
 - PROPERTY CURRENTLY NOT ZONED. TO BE ZONED RS-4.5 AFTER ANNEXATION.
 - SOME STREET NAMES SHOWN ARE PRELIMINARY AND WILL BE REVISED FOR APPROVAL AT THE FINAL PLAT STAGE.
 - INTERNAL ROW AND STREETS TO FOLLOW L-1C STANDARD FROM UDC TABLE 8.2.1 LOCAL STREET STANDARDS
 - EACH UNIT PROJECTED AS 1 UNIT EVERY 2 YEARS.

PROJECT INFO:

NAME	DATE
DRAWN BY: RMM	
CHECKED BY:	
DESIGNED BY:	
RMM	
JOB NO.	30.101601

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO:

OWNER:
BRASELTON DEVELOPMENT
5337 YORKTOWN BLVD #10d
CORPUS CHRISTI, TX 78413

ENGINEER:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

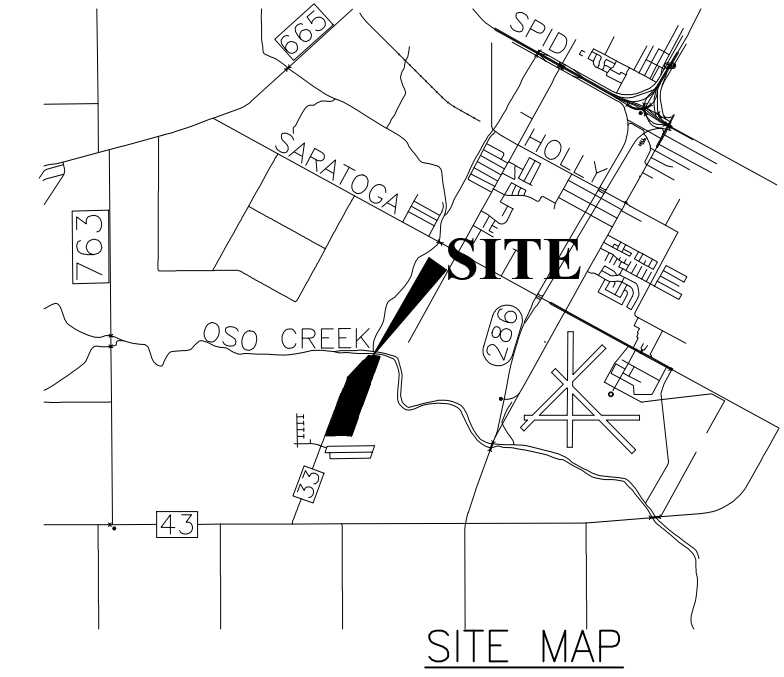
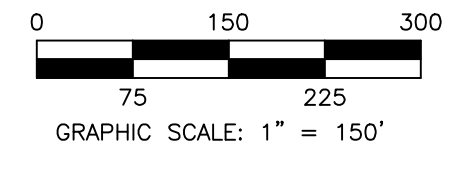
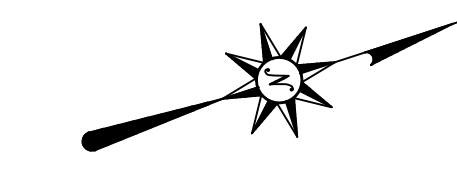
SURVEYOR:
LYNN ENGINEERING
2200 AVENUE A
BAY CITY, TEXAS 77414

LONDON TOWNE 10

PRELIMINARY STORM WATER QUALITY MANAGEMENT PLAN - PROPOSED

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ARE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

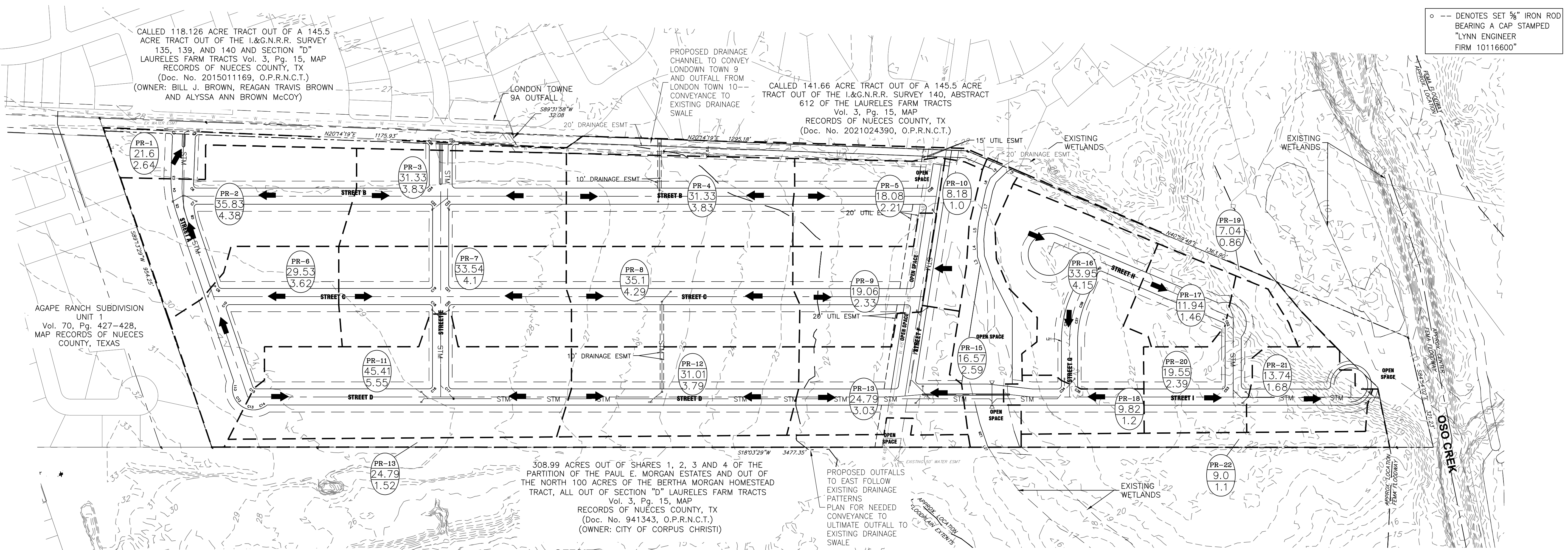


SITE MAP

○ -- DENOTES SET 5/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

LEGEND

- PR
14.8
5.4 — PROPOSED AREA DESIGNATION
- RUNOFF IN C.F.S. (100 YR.)
- DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE AREA DIVIDE
- ← DIRECTION OF FLOW
- - - 20 - - - EXISTING CONTOUR



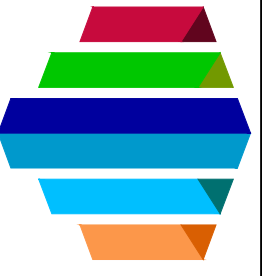
AREA	ACRES	C	Tc (min)	PROPOSED CONDITIONS					
				5 YEAR		25 YEAR		100 YEAR	
				I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)	I (IN/HR)	Q (CFS)
PR-1	2.64	0.55	10	6.71	9.74	9.4	13.61	11.9	17.28
PR-2	4.38	0.55	10	6.71	16.16	9.4	22.57	11.9	28.67
PR-3	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07
PR-4	3.83	0.55	10	6.71	14.13	9.4	19.74	11.9	25.07
PR-5	2.21	0.55	10	6.71	8.16	9.4	11.39	11.9	14.46
PR-6	3.61	0.55	10	6.71	13.32	9.4	18.60	11.9	23.63
PR-7	4.10	0.55	10	6.71	15.13	9.4	21.13	11.9	26.83
PR-8	4.29	0.55	10	6.71	15.83	9.4	22.11	11.9	28.08
PR-9	2.33	0.55	10	6.71	8.60	9.4	12.01	11.9	15.25
PR-10	1.00	0.55	10	6.71	3.69	9.4	5.15	11.9	6.55
PR-11	5.55	0.55	10	6.71	20.48	9.4	28.60	11.9	36.32
PR-12	3.79	0.55	10	6.71	13.99	9.4	19.53	11.9	24.81
PR-13	3.03	0.55	10	6.71	11.18	9.4	15.62	11.9	19.83
PR-14	1.52	0.55	10	6.71	5.61	9.4	7.83	11.9	9.95
PR-15	2.59	0.43	10	6.71	7.47	9.4	10.44	11.9	13.25
PR-16	4.15	0.55	10	6.71	15.32	9.4	21.39	11.9	27.16
PR-17	1.46	0.55	10	6.71	5.39	9.4	7.52	11.9	9.56
PR-18	1.20	0.55	10	6.71	4.43	9.4	6.18	11.9	7.85
PR-19	0.86	0.55	10	6.71	3.17	9.4	4.43	11.9	5.63
PR-20	2.39	0.55	10	6.71	8.82	9.4	12.32	11.9	15.64
PR-21	1.68	0.55	10	6.71	6.20	9.4	8.66	11.9	11.00
PR-22	1.10	0.55	10	6.71	4.06	9.4	5.67	11.9	7.20
TOTAL	61.54				225.03		314.23		399.08

*Intensities per ATLAS 14 rainfall data for Corpus Christi, TX

ARCH/ENG SEAL:

LYNN ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F.324
TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
BAY CITY, TX 77414
PH: (979) 245-8900
FAX: (979) 245-8345



LONDON TOWNE 10
PROJECT NAME:
BRASELTON DEVELOPMENT COMPANY
CUSTOMER NAME:
STORM WATER QUALITY MANAGEMENT PLAN

PROJECT INFO:
NAME: DRAWN BY: CC
CHECKED BY: MAH
DESIGNED BY:
RMM
JOB NO. 30.101601

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

DATE: PAGE NO:

Date: Jan 13, 2025, 3:26pm User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary PR SWQMP.dwg

ZONING REPORT CASE ZN8534

Applicant & Subject Property			
District: 1 Owner: Port of Corpus Christi Authority Applicant: Port of Corpus Christi Authority Address: 902-946 Lexington Avenue, located along the north side of Martin Luther King Drive and Interstate Highway 37 (IH-37), south of Minton Street, and east of Lexington Avenue. Legal Description: Lots 1-13, Block 6, The Highlands Acreeage of Subject Property: 1.52 acre(s).			
Zoning Request			
From: "RS-6" Single-Family 6 District (s) To: "IL" Light Industrial District (s) Purpose of Request: To allow an industrial development, including warehousing, fabrication, vehicle repairs, and office activities.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single Family	Vacant, Medium-Density Residential	Medium-Density Residential, Commercial
North	"IL" Light Industrial	Right-Of-Way (Minton St), Light Industrial	Right-of-Way (Minton St), Medium-Density Residential, Commercial
South	"IL" Light Industrial	Right-of-Way (IH-37), Commercial	Right-Of-Way (IH-37), Commercial
East	"IL" Light Industrial	Light Industrial	Commercial
West	"RS-6" Single-Family 6	Right-of-Way (Lexington Ave), Light Industrial	Right-of-Way (Lexington Avenue), Medium-Density Residential, Commercial
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 3 Page 58. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None. Code Violations: None			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Lexington Avenue	"Local" Residential	50-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane	75-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane

	Designation	Section Proposed	Section Existing
Minton Street	"Local" Residential	50-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane	55-Foot ROW 2 Thru-Lanes & On-Street Parking, No Median/Center Turn Lane
	Designation	Section Proposed	Section Existing
IH-37 (Interstate Highway 37)	"F1" Freeway/Expressway	400-Foot ROW 4-10 Lanes, Median	480-Foot ROW 8 Thru Lanes, Median

Transit: The Corpus Christi RTA services the subject property via Bus Route 12 Hillcrest/Baldwin, which is located near Kennedy Avenue and Koepke Street, northwest of the site.

Bicycle Mobility Plan: The subject property is immediately south of a proposed Bike Boulevard, along Lexington Avenue., north of Minton Street and the site.

Utilities

Gas: A 4-inch coated steel (active grid main) exists along the east side of Lexington Avenue.
Stormwater: A 15-inch RCP (active, and public) exists along west side of Lexington Avenue.
Wastewater: None.
Water: A 6-inch ACP (active, public, and distribution) line along Lexington Avenue.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: This plan provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ). It was adopted in 2016.
ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown ADP (Adopted on March 27, 2018).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	19 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)

Public Hearing Schedule

Planning Commission Hearing Date: January 22, 2025
City Council 1st Reading/Public Hearing Date: March 18, 2025
City Council 2nd Reading Date: March 25, 2025

Background:

The subject property, 1.52-acres in size, in District 1, is located along the north side of Martin Luther King Drive and Interstate Highway 37 (IH-37), south of Minton Street and east of Lexington Avenue, local residential streets, adjacent to parcels under the ownership of the Port of Corpus Christi Authority.

The Port of Corpus Christi administered a voluntary relocation program as part of the new Harbor Bridge Project. As part of this program and continued land acquisition, the Port has acquired several properties along Lexington Avenue.

The surrounding properties to the north, south, and east, are zoned "IL" Light Industrial, with light industrial uses to the north and east, and commercial uses to the South. The properties west of the subject parcel and Lexington Avenue are zoned "RS-6" Single-Family 6, with some light industrial uses. The site is zoned "RS-6" Single-Family 6, with a few vacant properties and others with medium-density residential uses.

The applicant is seeking a change in zoning to allow an industrial development, which may include warehousing; fabrication, vehicle repairs, and office activities.

The "IL" Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is Consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Downtown ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Downtown ADP ; however is not consistent with the FLUM designation of medium-density residential and commercial.

Staff Analysis:

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

- While inconsistent the Future Land Use Map, the proposed rezoning is generally consistent with the City of Corpus Christi Comprehensive Plan and the Downtown ADP, the proposed rezoning is inconsistent with the FLUM designation of medium-density residential and commercial.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property; and will have no adverse impact upon the surrounding neighborhood.

- The subject property is suitable for the uses permitted by the zoning district that would be applied by the Proposed Amendment.

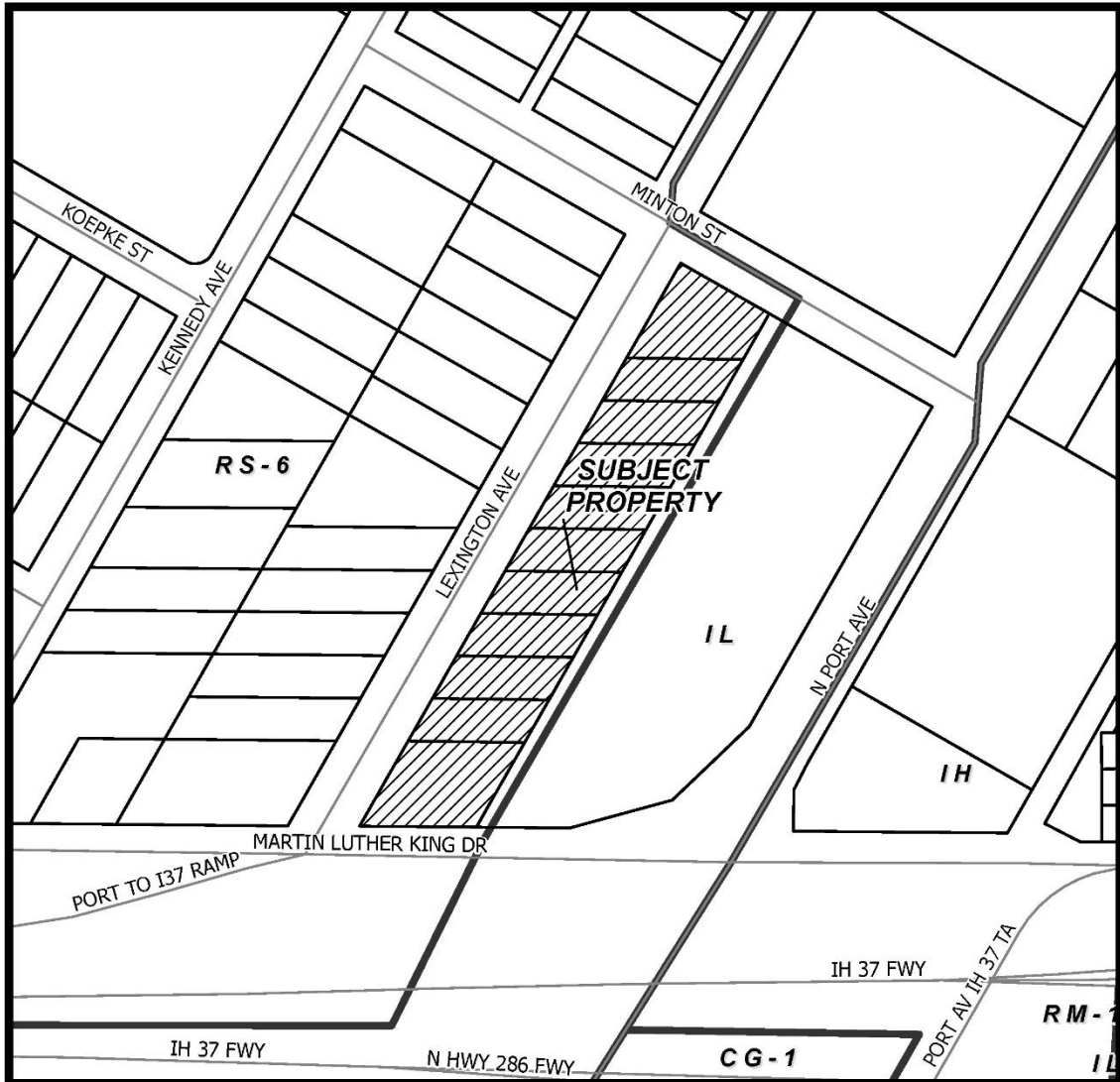
Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis, including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff Recommends approval of the change of zoning from the. “RS-6” Single-Family 6 District to the “IL” Light Industrial District.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map

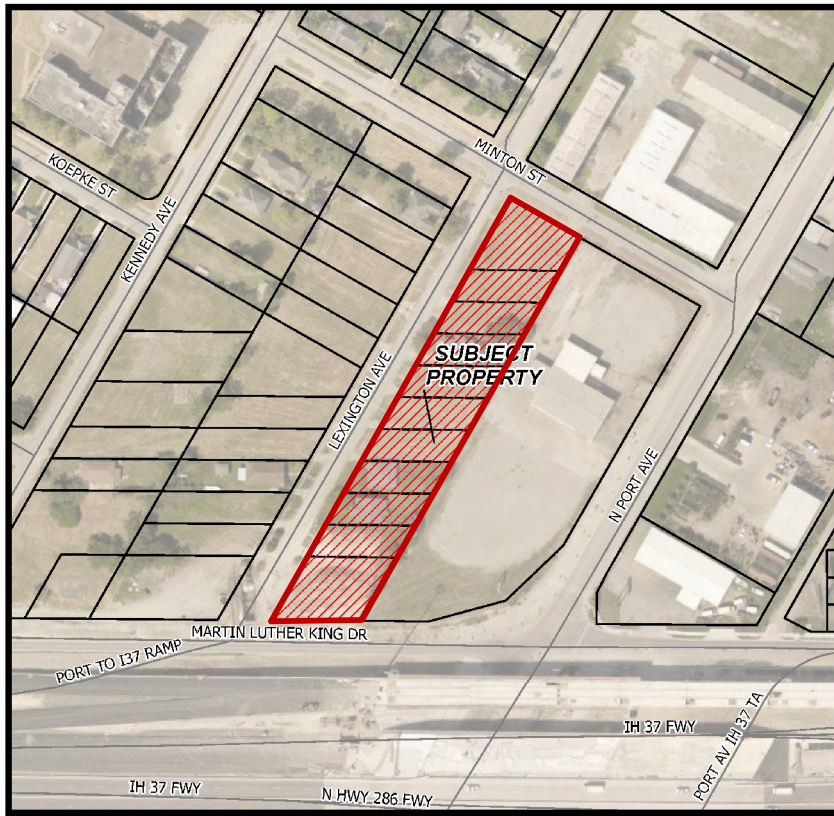


CASE: ZN8534
SUBJECT PROPERTY WITH ZONING

 Subject Property	
A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



Zoning Case ZN8534



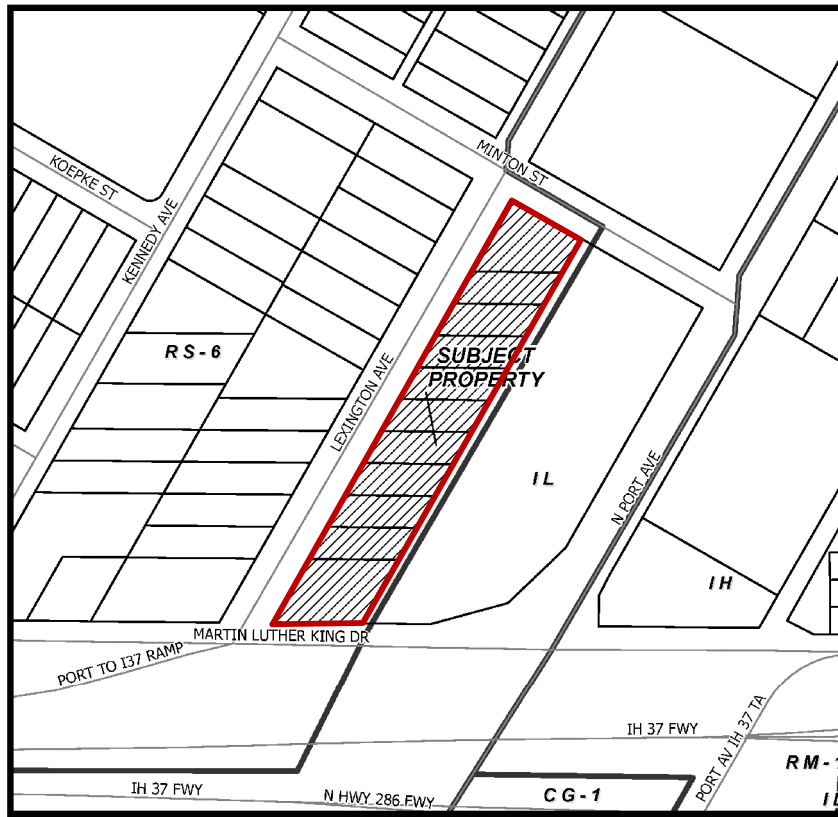
**Port of Corpus Christi Authority
District 1**

**Rezoning for various properties at or near
902 Lexington Avenue
From the “RS-6” Single-Family District
To the “IL” Light Industrial District**



Planning Commission
January 22, 2024

Zoning and Land Use



Proposed Use:

To allow light industrial uses; particularly the expansion of the Port's adjacent operational activities (warehouse, storage, and repair).

ADP (Area Development Plan):

Downtown, Adopted on March 27, 2018

FLUM (Future Land Use Map):

Medium-density residential, and commercial

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: ROW, Light Industrial; Zoned: IL

South: ROW, Commercial; Zoned: IL

East: Light Industrial; Zoned: IL

West: ROW, Light Industrial; Zoned: RS-6



Public Notification

19 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

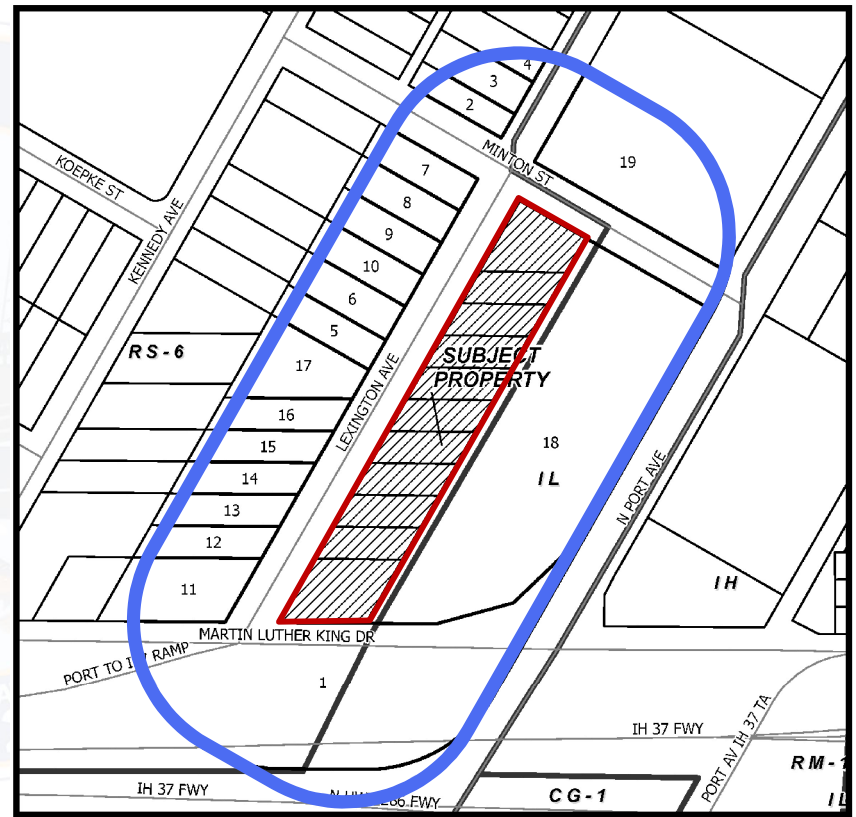
Notification Area

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

X

In Favor: 0 (0.00%)

O



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



Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan and the Downtown ADP. However, the proposed rezoning is inconsistent with the FLUM designation of medium-density residential and commercial.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and will have no adverse impact on the surrounding neighborhood.
- The subject property is suitable for the uses permitted by the zoning district that the Proposed Amendment would apply.

**STAFF RECOMMENDS APPROVAL
FROM THE “RS-6” SINGLE-FAMILY 6 DISTRICT
TO THE “IL” LIGHT INDUSTRIAL DISTRICT**