

J. Perales & Associates, PLLC dba

## J. Perales Civil Engineering and Planning Services

T.B.P.E. Firm # F-14207

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October 29, 2024

City of Corpus Christi  
Department Development Services  
2406 Leopard Street  
Corpus Christi, Texas 78408

Attention: Mr. Al Raymond, Director of Development Services

Subject: Request for Final Plat Time Extension for Kaspian Unit 1 Subdivision  
(22PL1049)

Dear Mr. Raymond:

The City of Corpus Christi's Unified Development Code, Section 3.8.5.F, Expiration of Final Plats, requires that public improvements necessary for recordation of a final plat be in place or under construction within twelve months of approval of the plat by the City of Corpus Christi Planning Commission. The final plat for the Kaspian Unit 1 Subdivision was approved by the City of Corpus Christi Planning Commission on December 13, 2023. Public improvements required for recording of this plat include significant offsite water and wastewater system improvements which qualify for reimbursement of costs in accordance with Sections 8.5.2.C.1 and 8.5.2.E.1 of the Unified Development Code. Requests for reimbursement agreements for public water and wastewater improvements were submitted by correspondence of December 12, 2023. The reimbursement agreement for water improvements was acted on by City Council on August 13 and 20 of this year. Unfortunately, completion of the requested reimbursement agreement for public wastewater improvements still has not been completed by staff for City Council review and action. Section 8.5.2.E.1.d. of the Unified Development Code specifically states that a "reimbursement agreement must be approved by the City Council before the developer starts construction". Because of the logistics involved in coordinating the construction of the various public improvements included within the proposed development, it is necessary to construct the wastewater collection system prior to the other improvements. Commencement of construction of improvements required for recording of the final plat is, therefore, still on hold pending review of the wastewater reimbursement agreement by the City Council.

The purpose of this correspondence is to formally request a twelve month time extension for the recording of the Kaspian Unit 1 final plat, in accordance with Section 3.8.5.F. of the Unified Development Code, to allow time for completion and execution of the wastewater reimbursement agreement and subsequent commencement of construction.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Juan Perales, Jr., P.E.  
J. Perales and Associates, PLLC  
dba J. Perales Civil Engineering & Planning Services