

# PLANNING COMMISSION FINAL REPORT

Case No. 0819-03 (0117-01)

INFOR No. 16ZN10000040

**Planning Commission Hearing Date:** September 18, 2019

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> SuperElite, LLC.  <b>Applicant/Representative:</b> Urban Engineering  <b>Legal Description/Location:</b> Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive.</p>			
<b>Zoning Request</b>	<p><b>Request:</b> An amending the development guidelines of a Planned Unit Development (PUD) of a property zoned “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development.  <b>Area:</b> 2.35 acres  <b>Purpose of Request:</b> To amend the development guidelines of a Planned Unit Development (PUD) to allow for short-term rentals and taller structures.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	“RM-AT/IO/PUD” Multifamily AT with the Island Overlay and a Planned Unit Development	Medium Density Residential and Vacant	Multifamily Residential
	<i>North</i>	“RM-AT/IO” Multifamily AT with an Island Overlay	Water	Water
	<i>South</i>	“RM-AT/IO” Multifamily AT with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
	<i>East</i>	“RM-AT/IO” Multifamily AT with an Island Overlay	Vacant	Multifamily Residential
	<i>West</i>	“RM-AT/IO” Multifamily AT with an Island Overlay	Medium Density Residential and Vacant	Multifamily Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang Padre Island Area Development Plan and is planned for Multifamily Residential uses. The proposed amendment to the development guidelines of a Planned Unit Development (PUD) currently zoned “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development is consistent with the adopted Future Land Use Map and the Mustang Padre Island Area Development Plan.  <b>Map No.:</b> 028026  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 392 feet of street frontage along Granada Drive which is designated as Local/Residential Street. According to the Urban Transportation Plan, Local/Residential Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	<b>Granada Drive</b>	Local/Residential	50' ROW 28' paved	60' ROW 37' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning to amend the development guidelines of a Planned Unit Development (PUD) currently zoned “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development to allow the development a 27-unit single-family development.

**Development Plan:** The subject property is comprised of 2.35 acres and is proposed to be developed into a gated community that will consist of twenty-seven (27) attached single-family units or townhouses with one common area (Lot 28). The density proposed is approximately 11.49 units per acre. The twenty-seven lots will have a minimum area of 1,400 square feet and the minimum width indicated is 16 feet. Vehicular access will be provided by a single 24-foot wide two-way private access drive. Pedestrian access will be provided by a combination of an existing 4-5 foot sidewalk and proposed 3, 4, and 6 foot sidewalks. The common area amenities include a pool and related structures. A total of 73 parking spaces are to be provided compared to 60 required parking spaces. The development proposes to maintain the 30% open space requirement.

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

**Plat Status:** The property **is** platted.

**Utilities:**

- Water:** 8-inch ACP line located along Granada Drive.
- Wastewater:** 8-inch VCP line located along Granada Drive.
- Gas:** 2-inch Service Line located along Granada Drive.
- Storm Water:** Road inlets located along Granada Drive.

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC).

- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The two amendments requested by the applicant are in regards to allowing for short term rentals and the removal of the building height limitation.
- Short term rentals are a common feature among planned unit developments on Padre Island. Short term rentals are similar to overnight accommodation uses which are also allowed in the “RM-AT” District by-right.
- The applicant is also requesting the removal of the height limitation to give design flexibility. The development will remain single-family townhouse development. If the applicant chooses to deviate from the townhome style of development the variance from the maximum height requirements will be voided.

**Planning Commission and Staff Recommendation (September 18, 2019):**

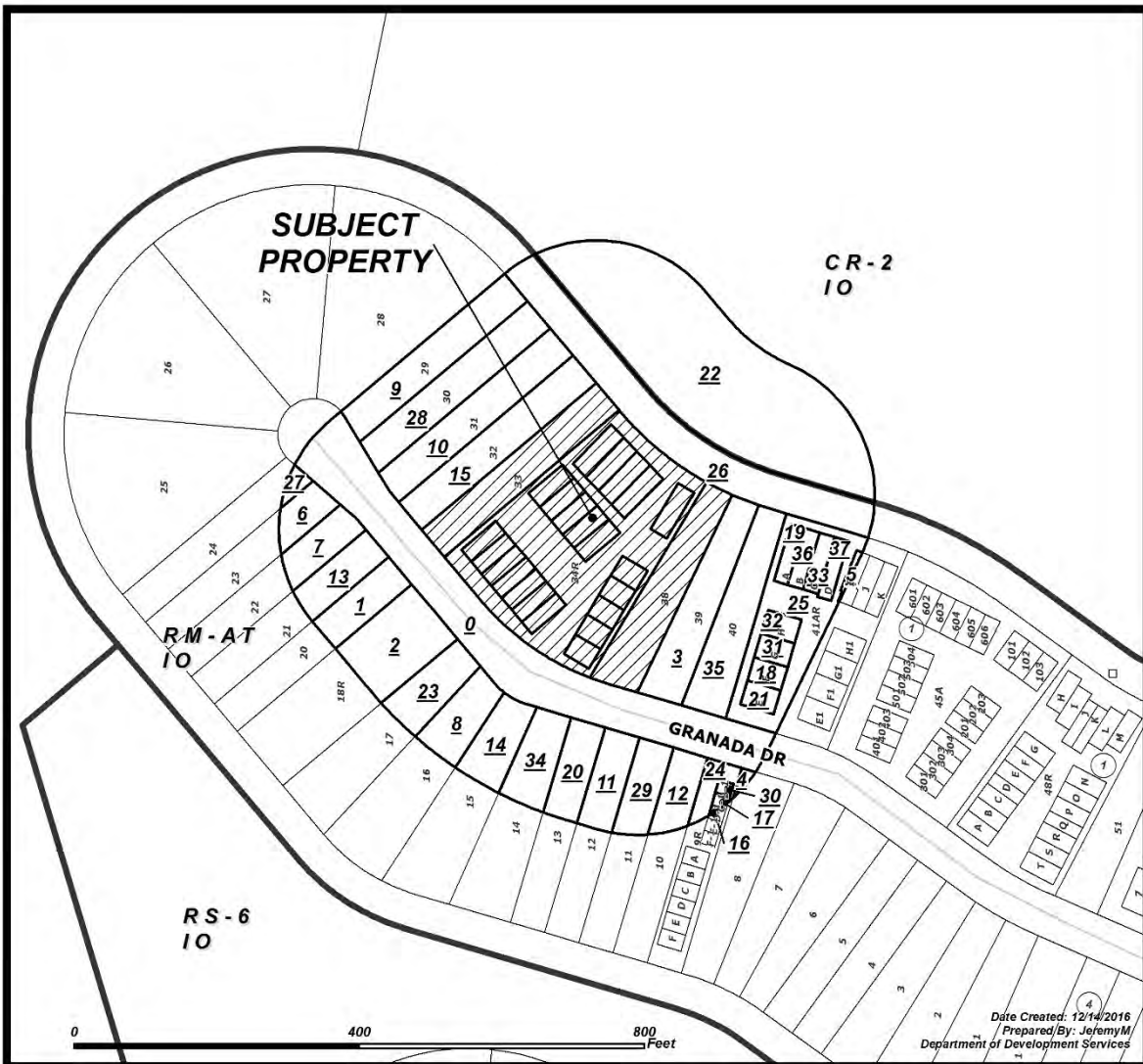
Approval of the amendments to the development guidelines of the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and Planned Unit Development Overlay with the following conditions.

- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.
- 2. Building Height:** The maximum height of any structure on the Property is 60 feet.
- 3. Rental Period:** Units may be rented for daily, weekly, and monthly time periods.

<b>Public Notification</b>	Number of Notices Mailed – 55 within 200-foot notification area 5 outside notification area
	<b><u>As of September 13, 2019:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Ordinance #031371
- C. Revised Planned Unit Development Guidelines (The Villas)
- D. Public Comments Received (if any)



**CASE: 0117-01**  
**SUBJECT PROPERTY WITH ZONING**

Subject Property

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

Map Scale: 1:2,400



**Ordinance amending the Unified Development Code ("UDC"), upon application by SuperElite, LLC ("Owner"), by changing the UDC Zoning Map in reference to Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of SuperElite, LLC ("Owner"), for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, January 11, 2016, during a meeting of the Planning Commission when the Planning Commission recommended approval of the requested "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay, and on Tuesday, February 14, 2016, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

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

**SECTION 1.** Upon application by SuperElite, LLC ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on a Padre Island-Corpus Christi, Section D, Block 1, Lots 33 and 38, and the Villas of Padre lot 34R, located on the northeast side of Granada Drive and west of Leeward Drive (the "Property"), from the "RM-AT/IO" Multifamily AT District with an Island Overlay to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and Planned Unit Development Overlay (Zoning Map No. 028026), as shown in Exhibits "A" and "B". Exhibit A, which is a map of the Property, and Exhibit B, which is The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan for the Property, are attached to and incorporated in this ordinance by reference as if fully set out herein in their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner meeting the requirements of Exhibit B and the following conditions:

- 1.) **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Villas Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 27 townhouse units and common area amenities.

- 2.) **Dwelling Units per Acre:** The density of dwelling units on the Property shall not exceed 11.49 dwelling units per acre.
- 3.) **Building Height:** The maximum height of any structure on the Property is 45 feet.
- 4.) **Parking:** The property must have a minimum of 73 standard parking spaces (9 feet wide by 18 feet long). Parking is prohibited within the private street and pedestrian walkways.
- 5.) **Setbacks and Lot Width:** Minimum rear yard setbacks for all lots shall be five feet. Minimum width for townhouse lots shall be 16 feet.
- 6.) **Open Space:** The Property must maintain a minimum of 30% open space. Any surfaces constructed within the required open space must be constructed of pervious material.
- 7.) **Private Street Access:** The 2-way private access drive shall not be less than 24 feet and shall be striped or marked to indicate "Fire Lane/No Parking."
- 8.) **Pedestrian Access:** Sidewalks shall be constructed and maintained as identified on the master site plan.
- 9.) **Dumpster Screening:** A minimum six-foot tall screening fence shall be constructed, maintained, and remain in place around a dumpster placed in the street yard.
- 10.) **Time Limit:** Construction of the development shall commence within 24 months from the date this modified Planned Unit Development ordinance is approved by the City Council.

**SECTION 3.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

**SECTION 4.** To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 5.** All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the 14<sup>th</sup> day of February, 2017, by the following vote:

Mayor	<u>vacant</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Joe McComb	<u>Aye</u>		

That the foregoing ordinance was read for the second time and passed finally on this the 21<sup>st</sup> day of February, 2017, by the following vote:

Mayor	<u>vacant</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Joe McComb	<u>Aye</u>		

PASSED AND APPROVED on this the 21<sup>st</sup> day of February, 2017.

ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

Carolyn Vaughn  
Mayor

EFFECTIVE DATE

2/22/17

Ordinance\_0117-01\_PUD\_SuperElite, LLC\_SuperElite

001071



# **The Villas Planned Unit Development (PUD)**

**Padre Island, Corpus Christi, Texas**

**Owner/Developer**

**SuperElite, LLC, a California limited liability company**

**Submitted by**

**Urban Engineering**

**Revised: August 7, 2019**



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001



# The Villas Planned Unit Development (PUD)

Padre Island, Corpus Christi, Texas

## Development Description:

The Villas, Planned Unit Development (PUD) is a proposed townhome community that will include of 27 attached townhomes on 2.35 Acres of Land, for a density of 11.49 Units per Acre. The proposed townhome community will be a re-development of an existing townhome community which will be expanded across adjacent property on either side of the existing site. A re-plat of the property will encompass Lots 33 and 38, Block 1, Padre Island – Corpus Christi, Section D, and Lot 34R, Block 1, The Villas of Padre. The re-development will allow for a secondary access point and a larger common area for the townhome community to enjoy. This development will complement existing developments in the area.

## Location Map:



**Adjacent Land Use and Zoning**

Adjacent Land Use/Zoning:





North – Vacant and Canal/RM-AT/IO

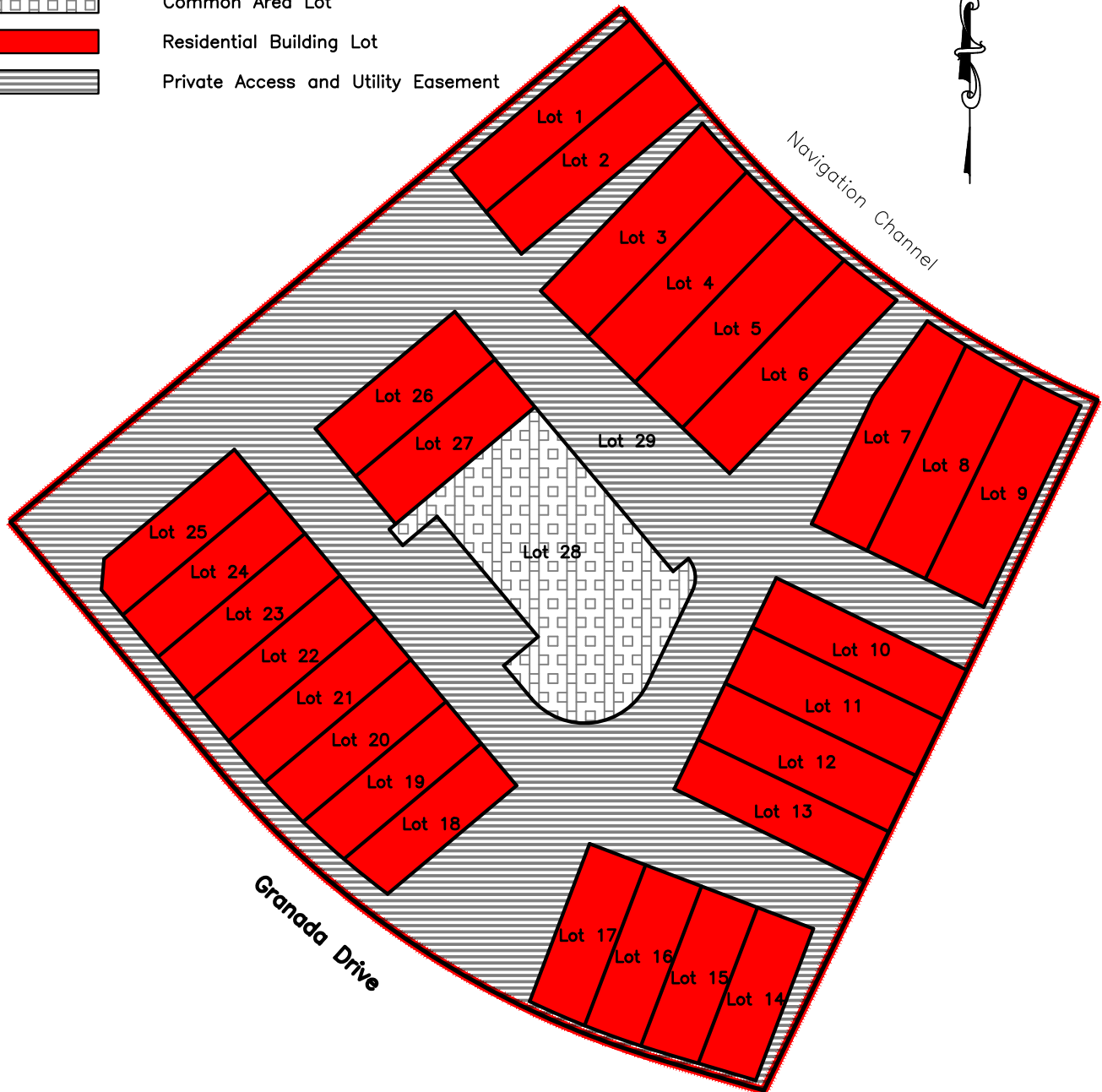
South – Vacant/RM-AT/IO

East – Vacant and Canal/RM-AT/IO

West – Vacant/RM-AT/IO

**Legend:**

-  Planned Unit Development (PUD) Boundary
-  Common Area Lot
-  Residential Building Lot
-  Private Access and Utility Easement



**Lot Layout**

## **Development Standards per City of Corpus Christi Unified Development Code**

**Minimum Site Area** – 20,000sf  
**Shared Parking (Townhouse)** – 1,600sf  
**Minimum Dwelling Width (Shared parking)** – 16'  
**Minimum Street Yard** – 10'  
**Minimum Street Yard (Corner)** – 10'  
**Minimum Side Yard** – 0'  
**Minimum Side Yard (Total)** – 0'  
**Minimum Rear Yard** – 5'  
**Minimum building separation** – 10'  
**Minimum Open Space** – 30%  
**Maximum Height** – 45'  
**Required Parking:**                    1.5 per 1 bedroom  
                                                  2 per 2 bedroom  
                                                  1/5 per guest  
**Curb Type** – 6" Curb and Gutter  
**Sidewalks** – 5' on each side  
**Paved Street Width** – 28'

### **PUD Requirements**

**Minimum Site Area** – 102,337sf provided  
**Shared Parking (Townhouse)** – 1,400sf  
**Minimum Dwelling Width (Shared parking)** – 16'  
**Minimum Street Yard** – 0'  
**Minimum Street Yard (Corner)** – 0'  
**Minimum Side Yard** – 0'  
**Minimum Side Yard (Total)** – 0'  
**Minimum Rear Yard** – 5'  
**Minimum building separation** – 0'  
**Minimum Open Space** – 32% provided  
**Maximum Height** – None  
**Required Parking:**                    1.5 per 1 bedroom – 0 required  
                                                  2 per 2 bedroom - 54 required / 54 provided (garages)  
                                                  1/5 per guest – 5.4 or 6 required – 19 provided  
                                                  9 additional golf cart spaces provided  
**Curb Type** – None  
**Sidewalks** – combination of existing 4' and 5' wide sidewalks and proposed 3', 4' and 6' walks  
**Paved Street Width** – 24' minimum

## **Development Guidelines For Residential Lots (Lots 1 through 27)**

**Use** – Single Family Residential (Townhomes)

**Lot Area** – Minimum 1,400sf

**Lot Width** – 22' minimum 27' maximum

**Yard Requirements:**

**Street:** 10' along Granada Drive (except for wall), 0' along Private Access

**Street corner:** 0'

**Side Yard:** 0'

**Maximum building Height:** None

**Minimum Building Spacing:** 0'

**Parking Requirement Per Unit:**

1.5 Spaces per 1 Bedroom Unit

2 Spaces per 2 Bedroom Unit

1/5 Space per Guest

**Maintenance:** Lot Owner and Home Owners Association

**Allowed Improvements:** Residential structures, support structures including decks, porches, pavement, fencing, landscaping, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

**Short Term Rentals:** Allowed

## **Development Guidelines For Common Area Lots (Lot 28)**

**Use** – Non-residential Structures for enjoyment and benefit of The Villas community

**Lot Area** – N/A

**Lot Width** – N/A

**Yard Requirements:**

**Street:** N/A

**Street corner:** N/A

**Side Yard:** N/A

**Maximum building Height:** None

**Minimum Building Spacing:** As required per International Building Code

**Parking Requirement:** 0 spaces

**Maintenance:** Home Owners Association

**Allowed Improvements:** Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, etc.

**Placement of Improvements:** Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

## **Development Guidelines For Private Access and Utility Easement (Lot 29)**

**Use** – Non-residential Structures for enjoyment and benefit of The Villas community

**Lot Area** – N/A

**Lot Width** – N/A

**Yard Requirements:**

**Street:** N/A

**Street corner:** N/A

**Side Yard:** N/A

**Maximum building Height:** N/A

**Minimum Building Spacing:** N/A







**Parking Requirement:** 0 spaces

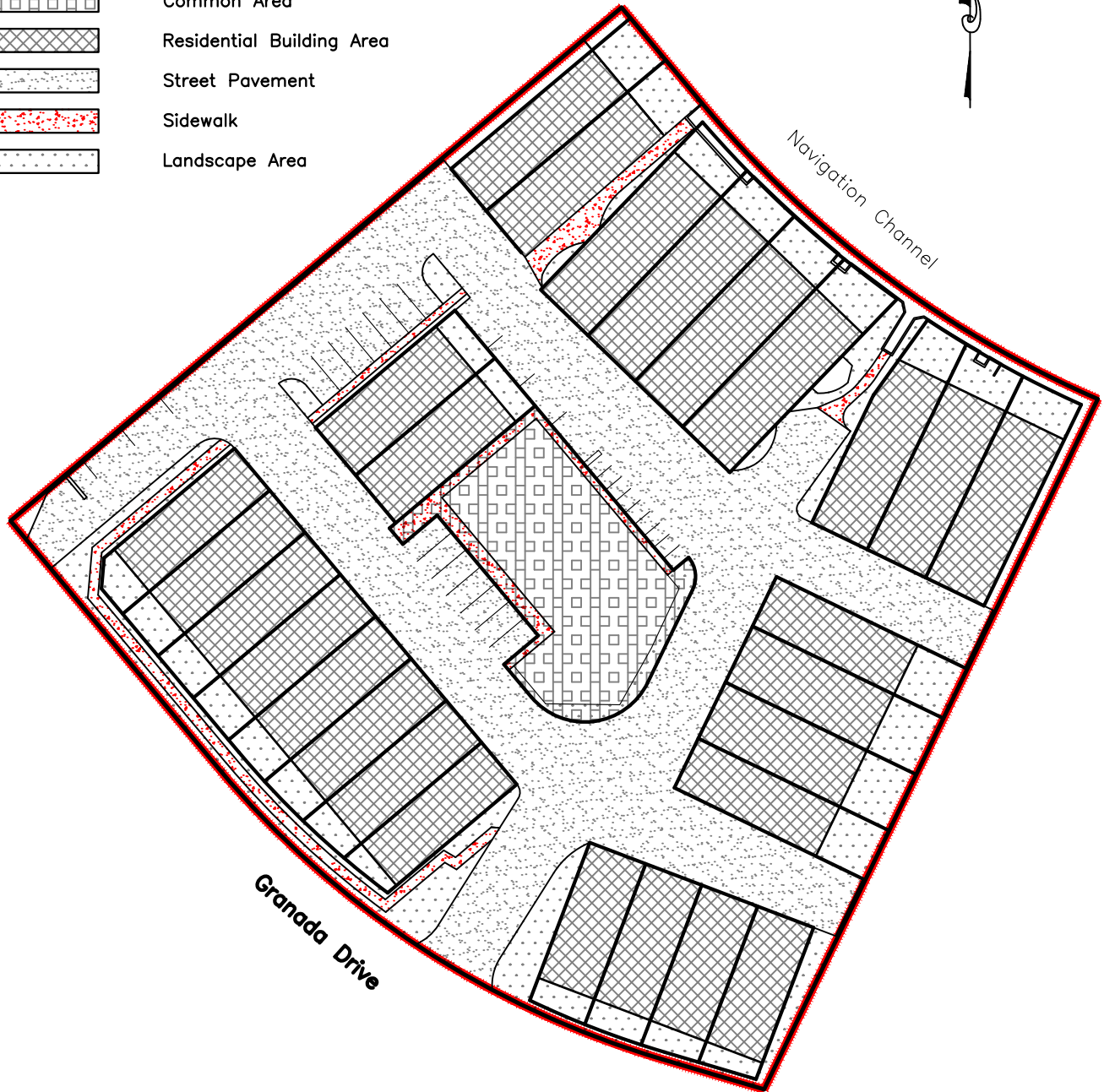
**Maintenance:** Home Owners Association

**Allowed Improvements:** Community structures, including decks, pavement, fencing, landscaping, utilities, signage, etc.

**Placement of Improvements:** Within limits of Lot 29 and setbacks and outside of easements with exception of fences, paving and landscaping.

**Legend:**


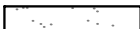

-  Planned Unit Development (PUD) Boundary
-  Common Area
-  Residential Building Area
-  Street Pavement
-  Sidewalk
-  Landscape Area

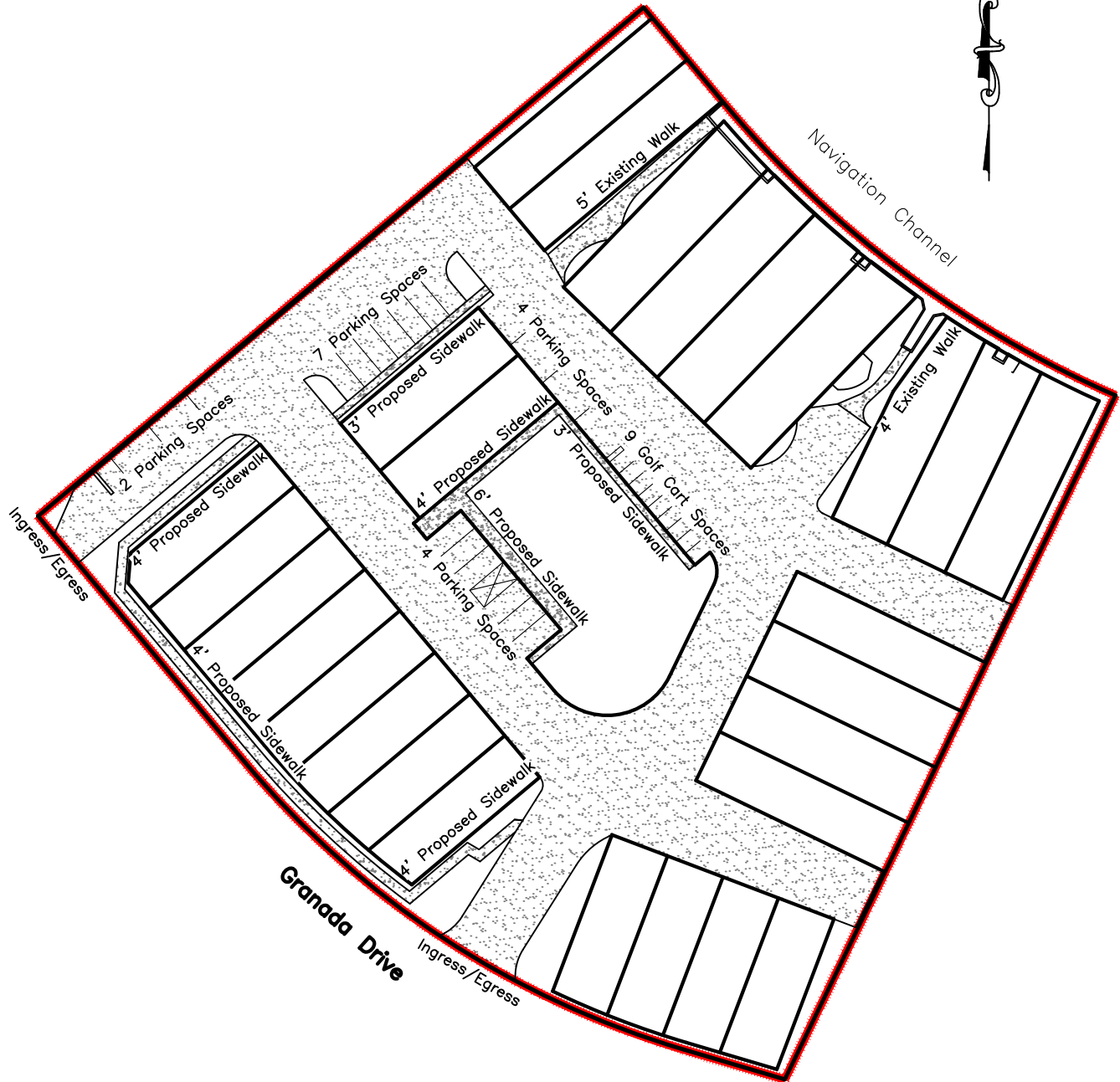


**Vehicular and Pedestrian Access**

Vehicular Access will be provided via a private two-way access drive. The access drive will vary in width and will be at a minimum, 24' from edge of pavement to edge of pavement. Pedestrian Access will be provided via a combination of existing 4' and 5' wide sidewalks, and proposed 3', 4', and 6' wide sidewalks as shown.

**Legend:**

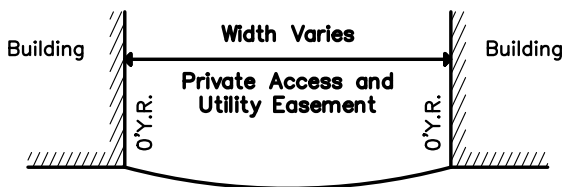
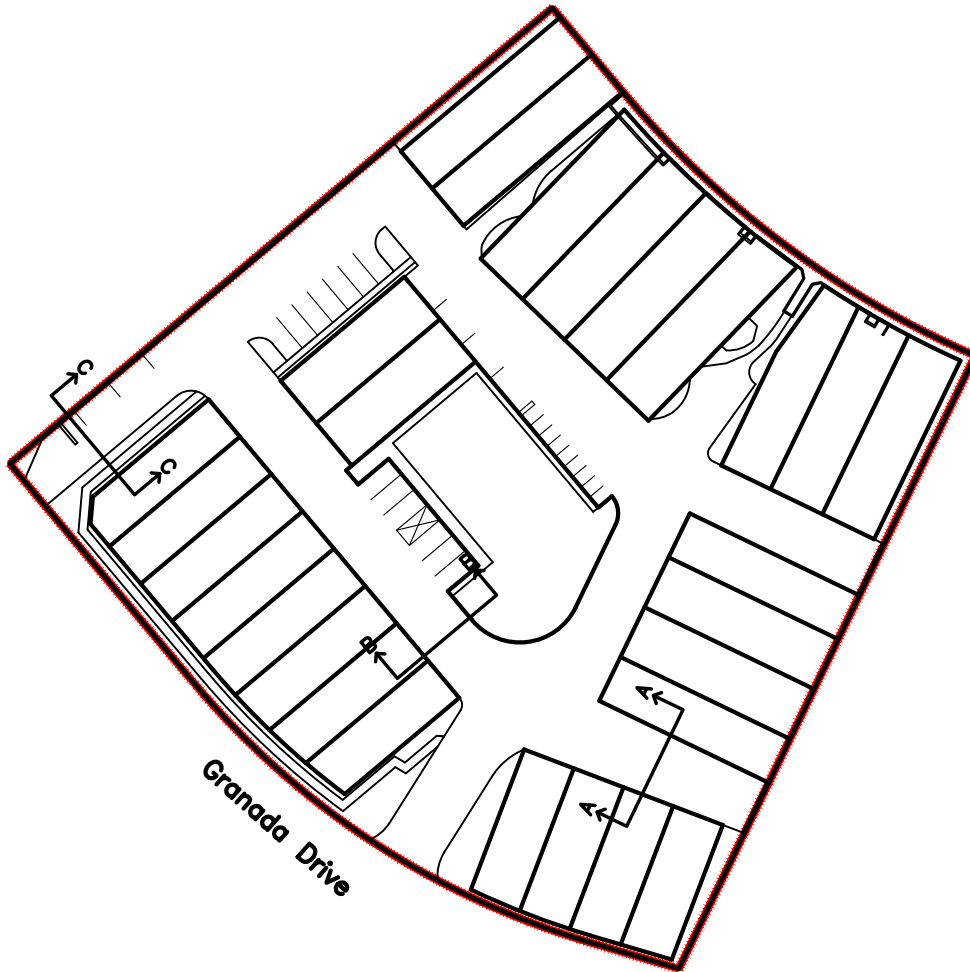
-  Planned Unit Development (PUD) Boundary
-  Street Pavement
-  Sidewalk



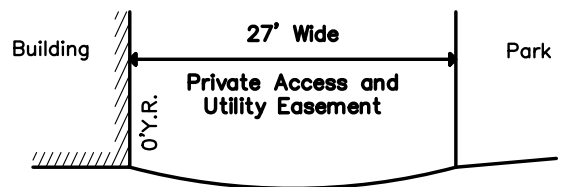
**Required Parking:**

- 1.5 per 1 bedroom - 0 required
- 2 per 2 bedroom - 54 required / 54 provided (garages)
- 1/5 per guest - 5.4 or 6 required - 19 provided
- 9 additional golf cart spaces provided

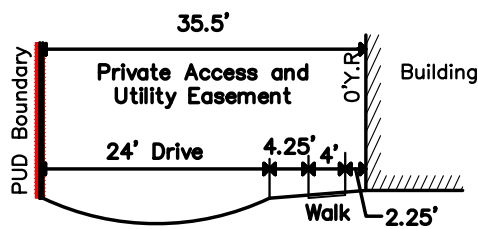




**Section A-A**



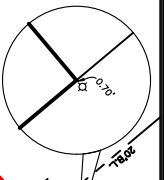
**Section B-B**



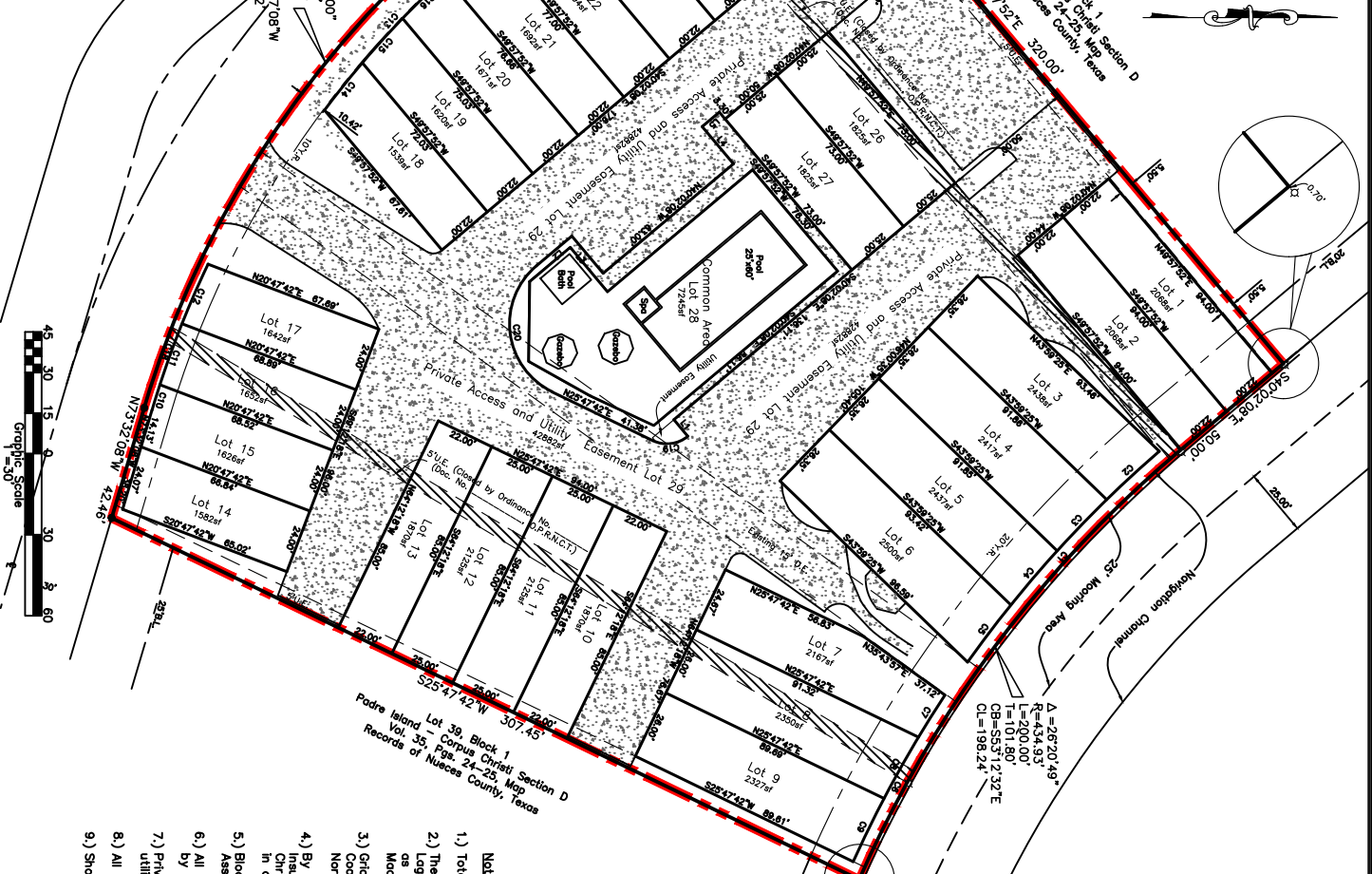
**Section C-C**

**Typical Cross-sections**

- Legend:
- 5/8 inch Iron Rod, Found
  - ⊗ Drill Hole, Found
  - ▬ Planned Utility Development
  - (Red dashed line) (FUD) Boundary

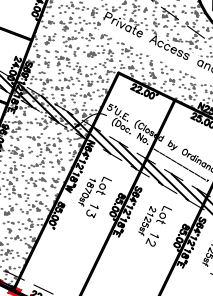


LINE BEARING	DISTANCE	LINE BEARING	ANGLE	BEARING	LENGTH	BEARING	LENGTH
C1	N49°57'52"E	18.00'					
C2	S78°26'42"W	26.40'					
C3	N49°57'52"E	18.00'					
C4	S78°26'42"W	26.40'					
C5	N49°57'52"E	18.00'					
C6	S78°26'42"W	26.40'					
C7	N49°57'52"E	18.00'					
C8	S78°26'42"W	26.40'					
C9	N49°57'52"E	18.00'					
C10	S78°26'42"W	26.40'					
C11	N49°57'52"E	18.00'					
C12	S78°26'42"W	26.40'					
C13	N49°57'52"E	18.00'					
C14	S78°26'42"W	26.40'					
C15	N49°57'52"E	18.00'					
C16	S78°26'42"W	26.40'					
C17	N49°57'52"E	18.00'					
C18	S78°26'42"W	26.40'					
C19	N49°57'52"E	18.00'					
C20	S78°26'42"W	26.40'					

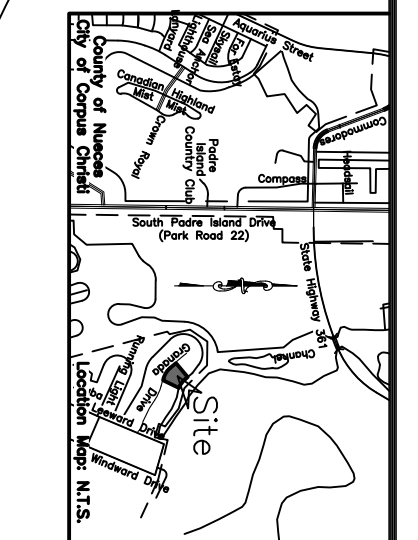
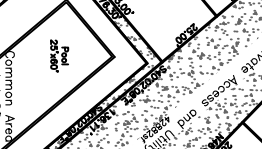


Notes:

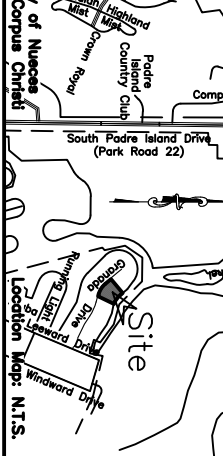
- Total Area contains 2.35 Acres of Land.
- The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 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.
- By graphic plotting only, this property is in Zone "A13" (E 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- Block 28, Lot 1 - Common Area, will be maintained by the Home Owners Association.
- All Roads and Sanitary Sewer Lines will be private and one to be maintained by the Home Owners Association.
- Private Access and Utility Easement, Lot 29, will be dedicated as a public utility easement.
- All setbacks are 0', unless shown otherwise.
- Short term rentals will be allowed.



Master Site Plan for  
*The Villas PUD*

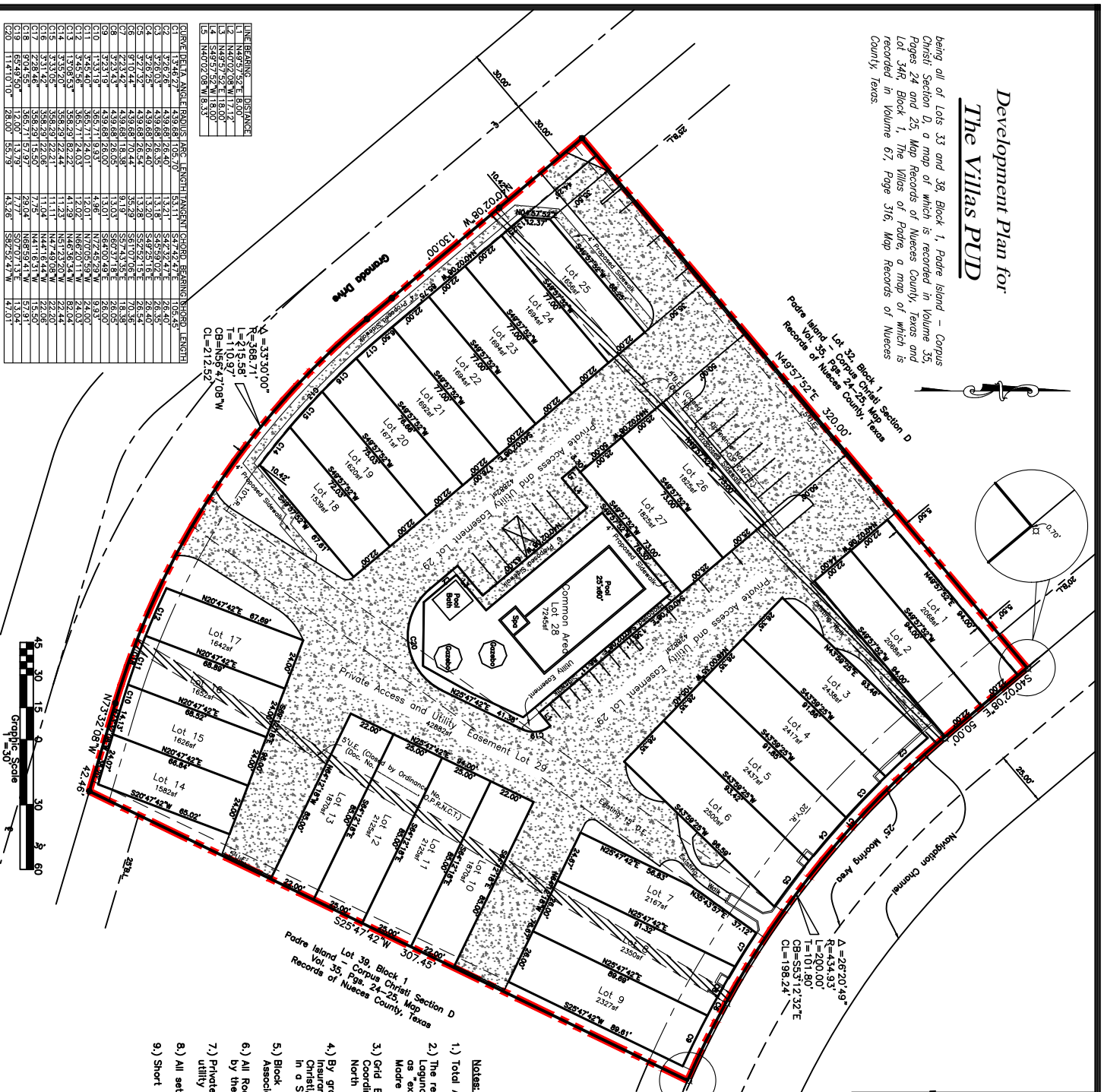
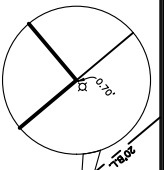


REV: August 8, 2019  
DATE: Oct. 20, 2016  
SCALE: 1"=30'  
JOB NO.: 43122.00.00  
SHEET: 1 of 1  
DRAWN BY: AG  
CHECKED BY: K. Williams



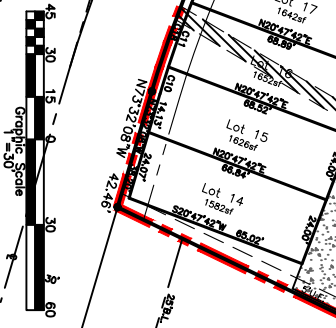
# Development Plan for The Villas PUD

being all of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34g, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.



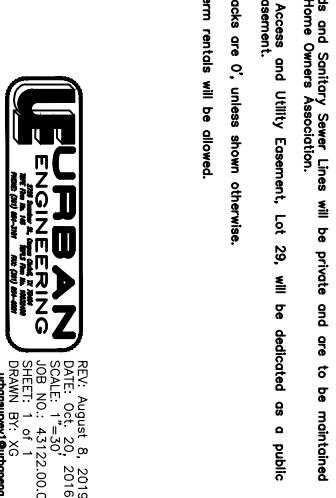
LINE BEARING	DISTANCE
1	N49°57'52"E 18.00'
2	N49°57'52"E 18.00'
3	N49°57'52"E 18.00'
4	S49°57'52"W 18.00'
5	N40°02'08"W 18.33'

CHORD LINE	ANGLE	BEARING	DISTANCE
C1	134°40'27"	S49°57'52"W	18.00'
C2	32°26'26"	S49°57'52"W	18.00'
C3	32°26'26"	S49°57'52"W	18.00'
C4	32°26'26"	S49°57'52"W	18.00'
C5	32°26'26"	S49°57'52"W	18.00'
C6	32°26'26"	S49°57'52"W	18.00'
C7	32°26'26"	S49°57'52"W	18.00'
C8	32°26'26"	S49°57'52"W	18.00'
C9	32°26'26"	S49°57'52"W	18.00'
C10	32°26'26"	S49°57'52"W	18.00'
C11	32°26'26"	S49°57'52"W	18.00'
C12	32°26'26"	S49°57'52"W	18.00'
C13	32°26'26"	S49°57'52"W	18.00'
C14	32°26'26"	S49°57'52"W	18.00'
C15	32°26'26"	S49°57'52"W	18.00'
C16	32°26'26"	S49°57'52"W	18.00'
C17	32°26'26"	S49°57'52"W	18.00'
C18	32°26'26"	S49°57'52"W	18.00'
C19	32°26'26"	S49°57'52"W	18.00'
C20	32°26'26"	S49°57'52"W	18.00'



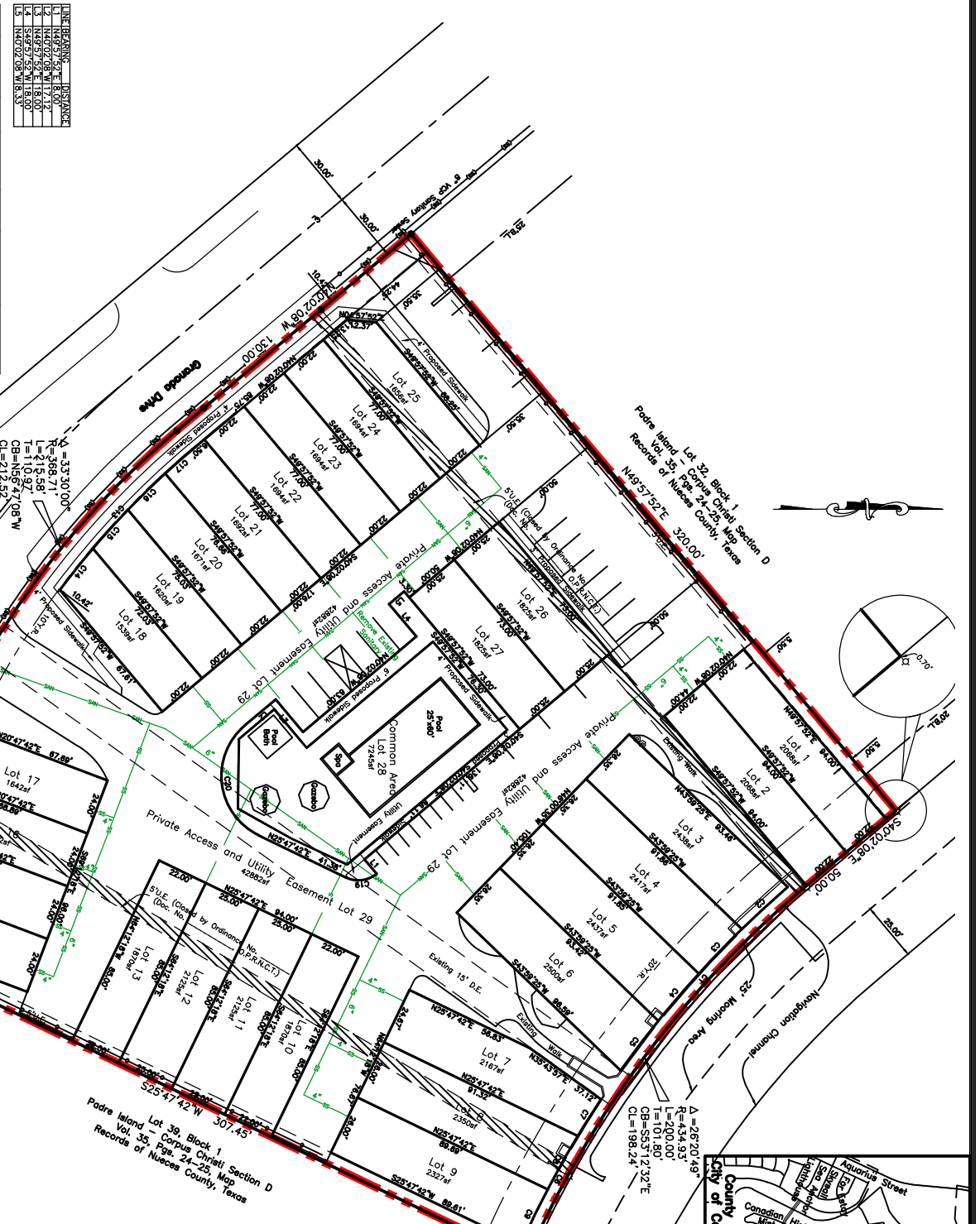
Notes:

- 1.) Total Area contains 2.35 Acres of Land.
- 2.) The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact/recreation use".
- 3.) Grid Bearings and Distances shown herein 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.
- 4.) By graphic plotting only, this property is in Zone "A13" (El. 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- 5.) Block 28, Lot 1 - Common Area, will be maintained by the Home Owners Association.
- 6.) All Roads and Sanitary Sewer Lines will be private and one to be maintained by the Home Owners Association.
- 7.) Private Access and Utility Easement, Lot 29, will be dedicated as a public utility easement.
- 8.) All setbacks are 0', unless shown otherwise.
- 9.) Short term rentals will be allowed.



REV: August 8, 2019  
DATE: Oct. 20, 2016  
SCALE: 1" = 30'  
JOB NO.: 43122.00.00  
SHEET: 1 of 1  
DRAWN BY: AG  
EUBANENGINEERING.COM

LINE NUMBER	BEARING	LENGTH	BEARING	LENGTH
1	N49°57'57"E	18.00	S52°52'15"W	18.00
2	N49°57'58"W	17.12	S52°52'15"W	18.00
3	N49°57'58"E	18.00	S52°52'15"W	18.00
4	N49°57'58"E	18.00	S52°52'15"W	18.00
5	N49°57'58"E	18.00	S52°52'15"W	18.00
6	N49°57'58"E	18.00	S52°52'15"W	18.00
7	N49°57'58"E	18.00	S52°52'15"W	18.00
8	N49°57'58"E	18.00	S52°52'15"W	18.00
9	N49°57'58"E	18.00	S52°52'15"W	18.00
10	N49°57'58"E	18.00	S52°52'15"W	18.00
11	N49°57'58"E	18.00	S52°52'15"W	18.00
12	N49°57'58"E	18.00	S52°52'15"W	18.00
13	N49°57'58"E	18.00	S52°52'15"W	18.00
14	N49°57'58"E	18.00	S52°52'15"W	18.00
15	N49°57'58"E	18.00	S52°52'15"W	18.00
16	N49°57'58"E	18.00	S52°52'15"W	18.00
17	N49°57'58"E	18.00	S52°52'15"W	18.00
18	N49°57'58"E	18.00	S52°52'15"W	18.00
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20	N49°57'58"E	18.00	S52°52'15"W	18.00
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81	N49°57'58"E	18.00	S52°52'15"W	18.00
82	N49°57'58"E	18.00	S52°52'15"W	18.00
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84	N49°57'58"E	18.00	S52°52'15"W	18.00
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93	N49°57'58"E	18.00	S52°52'15"W	18.00
94	N49°57'58"E	18.00	S52°52'15"W	18.00
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96	N49°57'58"E	18.00	S52°52'15"W	18.00
97	N49°57'58"E	18.00	S52°52'15"W	18.00
98	N49°57'58"E	18.00	S52°52'15"W	18.00
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100	N49°57'58"E	18.00	S52°52'15"W	18.00

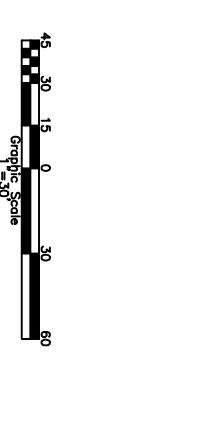


**URBAN ENGINEERING**  
 1000 West Loop South, Suite 1000  
 Houston, Texas 77027  
 (281) 354-3101

**Engineer/Designer:**  
 Urban Engineering  
 2725 Summer Drive  
 Corpus Christi, Texas 78404  
 (361) 354-3101

**Owner/Developer:**  
 SuperSite, LLC  
 5465 Quailcreek Road  
 Section, Cameron 36212  
 (937) 300-7763

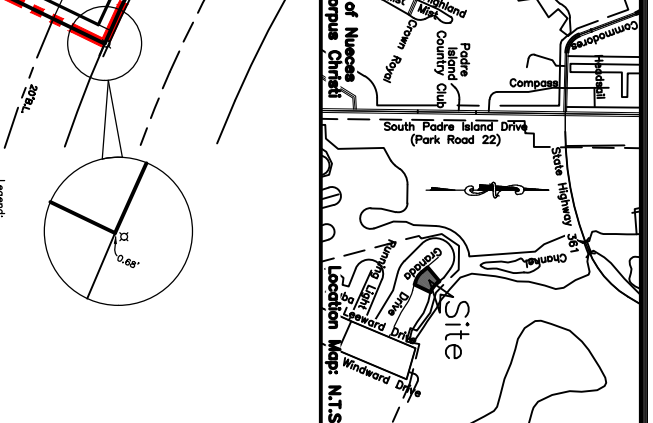
DATE: Oct. 28, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 CHECKED BY: JG  
 APPROVED BY: JG



**Utility Plan - Sanitary**

**Legend:**  
 ● 5/8 inch Iron Rod, Found  
 I I Drill Hole, Found  
 — Placed Unit Development  
 (Red) Boundary  
 — Existing Sanitary Sewer  
 — Proposed Sanitary Sewer

Note: All Sanitary Sewer within development is private.

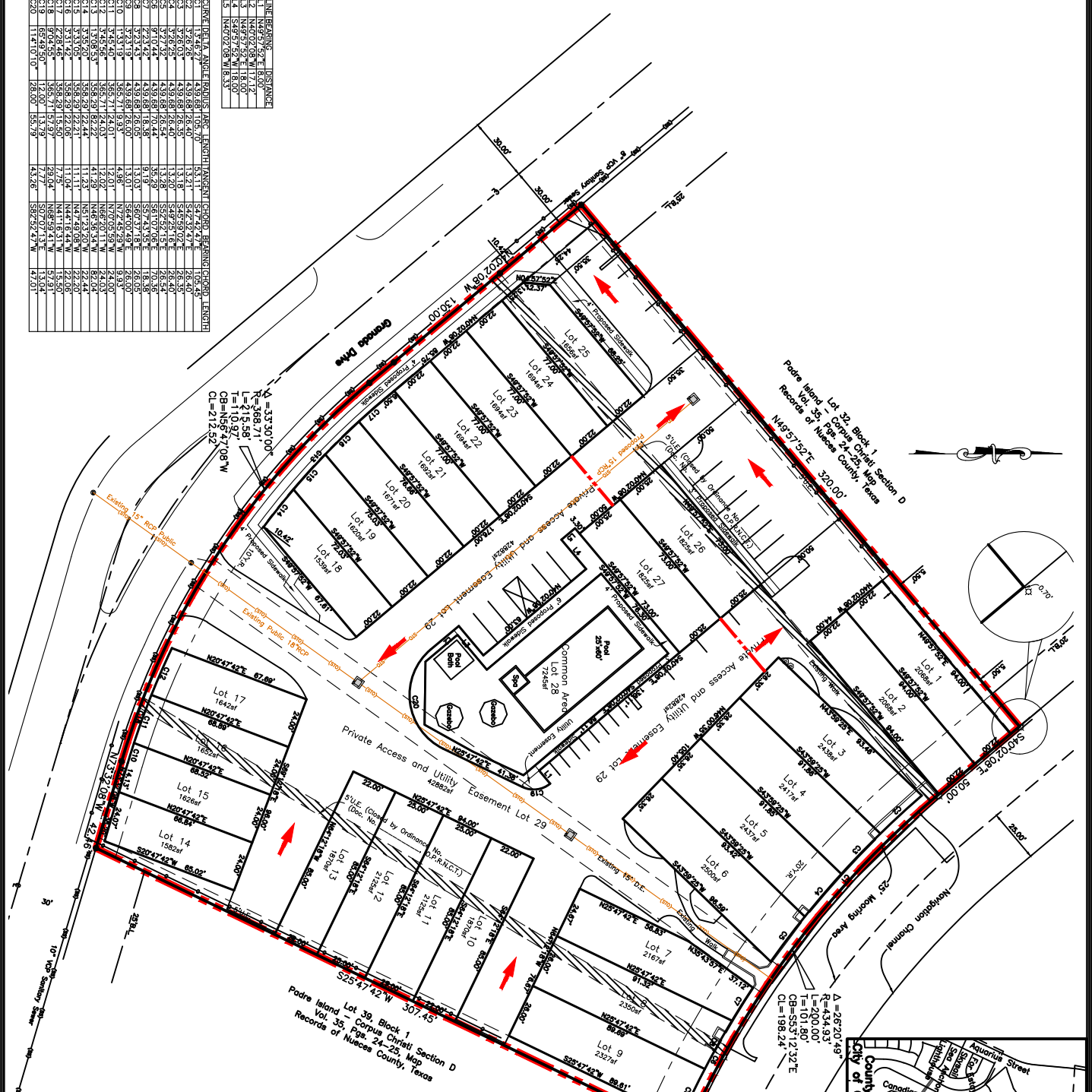




LINE	BEARING	DISTANCE
1	N89°57'52"E	6.80
2	N89°57'52"E	17.12
3	N89°57'52"E	18.00
4	S89°57'52"W	18.00
5	N89°57'08"W	18.33

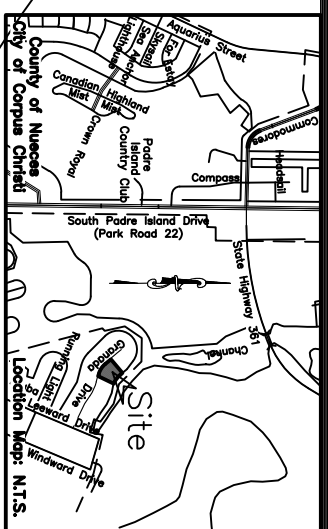
  

CURVE DATA	ARC LENGTH	CHORD	PERCENTAGE OF CIRCUMFERENCE	PERCENTAGE OF AREA	TANGENT LENGTH
C1	134.6727	439.68	105.70	53.11	524.72
C2	376.26	439.68	28.40	13.31	524.72
C3	376.26	439.68	28.40	13.31	524.72
C4	376.26	439.68	28.40	13.31	524.72
C5	376.26	439.68	28.40	13.31	524.72
C6	376.26	439.68	28.40	13.31	524.72
C7	376.26	439.68	28.40	13.31	524.72
C8	376.26	439.68	28.40	13.31	524.72
C9	376.26	439.68	28.40	13.31	524.72
C10	376.26	439.68	28.40	13.31	524.72
C11	376.26	439.68	28.40	13.31	524.72
C12	376.26	439.68	28.40	13.31	524.72
C13	376.26	439.68	28.40	13.31	524.72
C14	376.26	439.68	28.40	13.31	524.72
C15	376.26	439.68	28.40	13.31	524.72
C16	376.26	439.68	28.40	13.31	524.72
C17	376.26	439.68	28.40	13.31	524.72
C18	376.26	439.68	28.40	13.31	524.72
C19	376.26	439.68	28.40	13.31	524.72
C20	376.26	439.68	28.40	13.31	524.72



Utility Plan - Storm

- Legend:
- 5/8 inch Iron Rod, Found
  - Drill Hole, Found
  - ▬ Ramped Lint Development (R.D.) Boundary
  - ▬ Existing Storm Sewer
  - ▬ Proposed Storm Sewer
  - ▬ Proposed Storm Inlet
  - ▬ Grade Brook
  - ▬ Drainage Arrows
  - ▬ Proposed Storm Sewer



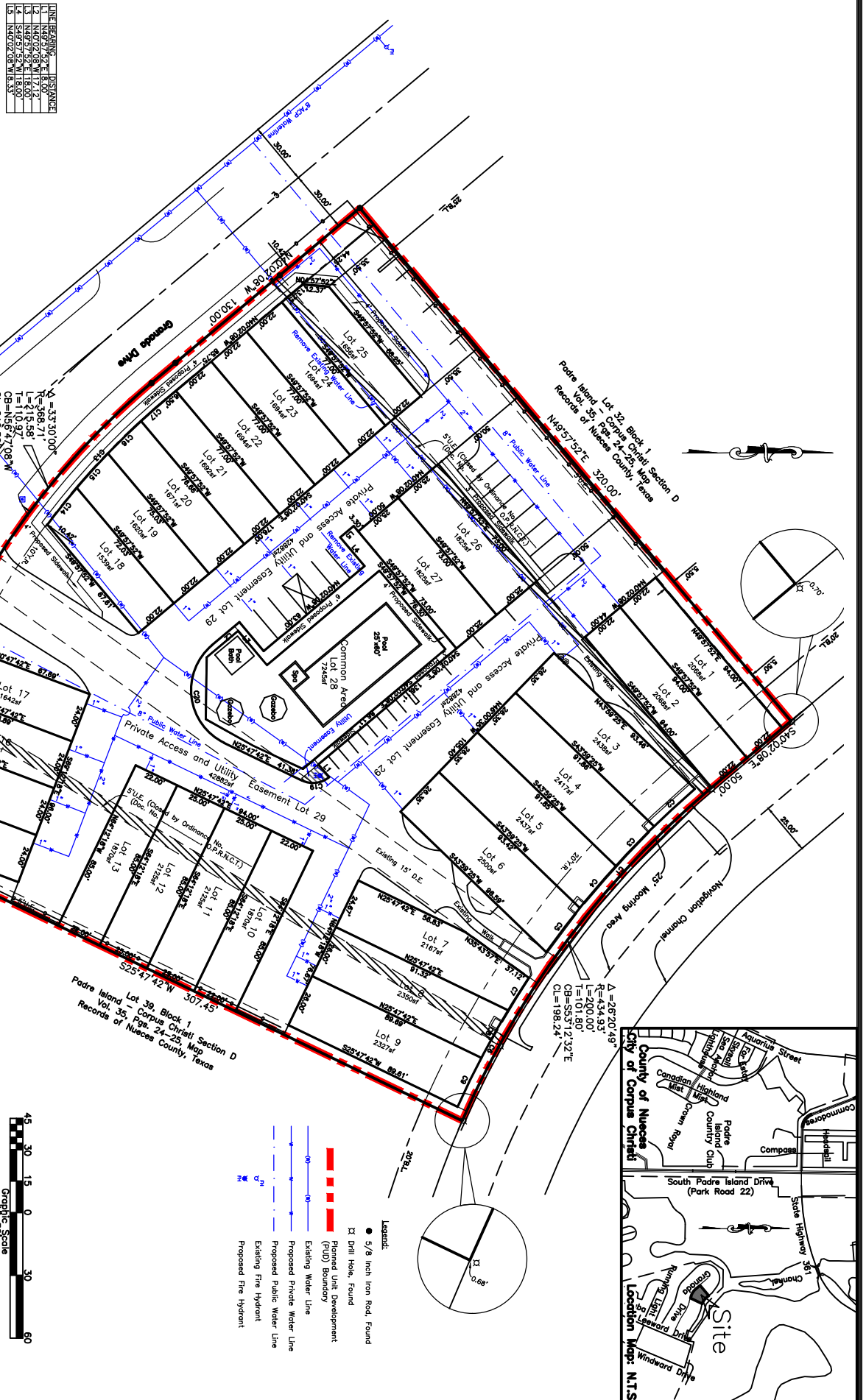
**URBAN ENGINEERING**  
 ENGINEERS ARCHITECTS AND SURVEYORS  
 2725 Swannick Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

DATE: Oct. 28, 2016  
 SCALE: 1" = 30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: XG  
 UNIFORMITY@urban.com

Engineer/Designer:  
 Urban Engineering  
 2725 Swannick Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

Owner/Developer:  
 Superfide, LLC  
 5466 Quashnick Road  
 Stockton, California 95212  
 (916)300-7763

LINE NUMBER	BEARING	LENGTH	ANGLE	BEARING	LENGTH	ANGLE
1	N49°57'57"E	18.00				
2	N49°57'57"E	18.00				
3	N49°57'57"E	18.00				
4	N49°57'57"E	18.00				
5	N49°57'57"E	18.00				
6	N49°57'57"E	18.00				
7	N49°57'57"E	18.00				
8	N49°57'57"E	18.00				
9	N49°57'57"E	18.00				
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99	N49°57'57"E	18.00				
100	N49°57'57"E	18.00				



LINE NUMBER	BEARING	LENGTH	ANGLE	BEARING	LENGTH	ANGLE
1	N49°57'57"E	18.00				
2	N49°57'57"E	18.00				
3	N49°57'57"E	18.00				
4	N49°57'57"E	18.00				
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37	N49°57'57"E	18.00				
38	N49°57'57"E	18.00				
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**URBAN ENGINEERING**  
 1100 West Loop South, Suite 1000  
 Houston, Texas 77027  
 (832) 344-3101

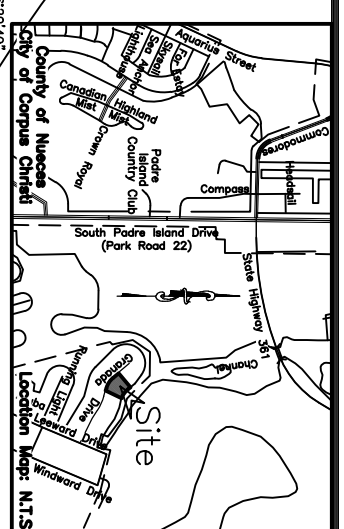
**DATE:** Oct. 28, 2016  
**SCALE:** 1"=30'  
**JOB NO.:** 43122.00.00  
**SHEET:** 1 of 1  
**DRAWN BY:** AG  
**APPROVED BY:** [Signature]

**Engineer/Designer:**  
 SuperSite, LLC  
 2725 Summer Drive  
 Corpus Christi, Texas 78404  
 (361) 354-3101

**Owner/Developer:**  
 SuperSite, LLC  
 5465 Quailcreek Road  
 Section, Cameron 36212  
 (361) 354-7163

**Utility Plan - Water**

**Graphic Scale**  
 1" = 30'  
 0 30 60



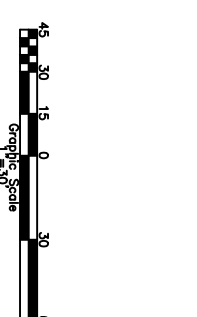
LINE	BEARING	DISTANCE
1	N89°57'52"E	8.00
2	N89°57'52"E	17.12
3	S89°57'52"W	18.00
4	S89°57'52"W	18.00
5	N89°57'52"E	18.33

LINE	BEARING	DISTANCE
1	S14°46'27"W	43.99
2	S14°46'27"W	105.70
3	S14°46'27"W	13.31
4	S14°46'27"W	13.31
5	S14°46'27"W	13.31
6	S14°46'27"W	13.31
7	S14°46'27"W	13.31
8	S14°46'27"W	13.31
9	S14°46'27"W	13.31
10	S14°46'27"W	13.31
11	S14°46'27"W	13.31
12	S14°46'27"W	13.31
13	S14°46'27"W	13.31
14	S14°46'27"W	13.31
15	S14°46'27"W	13.31
16	S14°46'27"W	13.31
17	S14°46'27"W	13.31
18	S14°46'27"W	13.31
19	S14°46'27"W	13.31
20	S14°46'27"W	13.31

$A = 333.3000'$   
 $R = 368.71'$   
 $L = 215.58'$   
 $T = 110.97'$   
 $CB = MS 47.08' W$   
 $CI = 212.52'$

$A = 2620.19'$   
 $R = 200.00'$   
 $T = 101.80'$   
 $CB = S53°12'32"E$   
 $CI = 198.24'$

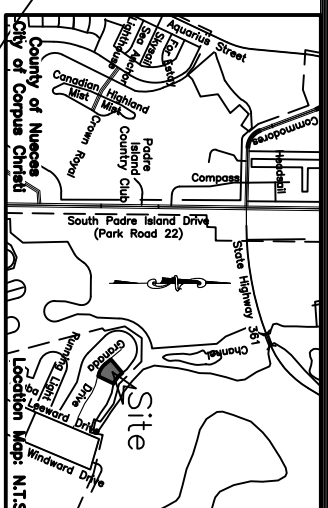
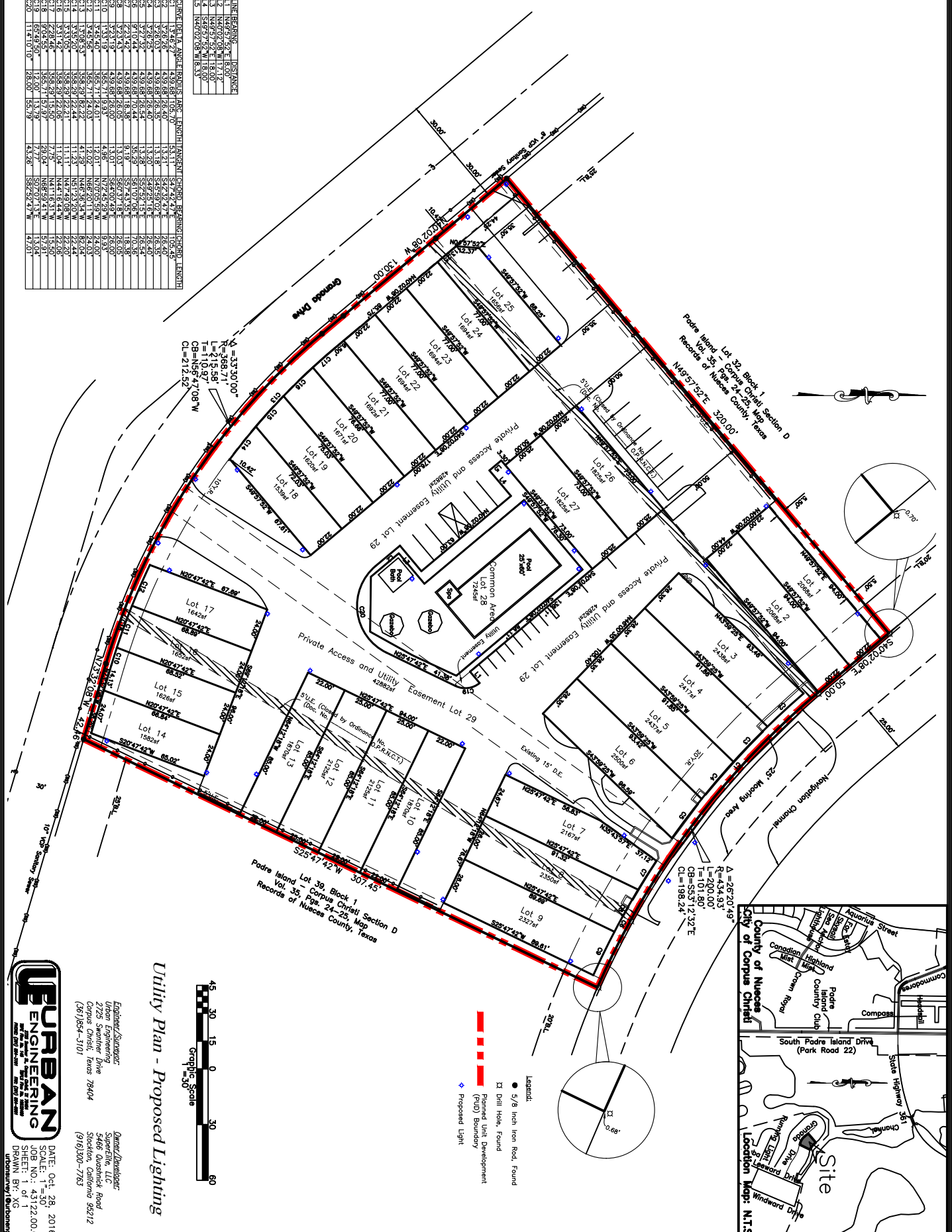


### Utility Plan - Proposed Lighting

**Engineer/Designer:**  
 Urban Engineering  
 2725 Swannick Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

**Owner/Developer:**  
 Superette, LLC  
 5466 Quashnick Road  
 Stockton, California 95212  
 (916)300-7763

DATE: Oct. 28, 2016  
 SCALE: 1" = 30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 www.urbanengineering.com



- Legend:
- 5/8 inch Iron Rod, Found
  - Drill Hole, Found
  - ▬ Ramped Utility Development
  - ▬ (VAD) Boundary
  - ⊕ Proposed Light