

**Zoning Case No. 0819-03, SuperElite, LLC. (District 4).  
Ordinance amending the development guidelines of a Planned Unit Development (PUD) at or near 14836 Granada Drive currently zoned “RM-AT/IO/PUD”  
Multifamily AT District with the Island Overlay and a Planned Unit Development.**

**WHEREAS**, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application 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, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

**WHEREAS**, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

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

**SECTION 1.** The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas is amended by amending the conditions of the Planned Unit Development for the subject property, Lots 33 and 38, Block 1, Section D, Padre Island-Corpus Christi and Lot 34R, Villas of Padre as shown in Exhibit “1”. The subject property is located at or near 14836 Granada Drive. Ordinance 031071 (Exhibit 2) adopted “RM-AT/IO/PUD” Multifamily AT District with the Island Overlay and a Planned Unit Development for the subject property.

Exhibit B of Ordinance 031071 is repealed and replaced by Exhibit 3.

Section 2 of Ordinance 031071 is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

SECTION 2. The ~~Special Permit~~ Planned Unit Development 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~~60 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.
- 11.) Rental Period: Units may be rented for daily, weekly, and monthly time periods.

**SECTION 2.** 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 including the penalties for violations as made and provided for in Article 10 of the UDC.

**SECTION 3.** 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 4.** All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 5.** A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This ordinance shall become effective upon publication.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_ 2019, by the following vote:

Joe McComb	_____	Michael Hunter	_____
Roland Barrera	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette M. Guajardo	_____	Greg Smith	_____
Gil Hernandez	_____		

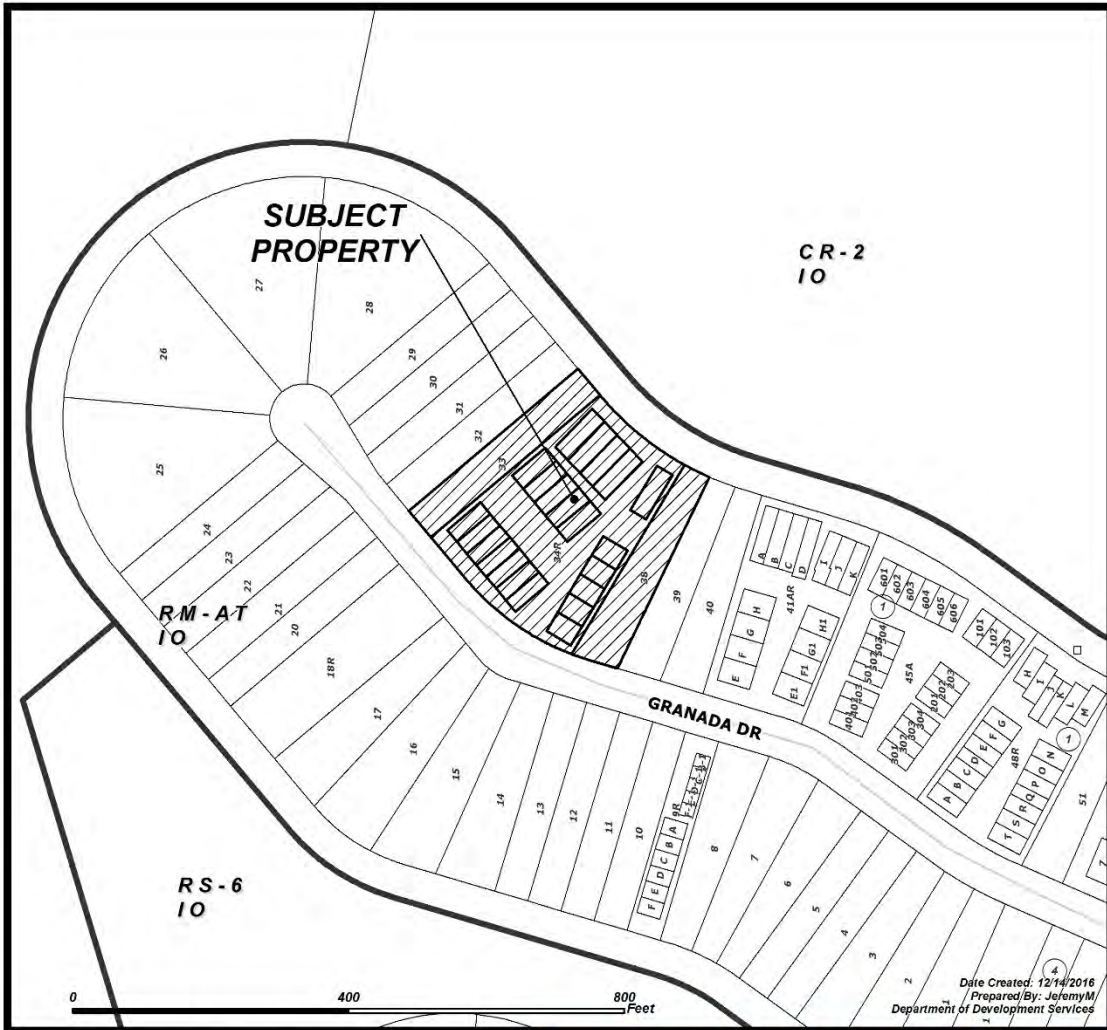
PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Joe McComb  
Mayor

# Exhibit 1



Date Created: 12/14/2016  
 Prepared By: Jeffrey M  
 Department of Development Services

## 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



## Exhibit 2

**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.

031071

**INDEXED**

- 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:

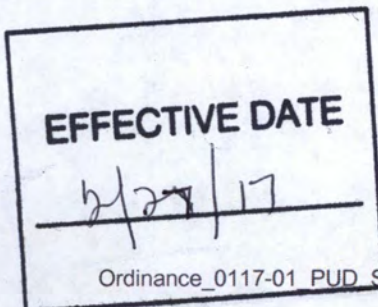
Mayor	<u>vacant</u>	Ben Molina	<u>Aye</u>
Rudy Garza	<u>Aye</u>	Lucy Rubio	<u>Aye</u>
Paulette Guajardo	<u>Aye</u>	Greg Smith	<u>Aye</u>
Michael Hunter	<u>Aye</u>	Carolyn Vaughn	<u>Aye</u>
Joe McComb	<u>Aye</u>		

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

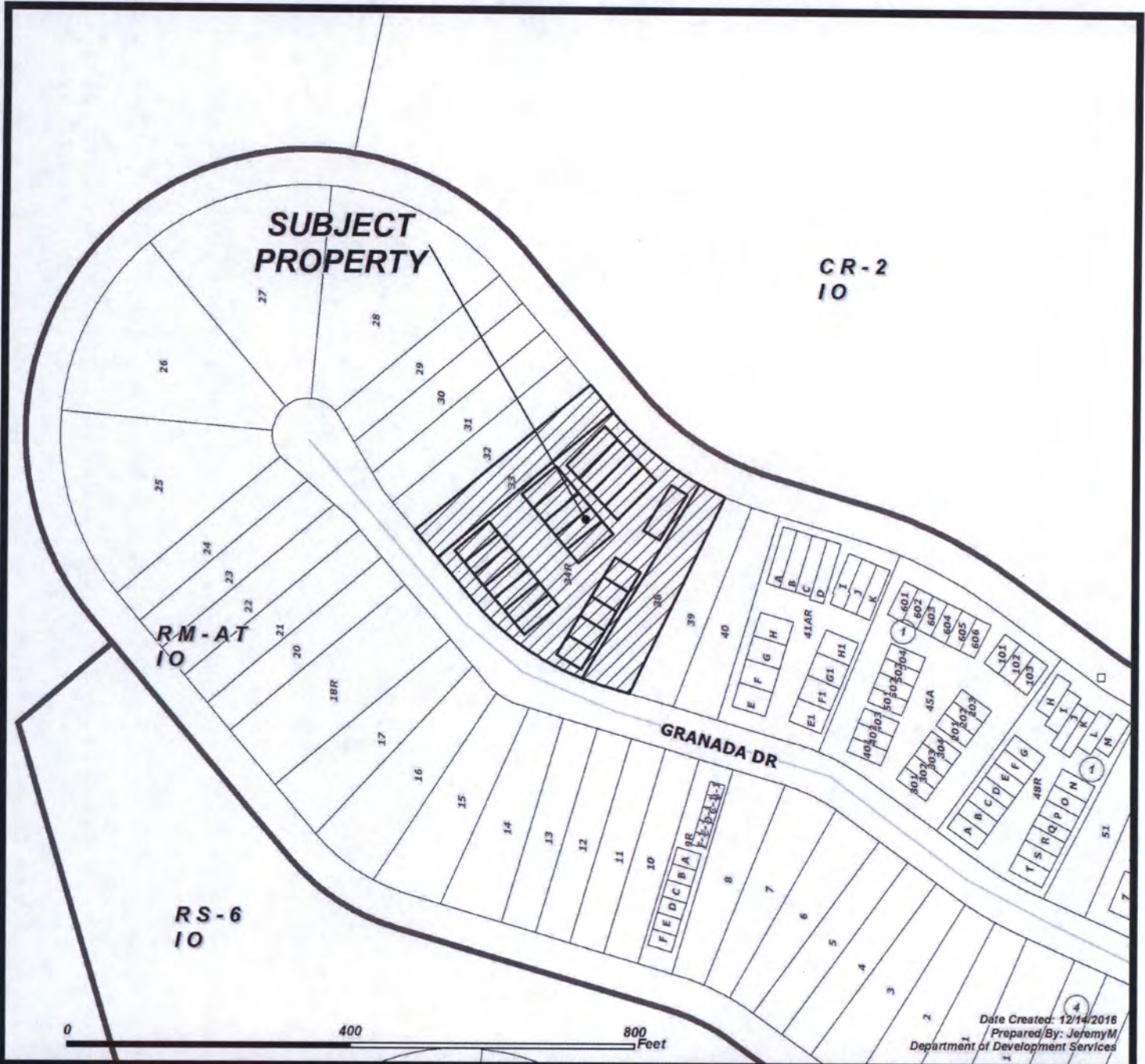
ATTEST:

Rebecca Huerta  
Rebecca Huerta  
City Secretary

Carolyn Vaughn  
Mayor







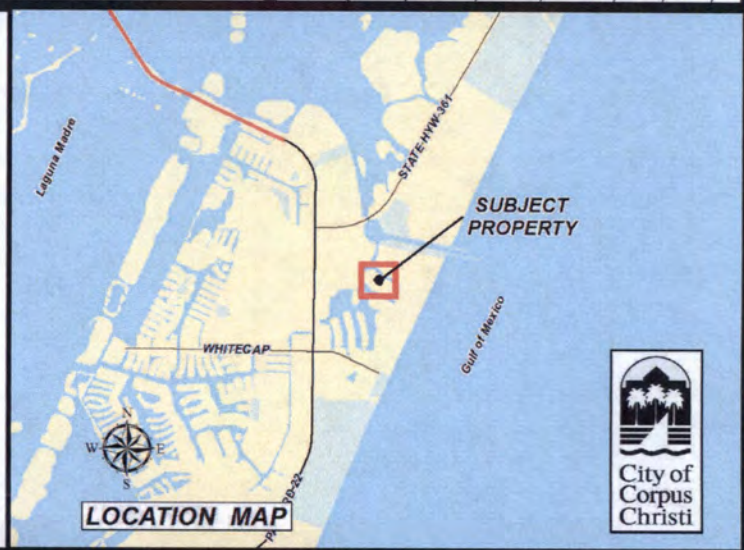
Date Created: 12/14/2016  
 Prepared By: Jeffrey M.  
 Department of Development Services

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

Subject Property

RM-1 Multifamily 1	IL Light Industrial
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CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Map Scale: 1:2,400





# **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: December 6, 2016**



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:




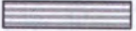
North - Vacant and Canal/RM-AT/IO

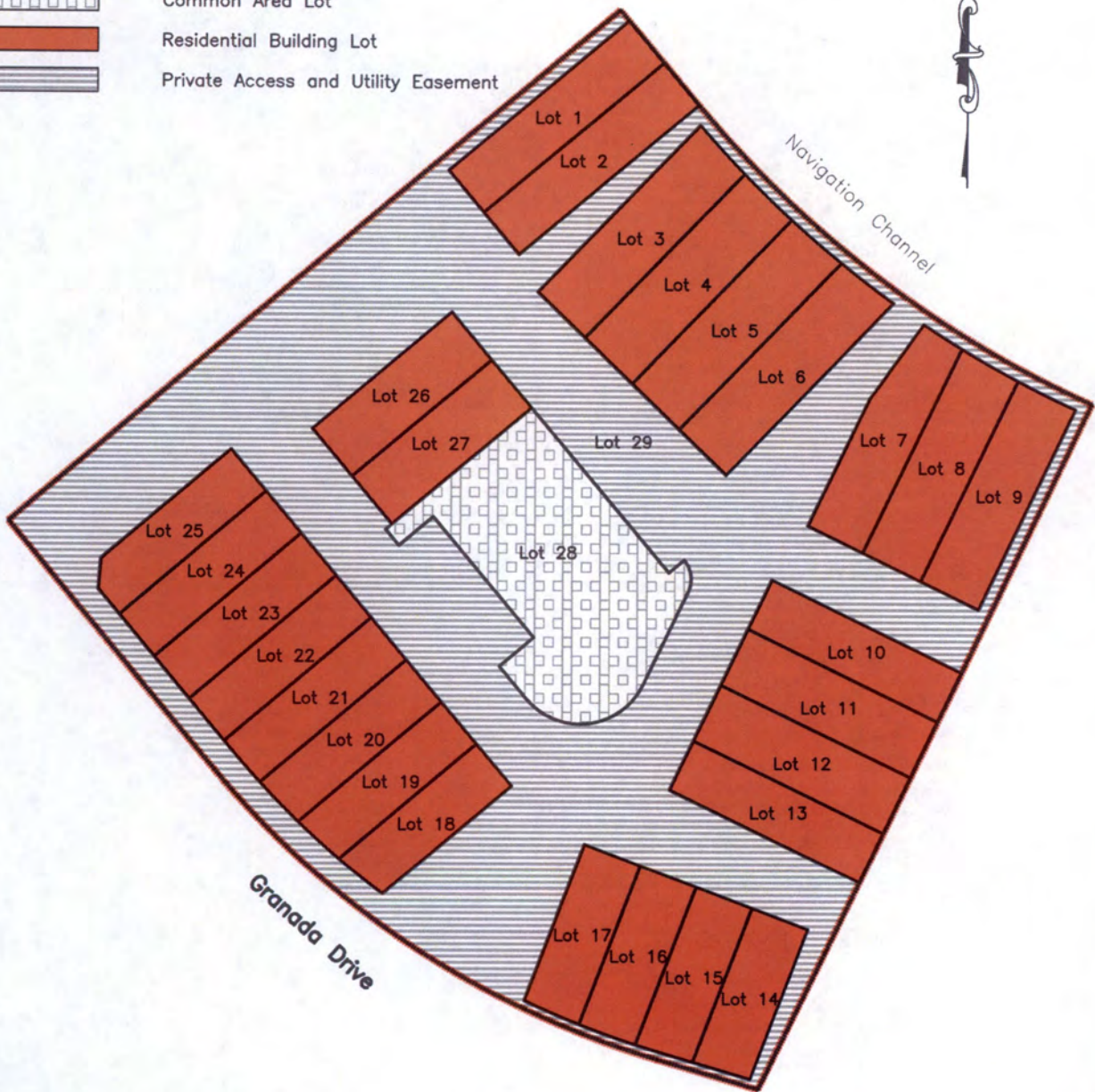
South - Vacant/RM-AT/IO

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** – 45' (Actual 35')  
**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:** 45'

**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. Four day minimum



**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:** Single Story

**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


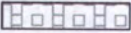

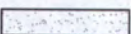

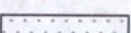
**Parking Requirement:** 0 spaces

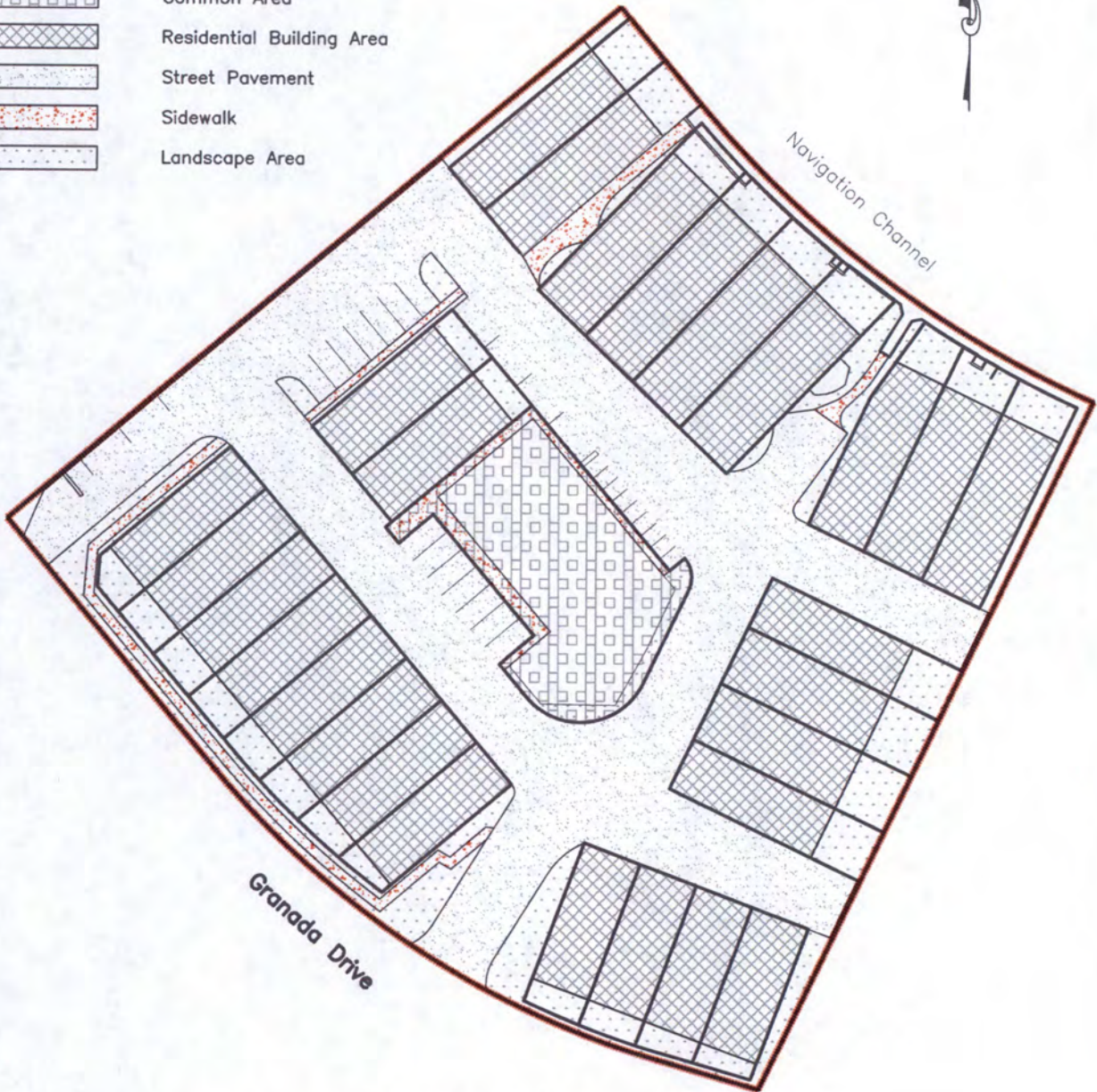
**Maintenance:** Home Owners Association

**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

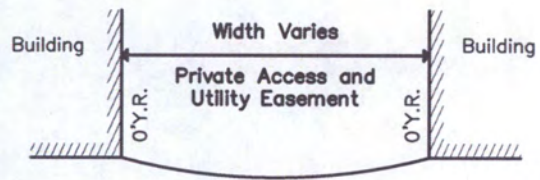
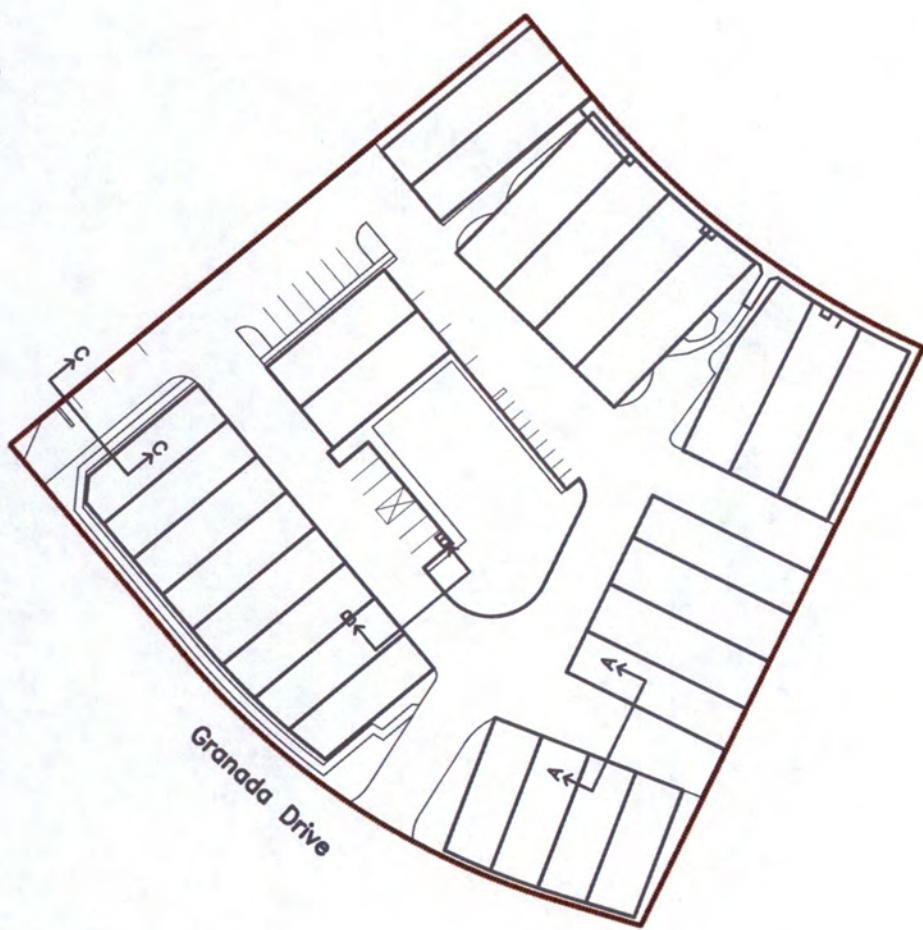


**Vehicular and Pedestrian Access**

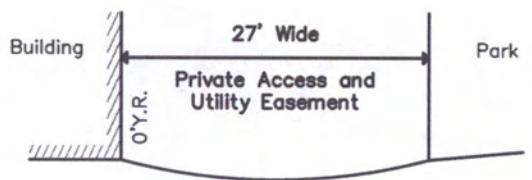
Vehicular Access will be provided via a private two-way access drive. The access drive will vary in width and will be at a minimum, 24' from edge of pavement to edge of pavement. Pedestrian Access will be provided via a combination of existing 4' and 5' wide sidewalks, and proposed 3', 4', and 6' wide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



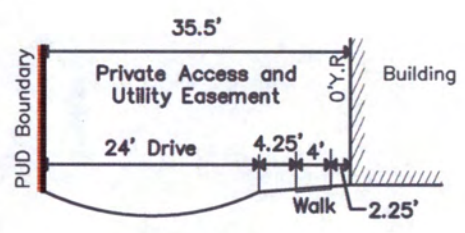




Section A-A



Section B-B

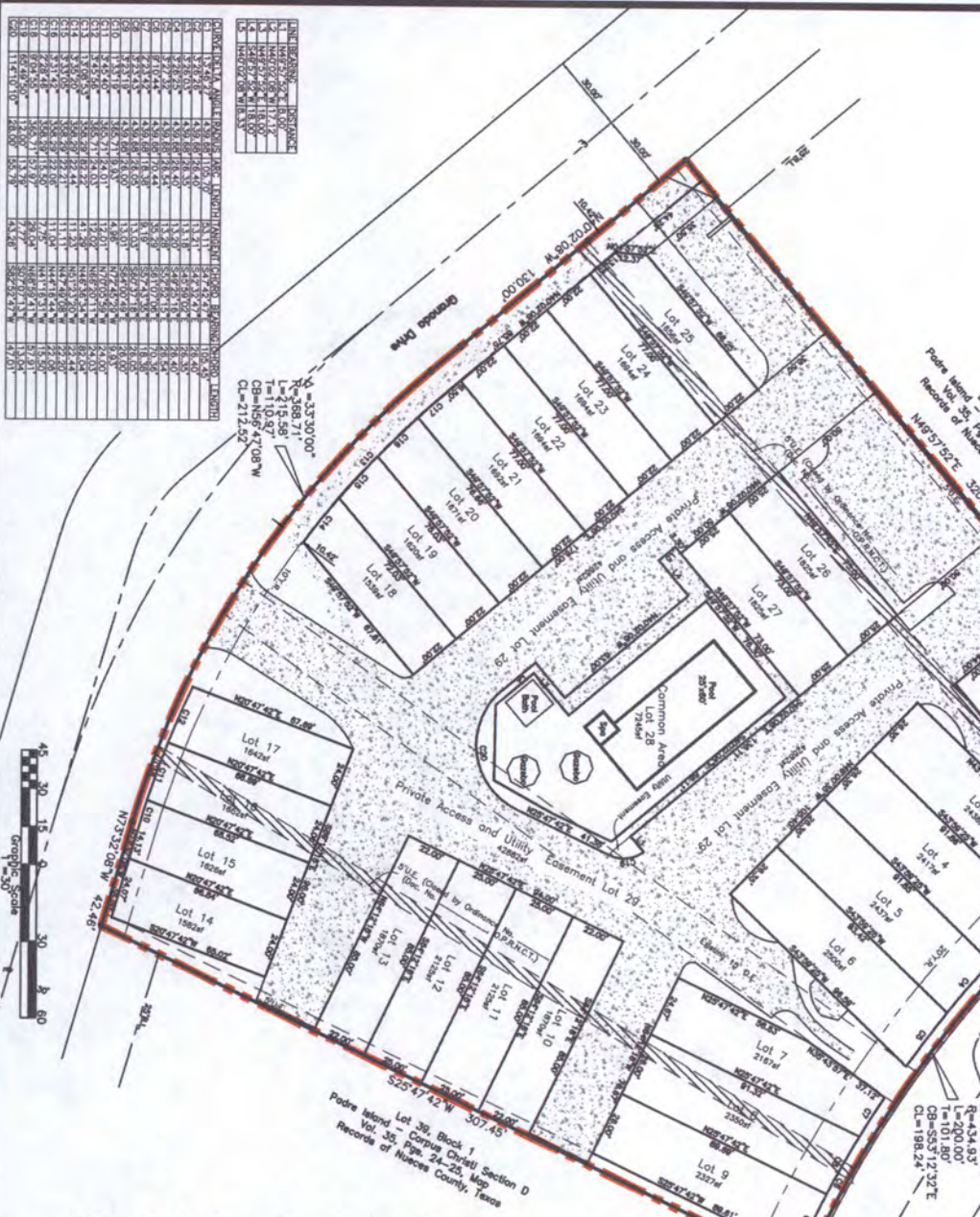
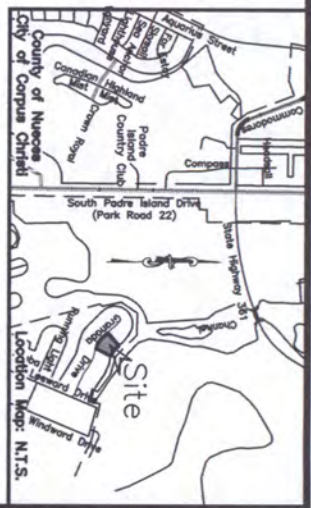
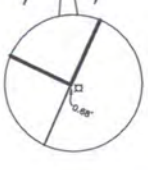
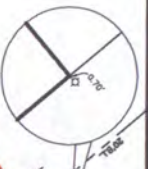


Section C-C

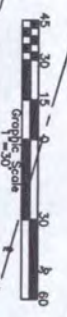
Typical Cross-sections



- Legend:
- 5/8 Inch from Road, Found
  - Drill Hole, Found
  - Planned Unit Development (PUD) Boundary



Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1,234	113.7
2	1,345	124.4
3	1,456	134.9
4	1,567	145.4
5	1,678	155.9
6	1,789	166.4
7	1,890	176.9
8	1,901	177.4
9	2,012	187.9
10	2,123	198.4
11	2,234	208.9
12	2,345	219.4
13	2,456	229.9
14	2,567	240.4
15	2,678	250.9
16	2,789	261.4
17	2,890	271.9
18	2,901	272.4
19	3,012	282.9
20	3,123	293.4
21	3,234	303.9
22	3,345	314.4
23	3,456	324.9
24	3,567	335.4
25	3,678	345.9
26	3,789	356.4
27	3,890	366.9
28	3,901	367.4



### Master Site 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, Page 24 and 25, of the Public Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

- 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 CSD has classified the use for Laguna Madre as "recreation" and "open space". ICED also categorized the Laguna Madre as "contact recreation" use.
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4200, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic platting only, this property is in Zone "141" (EI 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 are 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 with a 4-60y minimum.

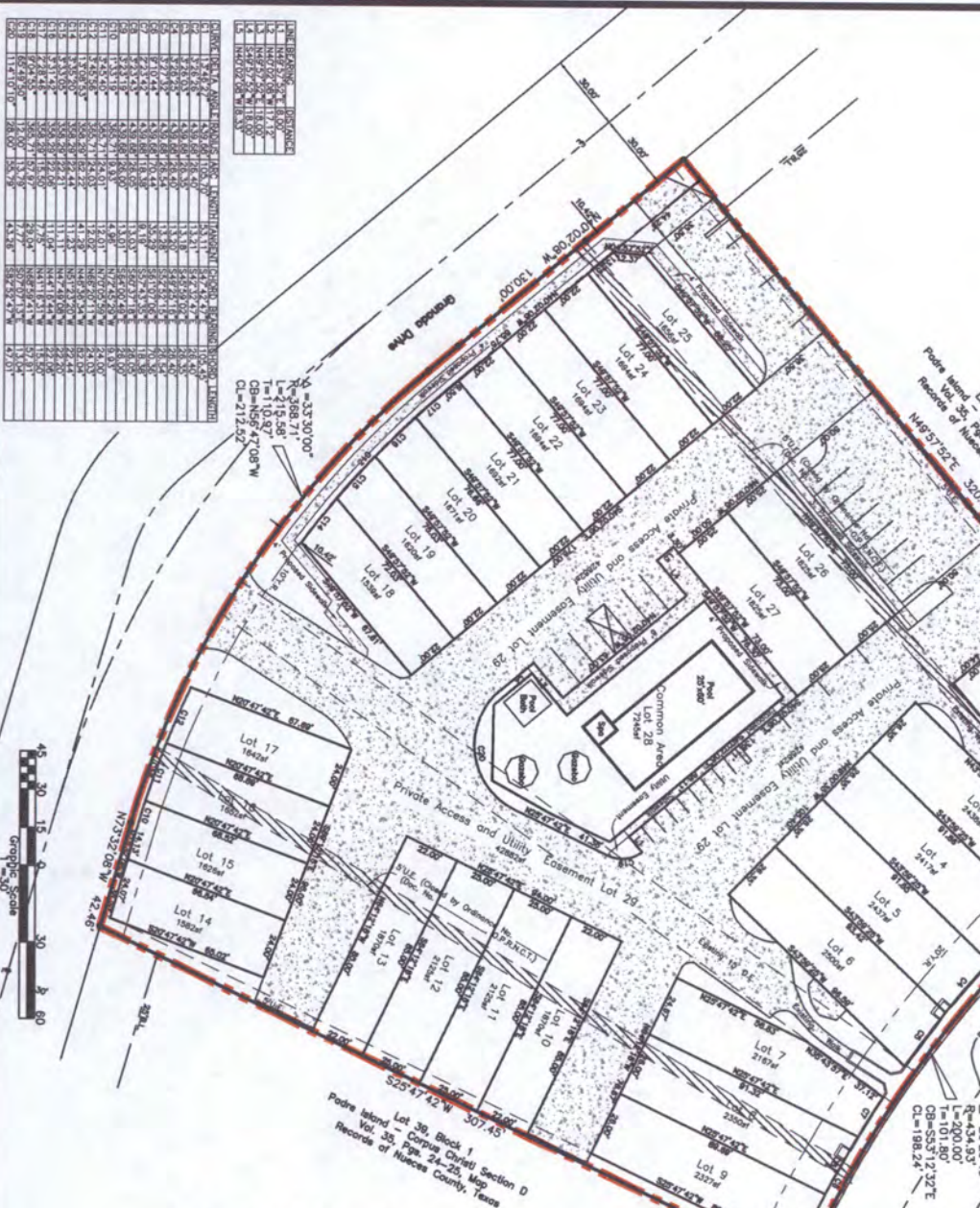
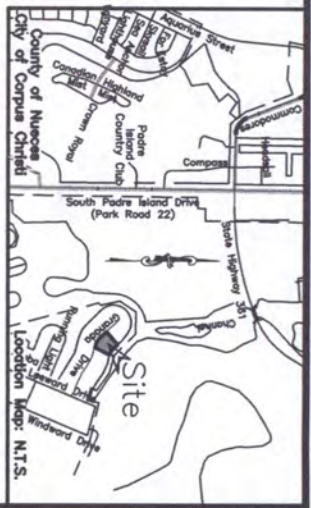


DATE: Oct. 20, 2016  
SCALE: 1"=30'  
JOB NO.: 43122.00.00  
SHEET: 8 of 10  
www.burbanengineering.com



# Development Plan for The Villas PUD

Being all of Lots 33 and 36, 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 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.10	6,900
2	0.10	6,900
3	0.10	6,900
4	0.10	6,900
5	0.10	6,900
6	0.10	6,900
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9	0.10	6,900
10	0.10	6,900
11	0.10	6,900
12	0.10	6,900
13	0.10	6,900
14	0.10	6,900
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16	0.10	6,900
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18	0.10	6,900
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21	0.10	6,900
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23	0.10	6,900
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25	0.10	6,900
26	0.10	6,900
27	0.10	6,900
28	0.10	6,900
29	0.10	6,900
30	0.10	6,900
<b>Total</b>	<b>3.00</b>	<b>207,000</b>



- Legend:**
- 5/8" inch Iron Rod Found
  - Drill Hole Found
  - ▬ Planned Unit Development
  - ▬ (FUD) Boundary

- Notes:**
- Total Area contains 2.35 Acres of Land.
  - The reaching 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 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.
  - By graphic plotting only, this property is in Zone "A13" (E 9) on Flood Insurance Rate Map, Community Panel No. 48344 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1982 and it is in a Special Flood Hazard Area.
  - 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.
  - Block 26, Lot 1 - Common Area, will be maintained by the Home Owners Association.
  - All Roads and Sanitary Sewer Lines will be private and are 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 with a 4-60' minimum.

**UBURBAN ENGINEERING**  
 1500 N. LOOP WEST, SUITE 100  
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 FAX: 361-850-1112  
 WWW.UBURBANENGINEERING.COM

REV: Dec. 6, 2016  
 DATE: Oct. 20, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 12  
 Drawn by: B. J. D.

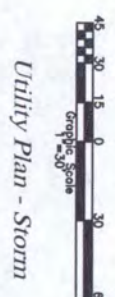
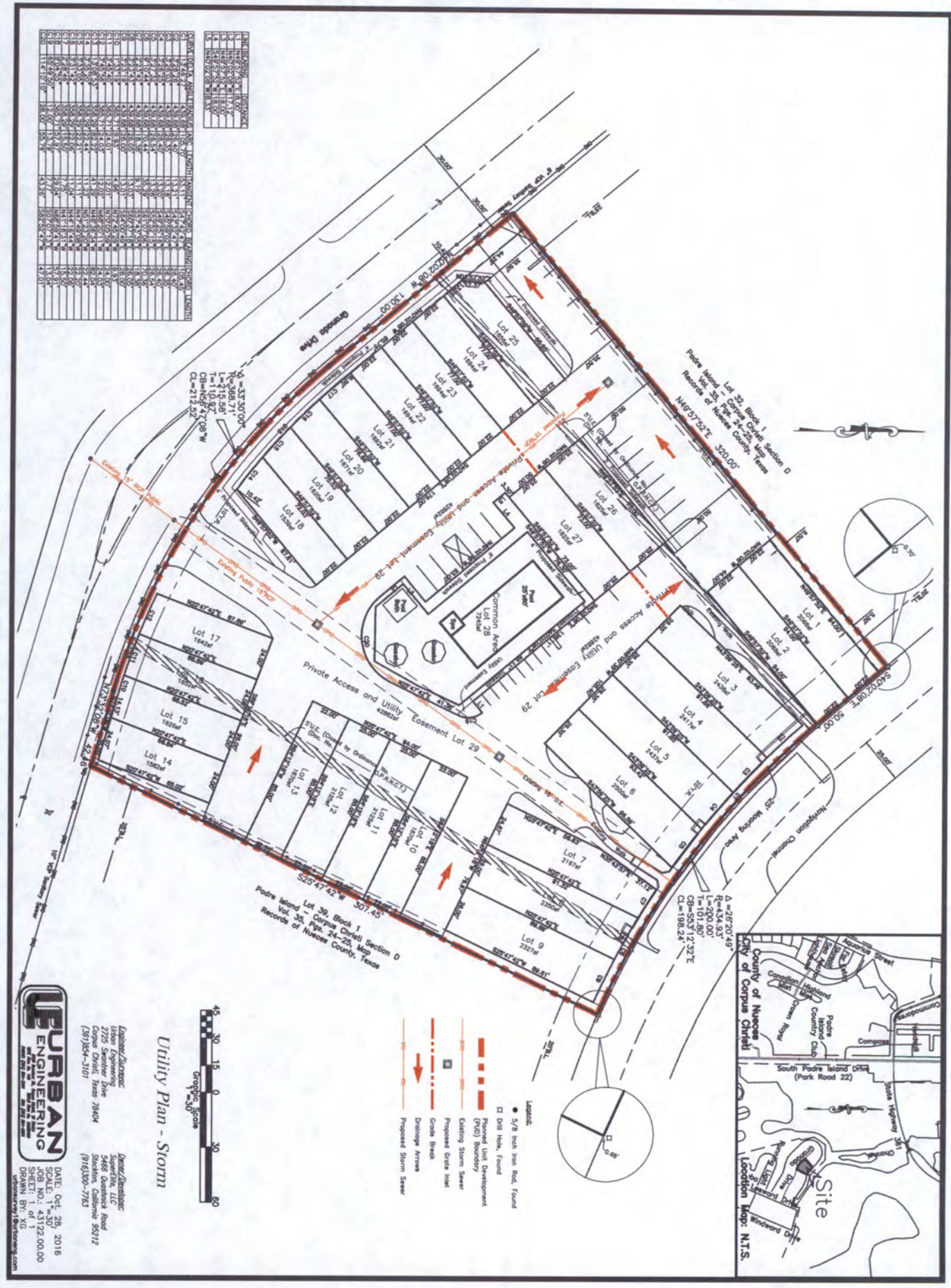






NO.	DATE	BY	REVISION
1	10/28/16	Urbang	Initial Design
2	10/28/16	Urbang	Final Design
3	10/28/16	Urbang	Final Design
4	10/28/16	Urbang	Final Design
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99	10/28/16	Urbang	Final Design
100	10/28/16	Urbang	Final Design

NO.	DATE	BY	REVISION
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3	10/28/16	Urbang	Final Design
4	10/28/16	Urbang	Final Design
5	10/28/16	Urbang	Final Design



Utility Plan - Storm

- Legend:
- 3/8 inch Iron Rod, Found
  - Drill Hole, Found
  - Proposed Utility Development (7/10) Saturated
  - Existing Storm Sewer
  - Proposed Grate Manhole
  - Grate Bank
  - Developer Arrows
  - Proposed Storm Sewer



Engineer/Designer:  
 Urban Engineering  
 2725 Sanderlin Drive  
 Corpus Christi, Texas 78404  
 (361)854-1101

Checker/Reviewer:  
 SmartSite, LLC  
 5466 Quailcreek Road  
 Stockton, California 95212  
 (916)500-7763

DATE: Oct. 28, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 11 OF 11  
 DRAWING BY: URBAN ENGINEERING









**PUBLISHER'S AFFIDAVIT**

State of Texas }  
County of Nueces }

CITY OF CORPUS CHRISTI  
Ad # 1459960  
PO #

Before me, the undersigned, a Notary Public, this day personally came G Lawson, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the Corpus Christi Caller-Times, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PUBLIC HEARING TO CONSIDER which the annexed is a true copy.

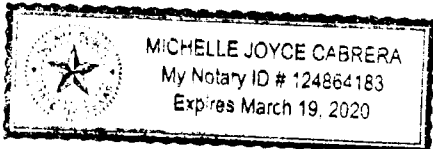
was inserted in the *Corpus Christi Caller-Times* on:  
CC-Corpus Christi Caller-Times  
CC-Internet - caller.com

01/29/17 Sun  
01/29/17 Sun

[Signature]  
LEGAL SALES REPRESENTATIVE

On this 3 day of February, 2017 certify that the attached document is a true and exact copy made by publisher.

[Signature]  
Notary Public, State of Texas



Legals

Legals

**NOTICE OF PUBLIC HEARING  
TO CONSIDER RE-ZONING  
APPLICATION(S) IN THE CITY  
OF CORPUS CHRISTI**

Notice is hereby given that the Corpus Christi City Council will conduct a public hearing on February 14, 2017 during a regular Council meeting which commences at 11:30 a.m. in the Council Chambers, City Hall, and 1201 Leopard Street, to consider the following zoning application which is/are on file in the Department of Development Services. At said time & place of hearing, persons & parties interested may appear before the City Council:



**Case No. 0117-01 SuperElite,**

**LLC:** From the "RM-AT/IO: Multifamily AT District with Island Overlay to the "RM-AT/IO/PUD: Multifamily AT District with an Island Overlay and Planned Unit Development Overlay. The property to be rezoned is described as 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.

**Case No. 0117-05 George Tintera and Ping Jung Tintera:**

A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District. The property to be rezoned is described as a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4, located on the south side of Northwest Boulevard between Carousal Drive and County Road 73. Information may be obtained by calling or visiting the Department of Development Services at (361) 826-3240, 2406 Leopard Street.

/s/ Rebecca Huerta  
City Secretary



**PUBLISHER'S AFFIDAVIT**

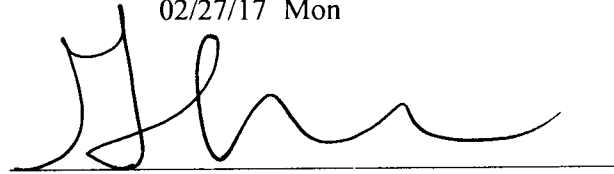
State of Texas }  
County of Nueces }

CITY OF CORPUS CHRISTI  
Ad # 1501184  
PO #

Before me, the undersigned, a Notary Public, this day personally came G. Lawson, who being first duly sworn, according to law, says that she is LEGAL SALES REPRESENTATIVE AND EMPLOYEE OF THE PUBLISHER, namely, the Corpus Christi Caller-Times, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of NOTICE OF PASSAGE OF ORDINANCE(S) NO which the annexed is a true copy,

was inserted in the *Corpus Christi Caller-Times* on:  
CC-Corpus Christi Caller-Times  
CC-Internet - caller.com

02/27/17 Mon  
02/27/17 Mon

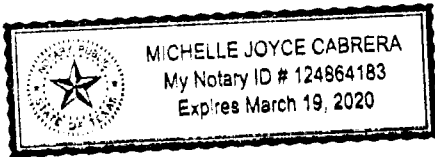


LEGAL SALES REPRESENTATIVE

On this 8 day of March, 2017 I certify that the attached document is a true and exact copy made by publisher.



Notary Public, State of Texas



Legals

**NOTICE OF PASSAGE OF  
ORDINANCE(S)**

**NO. 031070**, Ordinance amending the Unified Development Code ("UDC"), upon application by George Tintera and Ping Jung Tintera ("Owners"), by changing the UDC Zoning Map in reference to a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4, from the "FR" Farm Rural District to the "CG-2" General Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.

\* **NO. 031071**, 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. These ordinances were passed and approved on second reading by the Corpus Christi City Council on February 21, 2017.

/s/ Rebecca Huerta  
City Secretary



Exhibit 3

# **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

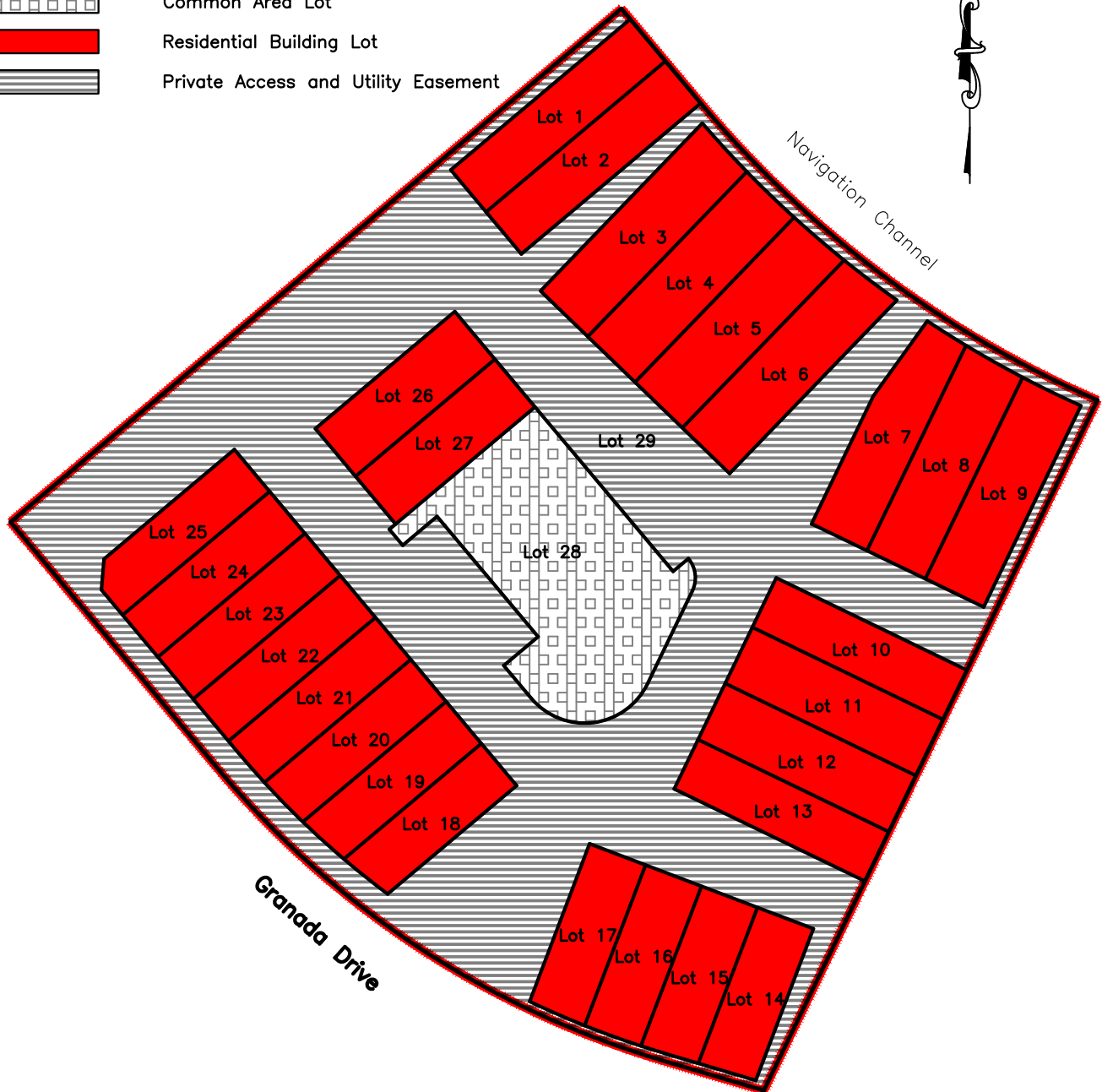
South – Vacant/RM-AT/IO

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



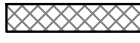


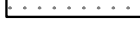
**Maintenance:** Home Owners Association

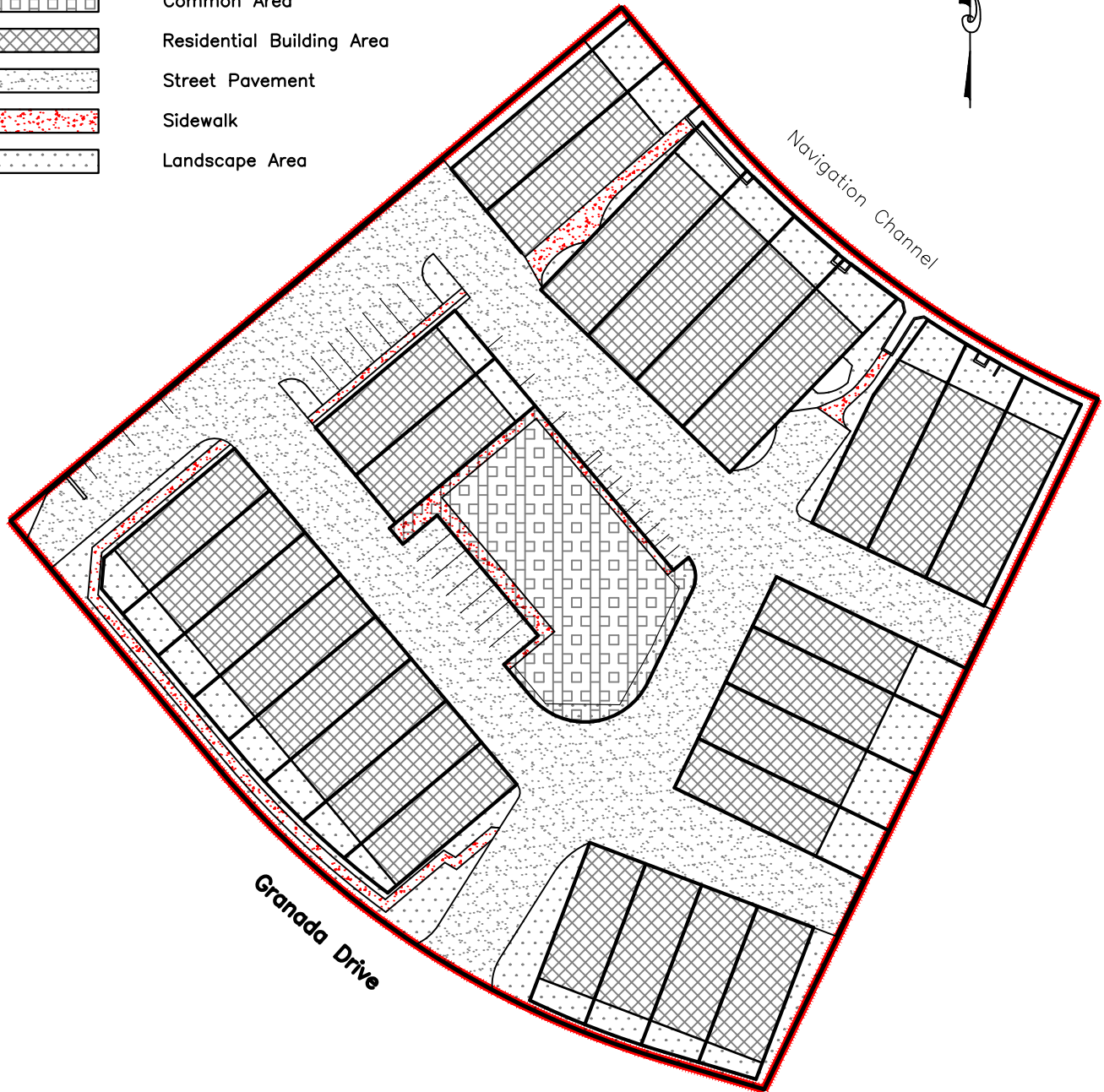
**Allowed Improvements:** Community structures, including decks, pavement, fencing, landscaping, utilities, signage, etc.

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



**Legend:**

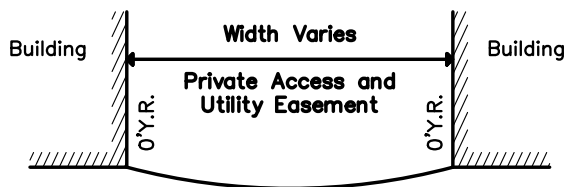
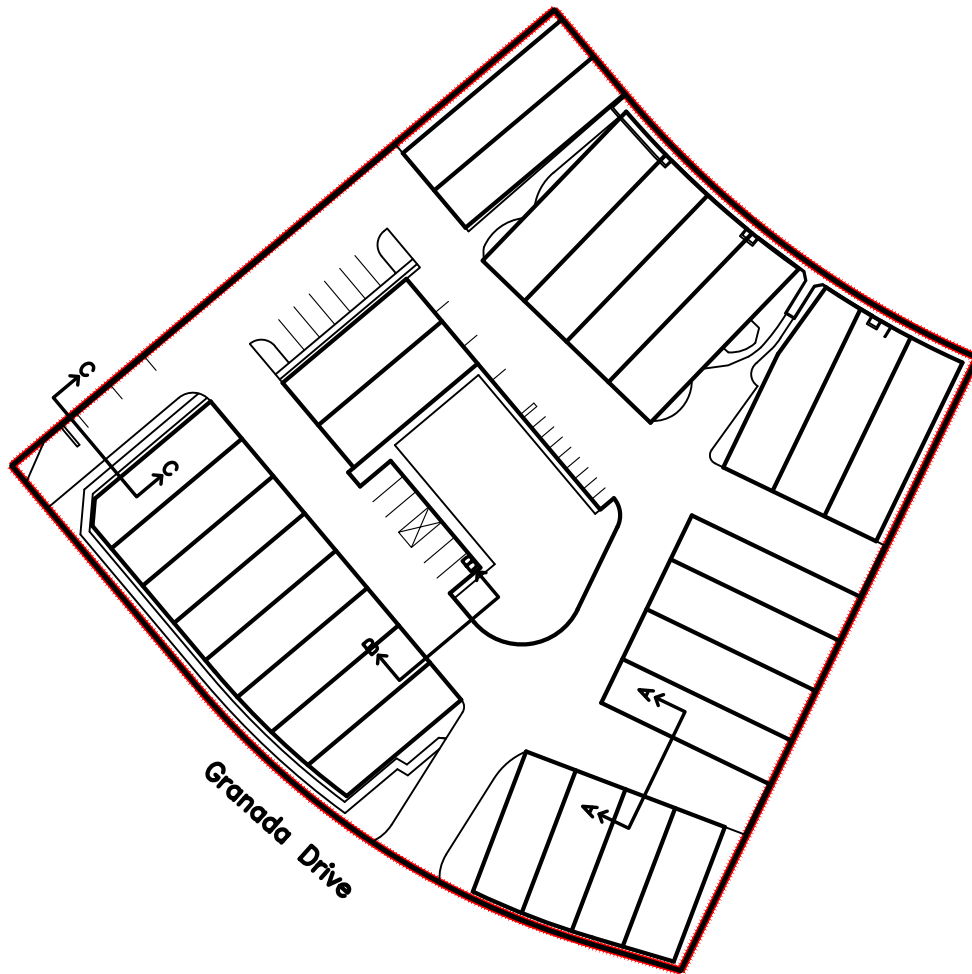
-  Planned Unit Development (PUD) Boundary
-  Common Area
-  Residential Building Area
-  Street Pavement
-  Sidewalk
-  Landscape Area



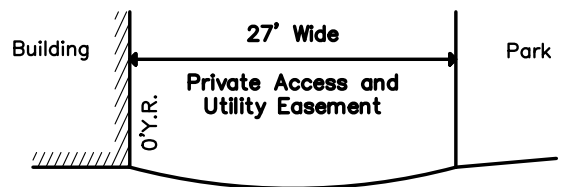
**Vehicular and Pedestrian Access**

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.

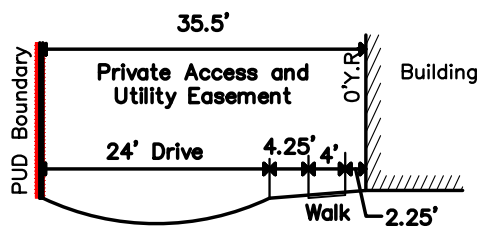




**Section A-A**



**Section B-B**



**Section C-C**

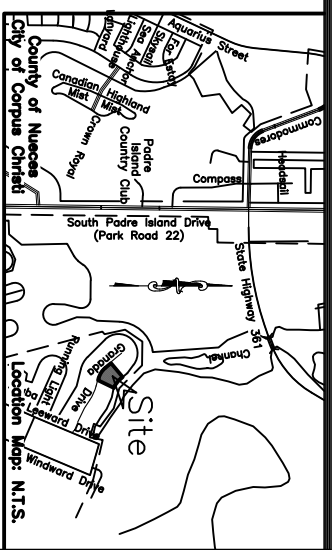
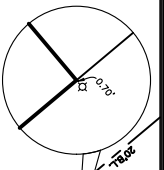
**Typical Cross-sections**





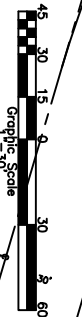
# Development Plan for The Villas PUD

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'

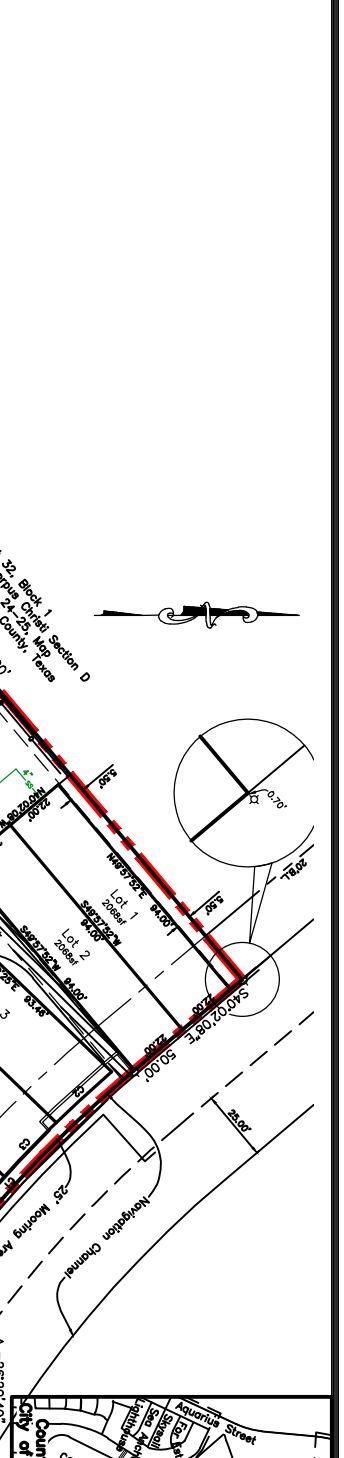
GRID BEARING	ANGLE	BEARING	DISTANCE	GRID BEARING	ANGLE	BEARING	DISTANCE
C1	134°40'27"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C2	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C3	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C4	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C5	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C6	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C7	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C8	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C9	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C10	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C11	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C12	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C13	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C14	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C15	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C16	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C17	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C18	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C19	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	S49°57'52"W	18.00'
C20	3°26'26"	S49°57'52"W	18.00'	S49°57'52"W	18.00'	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  
 APPROVED BY: [Signature]

LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N49°57'57"E	17.12	16	N49°57'57"E	18.00
2	N49°57'57"E	17.12	17	N49°57'57"E	18.00
3	N49°57'57"E	18.00	18	N49°57'57"E	18.00
4	N49°57'57"E	18.00	19	N49°57'57"E	18.00
5	N49°57'57"E	18.00	20	N49°57'57"E	18.00
6	N49°57'57"E	18.00	21	N49°57'57"E	18.00
7	N49°57'57"E	18.00	22	N49°57'57"E	18.00
8	N49°57'57"E	18.00	23	N49°57'57"E	18.00
9	N49°57'57"E	18.00	24	N49°57'57"E	18.00
10	N49°57'57"E	18.00	25	N49°57'57"E	18.00
11	N49°57'57"E	18.00	26	N49°57'57"E	18.00
12	N49°57'57"E	18.00	27	N49°57'57"E	18.00
13	N49°57'57"E	18.00	28	N49°57'57"E	18.00
14	N49°57'57"E	18.00	29	N49°57'57"E	18.00
15	N49°57'57"E	18.00	30	N49°57'57"E	18.00



$\Delta = 333'0.00'$   
 $R = 368.71'$   
 $L = 4'12.95'$   
 $CB = N82°7'08''W$   
 $CL = 212.52'$

$\Delta = 267'0.19'$   
 $R = 434.93'$   
 $L = 200.00'$   
 $I = 101.80'$   
 $CB = S53°12'32''E$   
 $CL = 198.24'$

Lot 17 164sq ft  
 Lot 15 162sq ft  
 Lot 14 158sq ft  
 Lot 13 160sq ft  
 Lot 12 162sq ft  
 Lot 11 160sq ft  
 Lot 10 162sq ft  
 Lot 9 2327sq ft

**URBAN ENGINEERING**  
 2725 Swanner Drive  
 Corpus Christi, Texas 78404  
 (361)354-3101  
 DATE: Oct. 28, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 CHECKED BY: JG  
 SUPERVISOR: JG

**Utility Plan - Sanitary**  
 Graphic Scale  
 0 30 60  
 1"=30'

**Legend:**  
 ● 5/8 inch Iron Rod, Found  
 I I Drill Hole, Found  
 [Red dashed line] Planned Unit Development (PUD) Boundary  
 [Green dashed line] Existing Sanitary Sewer  
 [Green solid line] Proposed Sanitary Sewer  
 Note: All Sanitary Sewer within development is private.

City of Corpus Christi  
 Location Map: N.T.S.  
 Site  
 Aqueduct Street  
 Commodore  
 Highland  
 Country Club  
 Padre Island  
 Country Club  
 Commodore  
 State Highway 36  
 Chonahill  
 Windward Drive  
 South Padre Island Drive (Park Road 22)



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 CHORD	CHORD BEARING	CHORD LENGTH
C1	134.6272	439.68	105.70	S51°42'42"E	105.66
C2	376.66	439.68	105.40	S42°32'41"E	105.40
C3	376.66	439.68	105.40	S42°32'41"E	105.40
C4	376.66	439.68	105.40	S42°32'41"E	105.40
C5	376.66	439.68	105.40	S42°32'41"E	105.40
C6	376.66	439.68	105.40	S42°32'41"E	105.40
C7	376.66	439.68	105.40	S42°32'41"E	105.40
C8	376.66	439.68	105.40	S42°32'41"E	105.40
C9	376.66	439.68	105.40	S42°32'41"E	105.40
C10	376.66	439.68	105.40	S42°32'41"E	105.40
C11	376.66	439.68	105.40	S42°32'41"E	105.40
C12	376.66	439.68	105.40	S42°32'41"E	105.40
C13	376.66	439.68	105.40	S42°32'41"E	105.40
C14	376.66	439.68	105.40	S42°32'41"E	105.40
C15	376.66	439.68	105.40	S42°32'41"E	105.40
C16	376.66	439.68	105.40	S42°32'41"E	105.40
C17	376.66	439.68	105.40	S42°32'41"E	105.40
C18	376.66	439.68	105.40	S42°32'41"E	105.40
C19	376.66	439.68	105.40	S42°32'41"E	105.40
C20	376.66	439.68	105.40	S42°32'41"E	105.40

$A = 3330.00'$   
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 $L = 215.58'$   
 $T = 110.97'$   
 $CB = 156.47'$   
 $CI = 212.52'$

$A = 2620.19'$   
 $R = 200.00'$   
 $L = 101.80'$   
 $CB = 557.12'$   
 $CI = 198.24'$

$A = 307.45'$   
 $R = 307.45'$   
 $L = 153.73'$   
 $CB = 153.73'$   
 $CI = 153.73'$

$A = 212.52'$   
 $R = 212.52'$   
 $L = 106.26'$   
 $CB = 106.26'$   
 $CI = 106.26'$

$A = 153.73'$   
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 $L = 76.87'$   
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 $CI = 76.87'$

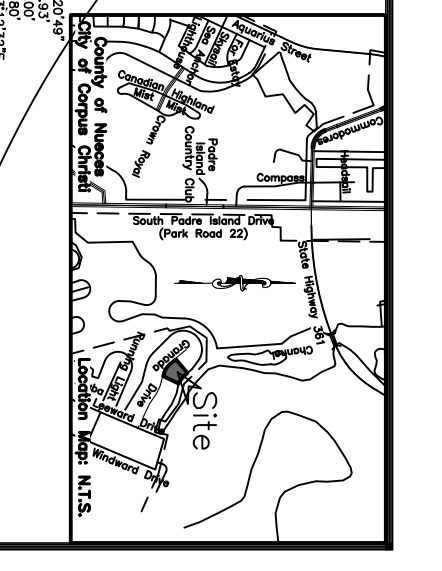
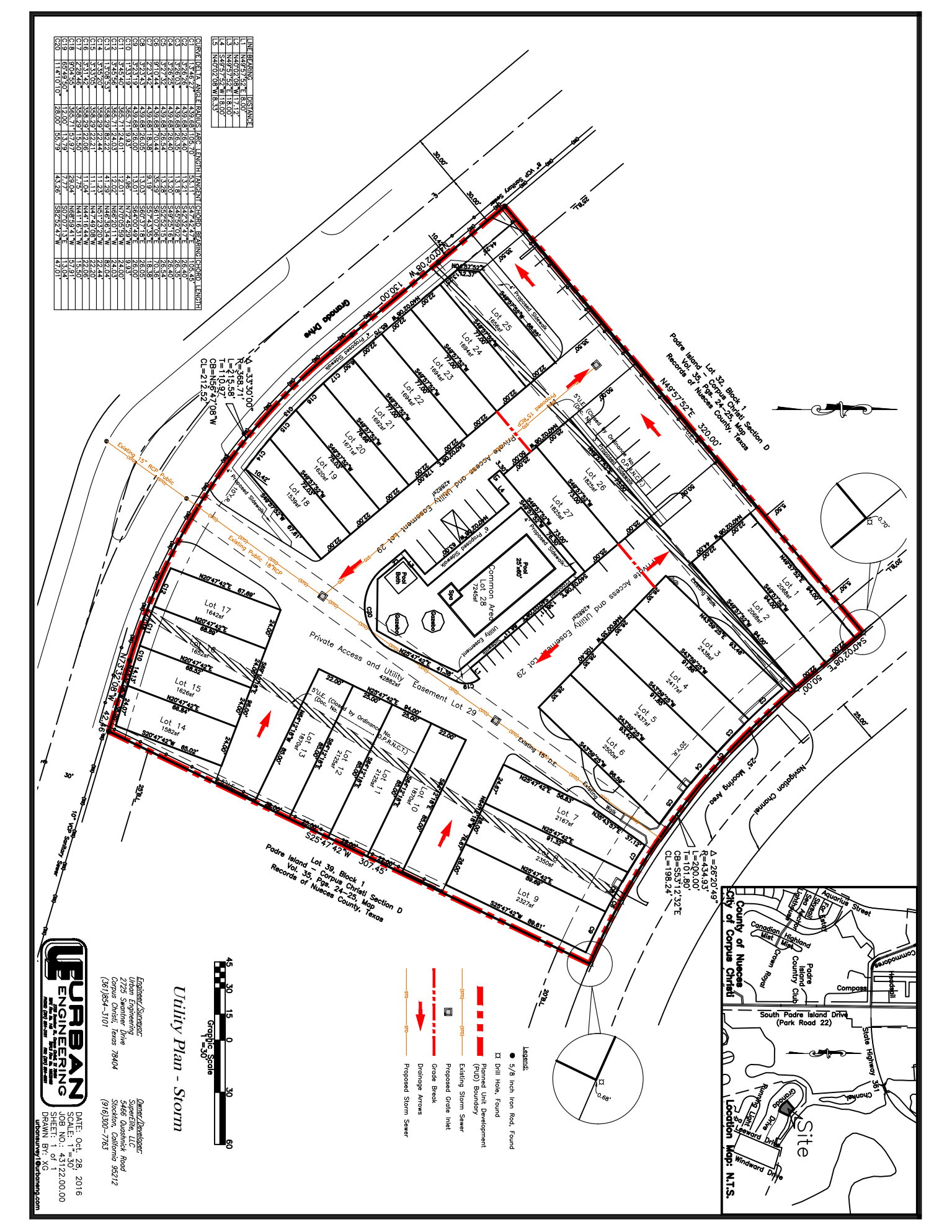
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 $CB = 106.26'$   
 $CI = 106.26'$

$A = 153.73'$   
 $R = 153.73'$   
 $L = 76.87'$   
 $CB = 76.87'$   
 $CI = 76.87'$

$A = 106.26'$   
 $R = 106.26'$   
 $L = 53.13'$   
 $CB = 53.13'$   
 $CI = 53.13'$

$A = 76.87'$   
 $R = 76.87'$   
 $L = 38.44'$   
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 $CI = 38.44'$



City of Corpus Christi  
 Location Map: N.T.S.

Utility Plan - Storm

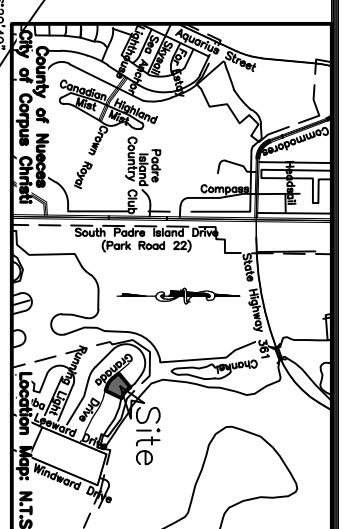
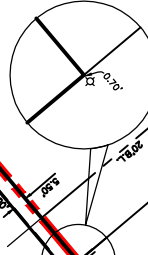
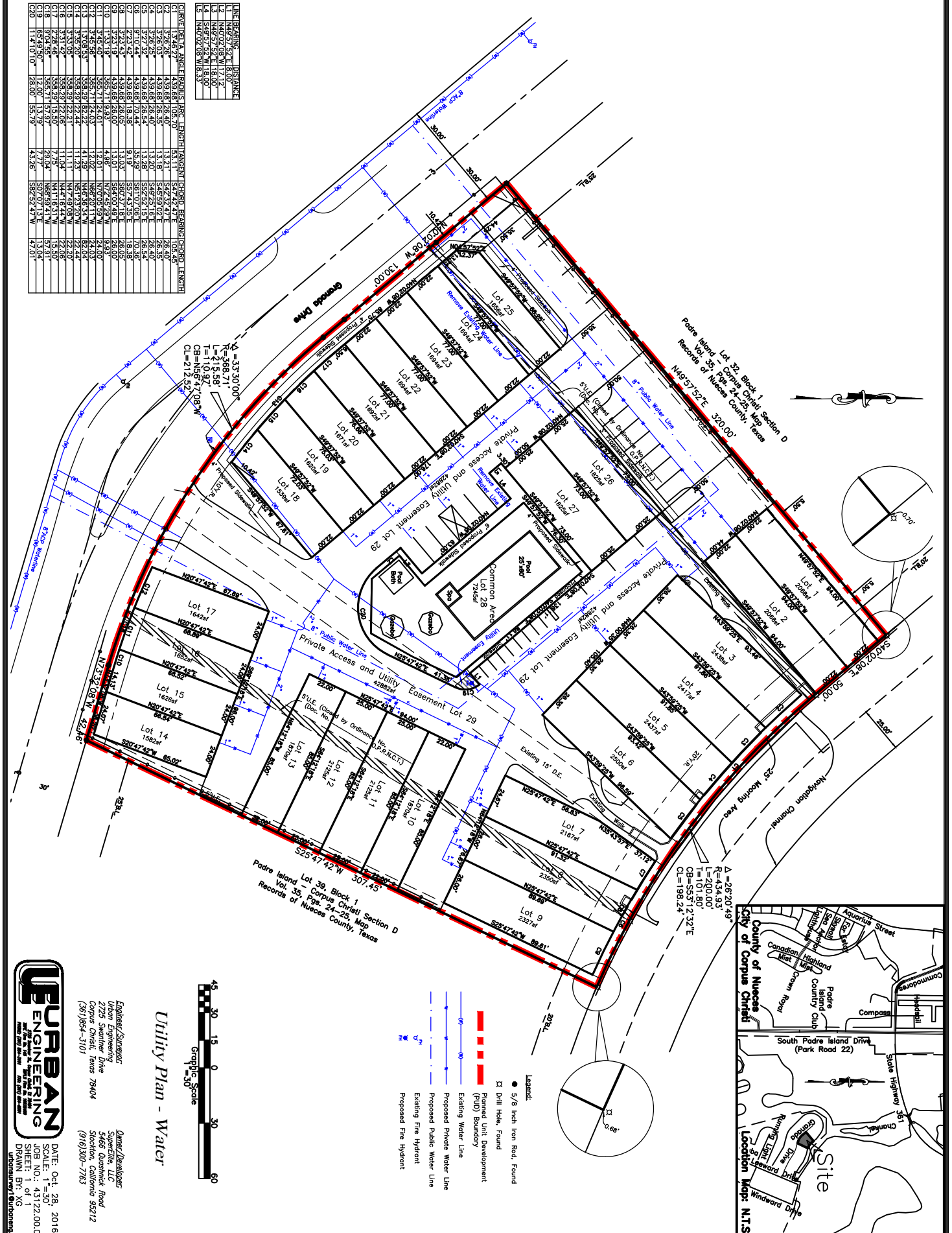
Engineer/Designer:  
 Urban Engineering  
 2725 Swannick Drive  
 Corpus Christi, Texas 78404  
 (361)854-3101

Owner/Developer:  
 Superior, 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: XG

URBAN ENGINEERING  
 2725 SWANNICK DRIVE  
 CORPUS CHRISTI, TEXAS 78404  
 (361) 854-3101  
 www.urbanengineering.com

LINE NUMBER	BEARING	DISTANCE	LINE NUMBER	BEARING	DISTANCE
1	N49°57'57"E	18.00	1	N49°57'57"E	18.00
2	N49°57'52"E	18.00	2	N49°57'52"E	18.00
3	N49°57'52"E	18.00	3	N49°57'52"E	18.00
4	N49°57'52"E	18.00	4	N49°57'52"E	18.00
5	N49°57'52"E	18.00	5	N49°57'52"E	18.00
6	N49°57'52"E	18.00	6	N49°57'52"E	18.00
7	N49°57'52"E	18.00	7	N49°57'52"E	18.00
8	N49°57'52"E	18.00	8	N49°57'52"E	18.00
9	N49°57'52"E	18.00	9	N49°57'52"E	18.00
10	N49°57'52"E	18.00	10	N49°57'52"E	18.00
11	N49°57'52"E	18.00	11	N49°57'52"E	18.00
12	N49°57'52"E	18.00	12	N49°57'52"E	18.00
13	N49°57'52"E	18.00	13	N49°57'52"E	18.00
14	N49°57'52"E	18.00	14	N49°57'52"E	18.00
15	N49°57'52"E	18.00	15	N49°57'52"E	18.00
16	N49°57'52"E	18.00	16	N49°57'52"E	18.00
17	N49°57'52"E	18.00	17	N49°57'52"E	18.00
18	N49°57'52"E	18.00	18	N49°57'52"E	18.00
19	N49°57'52"E	18.00	19	N49°57'52"E	18.00
20	N49°57'52"E	18.00	20	N49°57'52"E	18.00
21	N49°57'52"E	18.00	21	N49°57'52"E	18.00
22	N49°57'52"E	18.00	22	N49°57'52"E	18.00
23	N49°57'52"E	18.00	23	N49°57'52"E	18.00
24	N49°57'52"E	18.00	24	N49°57'52"E	18.00
25	N49°57'52"E	18.00	25	N49°57'52"E	18.00
26	N49°57'52"E	18.00	26	N49°57'52"E	18.00
27	N49°57'52"E	18.00	27	N49°57'52"E	18.00
28	N49°57'52"E	18.00	28	N49°57'52"E	18.00
29	N49°57'52"E	18.00	29	N49°57'52"E	18.00
30	N49°57'52"E	18.00	30	N49°57'52"E	18.00
31	N49°57'52"E	18.00	31	N49°57'52"E	18.00
32	N49°57'52"E	18.00	32	N49°57'52"E	18.00
33	N49°57'52"E	18.00	33	N49°57'52"E	18.00
34	N49°57'52"E	18.00	34	N49°57'52"E	18.00
35	N49°57'52"E	18.00	35	N49°57'52"E	18.00
36	N49°57'52"E	18.00	36	N49°57'52"E	18.00
37	N49°57'52"E	18.00	37	N49°57'52"E	18.00
38	N49°57'52"E	18.00	38	N49°57'52"E	18.00
39	N49°57'52"E	18.00	39	N49°57'52"E	18.00
40	N49°57'52"E	18.00	40	N49°57'52"E	18.00
41	N49°57'52"E	18.00	41	N49°57'52"E	18.00
42	N49°57'52"E	18.00	42	N49°57'52"E	18.00
43	N49°57'52"E	18.00	43	N49°57'52"E	18.00
44	N49°57'52"E	18.00	44	N49°57'52"E	18.00
45	N49°57'52"E	18.00	45	N49°57'52"E	18.00
46	N49°57'52"E	18.00	46	N49°57'52"E	18.00
47	N49°57'52"E	18.00	47	N49°57'52"E	18.00
48	N49°57'52"E	18.00	48	N49°57'52"E	18.00
49	N49°57'52"E	18.00	49	N49°57'52"E	18.00
50	N49°57'52"E	18.00	50	N49°57'52"E	18.00
51	N49°57'52"E	18.00	51	N49°57'52"E	18.00
52	N49°57'52"E	18.00	52	N49°57'52"E	18.00
53	N49°57'52"E	18.00	53	N49°57'52"E	18.00
54	N49°57'52"E	18.00	54	N49°57'52"E	18.00
55	N49°57'52"E	18.00	55	N49°57'52"E	18.00
56	N49°57'52"E	18.00	56	N49°57'52"E	18.00
57	N49°57'52"E	18.00	57	N49°57'52"E	18.00
58	N49°57'52"E	18.00	58	N49°57'52"E	18.00
59	N49°57'52"E	18.00	59	N49°57'52"E	18.00
60	N49°57'52"E	18.00	60	N49°57'52"E	18.00



Utility Plan - Water

- Legend:
- 5/8 inch Iron Rod, Found
  - Drill Hole, Found
  - ▭ Planned Unit Development (PUD) Boundary
  - Existing Water Line
  - Proposed Water Line
  - Existing Private Water Line
  - Proposed Private Water Line
  - Existing Fire Hydrant
  - Proposed Fire Hydrant

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

Owner/Developer:  
 SuperSite, LLC  
 5465 Quailnick Road  
 Section, Cameron 35212  
 (361)350-7763

**URBAN ENGINEERING**  
 2725 SWANNEE DRIVE  
 CORPUS CHRISTI, TEXAS 78404  
 (361)354-3101

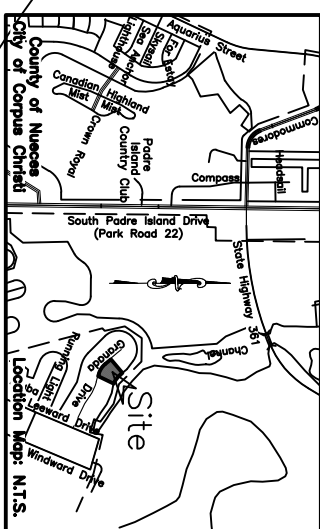
DATE: Oct. 28, 2016  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 1 of 1  
 DRAWN BY: JG  
 CHECKED BY: JG

LINE	BEARING	DISTANCE
1	N89°57'52"E	8.00
2	N89°57'52"E	17.12
3	N89°57'52"E	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	S43°08'10"W	105.70
3	S43°08'10"W	13.31
4	S42°42'47"E	106.46
5	S42°42'47"E	106.46
6	S42°42'47"E	106.46
7	S42°42'47"E	106.46
8	S42°42'47"E	106.46
9	S42°42'47"E	106.46
10	S42°42'47"E	106.46
11	S42°42'47"E	106.46
12	S42°42'47"E	106.46
13	S42°42'47"E	106.46
14	S42°42'47"E	106.46
15	S42°42'47"E	106.46
16	S42°42'47"E	106.46
17	S42°42'47"E	106.46
18	S42°42'47"E	106.46
19	S42°42'47"E	106.46
20	S42°42'47"E	106.46

$A = 33300.00'$   
 $R = 368.71'$   
 $L = 215.86'$   
 $T = 110.97'$   
 $CB = MS\ 47.08' W$   
 $CI = 212.52'$



**Utility Plan - Proposed Lighting**

**Engineer/Designer:**  
 Urban Engineering  
 2725 Swamin 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