

**A. PLATS**

7. Variance Request

a. 0415057-NP046 (15-23000020)

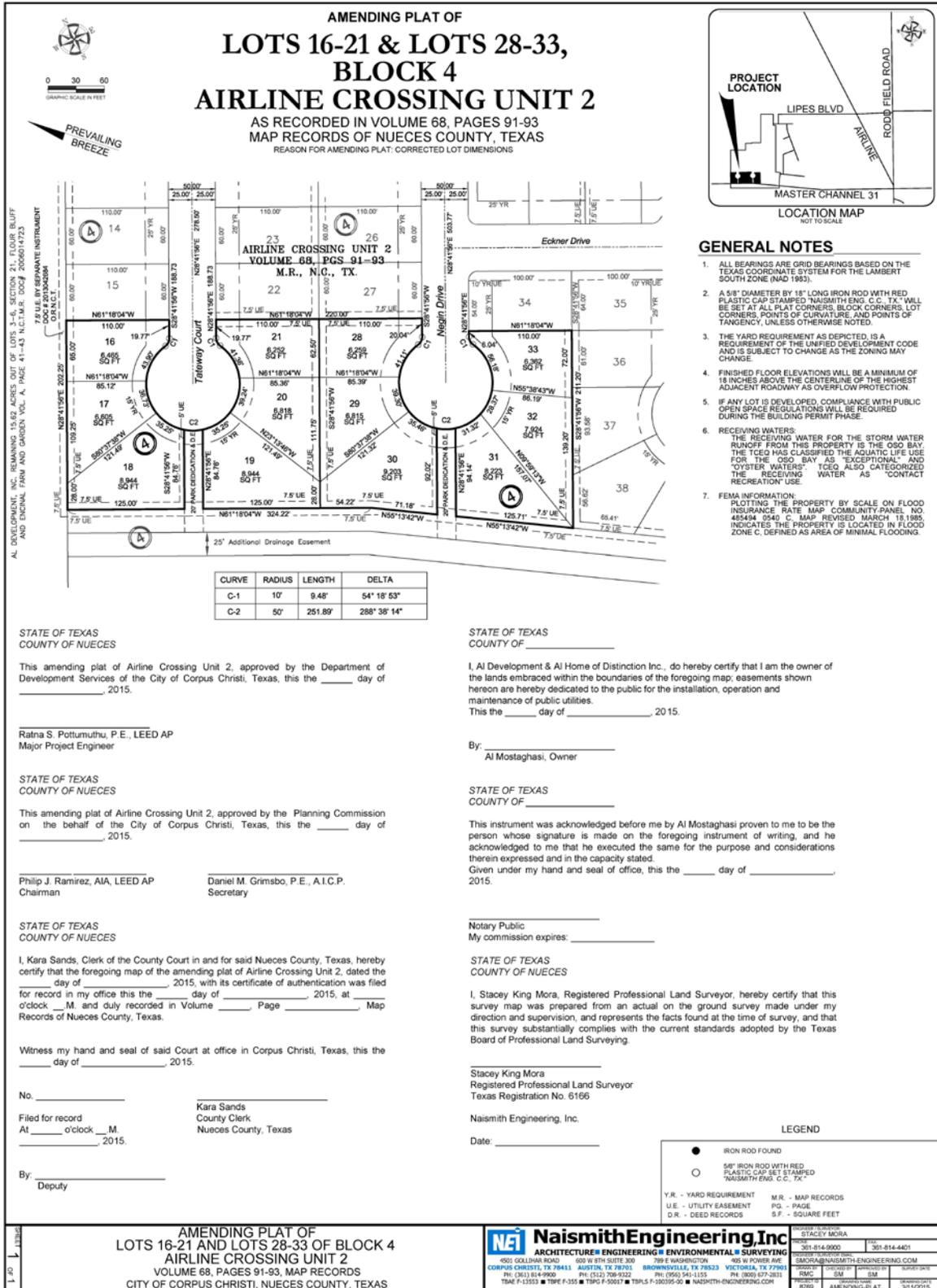
Airline Crossing Unit 2, Block 4, Lots 16 – 21 & 28 – 23 (Amending – 2.04 Acres)

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Located west of Airline Road and south of Lipps Boulevard.

The applicant's representative, Thomas Tiffin of Naismith Engineering, is requesting a variance from Section 8.2.1.G. of the Unified Development Code (UDC) that requires cul-de-sacs to have a right-of-way radius of 59 feet or 56 feet if the sidewalk is tied to the curb. In either case, the pavement radius is 50 feet to the back of the curb. Airline Crossing Unit 2 was approved by the Planning Commission in March 2012 and recorded in October 2013.

The recorded plat of Airline Crossing Unit 2 shows the cul-de-sac at Tateway Court and Negin Drive at a 55-foot radius (See Exhibit 1). Brister Surveying was hired to survey for a house being built on Lot 19. Brister Surveying found that the property pins were set at the 50-foot radius instead of the recorded 55-foot radius. This error resulted in the house being built 5 feet into the 15-foot front yard requirement. The applicant's representative stated that the cul-de-sacs in Unit 2 were constructed identical to the cul-de-sacs built in Airline Crossing Unit 1. Airline Crossing Unit 1 was recorded in July 2008 (See Exhibit 2). Prior to adoption of the UDC in July 2011, cul-de-sacs were allowed a radius of 50 feet with the back of the curb at 39 feet. Since Airline Crossing Unit 2 was submitted for review after the adoption of the UDC, the regulations of the UDC were imposed on the plat. The applicant's representative indicated that the preliminary plat showed 50-foot cul-de-sacs. Upon review of the preliminary plat, the cul-de-sacs showed no dimensions. In reviewing the approved construction plans for Airline Crossing Unit 2, the plans show the back of the curb at 39 feet instead of the required 50 feet. Since the development was built in accordance to the approved plans, Staff has no objection to the reduction of the paved section to 39 feet to back of the curb. Requiring the right-of-way to adhere to the 56-foot radius would create a 17-foot wide parkway with a 4-foot wide sidewalk in the middle; therefore, Staff recommends approval of the reduction of the cul-de-sac right-of-way from 56 feet to 50 feet.



STATE OF TEXAS  
COUNTY OF NUECES

This amending plat of Airline Crossing Unit 2, approved by the Department of Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Ratna S. Pottumuthu, P.E., LEED AP  
Major Project Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This amending plat of Airline Crossing Unit 2, approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Philip J. Ramirez, AIA, LEED AP  
Chairman

Daniel M. Grimsbo, P.E., A.I.C.P.  
Secretary

STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the amending plat of Airline Crossing Unit 2, dated the \_\_\_\_ day of \_\_\_\_\_, 2015, with its certificate of authentication was filed for record in my office this \_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

No. \_\_\_\_\_  
 Filed for record At \_\_\_\_ o'clock \_\_\_\_ M. \_\_\_\_\_, 2015.  
 By: \_\_\_\_\_  
 Kara Sands  
 County Clerk  
 Nueces County, Texas

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, AI Development & AI Home of Distinction Inc., do hereby certify that I am the owner of the lands embraced within the boundaries of the foregoing map. easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.  
 This the \_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
 AI Mostaghasi, Owner

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me by AI Mostaghasi proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.  
 Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
 My commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mora  
 Registered Professional Land Surveyor  
 Texas Registration No. 6166

Naismith Engineering, Inc.

Date: \_\_\_\_\_

**LEGEND**

●	IRON ROD FOUND
○	5/8" IRON ROD WITH RED PLASTIC CAP SET STAMPED "NAISMITH ENG. C.C. TX."
Y.R.	- YARD REQUIREMENT
U.E.	- UTILITY EASEMENT
D.R.	- DEED RECORDS
M.R.	- MAP RECORDS
PG.	- PAGE
S.F.	- SQUARE FEET

**AMENDING PLAT OF**  
**LOTS 16-21 AND LOTS 28-33 OF BLOCK 4**  
**AIRLINE CROSSING UNIT 2**  
 VOLUME 68, PAGES 91-93, MAP RECORDS  
 CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

**NEI Naismith Engineering, Inc.**  
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