



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, January 6, 2021

5:30 PM

Via WebEx Video Conference

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-8454 or CatherineG@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order - Roll Call
  
- II. **PUBLIC COMMENT: AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at [www.cctexas.com/departments/city-secretary](http://www.cctexas.com/departments/city-secretary).
  
- III. Approval of Absences: None

**IV. Approval of Minutes**

1. [21-0038](#) Regular Meeting Minutes of December 9, 2020

**Attachments:** [MeetingMinutes21-Dec-2020-04-05-35.pdf](#)

**V. Consent Public Hearing (Items A & B): Discussion and Possible Action****A. Plats****New Plats**

2. [21-0039](#) 20PL1111  
GARDENDALE SUBDIVISION, BLK 10, LOTS 11F, 13D & 13E (FINAL-6.30 ACRES)  
Located west of South Staples Street and north of Holly Road.

**Attachments:** [CoverPg-Gardendalw\\_1.06.21MTG.pdf](#)

[Gardendale Subdivision-Plat Review Comments.R1.pdf](#)

[Gardendale Subdivision, Blk 10, Lots 11F,13D,13E.R1.pdf](#)

3. [21-0042](#) 20PL1116  
PATRICK GARDENS LOT 34R (FINAL - 0.289 ACRES)  
Located south of Morgan Avenue between Cheyenne Street and Virginia Avenue.

**Attachments:** [CoverPg-PatrickGardens\\_1.06.21MTG.pdf](#)

[Patrick Gardens Resol R1\\_11-17-20.pdf](#)

[Patrick Gardens R1\\_11-17-20.pdf](#)

4. [21-0045](#) 20PL1121  
CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5 AND 6 (REPLAT - .89 ACRES)  
Located south of Cedar Pass Drive and east of Everhart Road.

**Attachments:** [CoverPg-Creekway\\_1.06.21MTG.pdf](#)

[Creekway-Plat Review Comments.R1.pdf](#)

[Creekway Subdivision, Blk 3, Lots 2, 3,4,5 & 6.R1.pdf](#)

5. [21-0046](#) 20PL1132  
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 2, LOTS 1 & 2 (FINAL - 5.75 ACRES)  
Located east of North Padre Island Drive (SH 358) and north of Kingpin Drive.

**Attachments:** [CoverPg-RoblexInsSub\\_1.06.21MTG.pdf](#)

[Comments-Roblex Ind Unit3, Blk2, Lots1 & 2.R1.pdf](#)

[Roblex Industrial Unit 3, Blk 2, Lots 1 & 2.R1.pdf](#)

6. [21-0064](#) **20PL1128 - CONDITIONAL**  
NEMEC TOWNE CENTER (PRELIMINARY - 26.39 ACRES)  
Located north of County Road 52 and west of Interstate Highway 69.

**Attachments:** [CoverPg-NemecPrelim\\_1.06.21MTG.pdf](#)

[Copy of Nemec Towne Center-Plat Review Comments.R1 \(002\).pdf](#)

[NEMEC TOWNE CENTER - PRELIMINARY PLAT - 20201229.pdf](#)

#### **PLATS WITH A VARIANCE (WAIVERS)**

7. [21-0047](#) **20PL1084 - SIDEWALK WAIVER**  
Flour Bluff Gardens, Block 4, Lot 15R (Replat)  
Located west of Waldron Road and north of Don Patricio Road.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

**Attachments:** [FB Gardens- Street Memo2.pdf](#)

[FB Gardens- SWPPT.pptx](#)

[Waiver Request Don Paticion Sidewalk - 12-21-2020.pdf](#)

8. [21-0054](#) 20PL1099  
COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)  
Located east of Airline Road and north of Saratoga Boulevard.

**Attachments:** [CoverPg-CCTeachersCU\\_1.06.21MTG.pdf](#)

[CCTCU Comments.R2.pdf](#)

[CCTCU.R2.pdf](#)

9. [21-0065](#) **20PL1099 - SIDEWALK WAIVER**  
COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)  
Located east of Airline Road and north of Saratoga Boulevard.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

**Attachments:** [CCTCU Sidewalk Waiver PC.pptx](#)

[CCTCU Sidewalk Waiver PC Memo.pdf](#)

**B. New Zoning**

**10. [21-0055](#) Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**

**Case No. 0121-01 Braselton Development Company, Ltd:** Ordinance rezoning property at or near 7601 Yorktown Boulevard (located off Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive), from the RS-4.5" Single Family Residential District and the "FR" Farm Rural District to the "RS-4.5 PUD" Single Family Residential District with a Planned Unit Development.

**Attachments:** [PC REPORT 0121-01 Braselton Development PUD.pdf](#)  
[0121-01 Braselton Deve PUD](#)

**11. [21-0057](#) Public Hearing - Rezoning Property at or near 7201 Yorktown Boulevard**

**Case No. 0121-02 Braselton Development Company, Ltd:** Ordinance rezoning property at or near 7201 Yorktown Boulevard (located south of Todd Hunter Drive, east of Rodd Field Road, west of Starry Road, and north of Oso Creek.), from the "FR" Farm Rural District to the "RS-4.5" Single Family Residential District.

**Attachments:** [PC REPORT 0121-02 Braselton Development.pdf](#)  
[0121-02 Braselton Development.pptx](#)

**12. [21-0059](#) Public Hearing - Rezoning Property at or near 725 Glenoak Drive**

**Case No. 0121-03 Bassam Salman:** Ordinance rezoning property at or near 725 Glenoak Drive (located along the south side of Glenoak Drive, west side of Held Drive, and east of Flour Bluff Road, and north of Caribbean Drive), from the "RM-1" Multifamily Residential District to the "RS-4.5" Single Family Residential District.

**Attachments:** [PC REPORT 0121-03 Salman.pdf](#)  
[PC Presentation - 0121-03 Salman.pptx](#)

**VI. Public Hearing (Items C & D): Discussion and Possible Action****C. New Plat with a Variance (Waiver)**

13. [21-0040](#) 20PL1115  
PADRE ISLAND-CORPUS CHRISTI SECTION E BLK 2, LOT 19R (FINAL -  
0.79 ACRES)  
Located west of Leeward Drive and north Aruba Drive.

**Attachments:** [CoverPg-PI CC E 1.06.21MTG.pdf](#)  
[PI-CC Resol R2 11-30-20.pdf](#)  
[Padre Island CC R2 11-30-20.pdf](#)

14. [21-0048](#) **20PL1115 - SIDEWALK WAIVER**  
PADRE ISLAND-CORPUS CHRISTI SECTION E BLK 2, LOT 19R (FINAL -  
0.79 ACRES)  
Located west of Leeward Drive and north Aruba Drive.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in  
Section 8.1.4 and 8.2.2 of the Unified Development Code

**Attachments:** [PI- CC Section E- Street Memo2.pdf](#)  
[Sidewalk Waiver Request.pdf](#)  
[PI-CC Sect E- PC presentation2.pptx](#)

**D. Urban Transportation Plan Amendment**

15. [21-0073](#) Ordinance amending the Urban Transportation Plan Map (UTP), of Mobility  
CC, a transportation element of the Comprehensive Plan of the City of  
Corpus Christi, by deleting a portion of Wildcat Drive from County Road 52  
North to an un-named East to West Collector Roadway.

**Attachments:** [PC Agenda Memo - Nemec 01.06.21.pdf](#)  
[Wildcat PC Presentation.pptx](#)  
[WildcatSiteMap.pdf](#)  
[Developer Request.pdf](#)

**VII. Director's Report****VIII. Items to be Scheduled****IX. Adjournment**

**This meeting may be held via video conference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: [www.cctexas.com/cctv](http://www.cctexas.com/cctv).**



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, December 9, 2020

5:30 PM via WebEx. The live stream of the Planning Commission meeting can be viewed online at the following address:  
[www.cctexas.com/cctv](http://www.cctexas.com/cctv)

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#### I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with no absences.

#### II. PUBLIC COMMENT:

For the record, Craig Garrison, Development Services, informed the Commission that written public comment forms were submitted for New Zoning items "12 - 15" and that he will read those into the record at time of presentation.

#### III. Approval of Absences: Chairman Baugh

A motion was made by Commissioner Miller to approve the absence listed above. The motion was seconded by Commissioner Zarghouni and the motion passed.

#### IV. Approval of Minutes

1. [20-1413](#) Regular Meeting Minutes of November 11, 2020

A motion was made by Commissioner Schroeder to approve item "1". The motion was seconded by Commissioner Miller and the motion passed.

#### V. Discussion and Possible Action Regarding the Planning Commission and Airport Zoning Commission (AZC) Meeting Calendar for 2021

2. [20-1432](#) 2021 Planning Commission & AZC Meeting Calendar

A motion was made by Commissioner Miller to approve item "2". The motion was seconded by Commissioner Zarghouni and the motion passed.

#### VI. Consent Public Hearing (Items A & B): Discussion and Possible Action

Chairman Baugh began by informing the Commission that New Zoning item "15" will be pulled from the Consent agenda to be considered individually. It was requested by Commissioner Schroeder to also pull New Plat item "9" to be considered individually. Chairman Baugh asked Staff to present the Consent Agenda, items VI.A & VI.B. Nina Nixon-Mendez read into the record New Plat items "3, 4, 5, 6, 7, 8 & 10". She informed the Commission that item "10" is

amended with no conditions. The New Plats satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval.

Craig Garrison, Development Services, read New Zoning items "12, 13 & 14" into the record. Staff recommends approval for these items as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Zarghouni asked if New Plat item "7" requested a waiver for wastewater construction. Ms. Nixon-Mendez clarified that item "7" does not require a wastewater waiver because it is not within a wastewater master plan. Commissioner Miller asked if item "7" will be seeking annexation. Ms. Nixon-Mendez stated if sewer lines are extended then annexation would need to be requested, especially if the trust fund is utilized. It was also noted that the half-acre lots can utilize septic systems.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Mr. Garrison proceeded to read into the record the public notification or public comment forms that were submitted for New Zoning items "12, 13 & 14". For item "12", a public notification form was received from D&E Development at 1038 Hilly Country Road. They are in favor of the rezoning request and stated it will stimulate development in an area that has remained undeveloped.

For item "13", a public notification form was received from Sergio Galvez at 15009 Harbor View Drive, stating opposition with no rationale. Also for item "13", a public notification form was received from Deanna Stevens at 4517 Clearwater Drive, stating opposition: "Please keep the zoning Single Family Residential in accordance with the Goals and Strategies in Plan CC's Vision for Housing & Neighborhoods. Quality of life and safe, quiet, residential neighborhoods are a cornerstone to successful communities. There are numerous commercial/retail/office properties currently located across the street along the southwest and southeast corners of Saratoga and Everhart to support business growth."

For item "14", a public notification form was received from Gene Di Russo at 4525 Clearwater Drive, stating opposition. He stated that an increase in traffic will cause safety issues for children in the area. He also cited loss of privacy due to the proposed three story building.

For item "14", a public notification form was submitted by Royce and Heather Hallock at 6417 Swansea, stating opposition. They stated "this rezoning application it not in alignment with our City's Comprehensive Plan, it is not in alignment with the Southside Area Development Plan and it is not in alignment with the Country Club Estates deed; it is not in the best interest of our established neighborhood."

It was noted that the City does not have the purview to enforce deed restrictions. Commissioner Schroeder questioned the alignment with the Southside Area Development Plan for item "14". Mr. Garrison stated the proposed rezoning is partially consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Other policies include encouraging orderly growth of new residential, commercial, and industrial areas; promoting a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses



based on compatibility/location needs. Staff felt that the "ON" district is a good transitional district and is compatible with the adjoining residential properties; the "ON" district limits retail uses. Unified Development Code requirements for the rezoning request were also discussed with regard to height limitations.

With no further public comment to be read into the record, Chairman Baugh closed the public hearing. A motion was made by Commissioner Schroeder to approve Staff's recommendation as presented for item "13" and it was seconded by Vice Chairman Dibble. The motion passed with Commissioner York abstaining.

A motion was made by Commissioner Miller to approved Staff's recommendation as presented for items "3, 4, 5, 6, 7, 8, 10 & 12". The motion was seconded by Commissioner Zarghouni and the motion passed.

A motion was made by Vice Chairman Dibble to approve Staff's recommendation as presented for item "14". The motion failed for lack of a second. A motion was made by Commissioner Miller to deny the rezoning request for item "14" and it was seconded by Commissioner Zarghouni. A roll call vote took place and the motion passed with all Commissioners in favor to deny the rezoning request.

Ms. Nixon-Mendez read New Plat item "9" into the record. Commissioner Schroeder asked questions regarding the conditional comments not addressed by the applicant. After Commissioner comments concluded, Chairman Baugh opened the public hearing. No comments were submitted for this item and the public hearing was closed. A motion was made by Commissioner Miller to approve item "9" as presented. The motion was seconded by Commissioner Miller and the motion passed.

**A. Plats**

**New Plats**

- 3. [20-1408](#)      20PL1098  
PHILLIPS 66 SUBDIVISION, LOTS 6A & 6B (REPLAT - 0.4934 ACRES)  
 Located east of South Port Avenue and south of Francis Street.
  
- 4. [20-1409](#)      20PL1101  
LAMAR PARK SUBDIVISION SECTION 4, BLOCK 13, LOT 19R (FINAL - 0.249 ACRES)  
 Located north of Santa Monica Place and west of Santa Fe Street.
  
- 5. [20-1410](#)      20PL1106  
STARLIGHT ESTATES UNIT 6 (FINAL - 18.76 ACRES)  
 Located south of Yorktown Boulevard and east of Fred's Folley Drive.

- 6. [20-1428](#)            20PL1104  
CAYO DEL OSO SUBDIVISION SECTION 4, BLOCK 12, LOT 2, BLOCK 3, LOTS 12-31 (FINAL - 10.919 ACRES)  
 Located east of Rodd Field Road and south of Oso Parkway.
  
- 7. [20-1430](#)            20PL1039  
CAROLINE'S HEIGHTS (PRELIMINARY - 37.44 ACRES)  
 Located south of FM 2444 and east of CR 43.
  
- 8. [20-1440](#)            20PL1113  
BYRON WILLIS SUBDIVISION, BLK 2-A, LOTS O-1 & O-2 (REPLAT - 3.77 ACRES)  
 Located west of Flynn Parkway and north of Tiger Lane.
  
- 9. [20-1411](#)            20PL1109 - CONDITIONAL  
CALLICOATTE ESTATES UNIT 5 - PHASE II (FINAL - 12.03 ACRES)  
 Located south of Leopard Street and east of Callicoate Road.
  
- 10. [20-1429](#)            **19PL1125 - CONDITIONAL**  
RIVER RIDGE UNIT 4 (PRELIMINARY - 38.75 ACRES)  
 Located north of County Road 52 and east of County Road 69.

**Time Extension**

- 11. [20-1412](#)            20PL1029  
WESTPOINT CROSSING UNIT 2, BLOCK 1, LOT 1 (FINAL - 6.58 ACRES)  
 Located west of SH 358 and north of Westpoint Road.

Ms. Nixon-Mendez informed the Commission that this item has been withdrawn for consideration as the plat has been recorded.

**B. New Zoning**

- 12. [20-1433](#)            **Public Hearing - Rezoning Property at or near 7005 Saratoga Boulevard**

**Case No. 1220-01 Alty Enterprises, Inc:** Ordinance rezoning property at or near 7005 Saratoga Boulevard (located along the south side of Saratoga Blvd (State Highway 357), west of Rodd Field Road, and east of Airline Road) from the "CG-2" General Commercial District and "IL" Light Industrial District to the "ON" Office Neighborhood District.

13. [20-1434](#) **Public Hearing - Rezoning Property at or near 14737, 14733, 14729, and 14725 Running Light Drive**

**Case No. 1220-02 Mario A. Martinez, LLC:** Ordinance rezoning property at or near 14737, 14733, 14729, and 14725 Running Light Drive (located along the south side of Running Light Drive, and west of Aruba Drive) from the “RS-6” Single Family Residential District to the “RM-AT” Residential Multifamily Tourist-Attraction District.

14. [20-1435](#) **Public Hearing - Rezoning Property at or near 4518 Saratoga Boulevard**

**Case No. 1220-03 The Episcopal Church Corporation in West Texas:** Ordinance rezoning property at or near 4518 Saratoga Boulevard (located along the north side of Saratoga Boulevard (State Highway 357), the west side of Brisbane Drive, east of Swansea drive, and south of Clearwater Drive) from the “RS-6” Single Family Residential District to the “ON” Office Neighborhood District.

15. [20-1436](#) **Public Hearing - Rezoning Property at or near 7349 and 7325 State Highway 361**

**Case No. 1220-04 Gulf Realty Trust, Poseidon Realty Trust and North End Realty Trust:** Ordinance rezoning property at or near 7349 and 7325 State Highway 361 (located along the east side of State Highway 361, south of West Palm Beach Road, and west of the Gulf of Mexico), from the “RM-AT” Residential Multifamily Tourist Attraction District to the “RV” RV Resort District.

Mr. Garrison read item “15” into the record as shown above. The purpose of the rezoning request is to allow for the development of a high-end, RV resort community. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. He went over the history of zoning patterns, existing land uses and UDC requirements for the rezoning (buffer yard/setbacks, etc.) as well as available municipal facilities.

He informed the Commission that of the 67 public notices that were mailed, zero notices were returned in favor of the change of zoning request and 25 notices were returned in favor. He noted that there were twenty-one notices returned in opposition by one property owner. Percentage of opposition is over the 20% threshold and will require a 3/4 majority approval vote by City Council. Staff recommends approval of the change of zoning request..

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Discussion took place regarding the notices of opposition from adjacent properties. After discussion concluded, Chairman Baugh opened the public hearing.

Mr. Garrison proceeded to read into record the public notification or public comment forms that were submitted for item "15". A statement of opposition was received from John D. Bell, representing Admirals' Row Condominiums Council of Co-Owners which represents the owners of the property immediately south of the proposed development: "Although the southern neighbors to this tract technically are zoned RM-AT, the properties actually are developed as single-family residences. Such a development would create tremendously high density in this area that essentially is bordered by single family subdivisions. Additionally, State Highway 361 at this location has limited width and lanes. The existing roadway is inadequate to handle this type of density, particularly with motor homes and large recreational vehicles. Vehicle stacking on the highway would create severe traffic issues. If the City elects to proceed with rezoning for the proposed project, it should be as a Special Permit with several critical conditions."

Mr. Garrison informed the Commission that a petition was submitted to the City consisting of 181 signatures from property owner's outside of the notification area. The petition states: "The condos, commercial condos and beach home subdivisions along the SH 361 corridor from Corpus Christi to Port Aransas are the lands highest and best use; the present use of these properties reflects that value. Changing the use to RV lots will reduce surrounding property values and the yearly tax base. This will be a step backward for the City of Corpus Christi. Granting the rezoning request will negate all the progress which has been made in recent years as well as the next few years."

A public notification form from Turnkey Construction of San Antonio, Texas, stating opposition. They cited safety concerns due to hurricanes, incompatibility with the surrounding area and a significant change from the original zoning district.

A public notification form from Clint and Danielle Tucker at 1738 Ramfield Road, stating opposition because of decreased property values.

A call-in request was made by Carl Badalich and Mr. Garrison proceeded with the phone call (opposed owner of the 21 properties previously mentioned above). He felt that the proposed development negatively affects adjacent properties, is incompatible with the surrounding area and will not create a significant increase in the City's tax base; it does not benefit hotel/motel taxes. He also cited hurricane concerns with respect to evacuation issues on the island.

A public comment form was returned in favor by Richard Yates at 162 La Concha Boulevard: "This property is directly behind our house, which means it controls the view we have from our two back decks. We have reviewed the planned project and are satisfied that it will be a good addition to the area."

A public comment form was returned in favor by Ron Hollenbeck and Kelly Lamson at 162 La Concha Boulevard #16: "We feel the development will add exceptional value to the local economy by bringing in high net-worth guests

who will undoubtedly want to stay for long periods of time. We feel that the central part of the island has been underdeveloped and this will likely attract other quality developers and amenities to the area."

At this point in the public hearing, Michael Congdon, representing the applicant of this rezoning case, gave a brief presentation in support of the rezoning request. He said the purpose of the presentation is to give people a better idea (renderings) of what the project will entail because it is not a "trailer park" as some have described it to be. The resort will be a gated community, which will include approximately 144 oversized RV sites and accessory uses, such as a community center, a golf cart-friendly boardwalk to the beach, a large swimming pool/splash pad, a putting green, pickle ball courts, dog park and 22 acres of manicured and tropically landscaped grounds. He mentioned the design is by an award-winning RV resort designer with 25 years and 650 projects worth of experience. He provided a layout/site plan of the project and clarified there will be 15 beach front homes constructed in the existing "RM-AT" district. He also presented information on the economic impact of the proposed development to refute assumptions regarding property taxes. He said some homes will generate a hotel occupancy tax, a sales tax will be generated on rentals/market good, and close to \$9 million tourism dollars (gross annually) will be generated. The development (and taxes) will begin in 2021, compared to the Bella Vista and La Concha developments which began over 12 years ago and are only 21-27% sold and/or developed. He finished his presentation by stating that the goal of the project is to provide tranquility and comfort to the modern RV'er and be great neighbors celebrating the Mustang Island community.

With no further public comment to be read into record, Chairman Baugh closed the public hearing. A motion was made by Chairman Baugh to approve Staff's recommendation as presented. The motion was seconded by Commissioner Miller. A roll call vote took place and the motion passed unanimously.

**VII. Public Hearing (Items C & D): Discussion and Possible Action**

**C. New Plat with a Variance (Waiver)**

- 16. [20-1407](#)            20PL1084  
FLOUR BLUFF GARDENS, BLOCK 4, LOT 15R (REPLAT - 0.53 ACRES)  
 Located west of Waldron Road and north of Don Patricio Road.
  
- 17. [20-1443](#)            **20PL1084 - WAIVER**  
FLOUR BLUFF GARDENS, BLOCK 4, LOT 15R (REPLAT- .53 ACRES)  
 Located west of Waldron Road and north of Don Patricio Road.  
 Request for a Plat Waiver for construction to the Street Right-of-Way Dimensional Standards in Section 8.2.1.B with all related infrastructure (Water, Wastewater, Storm water and Sidewalks).

Ms. Nixon-Mendez presented items "16 & 17" for the record. She presented a location map and an aerial view of the subject property. The land is zoned "RS-6" Single-Family 6 District. The site is currently vacant and the owner proposes to develop a single-family home on a .53-acre lot.

The City is requesting a 28-foot street section width with a 4-ft. sidewalk. The plat (Flour Bluff Gardens, Block 4, Lot 15R) will provide an additional 5-foot dedication to meet the standard 50-foot right-of-way width for Dove Lane. Currently, Dove Lane does not exist and is considered a "Paper Street". The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1947. The subdivision plat provided street dedication for the layout of the subdivision, but many streets were ultimately not completed and constructed by the developer.

Ms. Nixon-Mendez continued the presentation citing the applicants factors in support of not requiring the street with curb, gutter and sidewalk:

1. The proposed street is considered a "Paper Street" since the plat of the subdivision that indicates Dove Lane was filed and recorded on July 16, 1947.
2. Only one adjacent property owner would benefit from the street.
3. There are no existing sidewalks anywhere in the vicinity of the subject property and therefore constructing a sidewalk would serve no purpose.
4. The area is not located along an existing or foreseeably planned CCRTA service route.
5. The Comprehensive Plan will not be substantially affected.
6. Not providing the street will not be a detriment to the public health, safety, or general welfare within or adjacent to the subdivision.
7. The property is not along a road on the Mobility Plan (Map H4) or ADA Master Plan.

Factors weighing against the waiver and in support of requiring street:

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued for future development of single-family homes down Dove Lane.
2. The crossroad is Don Patricio Road, designated as Collector street on the Urban Transportation Plan (UTP). Dove Lane, if constructed, would tie two Collector Roads, the other being Graham Road to the north, where the north portion of Dove Lane is developed.
3. A 1,300 linear-foot section of Dove Lane was constructed south of Graham Road. This construction would start the road development from the south and could encourage infill development of the subdivision.
4. The approval of the requested waiver will put extra burden on the additional lots which must have access to Dove Lane, they will end up constructing more of Dove Lane than their fair share.
5. There is a serviceable Wastewater manhole at 6.75 ft depth at the street corner that can be utilized to extend to a new Wastewater manhole at the property's north frontage along Dove Lane.
6. To avoid unfeasible construction cost for looped water line, a 100 ft water line extension with Fire Hydrant can be considered to meet water infrastructure requirement for Dove Lane.
7. The developer can opt to not replat, and build on one of the platted lots, if they do not want to install the required infrastructure along Dove Lane.

Ms. Nixon-Mendez informed the Commission that the applicant provided a cost estimate for construction. The estimate for the 28-foot street section is \$113,708; half-street construction estimate is \$56,854. Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction; the waiver may be approved, approved with conditions, or denied. Staff recommends denial of the waiver from construction of Dove Lane to the Local Street Standards in Section 8.2.1.B. of the UDC along with all related infrastructure.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Discussion took place regarding the location of possible driveway/street cut permits. Staff stated the permits would be allowed if the waiver is approved; the access would be on Don Patricio Road. Discussion also took place regarding adjacent property owners and the property owners on the opposite side of Dove Lane and how the waiver could impact them. Commissioner Miller felt it should not be the sole responsibility of the applicant to construct the full section of the street and Commissioner York concurred. After discussion concluded, Chairman Baugh opened the public hearing.

Owner of the subject property, Josh Gonzalez, addressed the Commission in support of the waiver. He mentioned he was not aware that replatting his property would entail the construction of public improvements. He pointed out that his physical address is on Don Patricio Road and not Dove Lane; he has access to utilities and an existing driveway from Don Patricio Road. He reiterated that there are no existing side walks in the vicinity. He said that requiring these public improvements is cost prohibitive. Renee Gonzalez also addressed the Commission in support of the waiver (no address given).

Murf Hudson, engineer of record for the applicant, addressed the Commission in support of the waiver request. He reiterated that the original subdivision plat was approved by the Nueces County Commissioners and recorded in 1947; the City annexed this area in 1961. The City should participate in street construction and the burden should not be placed on the property owner. He also mentioned a similar waiver on Don Patricio road was previously approved by the Planning Commission earlier this year. He felt that requiring full participation from the property owner essentially makes this area undevelopable.

With no further comments, Chairman Baugh closed the public hearing. A motion was made by Commissioner Miller to approve New Plat item "16" and also approve the waiver request for item "17". The motion was seconded by Commissioner York and the motion passed.

**D. Unified Development Code Text Amendments**

- 18. [20-1444](#) 2020 Code Cycle Unified Development Code Amendments

Yvette Dodd-Wallace, Development Service, presented item "18" for the record. She briefly went over some key points from the presentation originally given on November 11, 2020 and added more clarification on Minor Edits/Policy Changes. a minor edit includes appeals to be considered by the Assistant City Manager of Development Services prior to City Council for

proportionality of Municipal infrastructure cost and incentivizing development of distressed historic buildings. With regard to Trust Funds, policy changes include providing additional and necessary language to Water and Wastewater trust funds to be consentient with the Texas Local Government Code and removing the Stormwater trust fund.

Ms. Dodd-Wallace went into further policy change details for reducing lots sizes and side yard setbacks for accessory dwelling units. Side yard setbacks are reduced to 5-feet for detached, non-habitable accessories with out residential use in the "RE" district. The square footage has increased for an allowable detached accessory dwelling unit in the following districts:

- 1000 maximum total square footage for FR, RE and RS-22
- 800 maximum total square footage for RS-15 and RS-10
- 500 maximum total square footage for RS-6 and RS-4.5

The side yard setbacks have been reduced for the following districts: RE (single) from 25 to 15 feet; RE (total) from 50 to 30 feet. Minimum lot width size has been reduced for the following districts:

- RE from 150 to 100 feet
- RS-22 from 100 to 75 feet
- RS-10 from 80 to 50 feet

To facilitate development and redevelopment, policy changes include removing zero lot line development, providing density bonuses for low impact development/improved parking and encouraging alternatives to demolition for historic properties by extending the allowed maximum number of days; providing an exemption for existing non-conforming lots to remain non-conforming after a natural disaster or when utilizing local, State or Federal funding for the reconstruction or rehabilitation

Ms. Dodd-Wallace informed the Commission that in 2021, Development Services will work with internal and external stakeholders to move forward with discussion/consideration for the following amendments: Park and Community Enrichment fees, traffic signal placement, restructuring zoning districts, landscaping, streets, wastewater exemption and signs.

Lastly, Ms. Dodd-Wallace described the amount of outreach that has taken place. The Development Services Technical Advisory Group was created to vet proposed amendments and provide agreeable amendments to be considered for adoption. The group consists of representatives from Planning Commission, Residential and Commercial Builders, Property Owner Association, Insurance and Real Estate Industry and various design professionals. They held meetings in March, June, August and September. Additional stakeholder outreach included posting the proposed amendments and summary table for public comment on the City website the first week of November. Additionally, staff provided the summary table and amendments to the Coastal Bend Home Builders Association, Associated General Contractors and a previously established UDC stakeholder group. Staff met with representatives from the Coastal Bend Homeowner Association on December 4, 2020 to further discuss the amendments prior to consideration. The amendments will go before City Council for a first reading on January 12, 2021 and the second reading/action on January 26, 2021.



After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner Schroeder asked a question regarding zero lot lines. After discussion concluded, the public hearing was opened. There being no public comment, Chairman Baugh closed the public hearing. A motion was made by Commissioner York to approved item "18" as presented by Staff. The motion was seconded by Commissioner Miller and the motion passed.

**VIII. Briefing and Discussion Regarding Process Changes for the Planning Commission 2020 Annual Report**

[20-1449](#)

Resolution Approving Revised City Council Policies for City Boards, Committees, Commissions, Ad Hoc Committees and Task Forces

Ms. Nixon-Mendez presented item "VIII" for the record. A Resolution was passed by City Council on March 17, 2020 approving revised policies for City Boards/Commissions. More specifically, the resolution includes new process changes to the submittal of annual reports (Section 10.3.8). The report must include the following:

- (1) a statement of the goals and objectives for the previous calendar year;
- (2) description of the actions taken in furtherance of those goals and objectives during the previous calendar year;
- (3) the number of times board met or failed to meet; and
- (4) the goals and objectives for the new calendar year.

In years past, annual reports were done administratively with no involvement required by the Commission/Chairman. For this years report, it will be completed and submitted electronically after it is approved by the Commission. The report will be reviewed by the Commission in January with a deadline submittal on the 31st. Once Staff concluded the presentation, Chairman Baugh solicited for comment/feedback for the annual report. No input was submitted; no action by the Commission was taken on this item.

**IX. Director's Report: None.**

**X. Items to be Scheduled: None.**

**XI. Adjournment**

With no further business to discuss, Chairman Baugh adjourned the meeting at 7:40 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1111

GARDENDALE SUBDIVISION, BLK 10, LOTS 11F, 13D & 13E (FINAL-6.30 ACRES)

Located west of South Staples Street and north of Holly Road.

Zoned: RS-6, CN-1 & CN-2

Owner: AG Force One, Ltd. and Cuevas Property, LLC

Surveyor: LJA Surveying

The applicant proposes to plat the property to develop commercial lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

**TRC Meeting Date: 10-29-20**

**TRC Comments Sent Date: 11-2-20**

**Revisions Received Date (R1): 11-18-20**

**Staff Response Date (R1): 12-1-20 TRC comments met. PC date set.**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 1-6-21**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1111**

**GARDENDALE SUBDIVISION, BLOCK 10, LOTS 11F, 13D, 13E (FINAL – 6.30 ACRES)**

Located west of South Staples Street and north of Holly Road.

**Zoned:** RS-6, CN-1 and CN-2

**Owner:** AG Force One, Ltd. and Cuevas Property, LLC

**Surveyor:** LJA Surveying

The applicant proposes to plat the property to develop Commercial lots.

<b>GIS</b>						
No.	Sheet	Comment	Applicant Response 11-17-20	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agree	Addressed.		

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide the Vol and page or the previous recording documentation for easements within plat boundary that are not dedicated with this plat.	Volume and Page have been provided	Addressed.		
2	Plat	Provide the square footage under the acreage label for each lot.	Have been provided	Addressed.		
3	Plat	Remove the previous lot boundaries and legal descriptions from within the plat boundary.	Lot boundaries have been removed	Addressed.		

4	Plat	Clarify on ownership certificates as to which lots each owner will have ownership of.	Ownership has been clarified on the certificates	Addressed.		
5	Plat	Replace the Director of Development Services certificate with a Planning Commission certificate with Al Raymond III, AIA as Secretary and Jeremy Baugh as Chairman.	Has been corrected	Addressed.		
6	Plat	Remove "Amending" from the plat title.	Has been removed	Addressed.		
7	Plat	Update plat title to have Subdivision name on top, followed by Block and then Lot number.	Has been updated	Addressed.		
8	Plat	Water Distribution System acreage fee – 1.31 acres x \$1,439.00/acre = <b>\$1,885.09</b>	Noted	To be addressed prior to recordation.		
9	Plat	Wastewater System acreage fee – 1.31 acres x \$1,571.00/acre = <b>\$2,058.01</b>	Noted	To be addressed prior to recordation.		
10	Infor	Lot 11F and 13E are exempt from Development Fees as the properties are platted with existing service. Lot 13D will be assessed Development Fees.	Agree	Addressed.		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes, 300' on center and with 1500 gpm	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, sidewalks are proposed on Holly and Staples on the site plan.	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	N/A
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	The public improvement plans have been submitted to publicimprovements@cctexas.com for review. Attached is also copy of the Public Improvement Plans. Copy of public improvement plans are attached.	To be addressed prior to recordation.		
2	Utility Plan	Provide the Utility Plan for Water main including looping, FH's 300' on center and with 1500 gpm; see FIRE comments.	From our conversation with Jalal Saleh, the existing fire hydrants along Staples Street, Holly Road, and Cain Drive meet the required spacing.	To be addressed prior to recordation.		
3	Plat document	Add the following note "all driveways on Holly Road shall conform to access management standards outlined in Article 7 of the UDC".	Note #10 has been added	Addressed.		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. The water supply to the property must be capable of delivering a minimum of 1500 gpm at 20 psi residual. Fire hydrants are required at a minimum of 300' on center along all street rights of way.	Per our conversation with Jalal Saleh, the existing 8" waterline along Staples St. and Holly Rd. and the 6" waterline along Cain Dr. are sufficient to provide the required 1500 gpm at 20 psi.	To be addressed prior to recordation.		
2	Plat	No wastewater construction is required for platting.	Noted	Addressed.		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Commercial Development requires fire hydrant flow of 1,500 GPM with 20 PSI residual. Fire hydrant every 300 feet.	Per our conversation with Jalal Saleh, the existing 8" waterline along Staples St. and Holly Rd. and the 6" waterline along Cain Dr. are sufficient to provide the required 1500 gpm at 20 psi.	To be addressed prior to recordation.		

2	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure. Required Access: The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility.	The hose lay length from the hydrant to the furthest point on the structure does not exceed 300'. The fire apparatus access road is shown on sheet 4 of the Public Improvement Plans. The access road is within 150' of all points of the building.	To be addressed on site development.		
3	Info:	Approved fire apparatus access road shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted. The Access route will be paved in accordance with the Geotech report to meet the requirement.	To be addressed on site development.		
4	Plans	Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	The fire apparatus access road is shown on sheet 4 of the Public Improvement Plans. The road has a minimum width of 20' and a vertical clearance of 13' as shown.	To be addressed on site development.		
5	Plans	Fire apparatus shall have the ability to drive around the facility to exit or have an approved area for turning around. Turn around provisions can be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac.	The fire apparatus will have the ability to drive through the proposed site as shown on sheet 4 of the Public Improvement Plans.	To be addressed on site development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	3.4 miles East of Cabaniss ALF. May require aeronautical study based on construction method.	Noted	To be addressed on site development.		

**AEP-TRANSMISSION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**AEP-DISTRIBUTION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**TXDOT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**NUECES ELECTRIC**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted	Addressed.		

**INFORMATIONAL**

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

**LAND DEVELOPMENT**

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.





**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1116

PATRICK GARDENS LOT 34R (FINAL – 0.289 ACRES)

Located south of Morgan Avenue between Cheyenne Street and Virginia Avenue.

Zoned: RS-6

Owner: Francisco Javier Martinez

Surveyor: Brister Surveying

The applicant proposes to replat the remainder south east portion of Lot 34 into one platted lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only: GG/District #4**  
**App Received: 11-04-20**  
**TRC Meeting Date: 11-12-20**  
**TRC Comments Sent Date: 11-16-20**  
**Revisions Received Date (R1): 11-17-20**  
**Staff Response Date (R1): 11-19-20**  
**Revisions Received Date (R2): N/A**  
**Staff Response Date (R2): N/A**  
**Planning Commission Date: 1-06-20 Public Notice Plat**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1116**

**PATRICK GARDENS LOT 34R (FINAL – 0.289 ACRES)**

Located South Morgan Avenue between Cheyenne Street and Virginia Avenue.

**Zoned: RS-6**

**Owner: Francisco Javier Martinez**

**Surveyor: Brister Surveying**

The applicant proposes to replat the remainder south east portion of Lot 34 into 1 platted lot.

<b>GIS</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	The plat closes within acceptable engineering standards.	Ok			
2	Plat	Revise legal description for north adjacent lot (should read *East 150')	Changed West to East	Resolved.		

<b>LAND DEVELOPMENT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	Revise the plat title to read: "Final Plat of..."	Changed replat to final plat	Addressed 11-19-20		

2	Plat	On the Planning Commission certificate block change "Carl Crull, P.E" to "Jeremy Baugh"	Changed name	Addressed 11-19-20		
3	Plat	Water Distribution System acreage fee – 0.289 acre x \$719.00/acre = <b>\$208.51</b>	Ok	Prior to plat recordation		
4	Plat	Wastewater System acreage fee – 0.289 acre x \$1,571.00/acre = <b>\$455.59</b>	Ok	Prior to plat recordation		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?		<b>No</b>
Water		<b>No</b>
Fire Hydrants		<b>No</b>
Wastewater		<b>No</b>
Manhole		<b>No</b>
Stormwater		<b>No</b>
Sidewalks		<b>No, sidewalk exists</b>
Streets		<b>No</b>

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	No
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Show the existing 21" Storm pipe.	Added 21" storm pipe	Addressed 11-18-20		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	Ok			
2	Plat	No wastewater construction is required for platting.	Ok			

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment.	No response			

**GAS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**REGIONAL TRANSPORTATION AUTHORITY**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Ok			

**NAS-CORPUS CHRISTI**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**AEP-TRANSMISSION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**AEP-DISTRIBUTION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response			

**INFORMATIONAL**

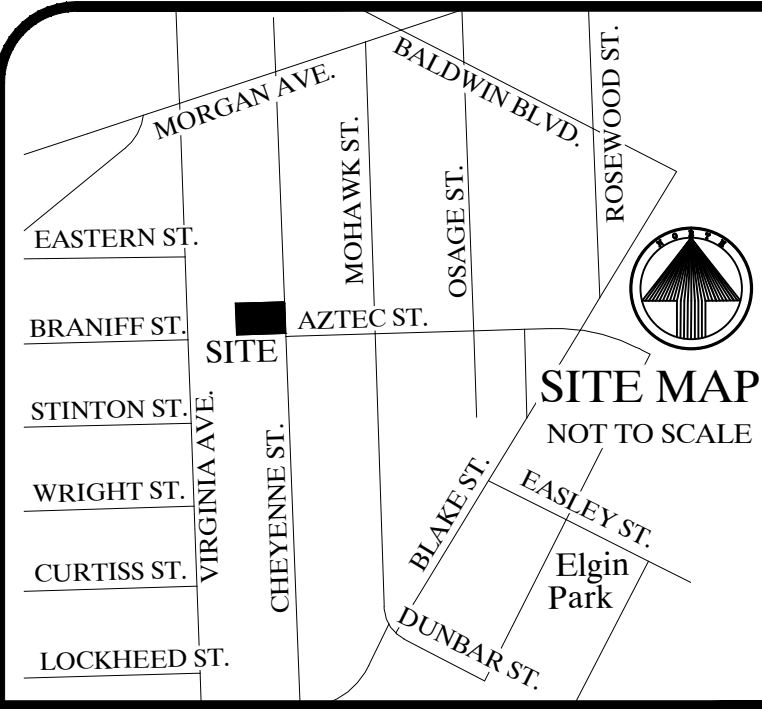
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

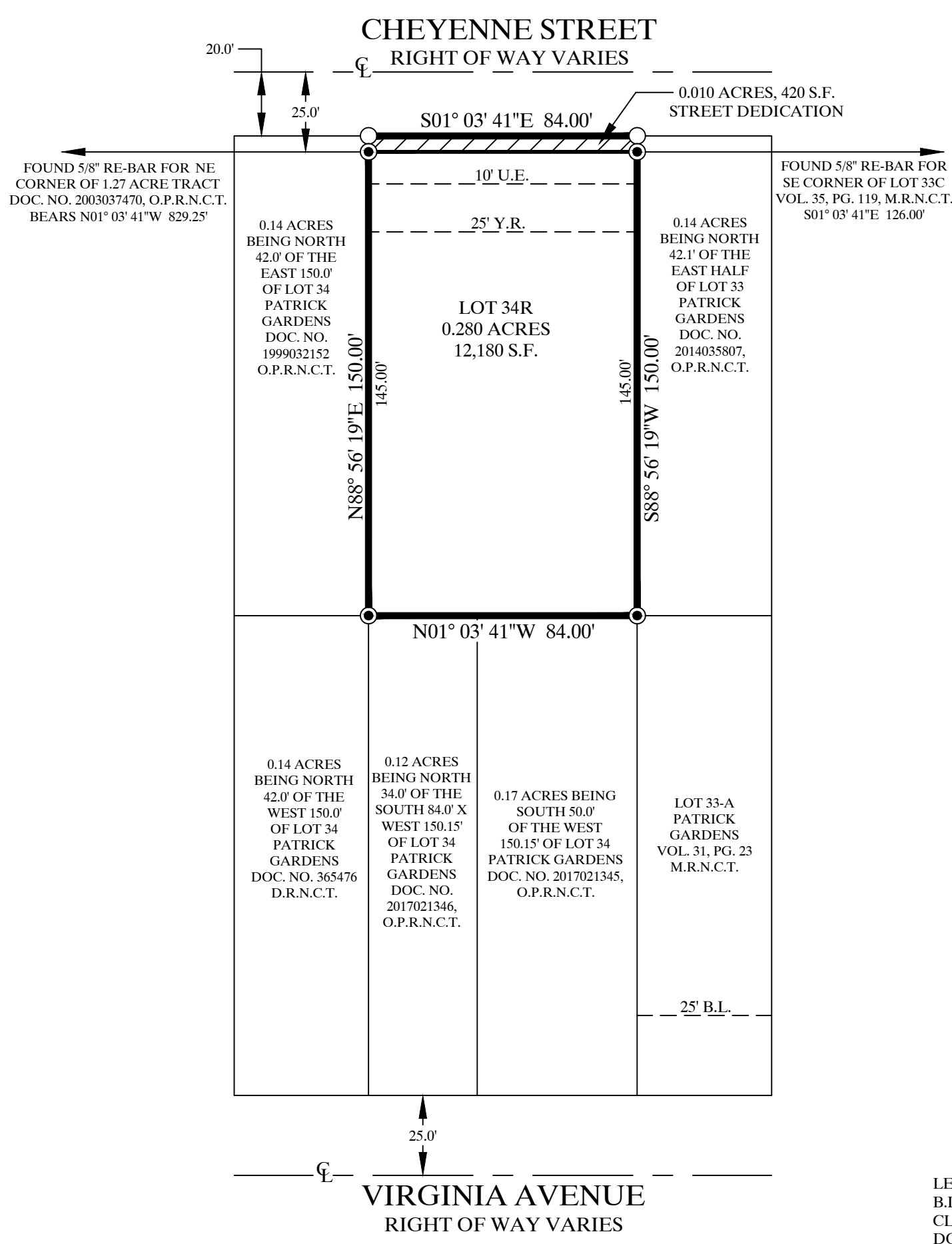
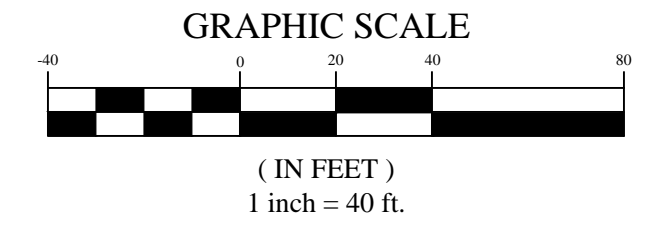
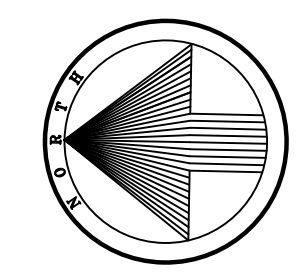
**LAND DEVELOPMENT**

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



# FINAL PLAT OF PATRICK GARDENS LOT 34R

BEING A REPLAT OF THE SOUTHEAST 84 FEET BY 150 FEET OF LOT 34, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGE 47, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020010704, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF NUECES

I, FRANCISCO JAVIER MARTINEZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE SOUTHEAST 84 FEET BY 150 FEET OF LOT 34, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

FRANCISCO JAVIER MARTINEZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, FRANCISCO JAVIER MARTINEZ, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

NOTARY PUBLIC

- = SET 5/8" RE-BAR
- = PROPERTY CORNER

- LEGEND:
- B.L. = BUILDING LINE
  - CL = CENTERLINE
  - DOC. NO. = DOCUMENT NUMBER
  - D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
  - M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
  - O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
  - PG. = PAGE
  - SF = SQUARE FEET
  - U.E. = UTILITY EASEMENT
  - VOL. = VOLUME
  - Y.R. = YARD REQUIREMENT

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_\_  
FILED FOR RECORD

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

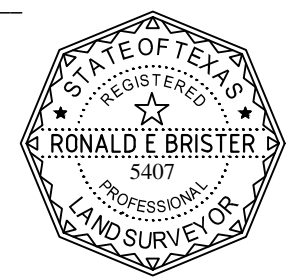
BY: \_\_\_\_\_  
DEPUTY:

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0168 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.289 ACRES. INCLUDING STREET DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcba.com  
Firm Registration No. 10072800

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1121

CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5 AND 6 (REPLAT – .89 ACRES)

Located south of Cedar Pass Drive and east of Everhart Road.

Zoned: RS-TF

Owner: Abel and Cynthia Garza

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop five residential properties. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

**TRC Meeting Date: 11-12-20**

**TRC Comments Sent Date: 11-17-20**

**Revisions Received Date (R1): 12-3-20**

**Staff Response Date (R1): 12-15-20 TRC comments met. PC date set.**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 1-6-20**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1121**

**CREEKWAY SUBDIVISION, BLOCK 3, LOTS 2, 3, 4, 5 AND 6 (REPLAT – .89 ACRES)**

Located north of south of Cedar Pass Drive and east of Everhart Road.

**Zoned:** RS-TF

**Owner:** Abel and Cynthia Garza

**Surveyor:** Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop five residential properties.

<b>GIS</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	The plat closes within acceptable engineering standards.	<b>NOTED</b>	Addressed.		
2	Plat	Revise location map street names in order to make them legible.	<b>REVISE</b>	Addressed.		
3	Plat	Provide sq. ft. totals for lots 5 and 6.		Addressed.		

<b>LAND DEVELOPMENT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	Provide a Vicinity or Location Map label for the 1st page map.	<b>NOTED</b>	Addressed.		



2	Plat	On PC certificate, correct Chairman to Jeremy Baugh and Secretary to Al Raymond III, AIA. Project number is 20PL1121.	<b>DONE</b>	Addressed.		
3	Plat	On DS Engineer certificate correct the DS Engineer to Jalal Saleh, PE	<b>DONE</b>	Addressed.		
4	Plat	Remove the Location Map as 1st page has one.	<b>REMOVED</b>	Addressed.		
5	Plat	Provide square footage and acreage for Lot 5 & 6.	<b>DONE</b>	Addressed.		
6	Plat	Provide acreage for Lots 2, 3 & 4	<b>DONE</b>	Addressed.		
7	Plat	May consider locating points of YR with lot line for Lot 6.		Addressed.		
9	Plat	Water Distribution System lot fee – 5 lots x \$182.00/lot = \$910.00	<b>NOTED</b>	To be addressed prior to recording.		
10	Plat	Wastewater System lot fee – 5 Lots x \$393.00/lot = \$1,965.00	<b>NOTED</b>	To be addressed prior to recording.		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?		<b>No</b>
Water		<b>No</b>
Fire Hydrants		<b>No</b>
Wastewater	Yes	
Manhole		<b>No</b>
Stormwater	Yes	
Sidewalks		<b>No, sidewalks exists</b>
Streets		<b>No</b>

After talking to Mr. Jalal, we are adding note #8

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	NOTED	To be addressed prior to recording.		
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**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	NOTED	To be addressed prior to recording.		
2	Plat	No wastewater construction is required for platting.	NOTED	To be addressed prior to recording.		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED-ADDED NOTE #7	To be addressed on site development.		

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**GAS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Land was previous dedicated to city as a park.	NOTED	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment				
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed.		
NAS-CORPUS CHRISTI			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment		Addressed.		
1	Plat	No comment.				
CORPUS CHRISTI INTERNATIONAL AIRPORT			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment				
1	Plat	2.19 miles Southeast of Cabaniss ALF. May be subject to overflight noise, and may require an aeronautical study based on construction method	NOTED	To be addressed on site development.		
AEP-TRANSMISSION			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment		Addressed.		
1	Plat	No comment.				
AEP-DISTRIBUTION			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment		Addressed.		
1	Plat	No comment.				
TXDOT			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment		Addressed.		
1	Plat	No comment.				
NUECES ELECTRIC			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment		Addressed.		
1	Plat	No comment.				

**INFORMATIONAL**

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

**LAND DEVELOPMENT**

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



# CREEKWAY SUBDIVISION BLOCK 3, LOTS 2, 3, 4, 5, AND 6

BEING A REPLAT OF BLOCK 3, LOT 1 CREEKWAY SUBDIVISION, AS RECORDED IN VOLUME 47, PAGES 100-101 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.89 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0295 C, MAP REVISED 07/18/1985 AND COMMUNITY-PANEL NUMBER 485494 0520 D, 06/04/1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) ALL HOUSES HAVE TO HAVE THE FINISH FLOOR ELEVATION 18 INCHES ABOVE THE CROWN OF THE CENTER LINE OF THE STREET.

STATE OF TEXAS  
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Jeremy Baugh  
Chairman

Al Raymond III, AIA  
Secretary  
20PL1121

STATE OF TEXAS  
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Jalal Saleh, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2020, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

No. \_\_\_\_\_  
Filed for Record

At \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ 2020

By: \_\_\_\_\_  
Deputy  
Kara Sands,  
County Clerk  
Nueces County, Texas

STATE OF TEXAS  
COUNTY OF NUECES

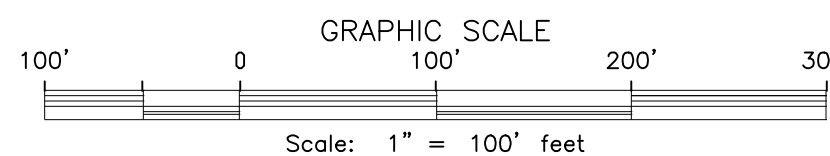
I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the 12 day of APRIL 2020.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 4854



VICINITY MAP N.T.S.



STATE OF TEXAS  
COUNTY OF NUECES

We, ABEL AND CYNTHIA GARZA, hereby certify that we are the owners of the property shown hereon, that we had said land / surveyed as shown on the foregoing map, this map has been prepared for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

ABEL GARZA

CYNTHIA GARZA

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by ABEL GARZA and CYNTHIA GARZA.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

We, FIRST COMMUNITY BANK, hereby certify that we are the lien holders on the foregoing property.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

DAVID CANTU  
Sr. VP/Branch Manager/Loan Officer

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by DAVID CANTU.

This the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Notary Public in and for the State of Texas

TEXAS GEO TECH  
LAND SURVEYING, INC  
5625 SOUTH STAPLES, SUITE B-2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
www.texasgeotech.com

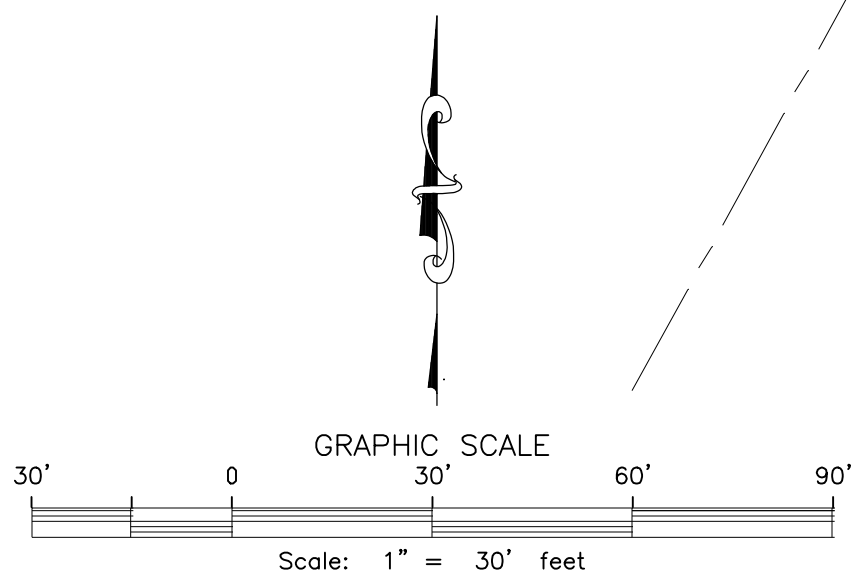
# CREEKWAY SUBDIVISION BLOCK 3, LOTS 2, 3, 4, 5, AND 6

BEING A REPLAT OF BLOCK 3, LOT 1 CREEKWAY SUBDIVISION, AS RECORDED IN VOLUME 47, PAGES 100-101 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



- GENERAL NOTES:
- 1) THE TOTAL PLATTED AREA CONTAINS 0.89 ACRES OF LAND.
  - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
  - 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0295 C, MAP REVISED 07/18/1985 AND COMMUNITY-PANEL NUMBER 485494 0520 D, 06/04/1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
  - 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
  - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  - 8) ALL HOUSES HAVE TO HAVE THE FINISH FLOOR ELEVATION 18 INCHES ABOVE THE CROWN OF THE CENTER LINE OF THE STREET.

LEGEND:  
 FND FOUND  
 M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS  
 R.O.W. RIGHT OF WAY  
 Sq.ft. SQUARE FEET



**TEXAS GEO TECH**  
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**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1132

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 2, LOTS 1 & 2 (FINAL – 5.75 ACRES)  
Located east of North Padre Island Drive (SH 358) and north of Kingpin Drive.

Zoned: IL

Owner: Transport Enterprises, LTD  
Engineer: Bass and Welsh Engineering

The applicant proposes to plat the property to obtain a building permit. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

**TRC Meeting Date: 12-10-20**

**TRC Comments Sent Date: 12-14-20**

**Revisions Received Date (R1): 12-14-20**

**Staff Response Date (R1): 12-15-20 TRC comments met. PC date set.**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 1-6-21**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1132**

**ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 2, LOTS 1 & 2 (FINAL – 5.75 ACRES)**

Located east of North Padre Island Drive (SH 358) and north of Kingpin Drive.

**Zoned:** IL Light Industrial

**Owner:** Transport Enterprises, LTD

**Surveyor:** Bass and Welsh Engineering

The applicant proposes to plat the property to be able to obtain a building permit.

<b>GIS</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok	Addressed.		

<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On PC certificate, place name above title.	Done.	Addressed.		
2	Plat	Remove plat note 4 and 9.	Done.	Addressed.		
3	Plat	Water Distribution acreage fee – 5.75 acres x \$1,439.00/acre = \$8,274.25		To be addressed prior to plat recording.		
4	Plat	Wastewater acreage fee – 5.75 acres x \$1,571.00/acre = \$9,033.25		To be addressed prior to plat recording.		

<b>PLANNING/Environment &amp; Strategic Initiatives (ESI)</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

<b>DEVELOPMENT SERVICES ENGINEERING</b>		
Action	Yes	No
Public Improvements Required?	No	
Water	No.	No
Fire Hydrants	No.	No



Wastewater	No	
Manhole	No.	
Stormwater	No.	No
Sidewalks	No.	No, Waiver previously approved.
Streets	No.	No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility plan	Verify size of rerouted Gas line at rear of lots.	Done (10")	Addressed.		
2	Informa tional	Additional FIRE Hydrants maybe required at the building stage.	Ok.	To be addressed with site development.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. A minimum of an 8" diameter main is required along every street frontage, the maximum spacing for fire hydrants is 300' on center, and no dead ends will be permitted. Light industrial areas require a water fire flow of 3,000 GPM with 20 PSI residual	Done already with original subdivision construction.	Addressed.		
2	Plat	Wastewater construction is required for platting. Each lot must have a minimum of one entire street frontage served by a collection line?	Done already with original subdivision construction.	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	OK.	To be addressed with site development.		
2	Info:	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access on N Padre Island Dr (SH 358).	Ok.	To be addressed with site development.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Light industrial areas require a water fire flow of 3,000 GPM with 20 PSI residual. Hydrants are to be located every 300 feet and operational prior to going vertical with any structure. A hydrant will be required to be located within 100 feet from an FDC if required.		To be addressed with site development.		

2		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.		To be addressed with site development.		
3	Site	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.		To be addressed with site development.		
4	Site	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities		To be addressed with site development.		
5	Site	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).		To be addressed with site development.		
6	Site	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches		To be addressed with site development.		
7	Site	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders		To be addressed with site development.		
8	Site	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs		To be addressed with site development.		
9	Site	If applicable: Note: (Street width is substandard and affects emergency services response.)		To be addressed with site development.		
10	Site	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to "going vertical" with the structure.		To be addressed with site development.		
11	Site	(If Installed) security gates to meet current IFC 2015 codes.		To be addressed with site development.		
12	Site	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.).		To be addressed with site development.		

13	Site	IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.		To be addressed with site development.		
14	Site	Note: once occupancy classification is determined, further plan review required.		To be addressed with site development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.		Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.8 miles East of CCIA. May require aeronautical study based on construction method.		Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations

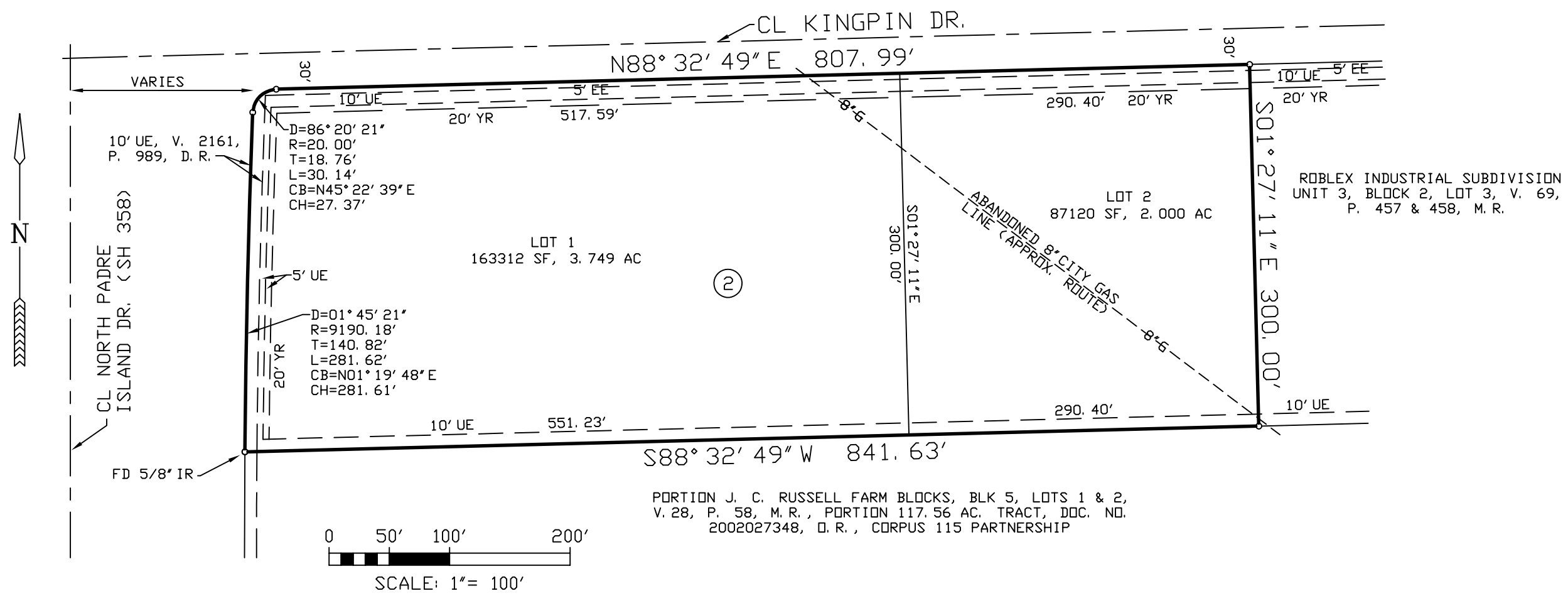
for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

#### LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 48355C0315G (10/23/15).
4. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
5. THE TOTAL PLATTED AREA CONTAINS 5.749 ACRES OF LAND (NO STREET DEDICATIONS).
6. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

STATE OF TEXAS §  
 COUNTY OF NUECES §

WE, TRANSPORT ENTERPRISES, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TRANSPORT ENTERPRISES, LTD

BY: TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.,  
 GENERAL PARTNER

BY: \_\_\_\_\_  
 MARK D. STOCKSETH, PRESIDENT

STATE OF TEXAS §  
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSETH AS PRESIDENT OF OF TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

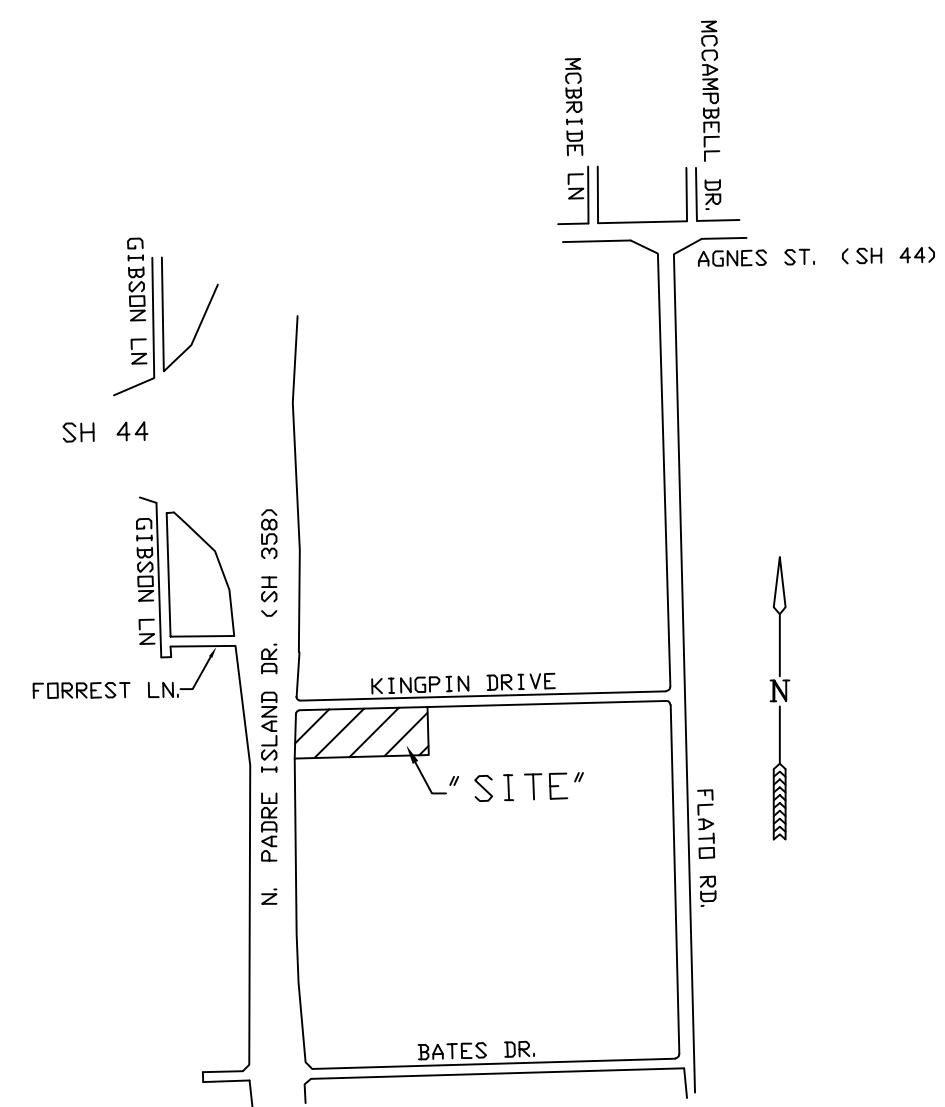
\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 NIXON M. WELSH, R.P.L.S.



LOCATION MAP  
 1"=1200'

STATE OF TEXAS §  
 COUNTY OF NUECES §

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

\_\_\_\_\_  
 JALAL SALEH, P.E.  
 DEVELOPMENT SERVICES ENGINEER

DATE \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF NUECES §

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 JEREMY BAUGH  
 CHAIRMAN

\_\_\_\_\_  
 AL RAYMOND III, AIA  
 SECRETARY

STATE OF TEXAS §  
 COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
 DEPUTY

\_\_\_\_\_  
 KARA SANDS, COUNTY CLERK  
 NUECES COUNTY, TEXAS

PLAT OF  
 ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,  
 BLOCK 2, LOTS 1 & 2

A 5.749 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG.  
 NO. F-52, 3054 S. ALAMEDA STREET  
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/14/20  
 FILE: PLAT  
 JOB NO. 20042  
 SCALE: 1"=100'  
 PLOT SCALE: SAME  
 SHEET 1 OF 1

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

**PROJECT: 20PL1128 – CONDITIONAL**

NEMEC TOWNE CENTER (PRELIMINARY - 26.39 ACRES)

Located north of County Road 52 and west of Interstate Highway 69.

Zoned: CG-2 & FR

Owner: Nemec Family Properties, LTD

Engineer: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

TRC Meeting Date: 12-1-20

TRC Comments Sent Date: 12-15-20

Revisions Received Date (R1): 12-22-20

Staff Response Date (R1): 12-29-20 TRC comments (Conditional) PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-6-21

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1128**

**NEMEC TOWNE CENTER (PRELIMINARY – 26.39 ACRES)**

Located north of CR 52 and west of IH 69

**Zoned: CG-2 and FR**

**Owner: Nemec Family Properties, LTD**

**Surveyor: Munoz Engineering**

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Okay	Addressed.		
2	Plat	Pls include a phase plan with timeline in notes.	Provided	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Approval from AEP will be required for any city roadways within the CP& L Easements. This will also affect Access Easements to Lots 11, 12, 13 and 14.	AEP has provided approval of the location of the road as indicated on the Preliminary Plat	Addressed.		
2	Plat	Provide ownership contact information below the plat legend.	Provided			
3	Plat	Enlarge text size labels for Zoning. Provide a thicker line weight for the boundary.	Adjusted text and line	Addressed.		
4	Plat	Provide the YR along the 60' right of way.	Provided in accordance with zoning	Addressed.		
5	Plat	Provide larger text size for IH 69 label. Preferably at center of boundary.	Adjusted text and location	Addressed.		
6	Plat	Provide larger text size for CR 52 label.	Adjusted text	Addressed.		
7	Plat	North/South collector not shown on Plat. Align the east-west collector in a way that works with the alignment set forth by the River Ridge Unit 4 preliminary plat. A public hearing amendment process is required to eliminate the north-south collector.	Indicated and note added about master plan adjustment. The alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion.	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UDC 8.2.1 and UDC 3.8.3.C, preliminary plats are required to show all streets as indicated in the currently adopted Urban Transportation Plan map. Align the east-west collector in a way that works with the alignment set forth by the River Ridge Unit 4 preliminary plat. A public hearing amendment process is required to eliminate the north-south collector. Planning and Traffic Engineering staff are currently reviewing an informal request to remove the north-south collector and will advise the engineer of the next steps and required application process.	Master Planned streets indicated; The east/west alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion. North/South collector is to be eliminated and the process has commenced.	Not addressed. Update note on plat from "to be adjusted" to "to be amended". City council approval of the UTP amendment will be a Condition of the plat for PC approval.	Adjusted	

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	RESPONSE
Public Improvements Required?	Yes		
Water	Yes (On the Final Plat, Developer must contact Nueces County Water Control and Improvement District for Water comments).		Coordination with NCWCID #3 has commenced
Fire Hydrants	Yes, prior to Final plat recordation, FIRE access lane must be able to withstand FIRE Truck weight of 75,000 lbs; flow must be 1500 gpm and spacing must be 300'.		Will be provided
Wastewater	Yes, prior to Final plat recordation; Public Improvement Plans can't move forward because the capacity of the exiting Lift Station is not sufficient and the proposed design of the new Lift Station is not in yet; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.		Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.
Manhole	Yes, prior to Final plat recordation; Public Improvement Plans can't move forward because the capacity of the exiting Lift Station is not sufficient and the proposed design of the new Lift Station is not in yet; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.		Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.
Stormwater	Yes, prior to Final plat recordation; CR 52 floods as is; the 100 year detention must be evaluated and TX DOT drainage / and access to approval is required before City approval; please follow the stormwater DRAFT Master Study.		The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval will be required.



Sidewalks	Yes, along collector street; no sidewalk is required along the Freeways, see UDC Table 8.2.1.C		Okay
Streets	Yes, private streets must be built to City Standards and must be able to withstand the FIRE Truck weight of 75,000 lbs.		Okay

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Public Improvements Plans are required prior to Final plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval.	Okay	Will be addressed prior to plat recordation		
2	Plat / SWQMP	The receiving Water note on the Plat and the SWQMP must match.	Adjusted	Addressed		
3	All sheets	The C1 collector layout must meet EW alignment of River Ridge Unit 4 Plat.	The east/west alignment as indicated is approved by AEP, adjustment to meet the River Ridge Plat will interfere with existing poles and future AEP expansion.	Addressed		
4	All Sheets	Provide the Section for the C1 collector; include pavement depths.	Provided	Addressed		
5	SWQMP	CR 52 floods as is, evaluate providing detention for the 100 year storm event; briefly describe your mitigations due to increase in flows including providing / not providing detention discussions.	The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval will be required.	TxDOT approval for stormwater is be required prior to plat recordation		
6	Plat & SWQMP	If detention is necessary; add the following note to the Plat Title sheet "All lots are responsible for maintaining the detention basin/s".	Note Provided	To be addressed on Final plat.		
7	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Note Provided	Addressed		
8	Info:	Submit the offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com.	Okay	Will be addressed prior to plat recordation		
9	Info:	Add the following note "Street lights location map will be provide with each Final Plat.".	Note Provided	Addressed		
10	Plat	Provide a cross access easement for all lots.	Provided and Callouts added	To be addressed on Final plat.		
11	Plat	Show and label on the Plat the shared access drive.	Provided and Callouts added	Addressed		
12	Info:	See Below FIRE Department comments	Okay	Addressed		
13	Info:	Provide TXDOT issued Driveway / drainage permit.	Okay	Addressed		
14	Info:	See below TXDOT Comments.	Okay	Addressed		
15	Info:	See below Utilities Department Comments.	Okay	Addressed		
16	Info:	Additional comments may come to you on your next submittal due to the extent of the comments.	Okay	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	On the Final Plat, Developer must contact Nueces County Water Control and Improvement District for Water comments.	<i>Coordination with NCWCID #3 has commenced</i>	To be addressed prior to Final Plat recordation.		
2	Plat	Wastewater construction will be required for Final Plat. Future construction must comply with the City of Corpus Christi Wastewater Collection System Master Plan.	<i>Discussions and approval from Wastewater Department indicates that the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised.</i>	To be addressed prior to Final Plat recordation.		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access US 77-IH69.	Okay	To be addressed prior to Public improvement plan submittal.		
2	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Okay	To be addressed prior to Final Plat recordation.		
3	Info:	Public improvement plans shall include all proposed signs and sign sizes.	Okay	To be addressed prior to Final Plat recordation.		
4	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Okay	To be addressed prior to Final Plat recordation.		
5	Info:	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City.	Okay	To be addressed prior to Final Plat recordation.		
6	Info:	All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Okay	To be addressed prior to Final Plat recordation.		
7	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)", public improvement plan reviews and inspections, by the City.	Okay	To be addressed prior to Final Plat recordation.		
8	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Okay	To be addressed prior to Final Plat recordation.		

9	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Okay	To be addressed prior to Final Plat recordation.		
10	Info:	he Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Okay	To be addressed prior to Final Plat recordation.		
11	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Okay	To be addressed prior to Final Plat recordation.		
12	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Okay	To be addressed prior to Final Plat recordation.		

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Fire hydrant flow requirements for commercial areas require 1,500 GPM with @20 PSI residual.	Okay	To be addressed prior to Final Plat recordation.		
2	Info:	Note: a water utility survey will need to be conducted to determine if this water demand can be adequately met.	Okay	To be addressed prior to Final Plat recordation.		
3	Info:	Fire hydrant located every 300 feet or 100 feet to an FDC if required.	Okay	To be addressed prior to Final Plat recordation.		
4	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Okay	To be addressed on site development.		
5	Info:	Accessibility: fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Okay	To be addressed on site development.		
6	Info:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay	To be addressed on site development.		

7	Info:	Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Okay	To be addressed on site development.		
8	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Okay	To be addressed on site development.		
9	Info:	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Okay	To be addressed on site development.		
10	Info:	Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. “Y”, or 96-foot diameter cul-de-sac (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96’ minimum.)	Okay	To be addressed on site development.		
11	Info:	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS	Okay	To be addressed on site development.		
12	Info:	D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	Okay	To be addressed on site development.		
13	Info:	D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.	Okay	To be addressed on site development.		
14	Info:	Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	Okay	To be addressed on site development.		
15	Info:	IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousands (30,000) square feet.	Okay	To be addressed on site development.		
16	Info:	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Okay	To be addressed on site development.		
17	Info:	All buildings in excess of 30 feet high-are required to have aerial fire apparatus access	Okay	To be addressed on site development.		

18	Info:	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Okay	To be addressed on site development.		
19	Info:	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Okay	To be addressed on site development.		
20	Info:	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	Okay	To be addressed on site development.		
21	Info:	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	Okay	To be addressed on site development.		
22	Info:	Development of property will require further Development Services review.	Okay	To be addressed on site development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Preliminary plats are not assessed Park Regulation fees.	Okay	Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stop served by Route 27 Leopard and should not adversely impact any CCRTA Services.	Okay	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Identify the transmission poles and the easements. Approval the plat in regards to AEP Transmission ROW and have no further comments.	Provided on plat. Okay	Addressed.		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following notes to plat sheet 1:	Provided	Addressed.		
2	Plat	Any access onto IH 69 shall meet TxDOT Access requirements and shall have TxDOT approval.	Provided	Addressed.		
3	Plat	Any storm water discharge to TxDOT right-of-way shall to be reviewed and have TxDOT approval.	Provided	Addressed.		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		

**INFORMATIONAL**

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

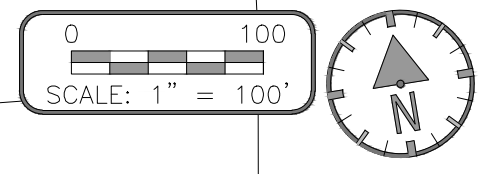
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

**LAND DEVELOPMENT**

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.  
Okay

NUECES TOWNE WEST LOT 7, BLOCK 3  
VOL. 68, PAGE 511-512, M.R.N.C.T.  
WAL-WART REAL ESTATE BUSINESS  
DOC. # 1999027388, D.R.N.C.T.



# PRELIMINARY PLAT OF NEMEC TOWNE CENTER

BEING A TRACT OF LAND OUT OF NUECES RIVER IRRIGATION PARK SUBDIVISION LOT 8, BLOCK 1 AS SHOWN ON MAP VOLUME "A", PAGE 54, M.R.N.C.T. AND DESCRIBED WITHIN VOLUME 1211 PAGES 303-306 DEED RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 26.39 ACRES OF LAND

- OWNER INFORMATION:**
- NEMEC LIVING TRUST
  - NEMEC FAMILY PROPERTIES

**PLAT SYMBOL AND LINE LEGEND**

- IRON ROD FOUND
- IRON PIPE FOUND
- ⊙ DRILL HOLE FOUND
- + CHISELED "X" IN CONCRETE
- ⊙ PROPERTY CORNER (NO ACCESS)
- SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
- ⊕ BLOCK IDENTIFICATION

**PROPERTY BOUNDARY LINE**

**ADJACENT BOUNDARY LINE**

**PROPERTY LINE**

**ADJACENT PROPERTY LINE**

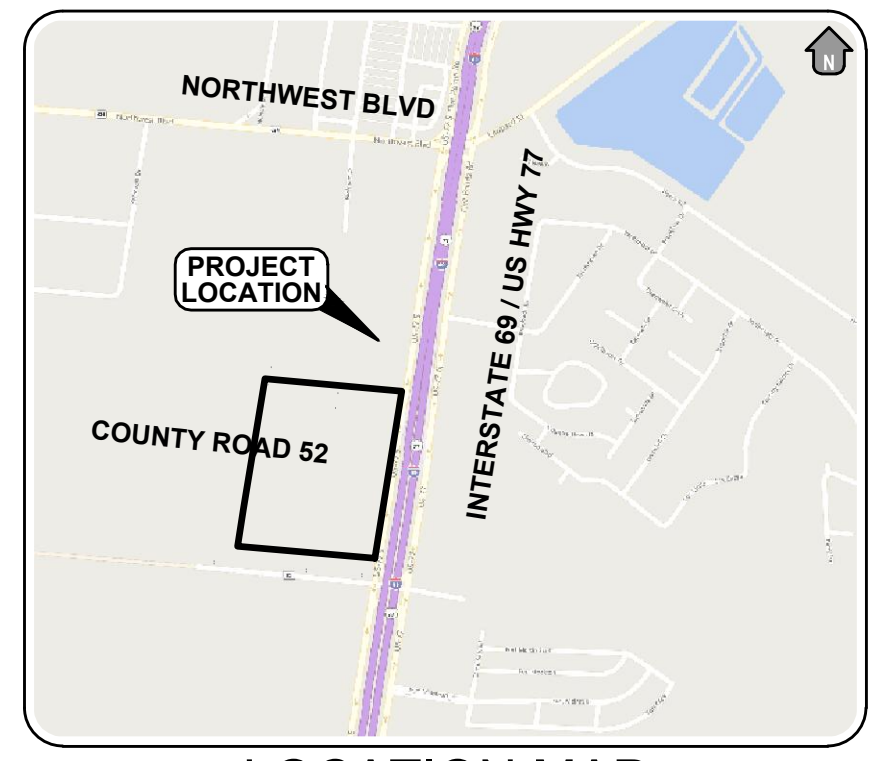
**ROAD CENTER LINE**

**YARD REQUIREMENT**

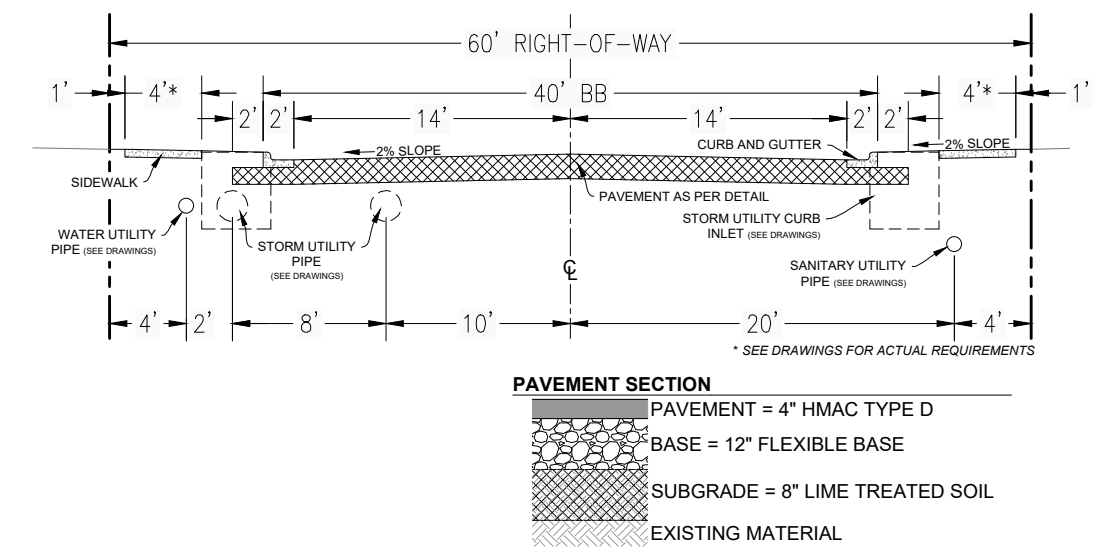
**EASEMENT**

**PLAT ABBREVIATION LEGEND**

M.R. - MAP RECORDS  
D.R. - DEED RECORDS  
VOL - VOLUME  
PG - PAGE  
AC - ACRE  
SF - SQUARE FEET  
YR - YARD REQUIREMENT  
GR - GARAGE SET BACK REQUIREMENT  
UE - UTILITY EASEMENT  
AE - ACCESS EASEMENT  
DE - DRAINAGE EASEMENT  
WE - WATER EASEMENT  
EE - ELECTRICAL EASEMENT  
(OWNER IS ELECTRICAL PROVIDER)  
PAE - PRIVATE ACCESS EASEMENT \*  
PUE - PRIVATE UTILITY EASEMENT \*  
PDE - PRIVATE DRAINAGE EASEMENT \*  
\* (OWNER OF EASEMENT IS PROPERTY OWNER)



LOCATION MAP  
NOT TO SCALE

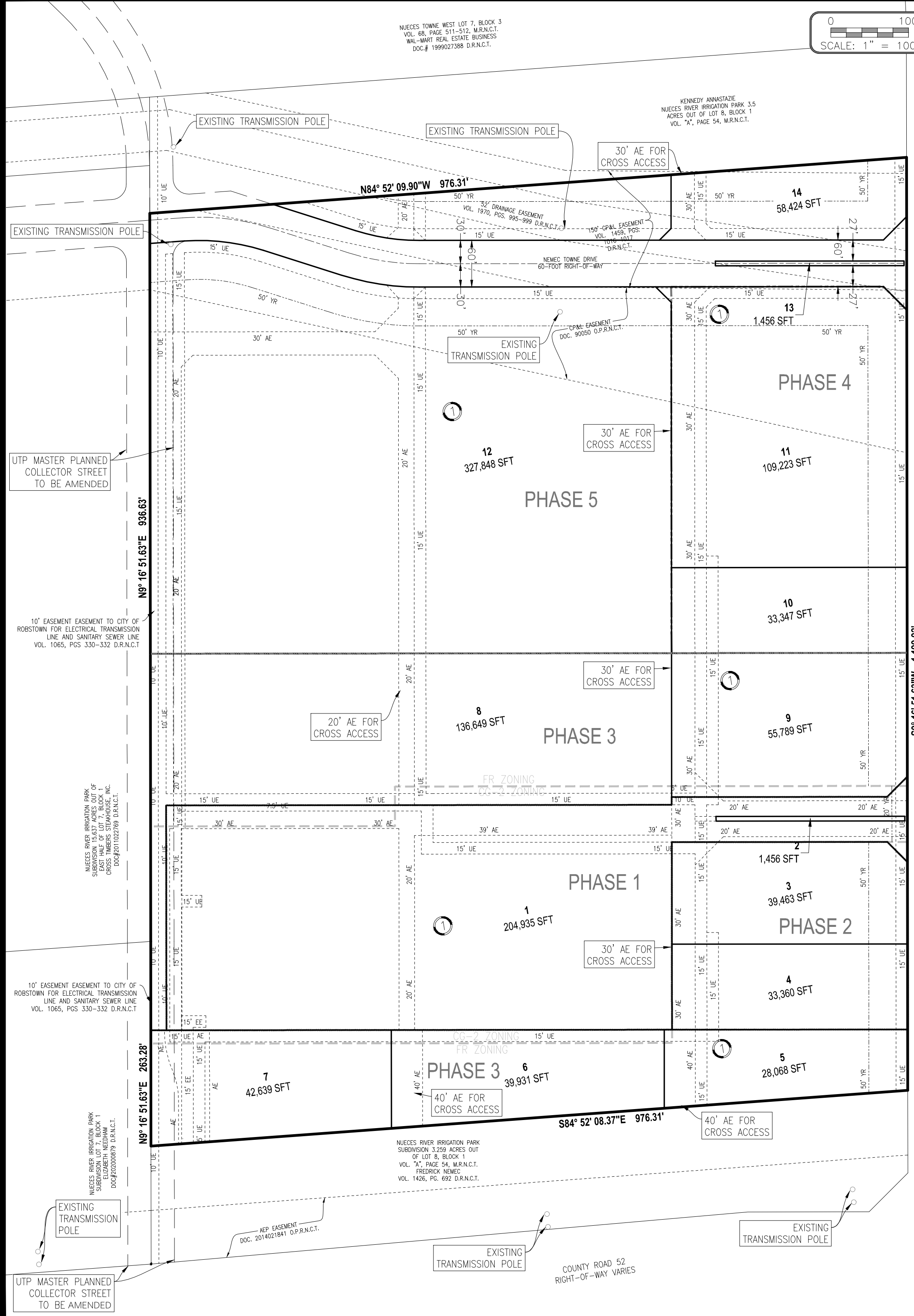


TYPICAL RESIDENTIAL COLLECTOR STREET - C-1  
NOT TO SCALE

- PLAT NOTES:**
- TOTAL PLATTED AREA CONTAINS 1,149,550 SQUARE FEET (26.39 ACRES) OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
  - FEMA INFORMATION EFFECTIVE:  
PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0257C, MAP REVISED MARCH 17, 1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
  - RECEIVING WATERS  
NUECES RIVER DRAINAGE BASIN - DOWNSTREAM OF SALTWATER INTRUSION DAM  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
  - ZONING  
4.1. PROPERTY IS ZONED FR (FARM RURAL) AND CG-2 (GENERAL COMMERCIAL)  
4.2. THE YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
  - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
  - THE ENGINEER AND SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  - ACCESS EASEMENT(S) AND UTILITY EASEMENT(S) ARE FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PRIVATE AND PUBLIC UTILITIES AND ACCESS FOR LOTS ABUTTING LOT.
  - BLOCK 1 IS TO BE GOVERNED BY A RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS AGREEMENT.
  - THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
  - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
  - ALL LOTS ARE RESPONSIBLE FOR MAINTAINING DETENTION BASIN(S) ON THE LOT.
  - ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY DEVELOPER.
  - STREET LIGHTS LOCATION MAP WILL BE PROVIDED WITH FINAL PLATS.
  - ANY ACCESS ONTO IH69 SHALL MEET TxDOT ACCESS REQUIREMENTS AND SHALL HAVE TxDOT APPROVAL.
  - ANY STORM WATER DISCHARGE TO TxDOT RIGHT-OF-WAY SHALL HAVE TxDOT APPROVAL

**PHASING:**  
 PHASE 1 - 2021      PHASE 3 - 2022      PHASE 5 - 2025  
 PHASE 2 - 2022      PHASE 4 - 2023

NOTE: THE ABOVE PHASING TIMELINE IS SUBJECT TO CHANGE DUE TO PROJECT REQUIREMENTS



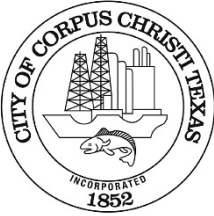
**PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER**  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

**AM LAND SURVEYING**  
PO BOX 71084  
CORPUS CHRISTI, TEXAS 78407  
OFFICE: (817) 333-6317  
FIRM REGISTRATION NO. 10194360  
amlandsurveying@yahoo.com

**ME ENGINEERING**  
MUNOZ ENGINEERING  
TBPE FIRM No. F-12240

ENGINEER: THOMAS TEFINI, PE  
SURVEYOR: ARTURO MEDINA, RPLS  
OWNER: IDENTITY CAPITAL, LLC  
ENGINEER PID: SURVEYOR PID:  
DRAWN BY: CHKD BY: APPD BY:  
TT TT AM  
DRAWING DATE: 12/21/2020

PAGE 01  
TOTAL PAGES 01



**AGENDA MEMORANDUM**  
Planning Commission Meeting of January 6, 2021

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**DATE:** December 22, 2020  
**TO:** Al Raymond, Director of Development Services  
**FROM:** Mark Orozco, Engineering Associate, Development Services  
MarkOr@cctexas.com  
(361) 826-3921

**Flour Bluff Gardens, Block 4, Lot 15R (Replat)**  
Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

**BACKGROUND:**

Urban Engineering, on behalf of Joshua L. Gonzales, property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Flour Bluff Gardens, Block 4, Lot 15R, Replat (0.53 acres +/-), is in Flour Bluff, located on the west side of Waldron Road, north of Don Patricio Road. The land is zoned "RS-6" Single-Family 6 District. The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1947. The City of Corpus Christi annexed this area in 1961. The property is located at the intersection of Don Patricio Road, a collector on the Urban Transportation Plan and Dove Lane, a "paper" street.

The site is not within in an AICUZ zone and is currently vacant. The owner proposes to develop a single-family home on a .53-acre lot.

On December 9, 2020, Planning Commission approved a waiver from the requirement to construct Dove Lane and associated sidewalk and approved the plat. This request is to waive construction of a sidewalk on Don Patricio Road.

**STAFF ANALYSIS and FINDINGS:**

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1-4, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the



permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.

2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

**Factors in Support of the Waiver.** The applicant states that they do not believe the sidewalk should be required because:

1. No current sidewalk network exists along Don Patricio Road. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with Waldron Road.
2. On December 9<sup>th</sup>, 2020 the Planning Commission granted a waiver request, associated with this project, from construction of Dove Lane and associated improvements which included sidewalk.
3. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.

5. The Comprehensive Plan will not be substantially affected.

**Factors weighing against the waiver and in support of requiring street:**

1. The property is in the “RS-6” Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. Within residential subdivisions, sidewalks having a width of not less than 4-feet and thickness of not less than 4” shall be required on streets that are in the Urban Transportation Plan as Arterials and Collectors. Don Patricio Road is a Collector street.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from the sidewalk construction requirement.

Planning Commission may choose to follow or decline Staff’s recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat  
Exhibit B – Waiver Request Letter  
PowerPoint Presentation-Waiver from Sidewalk Requirement

Exhibit A

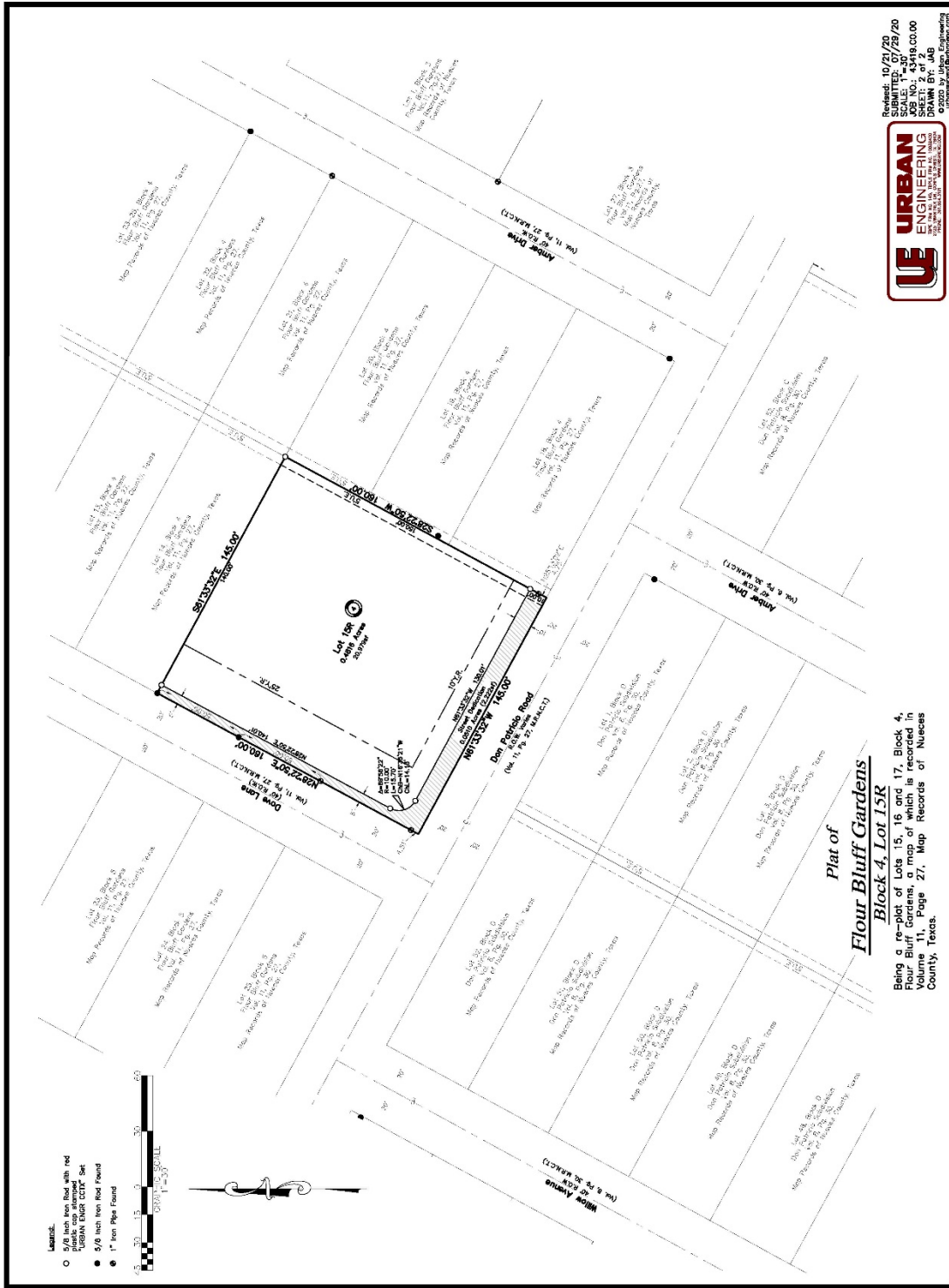


Exhibit B



Job No. 43419.C0.00

December 21, 2020

Mr. Andrew Dimas, Senior City Planner  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Subject: Flour Bluff Gardens, Block 4, Lot 15R (Re-Plat)

Mr. Dimas

We, Urban Engineering, on behalf of Joshua L. Gonzales, hereby request a waiver for the required sidewalk construction along Don Patricio Road, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC.
- There are no existing sidewalks anywhere in the vicinity of the subject property and therefore constructing a sidewalk would have no connectivity and would serve no purpose.
- On December 9<sup>th</sup>, 2020, the Planning Commission granted a waiver request, associated with this project, from construction of Dove Lane and associated improvements which included sidewalk.

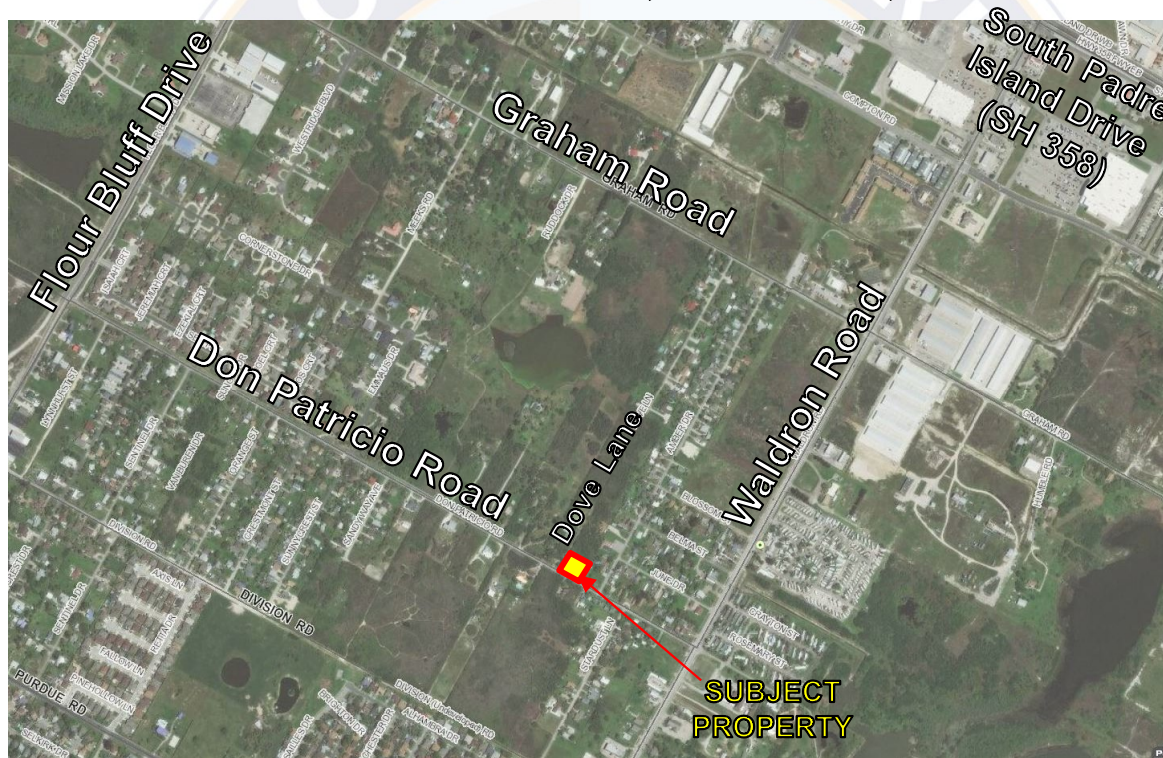
Thank You,

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', written over the typed name.

Xavier Galvan

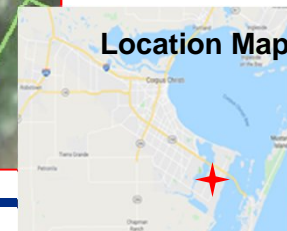
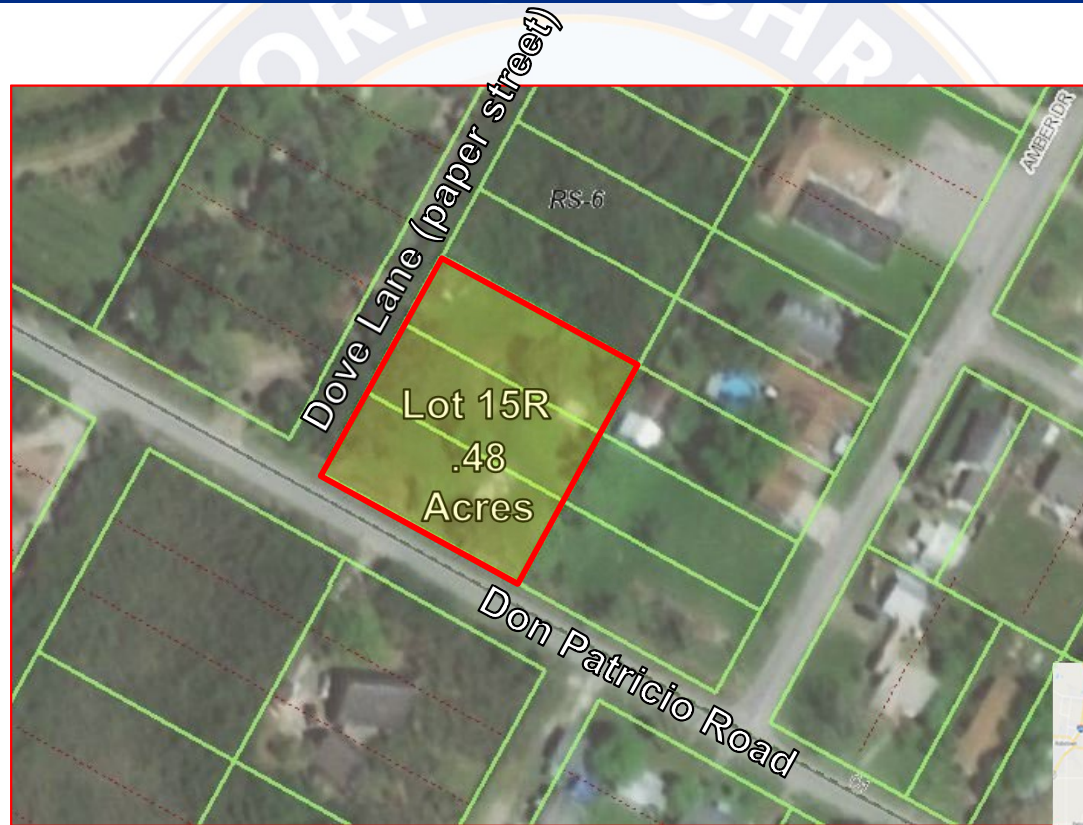
# Request for Sidewalk Waiver

## Flour Bluff Gardens, Block 4, Lot 15R



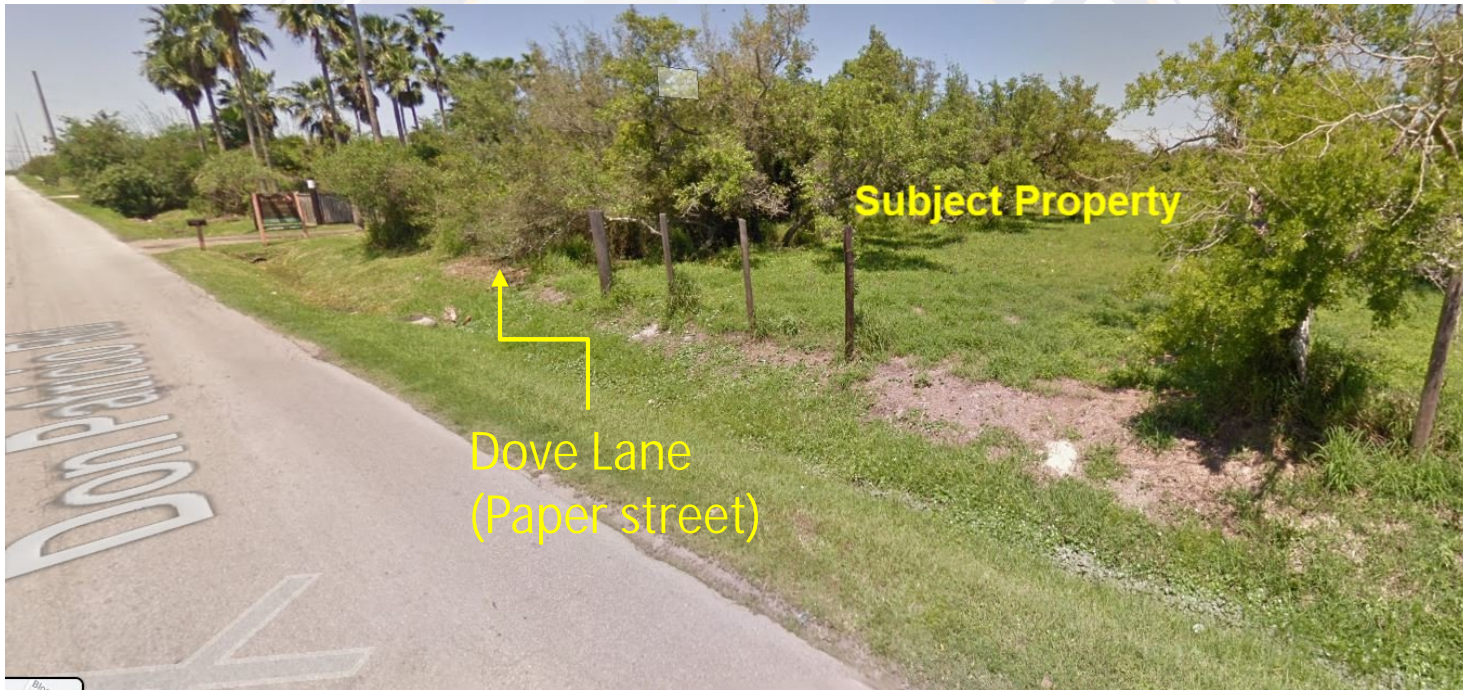
Planning  
Commission  
January 6, 2021

# Aerial



# Subject Property West Don Patricio Road

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# Subject Property, East on Don Patricio Road

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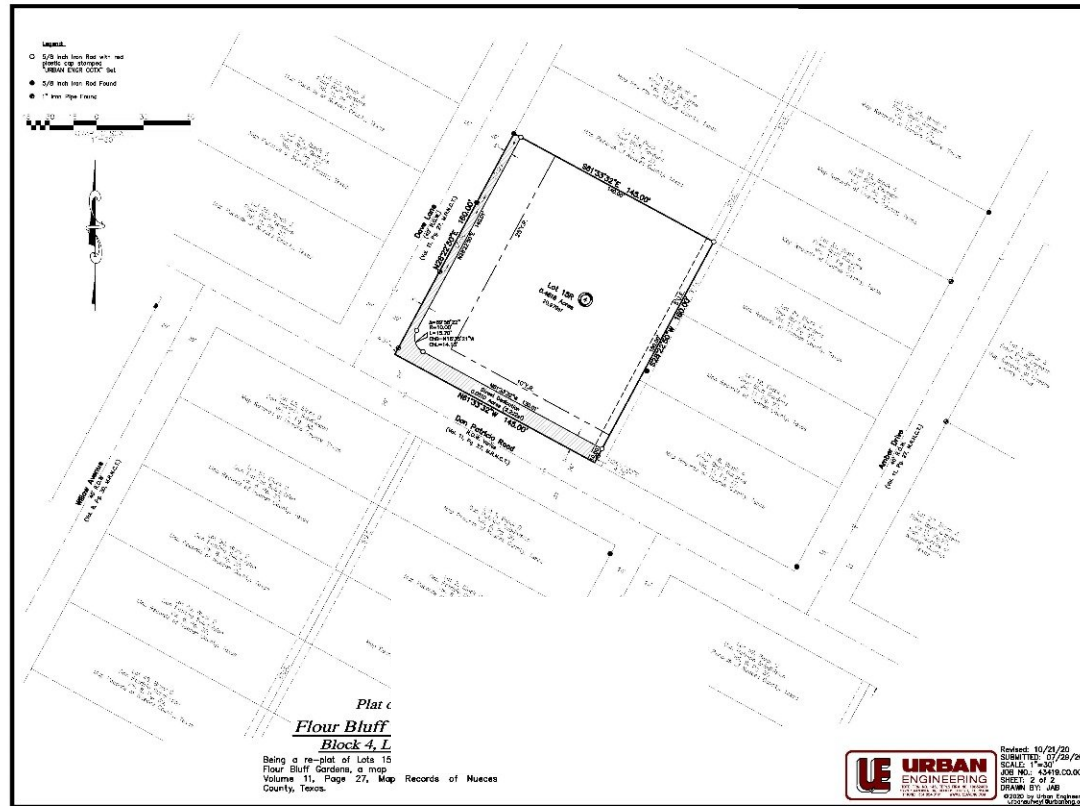


1852

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# Flour Bluff Gardens, Block 4, Lot 15R



# Factors in Sidewalk Waiver

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## **Applicant's Factors in Support of Sidewalk Waiver**

1. No current sidewalk network exists along Don Patricio Road. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with Waldron Road.
2. On December 9<sup>th</sup>, 2020 the Planning Commission granted a waiver request, associated with this project, from construction of Dove Lane and associated improvements which included sidewalk.
3. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
5. The Comprehensive Plan will not be substantially affected.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. Within residential subdivisions, sidewalks having a width of not less than 4-feet and thickness of not less than 4" shall be required on streets that are in the Urban Transportation Plan as Arterials and Collectors. Don Patricio Road is a Collector street.

## Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

## Plat Waiver UDC 3.8.3.D

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- Need for waiver shall be demonstrated to Planning Commission's satisfaction
  - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible; or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-

## Staff Recommendation

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**Approval** of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request



Job No. 43419.C0.00

December 21, 2020

Mr. Andrew Dimas, Senior City Planner  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Subject: Flour Bluff Gardens, Block 4, Lot 15R (Re-Plat)

Mr. Dimas

We, Urban Engineering, on behalf of Joshua L. Gonzales, hereby request a waiver for the required sidewalk construction along Don Patricio Road, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC.
- There are no existing sidewalks anywhere in the vicinity of the subject property and therefore constructing a sidewalk would have no connectivity and would serve no purpose.
- On December 9<sup>th</sup>, 2020, the Planning Commission granted a waiver request, associated with this project, from construction of Dove Lane and associated improvements which included sidewalk.

Thank You,

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', written over the printed name.

Xavier Galvan

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1099

COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL - 5.6036 ACRES)

Located east of Airline Road and north of Saratoga Boulevard.

Zoned: CG-2

Owner: Coastal Community and Teachers Credit Union

Engineer: Windrose Land Surveying/Platting

The applicant proposes to replat the property to combine platted and portions of lots into one lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only:**

**TRC Meeting Date: 10-01-20**

**TRC Comments Sent Date: 10-5-20**

**Revisions Received Date (R1): 10-28-20**

**Staff Response Date (R1): 11-16-20**

**Revisions Received Date (R2): 12-17-20**

**Staff Response Date (R2): 12-24-20**

**Planning Commission Date:**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1099**

**COASTAL COMMUNITY AND TEACHERS CREDIT UNION (FINAL – 5.6036 ACRES)**

Located east of Airline Road and north of Saratoga Boulevard

**Zoned: CG-2**

**Owner: Coastal Community and Teachers Credit Union**

**Surveyor: Windrose Land Surveying/Platting**

The applicant proposes to replat the property in order to combine platted and portions of lots into 1 lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Noted	Resolved		
2	Plat	Please adjust location map to depict platted area more accurately.	Done	Resolved		
2		Please annotate 10' utility easement within platted area.	Need location of easement	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Relocate the lot and block number to be included within the plat title.	Done	Addressed.		
2	Plat	Under the plat title only remove the owners name "Coastal Community and Teachers.." and address from the plat.	Done	Addressed.		
3	Plat	On the Engineer certificate block change "Carl Crull, P.E" to ""Jeremy Baugh"	Done	Addressed.		
4	Plat	Revise General Note 1 to include street dedication.	Done	Addressed.		
5	Plat	Show and label the centerline and total ROW dimension along Saratoga Boulevard.	Done	Addressed.		
6	Plat	On Abbreviations change the "B.L.- Building Line" to "Y.R.- Yard Requirement"	Done	Addressed.		



7	Plat	Show and label 20' Y.R along Saratoga Boulevard and Sandra Lane (UDC 4.5.4)	Done	Addressed.		
8	Plat	Prior to recordation revise the PDF plat size to "18x24" and not "36x24"	Noted	Addressed.		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**NUECES COUNTY APPRAISAL DISTRICT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Coastal Community and Teachers Credit Union (Final): 0465-0028-0070 we have the owner as "CORPUS CHRISTI AREA TEACHERS FEDERAL CREDIT UNION". Update the owner's certificate as per submitted Deed. Provide filing of name change.	Noted	Not addressed. Provide new Deed for Coastlife Credit Union	Attached are two documents stating the name change history issued by Credit Union Dept (2002) and NCUA (2020).	Addressed.

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, along Sandra Lane.	
Fire Hydrants	Yes, along Sandra Lane.	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, along Sandra Lane (sidewalk exists along Saratoga).	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

[Sidewalk waiver is applicable](#)

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted	Prior to Plat Recordation		
2	Utility Plan	Show the existing water main on your side of Saratoga Street, label it as 12" ACP; do NOT connect the water a min across Saratoga Street;		Not Addressed	Per review, this applies to Utility Plan only.	To be addressed on Public Improvement plans
3	SWQMP	Provide the MACRO study for entire site (hydrology and hydraulics); Service area is 5.60 Acre; apparently portion of the site was used for detention to mitigate for the original improvements; to covert existing detention basin to impervious area; you must provide the detention area for the original development and the additional development some where else on site.		Not Addressed	Per review, this applies to SWQMP only.	Addressed as per email from Engineer dated 11-28-20

4	Plat/SWQMP	Delete the receiving water note and add the receiving water note for the Oso Bay Basin.	Done	Not Addressed; the revised SWQMP wasn't submitted.	Plat was addressed; however, SWQMP will be addressed by Engineer.	Addressed as per email from Engineer dated 11-28-20
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**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. Fire hydrants must be spaced at maximum of 300' on center along the street right of way.		To be addressed with Public Improvement plans.		
2	Plat	No wastewater construction is required for platting.	Noted	Addressed.		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Added note to General Notes	Addressed.		
2	Plat	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	Noted	Addressed.		

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Does this apply at permitting phase?	To be addressed with Public Improvement plans.		
2	Plat	Note: Hose lay from hydrant will not cross major street artery. Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Does this apply at permitting phase?	To be addressed with Site Development.		
3	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Does this apply at permitting phase?	To be addressed with Site Development.		
4	Plat	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Does this apply at permitting phase?	To be addressed with Site Development.		
5	Plat	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	Does this apply at permitting phase?	To be addressed with Site Development.		

6	Plat	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Does this apply at permitting phase?	To be addressed with Site Development.		
7	Plat	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Does this apply at permitting phase?	To be addressed with Site Development.		
8	Plat	D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Does this apply at permitting phase?	To be addressed with Site Development.		
9	Plat	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Does this apply at permitting phase?	To be addressed with Site Development.		
10	Plat	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Does this apply at permitting phase?	To be addressed with Site Development.		
11	Plat	D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.	Does this apply at permitting phase?	To be addressed with Site Development.		
12	Plat	Commercial development of the property will require further Development Services review.	Does this apply at permitting phase?	To be addressed with Site Development.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Noted	Addressed.		

**NAS-CORPUS CHRISTI**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	3.7 miles North of Waldron ALF aeronautical study may be required based on construction method.	Noted	Addressed.		

**AEP-TRANSMISSION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**AEP-DISTRIBUTION**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**TXDOT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<p><b>Add following to general notes:</b></p> <p>1) Access onto SH 357 (Saratoga Blvd) shall meet current TxDOT access management guidelines and shall have TxDOT approval.</p> <p>2) Any storm water discharge to State right-of-way, to meet TxDOT storm water hydraulic requirements. Site drainage to be reviewed and approved by TxDOT.</p>	Done	Addressed.		

**NUECES ELECTRIC**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

**INFORMATIONAL**

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

**LAND DEVELOPMENT**

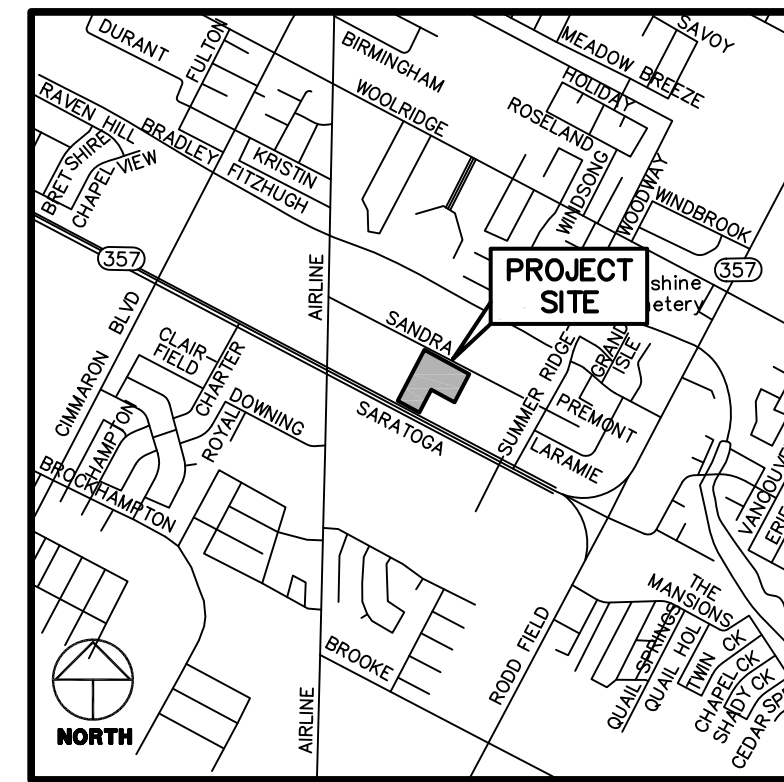
1. Property exempt from Development Fees as the property is platted with existing services.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

**GENERAL NOTES**

1. THE TOTAL PLATTED AREA CONTAINS 5.851 ACRES OF LAND COMPRISED OF 5.6036 AC. IN LOT 1 AND 0.247 AC. OF STREET DEDICATION.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
6. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999967059.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR NUECES AND KLEBERG COUNTY, TEXAS, MAP NO. 485464 0315 D REVISED/DATED AUGUST 3, 1989, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
8. SUBJECT TO EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, AS RECORDED UNDER DOCUMENT NO. 1998021824 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
9. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
10. ACCESS ONTO SH 357 (SARATOGA BOULEVARD) SHALL MEET CURRENT TXDOT ACCESS MANAGEMENT GUIDELINES AND SHALL HAVE TXDOT APPROVAL.
11. ANY STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY, TO MEET TXDOT STORM WATER HYDRAULIC REQUIREMENTS. SITE DRAINAGE TO BE REVIEWED AND APPROVED BY TXDOT.

**ABBREVIATIONS**

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- O.R.N.C. - OFFICIAL RECORDS OF NUECES COUNTY
- D.R.N.C. - DEED RECORDS OF NUECES COUNTY
- M.R.N.C. - MAP RECORDS OF NUECES COUNTY
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SO. FT. - SQUARE FEET
- VOL. - VOLUME
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- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"



CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

STATE OF TEXAS  
COUNTY OF NUECES

WE, COASTLIFE CREDIT UNION, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: COASTLIFE CREDIT UNION

GINA K PINCE-BRYANT  
CEO/PRESIDENT

LEANNE MULHOLLAND  
CHIEF OPERATIONS OFFICER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GINA K PINCE-BRYANT, CEO/PRESIDENT, AND LEANNE MULHOLLAND, CHIEF OPERATIONS OFFICER OF COASTLIFE CREDIT UNION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AL RAYMOND, III, AIA  
SECRETARY

JEREMY BAUGH  
CHAIRMAN

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

NO: \_\_\_\_\_  
AT: \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



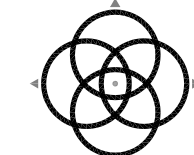
LISA M DOBROWSKI  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6544

**COASTAL COMMUNITY AND  
TEACHERS CREDIT UNION  
BLOCK 1, LOT 1**

A SUBDIVISION OF  
5.851 AC. / 254,852 SQ. FT.  
BEING A REPLAT OF ALL OF TRACTS F, G, H, & L, AND A PORTION  
OF TRACTS I & M, BASS SUBDIVISION, VOL. 7, PG. 17, M.R.N.C., AND  
LOT 2A, BLOCK 8 BASS SUBDIVISION, VOL. 54, PG. 59, M.R.N.C.  
SITUATED IN THE  
E. VILLAREAL SURVEY, ABSTRACT NO. 1  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOVEMBER 2020  
REASON FOR REPLAT: TO CREATE ONE (1) LOT

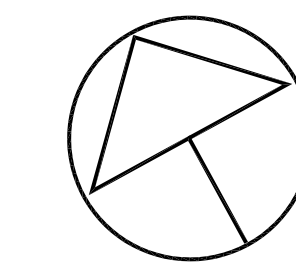
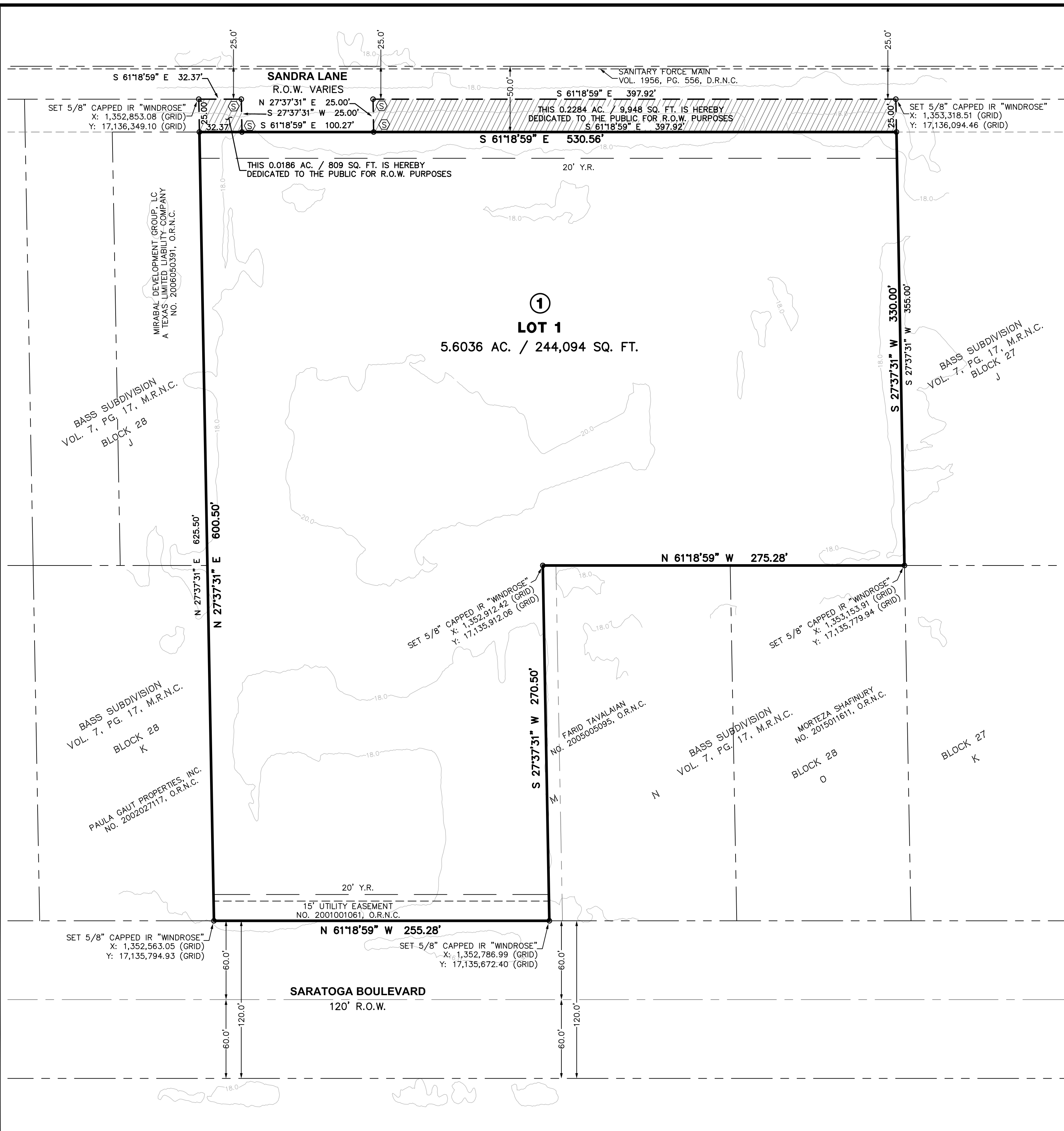
Surveyor



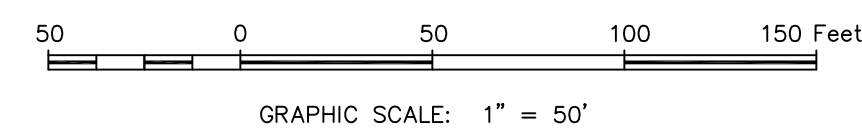
**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 1 OF 2



**NORTH**



GRAPHIC SCALE: 1" = 50'

**ABBREVIATIONS**

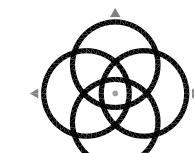
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- U.E. - UTILITY EASEMENT
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**COASTAL COMMUNITY AND  
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A SUBDIVISION OF  
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BEING A REPLAT OF ALL OF TRACTS F, G, H, & L, AND A PORTION  
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LOT 2A, BLOCK 8 BASS SUBDIVISION, VOL. 54, PG. 59, M.R.N.C.  
SITUATED IN THE  
E. VILLAREAL SURVEY, ABSTRACT NO. 1  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

OCTOBER 2020  
REASON FOR REPLAT: TO CREATE ONE (1) LOT

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 2 OF 2



# **Coastal Community and Teachers Credit Union (Final Plat)**

**Request for Plat Waiver  
from the Sidewalk Construction Requirement**

Planning Commission Meeting  
January 6, 2021



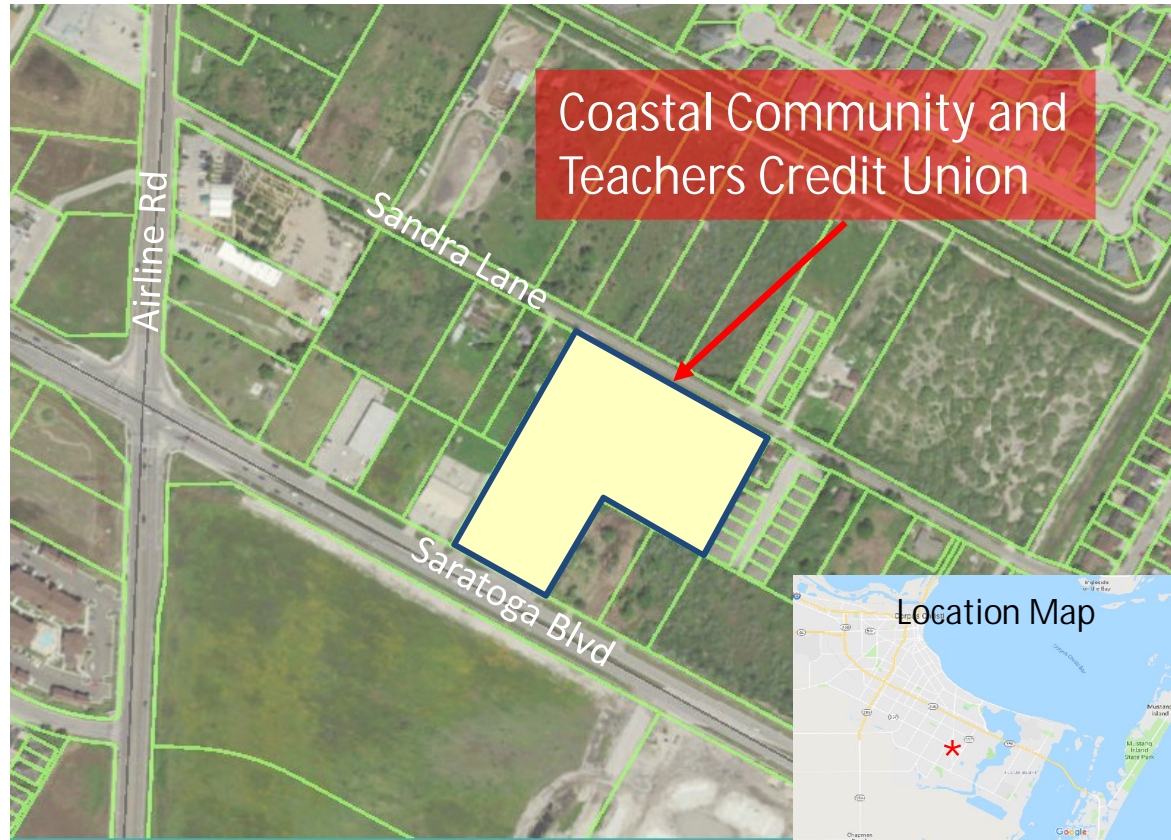
# Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”



# Vicinity Map







# Street View: Looking West

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# Street View: Looking East

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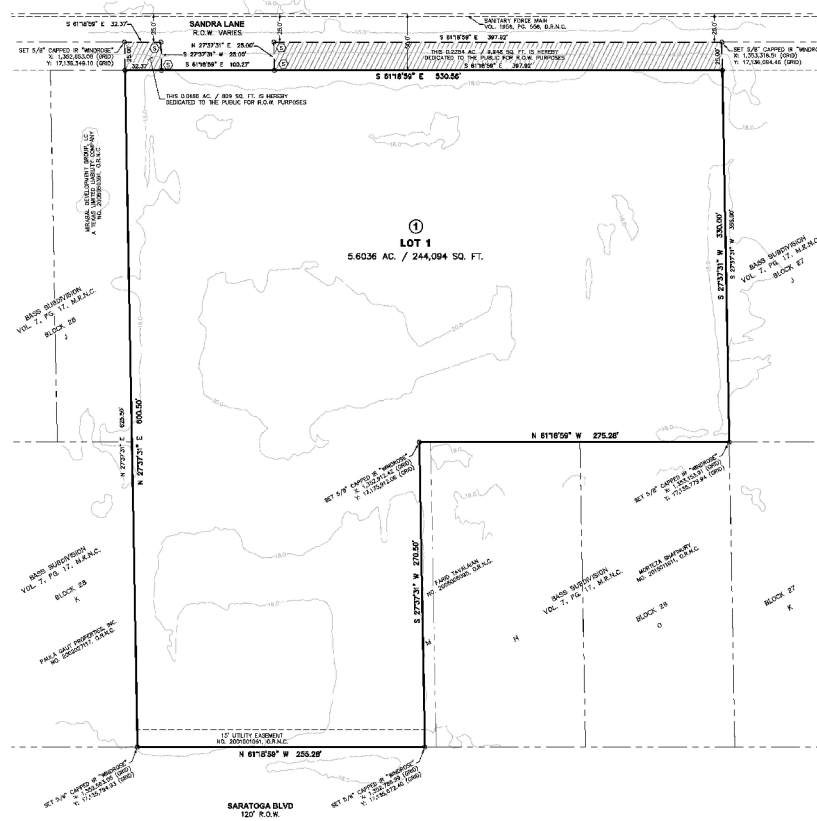


Sandra Lane

Subject Site

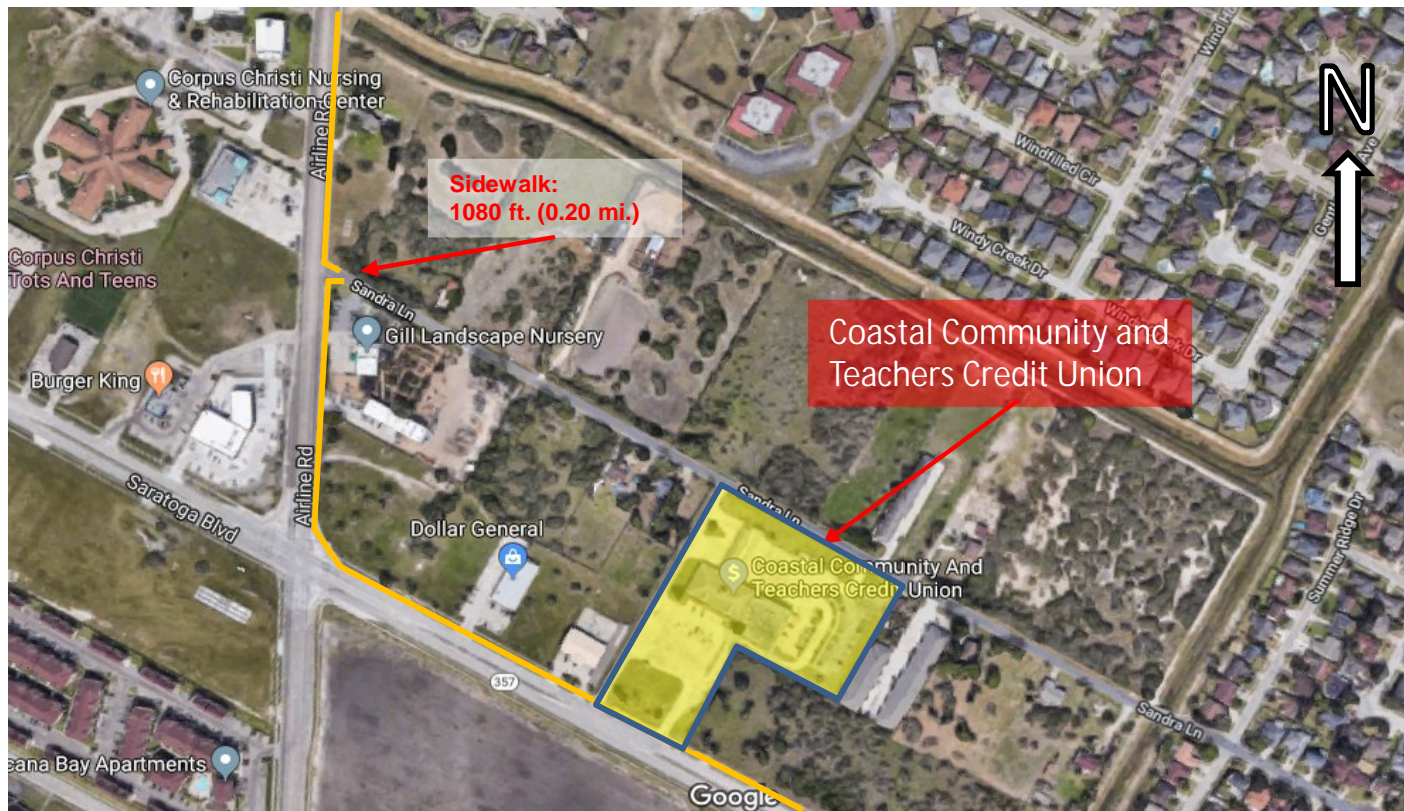


# Bass Subdivision, Block 7, Lots 2R-1 and 2R-2





# Neighborhood





# Zoning





# Factors

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## **Factors in Support of Waiver**

- No current sidewalk network exists along Sandra Lane in this vicinity that would connect directly to this site. The nearest sidewalk connection is about 1080 feet (0.20 mile) west, at Airline Road.
- There is drainage ditch running along the frontage of the property.
- Sandra Lane is not on the ADA Master Plan.
- This replat is not located along an existing or foreseeably planned CCRTA service route.

## **Factors Against Waiver**

- Sandra Lane is a 50-foot wide right-of-way local street and sidewalk is required under UDC Table 8.2.1.B.
- The property is zoned General Commercial ("CG-2").
- Plan CC's vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.



## Plat Waiver UDC 3.8.3.D

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- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
  - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible;  
or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-



## Staff Recommendation

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**Staff recommends approval of the request for waiver from the sidewalk construction requirement along Sandra Lane**





## MEMORANDUM

Planning Commission Meeting of January 6, 2021

**DATE:** December 29, 2020

**TO:** AL Raymond, Director of Development Services

**FROM:** Mark Orozco, Engineering Associate, Development Services  
MarkOr@cctexas.com  
(361) 826-3921

**Coastal Community and Teachers Credit Union (Final)**  
Request for a Plat Waiver of the Sidewalk Construction Requirement  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

### **BACKGROUND:**

Windrose Land Surveying and Platting, on behalf of Coastal Community and Teacher's Credit Union, property owner, submitted a request for a waiver of the plat requirement to construct sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as Coastal Community and Teachers Credit Union (Final Plat) (5.6 acre +/-), is located on the south side of Sandra Lane, east of Airline Road, north of Saratoga Boulevard. The land is zoned General Commercial ("CG-2").

### **STAFF ANALYSIS and FINDINGS:**

UDC Section 8.1.4 and 8.2.2.A require construction of sidewalks as part of the platting process.

The property fronts on Saratoga Boulevard and Sandra Lane. Sandra Lane currently has no sidewalk and is a local street with 50 feet of dedicated right-of-way. The street design standards for local streets with 50-foot right-of-way require 4-foot wide sidewalks per UDC Table 8.2.1.B.

The UDC does state, under Section 8.2.2.B.1-4., that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where

such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.

2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

The following factors exist in support of the waiver request:

1. No current sidewalk network exists along Sandra Lane in this vicinity that would connect directly to this site. The nearest sidewalk connection is about 1080 feet (0.20 mile) west, at Airline Road.
2. There is drainage ditch running along the frontage of the property.
3. Sandra Lane is not on the ADA Master Plan.

4. This replat is not located along an existing or foreseeably planned CCRTA service route.

Factors weighing against the waiver and in support of requiring sidewalk:

1. Sandra Lane is a 50-foot wide right-of-way local street and sidewalk is required under UDC Table 8.2.1.B.
2. The property is zoned General Commercial (“CG-2”).
3. Plan CC’s vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver of construction of sidewalk along Sandra Lane, weighing the factors and evaluating the criteria in the UDC.

Planning Commission may choose to follow or decline Staff’s recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

Waiver Request (Attachment A)  
Final Plat (Attachment B)  
PowerPoint Presentation



December 29, 2020

**To:** City of Corpus Christi – Planning Dept  
1201 Leopard Street  
Corpus Christi, TX 78401

**From:** Oanh Nguyen

**RE:** Request for Waiver – Coastal Community and Teachers Credit Union (CoastLife Credit Union)

We are requesting a waiver from Section 8.1.4 – Type of Improvements Required of the Unified Development Code for the required public improvements of the sidewalk along Sandra Lane. CoastLife Credit Union has owned and operated the subject property since 1996, and does not anticipate on changing its use. The intent of this replat is simply for general housekeeping, and to prevent any issues with applying for all building permits required in the future. If you have any questions, please feel free to contact me.

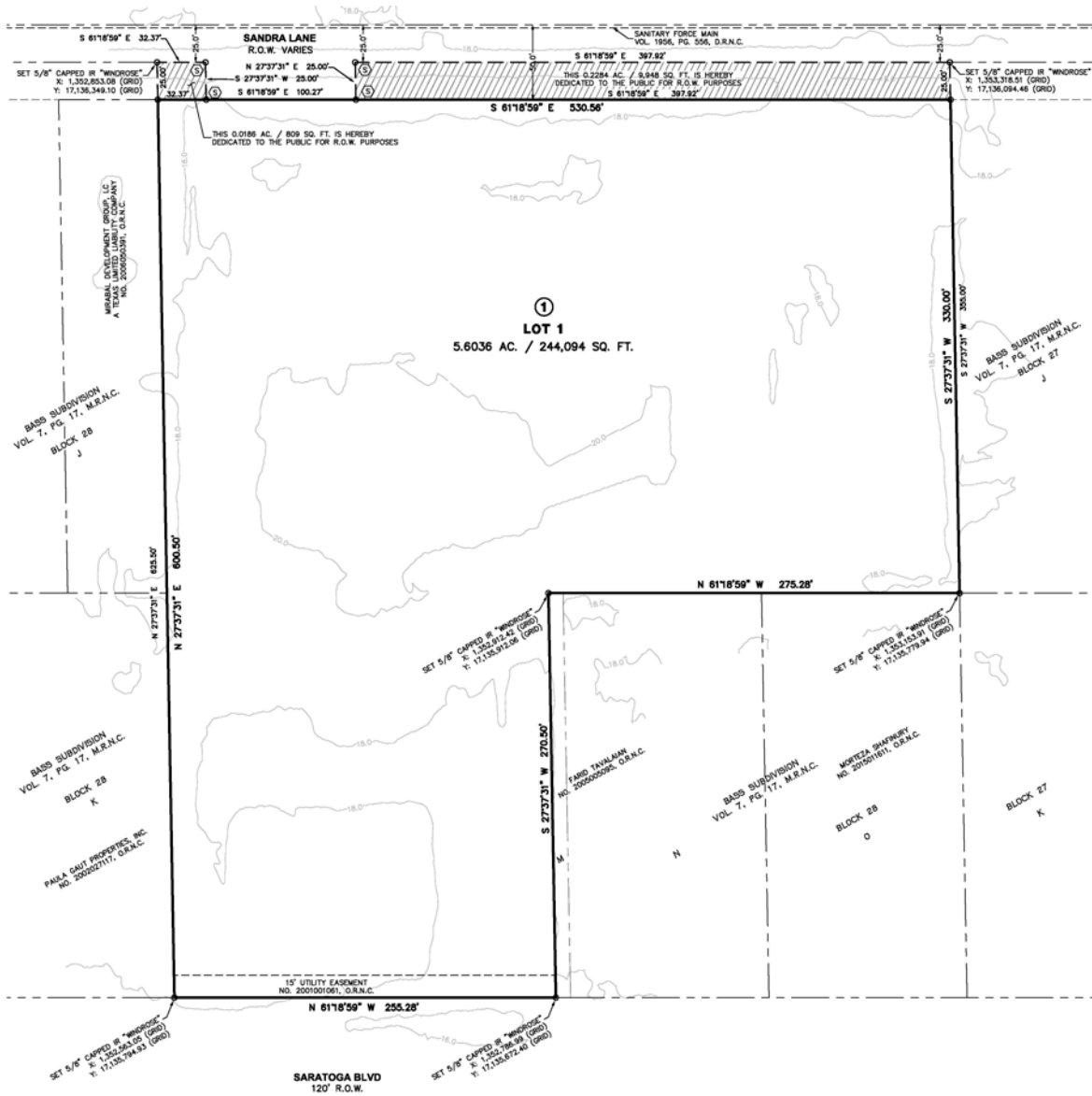
Sincerely,

A handwritten signature in blue ink, appearing to read "Oanh Nguyen", is written over a light blue circular stamp.

Oanh Nguyen  
Platting Project Manager  
832.982.2509  
[oanh.nguyen@windroseservices.com](mailto:oanh.nguyen@windroseservices.com)

713.458.2281 | 11111 RICHMOND, STE 150, HOUSTON, TX 77082

Attachment A



Attachment B

# STAFF REPORT

Case No. 0121-01  
INFOR No.

**Planning Commission Hearing Date:** January 6, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Braselton Development Company, Ltd.  <b>Applicant:</b> Urban Engineering  <b>Location Address:</b> 40 Landstock and 7601 Yorktown  <b>Legal Description:</b> Described as an 18.26 Acre tract, out of lots 21 and 28, Section 25 Flour Bluff and Encinal Farm and Gardens Tracts, a map which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, located off of Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-4.5" Single-Family District and "FR" Farm Rural District  <b>To:</b> "RS-4.5/PUD" Single-Family District and a Planned Unit Development Overlay  <b>Area:</b> 18.26 Acres  <b>Purpose of Request:</b> The developer is proposing a development consisting of 146 single-family residential lots. The development will be constructed in two phases, each containing 73 lots. This development will be a part of the existing Rancho Vista Subdivision and will complement other existing and proposed developments in the area. Planned Unit Development's purpose is to allow for greater quality of development than is allowable within the framework of our current zoning regulations.</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>	"RS-4.5" Single-Family and "FR" Farm Rural	Agriculture	Medium Density Residential
	<i>North</i>	"FR" Farm Rural	Vacant	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family	Low Density Residential	Medium Density Residential
	<i>East</i>	"RS-4.5" Single-Family	Vacant	Medium Density Residential
	<i>West</i>	"RS-4.5" Single-Family	Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 District and a Planned Unit Development Overlay is consistent with the adopted Future Land Use Map.  <b>Map No.:</b> 042029 and 041029  <b>City Council District:</b> 5  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has access from Stampede and Breese Drive. Stampede and Fred’s Folly are Minor Residential Collectors. According to the Urban Transportation Plan, Minor Residential Collectors, (C1) can convey a capacity of 1,000 to 3,000 daily trips. A potential Connectivity Ratio of 1.35 has been calculated by staff.				
<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>Stampede Drive</b>	Collector	60’ ROW 40’ paved	60’ ROW 36’ paved	No Data
	<b>Fred’s Folly</b>	Collector	60’ ROW 40’ paved	60’ ROW 36’ paved	No Data

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-4.5” Single-Family and “FR” Farm Rural Districts to the “RS-4.5/PUD” Single-Family District and a Planned Unit Development Overlay to allow for a master planned Single-Family Residential Community development consisting of 146 single-family residential lots. The development will be constructed in two phases, each containing 73 lots.

**Development Plan:** The subject property is 18.26 acres in size. The proposed use is a development consisting of 146 single-family residential units. The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the “RS-4.5” Single-Family 4.5 District, and notes all necessary deviations from the UDC being requested by the applicant.

<b><i>Minimum Dimensions</i></b>	<b><i>“RS-4.5” District Standards</i></b>	<b><i>Proposed PUD</i></b>	<b><i>Deviation</i></b>
Maximum Density (Units / Gross Acre)	-	-	No
Minimum Site Area (Acre)	-	-	No
Minimum Site Width	-	-	No
Minimum Lot Area	4,500 sf.	3,900 sf.	<b>Yes</b>
Minimum Lot Width	45 ft.	40 ft.	<b>Yes</b>
Minimum Street Yard	20 ft.	20 ft.	No
Minimum Street Yard (Corner) Back -to-Back	10 ft.	10 ft.	No

Minimum Street Yard (Corner) Back -to-Face	20 ft.	20 ft.	No
Minimum Side Yard Single	5 ft.	5 ft.	No
Minimum Side Yard Total	10 ft.	10 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Open Space	30%	30%	No
Maximum Height	35 ft.	35 ft.	No
Paved Street Width	28 ft.	28 ft.	No
R.O.W. Width	50 ft.	35 ft	<b>Yes</b>
Parking Requirement	2 spaces per unit	2 spaces per unit	No
Sidewalks	4 ft. on both sides	4 ft. on one side	<b>Yes</b>

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-4.5” Single-Family and “FR” Farm Rural Districts consists of vacant property and has remained undeveloped since annexation in 1995. To the north across north is a vacant property zoned “FR” Farm Rural. Further to the north is Yorktown Boulevard. To the south are single family home properties zoned “RS-4.5” Single Family Residential. To the west are single family homes and vacant land zoned “RS-4.5” Single Family Residential. To the west are vacant properties zoned “RS-6” Single-Family 6.

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

**Plat Status:** The property is not platted and will need to be replatted as part of the Planned Unit Development (PUD) rezoning process.

**Utilities:**

**Water:** 8-inch C900 line to the south on Breese Drive.

**Wastewater:** 8-inch PVC line to the south on Breese Drive.

**Gas:** 2-inch and 4-inch PE gas line located along the southern and western property lines.

**Storm Water:** 42-inch line along Breese Drive to the south.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay is consistent with the adopted Southside Area Development Plan. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC):



- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and the Southside Area Development Plan. The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes and right-of-way width, while still observing maximum building heights, and open space requirements.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre.
- The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface. The applicant is requesting a reduced right-of-way width of 35 feet, 40 feet, and 50 feet, with a 28 foot wide paved street surface.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.

**Staff Recommendation:**

Approval of the change of zoning from the “RS-4.5” Single-Family and “FR” Farm Rural Districts to the “RS-4.5/PUD” Single-Family 4.5 District 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 Rancho Vista Subdivision Unit 20, Planned Unit Development Guidelines and Master Site Plan. The proposed use is a development consisting of 146 single-family residential units.
- 2. Pedestrian Access:** Sidewalks shall be 4 feet wide, and maybe on one side as identified on the master site plan.
- 3. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 4. Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

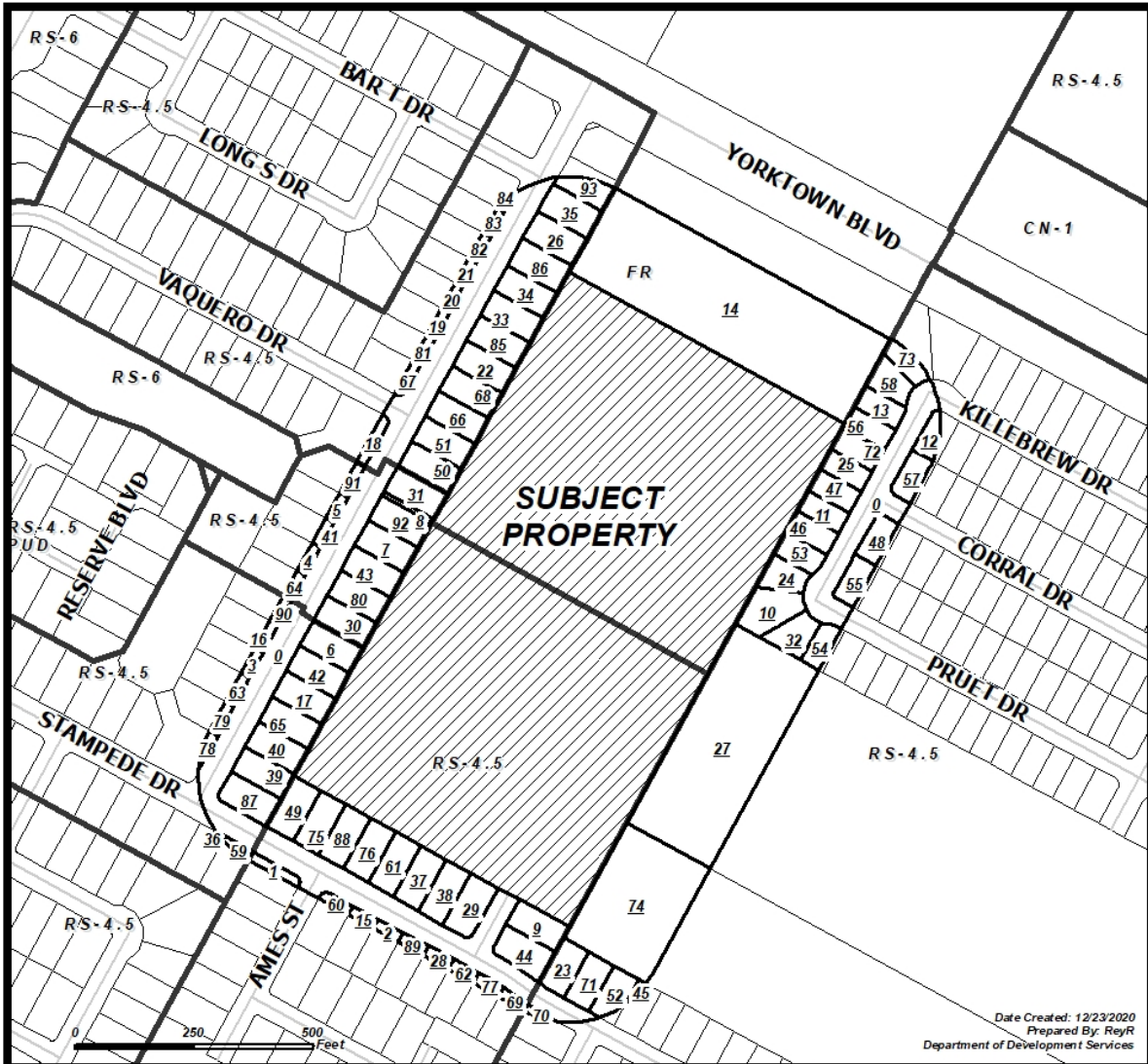
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<b>Public Notification</b>	Number of Notices Mailed – 93 within 200-foot notification area 3 outside notification area
	<b><u>As of December 28, 2020:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 6 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

---

**Attachments:**

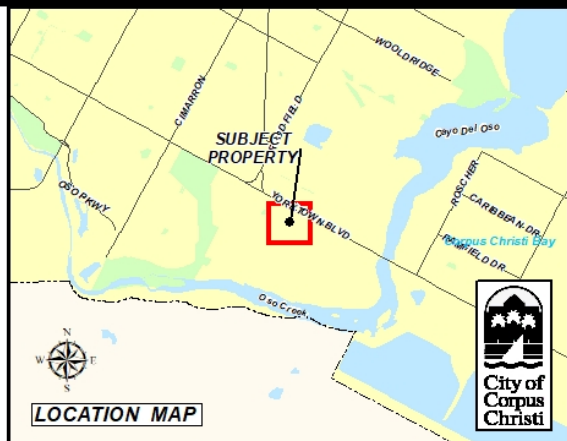
- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. Planned Unit Development (PUD) Guidelines and Master Site Plan



**CASE: 0121-01  
ZONING & NOTICE AREA**

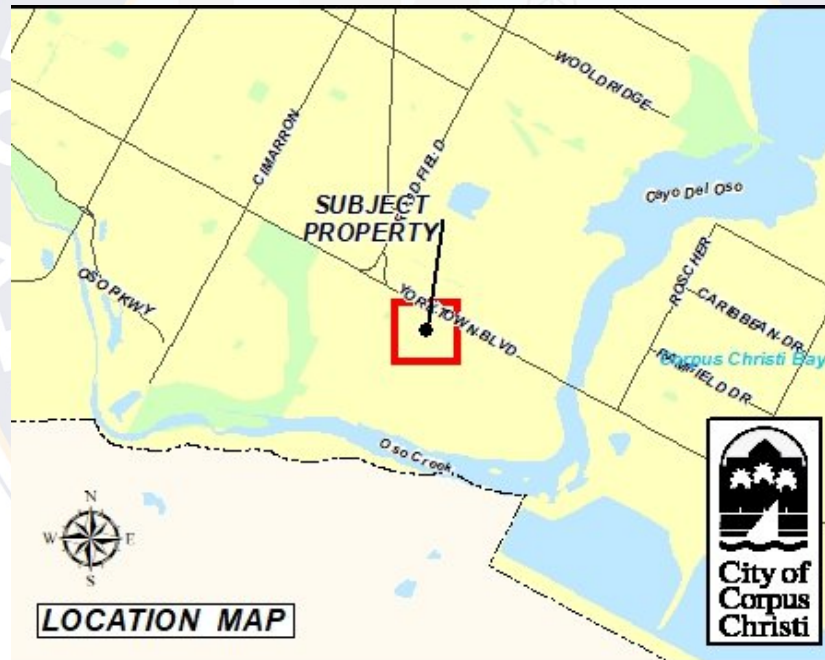
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF 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	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



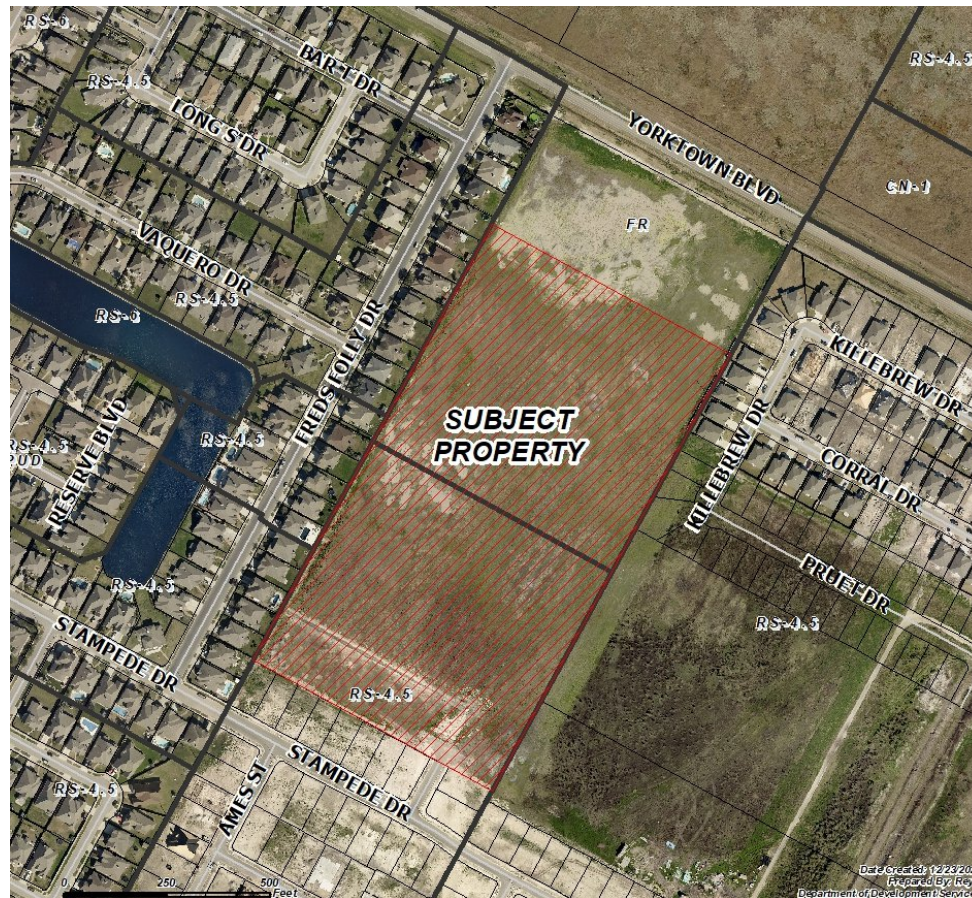
# Zoning Case #0121-01

**Braselton Development Company, Ltd.**  
**Rezoning for a Property near 7601 Yorktown**  
**From “RS-4.5” and “FR” to “RS-4.5 PUD”**

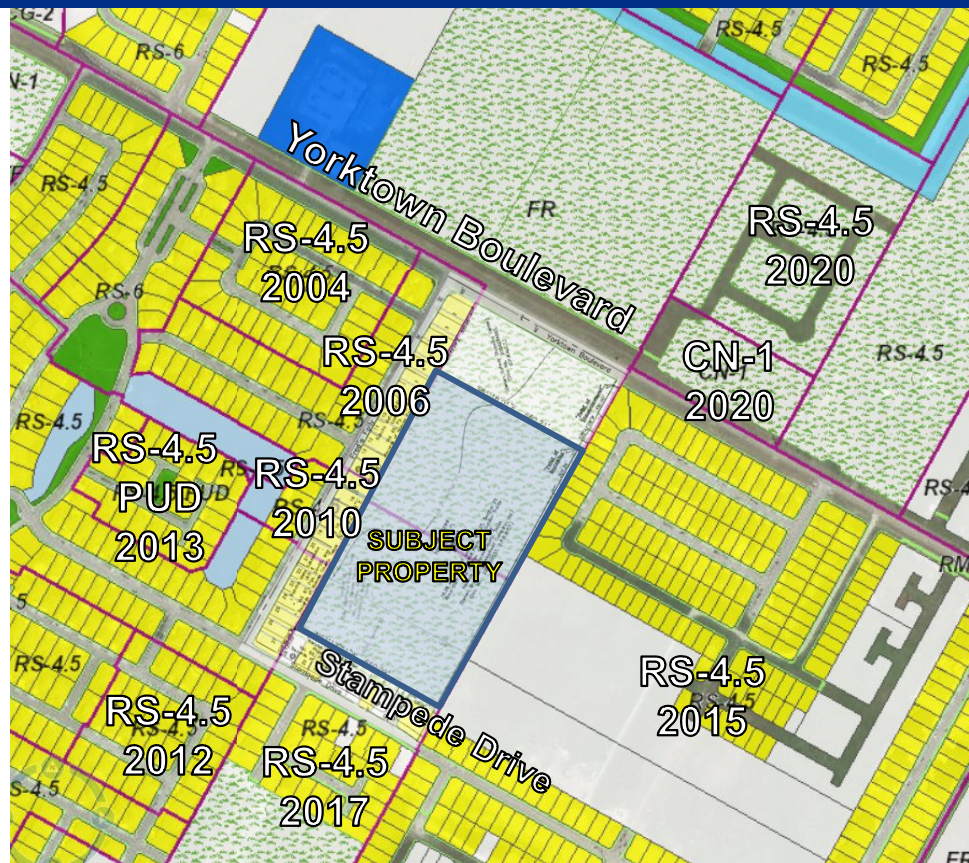


Planning Commission  
January 6, 2021

# Aerial Overview



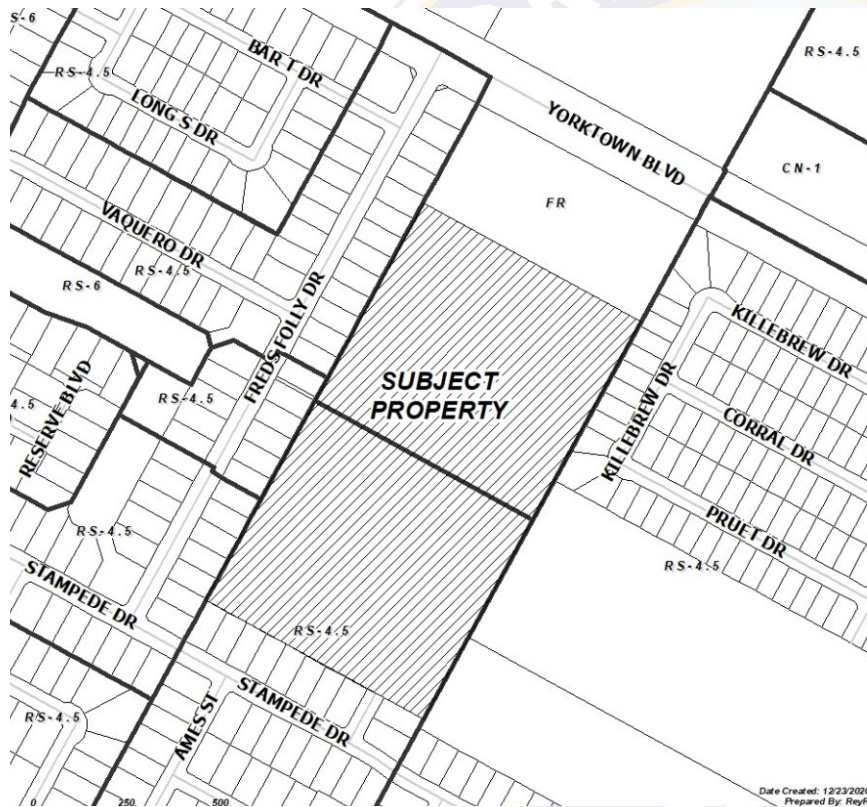
# Zoning Pattern



# PUD Deviations

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,900 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	4 ft. one side	<u>Yes</u>
ROW Width	50 ft.	35 ft.	<b><u>Yes</u></b>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No

# UDC Requirements



Buffer Yards:

RS-4.5 PUD to RS-4.5: N/A

Street: 20 feet

Side/Rear: 5 feet

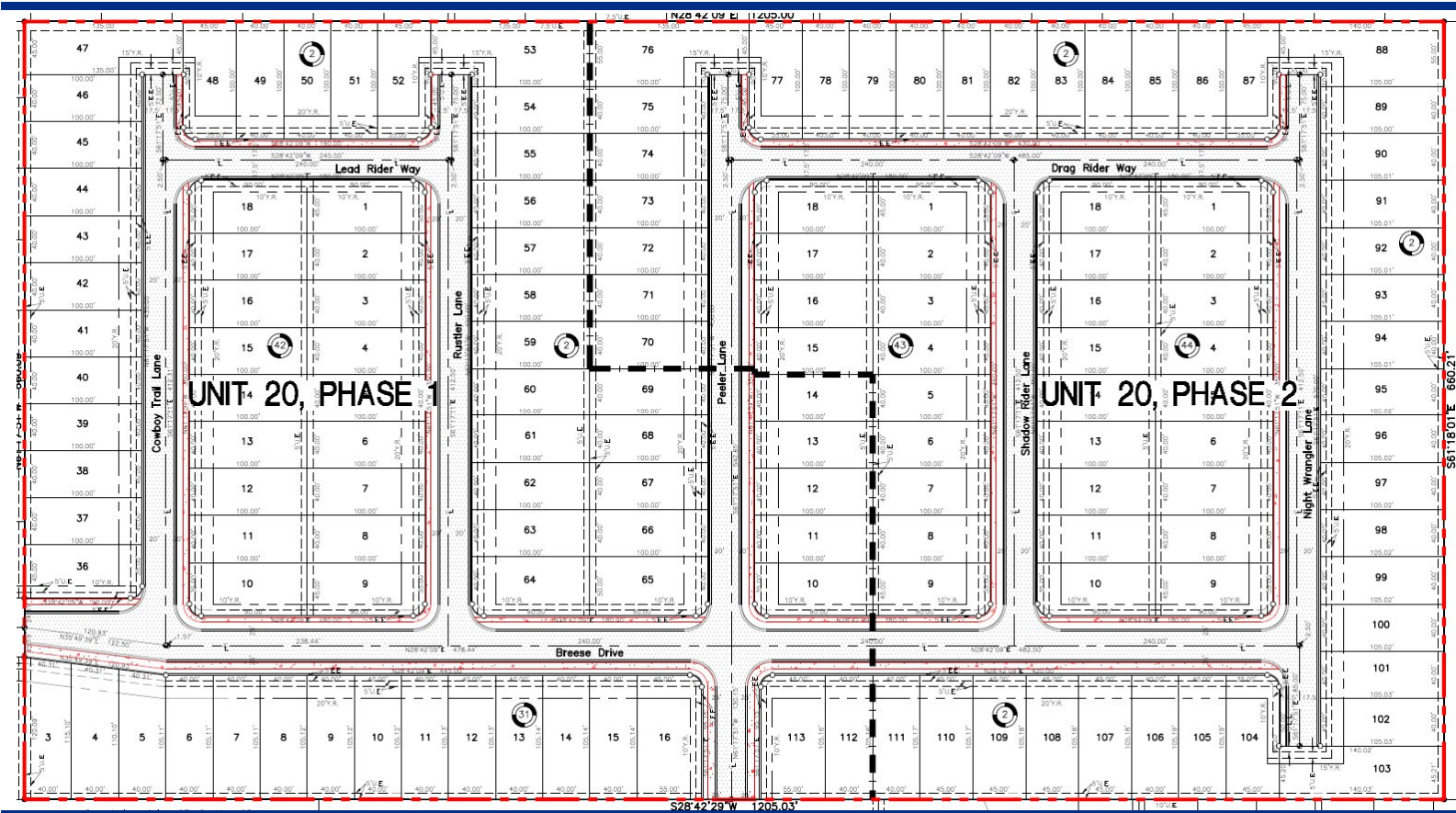
Parking:

2 per unit

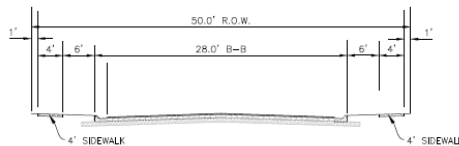
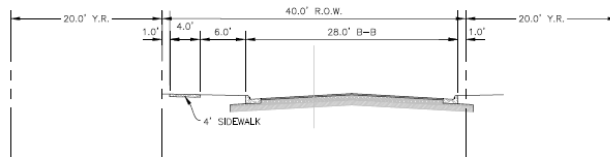
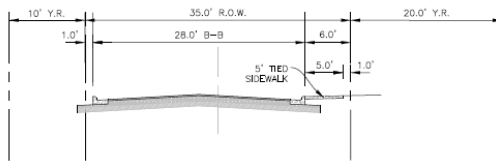
Uses Allowed: Single-family Detached House, Group home (6 or Fewer Residents), Community Home, Educational Facility Uses, Parks and open Area Uses, Places of Worship Uses, Utilities Minor



# PUD Concepts



# PUD Concepts



## *Street Sections for Rancho Vista Subdivision Unit 20, P.U.D.*

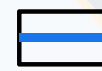
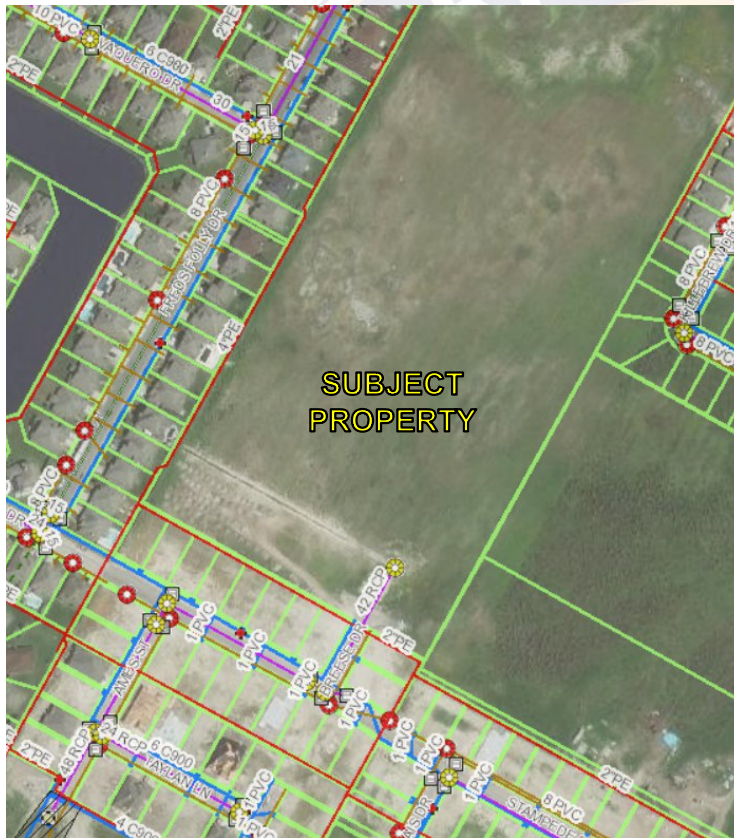
being 18.26 Acres of Land out of Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.



Submitted: 12/2/20  
SCALE: 1"=10'  
JOB NO.: 41934.C0.03  
SHEET: 9 of 9  
DRAWN BY: XG

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urbansurvev1@urbaneng.com

# Utilities



**Water:**  
8-inch C900



**Wastewater:**  
8-inch PVC



**Gas:**  
2-inch PE  
4-inch PE



**Storm Water:**  
42-inch line

# Public Notification

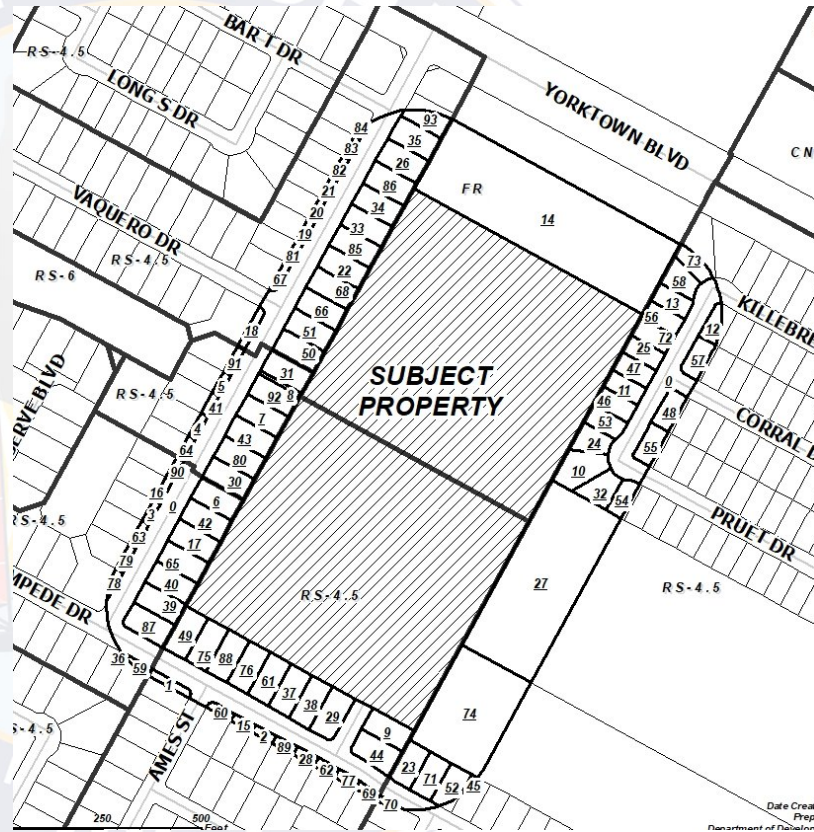
93 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



# Staff Recommendation

---

**Approval of the  
“RS-4.5/PUD” Single-Family 4.5 District  
With a Planned Unit Development**

# PUD Conditions

---

**1. Planned Unit Development Guidelines and Master Site Plan:**

The Owners shall develop the Property in accordance with Rancho Vista Subdivision Unit 20, Planned Unit Development Guidelines and Master Site Plan. The proposed use is a development consisting of 146 single-family residential units.

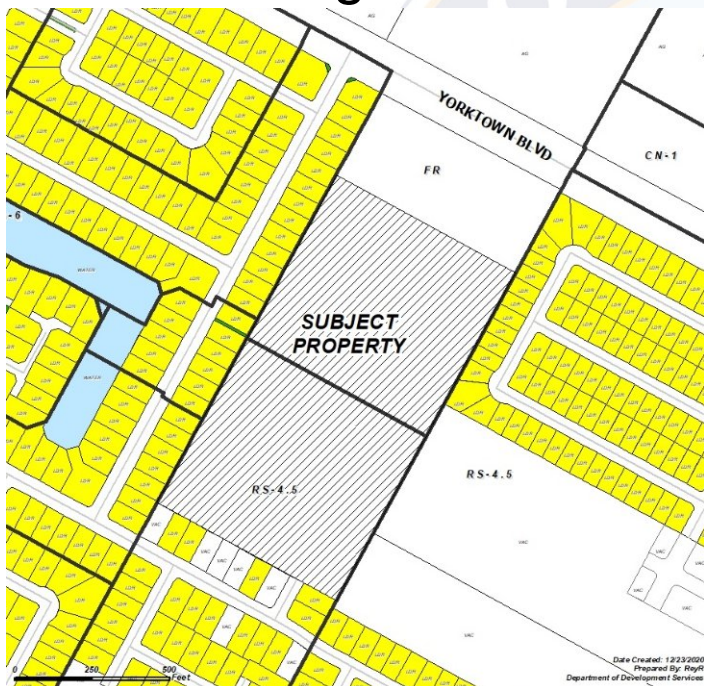
**2. Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC, Building and Fire Code Requirements.

**3. Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

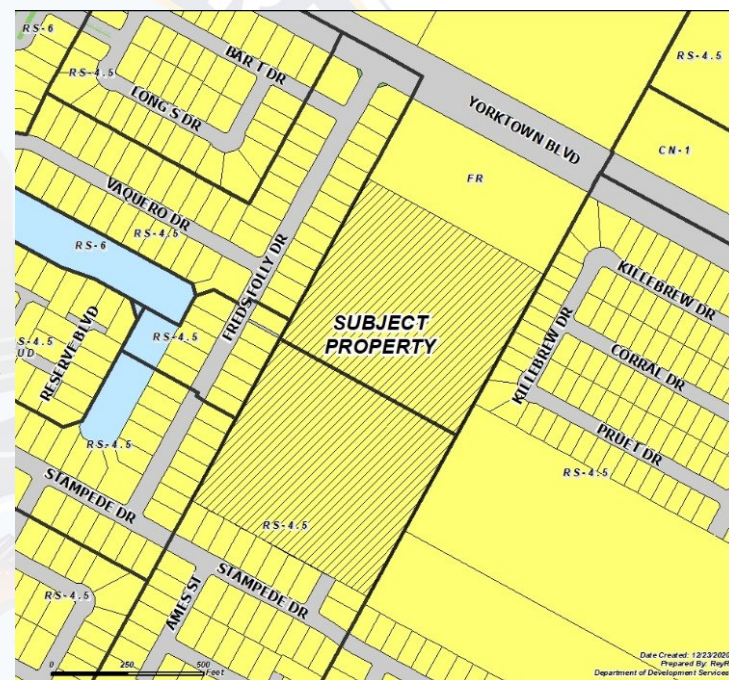
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# Land Use

## Existing Land Use



## Future Land Use



# STAFF REPORT

Case No. 0121-02  
INFOR No.

**Planning Commission Hearing Date:** January 6, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Braselton Development Company, Ltd.  <b>Applicant:</b> Urban Engineering  <b>Location Address:</b> Portion of 7601 Yorktown Boulevard  <b>Legal Description:</b> Described as a 58.95 Acre tract, out of lots 3, 4, 5, 12, 13, 14, 15, and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located south of Todd Hunter Drive, east of Rodd Field Road, west of Starry Road, and north of Oso Creek.</p>		
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family Residential  <b>Area:</b> 58.95 Acres  <b>Purpose of Request:</b> The owner of the property is requesting a change of zoning from FR to RS-4.5. Proposed use will be single family residents, for the ultimate build-out of the existing Rancho Vista Subdivision.</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>	"FR" Farm Rural	Agriculture	Medium Density Residential
<i>North</i>	"FR" Farm Rural	Vacant	Medium Density Residential
<i>South</i>	"RS-4.5" Single-Family Residential	Conservation/ Preservation	Flood Plain Conservation
<i>East</i>	"RS-4.5" Single-Family Residential and "FR" Farm Rural	Agriculture and Park	Medium Density Residential and Flood Plain Conservation
<i>West</i>	"RS-4.5" Single-Family Residential	Vacant	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Map.  <b>Map No.:</b> 042029 and 043029  <b>City Council District:</b> 5  <b>Zoning Violations:</b> None</p>		
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has access from Rodd Field Road, which is an (A3) Primary Arterial. According to the Urban Transportation Plan, Primary Arterial, (A3) can convey a capacity of 30,000-48,000 trips per day. Currently the property is landlocked, but with future expansion of the Rancho Vista Subdivision will have access to internal local streets.</p>		



Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Stampede Drive	Collector	60' ROW 40' paved	60' ROW 36' paved	No Data
	Rodd Field	Primary Arterial (A3)	130' ROW 79' paved	None	No Data
	Oso Parkway (proposed)	Parkway Collector (P1)	80' ROW 40' paved	None	No Data

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural Districts to the “RS-4.5” Single-Family District.

**Development Plan:** The subject property is 58.95 acres. Currently no development plan.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural Districts consists of vacant property and has remained undeveloped since annexation in 1995. To the north across north is a vacant property zoned “FR” Farm Rural. Further to the north is Rancho Vista that is zoned “RS-4.5” Single Family Residential. To the south is the Oso Creek, which is zoned “FR” Farm Rural. To the west is Vacant Land, zoned “FR” Farm Rural, and the UTP planned street Rodd Field Road.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 8-inch Ductile Iron to the north.

**Wastewater:** 8-inch PVC line to the north..

**Gas:** None.

**Storm Water:** No storm water pipe adjacent to the subject property. Storm Basin is the Oso Creek basin.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Southside Area Development Plan. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC):

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and the Southside Area Development Plan. The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre.

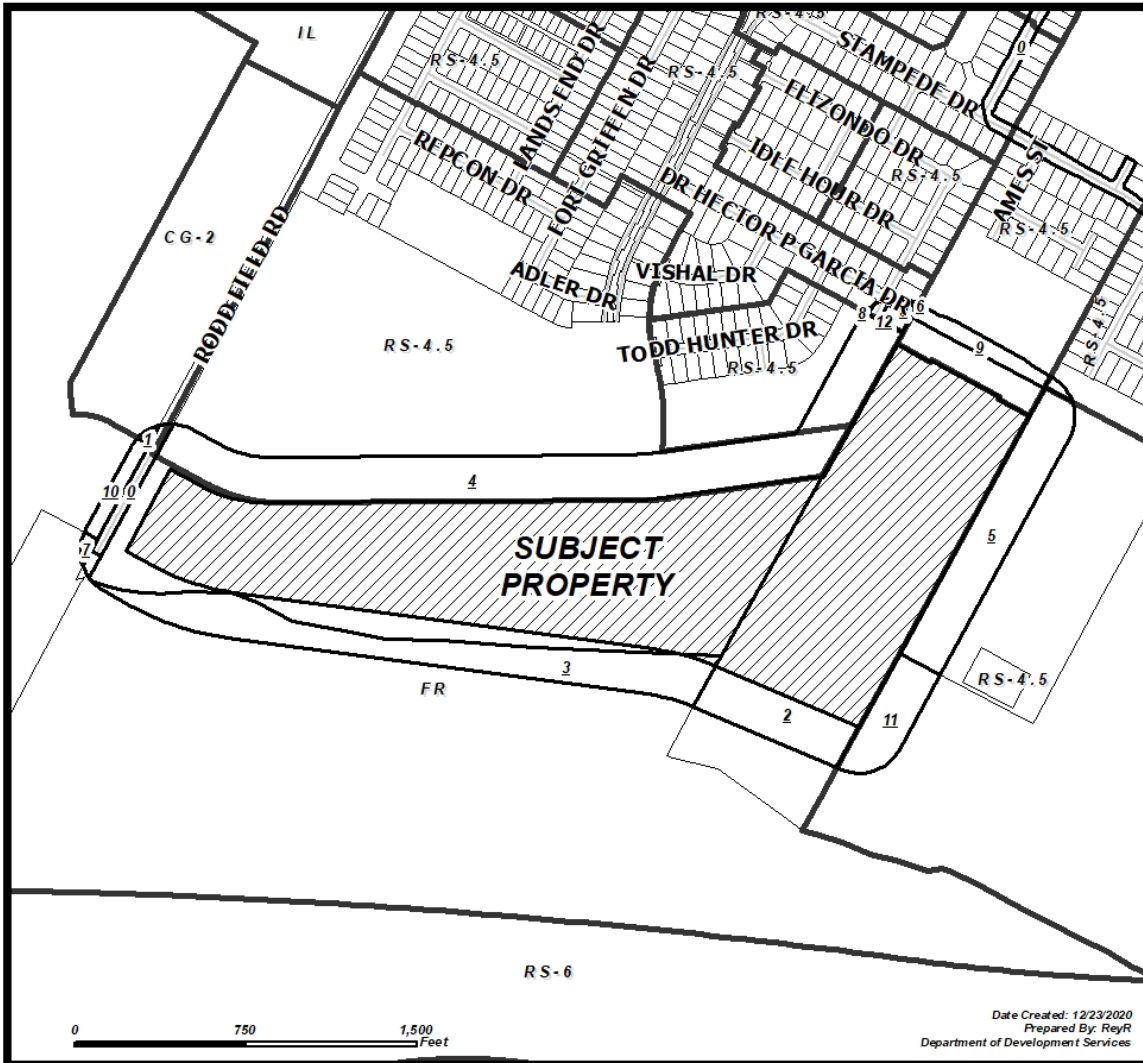
**Staff Recommendation:**

Approval of the change of zoning from the “FR” Farm Rural Districts to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 12 within 200-foot notification area 4 outside notification area
	<b><u>As of December 28, 2020:</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:**

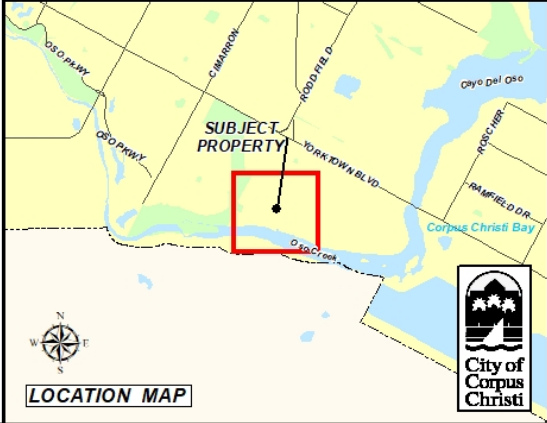
- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



**CASE: 0121-02**  
**ZONING & NOTICE AREA**

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	

Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition



# Zoning Case #0121-02

**Braselton Development Company, Ltd.  
Rezoning for a Property at 7601 Yorktown Boulevard  
From “FR” To “RS-4.5”**

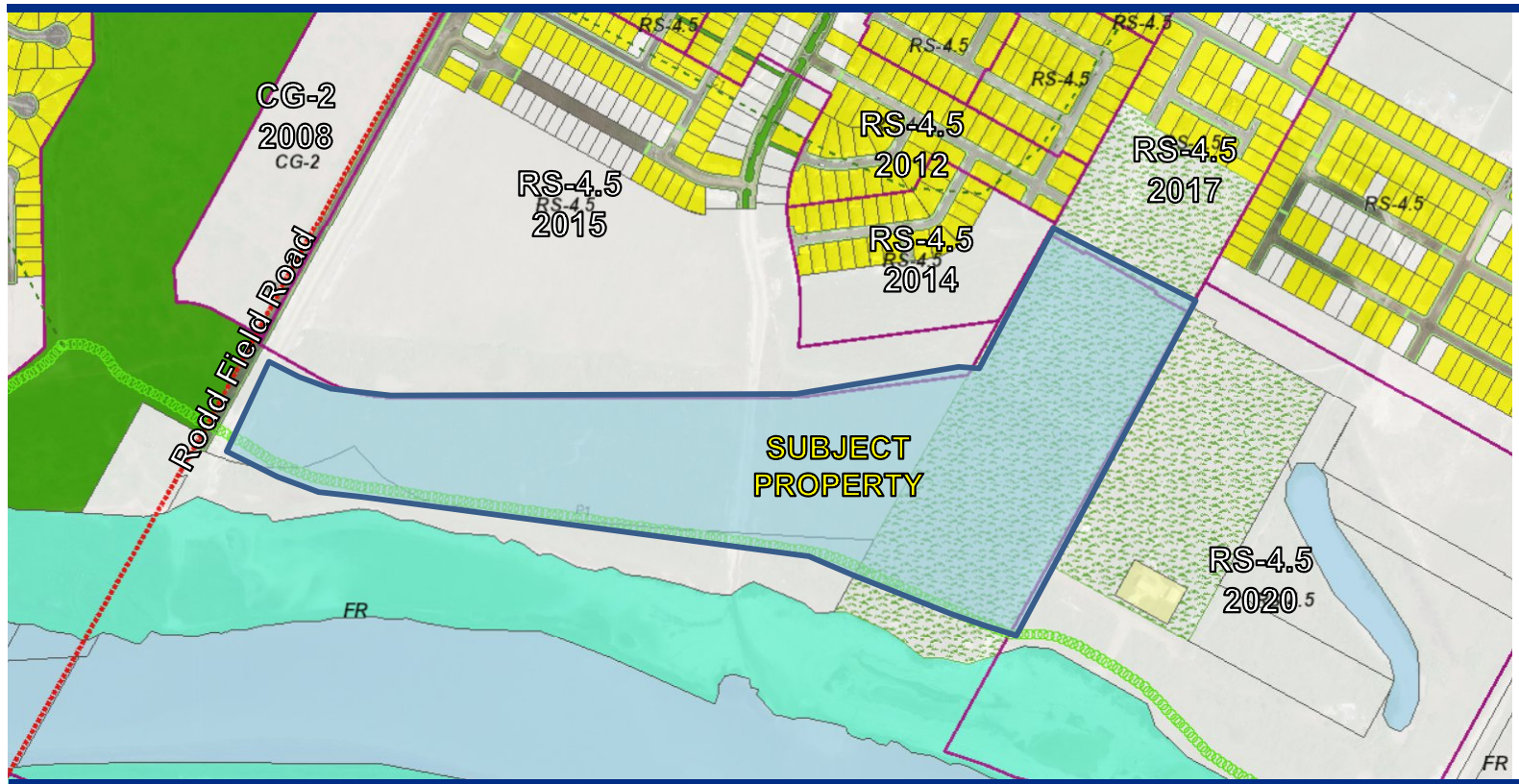


Planning Commission  
January 6, 2021

# Aerial Overview



# Zoning Pattern



# UDC Requirements



Buffer Yards:  
N/A





Setbacks:  
Street: 20 feet  
Side/Rear: 5 feet

Parking:  
2 per dwelling

Uses Allowed:  
Single-Family Homes, Home  
Occupations, Group Homes.

# Utilities



-  **Water:**  
8-inch Ductile Iron
-  **Wastewater:**  
8-inch PVC line
-  **Gas:**  
None
-  **Storm Water:**  
None



# Public Notification

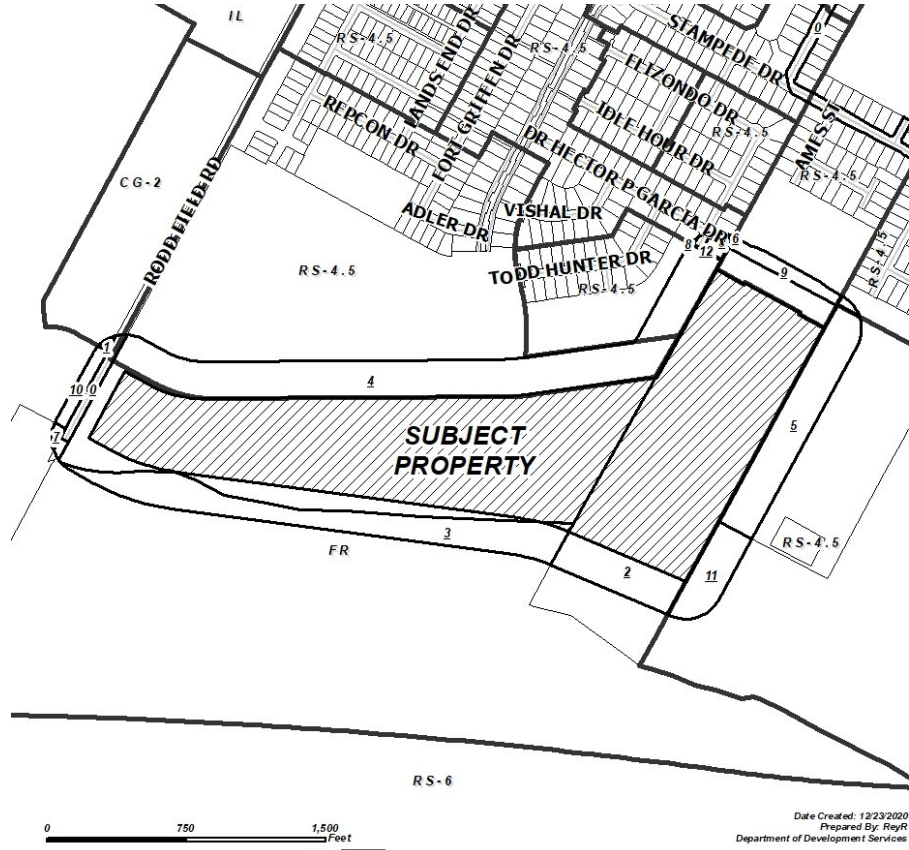
12 Notices mailed inside 200' buffer  
4 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Date Created: 12/23/2020  
Prepared By: ReyR  
Department of Development Services

# Staff Recommendation

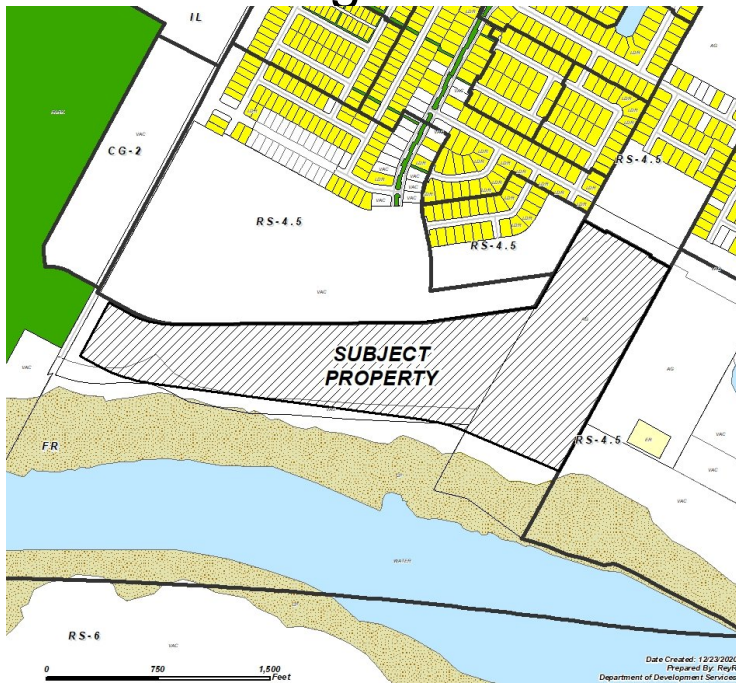
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**Approval** of the  
“RS-4.5” Single-Family 4.5 District

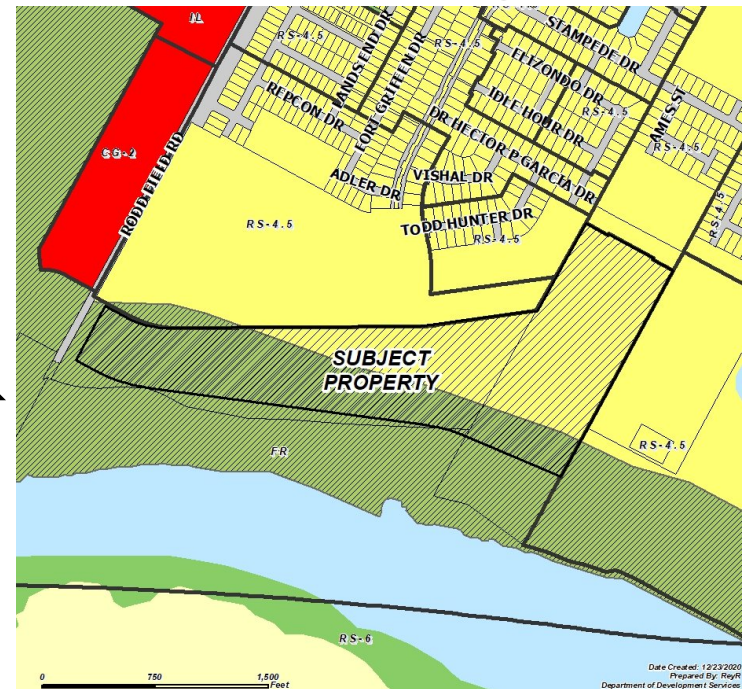
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# Land Use

## Existing Land Use



## Future Land Use



# STAFF REPORT

Case No. 0121-03

INFOR No.

**Planning Commission Hearing Date:** January 6, 2021

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> Bassam Salman  <b>Applicant:</b> Bassam Salman  <b>Location Address:</b> 725 Glenoak  <b>Legal Description:</b> Described as Flour Bluff &amp; Enc Farm Garden Tract 2.388 Acs Out of Lts 6, 7, 9 &amp; 10 Sec 50, which is recorded in Volume A, Pages 41-43, Map of Records Nueces County, Texas, located along the south side of Glenoak Drive, west side of Held Drive, and east of Flour Bluff Road, and north of Caribbean Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RM-1" Multifamily Residential  <b>To:</b> "RS-4.5" Single Family Residential  <b>Area:</b> 2.388 Acres  <b>Purpose of Request:</b> The owner of the property is requesting a change of zoning from RM-1 to RS-4.5. Proposed use will be a development consisting of 21 single family residential units.</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-1" Multifamily Residential	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family Residential	Low Density Residential	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family Residential	Low Density Residential	Medium Density Residential
	<i>East</i>	"RM-1" Multifamily Residential and "RS-6" Single-Family Residential	Medium Density Residential and Low Density Residential	Low-Density Residential
	<i>West</i>	"RS-4.5" Single-Family Residential	Low Density Residential	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Map.  <b>Map No.:</b> 036029  <b>City Council District:</b> 4  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has approximately 550 feet of street frontage along Compton Road which is designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, Minor Collector (C1) can convey a capacity of 1,000 – 3,000 trips per day. The subject property also has approximately 77 feet of street frontage along Held Drive which is a local residential street. According to the Urban Transportation Plan, Local Residential Streets (L-1A), can convey a capacity of 1,600 trips. The proposed development of 21 single-family homes will have access to Glen Oak Drive and Held Drive.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Glenoak Drive	“C1” Minor Collector	60’ ROW 40’ paved	60’ ROW 20’ paved	6522 (2015)
	Held Drive	“L-1A” Local Residential Streets	50’ ROW 28’ paved	40’ ROW 36’ ROW	No Data

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RM-1” Multifamily Residential to the “RS-4.5” Single Family Residential District to allow for the construction of 21 single-family homes.

**Development Plan:** The subject property is 2.388 acres. The proposed development of 21 single-family homes will have access to Glen Oak Drive and Held Drive.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RM-1” Multifamily Residential Districts consists of vacant property and has remained undeveloped since annexation in 1961. To the north across north is single family residential homes zoned “RS-6” Single Family Residential. To the south are single family residential homes zoned “RS-6” Single Family Residential. To the south are single family residential homes zoned “RS-4.5” Single Family Residential. To the east is a multi-family residential development zoned “RM-1” Multifamily Residential and “CN-1” Neighborhood Commercial.

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

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 8-inch ACP line at the corner of Glenoak Drive and Held Drive to the Northeast.

**Wastewater:** 10-inch VCP line along Glenoak Drive to the north.

**Gas:** 4-inch PE gas line located along Held Drive to the south.

**Storm Water:** 48-inch line along Glenoak Drive to the north.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Southside Area Development Plan. The proposed rezoning is consistent with the following policies of the Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs,

and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with the future land use and does not have a negative impact upon the adjacent properties.
- The subject property is suitable for the uses proposed by this rezoning.
- The property is designated as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre. The proposed development is 2.33 Acres and proposes 21 single family homes, with a density of 9.01 units per acres meets the definition of medium-density residential.

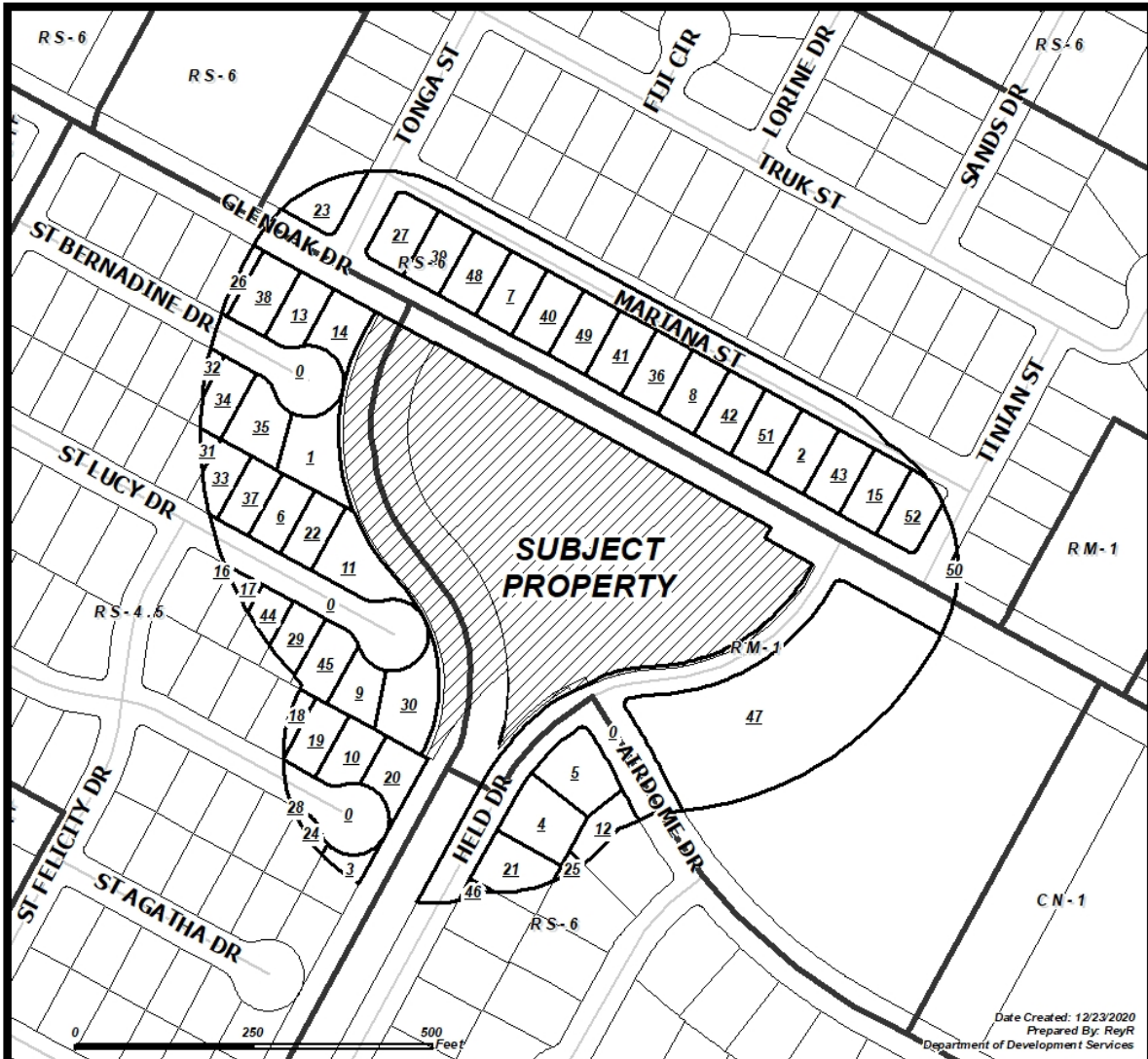
**Staff Recommendation:**

Approval of the change of zoning from the “RM-1” Multifamily Residential District to the “RS-4.5” Single-Family 4.5 District.

<b>Public Notification</b>	Number of Notices Mailed – 52 within 200-foot notification area 1 outside notification area
	<b><u>As of December 28, 2020:</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:**

- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



Date Created: 12/23/2020  
Prepared By: ReyR  
Department of Development Services

**CASE: 0121-03**  
**ZONING & NOTICE AREA**

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	RE 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	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



# Zoning Case #0121-03

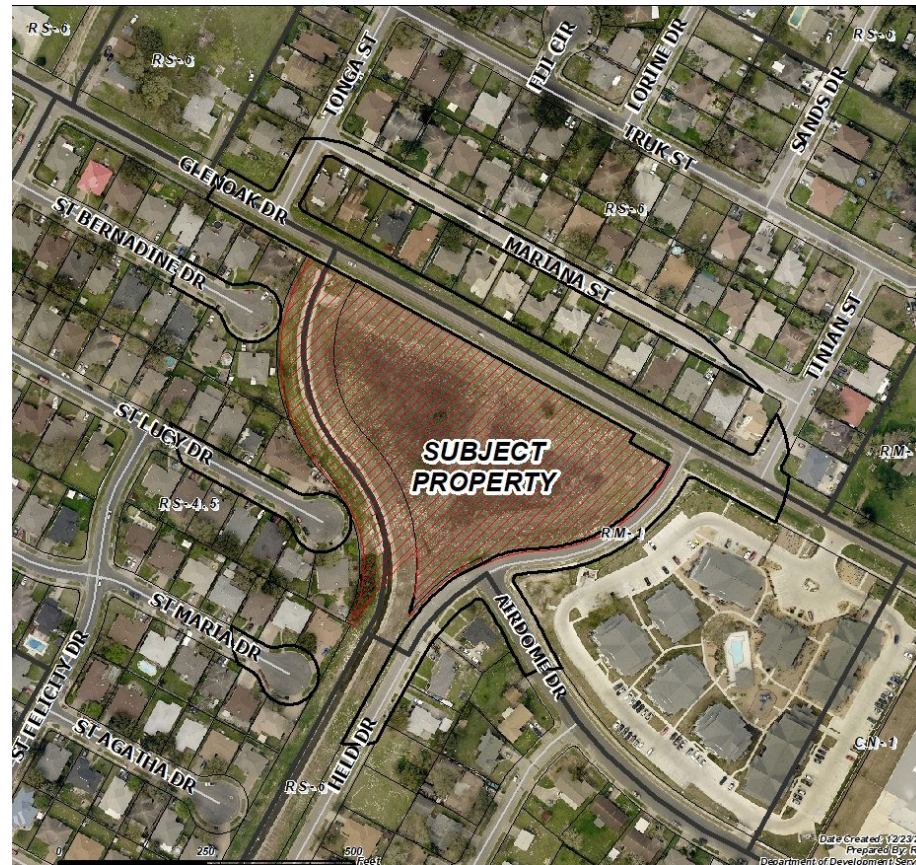
**Bassam Salman**  
Rezoning for a Properties at 725 Glenoak  
From “RM-1” to “RS-4.5”



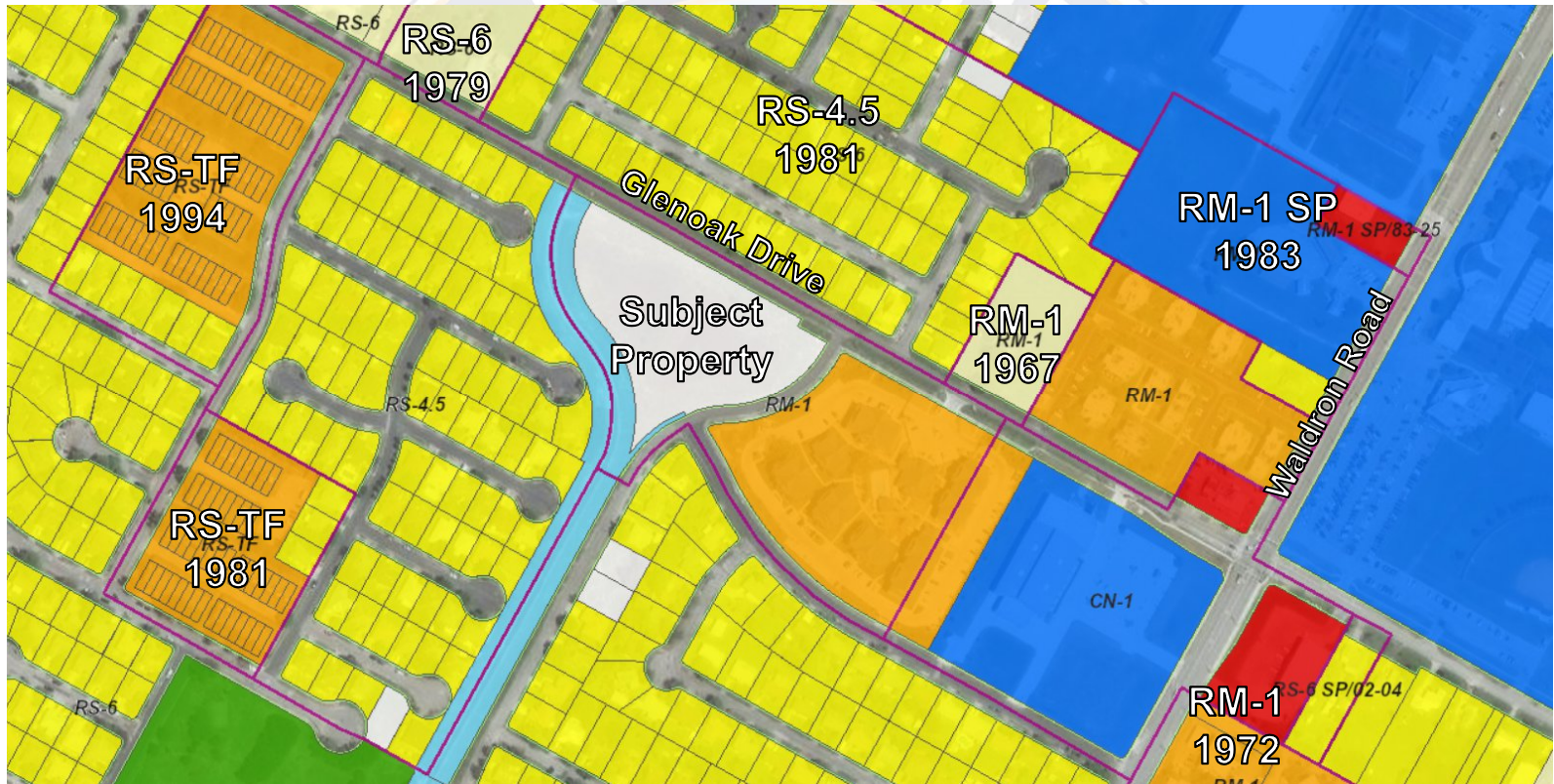
Planning Commission  
January 6, 2021



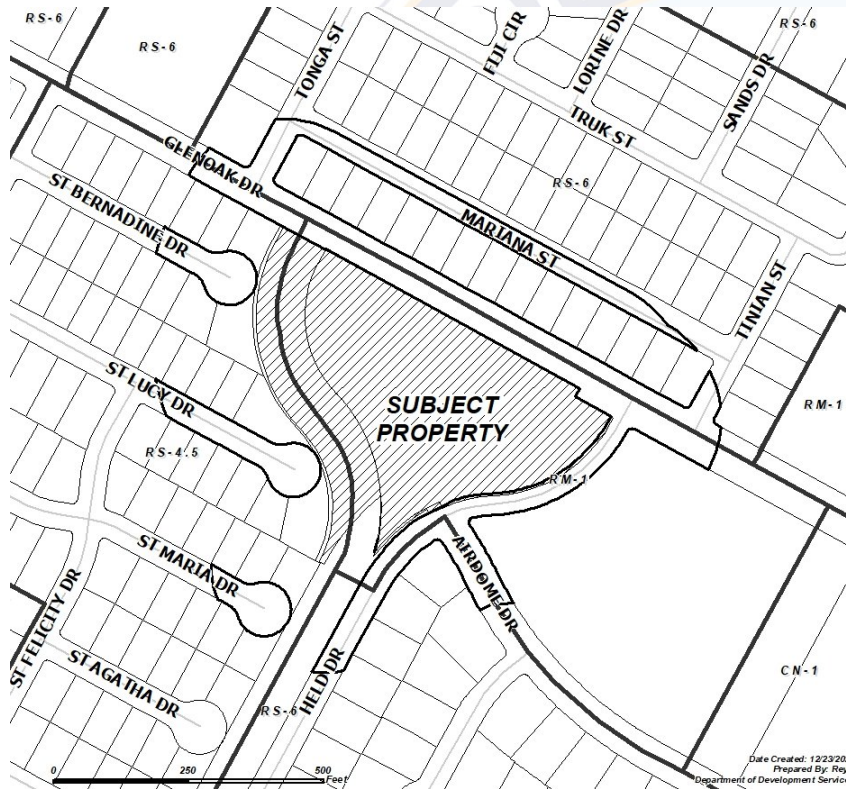
# Aerial Overview



# Zoning Pattern



# UDC Requirements



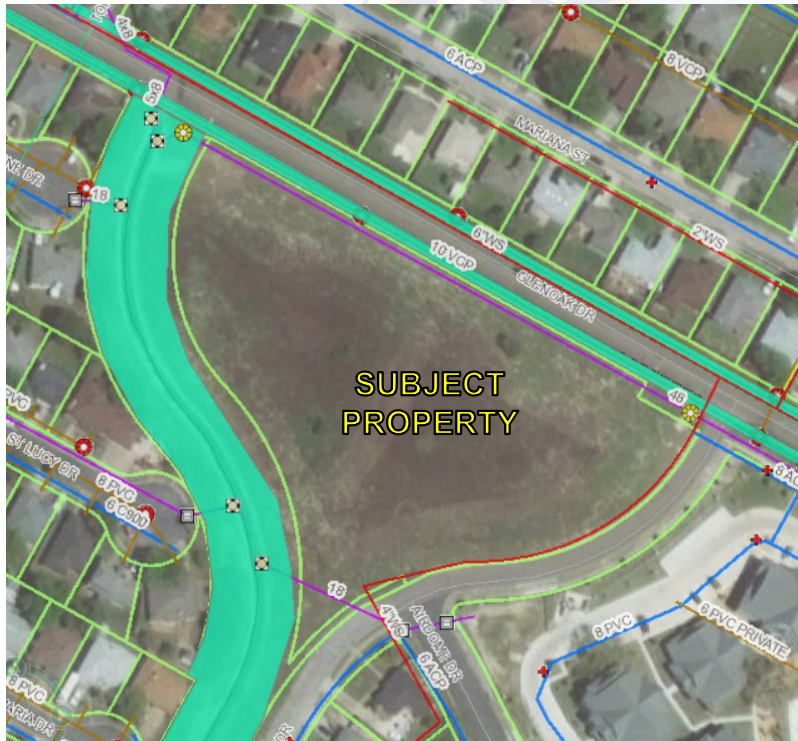
Buffer Yards:  
"RS-4.5" to "RS-4.5"  
None

Setbacks:  
Street: 20 feet  
Side/rear: 5 feet

Parking:  
2 per unit

Uses Allowed: Single-family Detached House, Group home (6 or Fewer Residents), Community Home, Educational Facility Uses, Parks and open Area Uses, Places of Worship Uses, Utilities Minor

# Utilities



**Water:** 8-inch ACP line located along Glenoak and Held Drive



**Wastewater:** 10-inch VCP line located along Glenoak Drive



**Gas:** 4-inch PE Gas Main located along Held Drive



**Storm Water:** 48-inch line along Glenoak Drive

# Public Notification

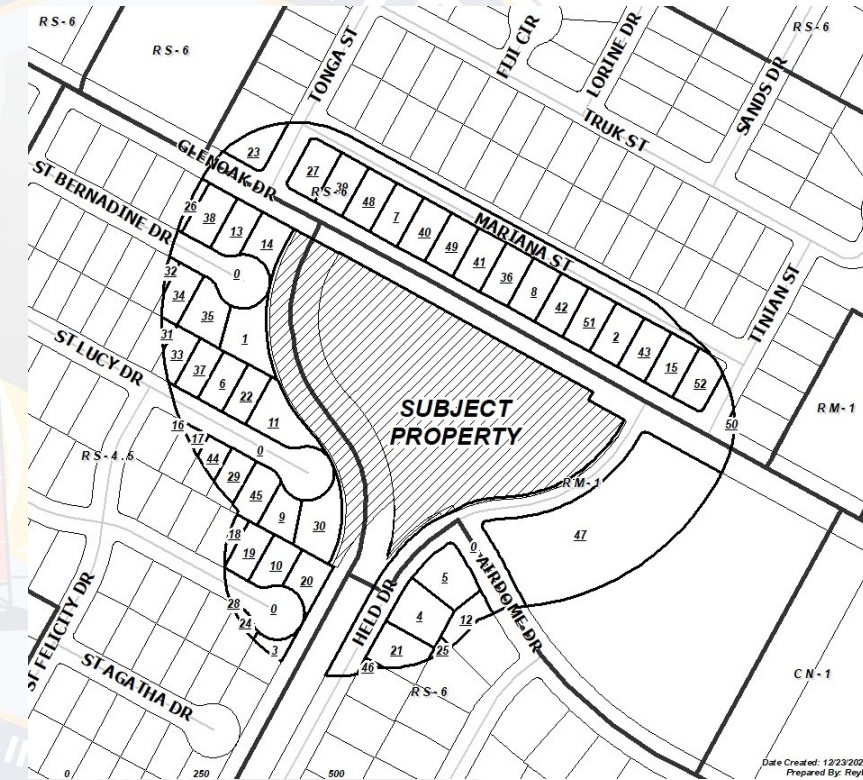
52 Notices mailed inside 200' buffer  
1 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00)



In Favor: 0



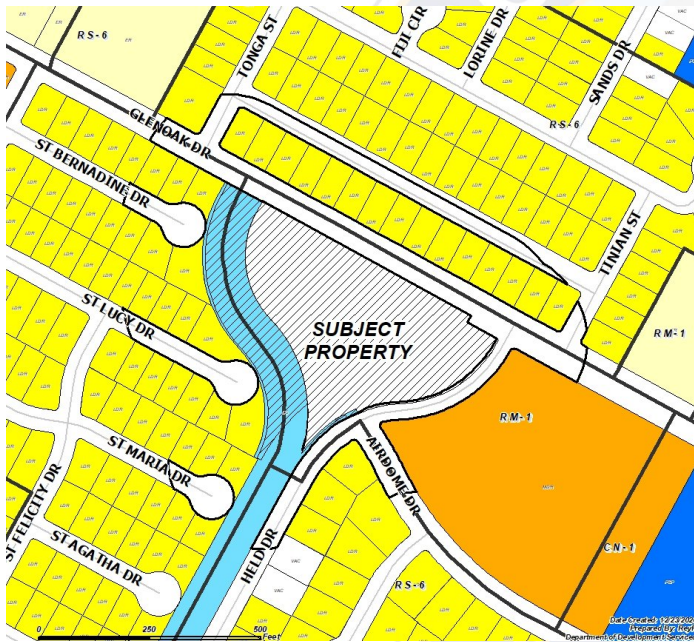
# Staff Recommendation

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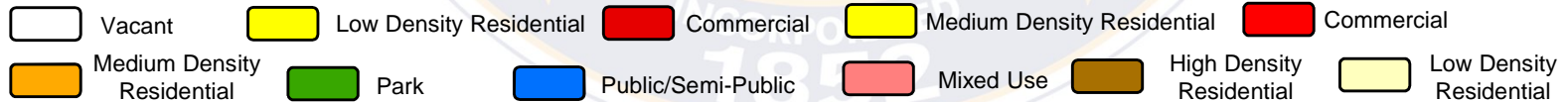
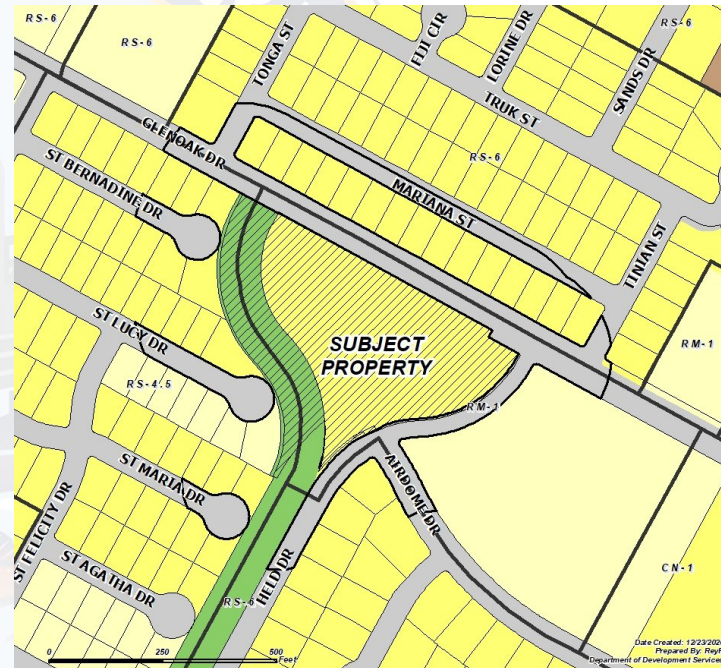
**Approval** of the change of zoning  
to the “RS-4.5” Single Family Residential

# Land Use

## Existing Land Use



## Future Land Use



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1115

PADRE ISLAND-CORPUS CHRISTI SECTION E BLK 2, LOT 19R (FINAL – 0.79 ACRES)  
Located west of Leeward Drive and north Aruba Drive.

Zoned: CR-2/IO

Owner: Mario A. Holdings, LLC  
Surveyor/Engineer: Texas Geo Tech/York Engineering

The applicant proposes to replat the property to combine three platted lots into one lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



**TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS**

**Staff Only: GG/District #4**  
**App Received: 11-04-20**  
**TRC Meeting Date: 4-12-20**  
**TRC Comments Sent Date: 11-16-20**  
**Revisions Received Date (R1): 11-19-20**  
**Staff Response Date (R1): 11-20-20**  
**Revisions Received Date (R2): 11-30-20**  
**Staff Response Date (R2): 12-11-20**  
**Planning Commission Date: 1-06-21 Non Public Notice**

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.  
 All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.  
 Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

**Project: 20PL1115**

**PADRE ISLAND-CORPUS CHRISTI SECTION E BLOCK 2, LOT 19R (FINAL – 0.79 ACRES)**  
 Located west of Leeward Drive and north Aruba Drive.

**Zoned: CR-2/IO**

**Owner: Mario A. Holdings, LLC**  
**Surveyor/Engineer: Texas Geo Tech/York Engineering**

The applicant propose to replat the property in order to combine 3 platted lots into 1 lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat does <b>not</b> close within acceptable engineering standards.	<b>Plat has been corrected</b>	Not Resolved. The plat still does NOT close within acceptable engineering standards. At a minimum, the error of closure must not be greater than 1:15,000. Current error of closure is (1:652) 1.131' off.	<b>Plat has been corrected to close within acceptable engineering standards</b>	Resolved.
2	Plat	Revise Chord Bearing for SE corner of platted area.	<b>Chord Bearing has been revised</b>	Resolved.		
3	Plat	Provide Square Footage for platted area or take Acreage to 4 decimal places.	<b>Square Footage has been provided</b>	Resolved.		

4	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	Blocks have been labeled	Resolved.		
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**LAND DEVELOPMENT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the owners certificate block correct and label the person name and title along the signature line.	correction has been made	Addressed		
2	Plat	On General Note 5: the receiving wate is incorrect. Correct and revise.	note has been corrected	Addressed		
3	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	note has been added	Addressed		
4	Plat	On the platted lot you may reduce the 25'Y.R to 20'Y.R along Leeward Drive (UDC 4.5.3/4.5.4)	Y.R. has been reduced to 20'	Addressed		
5	Plat	On the platted lot also include the square footage (SQFT)	Square footage has been added	Addressed		
6	Plat	Show and label 10'U.E along Leeward Drive (UDC 8.2.3.A.2)	10' UE has been labeled	Addressed		

**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants	Yes, provide calculations to show that the fire hydrant on Leeward Drive will be able to provide the required 1500 gpm at 20 psi residual	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	
Streets		No

Fire hydrants exist along Leeward & Aruba spaced at less than 300'. Flow rate and pressure for water system to be addressed as needed during design phase.

See Utilities Engineering #1 To be addressed on site development

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is applicable; no sidewalks exists nearby.

<b>Applicant Response on Waiver:</b>	Yes; Waiver request submitted		Addressed: Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	All applicable sheets	The receiving water basin must be "Laguna Madre Basin".	Receiving water note on plat has been corrected.	Addressed		
2	Utility Plan	The Water main along Leeward Drive is 6" not 8".	Label has been corrected.	NOT addressed: The Water main is ACP not RCP.	Label has been corrected to read "ACP" for water line type	Addressed
3	Utility Plan	The Wastewater main along Leeward Drive is 15" not 8".	Label has been corrected.	Addressed		
4	Utility Plan	Show the 10" PVC FM along Leeward Drive and abutting to the site.	Force Main and label have been added	Addressed		
5	Utility Plan	Show and label the existing GAS lines.	Gas lines have been added and labeled.	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide calculations to show that the fire hydrant on Leeward Drive will be able to provide the required 1500 gpm at 20 psi residual.	Flow rate and pressure for water system to be addressed as needed during design phase.	To be addressed at the site plan stage: Provide the flow rate and residual pressure for the existing FH's.	noted	
2	Plat	No wastewater construction is required for platting.	Understood	N/A		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: Combine 3 platted lots into 1 lot. (mix use CR-2/IO) Residential use would require a fire flow of 750 GPM with 20 PSI residual. Hydrants located every 600 feet.	Noted			
2	Infor:	Commercial use (including Townhomes) would require a fire flow of 1,500 GPM with 20 PSI residual and hydrants located every 300 feet. Commercial development of the property will require further Development Services review.	Noted			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	This final plat is located along but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	Noted			

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Noted			

**INFORMATIONAL**

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

**LAND DEVELOPMENT**

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Understood

STATE OF TEXAS  
COUNTY OF NUECES

WE, MARIO A. MARTINEZ HOLDINGS, LLC., HEREBY CERTIFIES THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

MARIO A. MARTINEZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME MARIO A. MARTINEZ

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

JALAL SALEH P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

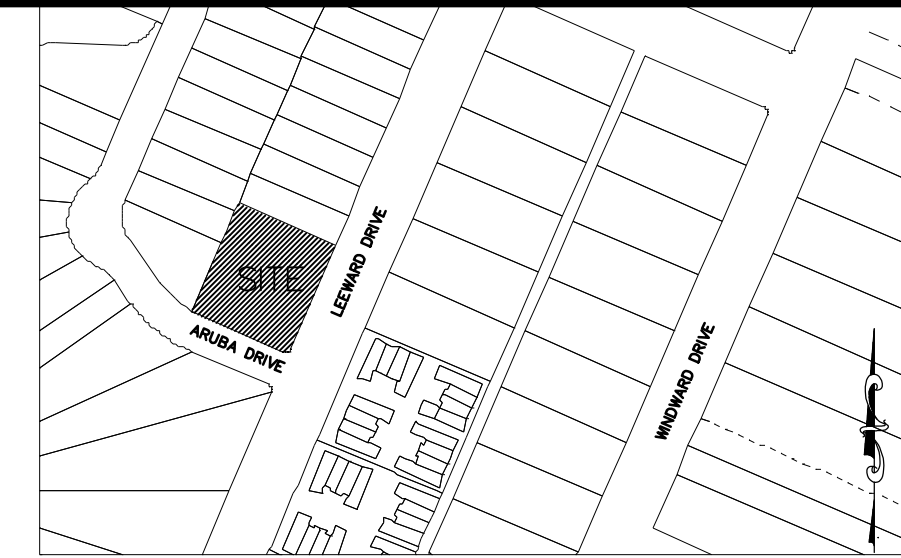
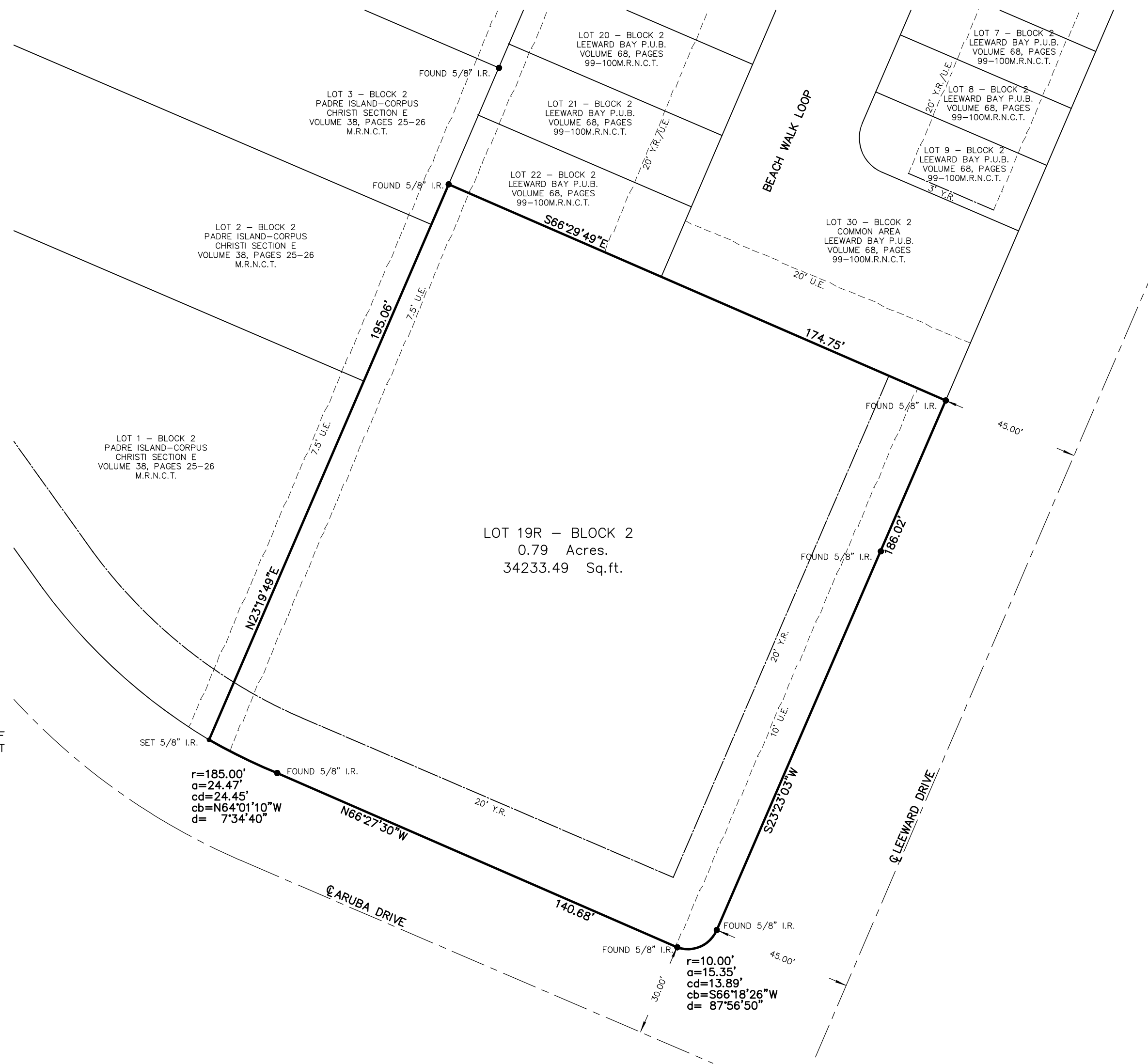
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III AIA  
SECRETARY

### FINAL PLAT OF: PADRE ISLAND-CORPUS CHRISTI SECTION E BLOCK 2 - LOT 19R

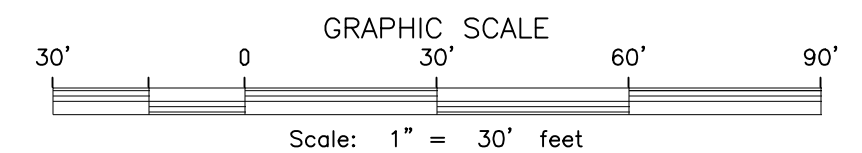
BEING A RE-PLAT OF LOTS 19, 20 AND 21 - BLOCK 2  
RECORDED IN VOLUME 38, PAGES 25-26 MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.79 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485494-0705D, MAP REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9'), BASE FLOOD ELEVATION DETERMINE.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 2020

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

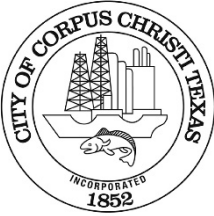
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXXXXXXX 2020.

JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 201027  
SEPTEMBER 23, 2020



**AGENDA MEMORANDUM**  
Planning Commission Meeting of January 6, 2021

---

**DATE:** December 22, 2020  
**TO:** Al Raymond, Director of Development Services  
**FROM:** Mark Orozco, Engineering Associate, Development Services  
MarkOr@cctexas.com  
(361) 826-3921

**Padre Island-CC Section E, Block 2, Lot 19R (Final)**  
Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

**BACKGROUND:**

York Engineering, on behalf of Mario A. Martinez, property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Padre Island-CC Section E, Block 2, Lot 19R , Replat (0.79 acres +/-), is in Padre Island, located west of Leeward Drive and north of Aruba Drive. The land is zoned "CR-2/IO" Resort Commercial with an Island Overlay District. The original subdivision plat was approved by the City of Corpus Christi and recorded in 1972. The City of Corpus Christi annexed this area in 1989.

The site is not within in an AICUZ zone and is currently vacant. The owner proposes to combine the platted lots into one lot for Resort Commercial development.

**STAFF ANALYSIS and FINDINGS:**

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1-4, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such

street has direct access from the side or rear to a paved hike and bike trail.

3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

**Factors in Support of the Waiver.** The applicant states that they do not believe the sidewalk should be required along both frontages for Aruba Drive and Leeward Drive because:

1. No current sidewalk network exists along Aruba Drive or Leeward Drive. The subdivision was approved with no sidewalk requirement as Padre Island was not part of Corpus Christi at time of development.
2. This final plat is located along, but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.
3. Aruba Drive and Leeward are not on the City's ADA Master Plan.

**Factors weighing against the waiver and in support of requiring street:**

1. The property is in the "CR-2" Resort Commercial District and is a corner lot from which a street and sidewalk network can be continued.
2. Resort Commercial Districts emphasis is placed on establishing scenic and/or pedestrian



corridors, walking and bike paths, amenities, and public open spaces.

3. The property is 0.30 miles from beach public access.
4. Leeward Drive is a Collector Street on the Urban Transportation Plan.
5. The Comprehensive Plan, Plan CC, states the community's vision for Transportation and Mobility and calls for connected networks of good streets and sidewalks and safe bicycle routes.
6. The Bicycle Mobility Plan shows Leeward Drive as a One-Way Cycle Track (Both Sides) with a Buffered Bike Lane.

**STAFF RECOMMENDATION:**

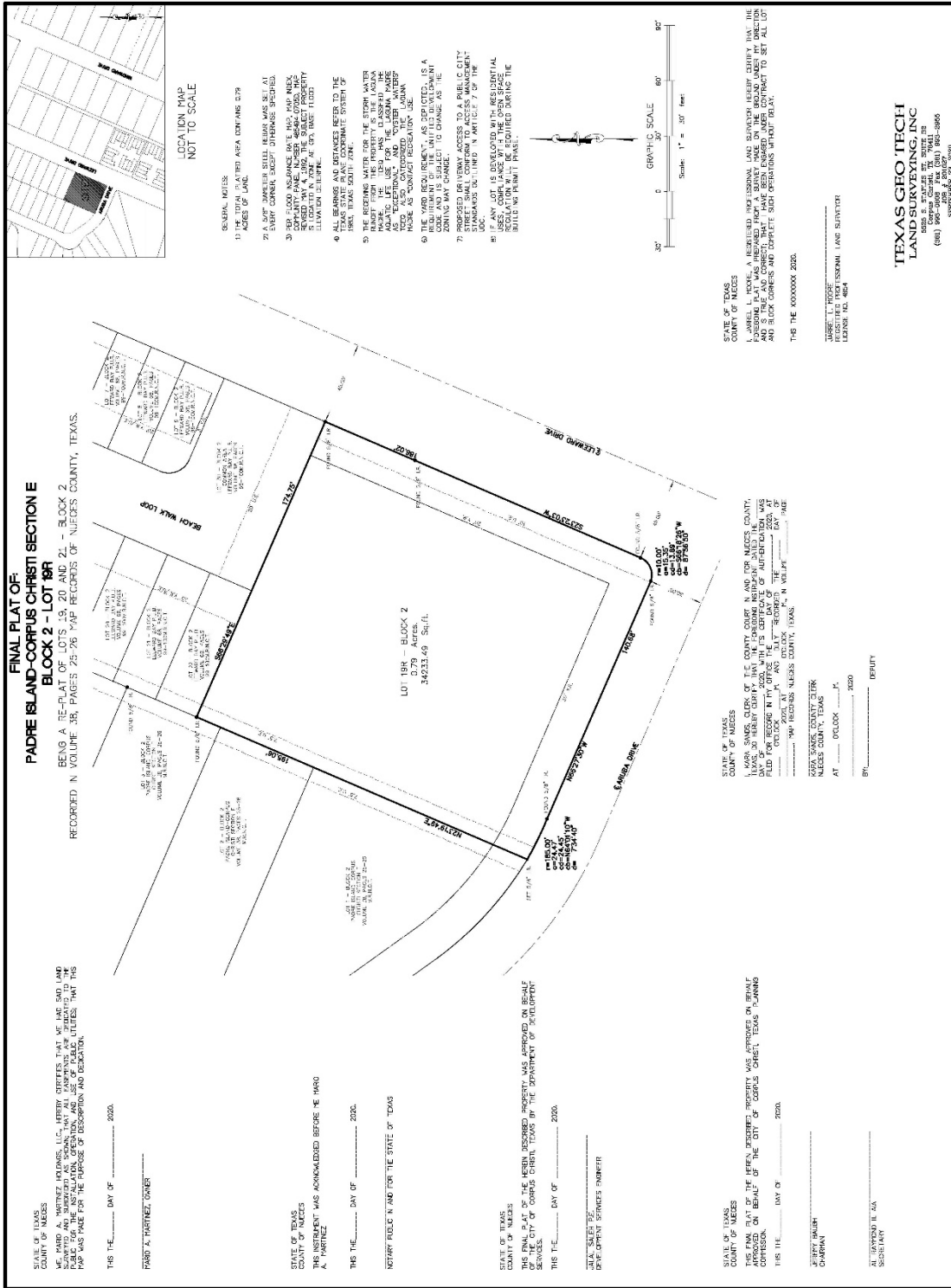
Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat  
Exhibit B – Waiver Request Letter  
PowerPoint Presentation-Waiver from Sidewalk Requirement

# Exhibit A



**FINAL PLAT OF**  
**PADRE ISLAND-CORPUS CHRISTI SECTION E**  
**BLOCK 2 - LOT 19R**  
 BEING A RE-PLAT OF LOTS 19, 20, AND 21 - BLOCK 2,  
 RECORDED IN VOLUME 181, PAGES 25-26 MAP RECORDS OF NUECES COUNTY, TEXAS.

**GENERAL NOTES**

- 1) THE TOTAL PLATTED AREA CONTAINS 0.79 ACRES OF LAND.
- 2) A 5.00' EASEMENT STILL REMAINS SET AT EVERY CORNER EXCEPT SHERWOOD.
- 3) THE 100' EASEMENT SET HAS BEEN REVISED BY A 100' EASEMENT PROPERTY EASEMENT SETTING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 5) THE RECORDS MAP FOR THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 6) THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 7) THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 8) THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 9) THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.
- 10) THE 100' EASEMENT SET FOR THIS PROPERTY IS THE 1983 PLAT OF PADRE ISLAND-CORPUS CHRISTI SECTION E, BLOCK 2.

**RECORDING INFORMATION**

THIS FINAL PLAT IS THE BEST DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

THIS IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PROPERTY INFORMATION**

STATE OF TEXAS  
 COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME HARO A. HERNANDEZ

THIS IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PROPERTY INFORMATION**

STATE OF TEXAS  
 COUNTY OF NUECES

THIS FINAL PLAT OF THE BEST DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PROPERTY INFORMATION**

STATE OF TEXAS  
 COUNTY OF NUECES

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PROPERTY INFORMATION**

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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THIS IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Exhibit B



November 19, 2020

Platting  
Development Services Department  
City of Corpus Christi  
2406 Leopard St, Suite 100  
Corpus Christi, Texas 78408

Subject: Padre Island, Section E, Block 2, Lot 19R

To Whom it May Concern:

The Owner/Developer platting the subject property would like to request a waiver for the required sidewalk construction. The reason for the request is the absence of sidewalk at adjacent developed lots as well as in the general area.

Please contact me with any questions or concerns you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael C. York', is written over a light blue horizontal line.

Michael C. York, P.E.  
President  
York Engineering, Inc.



November 19, 2020

Platting  
Development Services Department  
City of Corpus Christi  
2406 Leopard St, Suite 100  
Corpus Christi, Texas 78408

Subject: Padre Island, Section E, Block 2, Lot 19R

To Whom it May Concern:

The Owner/Developer platting the subject property would like to request a waiver for the required sidewalk construction. The reason for the request is the absence of sidewalk at adjacent developed lots as well as in the general area.

Please contact me with any questions or concerns you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael C. York', is written over a faint, light blue rectangular stamp.

Michael C. York, P.E.  
President  
York Engineering, Inc.

# Request for Sidewalk Waiver

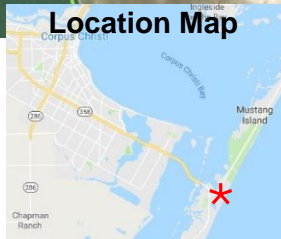
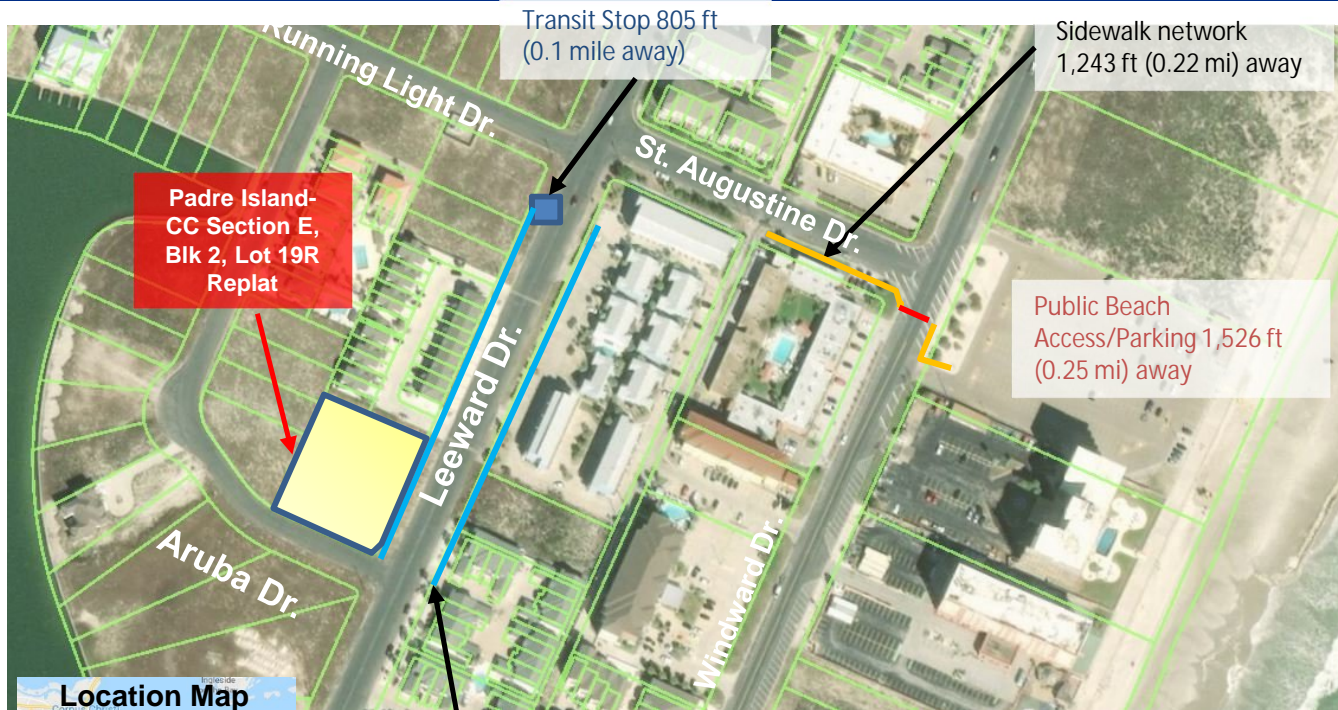
## Padre Island-CC Section E, Block 2, Lot 19R (Final)



Planning  
Commission  
January 6, 2021



# Vicinity Map



One-way Cycle Tract  
(Both sides of Leeward Drive)

**Legend:**

Bike Lane	Sidewalk
	Crosswalk



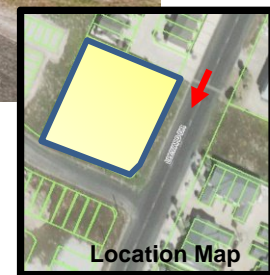
# Street View: Aruba Dr Looking East towards Leeward Drive





# Street View: Leeward Dr Looking South towards Aruba Drive

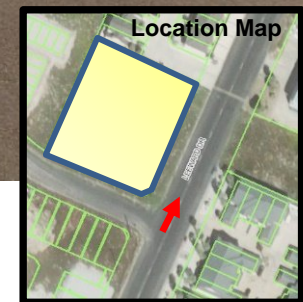
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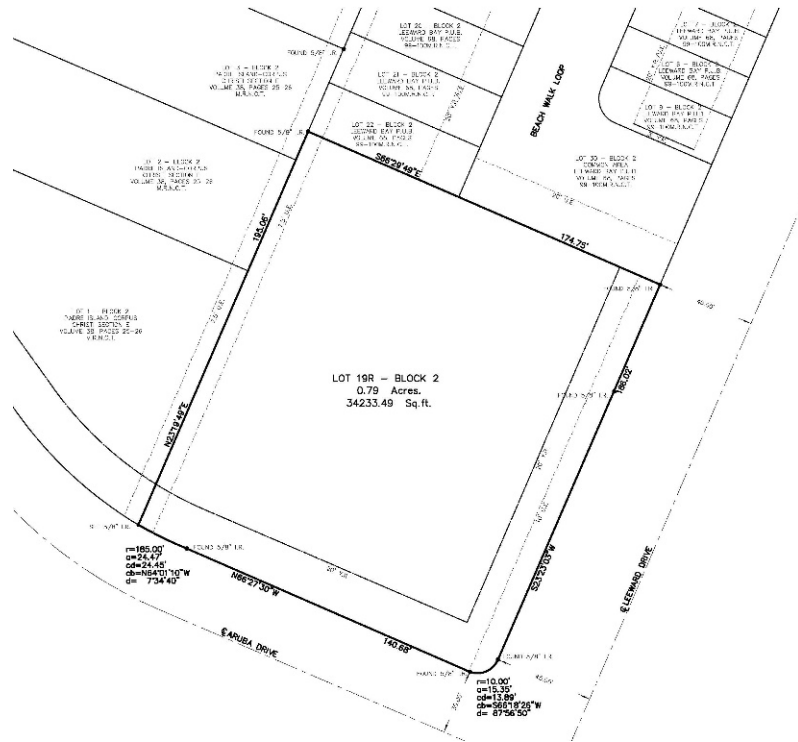
# Street View: Leeward Dr. Looking North past Aruba Drive





# Padre Island- CC Section E, Block 2, Lot 19R

FINAL PLAT OF:  
PADRE ISLAND-CORPUS CHRISTI SECTION E  
BLOCK 2 - LOT 19R  
BEING A RE-PLAT OF LOTS 19, 20 AND 21 - BLOCK 2  
RECORDED IN VOLUME 38, PAGES 25-26 MAP RECORDS OF NUECES COUNTY, TEXAS.





# Factors in Sidewalk Waiver

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## Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Aruba Drive or Leeward Drive. The subdivision was approved with no sidewalk requirement as Padre Island was not part of Corpus Christi at time of development.
2. This final plat is located along, but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.
3. Aruba Drive and Leeward are not on the City's ADA Master Plan.

## Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is in the "CR-2" Resort Commercial District and is a corner lot from which a street and sidewalk network can be continued.
2. Resort Commercial Districts emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, [amenities](#), and public [open spaces](#).
3. The property is 0.30 miles from beach public access.
4. Leeward Drive is a Collector Street on the Urban Transportation Plan.
5. The Comprehensive Plan, Plan CC, states the community's vision for Transportation and Mobility and calls for connected networks of good streets and sidewalks and safe bicycle routes.
6. The Bicycle Mobility Plan shows Leeward Drive as a One-Way Cycle Track (Both Sides) with a Buffered Bike Lane.



# Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”



## Plat Waiver UDC 3.8.3.D

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- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
  - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible;  
or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-



## Staff Recommendation

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**Staff recommends denial of the request for waiver from the sidewalk construction requirement.**

- Planning Commission may choose to follow or decline Staff’s recommendation**
- Planning Commission may approve, approve with conditions, or deny the waiver request**



## AGENDA MEMORANDUM

Action Item for the Planning Commission Meeting January 6, 2021

**DATE:** December 30, 2020

**TO:** Al Raymond III, AIA, CBO, Director of Development Services  
[AlRaymond@cctexas.com](mailto:AlRaymond@cctexas.com)  
361-826-3575

**FROM:** Daniel McGinn, AICP, Director of Planning and ESI  
[Danielmc@cctexas.com](mailto:Danielmc@cctexas.com)  
361-826-7011

Proposed Urban Transportation Plan Amendment – Deletion of Wildcat Drive from County Road 52 North to an un-named East to West Collector Roadway.

### **CAPTION:**

Ordinance amending the Urban Transportation Plan Map (UTP), of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by deleting a portion of Wildcat Drive from County Road 52 North to an un-named East to West Collector Roadway; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

### **SUMMARY:**

Munoz Engineering has requested the deletion of Wildcat Drive from County Road 52 North to an un-named East to West Collector Roadway. This request is associated with the future development of two tracts (15.637 ac & 3.259 ac) located between IH-69 and the Western boundary of the assumed Wildcat Drive thus containing the subject segment of Wildcat Drive.

### **BACKGROUND AND FINDINGS:**

The segment of Wildcat Drive; whose removal is being requested is categorized as a C1 – Minor Collector.

The Collector Street type collects and distributes traffic to and from local streets, other collectors, arterials, and freeway frontage roads. The function of this street type is to “collect” neighborhood traffic and strategically direct the traffic to the arterial grid system. However, the Collector Street system should not create high speed “short cuts” through residential neighborhoods. The ideal collector street intersection spacing between arterials is 0.25 to 0.50 miles apart. On-street parking and direct access to homes from this street type is discouraged.

The developer requesting the deletion has also provided a preliminary plat for the subject property showing two internal roads which will provide connection between County Road 52 and

the un-named east to west C1 roadway. The current UTP provides no continued C1 roadway running south of County Road 52 at the location of the proposed deleted road.

The perceived benefit of Wildcat Drive in the subject area, is assumed to be the transport of vehicular traffic north to south from County Road 52 to Northwest Boulevard. This ultimate goal is hampered by the existing development pattern along Northwest Boulevard. The existing intersection of Northwest Boulevard and Wildcat Drive would require that an extension of Wildcat to the South be constructed in the area between the Corpus Christi Medical Center – Northwest and a Chick-fil-a restaurant. This area is already occupied by a driveway which services both the Hospital and Chick-fi-a.

**RECOMMENDATION:**

Staff recommends approval of the request to remove this portion of the (C1) Minor Collector.

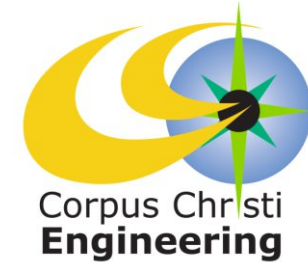
**LIST OF SUPPORTING DOCUMENTS:**

Wildcat Drive Area Map

Applicant Request for UTP amendment

Power point





# Urban Transportation Plan (UTP) Amendment – Deletion of Wildcat Drive from County Road 52 North to an un-named East to West Collector Roadway



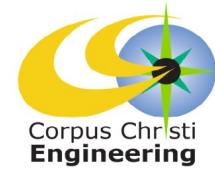
Planning Commission Presentation

January 6, 2021

1

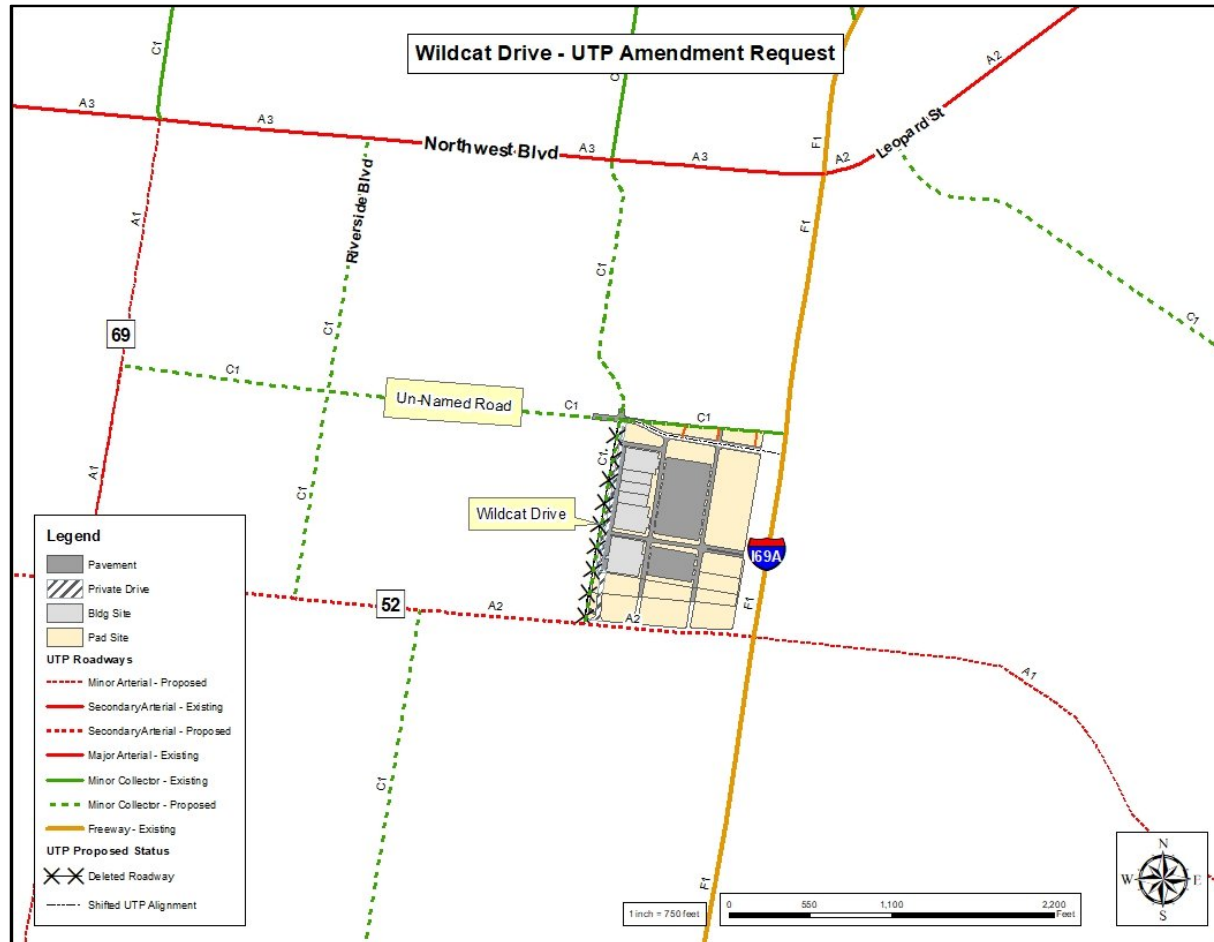
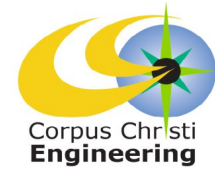


# Urban Transportation Plan – Wildcat Drive



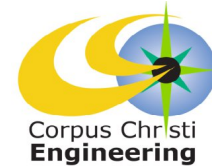


# Urban Transportation Plan – Wildcat Drive





## Background: Civitan Drive Project

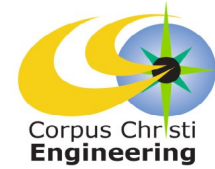


- The applicant working with Munoz Engineering is contracted to purchase the two tracts (15.64ac & 3.26ac) currently owned by Nemec Family Properties LTD.
- Current UTP calls for the extension of Wildcat Drive, from Northwest Boulevard to County Road 52.
- The construction of Wildcat Drive to the North of County Road 52 and South of the un-named Collector roadway, is perceived to have reduced value due;
  - The change in landuse of the subject development from residential to commercial will reduce the utility of the subject Collector Roadway
  - The subject roadway's assumed connection to Northwest Boulevard is hampered by the existing development pattern (Northwest Hospital & Chick-fil-a).
  - The subject property will provide access and connectivity through an internal driveway system.



## Recommendation:

---



- Staff Recommends Approval
-

# Wildcat Drive - UTP Amendment Request



1 inch = 250 feet

**Legend**

UTP Existing Status		UTP Proposed Status	
	Minor Arterial - Proposed		Deleted Roadway
	Secondary Arterial - Proposed		Shifted UTP Alignment
	Minor Collector - Proposed		Pavement
	Freeway - Existing		Private Drive
			Bldg Site
			Pad Site



**From:** Thomas Tiffin <[ttiffin@munozengrg.com](mailto:ttiffin@munozengrg.com)>  
**Sent:** Thursday, November 12, 2020 4:02 PM  
**To:** Annika Gunning Yankee <[AnnikaG@cctexas.com](mailto:AnnikaG@cctexas.com)>  
**Cc:** Daniel McGinn [ESI] <[DanielMc@cctexas.com](mailto:DanielMc@cctexas.com)>  
**Subject:** Nemec Towne Center - Transportation Plan

[ [ **WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to [SecurityAlert@cctexas.com](mailto:SecurityAlert@cctexas.com). ] ]

Annika,

Attached is the Preliminary Layout of Nemec Towne Center and Transportation Plan request drawings. We are requesting that the transportation plan be reviewed as the properties to the North have not dedicated or constructed any portion of the road, the subject property is to be commercial and not residential as the city's future land use indicates, and we will have two north to south private streets to provide for ample access in the area of the commercial area. We request an exemption to transportation plan as indicated on the exhibit. Please let me know if you need anything else or if further discussion shall be needed as I would like to get this cleared up in the coming week if possible.

Please feel free to contact me if you have any comments or questions.

Thank you,

*Thomas Tiffin, P.E.*

*Principal - Land Development*



**MUNOZ ENGINEERING**

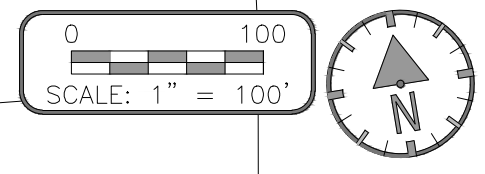
1608 S. Brownlee Blvd  
Corpus Christi, Texas 78404  
Office: 361.946.4848  
Direct/Cell: 361.550.8226

TBPE Firm No. F-12240                      Veteran Owned Company  
Texas Unified Certification – Disadvantaged Business Enterprise (DBE) Certificate  
Texas Historically Underutilized Business (HUB) Certificate

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NUECES TOWNE WEST LOT 7, BLOCK 3  
VOL. 68, PAGE 511-512, M.R.N.C.T.  
WAL-WART REAL ESTATE BUSINESS  
DOC. # 1999027388, D.R.N.C.T.

KENNEDY ANNASTAZIE  
NUECES RIVER IRRIGATION PARK 3.5  
ACRES OUT OF LOT 8, BLOCK 1  
VOL. "A", PAGE 54, M.R.N.C.T.



### PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER



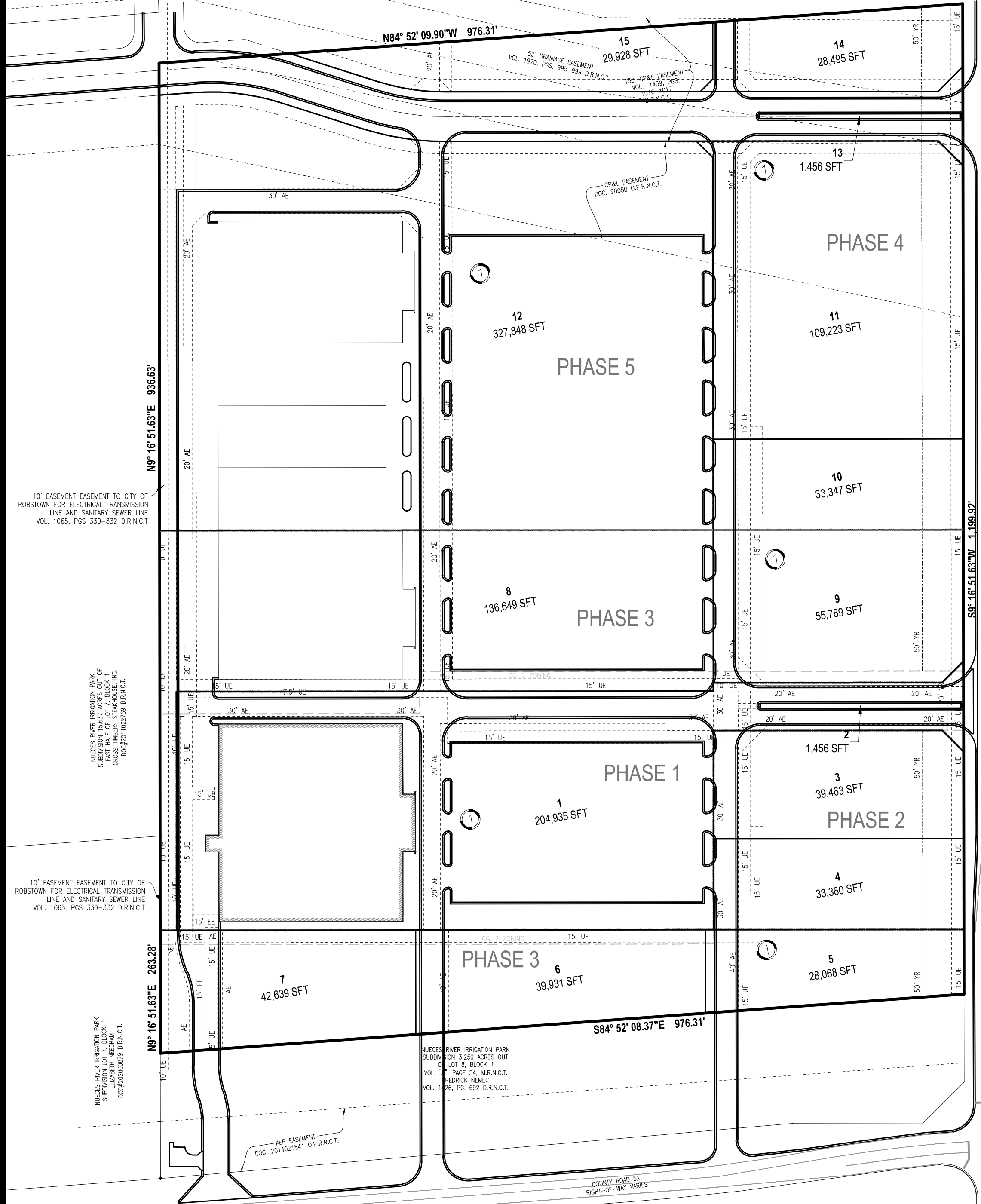
LOCATION MAP  
NOT TO SCALE

**PLAT SYMBOL AND LINE LEGEND**

- IRON ROD FOUND
- IRON PIPE FOUND
- 60D NAIL FOUND
- ⊙ DRILL HOLE FOUND
- + CHISELED "X" IN CONCRETE
- ⊕ PROPERTY CORNER (NO ACCESS)
- SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
- ⊕ BLOCK IDENTIFICATION

**PLAT ABBREVIATION LEGEND**

- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- VOL - VOLUME
- PG - PAGE
- AC - ACRE
- SF - SQUARE FEET
- YR - YARD REQUIREMENT
- GR - GARAGE SET BACK REQUIREMENT
- UE - UTILITY EASEMENT
- AE - ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- WE - WATER EASEMENT
- EE - ELECTRICAL EASEMENT
- (OWNER IS ELECTRICAL PROVIDER)
- PAE - PRIVATE ACCESS EASEMENT \*
- PUE - PRIVATE UTILITY EASEMENT \*
- PDE - PRIVATE DRAINAGE EASEMENT \*
- \* (OWNER OF EASEMENT IS PROPERTY OWNER)



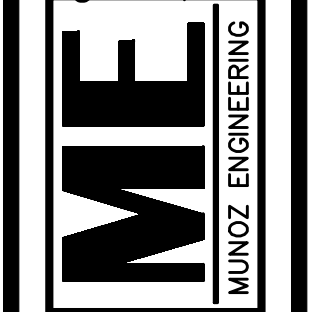
NOTE: THIS PRELIMINARY LAYOUT OF NEMEC TOWNE CENTER IS SUBJECT TO CHANGE DUE TO PROJECT AND TENANT REQUIREMENTS

ENGINEER: THOMAS TIEFFEL, PE  
 SURVEYOR: ARTURO MEDINA, RPLS  
 OWNER: CORPUS CHRISTI, TEXAS 78467  
 IDENTIFY: CAPITAL, LLC  
 ENGINEER PID: SURVEYOR PID:  
 DRAWN BY: JACOB PUGLIONE  
 CHECKED BY: TIT  
 APP'D BY: AM  
 DRAWING DATE: 11/11/2020

AM LAND SURVEYING  
 10101 W. 710th St.  
 CORPUS CHRISTI, TEXAS 78467  
 OFFICE: (361) 338-6377  
 FIRM REGISTRATION  
 NO. 10194560  
 amlandsurveying@yahoo.com



CIVIL • STRUCTURAL • MARINE  
 TOPOGRAPHIC SURVEYING  
 OFFICE: 361-846-4848  
 6015 W. LOOP W. BOX 78444  
 CORPUS CHRISTI, TX 78404  
 TBPE FIRM No. F-12240



PRELIMINARY LAYOUT OF  
**NEMEC TOWNE CENTER**  
 CORPUS CHRISTI, NUECES COUNTY, TEXAS