

# STAFF REPORT

Case No. 0715-03  
 HTE No. 15-10000039

Planning Commission Hearing Date: July 15, 2015

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Urban Engineering  <b>Property Owner:</b> Related Investors, Ltd.  <b>Legal Description/Location:</b> Being a 66.96 acre tract of land out of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Rodd Field Road approximately 480 feet south of Siberian Street</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 66.96 Acres  <b>Purpose of Request:</b> To allow for the expansion of a single-family 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 District	Vacant	Low Density Residential
<i>North</i>		"RS 4.5" Single-Family 4.5 District	Vacant	Low Density Residential
<i>South</i>		"FR" Farm Rural District	Vacant	]Low Density Residential
<i>East</i>		"RS 4.5" Single-Family District	Vacant	Low Density Residential
<i>West</i>		"CG-2" General Commercial	Vacant	"IL" Light Industrial
<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 low density residential uses. The proposed rezoning to the "RS-4.5" Single-Family District is consistent with the adopted Future Land Use Plan and the Southside Area Development Plan.  <b>Map No.:</b> 042029  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> Access to the subject property is as depicted on the approved preliminary plat attached hereto for reference purposes.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Rodd Field Road	"A-3" Primary Arterial	Future	Does not exist	NA
	Yorktown Blvd.	"A-3" Primary Arterial	130' ROW 79' paved	140' ROW 24' paved	NA

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "FR" Farm Rural District to the "RS 4.5" Single-Family 4.5 District, to allow for the expansion of a single-family subdivision.

**Development Plan:** The subject property is comprised of 66.96 acres out of Flour Bluff and Encinal Farm and Garden Tracts. The applicant indicates an intent to develop the property as an extension of the existing Rancho Vista Subdivision. Approximately 288 additional single-family residential dwelling units are anticipated to be built in multiple phases. Platting of the property subsequent to the rezoning, if approved, will at a minimum, include dedication of right-of-way for Rodd Field Road, Oso Parkway, and the future collector street identified as Rancho Vista Boulevard. The preliminary plat for this extension of Rancho Vista subdivision is attached hereto for reference.

**Existing Land Uses & Zoning:** North of the subject property is zoned "RS 4.5" Single-Family with low density residential uses and some vacant land. To the south is vacant land zoned "FR" Farm Rural and the Oso Creek. To the east of the subject property is zoned "RS 4.5" Single-Family with low density residential uses and also some vacant land. Across Rodd Field to the west is vacant land zoned "CG-2" General Commercial

**AICUZ:** The subject property is not located within the Navy's Air Installation Compatibility Use Zones (AICUZ).

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

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning is consistent with the Southside ADP and the adopted Future Land Use Plan's designation of the property for a low density residential use.

**Department Comments:**

- Extension of the Rancho Vista Subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- The Zoning Map amendments are consistent with the Comprehensive Plan.
- The "RS-4.5" Single-Family 4.5 District is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

**Staff Recommendation:**

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

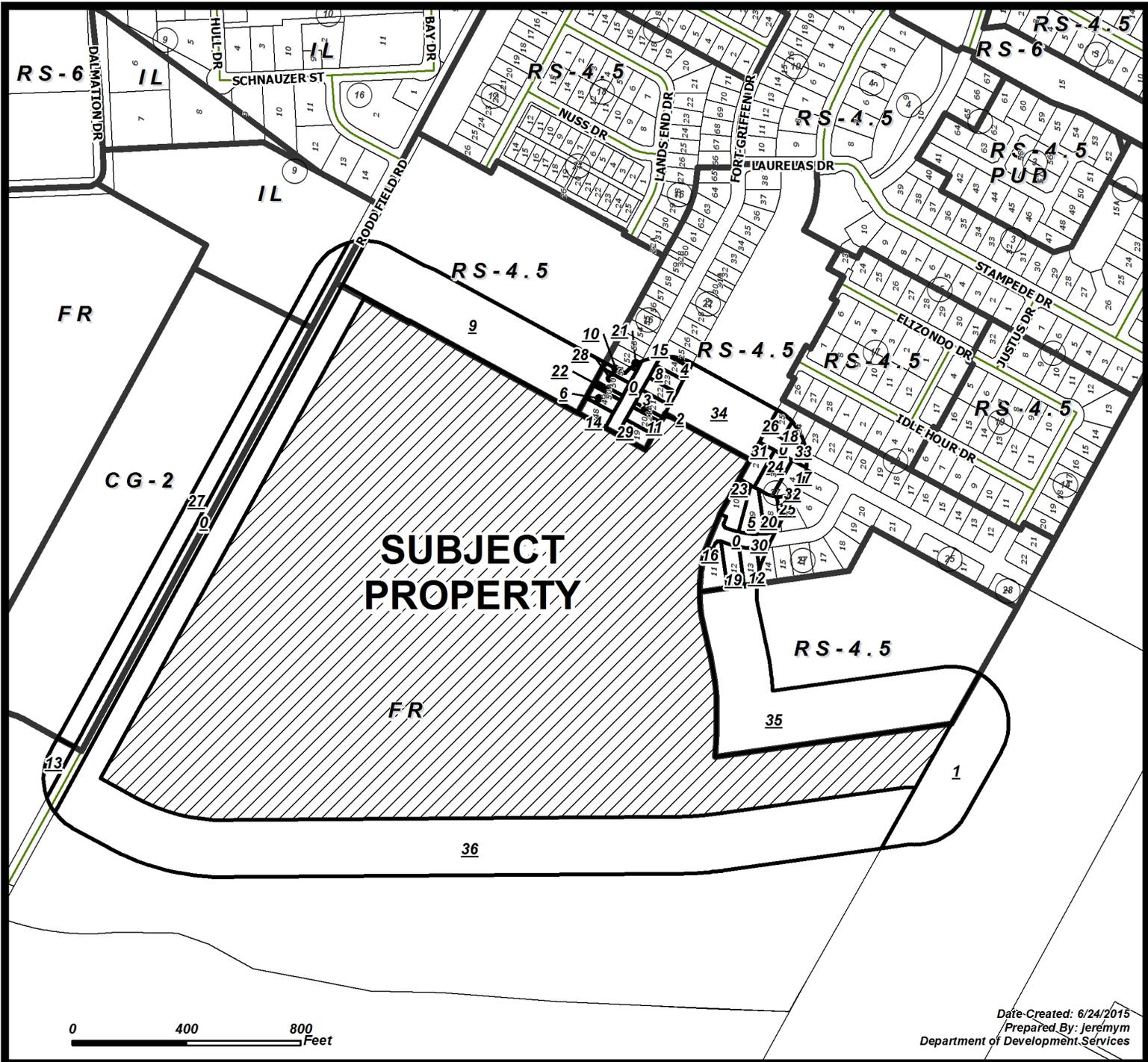
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<b>Public Notification</b>	Number of Notices Mailed – 36 within 200-foot notification area 2 outside notification area
	<b><u>As of July 8, 2015:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

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**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Application
3. Preliminary Plat



Date Created: 6/24/2015  
 Prepared By: Jeremym  
 Department of Development Services

## CASE: 0715-03 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	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
- 4 Owners within 200' listed on attached ownership table
- Owners in opposition





Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at 2406 Leopard Street

# REZONING APPLICATION

Office Use Only

Case No.: 0715-03 Map No.: 042029

PC Hearing Date: 7-15-15 Proj.Mgr: \_\_\_\_\_

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street  
Hearing Time: 5:30 p.m.

\* A MAXIMUM OF FIVE REZONINGS CASES ARE SCHEDULED PER HEARING.  
\* INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

1. Applicant: Urban Engineering Contact Person: Xavier Galvan  
Mailing Address: 2725 Swantner Drive  
City: Corpus Christi State: TX ZIP: 78404 Phone: (361) 854-4187 ext. 217  
E-mail: \_\_\_\_\_ Cell: (\_\_\_\_\_) \_\_\_\_\_

2. Property Owner(s): Related Investors, Ltd. Contact Person: \_\_\_\_\_  
Mailing Address: P.O. Box 8229  
City: Corpus Christi State: TX ZIP: 78412 Phone: (361) 991-4950  
E-mail: \_\_\_\_\_ Cell: (\_\_\_\_\_) \_\_\_\_\_

3. Subject Property Address: SW of existing Rancho Vista Subdivision Area of Request (SF/acres): 66.95 acres  
Current Zoning & Use: FR - Agricultural Proposed Zoning & Use: RS 4.5 - Residential  
12-Digit Nueces County Tax ID: 2476 - 0025 - 0170  
Subdivision Name: Flour Bluff and Encinal Farm and Garden Tracts Block: 24 Lot(s): port. 1-4 & 14-16  
Legal Description if not platted: \_\_\_\_\_

4. Submittal Requirements:  
 Early Assistance Meeting: Date Held \_\_\_\_\_ Not required per City; with City Staff \_\_\_\_\_  
 Land Use Statement  Disclosure of Interest  Copy of Warranty Deed  
IF APPLICABLE:  
 Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan)  Site Plan for PUD or Special Permit  
 Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS)  Lien Holder Authorization  
 Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Christy P. Brown  
Owner or Agent's Signature  
CHRISTY P. BROWN  
Owner or Agent's Printed Name

Eugene C. Urban, Jr  
Applicant's Signature  
EUGENE C. URBAN, JR  
Applicant's Printed Name

Office Use Only: Date Received: 6-19-15 Received By: \_\_\_\_\_ ADP: SS  
Rezoning Fee: 4076.75 + PUD Fee 0 + Sign Fee 30.00 = Total Fee \$4106.75  
No. Signs Required 3 @ \$10/sign Sign Posting Date: 6-30-15

# LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

The developer is requesting a change of zoning from FR to RS 4.5 which is consistent with the Future Land Use map. The property will be developed in a multiple phases as part of the Rancho Vista Subdivision. The development will consist of 288 additional single family residential lots within the area of zoning change request. The additional lots will be a continuation of the existing Rancho Vista Subdivision.

2. Identify the existing land uses adjoining the area of request:

North - Residential (Zoned RS-4.5)

South - Vacant (Zoned FR)

East - Vacant (Zoned FR)

West - Vacant (Zoned FR)



# DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Related Investors, Ltd.

STREET: P.O. Box 8229

CITY: Corpus Christi

ZIP: 78412

FIRM IS:  Corporation  Partnership  Sole Owner  Association  Other \_\_\_\_\_

## DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

## CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: CHRISTY P. BROWN  
(Print Name)

Title: PARTNER

Signature of Certifying Person: *Christy P. Brown*

Date: 6-19-2015



Development Services Dept.  
P.O. Box 9277  
Corpus Christi, Texas 78469-9277  
(361) 826-3240  
Located at 2408 Leopard Street

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Case No.: \_\_\_\_\_ Map No.: \_\_\_\_\_

PC Hearing Date: \_\_\_\_\_ Proj. Mgr.: \_\_\_\_\_

Hearing Location: City Hall, Council Chambers, 1201 Leopard Street  
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1. Applicant: Urban Engineering Contact Person: Xavier Galvan

Mailing Address: 2725 Swantner Drive

City: Corpus Christi State: Tx ZIP: 78404 Phone: 361, 854-4187 ext. 217

E-mail: \_\_\_\_\_ Cell: (\_\_\_\_\_) \_\_\_\_\_

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City: Corpus Christi State: Tx ZIP: 78412 Phone: 361, 991-4950

E-mail: \_\_\_\_\_ Cell: (\_\_\_\_\_) \_\_\_\_\_

3. Subject Property Address: SW of existing Rancho Vista Subdivision Area of Request (SF/acres): 66.95 acres

Current Zoning & Use: FR - Agricultural Proposed Zoning & Use: RS 4.5 - Residential

12-Digit Nueces County Tax ID: 2476 - 0025 - 0170

Subdivision Name: Flour Bluff and Encinal Farm and Garden Tracts Block: 24 Lot(s): port. 1-4 & 14-16

Legal Description if not platted: \_\_\_\_\_

4. Submittal Requirements:

Early Assistance Meeting: Date Held Not required per City; with City Staff \_\_\_\_\_

Land Use Statement  Disclosure of Interest  Copy of Warranty Deed

IF APPLICABLE:

Peak Hour Trip Form (if request is inconsistent with Future Land Use Plan)  Site Plan for PUD or Special Permit

Metes & Bounds Description with exhibit if property includes un-platted land (sealed by RPLS)  Lien Holder Authorization

Appointment of Agent Form if landowner is not signing this form

I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

[Signature]  
Owner or Agent's Signature

JAMES D. PETERSON  
Owner or Agent's Printed Name

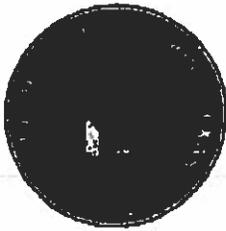
[Signature]  
Applicant's Signature

EUGENE C. URBAN, JR.  
Applicant's Printed Name

Office Use Only: Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ ADP: \_\_\_\_\_

Rezoning Fee: \_\_\_\_\_ + PUD Fee \_\_\_\_\_ + Sign Fee \_\_\_\_\_ = Total Fee \_\_\_\_\_

No. Signs Required \_\_\_\_\_ @ \$10/sign Sign Posting Date: \_\_\_\_\_



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FIRM IS:  Corporation  Partnership  Sole Owner  Association  Other

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1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name \_\_\_\_\_ Job Title and City Department (if known) \_\_\_\_\_

N/A

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Name \_\_\_\_\_ Title \_\_\_\_\_

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name \_\_\_\_\_ Board, Commission, or Committee \_\_\_\_\_

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name \_\_\_\_\_ Consultant \_\_\_\_\_

N/A

#### CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: JAMES D. PETERSON  
(Print Name)

Title: GENERAL PARTNER

Signature of Certifying Person: [Signature]

Date: 6/18/15



# DISCLOSURE OF INTERESTS

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NAME: Urban Engineering  
STREET: 2725 Swantner Drive CITY: Corpus Christi ZIP: 78404  
FIRM is:  Corporation  Partnership  Sole Owner  Association  Other \_\_\_\_\_

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N/A

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Name Title

N/A

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Name Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Consultant

N/A

## CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: EUGENE C. URBAN, JR Title: Principal  
(Print Name)

Signature of Certifying Person: [Signature] Date: 6.19.15



Exhibit A  
66.95 Acre Zoning Tract

STATE OF TEXAS  
COUNTY OF NUECES

Fieldnotes for a 66.95 acre tract of land, more or less, of Lots 1-4 and 14-16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41 thru 43, of the Map Records of Nueces County, Texas; said 66.95 acre tract being more fully described as follows:

Beginning at a 5/8 inch iron rod with red plastic cap stamped "Urban Engr C.C. Tx" found, on the South corner of Lot 48, Block 16, Rancho Vista Subdivision Unit 10, a map of which is recorded in Volume 68, Pages 339-340, Map Records of Nueces County, Texas;

Thence, South 28°42'31" West, 5.00 feet for a corner of this tract;

Thence, South 61°17'28" East, 270.00 feet for a corner of this tract;

Thence, North 28°42'32" East, 150.00 feet for a corner of this tract;

Thence, with the boundary of this tract as follows:

- South 61°17'28" East, 338.30 feet for a corner of this tract;
- South 28°42'09" West, 216.96 feet for a corner of this tract;
- South 22°36'32" West, 127.78 feet for a corner of this tract and the beginning of a non-tangent curve to the left, having a radius point which bears South 73°52'24" East, 565.38 feet, a central angle of 24°18'40", a radius of 565.38 feet, a tangent length of 121.78 feet and an arc length of 239.89 feet;
- With the arc of the said non-tangent curve to the left, 239.89 feet, for a corner of this tract;
- South 12°28'13" East, 124.01 feet for a corner of this tract;
- South 12°24'11" East, 17.48 feet, for a corner of this tract and for the beginning of a non-tangent curve to the right, having a radius point which bears, South 77°35'49" West, 1030.00 feet, a central angle of 08°18'40", a radius of 1030.00 feet, a tangent length of 74.84 feet and an arc length of 149.41 feet;
- With the arc of the said non-tangent curve to the right, 149.41 feet, for a corner of this tract;
- South 00°38'33" East, 123.94 feet, for a corner of this tract and for the beginning of a non-tangent curve to the right, having a radius point which bears, North 87°11'35" West, 1030.00 feet, a central angle of 01°41'03", a radius of 1030.00 feet, a tangent length of 15.14 feet and an arc length of 30.28 feet;
- With the arc of the said non-tangent curve to the right, 30.28 feet, for a corner of this tract;
- South 04°29'28" West, 55.43 feet;
- North 82°01'10" East, 845.02 feet, to the Northwest line of Lot 5, said Section 24, for a corner of this tract;
- South 28°42'09" West, with the Northwest line of the said Lot 5, 257.96 feet, for a corner of this tract and for the beginning of a non-tangent curve to the left, having a radius point which bears, South 07°01'48" West, 201.31 feet, a central angle of 15°00'09", a radius of 201.31 feet, a tangent length of 26.51 feet and an arc length of 52.71 feet;
- With the arc of the said non-tangent curve to the left, 52.71 feet, for a corner of this tract;
- South 82°01'38" West, 662.73 feet, for a corner of this tract and for the beginning of a tangent curve to the right, having a radius point which bears, North 07°58'22" West, 940.00 feet, a central angle of 07°32'00", a radius of 940.00 feet, a tangent length of 61.89 feet and an arc length of 123.59 feet;
- With the arc of the said tangent curve to the right, 123.59 feet, for a corner of this tract;

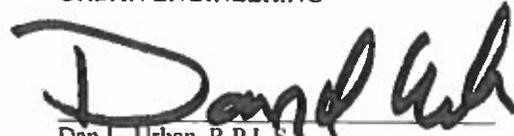
- South  $89^{\circ}33'38''$  West, 1596.64 feet, for a corner of this tract and for the beginning of a tangent curve to the right, having a radius point which bears, North  $00^{\circ}26'22''$  West, 640.00 feet, a central angle of  $29^{\circ}08'53''$ , a radius of 640.00 feet, a tangent length of 166.40 feet and an arc length of 325.59 feet;
- With the arc of the said tangent curve to the right, 325.59 feet, for a corner of this tract;
- North  $61^{\circ}17'28''$  West, 141.15 feet, for the West corner of this tract;
- North  $28^{\circ}42'32''$  East, 1922.00 feet, for the North corner of this tract;
- South  $61^{\circ}17'28''$  East, 180.00 feet;
- North  $28^{\circ}42'32''$  East, 5.50 feet;

Thence, South  $61^{\circ}17'28''$  East, 670.00 feet, to the Point of Beginning, containing 66.95 acres (2,916,178 square feet) of land.

Bearings based on the recorded plat of Rancho Vista Subdivision Unit 10, a map of which is recorded in Volume 68, Pages 339-340, Map Records of Nueces County, Texas. This description was prepared from record documents and field work performed in October 2014 and does not represent a current on the ground survey.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility or liability for its accuracy.

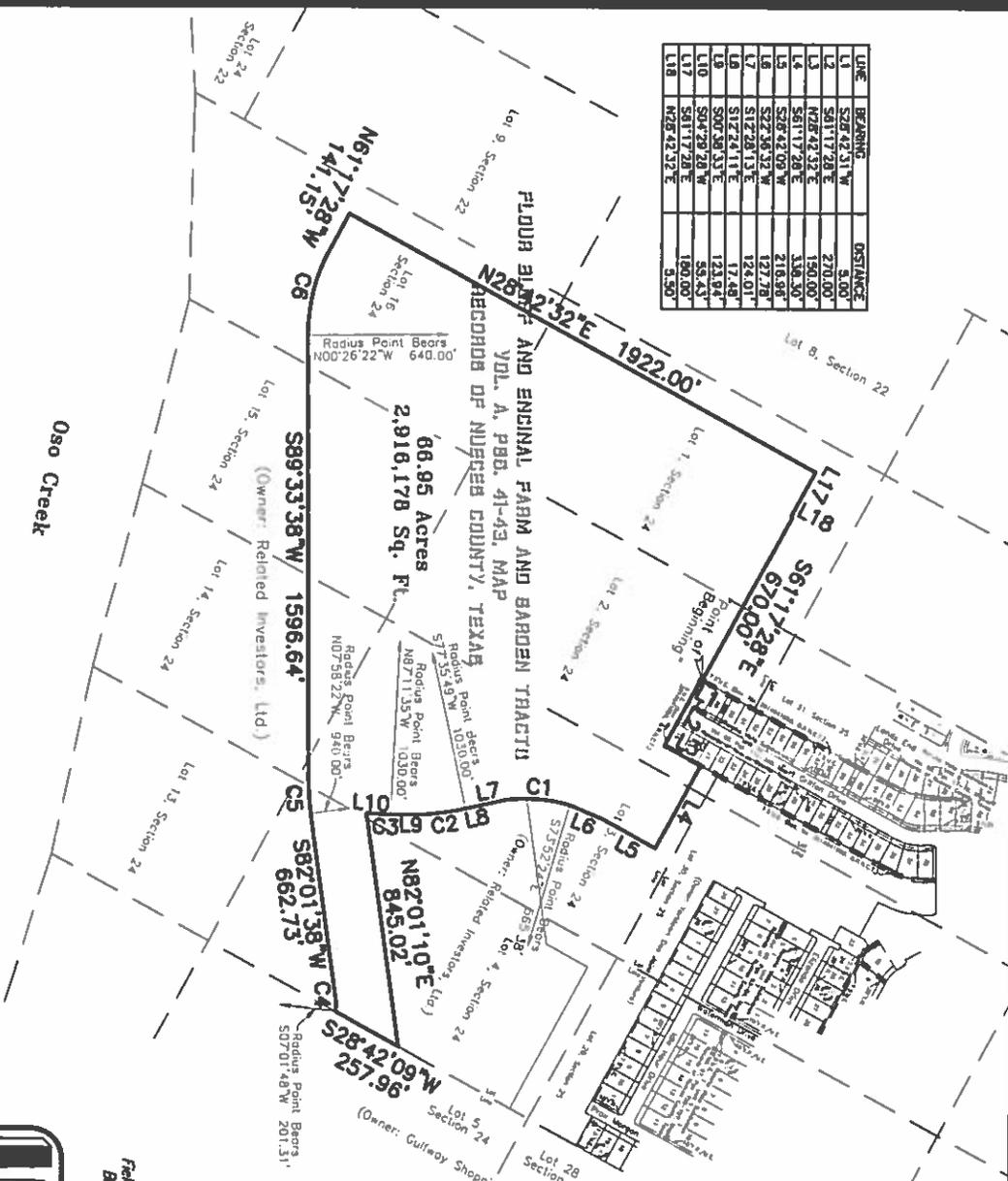
URBAN ENGINEERING



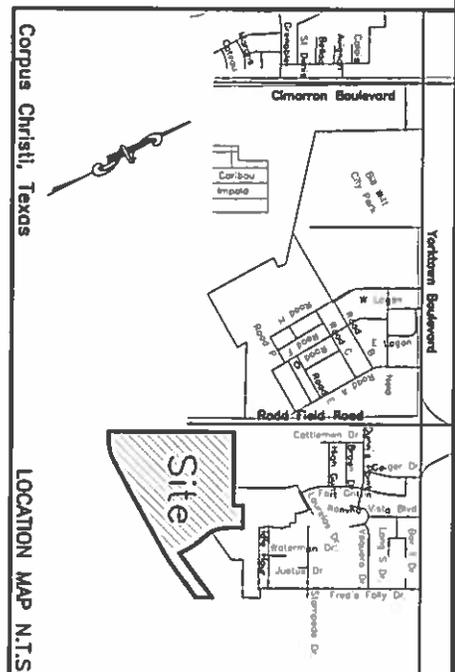
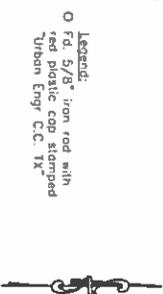
Dan L. Urban, R.P.L.S.  
License No. 4710



LINE	BEARING	DISTANCE
L1	S28°42'31"W	8.00'
L2	S41°17'22"E	270.00'
L3	N02°42'52"E	150.00'
L4	S61°17'28"E	138.00'
L5	S62°42'09"W	218.98'
L6	S12°28'13"E	127.78'
L7	S12°28'13"E	124.01'
L8	S12°28'13"E	17.48'
L9	S04°28'28"W	123.94'
L10	S61°17'28"E	58.43'
L11	S61°17'28"E	190.00'
L12	N28°42'32"E	5.50'



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	24°18'40"	565.38'	121.78'	239.89'
C2	8°18'40"	1030.00'	74.84'	149.41'
C3	1°41'03"	1030.00'	15.14'	30.26'
C4	15°00'09"	201.31'	26.51'	52.71'
C5	7°32'00"	940.00'	61.89'	123.59'
C6	29°08'53"	640.00'	166.40'	325.59'



**Exhibit B**  
**Sketch to Accompany**

Fieldnotes for 66.95 acre tract of land, more or less, of Lots 1-4 and 14-16, Section 24, Flour and Enginal Farm and Barden Tracts, a map of which is recorded in Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas.

**UBURBAN ENGINEERING**  
 3550 Independence Blvd., Suite 100  
 Houston, Texas 77057  
 Phone: (713) 864-1301 Fax: (713) 864-0001

DATE: June 17, 2015  
 SCALE: 1"=500'  
 JOB NO.: 39319.B4.17  
 SHEET: 1 of 1  
 DRAWN BY: RLG

LOT 9, SECTION 22  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
VOL. A, PGS. 41-43, M.R.N.C.T.

LOT 8, SECTION 22  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
VOL. A, PGS. 41-43, M.R.N.C.T.

ELOY H. SALAZAR  
RICARDO A. MARTINEZ

RODD FIELD  
INDUSTRIAL PARK

ASP Texas Central Company Transmission Line Easement  
(Volume 1495, Pages 758-760, D.R.N.C.T.)



**OWNER/DEVELOPER:**  
Yorktown Oso Joint Venture  
Bart Braselton, Partner  
5337 Yorktown, Suite 10D  
Corpus Christi, Texas 78413  
**ENGINEER:**  
Urban Engineering Firm No. 145  
2725 Swantner Drive  
Corpus Christi, Texas 78404  
1-361-854-3101

**LEGEND:**

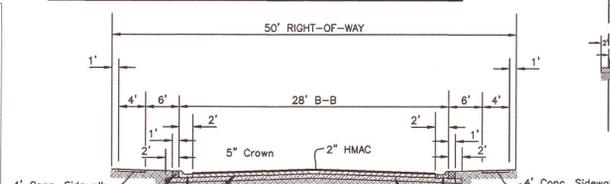
- - - - - EXISTING CONTOURS
- - - - - EXISTING STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER LINE
- - - - - NEW STORM SEWER
- - - - - NEW SANITARY SEWER
- - - - - NEW WATER LINE
- - - - - POLYVINYLCHLORIDE PIPE
- - - - - REINFORCED CONCRETE PIPE
- - - - - EXISTING MANHOLE
- - - - - NEW MANHOLE
- - - - - EXISTING SLOT INLET
- - - - - NEW SLOT INLET
- - - - - UTILITY EASEMENT (U.E.)
- - - - - YARD REQUIREMENT (Y.R.)
- - - - - 100 YEAR FLOOD LINE
- - - - - DRAINAGE FLOWLINE
- - - - - TIE TO EXISTING WATER LINE
- - - - - PARK/WALKWAY AREA
- - - - - LAKE AREA
- - - - - CLUSTER AREA WITH 35% COMBINED OPEN SPACE
- - - - - ORIGINAL F.B.&E.F.&G.T. LOT LINES



**TYPICAL 80' RIGHT-OF-WAY STREET SECTION**  
Not to Scale

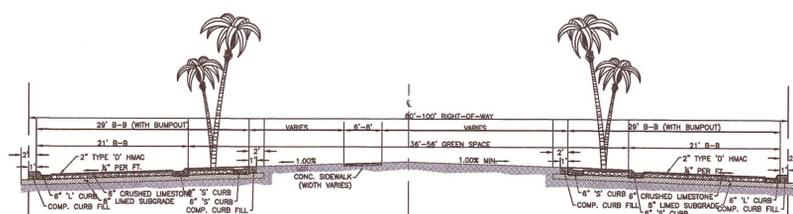
**NOTES:**  
1. PRIVATE DRIVEWAY ACCESS ONTO OSO PARKWAY FROM LOT 15, BLOCK 32, AND LOT 1, BLOCK 35 SHALL BE PROHIBITED.  
2. PRIVATE DRIVEWAY ACCESS ONTO SAFETY STEEL ROAD FROM LOT 40, BLOCK 12, AND LOT 1, BLOCK 32 SHALL BE PROHIBITED.  
3. PRIVATE DRIVEWAYS ALONG OSO PARKWAY MUST AVERAGE SEPARATION DISTANCE OF 150 FEET, AS MEASURED FROM CENTERLINE TO CENTERLINE, PER BLOCK FACE.

**GENERAL NOTES:**  
1. PRIVATE DRIVEWAY ACCESS ONTO OSO PARKWAY FROM LOT 15, BLOCK 32, AND LOT 1, BLOCK 35 SHALL BE PROHIBITED.  
2. PRIVATE DRIVEWAY ACCESS ONTO SAFETY STEEL ROAD FROM LOT 40, BLOCK 12, AND LOT 1, BLOCK 32 SHALL BE PROHIBITED.  
3. PRIVATE DRIVEWAYS ALONG OSO PARKWAY MUST AVERAGE SEPARATION DISTANCE OF 150 FEET, AS MEASURED FROM CENTERLINE TO CENTERLINE, PER BLOCK FACE.



**TYPICAL 50' RIGHT-OF-WAY STREET SECTION**  
Not to Scale

**NOTES:**  
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted row subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.



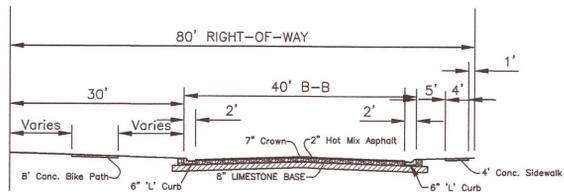
**TYPICAL RANCHO VISTA BOULEVARD RIGHT-OF-WAY STREET SECTION**  
Not to Scale

**NOTES:**  
For Clay Soils Only: Local and Residential Collector cross sections shall be constructed over a 12-inch section of compacted row subgrade to 90% Standard Proctor, from which the 8-inch lined subgrade shall be scarified and constructed.

\* SIGN W6-1



**CLUSTER GREEN SPACE:**  
1. TOTAL AREA OF CLUSTER DEVELOPMENT (LINED HATCH) = 361,470 S.F.  
2. REQUIRED GREEN SPACE (35% PER UDC) = 126,515 S.F.  
3. PROPOSED GREEN SPACE (SOLID GREEN HATCH) = 153,464 S.F.



**TYPICAL OSO PARKWAY STREET SECTION  
80' R.O.W. (40' B-B)**  
Not to Scale

**NOTES:**  
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted row subgrade to 90% Standard Proctor, from which the 8 inch lined subgrade shall be scarified and constructed.



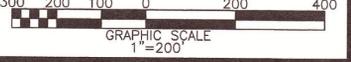
**RANCHO VISTA  
PRELIMINARY PLAT**  
(UPDATED FOR REMAINING PORTIONS)

**LEGAL DESCRIPTION**  
Being 239 acres± out of the original 330 acres± out of Lots 17-20 and Lots 29-32, Section 25 and Lots 1-4 and Lots 13-16, Section 24 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, M.R.N.C.T.



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JOB NO. 39319.B2.03 MFH/mcy August 20, 2014



GRAPHIC SCALE  
1"=200'

S:\Projects\393000\39319\B401\UNIT 12.dwg Preliminary Plat Revisions\XP1.dwg modified by michaels on Dec 09, 2014 - 1:47pm

**LOCATION MAP**  
NO SCALE  
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