



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, July 24, 2024

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: None.
- IV. Approval of Minutes: July 10, 2024 DRAFT Meeting Minutes
 1. [24-1192](#) July 10, 2024, DRAFT Meeting Minutes
Attachments: [7-10-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and B)**

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [24-1179](#)

PL8344

Shoreline Oaks Subdivision Unit 1 Block1 Lots 1R thru 8R (Replat of 0.92 Ac)

Located south of Sea Oak Dr. and west of Flour Bluff Dr.

Attachments: [PL8344CoverTabReplatApproval Shoreline Oaks](#)
[PL8344 Shoreline Oaks ClosedDoc Report](#)
[PL8344 Shoreline Oaks Plat](#)
[PL8344 Shoreline Oaks Utility - Address Plan 6-28 \(2\)](#)

3. [24-1203](#)

PL8335

Lexington Plaza Block D Lots 43 and 44 (Replat 0 5.1 Ac)

Located north of SPID and west of Carroll Ln.

Attachments: [PL8335CoverTabReplatApproval Lexington Plaza](#)
[PL8335ClosedDocReport Lexington Plaza](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Plat \(3\) \(6\)](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza SWQMP - Reviewed - Approv](#)
[PL8335 Lot 43 and 44, Block D, Lexington Plaza Utility - Reviewed - Approved](#)

B. Zoning

4. [24-1189](#)

Zoning Case No. ZN8340, Cypress Point Capital LLC (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM-2444/Staples Street) and County Road 43 (CR-43) from the “FR” Farm Rural District to the “CN-1” Neighborhood Commercial District and the “RS-22” Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8340 Cypress Point Capital LLC Report](#)
[ZN8340 Cypress Point Capital LLC](#)

5. [24-1190](#)

Zoning Case No. ZN8348, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 508 South Nineteenth Street from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends Approval).

Attachments: [ZN8348 City of Corpus Christi Staff Report](#)
[ZN8348 City of Corpus Christi](#)

C. Briefing

6. [24-1198](#) Briefing on the Draft Bayside Area Development Plan

Attachments: [Agenda Memo - Bayside Plan Briefing 7-24-2024](#)
[240724 Planning Commission Briefing RFS](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, July 10, 2024

5:30 PM

Council Chambers

I. Call to Order/Roll Call:

Chairman Miller called the meeting to order at 5:31 pm and a quorum was established to conduct the meeting.

Present 9 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent 1 - Advisory Non voting Ben Polack

II. PUBLIC COMMENT: None.

III. Approval of Absences: June 26, 2024: Chairman Miller and Vice Chairman York.

A motion was made by Commissioner Mandel to approve the absences, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: June 26, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Munoz to approve the June 26, 2024, minutes, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

1. [24-1101](#) June 26, 2024, Meeting Minutes DRAFT

Attachments: [6-26-24 PC Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Item A)

Mark Orozco, Development Services, read Consent Agenda Item A into the record. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC).

Commissioner Hedrick had a question about the alley.

Ms. Whitmire stated there was a review of the ability of fire department and solid waste vehicles making the turn.

Commissioner Salazar-Garza asked if fire and trash actually looked at the area in

person.

Ms. Whitmire stated there is nothing onsite constructed yet but the dimensions were reviewed on the plan set with an overlay of the turning radius of the largest fire engine and that signage and curb striping was added to assure no parking was allowed. The arrangement was approved in the preliminary plat from 2018 but this final plat was evaluated to meet current requirements.

Mark Orozco added there is a temporary secondary fire access as well. Ms. Whitmire stated that was a good point and explained that because of this being a phased development this unit only had one connection and so a temporary fire access was included in this phase until the next phase provides additional connectivity.

Chairman Miller opened Public Comment.

Seeing no one to speak, Chairman Miller closed Public Comment.

A motion was made by Vice Chairman York to approve Item A, 2, as presented by staff, seconded by Commissioner Motaghi. The Vote: All Aye. The motion passed.

A. Plat

2. [24-1097](#) PL8275
LONDON TOWNE SUBDIVISION UNIT 8A (FINAL OF 13.144 ACRES)
Located north of FM 43 & west of CR 33.

Attachments: [PL8275 Cover Txt Tab](#)
 [PL8275 Closed Comb Rpt](#)
 [PL8275 Revised plat - 20240522](#)
 [PL8275 Revised SWQMP](#)
 [PL8275 Revised Utility Plan](#)

VI. Public Hearing: Discussion and Possible Action

Item No. 3, 24-1106, Alarcon Addition, Block 1, Lots 1 & 2, was pulled from the agenda. No action taken.

B. Plat

3. [24-1106](#) PL8163
ALARCON ADDITION, BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)
Located east of Callicoate Road and north along Leopard Street.

Attachments: [PL8163 Alarcon Addition Cover Txt Tab- Final - Disapproval](#)
 [PL8163 Alarcon Addition Combined Report \(2\)](#)
 [PL8163 Alarcon Addition Plat](#)

VII. Director's Report:

Michael Dice, Assistant Director, stated the Impact Fee Ordinance will be presented to City Council Tuesday, July 16, with the second reading scheduled for Tuesday, July 23.

Chairman Miller asked how trust fund balancers will be reconciled.

Mr. Dice stated that will be part of the presentation on Tuesday, July 16.

Commissioner Munoz asked about the policies.

Mr. Dice stated they are working with the CIAC sub committee to cover all concerns and those policies will be presented to Council at a later date. Impact Fees are scheduled to process in October of 2025. The policies will be part of the UDC and it will go through the Planning Commission for approval before it goes to City Council.

VIII. Future Agenda Items: None.**IX. Adjournment: There being no further business to discuss, the meeting adjourned at 5:39 pm.**

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 24, 2024**

PROJECT: PL8344

Shoreline Oaks Subdivision Unit 1 Block1 Lots 1R thru 8R (Replat of 0.92 Ac)

Located south of Sea Oak Dr. and west of Flour Bluff Dr.

Zoned: CG-2

Owner: Toscana Bay Custom Homes, LLC

Surveyor: York Engineering

The applicant proposes to plat the property to develop **townhomes**. The submitted **Non-Public** Replat does satisfy the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends **Approval**. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.

**Merged Document Report****Application No.: PL8344**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility - Address Plan 6-28.pdf
Plat 6-27.pdf
Merged Documents Report.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mark Orozco	markor@cctexas.com	361-826-3921

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
21	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: UPDATE: ONE WAY CYCLE TRACK WAIVED FOR CONSTRUCTABILITY ALONG FLOUR BLUFF DR; MAINTAIN EXISTING SIDEWALK ALONG SEA OAK yes, one way cycle track, per 8.2.2 B. Water: no	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
			<p>Fire hydrants: may be required at site development</p> <p>C. Wastewater: no</p> <p>D. Stormwater: may be required at site development</p> <p>E. Public open space: no</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	Plat1	Note	Mark Orozco : Default	Closed	<p>Fire Comments:</p> <p>1PlatNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2PlatTownhouse construction will be reviewed as commercial property.</p> <p>3Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4Plat507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>5Plat507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>6Plat912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p>	

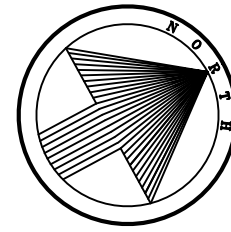
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>supply (if required).</p> <p>7Plat503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall 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.</p> <p>8Plat3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>9PlatD102.1 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.</p> <p>10Infor.503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>11Infor.Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>12Plat503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>13PlatD103.1 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, exclusive of shoulders.</p>	
20	Plat1	Note	Mark Orozco : Default	Closed	<p>Fire Comments:</p> <p>14Plat"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>1.□Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.□Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3.□The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>15□Plat□Please refer to the attached chart regarding turning radius for fire apparatus. The plan indicates a turning radius of 24 ft. However, curb to curb turning radius is 36 ft. If a fence is constructed that prevents the fire apparatus from completing a turn, the required turning radius is 44 ft.</p> <p>16□Plat□503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>17□Infor.□503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>18□Infor.□"</p> <p>D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)" Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)"</p> <p>19 Infor. R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed).</p> <p>20 Infor. R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.</p> <p>21 Plat Commercial development of the property will require further Development Services review.</p>	
17	utility plan	Note	Mark Orozco : Default	Closed	Common Area to labeled as Private Access Easement and Private utility Easement. Can be listed as a Plat comment referencing the Common Area.	
18	utility plan	Note	Mark Orozco : Default	Closed	<p>1. Add note to plat "No access to Flour Bluff Drive shall be permitted"</p> <p>2. Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>3. Informational: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). Please note this applies to final configuration of Four Bluff Dr.</p> <p>4. Informational: 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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>5. Informational: Pavement markings shall be</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>6. Informational: 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. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7. Informational: 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. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>8. Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>9. Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>10. Informational: Flour Bluff Rd is designated as an A-1 in the City's transportation Plan. The Current PCI= 87</p> <p>11. Informational: Sea Oak Drive is designated a Local in the City's transportation plan and has a PCI = 75</p> <p>12. Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
2	Plat1	Note	Mark Zans : DS	Closed	Solid Waste- trash service will be provided on Sea Oak Dr. using curb carts.	
3	Plat1	Note	Mark Zans : DS	Closed	PC General note: Plat is a (Non-public notice PC plat/ Public notice PC plat).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	Plat1	Note	Mark Orozco : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10/24. The deadline for revisions to be submitted is 7/2/24. 30-day extension requested on 7/1. New PC date is 8/7.	
5	Plat1	Note	Mark Zans : DS	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	Plat1	Note	Mark Zans : DS	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
7	Plat1	Note	Mark Zans : DS	Closed	Under UDC 4.5.3 Residential standards under CG-2 zoning for townhomes the minimum lot width is 26'. The end to lots 1R and Lot 8R are not wide enough.	
8	Plat1	Note	Mark Zans : DS	Closed	How are driveways to be handled for the lots.? Is a shared access for parking being considered?	
9	Plat1	Note	Mark Zans : DS	Closed	How are setbacks between buildings and lot lines to be handled?	
10	Plat1	Note	Mark Zans : DS	Closed	A 5' Y.R. is required along the rear of the property	
11	Plat1	Note	Mark Zans : DS	Closed	One way bicycle track along both side of Flour Buff Dr.	
12	Plat1	Note	Mark Zans : DS	Closed	Will development for this property be residential or commercial?	
13	Plat1	Note	Mark Orozco : DS	Closed	1. Please provide volume and page number of 30' easement along Flour Bluff Dr.	
22	Plat1	Note	Bria Whitmire : DS	Closed	Update: One Way Cycle Track Waived for Constructability along Flour Bluff Dr. Maintain existing sidewalk along Sea Oak. show one way cycle track, or submit a waver	
23	Plat1	Note	Mark Zans : DS	Closed	GIS comments- Plat closes to acceptable standards.	
16	utility plan	Note	Melanie Barrera : DS	Closed	not addressed. will HOA maintain common area? clarify how each lot will access water/wastewater. if the common area is not maintained by an HOA, then all lots wouldn't have access to utilities.	



BEING A REPLAT OF BLOCK 1, LOT 1A, SHORELINE OAKS SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 68, PAGE 349, MAP RECORDS OF NUECES COUNTY, TEXAS.

WE, TOSCANNA BAY CUSTOM HOMES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE _____ DAY OF _____, 2024.

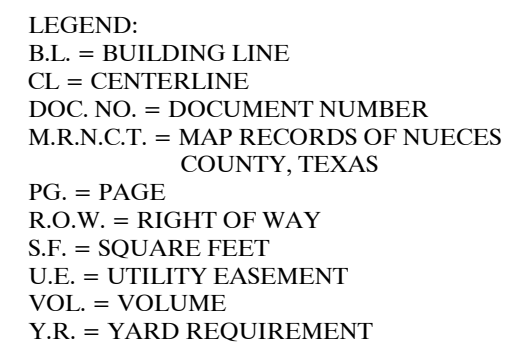
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED, EDITH E. GARZA, PROVEN TO ME TO BE
THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING
INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND
AND SEAL OF OFFICE, THIS THE _____ DAY OF
_____, 2024.

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

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 _____, 2024

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.

RONALD E. BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5407


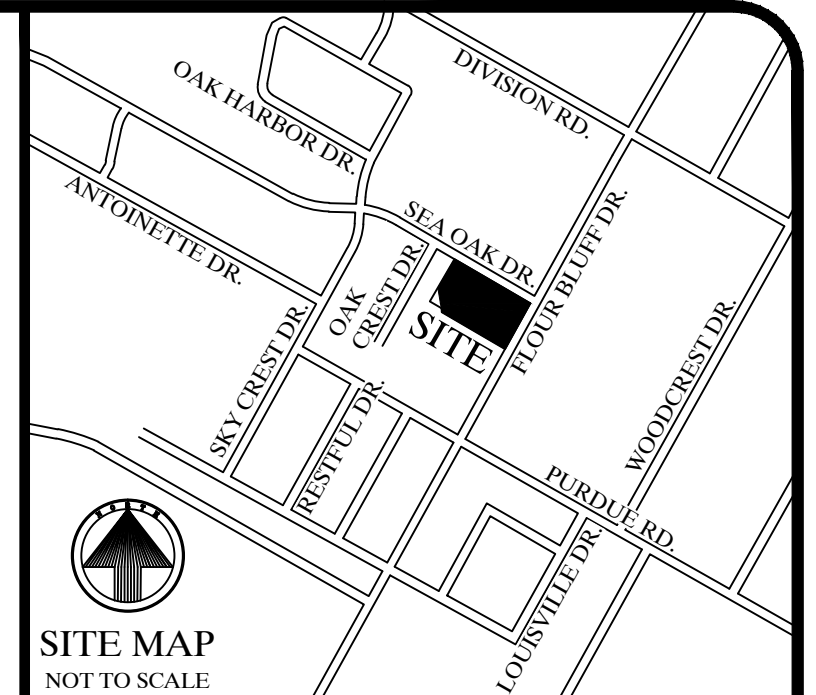


- = SET 5/8" RE-BAR
 ○ = SET DRILL HOLE
 ⊙ = FOUND 5/8" RE-BAR
 ● = FOUND DRILL HOLE

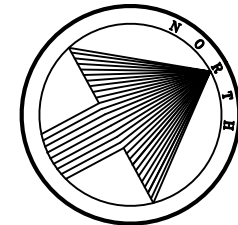
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "IX" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.929 ACRES.
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. NO ACCESS TO FLOUR BLUFF DRIVE SHALL BE PERMITTED.

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DEPUTY



5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800









BEING A REPLAT OF BLOCK 1, LOT 1A, SHORELINE OAKS SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 68, PAGE 349, MAP RECORDS OF NUECES COUNTY, TEXAS.

BEING A REPLAT OF BLOCK 1, LOT 1A, SHORELINE OAKS SUBDIVISION UNIT 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 68, PAGE 349, MAP RECORDS OF NUECES COUNTY, TEXAS.



5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES
COUNTY, TEXAS
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

 = WASTEWATER MANHOLE
 = FIRE HYDRANT
 = SET 5/8" RE-BAR
 = SET DRILL HOLE
 = FOUND 5/8" RE-BAR
 = FOUND DRILL HOLE

UTILITIES SHOWN ARE BASED ON
THE CITY OF CORPUS CHRISTI GIS.

C1
R = 15.00'
L = 23.59'
TAN = 15.02'
 $\Delta = 90^\circ 05' 20''$
CB = S16° 29' 52"E, 21.23'

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 24, 2024**

PROJECT: PL8335

Lexington Plaza Block D Lots 43 and 44 (Replat 0 5.1 Ac)

Located north of SPID and west of Carroll Ln.

Zoned: CG-2

Owner: CAH-DHL Properties LLC

Surveyor: York Engineering

The applicant proposes to plat the property to develop **commercial buildings**. The submitted **Non-Public** Replat does satisfy the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends **Approval**. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.

**Merged Document Report****Application No.: PL8335**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Lot 43 and 44, Block D, Lexington Plaza_SWQMP.pdf
Lot 43 and 44, Block D, Lexington Plaza_Utility.pdf
Lot 43 and 44, Block D, Lexington Plaza_Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	

General Comments**Corrections in the following table need to be applied before a permit can be issued**

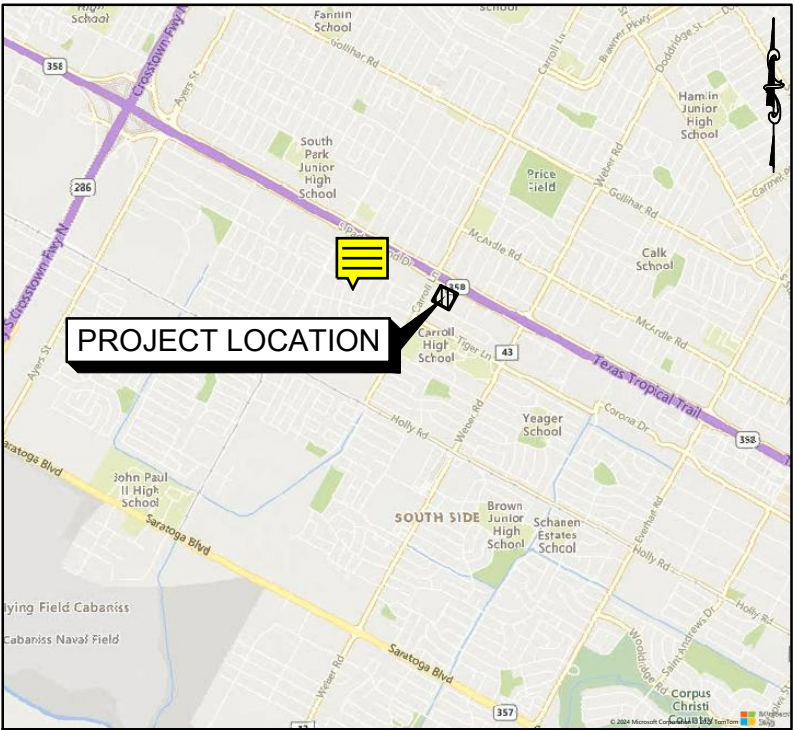
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	FINAL PLAT	Note	Mark Zans : DS	Closed	Fire comments 1-10 1□Infor.□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2□Plat□It is noted that the buildings already exist	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>on this plat. However, some of the lot lines appear to go through the buildings. Please clarify the lot lines vs. buildings area.</p> <p>3 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Infor. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5 Plat In referance to the above comment. Adding another access road to Caliber Collision will place the existing hydrant at a distance of approximately 670 ft. hose lay to the rear corner of the business. A hydrant will need to be added to reduce this distance to 300 ft.</p> <p>6 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p> <p>7 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.</p> <p>8 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>9 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>10 Plat 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 26feet, exclusive of shoulders.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	FINAL PLAT	Note	Mark Zans : DS	Closed	<p>Fire comments 11-15</p> <p>11 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>12 Plat "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>13 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>14 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>15 Infor. Commercial development of the property or change of occupancy use will require further Development Services review.</p>	
3	FINAL PLAT	Note	Mark Zans : DS	Closed	Plat is a (Non-public notice PC plat	
4	FINAL PLAT	Note	Mark Zans : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10/24. The deadline for revisions to be submitted is 7/2/24.	
5	FINAL PLAT	Note	Mark Zans : DS	Closed	he plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	FINAL PLAT	Note	Mark Zans : DS	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
7	FINAL PLAT	Note	Mark Zans : DS	Closed	<p>TxDot comments- Place as general notes on the plat.</p> <ul style="list-style-type: none"> • No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. • TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020). • Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system • If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
9	FINAL PLAT	Note	Melanie Barrera : DS	Closed	remove red "preliminary for review only" text	
10	FINAL PLAT	Note	Melanie Barrera : DS	Closed	place plat note (not just on SWQMP, on plat as well) that any increase to stormwater runoff flow rates shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05	
11	FINAL PLAT	Note	Mark Zans : DS	Closed	AEP Distribution- Requesting that electrical distribution elements be encompassed in an electrical easement and labeled on the plat.	
12	FINAL PLAT	Note	Mark Zans : DS	Closed	Are notes 6 and 7 for the same easement?	
13	FINAL PLAT	Note	Mark Zans : DS	Closed	Please correct the plat title to read Lexington Plaza Block D Lots 43 and 44	
14	FINAL PLAT	Note	Mark Zans : DS	Closed	Please redo location map to show streets and make street names readable.	
17	FINAL PLAT	Note	Mark Zans : DS	Closed	Why are lot lines cutting through buildings?	

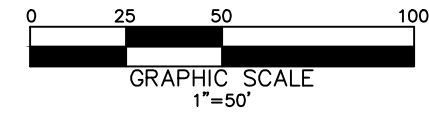
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	FINAL PLAT	Note	Mark Zans : DS	Closed	traffic comments- 1PlatProvide 25 foot shared access easement at location of current functional access aligning with current Access/Utility Easment (Doc 2011011449) 2InformationalThe lot configuration as shown appears to assume an additional driveway to the northwest corner of the property. This would have to be approved as an additional driveway by TxDOT. In addition, this would necessitate site work to be operational. Comment 1 addresses current operations that do not necessitate TXDOT permit nor site work.	
20	FINAL PLAT	Note	Mark Zans : DS	Closed	GIS comments 1. Please confirm that plat closes to standards. 2. Are plat lines cutting through buildings? 3. Provide volume and page numbers for easements.	
15	10062301-SWQMP-204 DRAINAGE PLAN	Note	Melanie Barrera : DS	Closed	further review to occur prior to site development/change in impervious surface	
16	UTILITY PLAN	Note	Melanie Barrera : DS	Closed	no public improvements are needed for recordation	
8	FINAL PLAT	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	



LOCATION MAP
SCALE: 1" = 5,000'

FINAL PLAT OF LOTS 43 AND 44, BLOCK D, LEXINGTON PLAZA

BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.
AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS NUECES COUNTY, TEXAS.



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ TxDOT MONUMENT FOUND
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- R.O.W. RIGHT OF WAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX

GENERAL NOTES:

- THE TOTAL AREA TO BE PLATTED CONTAINS 5.1 ACRES OF LAND.
- ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
- DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
- A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 44 TO BE CONVEYED THRU LOT 43 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE. EASEMENT SHOWN ON THIS PLAT IS APPROXIMATE.
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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 _____ 2024.

BRIA WHITMIRE, PE, CFM, CPM
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 _____ 2024.

MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, 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 _____ DAY OF _____ 2024.

ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAD 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; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

CHARLES A. HICKS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES A. HICKS.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAD 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; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2024

BY: _____ DEPUTY

PRELIMINARY
FOR REVIEW ONLY

YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM F-22063
PROJECT NO. 1888-23-01 © 2024 BY YORK ENGINEERING, INC.

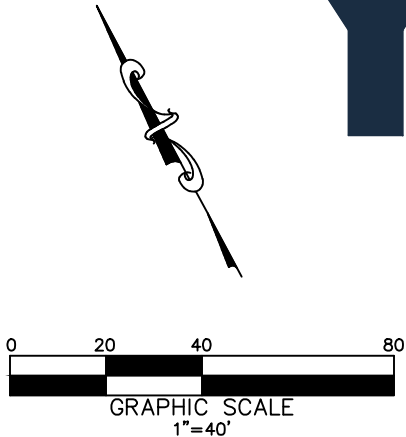


LOCATION MAP
SCALE: 1" = 5,000'



UTIMATE OUTFALL ROUTE
SCALE: 1" = 2,000'

LEGEND	
	DRAINAGE BOUNDARY
	FLOW ARROW
DA	DRAINAGE AREA
A	AREA
C	RUN-OFF COEFFICIENT
T _c	TIME OF CONCENTRATION
i _s	RAINFALL INTENSITY (5-YEAR)
Q _s	FLOW RATE (5-YEAR)



NOTE:
THIS DRAINAGE PLAN IS FOR APPROVAL OF DRAINAGE CALCULATIONS AND GENERAL DRAINAGE INTENT. DESIGN FOR STORM WATER DETENTION FACILITIES, INCLUDING POND AND OUTFALL STRUCTURE, SHALL BE COMPLETED DURING THE DEVELOPMENT PHASE. ANY DEVELOPMENT SHALL INCLUDE DRAINAGE IMPROVEMENTS WHICH CONFORM TO THE CALCULATIONS AND GENERAL DRAINAGE INTENT SHOWN ON THIS SHEET. IF DEVELOPMENT DOES NOT CONFORM TO THE ASSUMPTIONS USED ON THIS SHEET, THEN NEW CALCULATIONS SHALL BE COMPLETED IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING ENTITY.

DRAINAGE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY FULLY DEVELOPED WITH BUILDINGS AND PAVING. THE DEVELOPMENT WILL DEMOLISH EXISTING BUILDINGS AND PAVING AND CONSTRUCT NEW BUILDINGS AND PAVING. THE DEVELOPMENT WILL NOT INCREASE IMPERVIOUS SURFACE.

THE SITE CURRENTLY SURFACE DRAINS TO THE S.H. 358 RIGHT-OF-WAY (DA-1) BY SURFACE DRAINAGE, AND TO THE REAR OF THE SITE (DA-2) VIA UNDERGROUND STORM DRAINAGE.

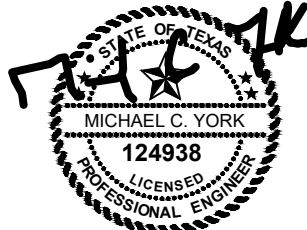
DRAINAGE CALCULATIONS FOR THIS PROJECT ARE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AS WELL AS THE INFRASTRUCTURE DESIGN MANUAL.

FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUNOFF, THE LAND USE OF GENERAL BUSINESS DISTRICT WAS CHOSEN FOR BOTH THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. A MINIMUM TIME OF CONCENTRATION (T_c) OF 10 MINUTES IS ASSUMED. THE RAINFALL INTENSITIES SELECTED ARE BASED OFF THE NOAA ATLAS 14 POINT PRECIPITATION RAINFALL INTENSITY FOR CORPUS CHRISTI, TEXAS.

THIS DEVELOPMENT COMPLIES WITH THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

RUN-OFF CALCULATIONS

PRE-DEVELOPMENT	POST-DEVELOPMENT
DA-1 A=1.38 ac. C=0.80 T _c =10 min. (minimum) i _s =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q _s =7.44 cfs Q ₂₅ =10.39 cfs Q ₁₀₀ =13.14 cfs	DA-1 A=1.38 ac. C=0.80 T _c =10 min. (minimum) i _s =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q _s =7.44 cfs Q ₂₅ =10.39 cfs Q ₁₀₀ =13.14 cfs
DA-2 A=3.72 ac. C=0.80 T _c =10 min. (minimum) i _s =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q _s =20.06 cfs Q ₂₅ =28.00 cfs Q ₁₀₀ =35.41 cfs	DA-2 A=3.72 ac. C=0.80 T _c =10 min. (minimum) i _s =6.74 in./hr. i ₂₅ =9.41 in./hr. i ₁₀₀ =11.90 in./hr. Q _s =20.06 cfs Q ₂₅ =28.00 cfs Q ₁₀₀ =35.41 cfs
Q ₁₅ =27.50 cfs Q ₁₂₅ =38.39 cfs Q ₁₀₀ =48.55 cfs	Q ₁₅ =27.50 cfs Q ₁₂₅ =38.39 cfs Q ₁₀₀ =48.55 cfs



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL C. YORK, P.E. 124938, ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

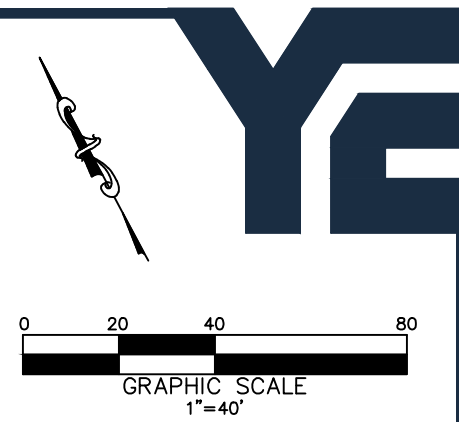
STORM WATER QUALITY
MANAGEMENT PLAN
FOR

LOT 43 AND LOT 44, BLOCK D,
LEXINGTON PLAZA

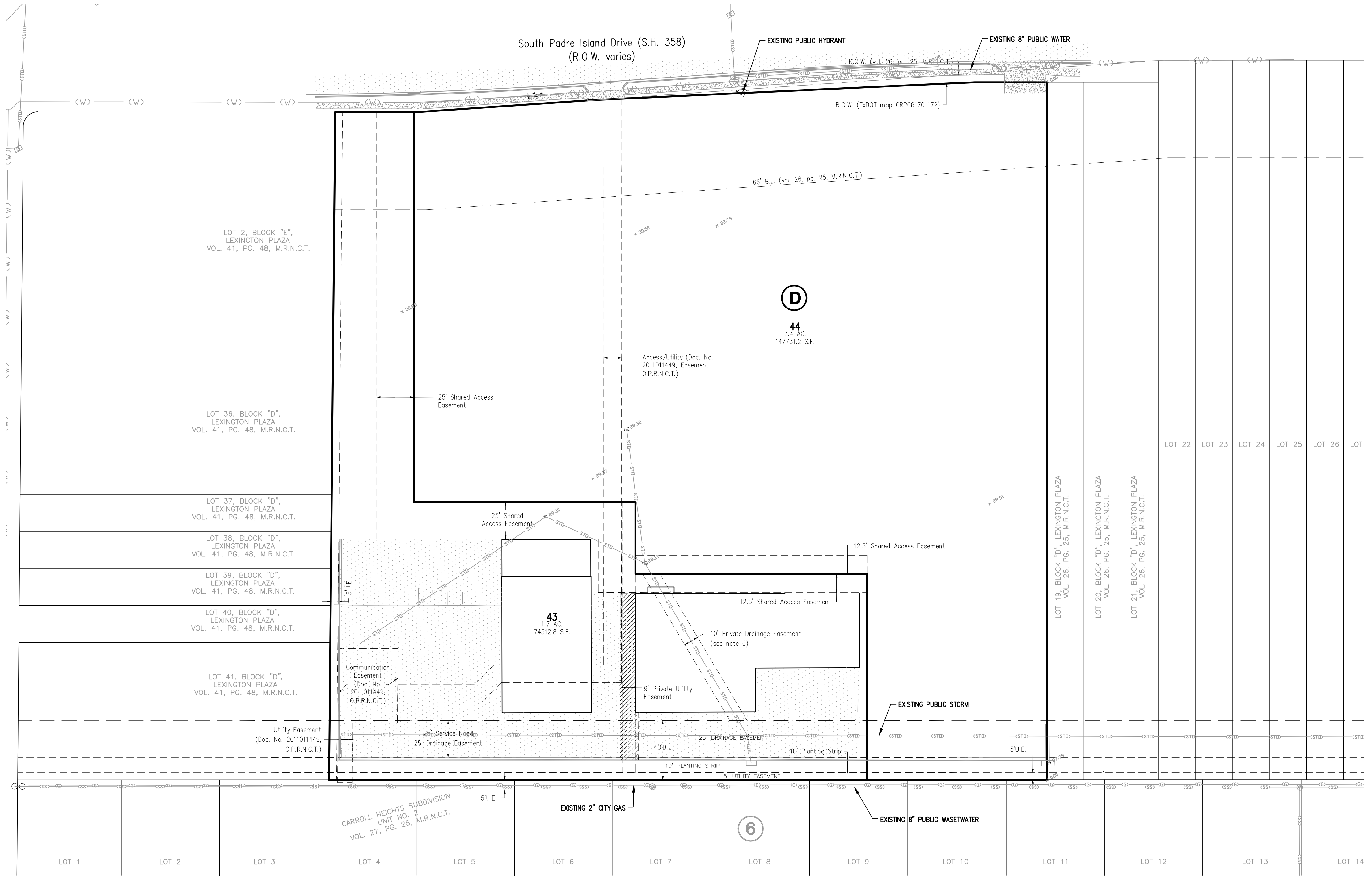
BEING A REPLAY OF LOT 42, BLOCK D, AS SHOWN ON THE
PLAN RECORDED IN VOLUME 41, PAGE 45, MAP RECORDS
NUECES COUNTY, TEXAS, AND LOTS 2 THRU 18, BLOCK D,
AS SHOWN ON THE PLAN RECORDED IN VOLUME 26, PAGE
25, MAP RECORDS NUECES COUNTY, TEXAS.



LOCATION MAP
SCALE: 1" = 5,000'

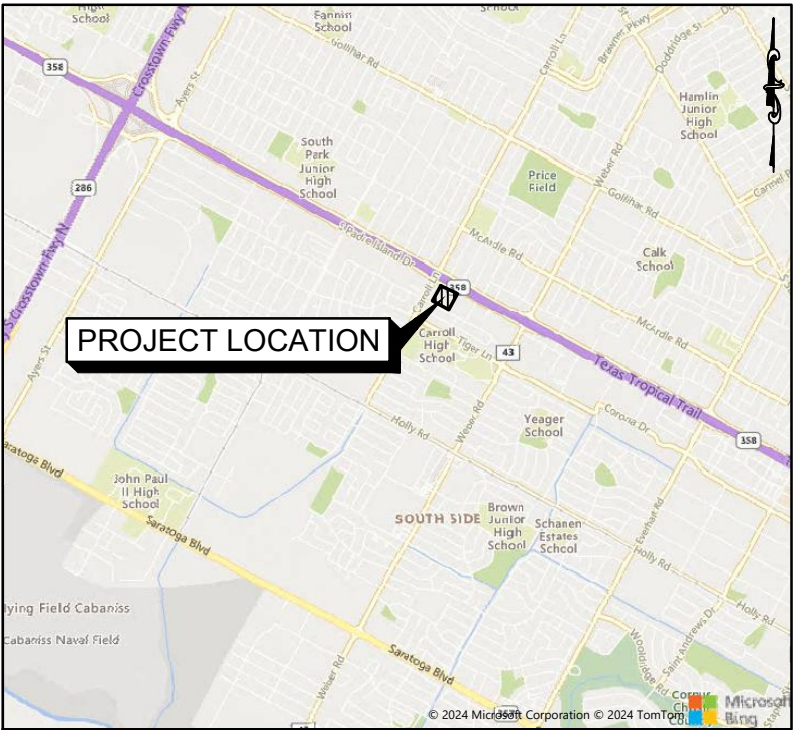


LEGEND	
EX	EXISTING
SS	SANITARY SEWER
MM	MANHOLE
PVC	POLYVINYL CHLORIDE PIPE
ACP	ASBESTOS CONCRETE PIPE
DL	DUCTILE IRON
(W)	EX. WATER LINE
(SS)	EX. SANITARY SEWER LINE
(STO)	EXISTING STORM DRAINAGE LINE
	EXISTING FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE



PLAT UTILITY EXHIBIT
FOR
LOT 43 AND LOT 44, BLOCK D,
LEXINGTON PLAZA

BEING A REPLAT OF LOT 43, BLOCK D, AS SHOWN ON THE
PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS
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LOCATION MAP
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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 _____ 2024.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, 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.

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REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

STATE OF TEXAS
COUNTY OF NUECES

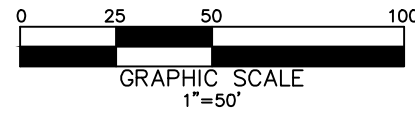
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THIS THE _____ DAY OF _____ 2024.

CHARLES A. HICKS

FINAL PLAT OF LEXINGTON PLAZA BLOCK D, LOTS 43 AND 44

BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS.
AND LOTS 2 THRU 18, BLOCK D, AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 25, MAP RECORDS NUECES COUNTY, TEXAS.



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ TxDOT MONUMENT FOUND
- U.E. UTILITY EASEMENT
- Y.R. YARD REQUIRMENT
- R.O.W. RIGHT OF WAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TX
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TX

GENERAL NOTES:

- THE TOTAL AREA TO BE PLATTED CONTAINS 5.1 ACRES OF LAND.
- ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
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- A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 44 TO BE CONVEYED THRU LOT 43 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE. EASEMENT SHOWN ON THIS PLAT IS APPROXIMATE.
- A PRIVATE DRAINAGE EASEMENT IS DEDICATED WITH THIS PLAT ALLOWING DRAINAGE FROM LOT 43 TO BE CONVEYED THRU LOT 44 AND TO THE PUBLIC DRAINAGE FACILITIES. THE EASEMENT SHALL BE 10' WIDE AND CENTERED ALONG EXISTING STORM DRAIN INFRASTRUCTURE.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
- TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE TO THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO THE TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
- ANY INCREASE TO STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2A. 8.2.8.B, AND IDM 3.05

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 _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2024

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES A. HICKS.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, CAH-DHL PROPERTIES, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD 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; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2024.

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Development Services

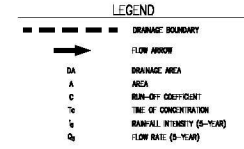
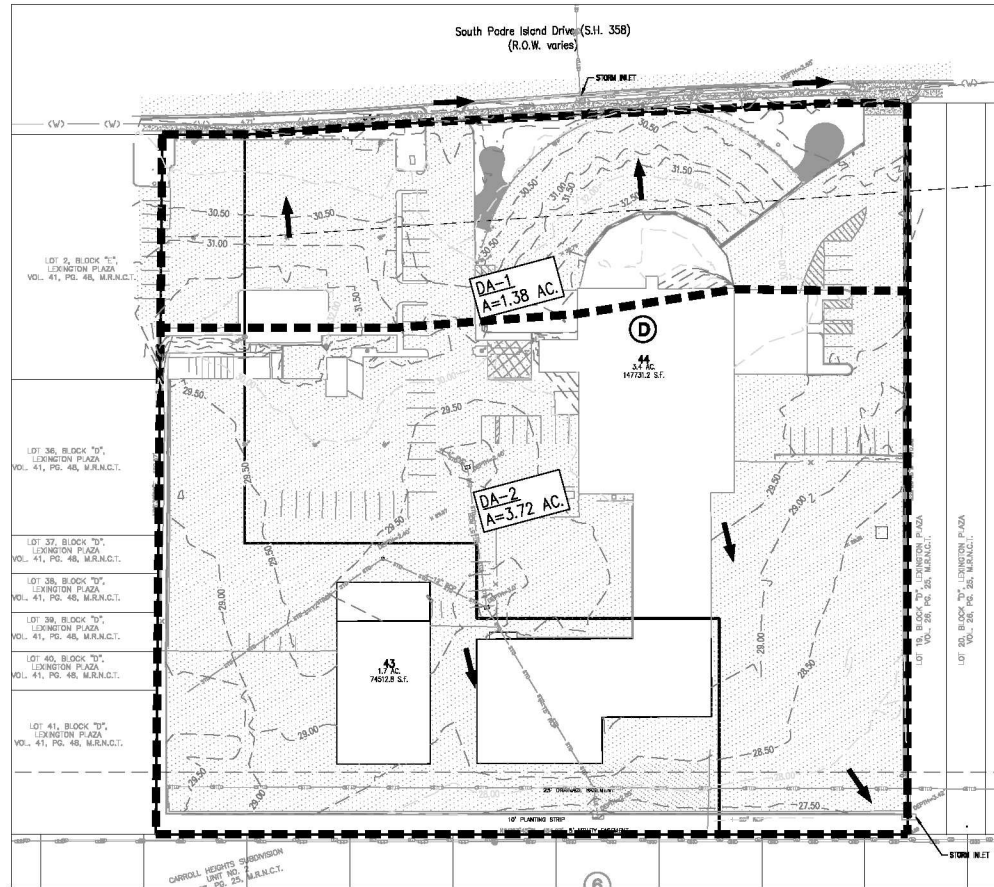
2406 Leopard Street, Corpus Christi, TX 78408

Date: 07.17.2024**Final Report - Approved****Application No. PL8335****Description :****Address :****Record Type : PLAT****Document Filename : Lot 43 and 44, Block D, Lexington Plaza_SWQMP.pdf****Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments**Corrections in the following table need to be applied before a permit can be issued**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
15	10062301-SWQM P-204 DRAINAGE PLAN	Note	Melanie Barrera : DS	Closed	further review to occur prior to site development/change in impervious surface



NOTES:
1. THE DRAINAGE PLAN IS THE RESULT OF DRAINAGE CALCULATIONS AND DESIGN. IT IS NOT A DESIGN FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER TO PROVIDE THE NECESSARY DATA FOR THE DRAINAGE PLAN. THE DRAINAGE PLAN IS NOT A DESIGN FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ENGINEER TO PROVIDE THE NECESSARY DATA FOR THE DRAINAGE PLAN.

DRAINAGE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY FULLY DEVELOPED WITH BUILDINGS AND PAVING. THE DEVELOPMENT WILL DEMOLISH EXISTING BUILDINGS AND PAVING AND CONSTRUCT NEW BUILDINGS AND PAVING. THE DEVELOPMENT WILL NOT INCREASE IMPERVIOUS SURFACE.

THE SITE CURRENTLY DRAINS TO THE S.H. 358 RIGHT-OF-WAY (DA-1) BY SURFACE DRAINAGE, AND TO THE REAR OF THE SITE (DA-2) VIA UNDERGROUND STORM DRAINAGE.

DRAINAGE CALCULATIONS FOR THIS PROJECT ARE BASED ON THE CURRENT CITY OF CORPUS CHRISTI DRAINAGE MASTER PLAN AS WELL AS THE INFRASTRUCTURE DESIGN MANUAL.

FOR PURPOSES OF DETERMINING THE COEFFICIENT OF RUN-OFF, THE LAND USE OF GENERAL BUSINESS DISTRICT WAS CHOSEN FOR BOTH THE PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. A MINIMUM TIME OF CONCENTRATION (t_c) OF 10 MINUTES IS ASSUMED. THE RAINFALL INTENSITIES SELECTED ARE BASED OFF THE NOAA ATLAS 14 POINT PRECIPITATION RAINFALL INTENSITY FOR CORPUS CHRISTI, TEXAS.

THIS DEVELOPMENT COMPLIES WITH THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.

RUN-OFF CALCULATIONS

PRE-DEVELOPMENT	POST-DEVELOPMENT
DA-1 A=1.38 ac. C=0.80 t _c =10 min. (minimum) s=6.74 in./hr. i ₅ =9.41 in./hr. i ₁₀ =11.90 in./hr. Q ₅ =7.44 cfs Q ₁₀ =10.39 cfs Q ₁₀₀ =13.14 cfs	DA-1 A=1.38 ac. C=0.80 t _c =10 min. (minimum) s=6.74 in./hr. i ₅ =9.41 in./hr. i ₁₀ =11.90 in./hr. Q ₅ =7.44 cfs Q ₁₀ =10.39 cfs Q ₁₀₀ =13.14 cfs
DA-2 A=3.72 ac. C=0.80 t _c =10 min. (minimum) s=6.74 in./hr. i ₅ =9.41 in./hr. i ₁₀ =11.90 in./hr. Q ₅ =20.06 cfs Q ₁₀ =28.00 cfs Q ₁₀₀ =35.41 cfs	DA-2 A=3.72 ac. C=0.80 t _c =10 min. (minimum) s=6.74 in./hr. i ₅ =9.41 in./hr. i ₁₀ =11.90 in./hr. Q ₅ =20.06 cfs Q ₁₀ =28.00 cfs Q ₁₀₀ =35.41 cfs
Q ₅ =27.50 cfs Q ₁₀ =38.39 cfs Q ₁₀₀ =48.55 cfs	Q ₅ =27.50 cfs Q ₁₀ =38.39 cfs Q ₁₀₀ =48.55 cfs



STORM WATER QUALITY MANAGEMENT PLAN FOR LOT 43 AND LOT 44, BLOCK D, LEXINGTON PLAZA

SEAL & SIGNATURE OF THE ENGINEER AND NOTARIAL PUBLIC, STATE OF TEXAS. PROJECT NO. 150-25-01. 42 SOUTH OF THE CORPUS CHRISTI, TEXAS.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07.17.2024



Final Report - Approved

Application No. PL8335

Description :

Address :

Record Type : PLAT

Document Filename : Lot 43 and 44, Block D, Lexington Plaza_Utility.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

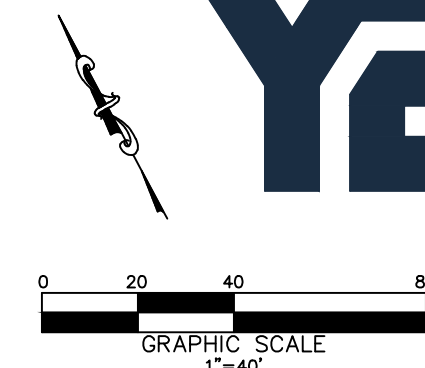
General Comments

Corrections in the following table need to be applied before a permit can be issued






Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
16	UTILITY PLAN	Note	Melanie Barrera : DS	Closed	no public improvements are needed for recordation

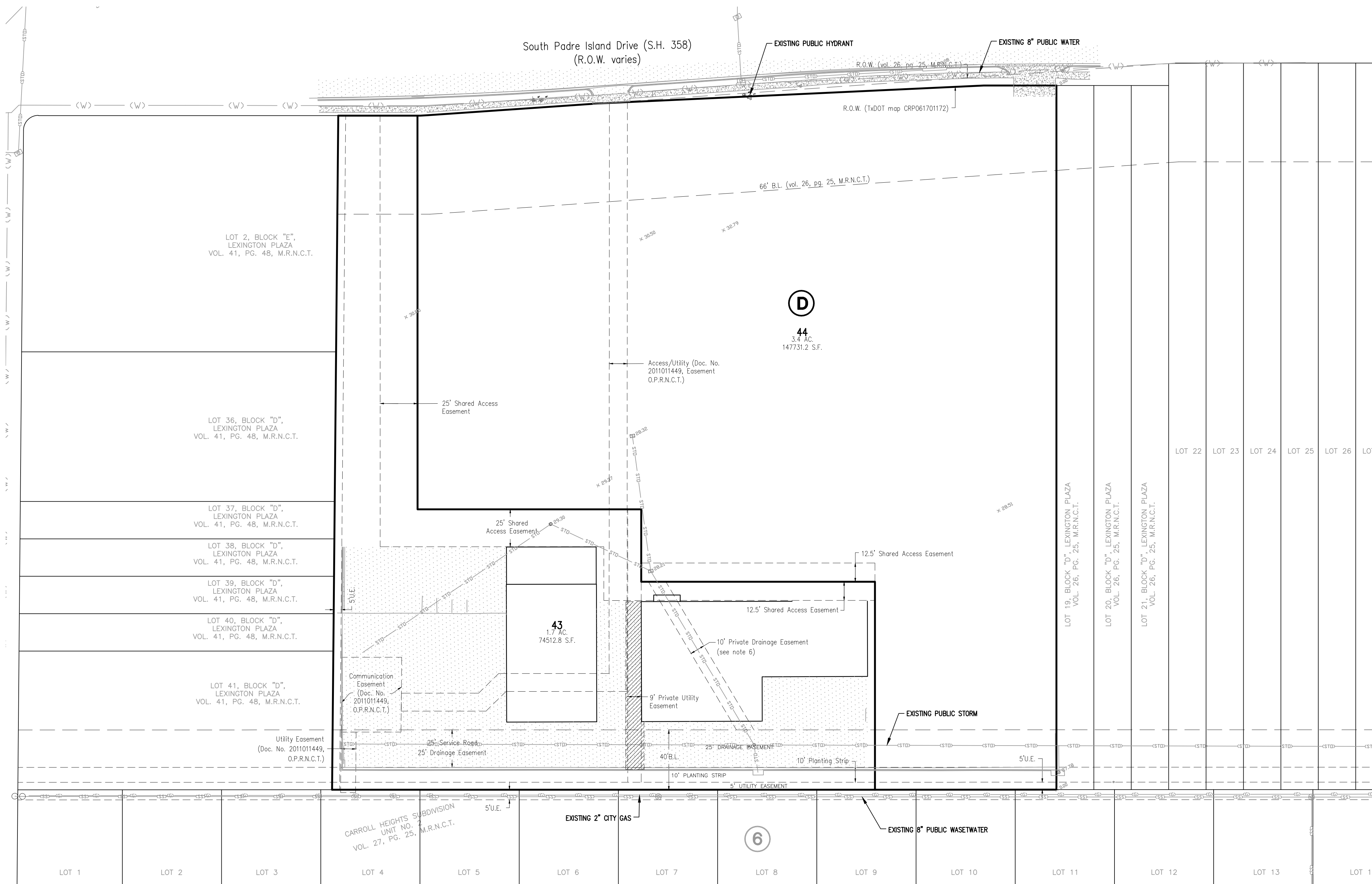


LOCATION MAP
SCALE: 1" = 5,000'



LEGEND

<p>EX</p> <p>SS</p> <p>WH</p> <p>PVC</p> <p>ACP</p> <p>DI</p>	<p>EXISTING</p> <p>SANITARY SEWER</p> <p>MANHOLE</p> <p>POLYVINYL CHLORIDE PIPE</p> <p>ASBESTOS CONCRETE PIPE</p> <p>DUCTILE IRON</p>
	<p>EX. WATER LINE</p>
	<p>EX. SANITARY SEWER LINE</p>
	<p>EXISTING STORM DRAINAGE LINE</p>
	<p>EXISTING FIRE HYDRANT</p>
	<p>EX. SANITARY SEWER MANHOLE</p>



PLAT UTILITY EXHIBIT
FOR
LOT 43 AND LOT 44, BLOCK D
LEXINGTON PLAZA

BEING A REPLAT OF LOT 42, BLOCK D, AS SHOWN ON THE
PLAT RECORDED IN VOLUME 41, PAGE 48, MAP RECORDS
NUECES COUNTY, TEXAS, AND LOTS 2 THRU 18, BLOCK D
AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE
25, MAP RECORDS NUECES COUNTY, TEXAS.

ZONING REPORT

CASE No ZN8340

Applicant & Subject Property			
District: 5 Owner: Cypress Point Capital LLC Applicant: Cypress Point Capital LLC Address: Near the southeast corner of County Road 43 (CR-43) and Farm-to-Market Road 2444 (FM-2444/Staples Street), along the east side of County Road 43, and south of Farm to Market Road 2444. Legal Description: 37.44 Acres out of the S/2 of Section 30, Laureles Farm Tracts Acreage of Subject Property: 18.72 acre(s). Refer to Attachment (A) Metes & Bounds.			
Zoning Request			
From: "FR" Farm Rural District To: "CN-1" Neighborhood Commercial District and "RS-22" Single-Family District Purpose of Request: To allow commercial developments and additional unit to the Caroline Height Subdivision to the south.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Commercial, Medium-Density Residential
North	"OCL" Outside City Limits	Transportation (FM-2444), Agricultural	Transportation (FM-2444), Commercial
South	"RS-22" Single-Family	Agricultural	Medium-Density Residential
East	"OCL" Outside City Limits	Agricultural	Commercial, Medium-Density Residential
West	"OCL" Outside City Limits	Transportation (CR-43), Agricultural Public/Semi-Public	Transportation (CR-43), Commercial, Government
Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: none.			
Transportation and Circulation			
Farm-to-Market Road (FM-2444/Staples St)	Designation	Section Proposed	Section Existing
	"A3" Primary Arterial Divided	130-Foot ROW, 6 Lanes	70-Foot ROW 4 Lanes, Center Turn Lane

County Road 43 (CR-43)	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	100-Foot ROW, 4 Lanes, Median	20-Foot ROW 1 Lane, No Median/Center Turn Lane
Transit: The Corpus Christi RTA does not provide service to the subject property.			
Bicycle Mobility Plan: The subject property is approximately 2.75 miles away from the nearest proposed one-way cycle track, both sides infrastructure along Oso Parkway.			
Utilities			
Gas: None. Stormwater: None. Wastewater: None. The tentative preliminary plat noted that each lot will be supplied with on-site sewerage facilities. Water: (2) 12-inch PVC (Public Distribution) lines have been proposed and approved for construction along the south side of FM-2444 and the east side of CR-43.			
Corpus Christi Comprehensive Plan (Plan CC)			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the London ADP (Adopted on March 17, 2020). Water Master Plan: No improvements have been proposed.The subject property is outside the master plan area. Wastewater Master Plan: No improvements have been proposed.The subject property is outside the master plan area. Stormwater Master Plan: No improvements have been proposed.The subject property is outside the master plan area. Roadway Master Plan: No improvements have been proposed.The subject property is outside the master plan area.			
Public Notification			
Number of Notices Mailed		0 within a 200-foot notification area 2 outside 200-foot notification area	
In Opposition		1 inside the notification area 1 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)	
Public Hearing Schedule			
Planning Commission Hearing Date: July 24, 2024 City Council 1 st Reading/Public Hearing Date: September 10, 2024 City Council 2 nd Reading Date: September 17, 2024			

Background:

The subject vacant and undeveloped 18.72-acre tract is located at the southeast quadrant of County Road 43 (CR-43), a proposed A2 class arterial and Farm-to-Market Road 244 (FM-244/Staples Street), a proposed A3 class arterial, with pavement widths of 70 feet and 20 feet respectively. The subject parcel is within the London Area and was recently annexed and zoned in 2022.

The surrounding properties are part of the London Area. At the exception of the property to the south, the surrounding properties are all outside the City's limits. The property to the north of the subject parcel and Farm-to-Market Road (FM-2444/Staples Street) has a current land use of agricultural, as well as the property to the east. The property to the west of County Road 43 (CR-43) and the subject parcel has current land use of agricultural and public/semi-public land. The property to the South is zoned "RS-22" Single-Family District with agricultural use; its final plat as the Caroline Height Unit 1, subdivision.

The applicant is requesting two zoning districts at the subject property for commercial uses along Farm-to-Market Road 2444/Staples Street, and Unit 2 of the Caroline Height Subdivision. The "RS-22" Single-Family District allows single-family detached houses, group homes, and limited public and civic uses.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design:
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

London ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the London ADP and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not with FLUM designation Medium-Density Residential inner-lot.

- Promote land development that enhances the character and opportunities in London.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with Plan CC and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not with the FLUM of Medium-Density Residential inner-lot.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact on the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District and the "RS-22" Single-Family 22 District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit

MURRAY BASS, JR., P.E., R.P.L.S.

NIXON M. WELSH, P.E., R.P.L.S.
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404

361-882-5521 ~ FAX 361-882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 17, 2024
22011-M&B CN-1

CN-1 Zoning Tract

STATE OF TEXAS §
COUNTY OF NUECES §

Description of a 7.593 acre tract of land, more or less, a portion of the South half of Section 30, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 37.440 acre tract described by deed, Document Number 2017046839, official records of said county, said 7.593 acre tract of land as further described by metes and bounds as follows:

BEGINNING at the point of intersection of the east right-of-way line of County Road 43, a 40' wide road and the south right-of-way line of S. Staples Street (FM 2444), a 130' wide street, said beginning point for the northwest corner of the tract herein described;

THENCE N89°11'20"E 877.72' along said south right-of-way line of South Staples Street to a point for the northeast corner of the tract herein described and of said 37.440 acre tract;

THENCE S00°48'35"E 318.07' along the east boundary line of said 37.440 acre said tract to a point for the southeast corner of the tract herein described;

THENCE S89°11'20"W 460.72' to a point for south central interior corner of the tract herein described;

THENCE S00°48'40"E 123.73' to a point for south central corner of the tract herein described;

THENCE S89°11'20"W 417.00' to a point in said east right-of-way line of County Road 43 for the southwest corner of the tract herein described;

THENCE N00°48'35"W 441.80' along said east right-of-way line of County Road 43 to the **POINT OF BEGINNING**, a sketch showing said 7.593 acre tract for CN-1 zoning being attached hereto as Exhibit "C".


Nixon Welsh, R.P.L.S.

EXHIBIT "A"

Page 1 of 1



3054 S. ALAMEDA, ZIP 78404

361-882-5521 ~ FAX 361-882-1265
e-mail: murrayjr@aol.com
e-mail: nixmw1@gmail.com

BASS & WELSH ENGINEERING

TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

May 17, 2024

RS-22 Zoning Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of an 11.127 acre tract of land, more or less, a portion of the South half of Section 30, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas and being a portion of a 37.440 acre tract described by deed, Document Number 2017046839, official records of said county, said 11.127 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of County Road 43, a 40' wide road, which bears S00°48'35"E 441.80' from the point of intersection of said east right-of-way line of County Road 43 and the south right-of-way line of S. Staples Street (FM 2444), a 130' wide street, said **BEGINNING** point for the northwest or northernmost west corner of the tract herein described;

THENCE N89°11'20"E 417.00' to a point for north central interior corner of the tract herein described;

THENCE N00°48'40"W 123.73' to a point for north central corner of the tract herein described;

THENCE N89°11'20"E 460.72' to a point in the east boundary line of said 37.440 acre tract for the northeast corner of the tract herein described;

THENCE S00°48'35"E 610.99' along said east boundary line of 37.440 acre tract to a point for the southeast corner of the tract herein described;

THENCE S89°11'20"W 877.72' to a point in said east right-of-way line of County Road 43 for the southwest corner of the tract herein described;

THENCE N00°48'35"W 487.26' along said east right-of-way line of County Road 43 to the **POINT OF BEGINNING**, a sketch showing said 11.127 acre tract for RS-22 zoning being attached hereto as Exhibit "C".

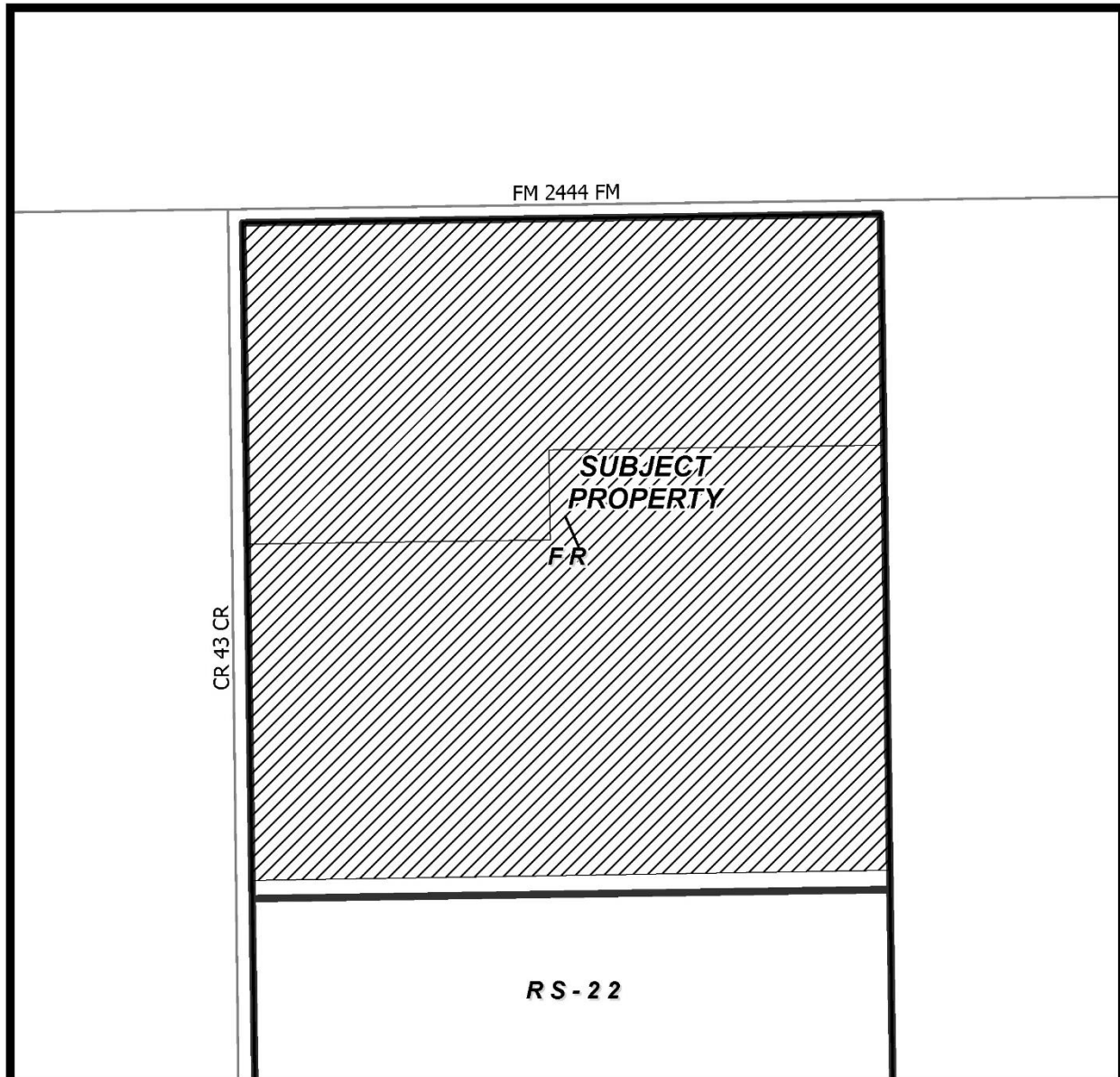
Sar. W.
Nixon Welsh, R.P.L.S.



EXHIBIT "B"

Page 1 of 1

(B) Existing Zoning and Notice Area Map



CASE: ZN8340 **SUBJECT PROPERTY WITH ZONING**

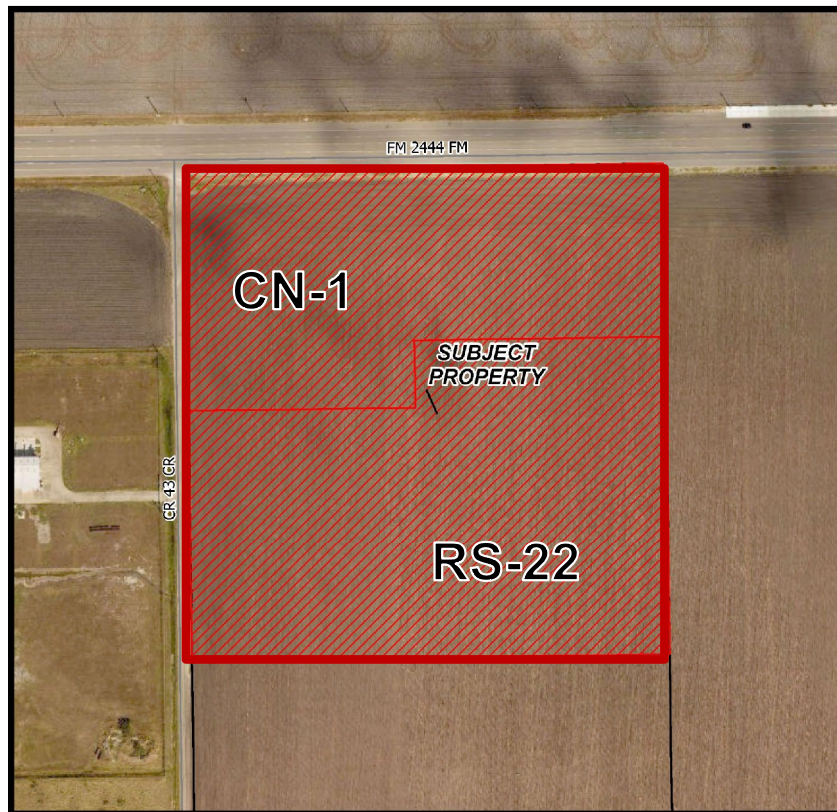


*Subject
Property*

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	



Zoning Case ZN8340



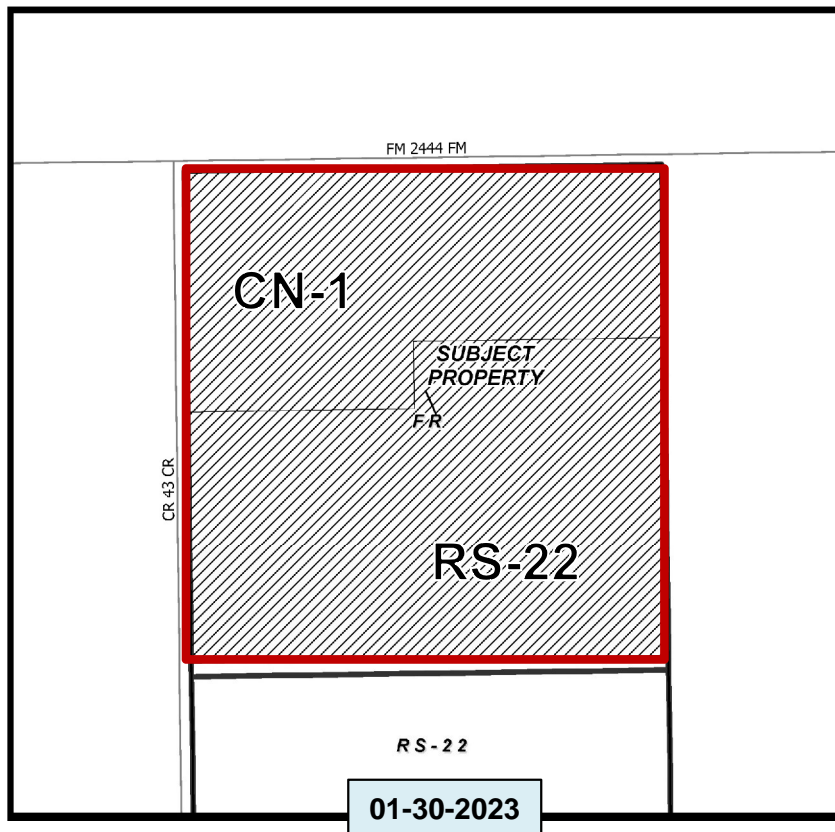
Cypress Point Capital LLC District 5

Rezoning for a property at or near
Farm-to-Market Road 2444/Staples St & County Road 43
From the "FR" Farm Rural District
To the "CN-1" Neighborhood Commercial & "RS-22"
Single-Family Districts



Planning Commission
July 24, 2024

Zoning and Land Use



Proposed Use:

To allow commercial developments and a single-family subdivision (Caroline Heights Unit 2 & 3).

ADP (Area Development Plan):

London, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Commercial and Medium-Density Residential

Existing Zoning District:

"FR" Farm Rural District

Adjacent Land Uses:

North: Transportation, Agricultural; Zoned: "OCL"

South: Vacant; Zoned: "RS-22"

East: Agricultural; Zoned: "OCL"

West: Transportation, Agricultural, Public/Semi Public; Zoned: "OCL"



Public Notification

- 1 Notice mailed inside the 200' buffer
- 1 Notice mailed outside the 200' buffer

Notification Area

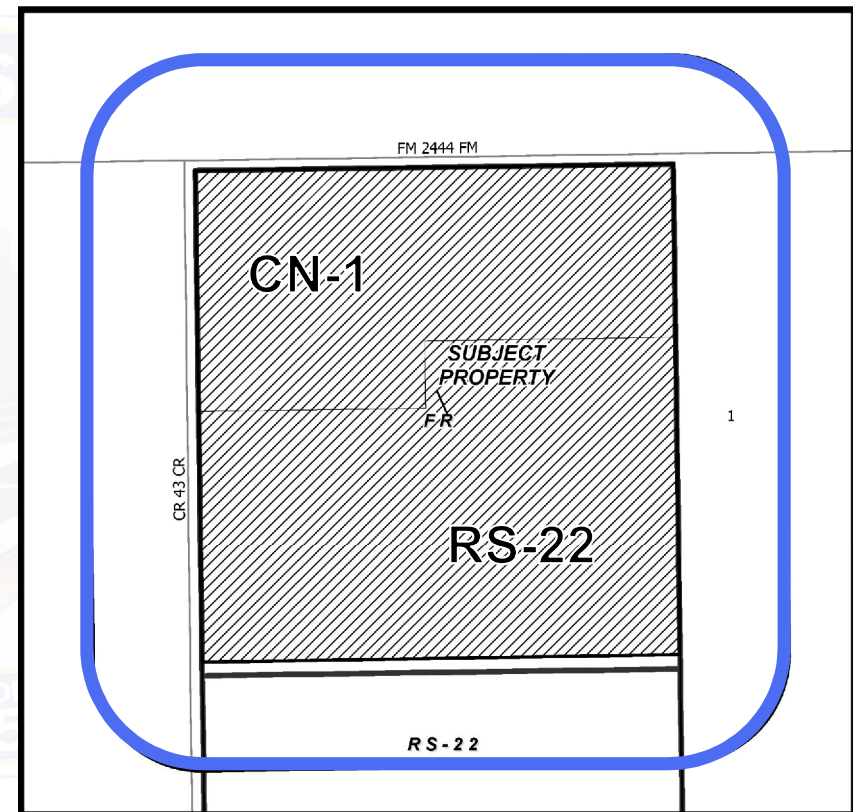
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



N
↑

Staff Analysis & Recommendation

- The proposed rezoning is consistent with Plan CC and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not with the FLUM of Medium-Density Residential inner-lot.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
TO THE “CN-1” AND “RS-22” DISTRICTS**

ZONING REPORT

CASE No ZN8348

Applicant & Subject Property			
District: 2 Owner: City of Corpus Christi Applicant: City of Corpus Christi Address: 509 South Nineteenth Street, located along the east side of South Nineteenth Street, south of Agnes Street, and west of Eighteenth Street. Legal Description: Lot 16, Jasmin Addition Acreeage of Subject Property: .07 acre			
Zoning Request			
From: "CN-1" Neighborhood Commercial District To: "RS-6" Single-Family District Purpose of Request: To allow the construction of a Single-Family home.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Medium-Density Residential	Medium-Density Residential
North	"CN-1" Neighborhood Commercial	Low-Density Residential	Medium-Density Residential
South	"RS-6/SP" Single-Family with a Special Permit	Low-Density Residential	Medium-Density Residential
East	"RM-3" Multi-Family	Low-Density Residential	Medium-Density Residential
West	"RS-6" Single-Family	Transportation (S 19th), Low-Density Residential	Transportation (S 19th), Medium-Density Residential
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 5, Page 25. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			
Transportation and Circulation			
South Nineteenth Street	Designation	Section Proposed	Section Existing
	"Local" Residential	50-Foot ROW 1 Lanes & On-Street Parking	60-Foot ROW 1 Lanes & On-Street Parking
Transit: The Corpus Christi RTA provides service to the subject property via Route(s) 21 <i>Arboleda</i> with stops near South Nineteenth Street and Mary Street.			
Bicycle Mobility Plan: The subject property is adjacent to a proposed Buffered Bike Lane along South Nineteenth Street.			

Utilities	
<p>Gas: A 6-inch coated steel line exists along the east side of South Nineteenth Street.</p> <p>Stormwater: A 54-inch RCP Public line exists along South Nineteenth Street.</p> <p>Wastewater: An 8-inch VCP public gravity main exists along the west side of South Nineteenth Street.</p> <p>Water: A 16-inch PVC public transmission line exists along the direction side of ROW name ROW type.</p>	
Corpus Christi Comprehensive Plan (Plan CC)	
<p>Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.</p> <p>ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside ADP (Adopted on 10, 2023).</p> <p>Water Master Plan: No improvements have been proposed.</p> <p>Wastewater Master Plan: No improvements have been proposed.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p> <p>Roadway Master Plan: No improvements have been proposed.</p>	
Public Notification	
Number of Notices Mailed	34 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)
Public Hearing Schedule	
<p>Planning Commission Hearing Date: July 24, 2024</p> <p>City Council 1st Reading/Public Hearing Date: September 10, 2024</p> <p>City Council 2nd Reading Date: September 17, 2024</p>	

Background:

The subject property is part of a comprehensive neighborhood revitalization strategy of infill housing development focused on meeting local housing affordability needed and includes the former Mirabeau B. Lamar Elementary School site and patches of city-owned parcels in the surrounding neighborhood.

To the north of the subject parcel is a property zoned “CN-1” Neighborhood Commercial District. To the south, the property is zoned “RS-6” Single-Family District with a Special permit. The properties to the east of the parcel and South 19th Street are zoned “RS-6” Single-Family District, and those to the east are zoned “RM-3” Multi-Family District. The surrounding properties are developed with low-density residential uses.

The applicant is requesting a change of zoning to the “RS-6” Single-Family District to accommodate a Single-Family home. The “RS-6” Single Family 6 Residential District allows for single-family detached

houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Housing and Neighborhoods:
 - Corpus Christi sustains and maintains established neighborhoods..
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods..
- Future Land Use, Zoning, and Urban Design:
 - Corpus Christi has well-designed neighborhoods and built environments..
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods..

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Westside ADP and with the FLUM designation of Medium-Density Residential.

- Continue to promote infill residential development.
 - Support agencies that build new homes in existing neighborhoods.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with Plan CC and with the FLUM designation of Medium-Density Residential.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.

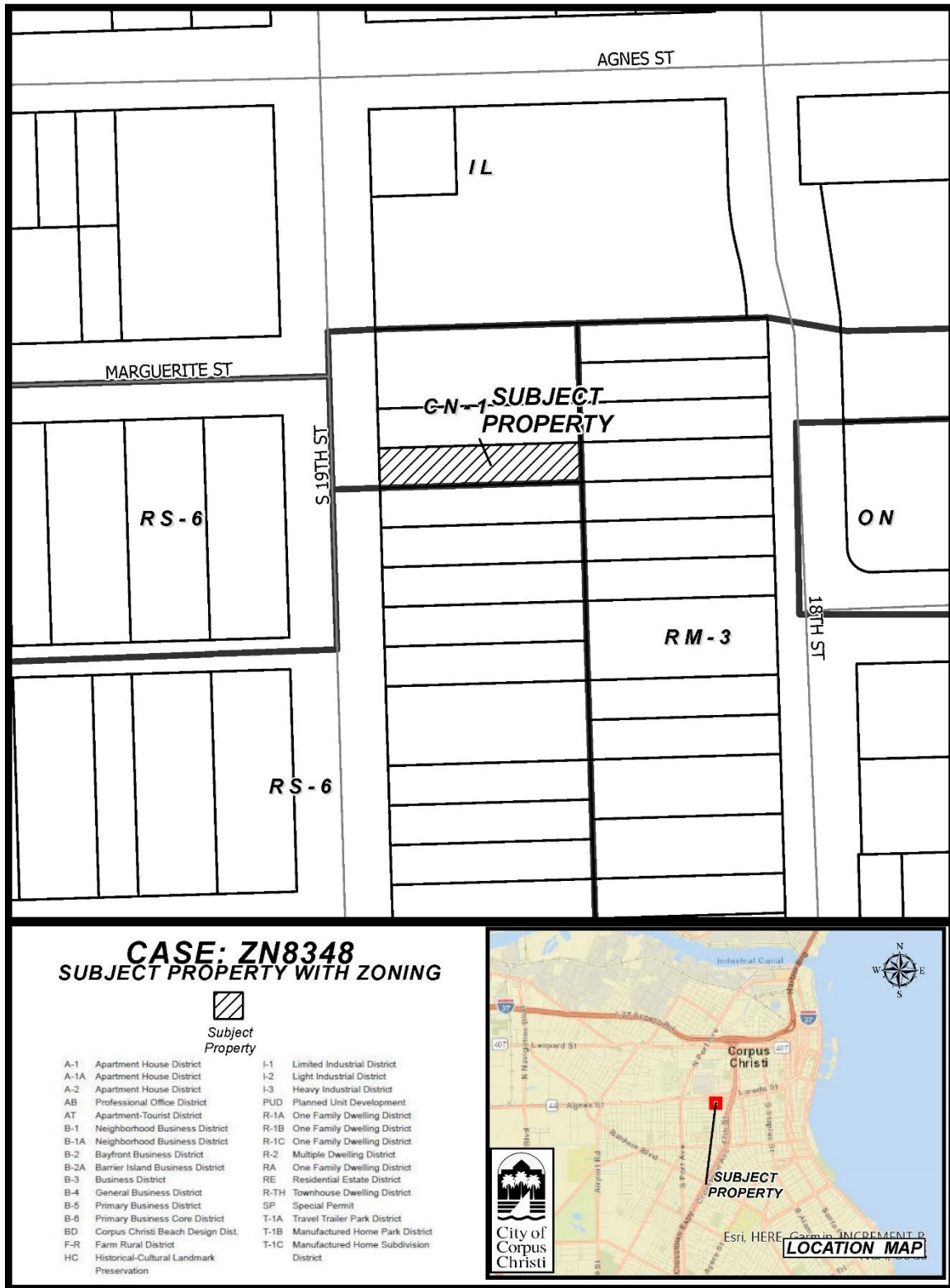
Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family District.

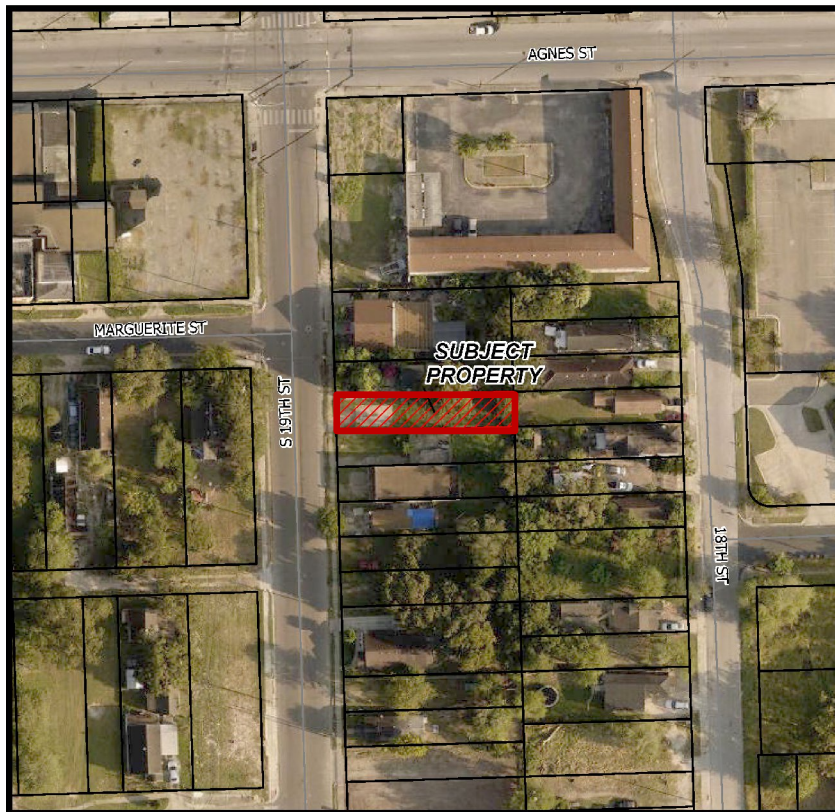
Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map

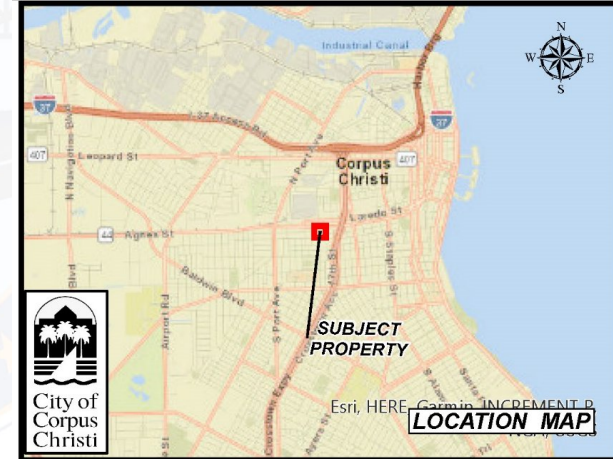


Zoning Case ZN8348



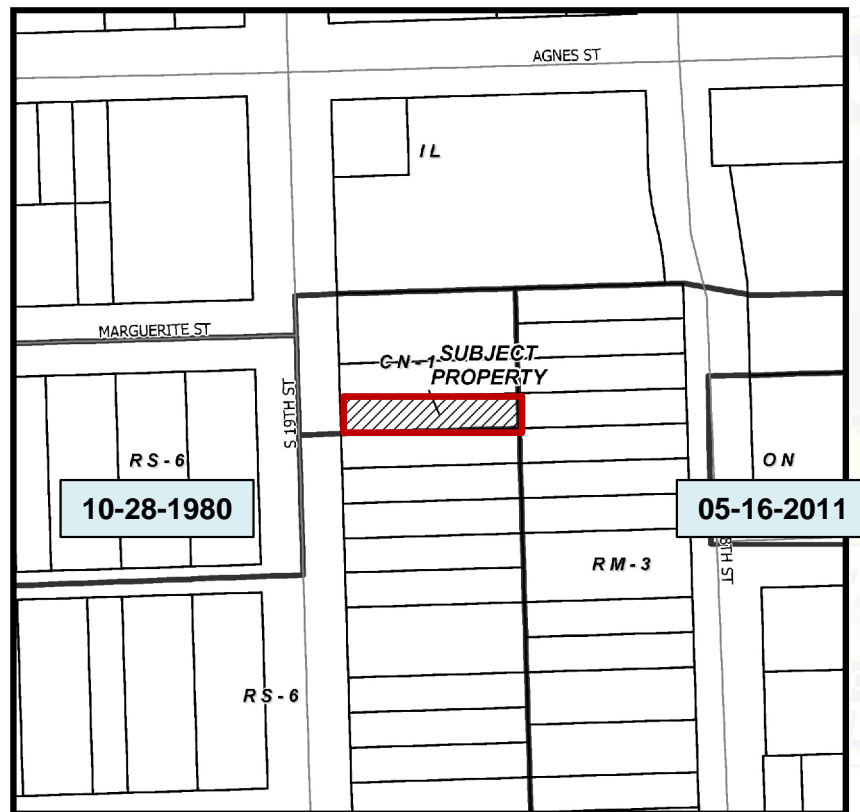
City of Corpus Christi District 2

Rezoning for a property at or near
508 South Nineteenth Street
From the “CN-1” Neighborhood Commercial District
To the “RS-6” Single-Family District



Planning Commission
July 24, 2024

Zoning and Land Use



Proposed Use:

To allow a single-family development.

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"CN-1" Neighborhood Commercial District

Adjacent Land Uses:

North: Low-Density Residential; Zoned: "CN-1"
South: Low-Density Residential; Zoned: "RS-6/SP"
East: Low-Density Residential; Zoned: "RM-3"
West: Transportation, Low-Density Residential;
Zoned: "RS-6"

Public Notification

34 Notices mailed inside the 200' buffer
6 Notices mailed outside the 200' buffer

Notification Area

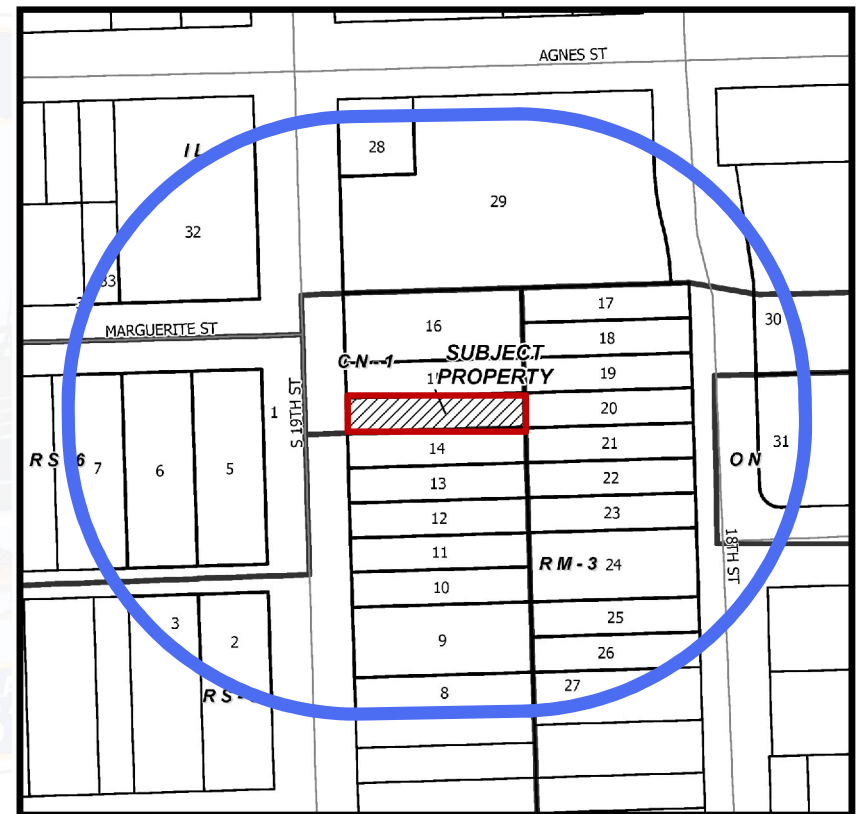
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

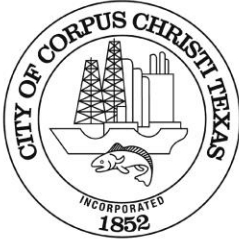


Staff Analysis and Recommendation

- The proposed rezoning is is with Plan CC and with the FLUM designation of Medium-Density Residential.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.



**STAFF RECOMMENDS APPROVAL
TO THE “RS-6” SINGLE-FAMILY DISTRICT**



AGENDA MEMORANDUM

Planning Commission Meeting July 24, 2024

DATE: July 15, 2024

TO: Al Raymond, Director, Development Services

FROM: Daniel McGinn, AICP, Director, Planning & Community Development
DanielMc@cctexas.com
(361) 826-7011

Briefing on the Draft Bayside Area Development Plan

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Annika G. Yankee	Planning Manager	Planning/CD
2. Amanda Torres	Senior Planner	Planning/CD

ISSUE:

The Planning & Community Development Department staff will provide a briefing on the draft Bayside Area Development Plan and the public input received to date. This briefing will be an opportunity for the Planning Commission to learn about the draft Bayside ADP and provide their comments before staff finalizes the draft plan and proceeds through the official adoption process.

The official adoption process requires a public hearing before the City Planning Commission followed by a public hearing before the City Council. Public hearings are anticipated in August/September 2024.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint



Bayside

AREA DEVELOPMENT PLAN

Briefing



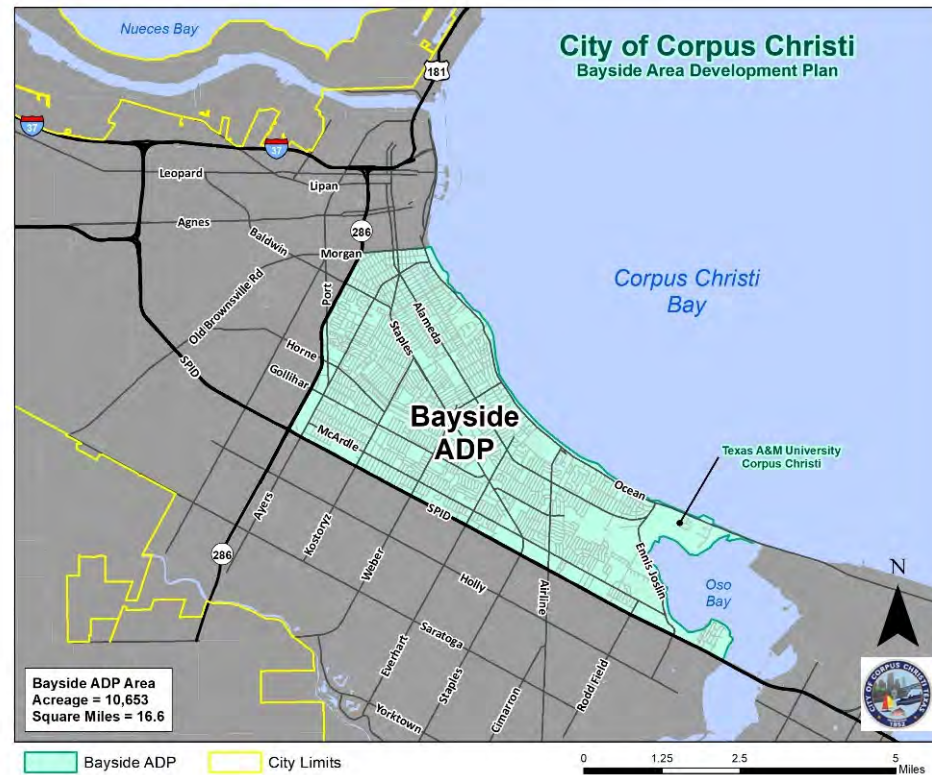
Planning Commission
July 24, 2024



Agenda



- Public Input Highlights
- Draft Plan Overview
- Next Steps





Public Input Summary



- *Survey #1:*
 - June 2022
 - 588 participants
 - Top Comments: access, deterioration, ecology, infrastructure, resilience, and revitalization.
- *Community Discussions:*
 - January 2023
 - Topics discussed were Future Land Use, Streets for All, Connected Commercial, Environment and Open Spaces, and Housing Options.
- *Public Meeting #1:*
 - February 23, 2023.
 - 90 participants
 - Common themes included: improve bicycle infrastructure; repair and add sidewalks; parks and trail amenities; spaces (green, walkable, outdoor, mixed use); and Ocean Drive improvements.

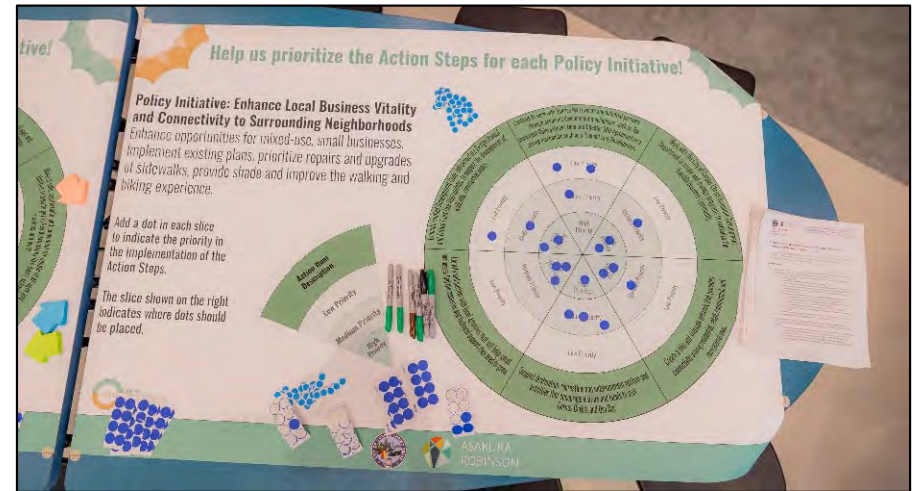




Public Input Summary



- **Community Meeting #2:**
 - Held September 26, 2023
 - 50 participants
 - Public comment themes: bike infrastructure, bay water quality, and supporting efforts for resources for the unhoused.
- **Survey #2:**
 - Open September 26 - October 23, 2023
 - 281 participants
 - Survey comment themes: bike infrastructure, connected sidewalk networks, improvement to Ocean Drive, Bay water quality, and improving parks.





Bayside
AREA DEVELOPMENT PLAN

Draft Plan Overview

Thriving Neighborhoods

Foster inviting, prosperous and multi-generational neighborhoods with a mix of destinations and housing options that instill neighborhood pride for the existing residents and visitors while attracting the new.



Healthy Places

Improve public and environmental health, and enhance public spaces and infrastructure.



100% of community meeting participants agreed with this vision

Connected Network

Improve walking, biking, and roadways to safely connect people to their destinations.



POLICY INITIATIVES		VISION THEMES		
		THRIVING NEIGHBORHOODS	HEALTHY PLACES	CONNECTED NETWORK
1	ENHANCE LOCAL BUSINESS VITALITY AND CONNECTIVITY TO SURROUNDING NEIGHBORHOODS	X	X	X
2	PRIORITIZE SAFE TRANSPORTATION FOR ALL	X	X	X
3	UNDERSTAND AND ADDRESS BAY-RELATED ENVIRONMENTAL ISSUES	X	X	
4	IMPROVE GREEN AND OPEN SPACES	X	X	X
5	INTRODUCE AND SUPPORT MORE HOUSING OPTIONS	X	X	



Top Ranked Action Items Requested by Community



- *Business Vitality:*
Create a sidewalk network that provides pedestrian connectivity among residential, retail, commercial, and recreational uses.
- *Transportation:*
Make it safe, comfortable, and convenient for people of all ages and abilities to bike to key destinations like parks, schools, services, and work.
- *Transportation:*
Continue to improve Ocean Drive as the Corpus Christi Bay Trail, a premier trail.
- *Environmental:*
Address the underlying causes of issues with Bay water quality.
- *Green and Open Spaces:*
Promote exercise and health at parks by adding more amenities and activities.

Policy Initiative: Enhance local business vitality and connectivity to surrounding neighborhoods.

- (1.1) Create a better sidewalk network.
- (1.2) Amend codes to support walkable commercial areas.
- (1.3) Implement the Future Land Use Map's recommendations for mixed-use development.
- (1.4) Support destination, recreation, and entertainment options that encourage visitors and locals to visit Corpus Christi and Oso Bays.
- (1.5) The City's Economic Development Department will create and manage programs to revitalize the Bayside business community.
- (1.6) Identify and partner with local agencies that will help small businesses find the resources and technical support they need to grow.

Policy Initiative: Prioritize safe transportation for all.

(2.1) Construct shared-use paths along drainage channels: Brawner, Louisiana, Carmel Parkways, and the Gollihar/Cullen Ditch.

(2.2 / 2.3) Make it safe, comfortable, and convenient for people of all ages and abilities to bike, walk or use wheelchairs to get to key destinations like parks, schools, services, and work.

(2.4) Reduce traffic crashes and ensure safe and efficient transportation systems.

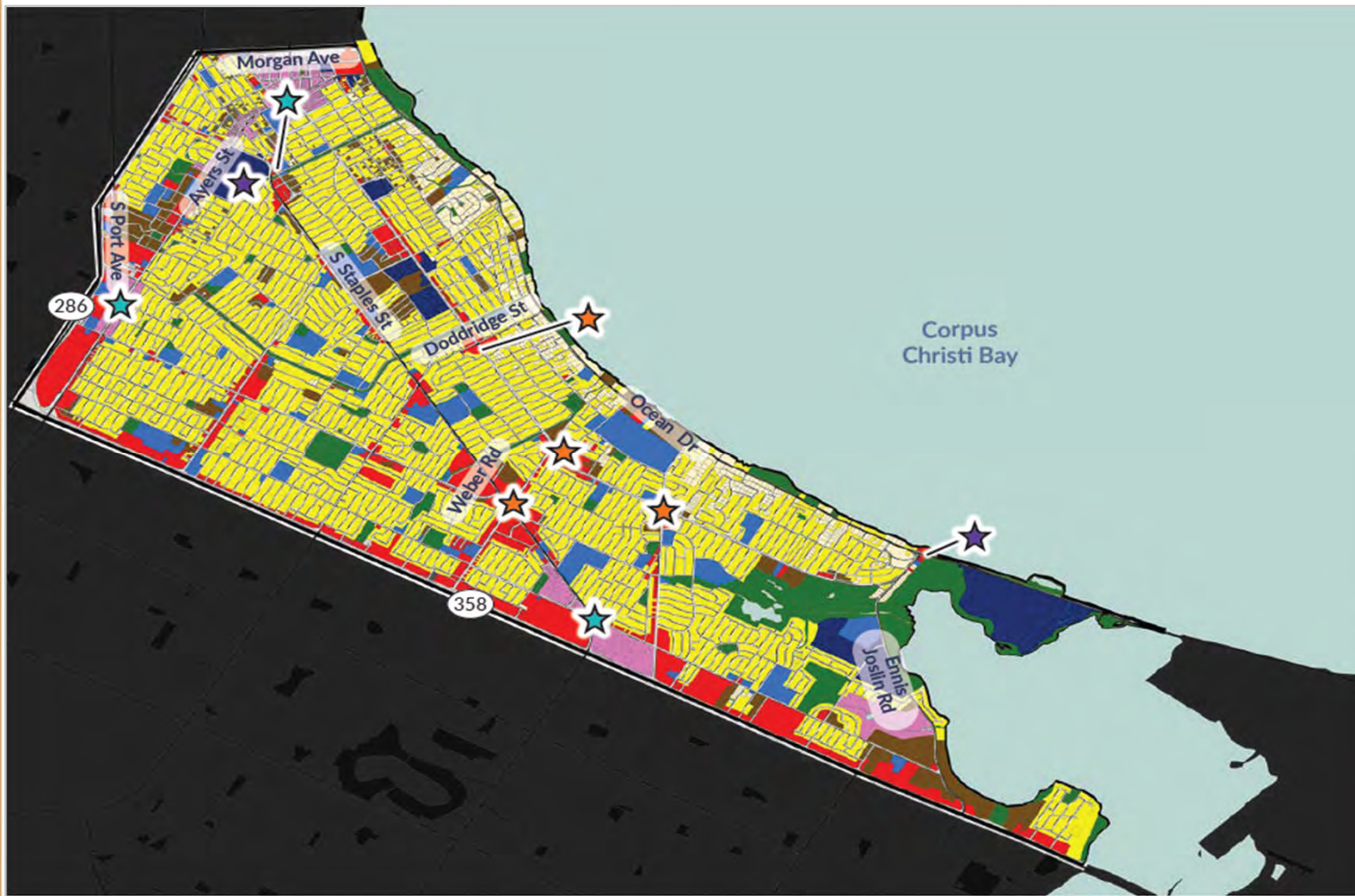
(2.5) With the RTA, improve the safety, convenience, and comfort of riding the bus.

(2.6) Continue to improve Ocean Drive as the Corpus Christi Bay Trail, a premier trail for residents and visitors.

FUTURE LAND USE MAP



Bayside
AREA DEVELOPMENT PLAN



- ★ "Collegetown"
- ★ Urban Village
- ★ Neighborhood Village
- Commercial
- Government
- Light Industrial
- Heavy Industrial
- Institutional
- Mixed Use
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Permanent Open Space
- Vacant



RTA / Bus Rapid Transit

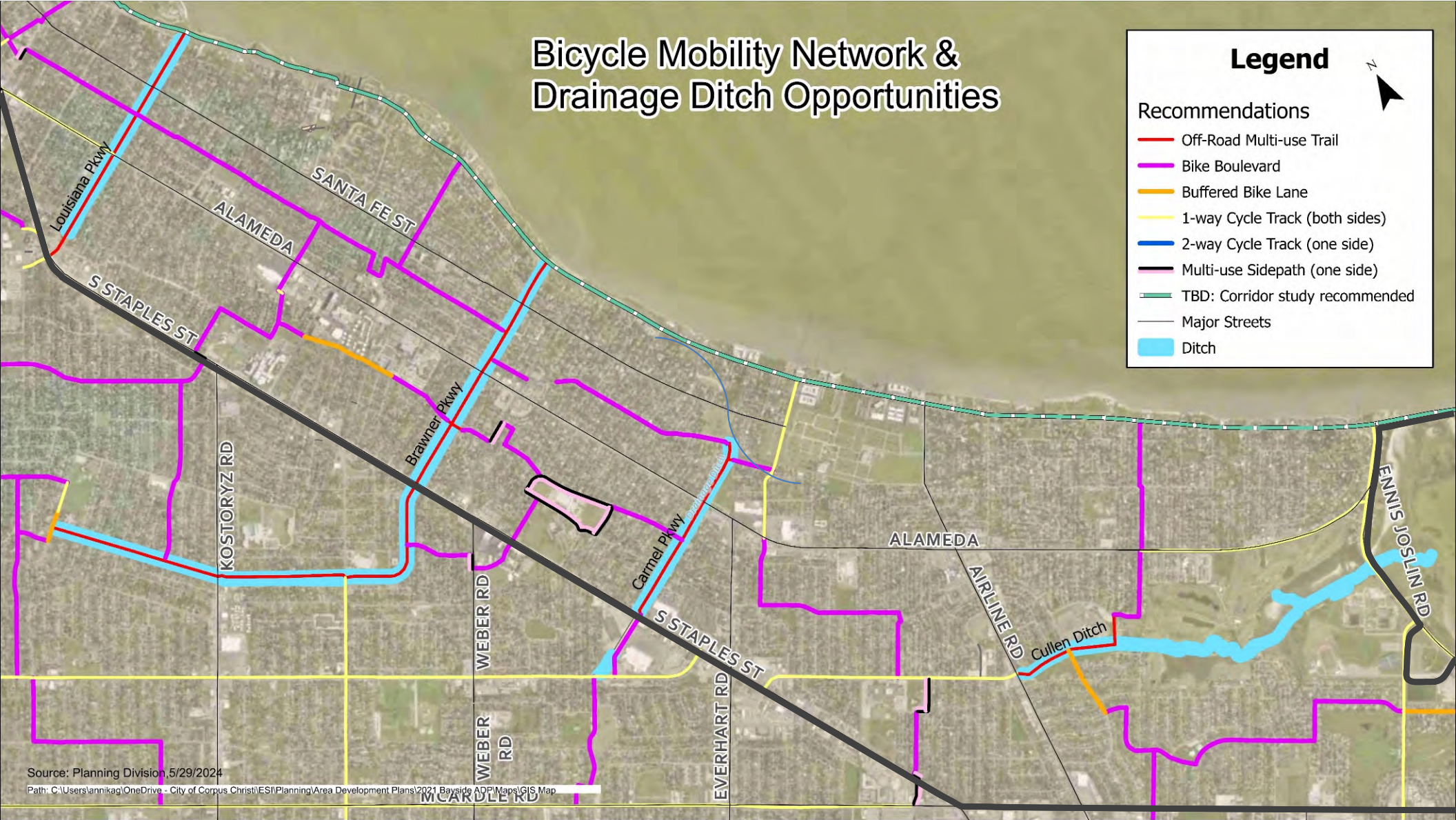


Bicycle Mobility Network & Drainage Ditch Opportunities

Legend

Recommendations

- Off-Road Multi-use Trail
- Bike Boulevard
- Buffered Bike Lane
- 1-way Cycle Track (both sides)
- 2-way Cycle Track (one side)
- Multi-use Sidepath (one side)
- TBD: Corridor study recommended
- Major Streets
- Ditch



Source: Planning Division, 5/29/2024
Path: C:\Users\annikag\OneDrive - City of Corpus Christi\ES\Planning\Area Development Plans\2021 Bayside ADP\Maps\GIS Map








Sunrise Mall Concept Plan

McArdle Street

Airline Drive

SPID

LEGEND

	Retail
	Mixed Use, Multi Family
	Hotel
	Parking Garage
	Live/Work Units
	Entertainment Venue
	Existing Structure

BICYCLE MOBILITY PLAN AMENDMENTS

#	PROJECT NAME
BIKE IMPROVEMENTS	
B1	Ayers (Port Ave to Ocean Drive)
B2	Alameda (Ayers to Ennis Joslin)
B3	Santa Fe (Ayers to Robert)
B4	Staples Street (Brawner to Gollihar)
B5	Gaines (Airline to Robert)
B6	Airline (Alameda to Ocean)
B7	Current Bicycle Mobility Plan



Policy Initiative: Understand and address bay-related environmental issues

- (3.1) Implement ideas in the draft Cole and Ropes Park Bacteria Reduction Implementation Plan (iPlan) for landscaping on public and private property that can reduce and improve stormwater quality.
- (3.2) Address Bay water quality.
- (3.3) Collaborate with agencies to include mitigation actions on the local Hazard Mitigation plan addressing the City's vulnerability to hurricanes and other natural disasters.
- (3.4) Address erosion along Corpus Christi and Oso Bays.
- (3.5) Support ongoing trash and pollution reduction efforts and expand programs and funding for more improvements.

Policy Initiative: Improve green and open spaces

(4.1) Promote exercise and health at parks by adding more amenities and activities.

(4.2) Explore opportunities to enhance open spaces in the Oso Bay area with environmentally sensitive design.

(4.3) Design drainage channels to allow parklike amenities and to have natural ground cover.

(4.4) Work with local animal care organizations to create and implement an action plan to reduce stray and loose animals in parks and in neighborhoods.

Policy Initiative: Introduce and Support More Housing Options

- (5.1) Develop a City infill reinvestment policy.
- (5.2) Create opportunities to construct “missing middle” housing types, such as duplexes, triplexes, and multiplexes.
- (5.3) Conduct a housing assessment with local higher education institutions.
- (5.4) Support aging in place.
- (5.5) Develop a toolkit for housing renovation.
- (5.6) Support preservation of historic homes.
- (5.7) Support efforts to reduce the number of people who are unhoused.

PUBLIC INVESTMENT INITIATIVES*

SHORT TERM (1-5 YEARS)

#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P1	H.E.B. Park Improvements, Pool Resurfacing & Parking Lot
P2	Cole Park Plaza Shade Structure
P3	Louisiana Parkway Trail Design & Construction
P4	Cupier Park Improvements
P5	Sam Houston Park Improvements
P6	Lindale Park Improvements
P7	Casa Linda Park Improvements
P8	Sherwood Park Improvements
P9	Lamar Park Improvements
P10	Windsor Park Improvements
P11	Swantner Park Master Plan
P12	Gollihar/Cullen Ditch Multi-Use Trail
P13	Koolside Park Sidewalk/Trail
P14	Swantner Park Water Sports Launch
P15	Brawner Parkway Trail Design & Construction
P16	South Bay Park Improvements
P17	Botsford Park Playground
P18	Price Park Parking Lot Improvements
P19	Oleander Park Parking Lot Improvements
P20	Swantner Park Parking Lot and Lighting Improvements
P21	Hans & Pat Suter Wildlife Refuge Improvements: Parking Lot, Lighting, Trail & Erosion
P22*	Urban Forest Management Plan
P23*	Funding for Urban Trees
STREET IMPROVEMENTS	
S1	Brownlee Boulevard Reconstruction (Staples St to Morgan Ave)
S2	South Staples Street Reconstruction (Kostoryz Rd to Baldwin Blvd)
S3	Swantner Drive Reconstruction (Texan Trail to Indiana Ave)
S4	Alameda Street Reconstruction (Louisiana Parkway to Texan Trail)
S5	Alameda Street Design and Reconstruction Project (Texan Tr to Doddridge St)
S6	McArdle Road Reconstruction (Carroll Ln to Kostoryz Rd)
S7	Everhart Road Reconstruction (SPID to Alameda St)

* indicates projects with a location that is still being determined or are not location specific

#	PROJECT NAME
S8	Ocean Drive and Airline Road Intersection Improvement Project
S9	Bike/Pedestrian Safety Improvements (Ocean Dr/Airline Rd Intersection)
S10	Gaines Street Bike/Pedestrian Improvements to Brookdale Park
S11	Santa Fe St. Multi-Modal Design & Reconstruction (Ayers to Doddridge)
S12	Tompkins/Fig Street Safety Improvements
S13	Brawner Parkway Reconstruction (Ramsey to Alameda)
S14	SPID Intersection Traffic Safety Improvements
S15	Robert Dr. Sidewalks for Bus Stops (Alameda St to Ocean Dr)
S16	Gollihar Rd. Reconstruction (Airline Rd to Belmeade Dr)
S17	Neyland Library Traffic Safety Improvements
S18	Alameda Street Reconstruction and Bike/Pedestrian Improvements (Everhart to Airline, including Avalon)
S19	Elizabeth Street Reconstruction (Santa Fe St to Staples St)
S20	Alameda St. Reconstruction (Doddridge St to Everhart Rd)
S21	Ocean Dr. Maintenance Program & Median Improvements
S22	Ocean Dr. Bike & Pedestrian Improvement Plan
S23*	Complete Streets, Active Transportation, & Micro-Mobility Plan (MPO)
S24*	Santa Fe St./Alameda St./Ocean Dr. Combined Traffic Analysis
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U1	Morgan, Louisiana, and Brawner/Proctor Outfall Assessments
U2	Wastewater Line Upsizing
U3	Oso Golf Course 36" Twin Wastewater Lines Rehabilitation
U4	Ocean Drive Bridge Replacement (TxDOT)
U5*	Cole Park, Louisiana, & Morgan Bay Water Quality Improvements/Trash Interceptors
U6*	Sanitary Sewer Overflow Corrections
U7*	Bay Erosion Plan
HEALTH & SAFETY IMPROVEMENTS	
H1	Fire Station #3 Replacement
H2	Fire Station #8 Replacement



PUBLIC INVESTMENT INITIATIVES*

MID TERM (6-10 YEARS)

#	PROJECT NAME	#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS			
P24	Price Park Sports Complex Improvements	S27	Kosar Street Reconstruction (Staples St to Naples St)
P25	Lindale Multigenerational Recreational Facility	S28	Norton Street Reconstruction (Kostoryz Rd to Ramsey St)
P26	Ropes Park Shoreline Erosion Improvements	S29	Staples St./McArdle Intersection & Sidewalk Improvements (Airline Rd to Holmes)
P27	Doddridge Park Shoreline Erosion Improvements	S30	Gollihar Rd. Reconstruction & 4 to 3 Lane Conversion Evaluation (Airline Rd to Staples St)
P28	Zepeda Park Basketball Court Improvements	S31	Carmel Parkway North & South (Staples St to Ft Worth St)
P29	Oso Golf Course Club House Improvements	S32	Bus Rapid Transit Traffic Signal Synchronization and Prioritization (Staples/McArdle/Ennis Joslin/Ocean)
P30	Swantner Park Shoreline Erosion Improvements	S33*	Sidewalk Connectivity Assessment Implementation, Phase 1
P31	Poenisch Park Shoreline Erosion Improvements	UTILITY/INFRASTRUCTURE IMPROVEMENTS	
P32	Karankawa People Interpretative Signage Project	U8	Brawner Parkway Drainage Channel Improvements
P33	Hans and Pat Suter Wildlife Refuge: Elevated Boardwalk, Benches, Observation Blinds	U9	Oso Wastewater Treatment Plant Improvements
P34	Cole Park Improvements - Phase 1-2-3 (Construction)	U10	Gollihar Road Storm Water Culvert Improvements (Staples St to Airline Rd)
P35	Nature-Based Storm Water Solutions at Cullen Park	U11	Carmel Drainage Channel Improvements & Trail (Design Only)
STREET IMPROVEMENTS		HEALTH & SAFETY IMPROVEMENTS	
S25	Alameda Street Reconstruction (Staples St to Coleman Ave)	H3	Fire Station #11 Replacement
S26	Ayers Street Intersection and Sidewalk Improvements (Port to Gollihar)		

* indicates projects with a location that is still being determined or are not location specific



PUBLIC INVESTMENT INITIATIVES*

LONG TERM (10+ YEARS)

#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P35	Swantner Park Improvements Master Plan
P36	Trail Around Oso WW Treatment Plant/ TAMUCC Momentum
P37	TAMUCC University Beach Improvement Project
P38	TAMU-CC Intercampus Boardwalk Project
P39	Neyland Library Expansion
STREET IMPROVEMENTS	
S33	Gollihar Street 4 to 3 Lane Evaluation (Greenwood Dr to Staples St)
S34	Staples Street Bike Infrastructure (Brawner to Gollihar)
S35	Carmel Parkway Trail Intersection Improvements
S36	Alameda St. Reconstruction (Airline to Parade)
S37	Bike Loop (Ennis Joslin > Alameda > Airline > Ocean)
S38	Alameda St. Reconstruction (Parade to Ennis Joslin)
S39	Ennis Joslin Road/Ocean Drive Intersection Improvements
S40	Ocean Drive Bike Improvements (Ennis Joslin to TAMUCC)
S41*	Sidewalk Connectivity Assessment Implementation, Phase 2

UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U12	Carmel Parkway Drainage Channel Improvements & Trail (Construction)
U13	Alameda Street Storm Water Culvert Improvements (Ronson to Oso Golf Course)
U14	Airline Road Storm Water Culvert Improvements (St. Pius Dr to Airline Rd)
U15*	Erosion Protection Improvements on City-owned Land
HEALTH & SAFETY IMPROVEMENTS	
H4*	New Police Substation

* indicates projects with a location that is still being determined or are not location specific





Next Steps



- Public Review Period
 - Community Office Hours
- Planning Commission Public Hearing (Tentative Aug. 7th)
- City Council Public Hearing

creatingcc.com/bayside