



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

---

Wednesday, January 25, 2023

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 insure 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 cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure 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 Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Absences: Commissioner York**

**IV. Approval of Minutes**

1. [23-0137](#) Regular Meeting Minutes of January 11, 2023

**Attachments:** [Meeting Minutes 1.11.2023](#)

**V. Annual Report**

2. [23-0065](#) Discussion and Possible Action Regarding the 2022 Planning Commission Annual Report

**Attachments:** [PC Board-and-Commission-Annual-Report 1-11-23](#)

**VI. Consent Public Hearing (Item A & B) : Discussion and Possible Action**

*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****3. [23-0133](#)**

22PL1148

PORTSIDE SUBDIVISION PUD PHASE 2 & 3 (PRELIMINARY PLAT - 1.51 ACRES)

Located at intersection of Leeward Dr. and Granada Dr.

**Attachments:** [CoverPg Portside PUD 1-25-23MTG](#)[22PL1148 PortsidePUDPrelimPlat.R1 \(1\)](#)[Preliminary Plat - The Portside PUD Phase 2 and 3](#)**4. [23-0138](#)**

22PL1180

BAY VIEW ADDITION BLK. 11 LOT 19R & 20R (REPLAT - 0.34 ACRES)

Located south Craig St. and east of 7th St.

**Attachments:** [CoverPg Bay View 1-25-23MTG](#)[BayViewAddTRCComments.R1](#)[221016-PLAT Layout1](#)**5. [23-0155](#)**

22PL1177

PADRE ISLAND NO. 1 BLK. 34 LOT 1A & 1B (REPLAT - 0.68 ACRES)

Located North of Verdemar Dr. and East of Playa Del Rey

**Attachments:** [CoverPg Padre Island 1-25-23MTG](#)[P.I.No.1TRCCommentsR1](#)[PlatR11112023](#)**6. [23-0159](#)**

22PL1183

COUNTRY CLUB ESTATES UNIT 7 BLK. 2 LOT 3R (REPLAT - 0.28 ACRES)

Located west of Staples and south of Parkland Dr.

**Attachments:** [CoverPg Country Club Estates 1-25-23MTG](#)[Responses to CountryClubEstTRCCommentsR1 \(1\)](#)[PARKLAND\\_P\\_1-Layout1](#)

7. [23-0181](#)

22PL1178  
STARLIGHT ESTATES UNIT 7 (FINAL PLAT - 23.34 ACRES)  
Located south of Yorktown Blvd. on Krypton Dr.

**Attachments:** [CoverPg Starlight Estates 1-25-23MTG](#)  
[StarlightEstatesUnit7R1 \(1\)](#)  
[StarlightEstUnit7Plat1](#)

**Plat with a Variance (Waiver)**8. [23-0134](#)

22PL1163  
THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)  
Located south of Saratoga Blvd. and east of Hwy. 286.

**Attachments:** [CoverPg Thurman Marine 1-25-23MTG](#)  
[ThurmanMarineBlock1Lot1R1 \(1\)](#)  
[Thurmans Marine - Block 1 Lot 1](#)

9. [23-0136](#)

**22PL1163 Wastewater Waiver**  
THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)  
Located south of Saratoga Blvd. and east of Hwy. 286

**Attachments:** [Thurman Marine Memo](#)  
[Thurman Marine Presentation](#)

B. **New Zoning**10. [23-0196](#)

**Public Hearing - Rezoning a property located at or near 7901 South Padre Island Drive**

Case No. 0123-03 Margo Moore Nonexempt Protection Trust: Ordinance rezoning a property at or near 7901 South Padre Island Drive (located along the east side of Ennis Joslin Road, north side of Holly Road, and south of Williams Drive) from the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

**Attachments:** [Zoning Report 0123-013 Margo Moore](#)  
[PC Presentation 0123-03 Margo Moore](#)

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](mailto: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

### Planning Commission

---

Wednesday, January 11, 2023

5:30 PM

Council Chambers

---

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

The meeting was called to order by Chairman Zarghouni at 5:30 p.m. A quorum was present with Commissioner York absent.

#### II. PUBLIC COMMENT: NONE

#### III. Approval of Absences : Chairman Zarghouni and Commissioner Mandel

A motion was made by Commissioner Motaghi to approve the absences listed above and it was seconded by Commissioner Salazar-Garza. The motion passed.

#### IV. Approval of Minutes

1. [23-0064](#) Regular Meeting Minutes of December 14, 2022

A motion was made by Commissioner Mandel to approve the minutes listed above and it was seconded by Commissioner Motaghi. The motion passed

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

Chairman Zarghouni requested that item "6" be pulled from Consent to be considered individually. Mark Orozco, Development Services, read the Consent agenda into the record new plat items "2 through 5". The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval. After Staff's presentation, Chairman Zarghouni opened the public hearing. With no one coming forward, the public hearing was closed. Vice Chairman Miller made a motion to approve the Consent Agenda items "2 through 5" as presented by staff and was seconded by Commissioner Salazar-Garza. The motion passed.

#### A. Plats

2. [23-0106](#)

22PL1059

GRAHAM ESTATES (PRELIMINARY PLAT - 20 ACRES)

Located west of Graham and Waldron Road

3. [23-0114](#)

22PL1174  
CHAMBERLIN'S SUBDIVISION BLOCK 8 LOT 1R (REPLAT - .25 ACRES)  
 Located north of Agnes St. and east of King St.

**Plat with a Variance (Waiver)**

- 4. [23-0100](#)  
 22PL1166  
SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)  
 Located north of Holly Rd. and east of Staples
  
- 5. [23-0101](#)  
**22PL1166 - Wastewater Waiver**  
SMT CORPUS LOKEY SUBDIVISION LOT 2 TRACT A & B (7.07 - ACRES)  
 Located north of Holly Rd. and east of Staples

**B. New Zoning**

- 6. [23-0108](#) **Public Hearing - Rezoning a property located at or near 3104 South Alameda Street**

Case No. 0123-01 Bella Holdings, LLC: Ordinance rezoning a property located along the east side of South Alameda Street, north of Glazebrook Street, and south of Mc Call Street, from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District.

Andrew Dimas, Development Services presented item "6" for the record as shown above. Zoning Case No. 0123-01 Bella Holdings, LLC an ordinance rezoning a property located along the east side of South Alameda Street, north of Glazebrook Street, and south of Mc Call Street, from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District. The surrounding properties all fall in the Southeast Area Development Plan. The proposal is to convert the existing office building to a bakery and restaurant use. Of the 28 notices mailed staff received one opposed notification, but they have withdrawn their opposition and staff received zero in favor. After reviewing the application and taking a look at the surrounding land uses, and the character of the neighborhood, staff is recommending approval of the rezoning request from the “ON” Neighborhood Office District to the “CN-1” Neighborhood Commercial District. After Staff's presentation, the floor was opened for Commissioner questions. Vice Chairman Miller asked if the applicant is the operator of the bakery or are there landlords. Staff answered the applicant is purchasing the building, they will become the new owners of

the building and business operator. Chairman Zarghouni asked staff for the size of the building and if the applicant would consider a special permit instead of CN-1. Staff answered 6,000 square feet, and they were not opposed to the CN-1 recommendation. After Staff clarified Commissioner questions, the public hearing was opened. Michelle Fraedrick (owner of the bakery and applicant) addressed the Commissioners. She wants to make sure the property is rezoned before they close on the property, she does not want a special permit; she would prefer to close on the property with the correct minimum zoning for a restaurant. With no one else coming forward, the public hearing was closed. Discussion concluded between the Commissioners and Staff. A motion was made by Commissioner Munoz to approve "Item 6" as presented by Staff and it was seconded by Commissioner Mandel. The motion passed

**VI. Director's Report : NONE**

**VII. Future Agenda Items : NONE**

**VIII. Adjournment**

There being no further business to discuss, the meeting adjourned at 5:46 p.m



# City Board, Commission & Committee

## Annual Report to City Council

Planning Commission / Airport Zoning Commission

### 1. State of the goals and objectives for the 2022 calendar year.

The planning commission is required to make recommendations to the city council regarding the transportation plan, annual budget, capital improvement, bond, UDC updates. The planning commission approve and deny plats and recommend change of zoning as required.

### 2. Description of the action taken in furtherance of the goals and objectives during the 2022 calendar year.

the planning commission took action on all items presented such as text amendments to the UDC, recommend changes to master comprehensive plan , recommended waivers, approved plats, approved and denied zoning changes and provided updates to council regarding items presented.

### 3. Did the Board make recommendation to Council? If so, what did they recommend?

Absolutely, planning commission provided detail updates and recommendations to the city council regarding several zoning cases for their considerations. planning commission also made recommendation to changes regarding UDC , master plan amendment to the city council

### 4. What are the goals and objectives for the 2023 calendar year?

The board will continue to make recommendation to the city council regarding important topics, discussion, and hope to have more communication with council regarding items recommended. planning commission will continue to also provide updates to council regarding capital budget , improvements, plats, zoning cases etc.



**5. How many times did the board meet or failed to meet?**

the planning commission met at all the scheduled meeting.

**6. How many vacancies did the board have and for how long?**

2 vacancies for 2 months mainly due to election season and city council changes

**Approved by Committee:**

Kamran Zarghouni

Board Chair Signature

Kamran Zarghouni

Board Chair Name

kamranzarghouni@gmail.com

Board Chair Email

Approved

Review Status

**Submitted by:**

Al Raymond III

Department Head Signature

Albert James Raymond III

Department Head Name

alraymond@cctexas.com

Department Head Email

Approved

Review Status

---

**For Department Head Only:**



I have reviewed the report as submitted by the Board Chair. (Please check to confirm.)

Comments (Optional):

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1148

PORTSIDE SUBDIVISION PUD PHASE 2 & 3 (PRELIMINARY PLAT – 1.51 ACRES)

Located at intersection of Leeward Dr. and Granada Dr.

Zoned: RM-AT, IO

Owner: Mc J's & Associates, LLC

Surveyor/Engineer: Michael York, York Engineering

The applicant proposes to plat the property to create 25 lot residential PUD. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MZ / 4  
 App Received: 9/15/2022  
 TRC Meeting Date: 9/22/2022  
 TRC Comments Sent Date: 9/26/2022  
 Revisions Received Date (R1): 12/9/2022  
 Staff Response Date (R1): 12/13/2022  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 1/25/2023

All comments addressed  
 PC date: 1/25/2023

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

**Project: 22PL1148**

**Portside Subdivision PUD Phase 2 & 3 (Preliminary Plat – 1.51 ACRES)**  
 Located at intersection of Leeward Dr. and Granada Dr.

**Zoned: RM-AT, IO**

**Owner: Mc J's & Associates, LLC**  
**Surveyor: Michael York York Engineering**

The applicant proposes to plat the property to create 25 lot residential PUD

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change lot numbers 35 and 36 to 15 & 16	Lot numbering correction has been made	Addressed		
2	Plat	Label Phase 2 and Phase 3 areas	labels have been added for phases	Addressed		
3	Plat	Define the line between Phase 2 and Phase 3 more clearly.	line has been revised to more clearly define phase boundary.	Addressed		
4	Plat	Remove the preliminary review only stamp.	preliminary stamp has been removed.	Addressed		
5	Plat	Provide a boundary line between lot 6 and lot 11 (common areas)	boundary line has been added between lot 6 & 11	Addressed		
6	Plat	Please label common areas on the plat.	common areas have been labeled below lot number for lots 6 and lot 11	Addressed		
7	Plat	Should lot 2 be a common area since it is to be condos?	At this time there are no plans to make Lot 2 a common area. Developer will consult with real estate attorney developing HOA documents and if this changes, it can be addressed on the final plat.	Addressed		
8	Plat	Lot 1 seems to be unbuildable lot due to size.	Lot 1 is intended for commercial use. Potentially food truck or similar usage with outdoor eating area with wooden decks.	Noted		
9	Plat	Provide dimensions for lots 18 and 19 to the other lots.	dimensions added as requested	Addressed		



10	Plat	The internal building setbacks for lots 1 - 5 and 7-10 are shown graphically but do not have dimensions. Please provide dimensions.	internal setbacks are not shown graphically. Only the setbacks along the adjacent roadways are shown graphically. Other internal setbacks shall be per the PUD zoning criteria and are therefore not shown graphically as they could potentially change if the zoning changes.	Addressed		
11	Plat	Please provide a copy of the HOA bylaws and any restrictions for the site.	HOA documents for The Portside PUD are provided for reference.	To be provided at final plat application		
12	Plat	Provide a note indicating which lots are to be Maintained by the HOA. Verify how many HOA's for this PUD Development as there are mixed uses.	The current HOA documents for The Portside PUD will be amended to annex phases 2 & 3 after final plat approval. There will be a separate subsidiary HOA created for the multifamily units. Draft documents for the annexation and the new multifamily HOA will be provided to staff during the final platting stage.	To be provided at final plat application		
13	Plat	Neither public water nor wastewater lines shall be permitted under private concrete streets parallel or approximately parallel to the centerline. Only crossing service lines may be permitted under private concrete streets. <b>UDC 8.2.1.J Private Streets</b>	Pursuant to meeting with city staff, public water will be placed under the private concrete pavement. Notes will be added to the plat to make it clear that the city is not responsible for replacement of pavement in the event of utility maintenance.	To be provided at final plat application		
14	Plat	Combine plat note 9 and 11 for Lot 6. Provide a label on the plat as, "Non buildable Private Access Easement" Verify lot boundary.	plat notes 9 & 11 have been combined	To be provided at final plat application		
15	Plat	Easements for extension of utilities along or across private streets shall be shown on the plat as required by the Technical Review Committee. <b>UDC 8.2.1.J Private Streets</b>	Easements have been added for public utilities. Private storm is located inside public UE. Pursuant to conversation with staff during meeting, language has been added to preliminary plat note 10 stating "The City of Corpus Christi is not responsible for maintenance of the private storm drain facilities located within the public utility easement."	To be provided at final plat application		
16	Plat	Provide a plat note for Lot 11 indicating Common Area. Label on plat as Common Area. Verify Lot 11 boundary.	Plat note and label for lot 11 as common area have been added.	Addressed		
17	Plat	Lot 18 and 19 need to be located.	additional bearing and distance info added to locate lots 18 & 19.	Addressed		
18	Plat	Change 10' B.L. to 10' Y.R./UE Yard Requirement with Utility Easement	10' B.L. has been changed to 10' Y.R./U.E.	Addressed		
19	Infor.	Public Drainage Easements are to be 20' width. Easement width is not defined for private DE's.	understood	Addressed		
20	Infor.	Preliminary plat exempt from development fees.	understood	Addressed		

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Will the PUD on Portside be reserving Solid Waste Services?	No, the development will use private dumpster service.	Addressed		
2	Plat	We can provide service but will probably damage the driveway access due to our heavy units.	understood	Addressed		

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?		
Water	Yes (for Final Plat)	
Fire Hydrants	Yes (for Final Plat)	
Wastewater	Yes (for Final Plat)	
Manhole	Yes (for Final Plat)	
Stormwater	Yes (for Final Plat)	
Sidewalks	Yes (See DS Engineering comment #1)	



Streets		No
---------	--	----

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	No waiver request	Accepted
--------------------------------------	-------------------	----------

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sidewalk construction required along Leeward and Granada frontages.	understood	Accepted		
2	Plat	The 4' wide area between lots 35-36 (15-16) is not sufficient for the construction/ maintenance of the proposed storm sewer and wastewater service line if this item is to be public.	The storm drainage has been changed to private up to the point it reaches the Leeward Drive ROW.	Accepted		
3	Plat	If Lot 1 is unbuildable, there is no need for water and sewer services.	Lot 1 is intended for commercial use for food trucks with outdoor seating area. Additionally, developer plans to have boat docks that may need water service.	Accepted		
4	Infor.	Detailed construction plans will need to be submitted for Final Plat.	understood.	Accepted		
5	Utility Plan	Between the driveway on Leeward and the connection point to the south, the water line doesn't appear to have the 9' required separation from the existing sanitary sewer.	minimum separation will be achieved as required and illustrated as required on construction plans. Please note the existing wastewater main in this location is very deep.	Accepted		
6	Utility Plan	Along Leeward, the proposed storm sewer appears to be in conflict with the existing gas line.	understood. While gas line shown is per city GIS records, it is anticipated that relocation of the gas main may be required to accommodate the proposed storm sewer. This will be confirmed during construction when lines are field verified.	Accepted		
7	Infor.	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	understood	Accepted		
8	Utility Plan	The waterline on Leeward needs to tie into the main line not the fire hydrant lead.	water line has been revised to connect to existing main and provide a new hydrant lead. Exact configuration may change slightly during construction after line locations are field verified. This is anticipated and notation is on the construction plans to address this.	Accepted		
9	Utility Plan	Internal fire hydrant locations? Fire hydrants need to be within 300' hose lay of any structure	fire hydrants have been added to preliminary plat utility plan	Accepted		
10	Utility Plan	Is there sufficient pressure and volume to meet the requirements of Section 4.05 d of the Infrastructure Design Manual	fire flow test has been requested. Results should be available by final platting stage.	Accepted		
11	Utility Plan	The notes designate lot 6 as a Public Utility and Drainage Easement. This implies city maintenance responsibility. I can see responsibility for the water system since in all likelihood it will be a fire line, but not the other utilities since they are all internal to the development.	Pursuant to meeting with city staff, the water and wastewater will be public and located in a delineated easement. The storm drain facilities will be private.	Accepted		
12	Utility Plan	All the utilities will be under paved areas drastically increasing costs in the event of maintenance. There needs to be a note that, if city maintained, the city will not be responsible for any surface damages in the event maintenance is required.	Language has been added to preliminary plat note 10 stating "The City of Corpus Christi is not responsible for replacement of private concrete drive pavement that may be impacted during public utility work."	Accepted		
13	Utility Plan	A 5' UE is not sufficient for maintenance of the sewer line in lots 10 and 20-25 needs to be 10'	5' UE has been revised to 10' YR/UE	Accepted		
14	Utility Plan	Detailed construction plans will need to be submitted for Utilities.	understood	Accepted		



15	Utility Plan	Private streets needs to be built up to city Standards. Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6  <a href="https://www.cctexas.com/sites/default/files/IDM-final-version.pdf">https://www.cctexas.com/sites/default/files/IDM-final-version.pdf</a>	Private concrete street section will be detailed on construction plans and will be designed in accordance with the IDM as required.	Accepted		
16	Utility Plan	Provide a cross section of the streets and make sure they match the Infrastructural Design Manual requirements	Cross section of the proposed private drive was provided on the preliminary plat. Private street cross section (horizontal dimensions) is designed in accordance with previously approved PUD master site plan. Structural section will be per IDM and detailed on construction plans as required.	Accepted		
17	Utility Plan	Label Streets according to section of the Infrastructure Design Manual 6.2.2 Street Right of Way Dimensional Standards	Private street cross section (horizontal dimensions) is designed in accordance with previously approved PUD master site plan. A street name has been added for the private street.	Accepted		
18	Utility Plan	For lot front easements, 5-foot UE to be adjacent to the street and 5-foot EE to be next to the UE - Prevents conflicts with the water and electrical services. <b>Note:</b> If all utilities inside the PUD are private you may disregard this comment	Easements have been added pursuant to conversations with staff during meeting. Separate AEP easements will be coordinated with AEP as needed after preliminary plat is approved.	Accepted		
19	Utility Plan	Please clarify if the internal water line will be private or public. I did not see any Fire Hydrants inside the PUD which would force to make it a public line. Also you may be able to cover the minimum 300 ft hose lay with fire hydrants outside the PUD but none are indicated in the Utility Plan (Please provide hose layout if decide to go this route). If the water line is private no easement dedication will be needed as long as all other utilities are private.	water line will be public. Fire hydrants have been added as necessary to meet fire code.	Accepted		
20	Utility Plan	If internal water line will be public an easement dedication will be needed for the water line running through the PUD Please send your request to ContractsAndAgreements@cctexas.com	A public UE has been added.	Accepted		
21	Utility Plan	Provide estimated flows at the connection point to the existing waste water system. (Request from Utilities Engineering).	1.51 acres total land to be platted, medium residential assumed @ 35 persons per acre, 100 gal/person/day = 5,285 gpd = 3.67gpm. Existing 21" wastewater main has capacity of 2,250 gpm per whitecap wastewater master plan Exhibit 8 dated 10/26/2006	Accepted		
22	SWQMP	Drainage design shall be per Chapter 3 of the Infrastructure Design Manual .	understood.	Accepted		
23	SWQMP	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	understood.	Accepted		
24	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	this was provided in notes on SWQMP submitted. source is the adopted drainage criteria and design manual.	Accepted		



25	SWQMP	Provide contours or flow direction arrows to document pre-, and post- Development flow patterns (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B). Since the SWQMP has no contours or elevations there is no way to confirm that the water will indeed flow in the manner the direction arrows indicate. Please update SWQMP	existing contours have been added and flow arrows for proposed drainage patterns have been revised to more clearly indicate proposed drainage patterns. There are no off-site flow contributions.	Accepted		
----	-------	---	---	----------	--	--

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	understood.	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	understood.	Addressed		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Is the street section a private driveway or private street or public street?	private driveway. A street name has been added at the request of staff. Dimensions and/or cross section of private drive/street are per the approved PUD	Addressed		
2	Plat	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)	understood.	Addressed		

**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire comments reflect all aspects of the Planned Unit Development. Type of construction and occupancy use to be determined during the time the PUD is submitted to Development Services for review.	understood.	Addressed		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	understood.	Addressed		
3	Plat	Fire flow for residential areas require 750 GPM with 20 psi residual	understood.	Addressed		
4	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	understood.	Addressed		
5	Plat	Mercantile/Commercial areas(including multi-family development) requires a fire flow of 1,500 GPM with 20 psi residual.	understood.	Addressed		
6	Plat	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.	understood.	Addressed		



7 Plat	507.5.4 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.	understood.	Addressed		
8 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 supply.	understood.	Addressed		
9 Plat	503.1.1 (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.	understood.	Addressed		
10 Plat	503.1.1 (amendment): 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.	understood.	Addressed		
11 Plat	3310.1 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.	understood.	Addressed		
12 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.	understood.	Addressed		
13 Plat	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.	understood.	Addressed		
14 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 26 feet, exclusive of shoulders.	understood.	Addressed		



15	Plat	Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	understood.	Addressed		
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.	understood.	Addressed		
17	Plat	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.	understood.	Addressed		
18	Plat	<del>It applicable, D105.3 fire apparatus access road gates. Gates securing the fire</del> 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 the requirements of ASTM F 2200.	understood.	Addressed		
19	Plat	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eve of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Understood. Some of the units will be very close to and may exceed the 30' height. As a result, the private drive (fire lane) has been widened to 26'	Addressed		
20	Plat	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	understood.	Addressed		
21	Plat	D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.	understood.	Addressed		
22	Plat	D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.	understood.	Addressed		



23	Plat	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	understood.	Addressed		
24	Note	If applicable: (6) Section R313.1 of the International Residential Code is revised to read as follows: 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).	understood.	Addressed		
25	Note	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.	understood.	Addressed		
26	Note	Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	understood.	Addressed		
27	Note	Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	understood.	Addressed		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment- Exempt from fees	noted	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located along but not immediately adjacent to any bus stops served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.	noted	Addressed		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	6.2 miles from Waldron Field NOLF. The proposed projected location is outside of the approach or clear zone of the nearest airport. The location is also outside of any military compatibility area.	noted	Addressed		

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

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

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

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

**INFORMATIONAL**

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

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

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

**LAND DEVELOPMENT**

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





**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1180

BAY VIEW ADDITION BLK. 11 LOT 19R & 20R (REPLAT – 0.34 ACRES)

Located South Craig St. and East of 7th St.

Zoned: ON

Owner: 7th Craig Investments, LLC (Brandon Castle)

Surveyor/Engineer: Texas Geo Tech - roberto@texasgeotech.com

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

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MZ / 1  
 App Received: 12/8/2022  
 TRC Meeting Date: 1/5/2023  
 TRC Comments Sent Date: 1/9/2023  
 Revisions Received Date (R1): 1-9-22  
 Staff Response Date (R1):1-10-22  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 1-25-22

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

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

**Project: 22PL1180**

**Bay View Addition Blk. 11 Lot 19R & 20R (Replat – 0.34 ACRES)**

Located south Craig St. and east of 7th St.

**Zoned: ON**

**Owner: 7th Craig Investments, LLC (Brandon Castle)**

**Surveyor: Texas Geo Tech - roberto@texasgeotech.com**

The applicant proposes to plat the property to create two lots for development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	NOTED	Addressed		
2	Plat	Square footage under general description is incorrect. Pls revise.	DONE	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Correct the width of the alley way.	DONE	Addressed		
2	Plat	Sidewalk maybe required on both streets for development.	NOTED			
3	Plat	Depict and dimension 20' Y.R. along 7th Street.	FIXED	Addressed		
4	Plat	Provide documentation number for alley closure on the plat.	SHOWN ON UNDER PLAT TITLE	Addressed		
5	Plat	What is happening with the rest of the alley way?	I HAVE NO IDEA	Addressed		
6	Plat	Are there any utilities that lie within the alley way?	NON SHOWN ON THE CORPUS CHRISTI VIEWER AND FIELD WORK	Addressed		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater		No, Existing
Manhole		No, Existing
Stormwater		No, Existing
Sidewalks	Yes, on Craig St.	
Streets		No, Existing

To addressed with water tap off 7th St.  
Existing FH meets requirement

SW constructed with SW  
permit prior to PC

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments		Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). A minimum 8" water line will need to be constructed along property frontage on Craig St. A fire hydrant will also need to be installed.	SEE UTILITY PLAN OF PROPOSED WATER LINE. THE FIRE HYDRANT AT THE INTERCEPTION OF CRAIG STREET AND 7TH STREET IS GOOD TO SERVE THIS PROPERTY	Addressed. Existing FH meets requirement. Water service met with water tap off 7th Street.		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed		

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There is a discrepancy: One drawing shows the alley as 7.5 ft while the other shows it at 20 ft. wide. Zoning shows ON , therefore comments will be based on commercial use.	FIXED	Addressed		
2	Note	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	NOTED	Addressed		
3	Note	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		

4	Note	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	NOTED	Addressed
5	Note	507.5.4 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.	NOTED	Addressed
6	Note	912.2.3 (amendment-if required) 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	NOTED	Addressed
7	Note	503.1.1 (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.	NOTED	Addressed
8	Note	3310.1 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.	NOTED	Addressed
9	Note	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.	NOTED	Addressed
10	Note	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.	NOTED	Addressed
11	Note	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	NOTED	Addressed
12	Note	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	NOTED	Addressed
13	Note	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.	NOTED	Addressed



14	Note	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.	NOTED	Addressed
15	Note	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	NOTED	Addressed
16	Note	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.	NOTED	Addressed
17	Note	Commercial development of the property will require further Development Services review.	NOTED	Addressed

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

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

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

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

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

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

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

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

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

INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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

# PLAT OF: BAY VIEW ADDITION BLOCK 11, LOT 19R AND 20R

BEING A TOTAL OF 0.34 ACRE TRACT OF LAND (14820.00 sq. ft.), MADE UP OF LOTS 19 AND 20, BLOCK 11 OF THE BAY VIEW ADDITION RECORDED IN VOLUME A, PAGE 24 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND THE WEST HALF (7.50') OF A 15 FOOT WIDE ALLEY ABANDON BY DOCUMENT 2023004151 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, 7TH CRAIG INVESTMENTS, LLC. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS 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 \_\_\_\_\_ 2023.

BRANDON CASTLE, MANAGING MEMBER.

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRANDON CASTLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

AL RAYMOND III, AIA  
DEVELOPMENT SERVICES DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

BRIA WHITMIRE, P.E. CFM, CPM  
DEVELOPMENT SERVICES ENGINEER



LOCATION MAP  
NOT TO SCALE

- GENERAL NOTES:
- 1) THE TOTAL PLATTED ARE CONTAINS 0.34 ACRES OF LAND (14820.00 sq. ft.), INCLUDING 21.45 sq. ft. STREET DEDICATION.
  - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
  - 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY NUMBER 485464, PANEL NUMBER 48355C0320G, MAP REVISED 10,13,2023, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
  - 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
  - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL<sub>6</sub> AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
  - 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL COMFORM TO ACCES MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  - 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_ 2023

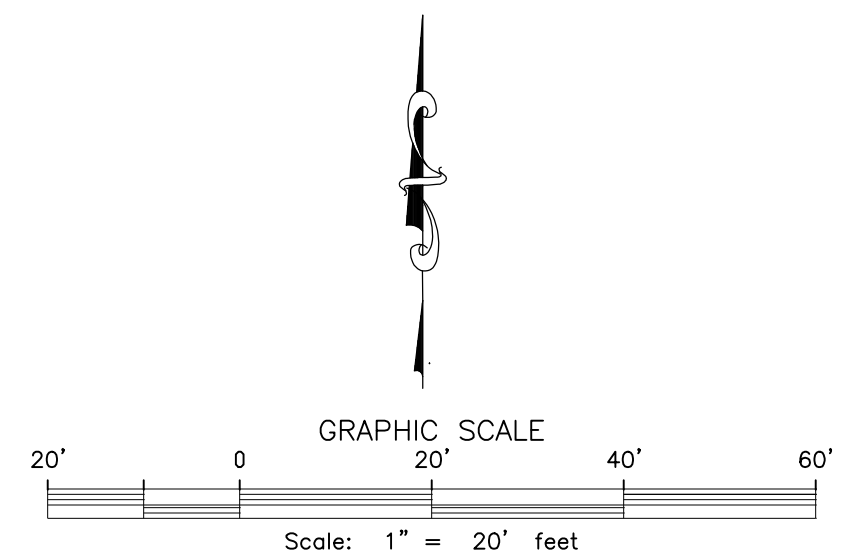
BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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



**TEXAS GEO TECH**  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 221014  
JANUARY 10, 2023

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1177

PADRE ISLAND NO. 1 BLK. 34 LOT 1A &1B (REPLAT - 0.68 ACRES)

Located North of Verdemar Dr. and East of Playa Del Rey

Zoned: RS-6

Owner: Theodore Dimopoulos

Surveyor/Engineer: Voss Engineering - vossco@hotmail.com

The applicant proposes to plat the property to create 2nd lot for house. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

**Staff Only/District#: MZ / 4**

**App Received: 12/8/2022**

**TRC Meeting Date: 1/5/2023**

**TRC Comments Sent Date: 1/9/2023**

**Revisions Received Date (R1): 1/11/2023**

**All comments addressed**

**Staff Response Date (R1): 1/11/2023**

**PC date set**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 1/25/2023**

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

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

**Project: 22PL1177**

**Padre Island No. 1 Blk. 34 Lot 1A &1B (Replat – 0.68 ACRES)**

Located north of Verdemar Dr. and east of Playa Del Rey

**Zoned: RS-6**

**Owner: Theodore Dimopoulos**

**Surveyor: Voss Engineering vossco@hotmail.com**

The applicant proposes to plat the property to create 2nd lot for house.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	ok	Addressed		
2	Plat	Incorrect north arrow orientation for platted area.	revised	Addressed		

3	Plat	Volume and page information for north adjacent lot is incorrect. Pls revise.	it is correct	Addressed		
---	------	--	---------------	-----------	--	--

**LAND DEVELOPMENT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Both lots need to be at least 50' of frontage along Playa Del Rey.	revised	Addressed		
2	Plat	Change P.C. chairman name to Kamran Zarghouni	revised	Addressed		
3	Plat	Verify that there are no easements along the rear of the property.	there are none	Addressed		
4	Plat	Provide the latest floodplain information from maps of 2022.	already provided in note 4	Addressed		
5	Fees	Water Acre fee (1 lot x \$220.22/lot)= <b>\$220.22</b>	ok	Noted		
6	Fees	Wastewater Acre fee (1 Lots x \$475.33/lot)= <b>\$475.33</b>	ok	Noted		

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?		No, existing
Water		No, existing
Fire Hydrants		No, existing
Wastewater		No, existing
Manhole		No, existing
Stormwater		No, existing
Sidewalks		No, over75% block developed.
Streets		No, existing

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	
--------------------------------------	--

**DEVELOPMENT SERVICES ENGINEERING**



No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Frontage for Lot 1A not meeting minimum lot size width.	revised	Addressed		
2	Info	Minimum driveway width for residential is 10' plus minimum residential flare length of 3' on either side. UDC 7.1.7	ok	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Water construction is required for platting	ok	Addressed		
2	Plat	No wastewater construction is required for platting	ok	Addressed		

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comments		Addressed		

**GAS**

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

**PARKS**

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

**REGIONAL TRANSPORTATION AUTHORITY**

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

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

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

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

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

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

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

**INFORMATIONAL**

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

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

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

**LAND DEVELOPMENT**

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



**PADRE ISLAND NO. 1  
BLOCK 34, LOTS 1A & 1B**  
BEING A REPLAT OF LOT 1, BLOCK 34, PADRE ISLAND NO. 1,  
AS RECORDED IN VOLUME 13, PAGE 1 - 8 (M.R.N.C.T.)  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

- NOTES:**
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
  - FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8" I.R.
  - AC. DENOTES ACRES OF LAND  
S.F. DENOTES SQUARE FEET OF LAND  
Y.R. DENOTES YARD REQUIREMENTS  
B.L. DENOTES BUILDING LINE  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
C.L. DENOTES CENTERLINE OF ROADWAY  
B.C. DENOTES BLOCK CORNER  
D.H. DENOTES DRILL HOLE  
"+/-" DENOTES GRADE ELEVATIONS  
I.R. DENOTES IRON ROD
  - THIS PROPERTY LIES WITHIN FLOOD ZONE X & AE (11), COMMUNITY #48355C, PANEL 0755G (CITY OF CORPUS CHRISTI), AND IS AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
  - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.
  - TOTAL PLATTED AREA IS 0.689 ACRE.
  - BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010 00)
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS  
COUNTY OF NUECES

WE, NAVY ARMY COMMUNITY CREDIT UNION, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON LOT 1A & 1B, BLOCK 34, OWNED BY, THEODORE DIMOPOULOS, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

EXECUTIVE LOAN OFFICER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

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

STATE OF TEXAS  
COUNTY OF NUECES

I, THEODORE DIMOPOULOS, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 1A & 1B, BLOCK 34, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED 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 THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2023.

THEODORE DIMOPOULOS  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THEODORE DIMOPOULOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS \_\_\_\_\_

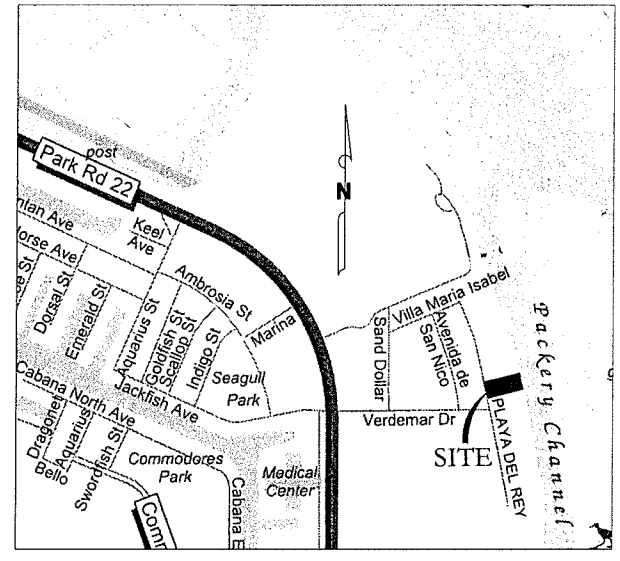
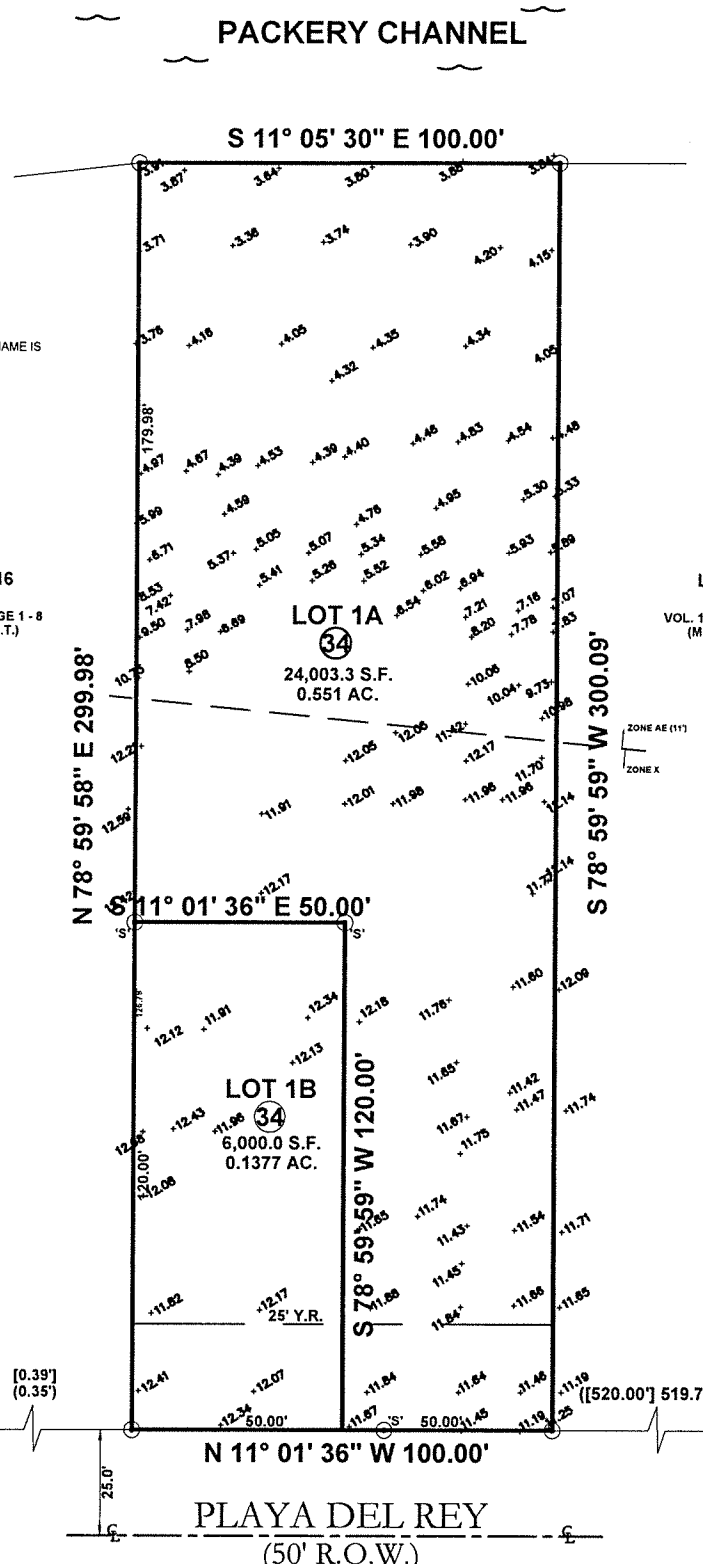
STATE OF TEXAS  
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2023.

SEAL

RONALD A. VOSS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



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 \_\_\_\_\_, 2023.

KAMRAN ZARGHOUNI, CHAIRMAN

AL RAYMOND III, A.I.A., C.B.O.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2023.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ (M.R.N.C.T.)

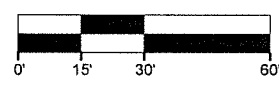
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

KARA SANDS, COUNTY CLERK      DEPUTY TO THE COUNTY CLERK



**VOSS ENGINEERING, INC.**

ENGINEERING AND LAND SURVEYING  
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
01/10/2023		RV & PP	15-3334
FIRM NO. F-166			

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1183

COUNTRY CLUB ESTATES UNIT 7 BLK. 2 LOT 3R (REPLAT - 0.28 ACRES)

Located west of Staples and south of Parkland Dr.

Zoned: RS-6

Owner: Carlos & Catherine Maldonado

Surveyor/Engineer: Govind Engineering - George Rubalcaba

The applicant proposes to plat the property to combine 1-1/2 lots into one lot to meet pool code. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

**Staff Only/District#: MZ / 3**  
**App Received: 12/8/2022**  
**TRC Meeting Date: 1/5/2023**  
**TRC Comments Sent Date: 1/9/2023**  
**Revisions Received Date (R1): 1/11/2023**  
**Staff Response Date (R1):**  
**Revisions Received Date (R2):**  
**Staff Response Date (R2):**  
**Planning Commission Date: 1/25/2023**

**All comments addressed**

**PC Date set**

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

**Project: 22PL1183**

**Country Club Estates Unit 7 Blk. 2 Lot 3R (Replat – 0.28 ACRES)**  
 Located west of Staples and south of Parkland Dr.

**Zoned: RS-6**

**Owner: Carlos & Catherine Maldonado**  
**Surveyor: Govind Engineering - George Rubalcaba**

The applicant proposes to plat the property to combine 1-1/2 lots into one lot to meet pool code.

<b>GIS</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Acknowledged	Addressed		
2	Plat	Curve direction is required for Northwest and Southeast boundary calls.	Done	Addressed		
<b>LAND DEVELOPMENT</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide deed showing latest ownership for lots being combined.	Done	Addressed		
2	Plat	Dimension Parkland Dr. to middle of roadway.	Done	Addressed		
3	Plat	Remove General notes #12 from the plat.	Done	Addressed		
4	Note	Be advised that this is a replat and not a minor plat.	Acknowledged	Addressed		
5	Plat	Add language for PC approval.	Done	Addressed		
6	Plat	Add Kamran Zarghouni as PC chairman name and add signature line.	Done	Addressed		
7	Plat	Change Al Raymond title to secretary.	Done	Addressed		
<b>PLANNING/Environment &amp; Strategic Initiatives (ESI)</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution



1	Plat	No comments	Acknowledged	Addressed		
---	------	-------------	--------------	-----------	--	--

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No	
Public Improvements Required?			
Water		No, Existing	Accepted
Fire Hydrants		No, Existing	Accepted
Wastewater		No, Existing	Accepted
Manhole		No, Existing	Accepted
Stormwater		No, Existing	Accepted
Sidewalks		No, Existing	Accepted
Streets		No, Existing	Accepted

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
--------------------------------------	--	--

**DEVELOPMENT SERVICES ENGINEERING**

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

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No Water construction is required for platting	Acknowledged	Addressed		
2	Plat	No wastewater construction is required for platting	Acknowledged	Addressed		

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

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

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

**GAS**

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

**PARKS**

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

**REGIONAL TRANSPORTATION AUTHORITY**

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

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

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

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

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

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

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

**INFORMATIONAL**

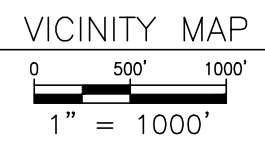
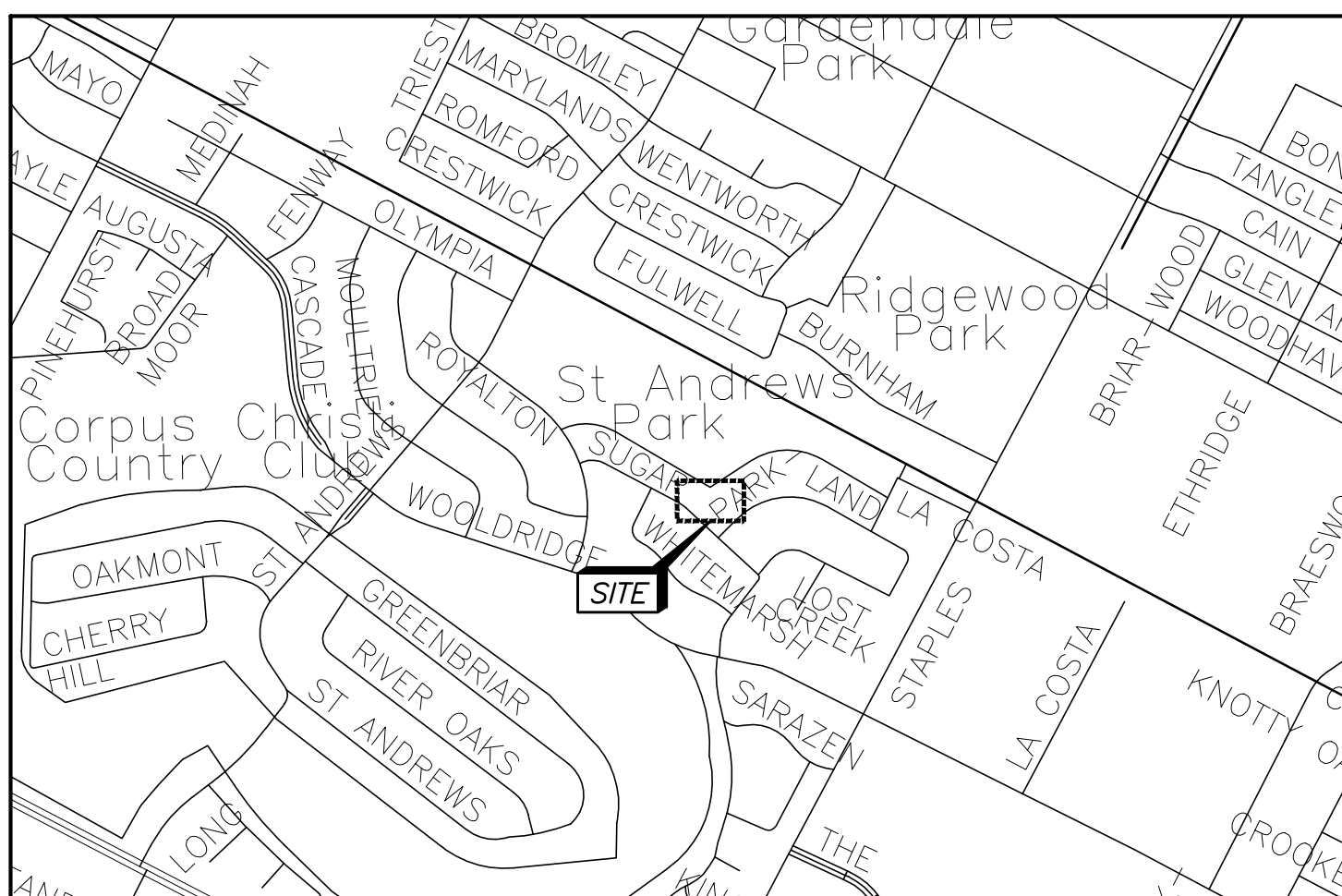
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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

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

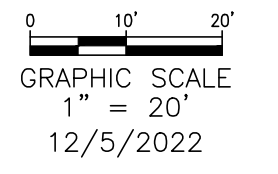
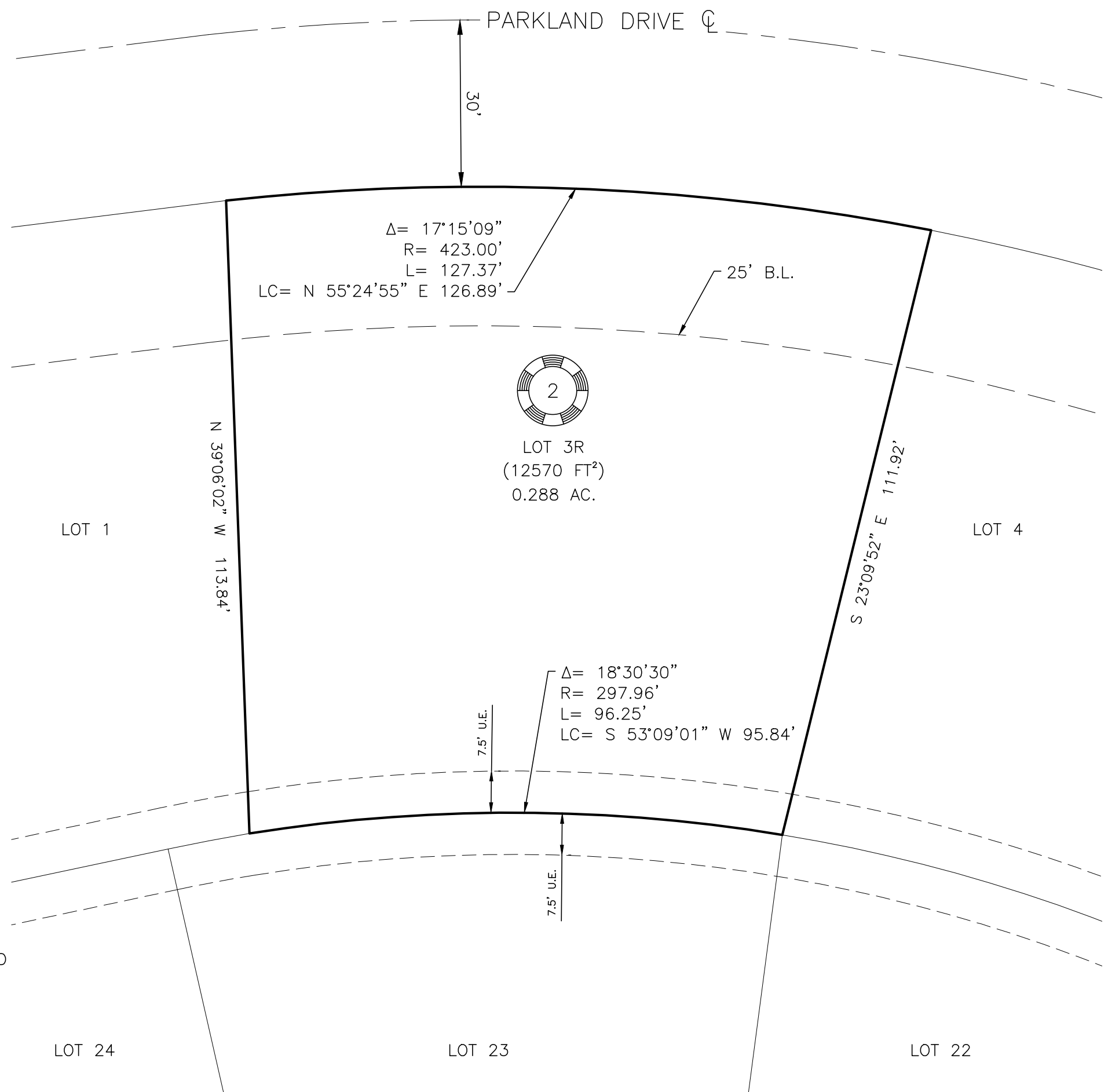
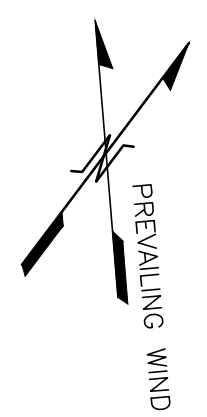
**LAND DEVELOPMENT**

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



## FINAL PLAT OF COUNTRY CLUB ESTATES, UNIT 7 BLOCK 2, LOT 3R

BEING A RE-PLAT OF BLOCK 2, NORTHEAST HALF OF LOT 2 AND ALL OF LOT 3, COUNTRY CLUB ESTATES UNIT 7 AS RECORDED IN VOLUME 42, PAGE 134 AND 135, MAP RECORDS OF NUECES COUNTY, TEXAS. AND DOCUMENT #2012402421, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



THE STATE OF TEXAS  
COUNTY OF NUECES

WE, CARLOS RENE MALDONADO AND CATHERINE AMELIA MALDONADO HEREBY CERTIFY THAT WE ARE THE OWNERS OF BLOCK 2, LOT 3R COUNTRY CLUB ESTATES UNIT 7 AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING PLAT, THAT WE HAD SAID LAND SURVEYED 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 THE PUBLIC FACILITIES; THAT THIS PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CARLOS RENE MALDONADO                      CATHERINE AMELIA MALDONADO

THE STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS RENE MALDONADO AND CATHERINE AMELIA MALDONADO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF NUECES

I GEORGE RUBALCABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF GOVIND DEVELOPMENT HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GEORGE RUBALCABA RPLS#4229  
9510 LEOPARD  
CORPUS CHRISTI, TX. 78410

- GENERAL NOTES:
1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
  2. FOUND 5/8-INCH IRON RODS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
  3. AC DENOTES ACRES OF LAND
  4. S.F. DENOTES SQUARE FEET OF LAND
  5. Y.R. DENOTES YARD REQUIREMENTS
  6. U.E. DENOTES UTILITY EASEMENT.
  7. D.E. DENOTES DRAINAGE EASEMENT.
  8. THIS PROPERTY LIES IN FLOOD ZONE X, COMMUNITY #485464, PANEL 48355C0510G (CITY OF CORPUS CHRISTI), INDEXED 10/13/2022.
  9. THE RECEIVING WATERS FOR THE STORM WATER RUNOFF 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 RECEIVING WATER AS "CONTACT RECREATION" USE.
  10. TOTAL PLATTED AREA IS 12,570 FT<sup>2</sup> (0.288 ACRES).
  11. BASIS OF BEARINGS ARE EAST BOUNDARY OF LOT 3, BEING S23°09'52"E AS SHOWN IN PLAT RECORDED IN VOLUME 42, PAGES 134 AND 135, M.R.N.C.T.

THE 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 \_\_\_\_\_ OF \_\_\_\_\_, 2023,

\_\_\_\_\_  
AL RAYMOND III, SECRETARY                      KAMRAN ZARGHOONI, PC CHAIRMAN

THE STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2023,

\_\_\_\_\_  
DEVELOPMENT SERVICES ENGINEER  
BRIA WHITMIRE, P.E.,CFM,CPM

THE STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M AND DULY RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
KARA SANDS, COUNTY CLERK                      DEPUTY TO THE COUNTY CLERK

**GOVIND DEVELOPMENT, LLC**  
**9510 LEOPARD**  
**CORPUS CHRISTI, TEXAS, 78410**  
**PH: 361-241-2777 FIRM NO. 10193800**

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1178

STARLIGHT ESTATES UNIT 7 (FINAL PLAT - 23.34 ACRES)

Located south of Yorktown Blvd. on Krypton Dr.

Zoned: RS-4.5

Owner: MPM Development

Surveyor/Engineer: Bass & Welsh - NixMW1@gmail.com

The applicant proposes to plat the property to create 129 Lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MZ / 5

App Received: 12/8/2022

TRC Meeting Date: 1/5/2023

TRC Comments Sent Date: 1/9/2023

Revisions Received Date (R1): 1/10/2023

Staff Response Date (R1): 1/12/2023

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

All comments Addressed

PC Date set

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

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

Project: 22PL1178

Starlight Estates Unit 7 (Final Plat– 23.34 ACRES)

Located south of Yorktown Blvd. on Krypton Dr.

Zoned: RS-4.5

Owner: MPM Development

Surveyor: Bass & Welsh NixMW1@gmail.com

The applicant proposes to plat the property to create 129 Lots

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	OK.	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat application needs to be signed by engineer/ surveyor	Done.			
2	Plat	Remove topography from the plat.	Done.	Addressed		
3	Plat	Please revise the plat pages. Please see the templates on the city website.	Done.	Addressed		
4	Plat	Provide a graphic scale on pages two and three.	Done.	Addressed		
5	Plat	Provide a legend on pages two and three.	Done.	Addressed		
6	Plat	Provide match lines for sheets two and three.	I prefer to show complete lots, not lots split by match lines. Clearer this method.	Addressed		
7	Plat	Provide Vol. and Pg. numbers for recorded plats adjacent to these plats.	Will do before plat is recorded	Prior to recordation		



8	Plat	Continuation of lot numbers between units is not consistent.	It is consistent.	Addressed		
9	Plat	Temporary turnarounds will be needed. Please see Fire Comment #13.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed		
10	Fees	Single Family Water Lot Fees: 129 lots x 220.22 = \$28,408.38	Ok.	Prior to recordation		
11	Fees	Single Family WasteWater Lot Fees: 129 Lots x 475.33 = \$61,317.57	OK.	Prior to recordation		
<b>PLANNING/Environment &amp; Strategic Initiatives (ESI)</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment.		Addressed		

<b>DEVELOPMENT SERVICES ENGINEERING</b>		
Action	Yes	No
Public Improvements Required?	Yes	Addressed at PI
Water	Yes	Addressed at PI
Fire Hydrants	Yes	Addressed at PI
Wastewater	Yes	Addressed at PI
Manhole	Yes	Addressed at PI
Stormwater	Yes	Addressed at PI
Sidewalks	Yes	Addressed at PI
Streets	Yes	Addressed at PI

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		Noted no response
--------------------------------------	--	-------------------

<b>DEVELOPMENT SERVICES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		

<b>UTILITIES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).Please provide a utility map for review.	It was provided at initial submittal	Addressed		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards). Please provide a utility map for review. Ensure any necessary wastewater lines follow the wastewater master plan.	It was provided at initial submittal	Addressed		

<b>TRAFFIC ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed		

<b>FLOODPLAIN</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise with current Effective Map dates/info	Done - see note 3.	Addressed		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	OK.	Addressed		
2	Note	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	OK.	Addressed		
3	Note	3310.1 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.	Ok.	Addressed		
4	Note	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.	OK.	Addressed		
5	Note	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.	OK.	Addressed		
6	Note	Note: An accessible road and "wet" hydrants are required once construction materials are brought on site.	OK.	Addressed		
7	Note	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.	OK.	Addressed		
8	Note	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	OK.	Addressed		
9	Note	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Ok.	Addressed		



10	Note	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.	OK.	Addressed	
11	Note	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.	OK.	Addressed	
12	Plat	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.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed	
13	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Not needed. Unit 7 to be developed at same time as Unit 8.	Addressed	

**GAS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. North side of lot 22, blk. 1 and 5' U.E. South side of lot 27, blk.1	Done.	Addressed		
2	Plat	Request 10' U.E. between lots 14 & 15, 20 & 21, blk. 11 5' each side and 5' U.E. South side of lot 26, blk. 11	Done.	Addressed		

**PARKS**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	OK.	Addressed		
2	Fees	129 units x 462.50 = \$59,662.50	OK.	Addressed		

**REGIONAL TRANSPORTATION AUTHORITY**

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

**SOLID WASTE**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The dead end of Oso is unacceptable. In addition, it's difficult to evaluate because the plats are not shown together. See fire comment # 13.	Unit 7 does not have Oso or Oso Parkway.	Addressed		

**NAS-CORPUS CHRISTI**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Ok.	Addressed		

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Ok.	Addressed		



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

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

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

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

**INFORMATIONAL**

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

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

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

**LAND DEVELOPMENT**

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

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

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

STATE OF TEXAS § \_\_\_\_\_ MOSSA MOSTAGHASI, GENERAL PARTNER  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME), \_\_\_\_\_ (TITLE), OF \_\_\_\_\_

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

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

# PLAT OF STARLIGHT ESTATES UNIT 7

A FINAL PLAT OF A 23.347 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, SECTION 24, LOTS 6, 7 & 8, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES CO., TX

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 01/10/23  
COMP. NO.: PLAT-SH1  
JOB NO.: 21073  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 3

STATE OF TEXAS §  
COUNTY OF NUECES §

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

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
KAMRAN ZARGHOONI  
CHAIRMAN

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

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,

DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF

AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.,

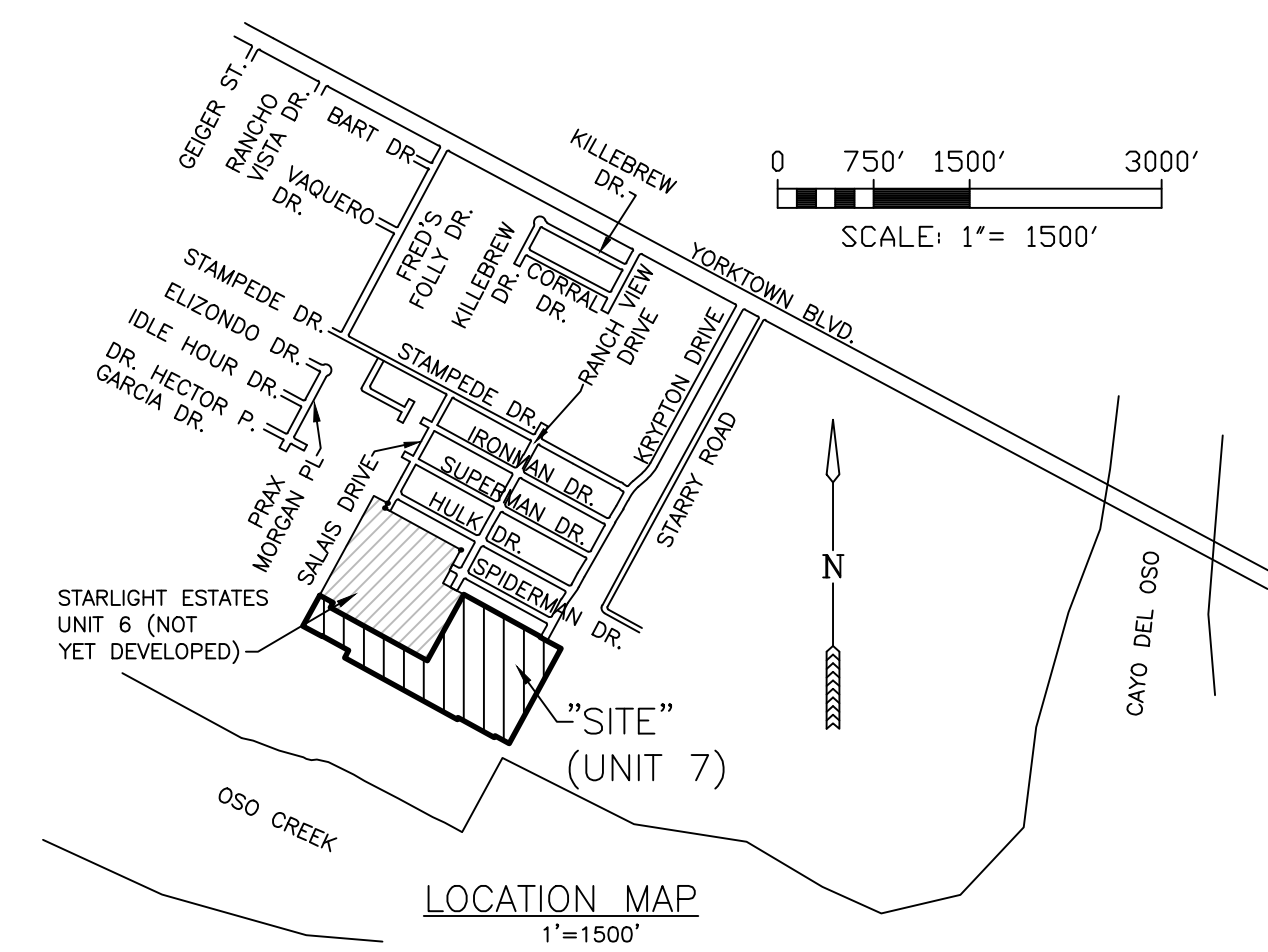
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT

\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN THE MAP RECORDS OF SAID COUNTY IN

VOLUME \_\_\_ PAGE \_\_\_ INSTRUMENT NUMBER \_\_\_\_\_. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

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

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



### LEGEND:

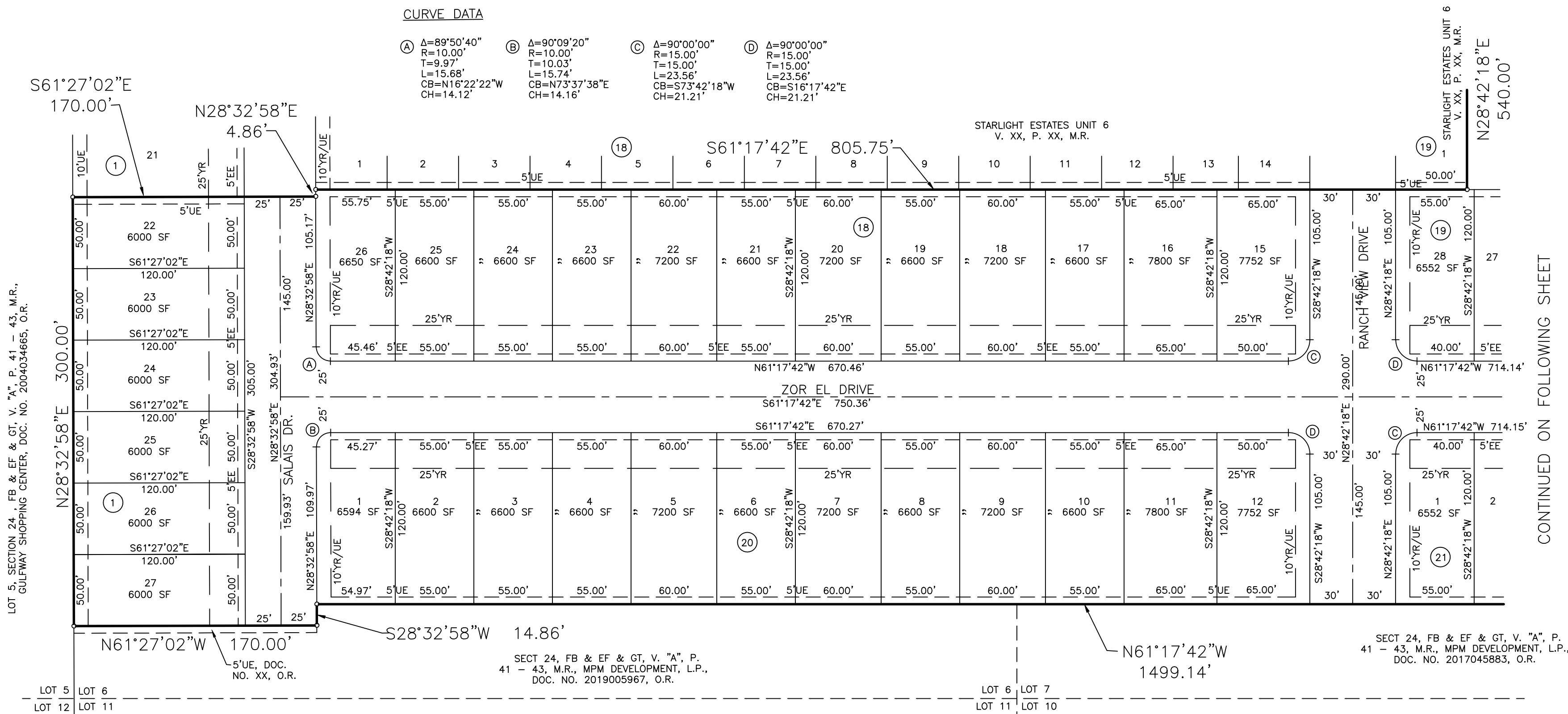
- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

### NOTES

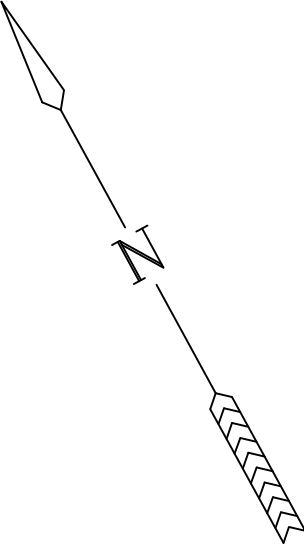
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. FEMA INFORMATION AS SHOWN OR NOTED HEREON IS FROM FEMA MAP, COMMUNITY PANEL 48355C0540G, REVISED PRELIMINARY MAY 30, 2018. ALL OF THE SUBJECT SITE IS IN FEMA ZONE X OTHER AREAS OR FEMA ZONE X OTHER FLOOD AREAS.
4. LEGAL DESCRIPTION: A 23.347 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, SECTION 24, LOTS 6, 7 AND 8, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES CO., TX.
3. THE TOTAL PLATTED AREA CONTAINS 23.347 ACRES OF LAND INCLUDING STREET DEDICATIONS.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
6. SET 5/8" IRON RODS AT ALL LOT CORNERS WHEREVER POSSIBLE OTHERWISE SET CHISEL MARKS IN CONCRETE OR NAILS AT LOT CORNERS. ALL IRON RODS SET CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

**CURVE DATA**

Ⓐ Δ=89°50'40" R=10.00' T=9.97' L=15.68' CB=N16°22'22"W CH=14.12'	Ⓑ Δ=90°09'20" R=10.00' T=10.03' L=15.74' CB=N73°37'38"E CH=14.16'	Ⓒ Δ=90°00'00" R=15.00' T=15.00' L=23.56' CB=S73°42'18"W CH=21.21'	Ⓓ Δ=90°00'00" R=15.00' T=15.00' L=23.56' CB=S16°17'42"E CH=21.21'
---	--	--	--

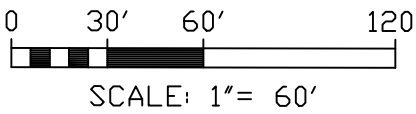


CONTINUED ON FOLLOWING SHEET



**LEGEND:**

- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT



**PLAT OF  
STARLIGHT ESTATES UNIT 7  
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

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

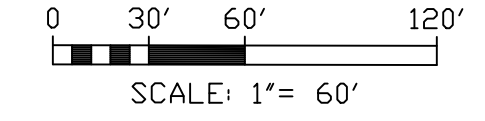
DATE PLOTTED: 01/10/23  
PLAT-SH2 AS PLAT  
JOB NO.: 21073  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 3



# PLAT OF STARLIGHT ESTATES UNIT 7 CORPUS CHRISTI, NUECES COUNTY, TEXAS

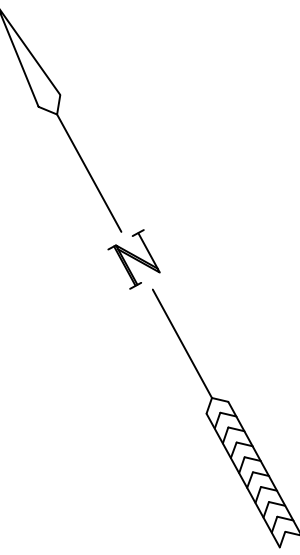
BASS & WELSH ENGINEERING  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 01/10/23  
PLAT-SH3 AS PLAT  
JOB NO.: 21073  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 3 OF 3



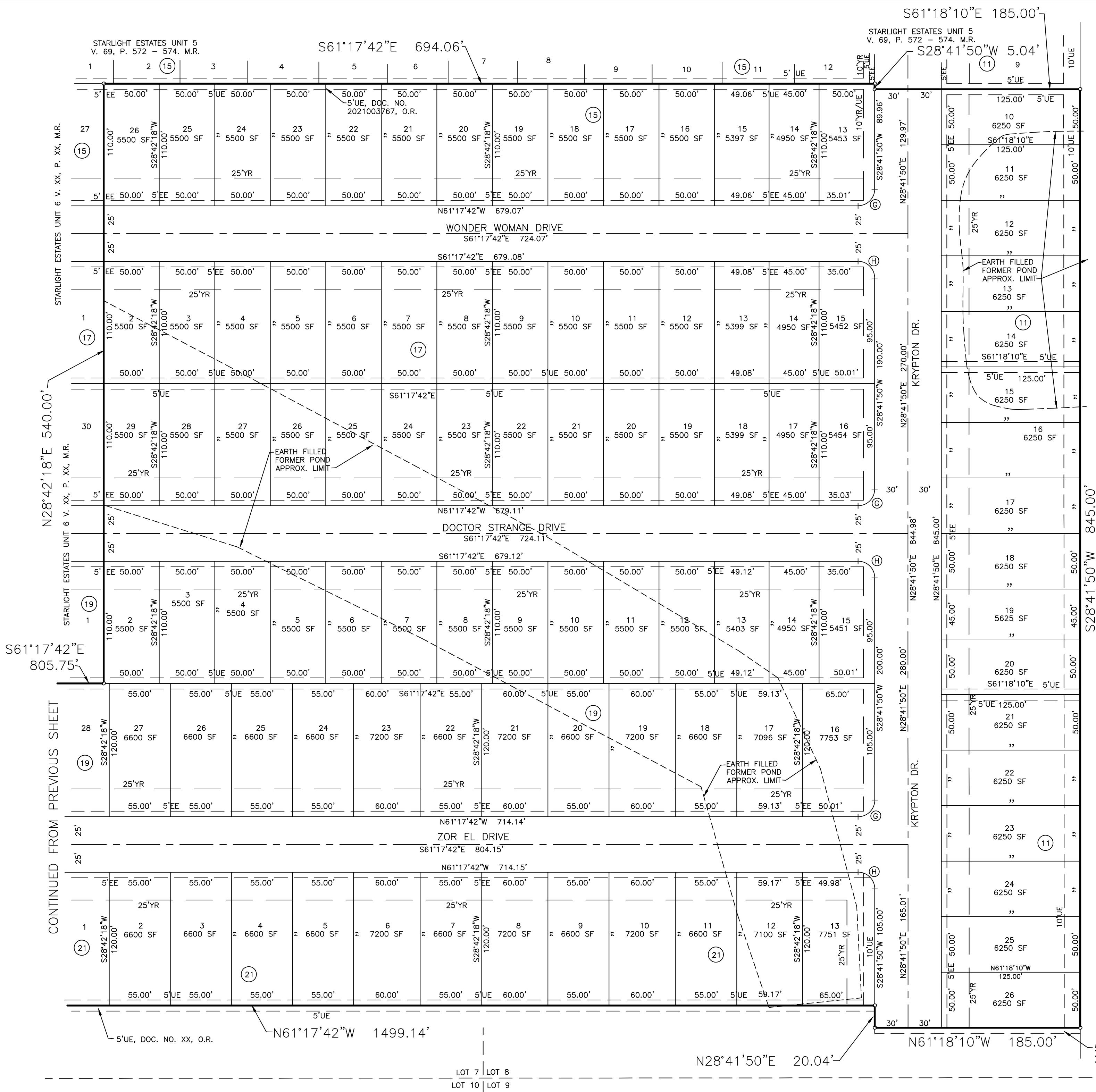
### LEGEND:

- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT



### CURVE DATA

- Ⓒ Δ=90°00'00" R=10.00' T=10.00' L=15.71' CB=N16°17'42"W CH=14.14'
- Ⓓ Δ=90°00'00" R=10.00' T=10.00' L=15.71' CB=N73°42'18"E CH=14.14'
- Ⓔ Δ=90°00'28" R=15.00' T=15.00' L=23.56' CB=S73°42'04"W CH=21.21'
- Ⓕ Δ=89°59'32" R=15.00' T=15.00' L=23.56' CB=N16°17'56"W CH=21.21'



SECT 24, FB & EF & GT, V. "A", P. 41  
- 43, M.R., MPM DEVELOPMENT, L.P.,  
DOC. NO. 2017045883, O.R.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 25, 2023**

PROJECT: 22PL1163

THURMAN'S MARINE BLK 1 LOT 1 (FINAL PLAT 1.59 ACRES)

Located South of Saratoga Blvd. and East of HWY 286

Zoned: IL

Owner: Ryan Thurman

Surveyor/Engineer: Brister Surveying

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

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: MZ / 1  
 App Received: 10/11/2022  
 TRC Meeting Date: 10/20/2022  
 TRC Comments Sent Date: 10/24/2022  
 Revisions Received Date (R1): 11/28/2022  
 Staff Response Date (R1): 12/6/2022  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 11/25/2023

Wavier submitted (awaiting payment)  
 Public Notice  
 PC Date 11/25/2023

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

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

**Project: 22PL1163**

**Thrumans Marine Blk 1 Lot 1 (Final Plat) 1.59 Acres**  
 Located south of Saratoga Blvd. and east of Hwy.286

**Zoned: IL**

**Owner: Ryan Thrumans**  
**Surveyor: Brister Surveying**

The applicant proposes to plat the property to plat for building construction.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Ok	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please depict 20' yard requirements on the plat as per the zoning district.	Added 20' Y.R.	Addressed		
2	Plat	Property is located within the MCAOD of NOLF Cabaniss. Ensure lighting and height restrictions are upheld. UDC 6.5.3(E)(F)	Ok	Addressed		
3	Plat	Change City of Corpus Christi certification approval language to Planning Commission approval language.	Changed cert	Addressed		
4	Plat	Add Kamran Zarghouni as PC chairman and provide signature line sign off.	Added name	Addressed		



5 Plat	Add Al Raymond A.I.A. as Planning Commission Secretary and provide a signature line sign off.	Added name	Addressed		
6 Fees	Commercial or etc. Water Acreage Distribution Fees: 1.59 Ac. X 1,582.90 = 2,516.81	Ok	Prior to recordation		
7 Fees	Commercial or etc. Wastewater Acreage Fees: 1.59 Ac x 1728.10 = \$2,747.68	Ok	To be addressed by waiver.		
8 Fees	Pro Rata Water Line Fee: 264.81' x 11.58 L/F = \$3,066.50	Ok	Prior to recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	No response	Addressed		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		
Water		No
Fire Hydrants		No
Wastewater	Yes wavier maybe requested.	
Manhole	Yes wavier maybe requested.	
Stormwater		No, ditches built
Sidewalks		No, zoned industrial administrative wavier.
Streets		No Ayers is TxDOT ROW.

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	Yes	
--------------------------------------	-----	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok	Accepted.		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Submitting waiver	To be addressed by waiver.		
3	Plat	For lot front easements, 5-foot UE to be adjacent to the street and 5-foot EE to be next to the UE -Prevents conflicts with the water and electrical services.	Added U.E. AND E.E.	Accepted.		
4	Plat	Ayers street will need to be extended to edge of the lot as part of the platting requirements	No need to extend Ayers. Already existing pavement. TXDOT has no plans for extending or allowing for entrance to frontage road	Accepted.		

5	Utility Plan	Confirm that the proposed street section conforms with the most recent version of the City of Corpus Christi Infrastructure Design Manual, Chapter 6 <a href="https://www.cctexas.com/sites/default/files/IDM-final-version.pdf">https://www.cctexas.com/sites/default/files/IDM-final-version.pdf</a>	Not extending road	Accepted.		
6	Utility Plan	Provide a cross section of the streets and make sure they match the Infrastructural Design Manual requirements	Not extending road	Accepted.		
7	Utility Plan	Label Streets according to section of the Infrastructure Design Manual 6.2.2 Street Right of Way Dimensional Standards	Not extending road	Accepted.		
8	Utility Plan	Show profile of water line, sewer and storm water crossing at the existing Drainage Channel	Profile will be provided as part of construction drawings, not part of platting requirements.	To be addressed by construction drawings.		
9	Utility Plan	Clearly show and Label the connections points to the existing systems	No existing connections	To be addressed by construction drawings.		
10	Utility Plan	Provide estimated flows at the connection point to the existing waste water system.	No proposed tie-in to wastewater services. Request for waiver of wastewater infrastructure will be submitted to the city.	To be addressed by waiver.		
11	SWQMP	While pre and post development flows are provided, with general stormwater management principles, design phase will need to assure that "Storm water detention facilities shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate." (IDM, Chapter 3, 3.05.b.a)	Okay. Will be addressed during permitting phase.	To be addressed by construction drawings.		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Ok	Addressed		
2	Plat	Yes wastewater construction is required for platting. unless wavier requested.	Will submit waiver	To be addressed by waiver.		

#### TRAFFIC ENGINEERING

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

#### FLOODPLAIN

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Need to use the current map information- FEMA FIRMS effective 10/13/2022.	Updated FEMA	Addressed		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Ok	Addressed		



2	Infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Ok	Addressed		
3	Note	If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	Ok	Addressed		
4	Note	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.	Ok	Addressed		
5	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Ok	Addressed		
6	Infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) 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 supply.	Ok	Addressed		
7	Note	They type of occupancy or use of the building determines if a fire sprinkler system is required and will be determined at the Development Services phase of the proposed project.	Ok	Addressed		
8	Infor	503.1.1 (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. 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.	Ok	Addressed		
9	Infor	3310.1 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.	Ok	Addressed		
10	Infor	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.	Ok	Addressed		



11	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.	Ok	Addressed		
12	Note	An accessible road and a suitable water supply is required once construction materials are brought on site.	Ok	Addressed		
13	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.	Ok	Addressed		
14	Infor	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Ok	Addressed		
15	Note	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Ok	Addressed		
16	Infor	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.	Ok	Addressed		
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.	Ok	Addressed		
18	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)	Ok	Addressed		
19	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.	Ok	Addressed		
20	Note	Commercial development of the property will require further Development Services review.	Ok	Addressed		

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



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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in MCAOD of NOLF Cabaniss. Ensure lighting and height restrictions are upheld.	Ok	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Less than 2,000 feet from approach end of runway 13. The location is within the approach zone and on the border of the clear path of runway 13. The location is also within the safety subzone, the light subzone, and the vertical obstruction subzone of the airport. Further discussion and study is recommended.	Ok	Addressed		

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	(Proposed Site Conditions: Note 4.3) Will proposed structures & network have a drainage easement that connects with TXDOT ROW? Drainage easements are critical to demonstrate if they are sized appropriately to contain proposed drainage infrastructure with appropriate storm event years. Along with, demonstrating how it ties into TXDOT ROW/infrastructure.	Drainage easement not required. Storm water utilites on site will be privately owned and maintained by the owner. We are aware that a TxDOT ROW permit will be required during the permitting phase to tie into the existing curb inlet.	Addressed		
2	SWQMP	Is there a corresponding drainage report with a proposed site plan within the plat package?	No, and a proposed site design has not been decided on.	Addressed		

3	SWQMP	Can we request existing vs. proposed drainage exhibits demonstrating contours, drainage areas, points of interests and clear time of concentration paths? Or a SWQMP that gives a true full picture of what is going on. The current SWQMP only provides existing/proposed flow direction arrows and one line designated as ESTB. Appears to be incomplete.	Exhibit for existing drainage contours has been provided with resubmittal. The SWQMP has been updated to provide more information.	Addressed		
4	SWQMP	Peak runoff rates in proposed conditions exceed existing conditions. With the ultimate outfall to Oso Creek. Currently appears to negatively impact TXDOT ROW & existing TXDOT drainage infrastructure per the STWTR Plan provided.	Runoff calculations have been adjusted to more accurately represent the proposed site conditions and show minimal impact to TxDOT's current drainage capacity along TX-286.	Addressed		
<b>NUECES ELECTRIC</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No comment	No response	Addressed		

**INFORMATIONAL**

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

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

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

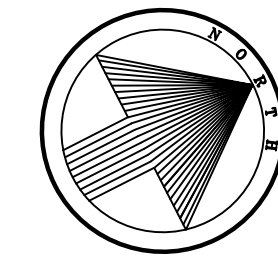
**LAND DEVELOPMENT**

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

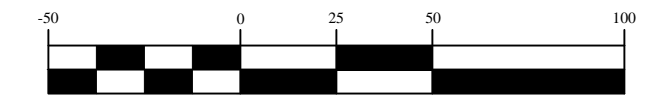


# PLAT OF THURMAN'S MARINE BLOCK 1, LOT 1

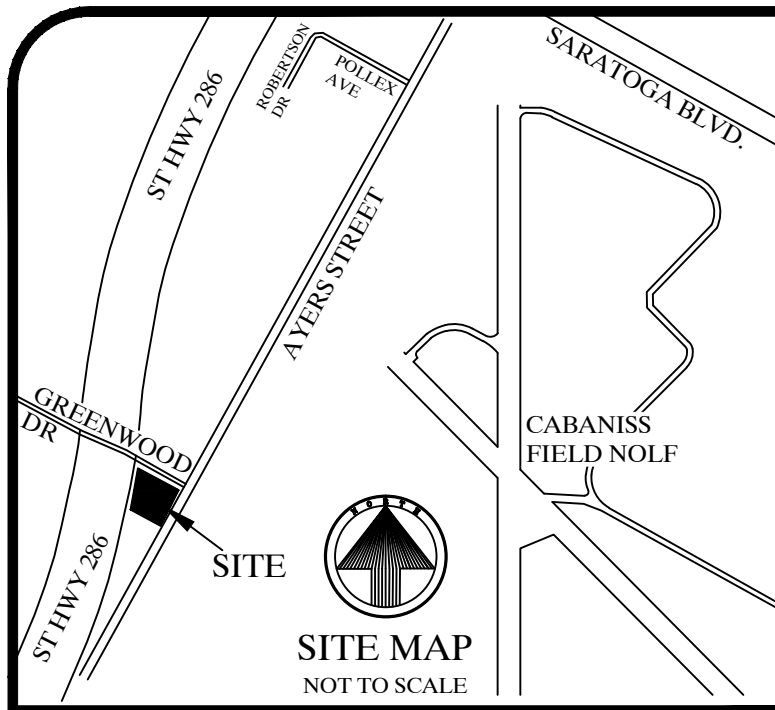
FINAL PLAT OF A 1.592 ACRE TRACT BEING OUT OF LOT 4, SECTION 14, "BOHEMIAN COLONY LANDS" AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 48, MAP RECORDS NUECES COUNTY, TEXAS. SAID 1.592 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022034208, OFFICIAL RECORDS NUECES COUNTY, TEXAS.



GRAPHIC SCALE



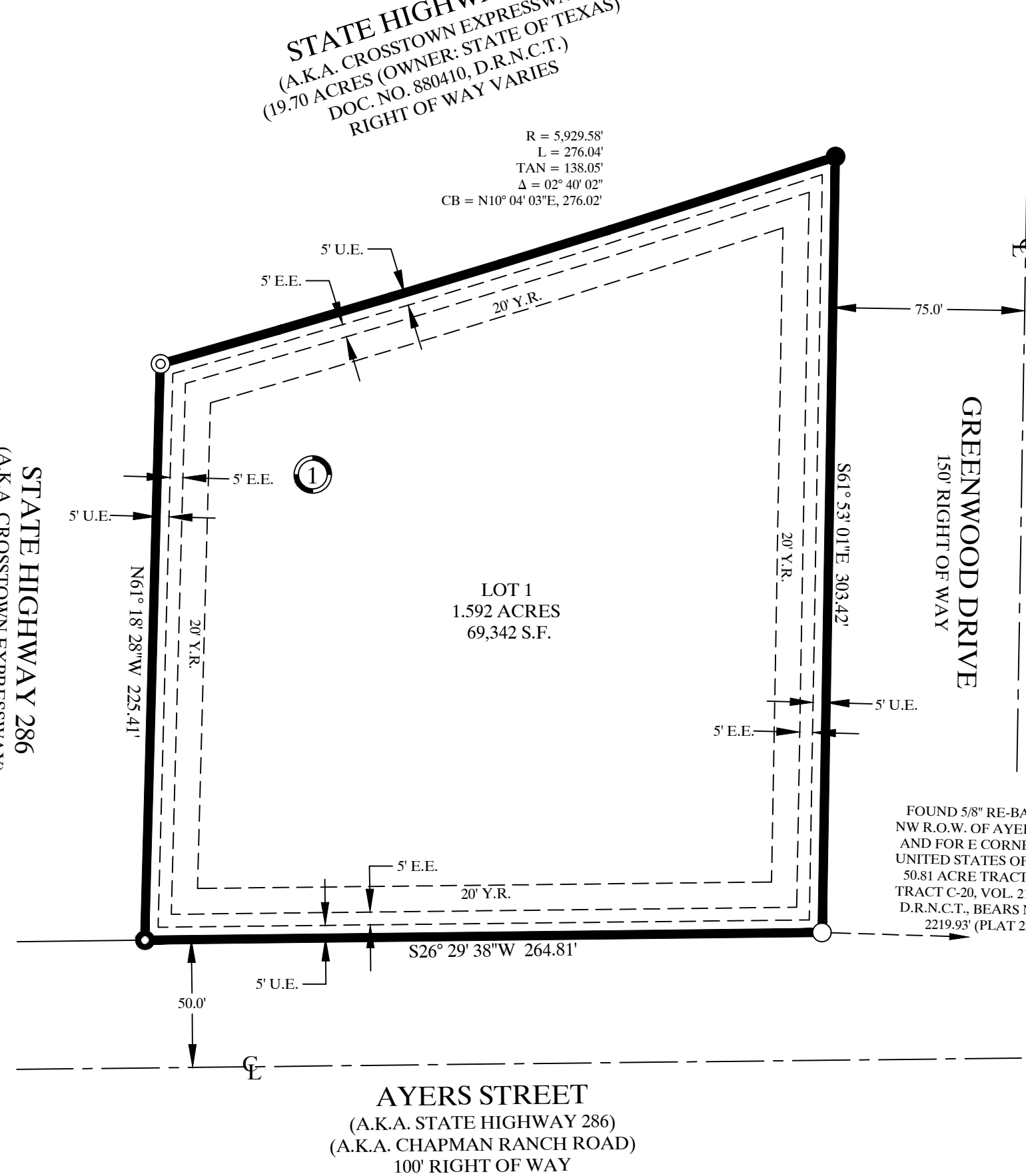
( IN FEET )  
1 inch = 50 ft.



SITE MAP  
NOT TO SCALE

STATE HIGHWAY 286  
(A.K.A. CROSTOWN EXPRESSWAY)  
(19.70 ACRES (OWNER: STATE OF TEXAS)  
DOC. NO. 880410, D.R.N.C.T.)  
RIGHT OF WAY VARIES

STATE HIGHWAY 286  
(A.K.A. CROSTOWN EXPRESSWAY)  
(19.70 ACRES (OWNER: STATE OF TEXAS)  
DOC. NO. 880410, D.R.N.C.T.)  
RIGHT OF WAY VARIES



- ⊙ = FOUND PREVIOUSLY SET DRILL HOLE
- = POWER POLE ON CORNER
- ⊙ = FOUND TXDOT MONUMENT
- = FOUND BROKEN MONUMENT

STATE OF TEXAS  
COUNTY OF NUECES

I, RYAN ELBRIDGE THURMAN, DO HEREBY CERTIFY THAT I AM THE OWNER OF, LOT 1, BLOCK 1, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

RYAN ELBRIDGE THURMAN,  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RYAN ELBRIDGE THURMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

PUBLIC HEALTH DEPARTMENT

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0505 G CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS EFFECTIVE DATES OF OCTOBER 13, 2022.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 1.592 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

BRIA A. WHITMIRE, P.E., 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, PLANNING COMMISSION, OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

KAMRAN ZARGHOUNI  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

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 \_\_\_\_\_, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS.

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

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

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

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

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

STATE OF TEXAS  
COUNTY OF NUECES

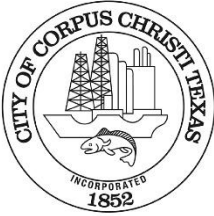
I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE OF MAP: 28 NOVEMBER 2022



**AGENDA MEMORANDUM**  
Planning Commission Meeting of January 25, 2023

---

**DATE:** January 20, 2023

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

**FROM:** David Diaz, Engineering Associate, Development Services  
Davidd6@cctexas.com  
(361) 826-3254

**Thurmans’s Marine Block 1, Lot 1**  
Request for a plat waiver for the wastewater infrastructure requirements  
in Sections 3.30.1.A, 3.30.2.C, 8.1.4 and 8.2.7 of the Unified Development Code

**BACKGROUND:**

I, Ramiro Munoz, on behalf of Ryan Thurman owner of the referenced property, would like to request waiver for the construction of the wastewater line.

The subject property, known as the proposed **Thurman’s Marine Block 1, Lot 1** (1.592 acres +/-), located south of Greenwood Drive, and east of State Highway 286. The land is zoned “IL” District. The original subdivision (Vol A Page 48) was approved by Nueces County and recorded in 1905. The portion of Greenwood Drive and State Highway 286 surrounding this lot are not on the wastewater Master Plan.

The current lot is vacant with an existing 8x5 stormwater line running along the West side of the property but there is no wastewater line.

**The waiver request** is for the construction of the wastewater line from the closest manhole to the south edge of the property to meet the UDC plat requirements. The distance for the wastewater line is approximately 3,500 feet, which would require a total of 3,765 feet to include the full frontage.

**STAFF ANALYSIS and FINDINGS:**

UDC Section 3.30.1.A, 3.30.2.C, 8.1.4 and 8.2.7 requires construction of a wastewater line as part of the platting process as long there is an existing collection line of adequate capacity within 1,000 ft. of the property.

The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

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

**Factors in Support of the waiver request for the construction of the wastewater infrastructure**

1. It is not feasible to extend the existing wastewater system. The nearest line exceeds 1,000 ft. from the subdivision:
  1. The nearest wastewater manhole to the site is located on State Highway 286 (Crosstown Expressway), however, it is approximately 3,500-feet (0.66-miles) and has a flowline that is at elevation 25.5-feet. In order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -7.9-feet and require 12-inch wastewater line to be constructed to the site.
  2. The next nearest wastewater manhole to the site is located on Pollex Avenue, however, it is approximately 4,225-feet (0.80-miles) and has a flowline that is at elevation 25.6-feet. In Order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -10.0-feet and require 12-inch wastewater line to be constructed to the site.
2. The location of this property is surrounded by NAS Cabiniss Field and no further development is anticipated at this time.

**Factors weighing against the waiver request for the construction of wastewater infrastructure**

1. UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
2. UDC 3.30.2.C: Required improvements include sanitary sewage disposal system



**STAFF RECOMMENDATION:**

Staff recommends **approval of the waiver** request for the construction wastewater line to meet UDC plat requirements.

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

Exhibit C – PowerPoint Presentation-Waiver from Wastewater

# Exhibit A

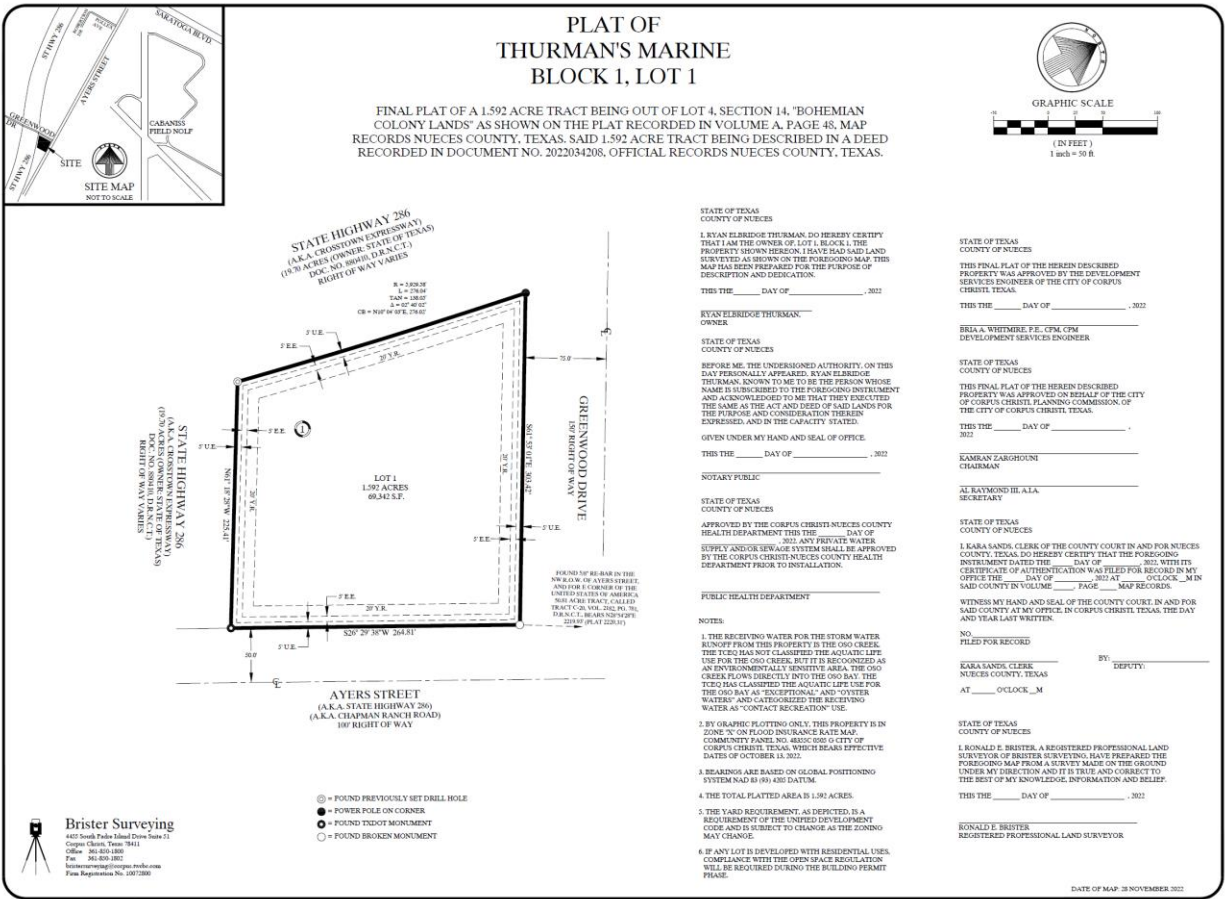


Exhibit B



*Practical Engineering Solutions*

November 22, 2022

Andrew Dimas, Senior City Planner  
City of Corpus Christi – Development Services Department  
2406 Leopard Street  
Corpus Christi, Texas 78408

**RE: THURMAN'S MARINE BLOCK 1, LOT 1  
REQUEST FOR WAIVER OF WASTEWATER INFRASTRUCTURE**

Dear Mr. Dimas,

On behalf of our Client, Ryan Thurman, we hereby request for a waiver of the wastewater infrastructure construction requirement per City of Corpus Christi Unified Development Code (UDC) Section 8.2.7.A.

We request the waiver as it is not feasible to extend the existing wastewater system. The nearest wastewater manhole to the site is located on State Highway 286 (Crosstown Expressway), however, it is approximately 3,500-feet (0.66-mile) and has a flowline that is at elevation 25.5-feet. In order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -7.9-feet and require 12-inch wastewater line to be constructed to the site. The next nearest wastewater manhole to the site is located on Pollex Avenue, however, it is approximately 4,225-feet (0.80-mile) and has a flowline that is at elevation 25.6-feet. In order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -10.0-feet and require 12-inch wastewater line to be constructed to the site. The location of this property is also surrounded by NAS Cabaniss Field and no further development is anticipated at this time.

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

Sincerely,  
Munoz Engineering, LLC

Ramiro Munoz III, PE  
Principal/Project Manager





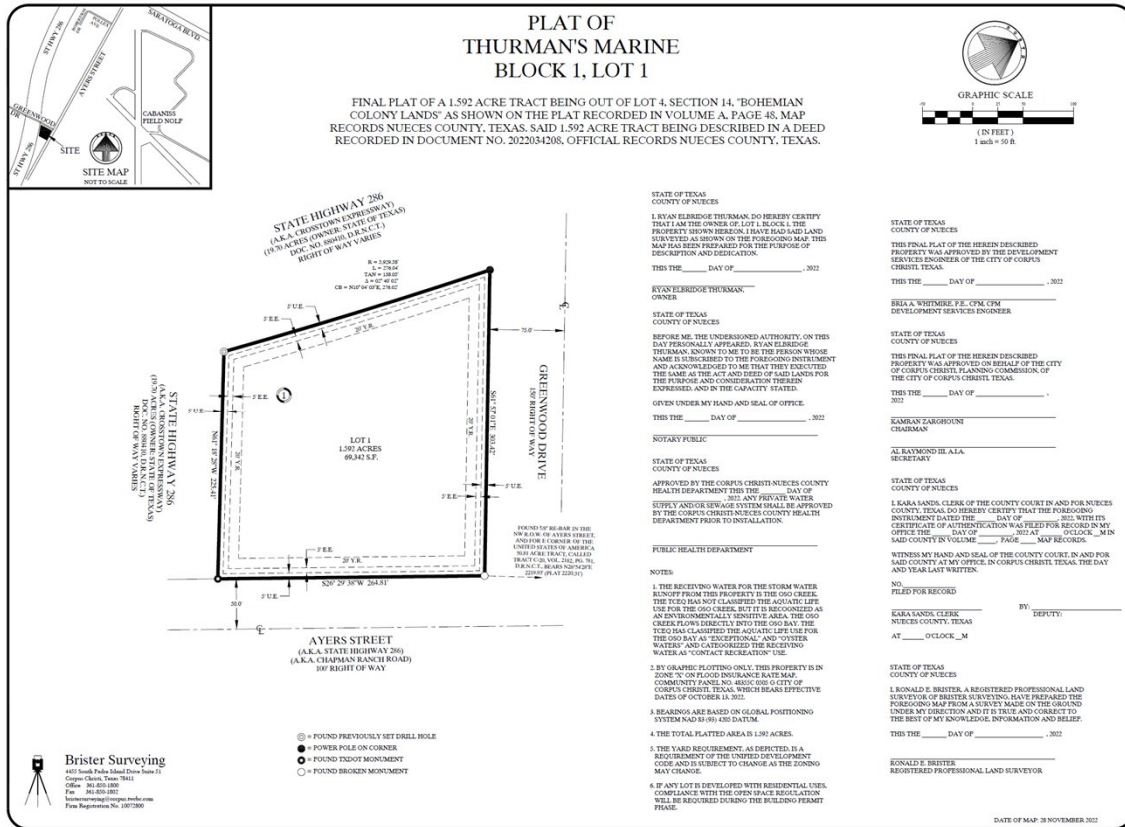
# **Thurman's Marine Block 1, Lot 1**

## **Request for Plat Waiver for Wastewater Infrastructure**

Planning Commission Meeting  
January 25, 2023

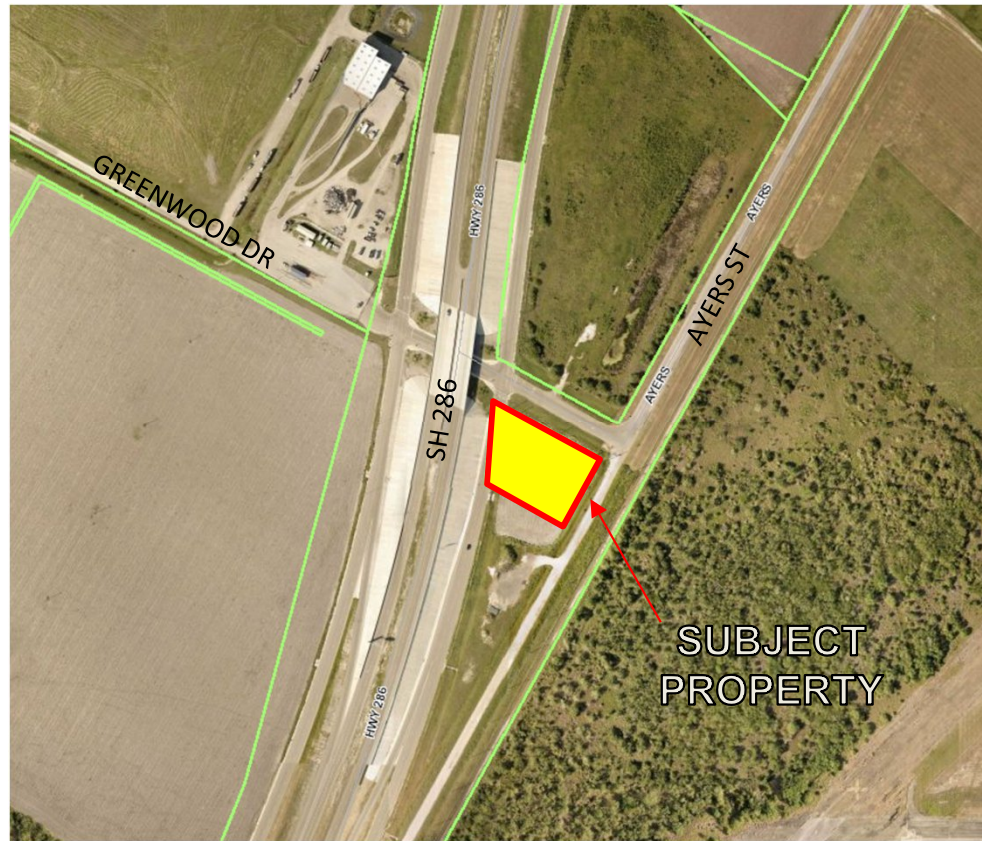


# Plat – Thurman’s Marine Block 1, Lot 1





# Thurman's Marine Block 1, Lot 1







# Existing Conditions

Looking South



Looking North



Front







# Nearest Wastewater Connectivity

— Proposed Public Wastewater





## Plat Waiver UDC 3.8.3.D

---

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



# Factors In Support of Waiver

---

1. It is not feasible to extend the existing wastewater system; the nearest line exceeds a distance of 1,000 feet from the subdivision:
    1. The nearest wastewater manhole to the site is located on State Highway 286 (Crosstown Expressway), however, it is approximately 3,500-feet (0.66-miles) and has a flowline that is at elevation 25.5-feet. In order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -7.9-feet and require 12-inch wastewater line to be constructed to the site.
    2. The next nearest wastewater manhole to the site is located on Pollex Avenue, however, it is approximately 4,225-feet (0.80-miles) and has a flowline that is at elevation 25.6-feet. In Order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -10.0-feet and require 12-inch wastewater line to be constructed to the site.
  2. The location of this property is surrounded by NAS Cabiniss Field and no further development is anticipated at this time.
-





## Factors Against Waiver

---

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 3.30.2.C: Required improvements include sanitary sewage disposal system



# Staff Recommendation

---

Staff recommends approval of the waiver for the construction of wastewater infrastructure for Thurman's Marine Block 1, Lot1.

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

---

# ZONING REPORT

Case # 0123-03

<b>Applicant &amp; Subject Property</b>			
<p><b>City Council District:</b> 4  <b>Owner:</b> Margo Moore Nonexemption Protection Trust  <b>Applicant:</b> Urban Engineering  <b>Address:</b> 7901 South Padre Island Drive, located along the east side of Ennis Joslin Road, north of Holly Road, and south of Williams Drive.  <b>Legal Description:</b> 31.39 acres out of lots 23 through 26, Section 28, Flour Bluff and Encinal Farm and Garden Tracts  <b>Acreage of Subject Property:</b> 31.39 acres  <b>Pre-Submission Meeting:</b> November 16, 2022</p>			
<b>Zoning Request</b>			
<p><b>From:</b> "RS-4.5" Single-Family 4.5 and "RS-6" Single-Family 6 District  <b>To:</b> "RM-1" Multifamily District  <b>Purpose of Request:</b> To allow for an apartment community.</p>			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	"RS-4.5" Single Family 4.5 and "RS-6" Single-Family 6	Agricultural	High-Density Residential
<b>North</b>	"RM-3" Multifamily and "CN-1" Neighborhood Commercial	Vacant, Medium-Density Residential	High-Density Residential, Commercial
<b>South</b>	"RS-4.5" Single-Family 4.5	Vacant, Agricultural	Medium-Density Residential, Commercial
<b>East</b>	Farm Rural	Vacant, Water, Park, Agricultural	Permanent Open Space, Medium-Density Residential
<b>West</b>	"RS-4.5" Single-Family 4.5	Agricultural	High-Density-Residential
<p><b>Plat Status:</b> The properties are not platted.  <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> No  <b>Code Violations:</b> None</p>			
<b>Transportation and Circulation For Ennis Joslin Road</b>			
<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>	
"A3" Primary Arterial Divided	6 Lanes, 180' ROW	5 Lanes, 110' ROW	



<b>Ennis Joslin Road</b>	<b>Bicycle Infrastructure</b>	
	<b>Segment Proposed</b>	<b>Segment Existing</b>
	1-Way Cycle Track (Both Sides)	1-Way Cycle Track (Both Sides)
<p><b>Transit:</b> The Corpus Christi RTA provides service to the northwest edge of the subject property via routes 29 Staples and 93 Flex at Bay Point Apartments.</p>		
<b>Utilities</b>		
<p><b>Gas:</b> 4" PE line approximately 850 to the south along Holly Road.  <b>Stormwater:</b> A storm ditch bisects the subject property from Ennis Joslin to Paul Jones Avenue .  <b>Wastewater:</b> 8" PVC service along Ennis Joslin Road.  <b>Water:</b> 12" PVC line along Ennis Joslin Road.</p>		
<b>Corpus Christi Comprehensive Plan</b>		
<p><b>Plan CC:</b> 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.  <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Southside Area Development Plan (Adopted on March 17, 2020).  <b>Water Master Plan:</b> Proposed 16" line along Ennis Joslin Road.  <b>Wastewater Master Plan:</b> Proposed main from the north end of the subject property to the storm ditch with a proposed manhole.  <b>Stormwater Master Plan:</b> No improvements have been proposed.</p>		
<b>Public Notification</b>		
Number of Notices Mailed	<ul style="list-style-type: none"> <li>• 4 within a 200-foot notification area</li> <li>• 3 outside 200-foot notification area</li> </ul>	
In Opposition	<ul style="list-style-type: none"> <li>• 0 inside the notification area</li> <li>• 0 inside the notification area</li> <li>• 0% in opposition within the 200-foot notification area (1 individual property owner)</li> </ul>	
<b>Public Hearing Schedule</b>		
<p><b>Planning Commission Hearing Date:</b> January 25, 2023  <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> March 7, 2023  <b>City Council 2<sup>nd</sup> Reading Date:</b> March 21, 2023</p>		

**Comprehensive Plan Consistency:**

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
  - Future Land Use, Zoning, and Urban Design

- Encourage orderly growth of new residential, commercial, and industrial areas.
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
- Housing
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
    - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate, and assisted – to meet community needs.
  - Consider regulations, projects, incentives, and guidelines that promote interconnected development, such as developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations, or bicycle/pedestrian facilities.
- Transportation & Mobility
  - Support the development of mode-choice corridors for bicycles, pedestrians, and public transportation.
  - Support the partnership with the Corpus Christi Regional Transportation Authority to increase ridership and reduce single-occupancy vehicle use while helping to reduce air pollution.
- Future Land Use Map: The proposed rezoning is consistent.
  - Designated Future Land Use: High-Density Residential.
- Area Development Plan (Southside): The proposed rezoning is consistent with the following:
  - Policy Initiative: Create safe, attractive, and efficient transportation corridors.
  - Policy Initiative: Improve pedestrian, bicycle, and vehicular connectivity and safety.
  - Policy Initiative: Promote land development that enhances the character and opportunities in the Southside.

**Staff Analysis:**

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). 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 the Future Land Use Map (2021) which recommends high-density residential uses. High-density residential uses include those that are more than 13 dwelling units per acre.
- The proposed rezoning helps to meet the housing initiatives in PLANCC including providing quality housing that meets the diverse needs of households at all income levels and all stages of the life cycle.
- High-density residential uses along the Ennis-Joslin corridor will increase much-needed housing opportunities for Texas A & M Corpus Christi.

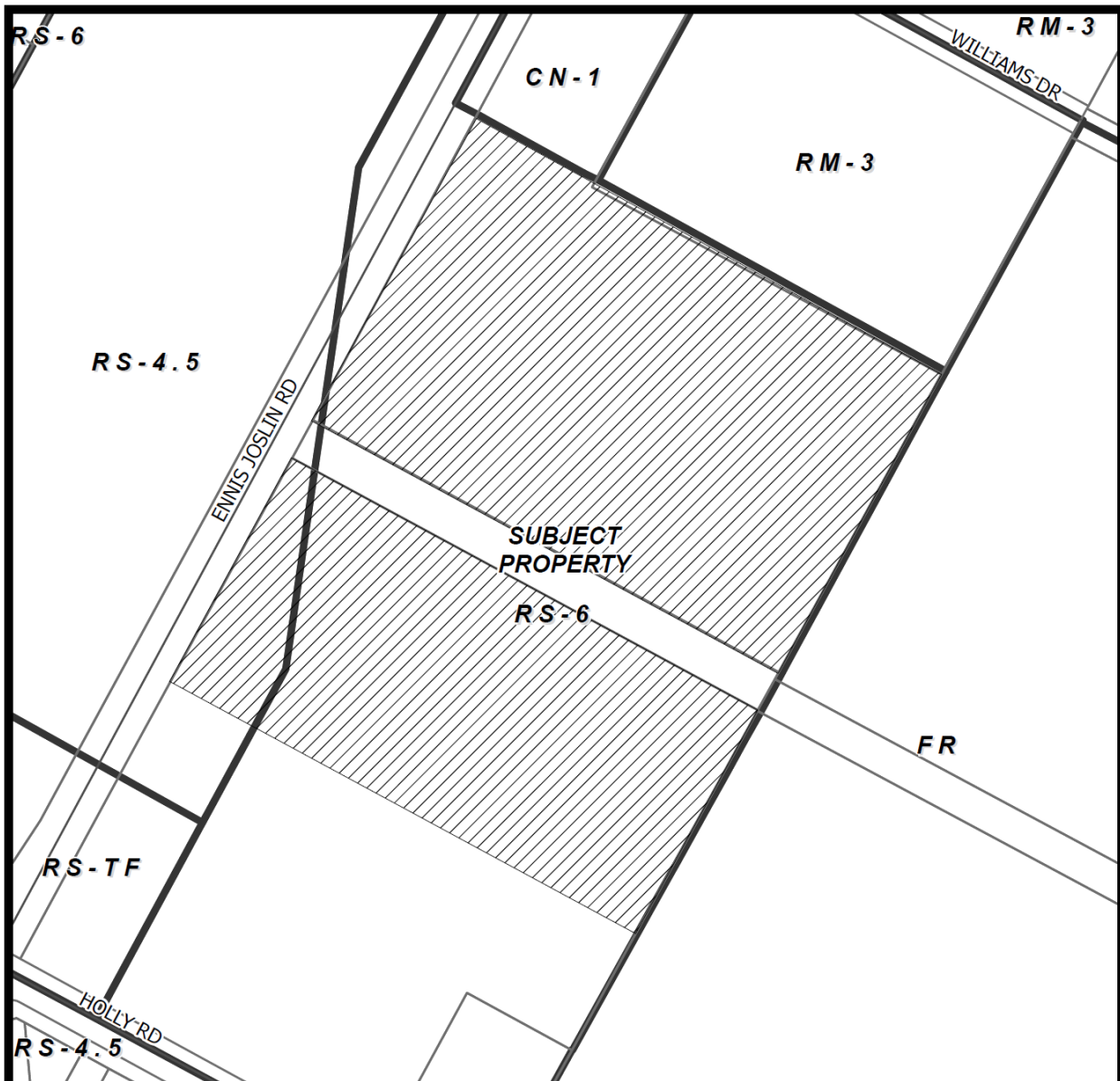
- The proposed rezoning is consistent with transportation and mobility initiatives in PLANCC including support for the development of mode-choice corridors and increasing ridership opportunities with the Corpus Christi Regional Transportation Authority to reduce single-occupancy vehicle use.
- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.

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.

**Staff Recommendation:** Approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District and the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.



**ATTACHMENT A: EXISTING ZONING AND NOTICE AREA**

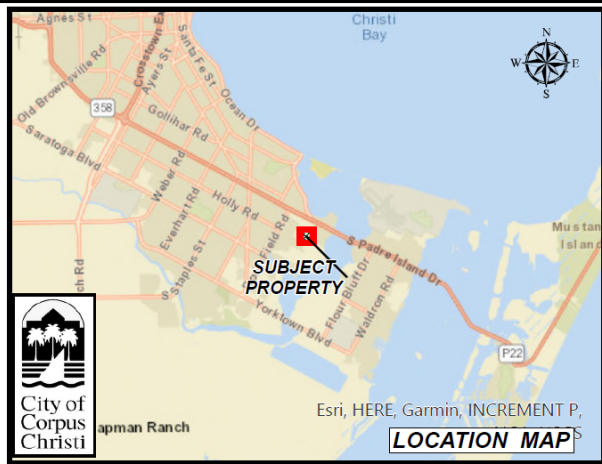


**CASE: 0123-03**  
**SUBJECT PROPERTY WITH ZONING**



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 0123-03



## Margo Moore Nonexemption Protection Trust DISTRICT 4

Rezoning for a property at  
7901 South Padre Island Drive  
From “RS-4.5” & “RS-6” to “RM-1”



Planning Commission  
January 25, 2023

# Zoning and Land Use



## Proposed Use:

To allow for an apartment community.

## Area Development Plan:

Southside (Adopted March 17, 2020)

## Future Land Use Map:

High-Density Residential

## Existing Zoning District:

“RS-4.5” Single-Family 4.5, “RS-6” Single-Family 6

## Adjacent Land Uses:

- North: Vacant, Medium-Density Residential (Zoned: RM-3, CN)
- South: Vacant, Agricultural (Zoned: RS-4.5)
- East: Vacant, Water, Park, Agricultural (Zoned: FR)
- West: Agricultural (Zoned: RS-4.5)



# Public Notification

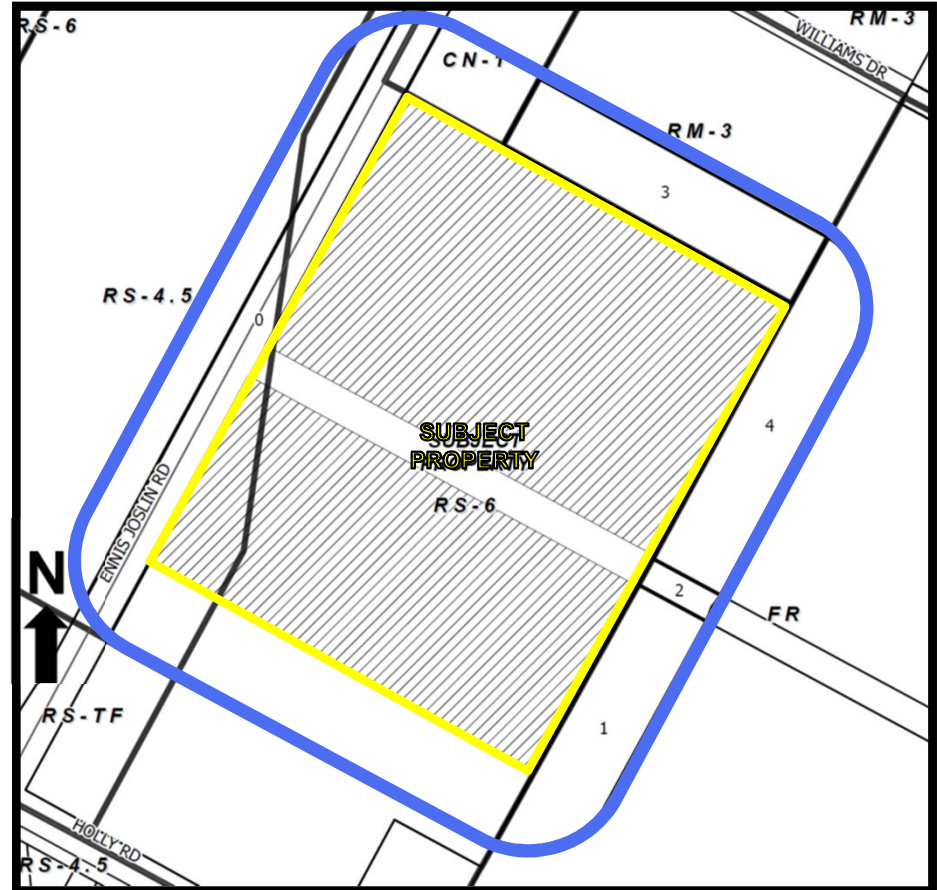
4 Notices mailed inside 200' buffer  
3 Notice(s) mailed outside 200' buffer

## Notification Area

Opposed: 0 (0%)  
*Separate Opposed Owners: 1*



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

# Staff Analysis And Recommendation

---

- The proposed rezoning is consistent with the Future Land Use Map (2021) which recommends high-density residential uses. High-density residential uses include those that are more than 13 dwelling units per acre.
- The proposed rezoning helps to meet the housing initiatives in PLANCC including providing quality housing that meets the diverse needs of households at all income levels and all stages of the life cycle.
- High-density residential uses along the Ennis-Joslin corridor will increase much-needed housing opportunities for Texas A &M Corpus Christi.
- The proposed rezoning is consistent with transportation and mobility initiatives in PLANCC including support for the development of mode-choice corridors and increasing ridership opportunities with the Corpus Christi Regional Transportation Authority to reduce single-occupancy vehicle use.
- The proposed use is in keeping with the character of the neighborhood and compatible with adjacent land uses.

**STAFF RECOMMENDATION: Approval of the rezoning request from the “RS-4.5” Single-Family 4.5 District and the “RS” Single-Family 6 District to the “RM-1” Multifamily District.**