



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, September 21, 2022

5:30 PM

Council Chambers

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*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 Schroeder**

**IV. Approval of Minutes**

**1. [22-1579](#) Regular Meeting Minutes of September 7, 2022**

**Attachments: [Meeting Minutes 07-SEPT-2022](#)**

**V. Consent Public Hearing: 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**

2. [22-1586](#) 22PL1061  
LANDMARK AT AIRLINE, BLOCK 1, LOT 1 (FINAL - 11.16 ACRES)  
Located east of Airline Road and south of Brooke Road.  
  
**Attachments:** [CoverPg Landmark 9.21.22 MTG](#)  
[Landmark Airline Com R2 9-01-22](#)  
[Landmark Airline R2 9-01-22](#)
3. [22-1620](#) 21PL1109  
LONDON TOWNE SUBDIVISION UNIT 9A (FINAL - 18.42 ACRES)  
Located north of FM 43 and west of London Pirate Road.  
  
**Attachments:** [CoverPg London Twn Sub 9.21.22 MTG](#)  
[London Unt 9A Com R3 9-09-22](#)  
[London Twne Unt 9A R3 9-02-22](#)
4. [22-1592](#) 22PL1122  
WOODLAWN EST. BLOCK 6 LOTS 24R-A, 24R-B, 24R-C (REPLAT - .67 ACRES)  
Located north of Williams Dr. and east of Clare Dr.  
  
**Attachments:** [CoverPg Woodlawn EST 9.21.22 MTG](#)  
[Woodlawn Est. Blk.6 Lot 24 R-A R-B R-CR2](#)  
[Plat of Woodlawn Estates Block 6 Lots 24RA-etc. \(Plat - Signed\) \(15 AUG 2022\)](#)
5. [22-1623](#) 22PL1124  
BRIGHTON PARK ADDITION NO. 2 BLOCK 1 LOT 3R-1 AND 3R-2 - REPLAT  
Located north of Airline and west of Roddfield  
  
**Attachments:** [CoverPg Brighton Park Add. 9.21.22 MTG](#)  
[22PL1124 Brighton Park Addition No.2 Block 1 Lot 3.R1](#)  
[Brighton Park Add. No.2 Blk.1 Lot3 REPLAT](#)
6. [22-1588](#) 22PL1130  
SARATOGA PLACE BLOCK 4, LOT 1 (FINAL PLAT 1.97 ACRE)  
Located on Saratoga Blvd. east of Sandra St.  
  
**Attachments:** [CoverPg Saratoga Place 9.21.22 MTG](#)  
[SaratogaPlaceR1-CR](#)  
[PLAT-Rev1SaratogaPlaceLot4](#)

- 7.     [22-1601](#)     22PL1135  
NUECES RIVER IRRIGATION PARK ANNEX 2 LOT 2 (REPLAT - 2.53 ACRES)  
 Located north of Northwest Blvd. just west of Riverwood Rd.  
       Attachments: [CoverPg Nueces River 9.21.22 MTG](#)  
                       [NueRiverIrrgParkAnnex 2 Comments](#)  
                       [NueRiverParkAnnex2Lot2Plat](#)
  
- 8.     [22-1619](#)     21PL1174  
POZO CRUZ-FLORES SUBDIVISION (FINAL - 94.08 ACRES)  
 Located south of Old Brownsville Road (FM 665) and east of FM 763  
  
       Attachments: [CoverPg Pozo Cruz-Flores 9.21.22 MTG](#)  
                       [Pozo Cruz-Flores Subdivision.R3](#)  
                       [210216-PLAT-Pozo Cruz](#)
  
- 9.     [22-1640](#)     22PL1143  
Industrial Tech. Park Unit 3 Lot 2 (Final -2.99 ACRE)  
 Located north of Old Brownsville Rd. and west of SPID.  
       Attachments: [CoverPg Industrial Tech Park 9.21.22 MTG](#)  
                       [22PL1143 IndTechParkUnit3Lot2R1](#)  
                       [22PL1143Plat91522Revision1](#)

**VI. Public Hearing: Discussion and Possible Action**

*The following Public Hearing items will be considered individually*

**Time Extension**

- 10.    [22-1600](#)     **0816103-NP064 (16-20000008) - 3RD REQUEST**  
LEXINGTON CENTER UNIT 2 (PRELIMINARY - 32.798 ACRES)  
 Located east of Crosstown Expressway (SH 288) and north of Holly Road.  
  
       Attachments: [CoverPG Lexington Center 9.21.22 MTG](#)  
                       [LEXINGTON CENTER UNIT 2 APPROVED PLAT 20161006 0001](#)  
                       [Request](#)

**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 Gina Trotter, at 361-826-3562 or [ginat@cctexas.com](mailto:ginat@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**



## Meeting Minutes

### Planning Commission

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Wednesday, September 7, 2022

5:30 PM

Council Chambers

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*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

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

#### II. PUBLIC COMMENT: NONE

#### III. Approval of Absences: Commissioner Mandel

A motion was made by Commissioner York to approve the absences listed above and it was seconded by Vice Chairman Miller. The motion passed.

#### IV. Approval of Minutes

##### 1. [22-1507](#) Regular Meeting Minutes of August 24,2022

A motion was made by Vice Chairman Miller to approve the minutes listed above and it was seconded by Commissioner Munoz. The motion passed.

#### V. Consent Public Hearing: Discussion and Possible Action

Mark Orozco, Development Services, read the Consent agenda into the record. New Plat items "2 through 8" satisfy all requirements of the Unified Development Code (UDC)/State Law and the Technical Review Committee (TRC) recommends approval. Nina Nixon-Mendez read the Consent agenda's New Zoning items "9 through 10" in for the record. Staff recommends approval. After Staff's presentation, Commissioner Munoz asked staff about the length of the time extension. Staff responded one year. The public hearing was opened James Danglade (3241 Bimini) addressed the commission. He asked for the approval of Bayside Acres, Blk 1, Lot 2R and the sidewalk waiver. This will allow him to sale the two properties in exchange for the old Bar-B-Que

restaurant across from the new Police Station, so he can rebuild the Laguna Reef restaurant and start selling seafood to the community. The public hearing was closed. A motion was made by Commissioner Munoz to approve the Consent Agenda items “2 through 10” and it was seconded by Commissioner Salazar-Garza. The motion passed.

**A. Plats**

- 2. [22-1509](#) 22PL1064  
AGAPE ADDITION UNIT 1 (OCL PRELIMINARY PLAT - 11.472 ACRES)  
Located north of FM43 on CR-33

- 3. [22-1510](#) 22PL1093  
Industrial Technology Park Unit 2 (Final Replat)  
Located south Bear Lane and west of Junior Beck Drive.

**Plats with a Variance (Waiver)**

- 4. [22-1496](#) 22PL1120  
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)  
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

- 5. [22-1504](#) **22PL1120 - SIDEWALK**  
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)  
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

**Time Extensions**

- 6. [22-1506](#) **21PL1170 - 1st REQUEST**  
CRESTMONT UNIT 12 (FINAL - 33.120 ACRES)  
Located east of Ayers Street and north Saratoga Boulevard.
- 7. [22-1491](#) **22PL1026 - 1st REQUEST**  
FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B (REPLAT - 19.32)  
Located North of Yorktown Boulevard and East of Cimarron Boulevard.
- 8. [22-1492](#) **21PL1065 - 2nd REQUEST**  
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL - 13.81 ACRES)  
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

**B. New Zoning****9. [22-1542](#) Public Hearing - Rezoning Property at or near 7017 Ayers Street**

Case No. 0922-01 Ryan Thurman: Ordinance rezoning property at or near 7017 Ayers Street, located along the west side of Ayers Street, south of Greenwood Drive, and east of the Crosstown Expressway (TX-286 N), from the "FR" Farm Rural District to the "IL" Light Industrial District.

**10. [22-1543](#) Public Hearing - Rezoning Property at or near 1230 McBride Lane**

Case No. 0922-02 HEP Javelina Company LLC: Ordinance rezoning property at or near 1230 McBride, located along the east side of McBride Lane, north of Interstate 37 and south of Up River, from the "IL" Light Industrial District to the "IH" Heavy Industrial District.

**VI. Public Hearing: Discussion and Possible Action****C. New Zoning****11. [22-1544](#) Public Hearing - Rezoning Property at or near 14446 Northwest Boulevard**

Case No. 0922-03 Douglas N. and Joye Posey: Ordinance rezoning property at or near 14446 Northwest Boulevard, located along the northside of Northwest Boulevard, south of Riverwood Drive, and west of River Hill Drive.

Elena Buentello presented item "11" for the record as shown above. The purpose of the request is to bring the land use and zoning together in an appropriate zoning classification. The request will allow for the Unified Development Code required buffer zones. The clinic does not and will not board animals overnight. She informed the Commission that of the 9 public notices mailed out inside the 200' buffer and 6 public notices mailed outside the 200' buffer, zero were returned in favor and zero notices were returned in opposition. After analysis, Staff notes the following:

- The proposed rezoning is inconsistent with the Future Land Use Map.
- However, the proposed rezoning is consistent with many broader elements of the

Comprehensive Plan.

- The subject property has successfully been in use since the 1980s.
- While the applicant is requesting the "CG-2" General Commercial District, the requested zoning district is incompatible with the adjacent "RS-6" Single-Family District.
- To maintain compatibility with adjacent land uses, staff is recommending a special permit with the base zoning of "ON" Neighborhood Commercial with a Special Permit to allow veterinary 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 proposes denial of the "CG-2" Commercial District in lieu of "ON/SP" Neighborhood Office District with a Special Permit.

After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner Salazar-Garza said she is curious about the surrounding areas to the east of the property. There is a house that is zoned RS-6; it is a home but operates as a law office. Commissioner Munoz ask staff if the applicant agrees with the special permit, staff said that the applicant is not completely in agreement and was present to state their case. Chairman Zarghoui said he was told there is an easement access in place from Northwest Blvd. and asked if the same owner owns the property in the front. Staff stated yes it was the same owner from Northwest Blvd. to Riverwood Road. Commissioner Motaghi asked for the hours of operations. Staff stated it was not specified in the special permit since the use is ongoing. Commissioner York asked staff to explain the type A buffer yard. Staff answered the Type A is five points, so one would need a six-foot wood fence. After discussion concluded, the public hearing was opened.

Murray Bass, Bass and Welsh Engineering (3054 S. Alameda), the engineer for the applicant, said the property was platted in 1975 and rezoned in 1983 but only 200 feet was rezoned because it was inside city limits, and unfortunately a good portion of the building was not because it is outside city limits. Their proposed request includes the area that was outside the city limits that would include the building, a minimal backyard and the fifteen-foot buffer that staff discussed, that is in the process of being replatted into a lot that will be configured like that. The zoning report shows the future land use is mixed; Mr. Bass is not fully aware on the definition of what is considered mixed, but in the block, they have a church, veterinary clinic, carwash and a restaurant, so he understands that to be mixed. He thought that after reviewing the staff analysis that staff was in favor of the rezoning, but then the recommendation was for denial and in lieu of granting the ON. They would have to be granted a special permit to be able to use the clinic for what they have been using the clinic for years already past. Eventually the property behind them will be replatted to match the surrounding zoning which is ON. Dr. Posy, the owner of the property, said they are asking for the property to be made whole as it was originally, and they are not asking for anything other than it to be CG-2. They function there without any issues from anyone. No one has never complained, and they had zero rebuttals for this meeting. They are just asking that the property be made whole rather a zoning special permit.



Discussion continued with Commissioner York inquiring about the existing buildings around them, Dr. Posey said there is a carwash to the west of them, a restaurant, and the clinic shares a parking lot with the church. Also, there is an attorney's office on Riverwood Road and then medical offices on River Hill Drive. Commissioner York asked staff if he could see the plat so he could understand where the property line is, and he asked the owner when they replat the property, will they be replating into two lots and if the lot that they want rezoned would mean the entire lot would be CG-2 in one single lot. Dr. Posey stated they have a proposed buyer for an L shape of the property also being platted, the portion that they are considering buying is small rectangle portion to include the two buildings. It would be a business purchase, the company would buy directly from Dr. Posey and the property would remain a veterinary clinic. Discussion continued with Commission York and Dr. Posey on why exactly Dr. Posey is wanting the property zoned CG-2. Dr. Posey stated he just wants to make the property whole as it originally was, so in case one day he decided to sell the property he will not have to come back and explain his case again. Vice Chairman Miller inquired if the plat being submitted will yield 3 lots from the one piece of property. Dr. Posey stated yes potentially but the plat being submitted is only two lots. Commissioner Gonzalez asked Dr. Posey about the size of the property. Dr. Posey answered maybe 80 to 100 feet give or take. Chairman Zarghouni had understood the applicant agreed with the special permit, but he was hearing that is not the case from the applicant. Staff determined today that the applicant was not in agreement, and that the applicant should come and state their reasons why they would like to rezone the property to CG-2.

A motion to approve the CG-2 zoning as requested by the applicant for item "11" made by Commissioner York and it was seconded by Commissioner Gonzalez. The motion passed

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

**VIII. Future Agenda Items : NONE**

**IX. Adjournment**

There being no further business to discuss, the meeting adjourned at 6:11 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1061

LANDMARK AT AIRLINE, BLOCK 1, LOT 1 (FINAL – 11.16 ACRES)

Located east of Airline Road and south of Brooke Road.

Zoned: RM-3

Owner: Airline Multifamily Partners, LP a Texas limited partnership

Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct a future apartment use. 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#: GG/District# 5  
 App Start Date: 3-31-22  
 TRC Meeting Date: 4-07-22  
 TRC Comments Sent Date: 4-08-22  
 Revisions Received Date (R1): 7-22-22  
 Staff Response Date (R1): 8-22-22  
 Revisions Received Date (R2): 9-01-22  
 Staff Response Date (R2): 9-06-22  
 Planning Commission Date: 9-21-22 Non Public Notice Plat

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: 22PL1061

Urban Engineering Responses 9/01/2022

**LANDMARK AT AIRLINE, BLOCK 1, LOT 1 (FINAL – 11.16 ACRES)**

Located east of Airline Road and south of Brooke Road.

Zoned: RM-3

Owner: Airline Multifamily Partners, LP a Texas limited partnership

Engineer/Surveyor: Urban Engineering

The applicant proposes to plat the property in order to construct a future apartment use.

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			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood			
2	Plat	Water Distribution Acreage fee - 11.16 acre x \$1,582.90/acre = <b>\$17,665.16</b>	Understood	Prior to plat recordation		
3	Plat	Wastewater Distribution Acreage fee - 11.16 acre x \$1,728.10/acre = <b>\$19,285.60</b>	Understood	Prior to plat recordation		
4	Plat	Water Pro-Rata - 463.57 LF x \$11.58/LF = <b>\$5,368.14</b>	Understood	Prior to plat recordation		

5	Plat	Wastewater Pro-Rata - 463.57 LF x \$13.40/LF = <b>\$6,211.84</b>	Understood	Prior to plat recordation		
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**PLANNING/Environment & Strategic Initiatives (ESI)**

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

**ZONING**

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No		
Public Improvements Required?	Yes			
Water		No, may require a horizontal bore to connect	Public Improvement plans have been submitted for review on 7/15/2022	Addressed
Fire Hydrants	Depends on Fire comments		Hydrants are shown on public improvement plans	Addressed
Wastewater Manhole		No, may require a horizontal bore to connect	No bore required to make sewer connection	
		No	Understood	Addressed
Stormwater	Yes		Stormwater connections are shown on public improvement plans	Addressed
Sidewalks		No, Existing	Understood	Addressed
Streets		No	Understood	Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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	Understood	Addressed		
2	Public Improvement Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Public Improvement plans have been submitted on 7/15/22 for review	Addressed		
3	Utilities	Design information to be provided with Final Plat / Public Improvement plans. City may request additional information, as deemed necessary for future reviews and approvals.	Understood	Addressed		

4	Utilities	Indicate location of proposed connection to existing utilities	Connection points for proposed utilities has been added	Addressed		
5	Utilities	Show utilities on the west side of Airline Drive, and wastewater lines to the north of the property.	Utilities have been added	Addressed		
6	SWQMP	Provide a brief description of the Project to include current land use, proposed land use, soil types on site, existing drainage structures and patterns on or near the site and proposed drainage patterns and structures and to be constructed with the development. (MC14-1002)	Project description has been added to the SWQMP	Addressed		
7	SWQMP	Confirm that rainfall intensity and run-off calculation coefficients are consistent with the Current Infrastructure Design Manual. Cite the source of the information.	Intensities, coefficients and sources have been listed on th SWQMP	Addressed		
8	SWQMP	Delineate the path and ultimate outfall of runoff to the receiving waters. (MC 14-1002)	Detention pond outfall pipes and flow direction arrows have been added to the SWQMP.	The ultimate outfall is the the body of water where the water will ultimately drain. You stated on Note 2 is the Oso Bay. In the diagram on the top righ an arrow line needs to be drawn to indicate the drainage path from the development to the Oso Bay	information has been added to location map	Addressed
9	SWQMP	Provide Estimated runoff at connections to existing systems	Connection points for storm water to existing system has been called out and flows calculated.	Addressed		
10	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Flow arrows have been added to the SWQMP. Statement has been added regarding off-site flow contributions.	Addressed		
11	SWQMP	Provide retention calculations and cross sections of the proposed retention structures.	Detention pond calculations have been added to the SWQMP.	Addressed		
12	SWQMP	show the location of retention pond outflows and how the flow is directed to existing stormwater systems.	Detention pond outfall pipes and flow direction arrows have been added to the SWQMP.	Addressed		
13	SWQMP	Verify capacity of the existing storm water systems and confirm conformance with the stormwater master plan or appropriate master plan amendment. (MC14-1002)	Capacity is sufficient. Drainage is consistent with 2011 HDR Airline Road Plans.	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	Understood	Addressed		

2	Plat	No wastewater construction is required for platting	Understood	Addressed		
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**SOLID WASTE**

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

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
3	Info:	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			
4	Info:	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..	Understood			
5	Info:	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	Understood			
6	Info:	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			

7	Info:	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			
8	Info:	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			
9	Info:	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.	Understood			
10	Plat	<b>Note: An accessible road meeting the above requirements and a suitable water supply is required once construction materials are brought on site. This shall be strictly enforced.</b>	Understood			
11	Info:	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			
12	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
13	Info:	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.	Understood			
14	Info:	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			
15	Info:	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			

16	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			
17	Info:	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.	Understood			
18	Info:	If Applicable: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.	Understood			
19	Info:	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with <b>two separate and approved fire apparatus access roads.</b>	Understood			
20	Info:	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			
21	Info:	Commercial development of the property will require further Development Services review.	Understood			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along any existing CCRTA service route but will be along and served by the future Route 24 Del Mar South Oso Campus Loop Route.	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	3.5 Miles from NALF Waldron. Not within any approach zones or clear zones and not within any compatibility areas.	Understood			



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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	NON TxDOT ROW	Understood			

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

**INFORMATIONAL**

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

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

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

**LAND DEVELOPMENT**

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

Understood

**General Notes:**

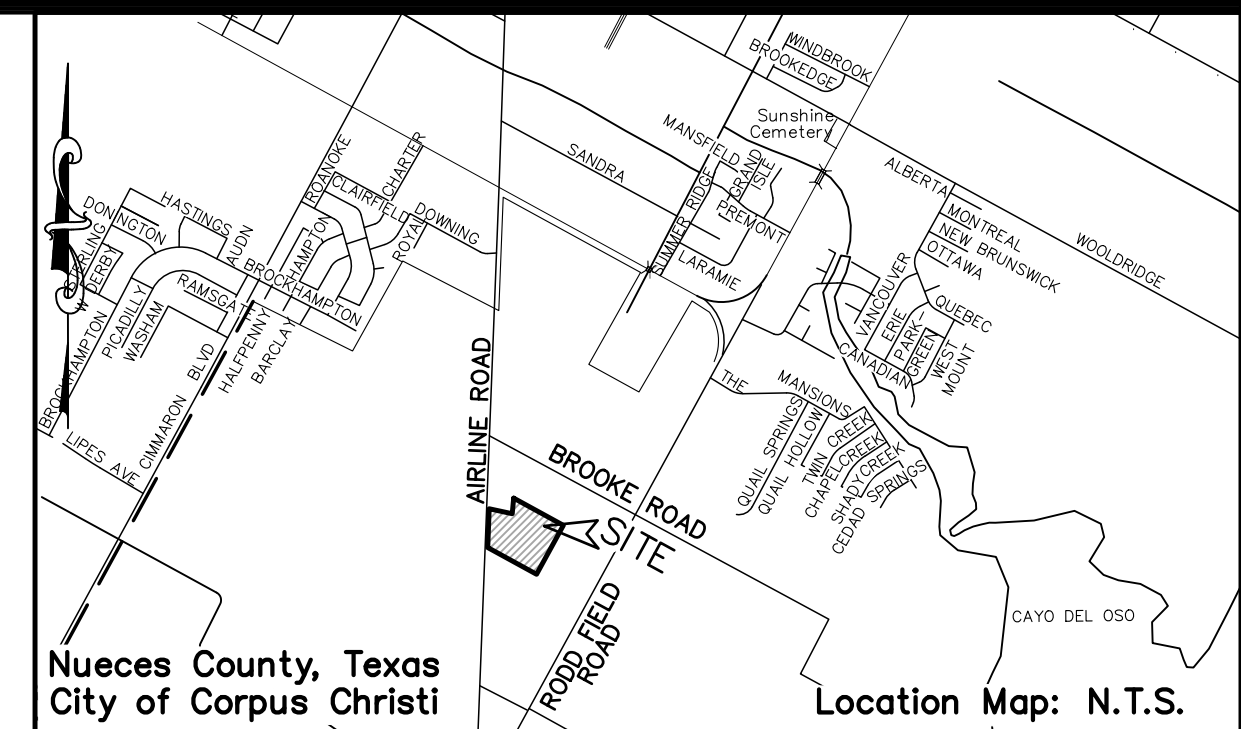
- Total platted area contains 11.16 Acres of Land.
- The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."

**Surveyor's Notes:**

- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- Existing Flood Map: by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears a date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map: this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).

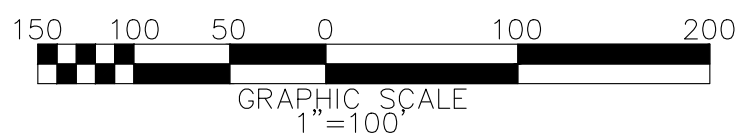
## Plat of Landmark at Airline Block 1, Lot 1

11.16 Acres out of Lots 22 and 23, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being the same property described in a General Warranty Deed from Guadalupe Leon and Maria Del Carmen Leon to Airline MultiFamily Partners LP, Document No. 2021066866, recorded in Official Records of Nueces County, Texas.



**Legend:**

- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 1/2 Inch Iron Rod with cap stamped "CDS MUERY" Found
- 5/8 Inch Iron Rod Found
- 4229 ● 5/8 Inch Iron Rod with cap stamped "4229" Found
- YC ● 5/8 Inch Iron Rod with yellow plastic cap
- UE ● 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- PK Nail with Washer Stamped "URBAN ENGR CCTX" Found



State of Texas  
County of Nueces

Airline Multifamily Partners, a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

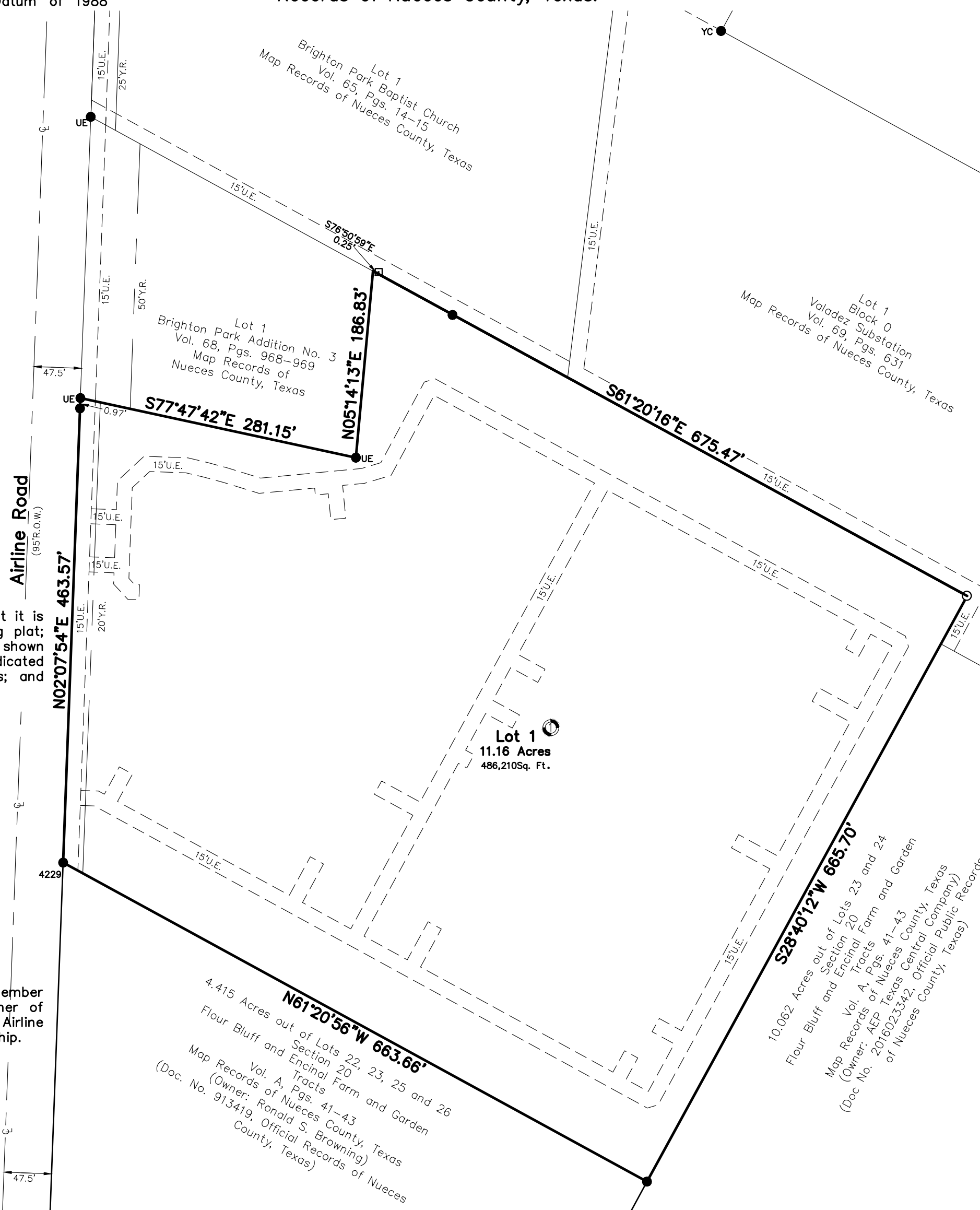
By: Airline Multifamily Partners, a Texas limited partnership  
 By: Bruin Ventures I LP, a Texas limited partnership, General Partner  
 By: Bruin Ventures, LLC, a Texas Limited Liability Company, General Partner  
 By: \_\_\_\_\_  
 Thomas M. Jones, Sole Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Thomas M. Jones, Sole Member of Bruin Ventures, LLC, a Texas Limited Liability Company, General Partner of Bruin Ventures I LP, a Texas limited partnership, General Partner of Airline Multifamily Partners, a Texas limited partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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 by the Department of Development Services of the City of Corpus Christi, Texas.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Al Raymond, III, AIA  
Secretary

Dan Dibble  
Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

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

Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_\_ M.  
\_\_\_\_\_, 20\_\_\_\_

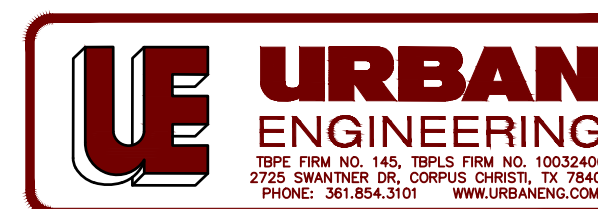
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 \_\_\_\_\_, 20\_\_\_\_  
**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

Brian D. Lorentson, R.P.L.S.  
Texas License No. 6839



Submitted: 03/30/22  
 SCALE: 1"=100'  
 JOB NO.: 42878.C1.01  
 SHEET: 1 of 1  
 DRAWN BY: JAB  
 ©2022 by Urban Engineering  
 urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 21PL1109

LONDON TOWNE SUBDIVISION UNIT 9A (FINAL – 18.42 ACRES)

Located north of FM 43 and west of London Pirate Road.

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd/Alyssa Ann B McCoy/Bill J Brown/Reagan T Brown

Surveyor/Engineer: Urban Engineering

The applicant proposes to final plat the property in order to construct 102 single family lots for future subdivision. 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#: GG/District#3  
 App Start Date: 6-23-22  
 TRC Meeting Date: 6-30-22  
 TRC Comments Sent Date: 7-01-22  
 Revisions Received Date (R1): 7-25-22 5:31pm  
 Staff Response Date (R1): 8-05-22  
 Revisions Received Date (R2): 8-15-22  
 Staff Response Date (R2): 8-22-22  
 Revisions Received Date (R3): 9-09-22 Revised Preliminary Plat Submitted  
 Staff Response Date (R3): 9-13-22  
 Planning Commission Date: 9-21-22 Non Public Notice

Urban Engineering Comment Responses: 7-25-22

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: 22PL1109

Urban Engineering Responses: 9-9-2022

LONDON TOWNE SUBDIVISION UNIT 9A (FINAL – 18.42 ACRES)

Located north of FM 43 and west of London Pirate Road.

Urban Engineering Responses: 8-15-2022

Zoned: RS-4.5

Owners: Braselton Development Company, Ltd/Alyssa Ann B McCoy/Bill J Brown/Reagan T Brown  
 Surveyor/Engineer: Urban Engineering

The applicant proposes to final plat the property in order to construct 102 single family lots for future subdivision.

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			
2	Plat	Street names Whitehall and Shaftsbury already exist. Pls revise with new proposed street names.	Street names have been revised	Resolved.		

LAND DEVELOPMENT							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Prior to plat recordation of London Towne Subdivision Unit 9A, will need to be consistent with the latest approved preliminary plat, including the phasing plan. (UDC 3.8.5.A) The final plat cannot be approved unless the final plat is consistent with the preliminary plat or the preliminary plat is revised and approved. <b>Submit the new revised Preliminary plat and Unit 9A concurrently, both plats will need to be scheduled to the next available Planning Commission Meeting.</b>	Final plat of Unit 9A is consistent with approved preliminary plat. All lots shown are identical to what was approved on the preliminary plat.	The unit layout is not addressed.	The final plat layout is identical (consistent) with the approved preliminary plat as required under Section 3.8.5.A.2. Phasing/Unit boundaries are not discussed under Section 3.8.5.A.2, therefore there is no conflict to resolve.	Provide a Preliminary Plat labeling Unit 9A and label the unit for remaining lots for Unit 9 (see attached 10-13-21 Approved Preliminary PC Plat)	We have revised the preliminary plat. See attached. DS Land Development Acknowledge: ADDRESSED
2	Plat	Remove General Note-#9 #10referencing public open space regulation.	Note 10 (not 9) has been removed.	Addressed			
3	Plat	Along Romba Street identify the dashlines for Block 7, Lot 61	Additional labels have been added	Addressed			
4	Plat	London Towne Subdivision Unit 4 will need to be filed and recorded prior to plat recordation of Unit 9A.	Understood	Prior to plat recordation			
5	Plat	Prior to recordation, show and label on the plat the recorded document number for Unit 4.	Information has been added	Prior to plat recordation			

6	Plat	<b>Prior to recordation</b> , show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to plat recordation		
7	Plat	<b>Prior to plat recordation</b> provide new transfer warranty deed per Braselton Development Company, Ltd.	Understood	Prior to plat recordation		
8	Plat	<b>Prior to plat recordation</b> remove the reference "Preliminary, this document shall not be recorded..."	Understood	Prior to plat recordation		
9	Plat	<b>Prior to plat recordation</b> coordinate with your electrical provider on street light fees and provided confirmation of payment.	Understood	Prior to plat recordation		
10	Plat	Water Lot fee – 102 Lots x \$200.20/Lot = <b>\$20,420.40</b>	Understood	Prior to plat recordation		
11	Plat	Wastewater Lot fee – 102 Lots x \$432.30/Lot = <b>\$44,094.60</b>	Understood	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UDC Table 8.2.1.C., London Pirate Road is classified as a C3 – Primary Collector, provide your plans to meet this public infrastructure requirement.	Will be provided for portion of London Pirate Road that abuts portion of Unit 9A at the public improvement plan submittal phase	The remain portion of London Pirate Road must be constructed to a minimum of a C1 Collector standard.	DS Land Development Acknowledge: Revised Preliminary Plat has been submitted.	

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

NUECES COUNTY APPRAISAL DISTRICT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	We show the owner as Brown Bill J Etals.	Agree. Owner was applicant. Property will be transferred to Braselton Development Company prior to recordation of plat.	DS LD Acknowledge		

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		Understood
Water	Yes		Understood
Fire Hydrants	Yes		Understood
Wastewater	Yes		Understood
Manhole	Yes		Understood
Stormwater	Yes		Understood
Sidewalks	Yes		Understood
Streets	Yes		Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	General	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	Addressed.		

2	General	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 <b>Offsite construction will include CR 33 street construction from Rombs Street lot 1 frontage to London Towne Blvd. to meet the required 3rd external access point (UDC Table 8.2.1.E).</b>	We understand public improvement plans are required. These will include the portion of County Road 33 that abuts the portion of Unit 9A that is being developed.	Addressed. Will be addressed at Public Improvements		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Understood	Addressed.		
4	SWQMP	Confirm that rainfall and runoff parameters are consistent with Infrastructure Design Manual (IDM) and cite the IDM in the source statement.	Note included in plan	Addressed.		
5	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions.	Note included in plan	Addressed.		
6	SWQMP	Post development flow pattern is shown, include pre development flow pattern	Provided	Addressed.		
7	SWQMP	Show anticipated flow quantity at each outfall to the drainage ditch.	Provided	Addressed.		
8	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Provided	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)	Understood	Addressed.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Understood	Addressed.		

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The hammer heads on London Towne subdivision are unacceptable.	No hammerheads are proposed with Unit 9A. Hammerheads shown are located in existing Units 1 and 3.	DS LD Acknowledge		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat:	Need to provide temporary turnaround on Jermyn Street at Rombs Street.	temporary turn-around has been added	DS Engineering, Addressed		
2	Plat:	Can you provide explanation for Rombs Street if it is connecting to London Pirate Road, and if London Pirate Road is a paved street that has an outlet.	Rombs does connect to London Pirate Road. London Pirate Road is paved and has an outlet at FM 43.	DS Engineering, Addressed		
3	Info:	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	DS Engineering, Addressed		
4	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	DS Engineering, Addressed		
5	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	DS Engineering, Addressed		
6	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	DS Engineering, Addressed		
7	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	DS Engineering, Addressed		
8	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	DS Engineering, Addressed		
9	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Understood	DS Engineering, Addressed		

10	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood	DS Engineering, Addressed		
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**FLOODPLAIN**

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Note	<b>Although Unit 3 does not appear to be in this plat, it is noted that Greenwich park Lane and Alexandra Park Lane are still proposed as a hammerhead designs. Due to the hazard of backing large vehicles like fire trucks and Solid waste trucks, we will not approve this design.</b>	No hammerheads are proposed with Unit 9A. Hammerheads shown are located in existing Units 1 and 3.	Addressed		
2	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood			
3	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
4	Info:	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			
5	Info:	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			
6	Info:	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.	Understood			
7	Plat	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Understood			
8	Info:	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			
9	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
10	Plat	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.	Understood			
11	Info:	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			
12	Info:	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			

13	Info:	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.	Understood			
14	Note	Note: The turn at Everly Lane and Carnaby Street is an acute angle. Please note that the turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, the acute angle could possibly prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	This intersection is located within existing London Towne Subdivision Unit 2 and not a part of this plat	Addressed		
15	Plat	Will Kings Lane and Abbey roads are dead ends. Will these two roads have temporary turn arounds until the next subdivision is built out?	These streets are located within existing London Towne Subdivision Units 2 and 5 and are not a part of this plat.	Addressed		
16	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. on lot 36, blk. 16 west side of lot and 5' U.E. on lot 85, blk. 7 south side of lot.	Easements have been added	Provide 5' U.E. in back of lot 18, blk. 12 south side of lot and change 10' Y.R. to 10' Y.R./U.E. on lot 10, blk. 15	Easements have been added	DS LD Acknowledge; Addressed

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park fee: (102 units x \$462.50/unit) = \$47,175.00	Understood			

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

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

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

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

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

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

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

**INFORMATIONAL**

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

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



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

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

General Notes:

- Total platted area contains 18.42 Acres of Land. (Includes street dedication)
- 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.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- All driveways to public streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
- Direct access to Rombs Street is prohibited from Block 2, Lot 25; Block 7, Lot 61; Block 11, Lots 16 and 17; and Block 12, Lots 17 and 18.
- Direct access to Jermyn Street is prohibited from Block 15, Lot 18.
- Direct access to Maldonado Street is prohibited from Block 11, Lot 1
- Direct access to Brasel Commons Drive is prohibited from Block 9, Lot 10; and Block 10, Lots 1 and 17.
- Direct access to Eltonne Gardens Drive is prohibited from Block 7, Lot 54.
- Direct access to London Pirate Road is prohibited from Block 15, Lot 10 and Block 16, Lot 1.
- Lot 24, Block 2; Lots 60, 80 and 85, Block 7; Lots 1 and 17, Block 10; and Lots 1, 14, 20, 25 and 36, Block 16, will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

Surveyor's Notes:

- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- Existing Flood Map: By graphic plotting only, this property is currently in Zones "B" and "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0505 D, Corpus Christi, Texas, which bears a revised date of June 4, 1987 and it is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0505 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
- Proposed Flood Map: This property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, Community Panel Number 48355C0505G bears a revised preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.

State of Texas  
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: \_\_\_\_\_  
Fred Braselton, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

American Bank, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: American Bank

By: \_\_\_\_\_  
Phillip J. Ritley, Senior Lending Officer

State of Texas  
County of Nueces

This instrument was acknowledged before me by Phillip J. Ritley, as Senior Lending Officer of American Bank, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

*Plat of*  
**London Towne Subdivision**  
*Unit 9A*

being an 18.42 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract; of which the said 18.42 Acre Tract, being situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, and I.&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; being a portion of Tract II, described as a 118.126 Acre Tract in a correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
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, Texas by the Planning Commission.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Al Raymond, III, AIA  
Secretary

\_\_\_\_\_  
Dan Dibble  
Chairman

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 said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

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

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Deputy

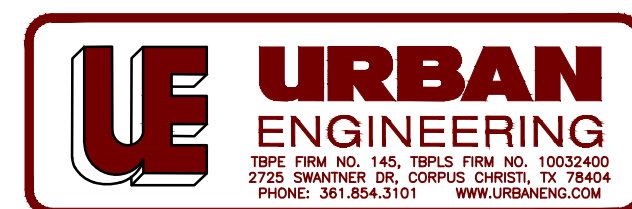
State of Texas  
County of Nueces

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a 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 \_\_\_\_\_, 20\_\_\_\_\_.

**Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.**

\_\_\_\_\_  
Brian D. Lorentson, R.P.L.S.  
Texas License No. 6839

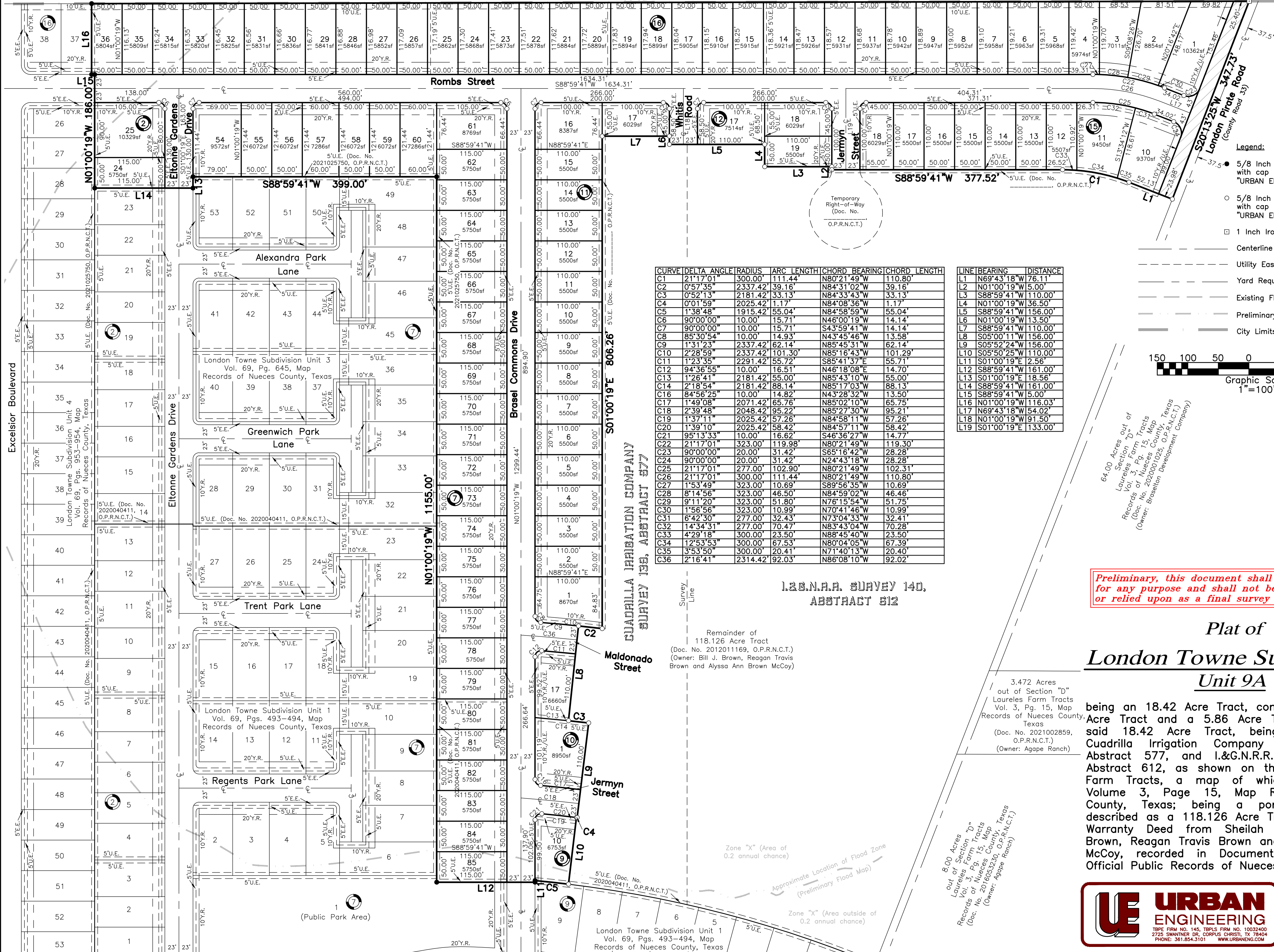


Revised: 8/8/22  
Submitted: 6/22/22  
SCALE: None  
JOB NO.: 42900.C2.01  
SHEET: 1 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com

141.66 Acre Tract out of  
the Cuadrilla Irrigation Company Survey No. 137, Abstract 579,  
and the I.&G.N.R.R. Survey No. 140, Abstract 612  
Vol. 3, Pg. 15, Map  
Records of Nueces County, Texas  
(Doc. No. 2021024390, O.P.R.N.C.T.)  
(Owner: V2 Ventures, LLC)

**N88°52'23"E 1895.25'**



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C01	21°17'01"	300.00'	111.44'	N80°21'49"W	110.80'
C02	0°57'35"	2337.42'	39.16'	N84°31'02"W	39.16'
C03	0°52'13"	2181.42'	33.13'	N84°33'43"W	33.13'
C04	0°01'59"	2025.42'	1.17'	N84°08'36"W	1.17'
C05	1°38'48"	1915.42'	55.04'	N84°58'59"W	55.04'
C06	90°00'00"	10.00'	15.71'	N46°00'19"W	14.14'
C07	90°00'00"	10.00'	15.71'	S43°59'41"W	14.14'
C08	85°30'54"	10.00'	14.93'	N43°45'46"W	13.58'
C09	1°31'23"	2337.42'	62.14'	N85°45'31"W	62.14'
C10	2°28'59"	2337.42'	101.30'	N85°16'43"W	101.29'
C11	1°23'35"	2291.42'	55.72'	S85°41'37"E	55.71'
C12	94°36'55"	10.00'	16.51'	N46°18'08"E	14.70'
C13	1°26'41"	2181.42'	55.00'	N85°43'10"W	55.00'
C14	2°18'54"	2181.42'	88.14'	N85°17'03"W	88.13'
C15	84°56'25"	10.00'	14.82'	N43°28'32"W	13.50'
C16	1°49'08"	2071.42'	65.76'	N85°02'10"W	65.75'
C17	2°39'48"	2048.42'	95.22'	N85°27'30"W	95.21'
C18	1°37'11"	2025.42'	57.26'	N84°58'11"W	57.26'
C19	1°39'10"	2025.42'	58.42'	N84°57'11"W	58.42'
C20	95°13'33"	10.00'	16.62'	S46°36'27"W	14.77'
C21	21°17'01"	325.00'	119.98'	N80°21'49"W	119.30'
C22	90°00'00"	20.00'	31.42'	S65°16'42"W	28.28'
C23	90°00'00"	20.00'	31.42'	N24°43'18"W	28.28'
C24	90°00'00"	20.00'	31.42'	N80°21'49"W	102.31'
C25	21°17'01"	277.00'	102.90'	N80°21'49"W	110.80'
C26	21°17'01"	300.00'	111.44'	N80°21'49"W	110.80'
C27	1°53'49"	323.00'	10.69'	S89°56'35"W	10.69'
C28	8°14'56"	323.00'	46.50'	N84°59'02"W	46.46'
C29	9°11'20"	323.00'	51.80'	N76°15'54"W	51.75'
C30	1°56'56"	323.00'	10.99'	N70°41'46"W	10.99'
C31	6°42'30"	277.00'	32.43'	N73°04'33"W	32.41'
C32	14°34'31"	277.00'	70.47'	N63°43'04"W	70.26'
C33	4°29'18"	300.00'	23.50'	N88°45'40"W	23.50'
C34	12°53'53"	300.00'	67.53'	N80°04'05"W	67.39'
C35	3°53'50"	300.00'	20.41'	N71°40'13"W	20.40'
C36	2°16'41"	2314.42'	92.03'	N86°08'10"W	92.02'

**I.&G.N.R.R. SURVEY 140,  
ABSTRACT 612**

Remainder of  
118.126 Acre Tract  
(Doc. No. 2012011169, O.P.R.N.C.T.)  
(Owner: Bill J. Brown, Reagan Travis  
Brown and Alyssa Ann Brown McCoy)

**CUADRILLA IRRIGATION COMPANY  
SURVEY 139, ABSTRACT 577**

**Preliminary, this document shall not be recorded  
for any purpose and shall not be used or viewed  
or relied upon as a final survey document.**

**Plat of  
London Towne Subdivision  
Unit 9A**

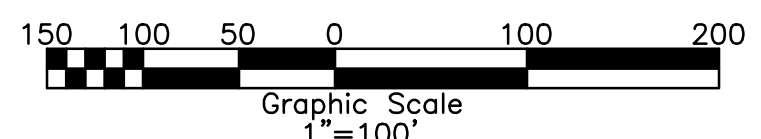
being an 18.42 Acre Tract, comprising of a 17.05  
Acre Tract and a 5.86 Acre Tract; of which the  
said 18.42 Acre Tract, being situated in the  
Cuadrilla Irrigation Company Survey No. 139,  
Abstract 577, and I.&G.N.R.R. Survey No. 140,  
Abstract 612, as shown on the map of Laureles  
Farm Tracts, a map of which is recorded in  
Volume 3, Page 15, Map Records of Nueces  
County, Texas; being a portion of Tract II,  
described as a 118.126 Acre Tract in a correction  
Warranty Deed from Sheilah London to Bill J.  
Brown, Reagan Travis Brown and Alyssa Ann Brown  
McCoy, recorded in Document No. 2015011169,  
Official Public Records of Nueces County, Texas.

**URBAN  
ENGINEERING**  
TYPE FIRM NO. 145, TBPFS FIRM NO. 10032400  
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 8/8/22  
Submitted: 6/22/22  
SCALE: 1"=100'  
JOB NO.: 42900.C2.01  
SHEET: 2 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com

- Legend:**
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
  - 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
  - 1 Inch Iron Pipe Found
  - Centerline
  - Utility Easement
  - Yard Requirement
  - Existing Flood Zone Line (Approximate)
  - Preliminary Flood Zone Line (Approximate)
  - City Limits



8.00 Acres  
out of Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County,  
Texas  
(Doc. No. 2019033230, O.P.R.N.C.T.)  
(Owner: Agape Ranch)

64.00 Acres out of  
Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County,  
Texas  
(Doc. No. 2020001025, O.P.R.N.C.T.)  
(Owner: Braselton Development Company)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1122

WOODLAWN EST. BLOCK 6 LOTS 24R-A, 24R-B, 24R-C (REPLAT – .67 ACRES).

Located north of Williams Dr. and east of Clare Dr.

Zoned: RS-TH

Owner: Rey Ramos

Surveyor/Engineer: Victor Medina

The applicant proposes to plat the property to establish townhome 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 / 4  
 App Received: 7/20/2022  
 TRC Meeting Date: 7/28/2022

TRC Comments Sent Date: 8/1/2022				
Revisions Received Date (R1): 8/10/2022				
Staff Response Date (R1):				
Revisions Received Date (R2):				
Staff Response Date (R2):				
Planning Commission Date:				

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: 22PL1122																				
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**Woodlawn Est. Block 6 Lots 24R-A, 24R-B, 24R-C (Replat – .67 ACRES)**

Located north of Williams Dr. and east of Clare Dr.

Zoned: RS-TH																				
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Owner: Rey Ramos

Surveyor: Victor Medina

The applicant proposes to plat the property to establish townhome 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)	Noted	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Lt 24R-C yard requirement along Williams shall be 17.5'. Please relabel the yard requirement. (UDC Section 4.2.10 Adjacent lots)	Utility and Yard Requirements along Williams Drive offset 3.5 feet North-East to accommodate encroachment on Lot 24-R for Williams Drive Improvement Project	Addressed as per response, however, submit a revised plat showing Lot 24R-B front yard requirement returned to 25' as per zoning district.	Revised on plat showing Lot 24R-B front yard requirement returned to 25' as per zoning district. (15 AUG 2022)_01	Addressed

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

Draft Copy

1	Plat	The Bicycle Mobility Plan requires a one-way cycle track on each side of Williams Drive. No additional improvements are currently necessary to meet this requirement due to the recent construction of an 8' sidewalk on each side of Williams Drive	Noted	Addressed		
<b>DEVELOPMENT SERVICES ENGINEERING</b>						
<b>Action</b>			<b>Yes</b>	<b>No</b>		
Public Improvements Required?						
Water				No		
Fire Hydrants				No		
Wastewater				No		
Manhole				No		
Stormwater				No		
Sidewalks				No		
Streets				No		
Refer to UDC Section 3.8.3.D Waivers if applicable.						
<b>Applicant Response on Waiver:</b>						
<b>DEVELOPMENT SERVICES ENGINEERING</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	Noted	Addressed		
<b>UTILITIES ENGINEERING</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 water construction is required for platting	Noted	Addressed		
2	Plat	No wastewater construction is required for platting.	Noted	Addressed		
<b>TRAFFIC ENGINEERING</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	Infor.	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)	Noted	Addressed		
<b>FLOODPLAIN</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.	Noted	Addressed		
<b>FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT</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	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Noted	Addressed		
2	Plat	Townhouse construction will be reviewed as commercial property.	Noted	Addressed		
3	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Noted	Addressed		

Draft Copy

4	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Noted	Addressed		
5	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. (Williams may be an arterial Street)	Noted	Addressed		
6	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply (if required).	Noted	Addressed		
7	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.	Noted	Addressed		
8	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.	Noted	Addressed		
9	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.	Noted	Addressed		
10	Plat	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.	Noted	Addressed		
11	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Noted	Addressed		
12	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.	Noted	Addressed		
13	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.	Noted	Addressed		

Draft Copy

14	Plat	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		
15	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.	Noted	Addressed		
16	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.	Noted	Addressed		
17	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.	Noted	Addressed		
18	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.	Noted	Addressed		
19	Note	D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)	Noted	Addressed		
20	Note	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).	Noted	Addressed		
21	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.	Noted	Addressed		
22	Plat	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	Noted	Addressed		

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



Draft Copy

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along but not immediately adjacent to any bus stops served by Route 29F Staples/Flour Bluff 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	No comment	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.

STATE OF TEXAS  
COUNTY OF NUECES

I, REYNALDO RAMOS JR., HEREBY CERTIFY THAT I AM THE OWNER OF SAID LOT 24R-A, LOT 24R-B, AND LOT 24R-C, BLOCK 6, WOODLAWN ESTATES, AND SAID LANDS EMBARCED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT I HAVE 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 \_\_\_\_\_ 2022.

REYNALDO RAMOS JR., OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY REYNALDO RAMOS JR.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

FIRST COMMUNITY BANK, HEREBY CERTIFIES THAT IT HOLDS A FIRST AND SUPERIOR VENDOR'S LIEN ON THE PROPERTY OWNED BY REYNALDO RAMOS JR., AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: JOE D. INGLE, VICE PRESIDENT

**GENERAL NOTES**

- 1.) BEARINGS ARE BASED ON THE RECORDED PLAT OF WOODLAWN ESTATES, AN ADDITION TO THE CITY OF CORPUS CHRISTI & NUECES COUNTY, TEXAS, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 34, MAP RECORDS OF NUECES COUNTY, TEXAS.
- 2.) TOTAL AREA CONTAINS 0.671 ACRES OF LAND (29201.71 S.F.).
- 3.) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485464 0303 C, MAP REVISED JULY 18, 1985, THIS PROPERTY IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- 4.) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 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.) FOUND AND/OR SET 5/8" IRON RODS AT ALL CORNERS UNLESS SHOWN OTHERWISE.
- 7.) THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFORM DEVELOPMENT CODE SECTION (UDC) 4.4.3. RESIDENTIAL DEVELOPMENT STANDARDS; TABLE 4.4.3.A RESIDENTIAL DEVELOPMENT (TWO-FAMILY AND TOWNHOUSE DISTRICTS); ATTACHED, TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.
- 8.) RESIDENTIAL DEVELOPMENT STANDARDS FOR A TOWNHOUSE DISTRICT REQUIRES SHARED PARKING (SEE UDC 4.4.3. TOWNHOUSE DISTRICT).

STATE OF TEXAS  
COUNTY OF NUECES

I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE 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 15<sup>TH</sup> DAY OF AUGUST 2022.

VICTOR S. MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419



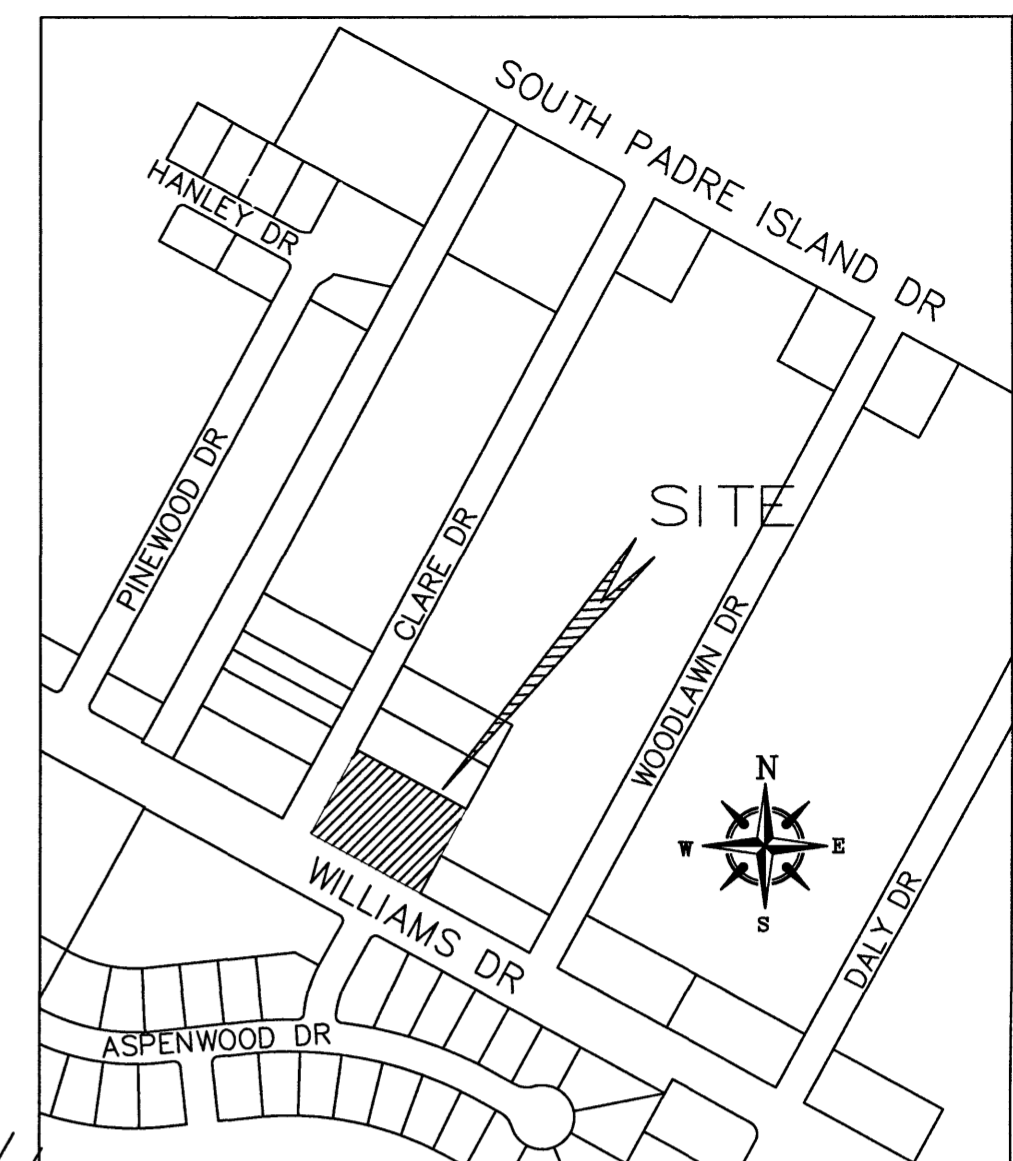
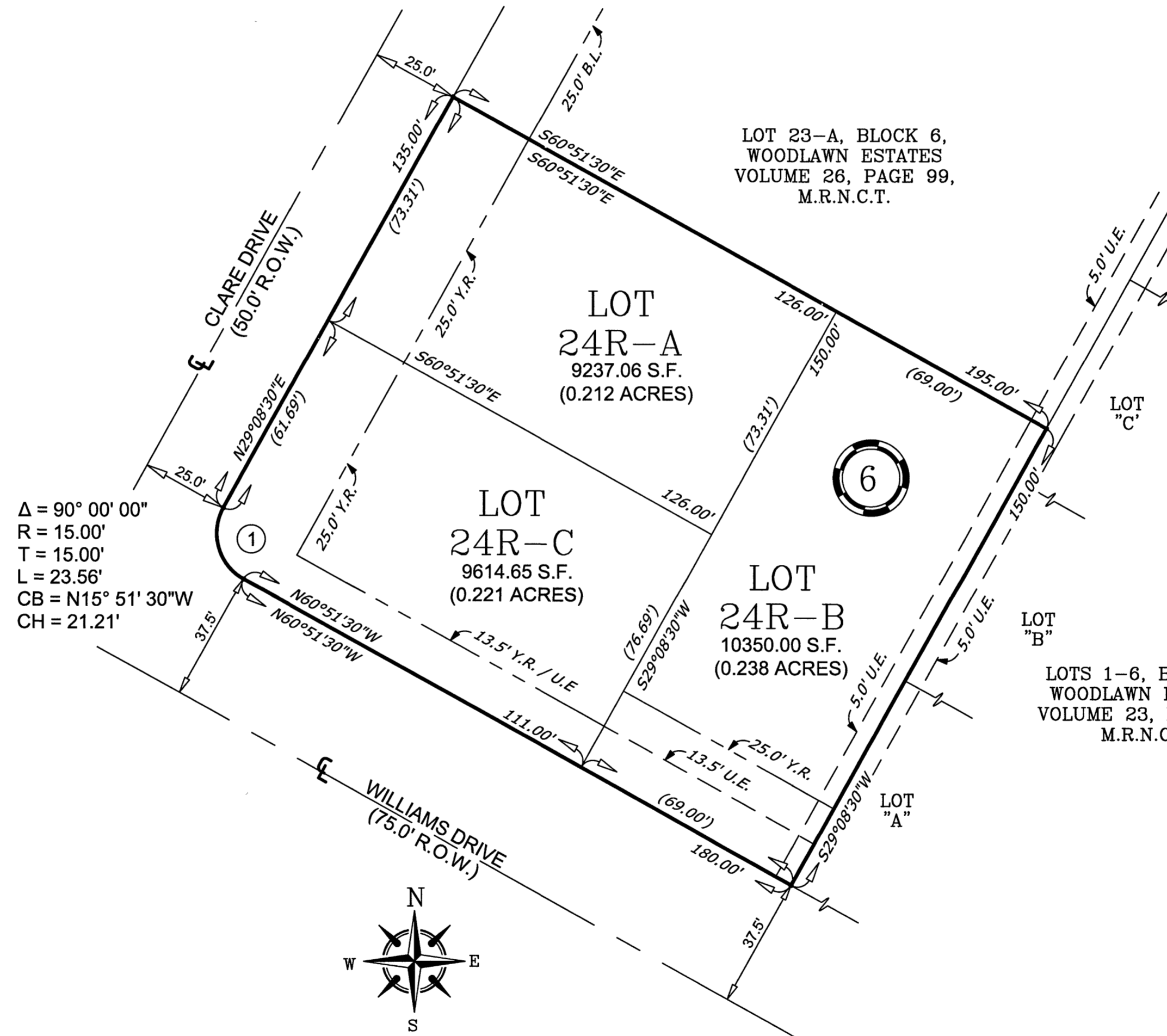
**MEDINA CONSULTANTS**  
ENGINEERING & LAND SURVEYING

4531 AYERS, SUITE 225  
CORPUS CHRISTI, TEXAS 78415  
PH. (361) 877-1255 FAX. (361) 993-2955

AUGUST 15, 2022

# PLAT OF: WOODLAWN ESTATES BLOCK 6, LOTS 24R-A, 24R-B, 24R-C

BEING A FINAL REPLAT OF LOT 24R,  
WOODLAWN ESTATES  
ACCORDING TO MAP OR PLAT THEREOF  
RECORDED IN VOLUME 68, PAGE 729  
MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
1" = 300'

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 \_\_\_\_\_ 2022.

AL RAYMOND, III, AIA CBO  
SECRETARY

DAN DIBBLE  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BRETT FLINT P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

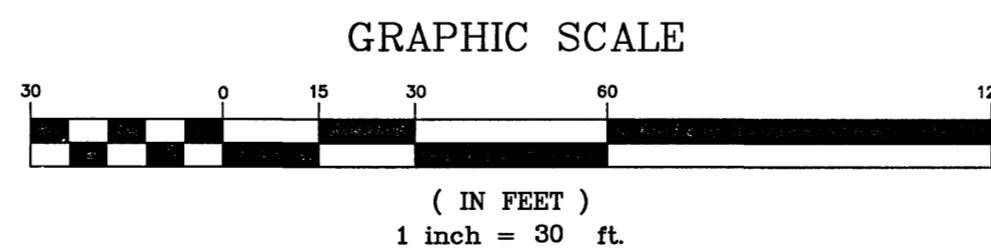
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

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

\_\_\_\_\_, 2022

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



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1124

BRIGHTON PARK ADDITION NO. 2 BLOCK 1 LOT 3R-1 AND 3R-2 - REPLAT

Located north of Airline and west of Roddfield

Zoned: CG-2

Owner: Roddfield Properties Ventures, LLC

Surveyor/Engineer: Barron Stark Engineers - Will Schoonover

The applicant proposes to plat the property to build medical building. 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: 7/20/2022  
 TRC Meeting Date: 7/28/2022

TRC Comments Sent Date: 8/1/2022					
Revisions Received Date (R1): 8/24/2022					
Staff Response Date (R1): 9-13-22	TRC comments met	PC date set			
Revisions Received Date (R2):					
Staff Response Date (R2):					
Planning Com 9/21/2022					

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: 22PL1124																				
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**Brighton Park Addition No. 2 Block 1 Lot 3R-1 and 3R-2 - Replat**  
 Located north of Airline and west of Roddfield

Zoned: CG-2																				
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Owner: Roddfield Properties Ventures, LLC  
 Surveyor: Barron Stark Engineers - Will Schoonover wills@barronstark.com

The applicant proposes to plat the property to build medical building.					
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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	Accepted		
2	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	Revised	Accepted		
3	Plat	All blocks are to be labeled on the plat area, preferably using a circled number.	Block Added	Accepted		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change name of Dev. Services Eng. to Brett Flint P.E.	Revised	Change name of Dev. Services Eng to Bria A. Whitmire, P.E., CFM, CPM	Conditional comment to be addressed prior to recordation.	
2	Plat	Change name of Planning Commission secretary to Al Raymond AIA	Revised	Accepted		
3	Plat	Change name of PC chairman to Daniel Dibble	Revised	Accepted		
4	Plat	This plat is missing a block number. Place block number within a circle to signify a block number.	Block Added	Accepted		
5	Plat	Change plat title putting subdivision name above lots.	Revised	Accepted		

6	Plat	Provide document number for closing of Airline Street.	Document number added	Accepted		
7	Plat	Provide dimensions for the access to lot 3 thru lot 4. or provide previous plat reference.	Revised	Accepted		
8	Plat	Exempt from development fees, paid on previous plat.	Noted	Accepted		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The Bicycle Mobility Plan requires a one-way cycle track on each side of Rodd Field Road. No additional improvements are currently necessary to meet this requirement due to the recent construction of a 12' sidewalk on each side of Rodd Field Road.	Noted	Accepted		

**DEVELOPMENT SERVICES ENGINEERING**

Action						
Public Improvements Required?						
Water			Yes, running water and looping for FH			
Fire Hydrants			Yes			
Wastewater			Yes, they are running a 6" sewer through paper Airline Street			
Manhole			Yes			
Stormwater			Yes			
Sidewalks			Yes, on undeveloped paper Airline Rd			Addressed with Airline Road street closure referenced on plat.
Streets			Yes, on undeveloped paper Airline Rd			Addressed with Airline Road street closure referenced on plat.
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	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	Noted / accounted for	Accepted		
2	Water Plan	Is the looped fire line and three fire hydrants required? The building appears to have an internal fire suppression system and the hose lay requirement is 300' in commercial areas.	Noted	Accepted		
3	Water Plan	On the water plan Lot 4 is mislabeled as Lot 3.	Revised	Accepted		
4	Utility Plan	There is an existing 24" wastewater line in the abandoned Airline ROW. Suggest tying into that line rather than extending a line all the way to new Airline Rd.	Design updated to use 24" wastewater connection	Accepted		
5	SSProfil e	The city's maintenance obligation for the wastewater line should end at the manhole at Sta. 6+67.58. Beyond that it is considered a service line and an easement is not needed.	Revised	Accepted		
6	SSProfil e	Sanitary is misspelled on sheet C5.0	Revised	Accepted		
7	Water Plan	What does the internal storm sewer system tie into ?	Existing 3 x 3 grate Inlet & 36" RCP	Accepted		

8	Water Plan	The water service lines from the main to the building don't need to be covered by the easements since they are private from the point of connection to the main.	Revised	Accepted		
9	SWQMP	Cite the source and rationale for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	NOAA's HDSC: Precip Frequency Data Server	Accepted		
10	SWQMP	The SWQMP needs to include both lots 3R-2 and 3R-1. Currently only includes lot 3R-1	SWQMP applies to both 3R-1 and 3R-2	Accepted		
11	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Revised	Accepted		
12	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.)	Noted	Accepted		
<b>UTILITIES ENGINEERING</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	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Is site pavement asphalt or concrete? Be advised that water mains shall not be installed under private concrete streets.	Proposed paving is concrete. Coordination ongoing with Alex Harmon and Diego Leyva regarding this comments. Variance request anticipated.	Alex/Diego		To be addressed with Public Improvements
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Noted	Accepted		
<b>TRAFFIC ENGINEERING</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	Infor	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) Rodd Field is an A-3 and it will require a 250' driveway spacing	Driveway spacing is approximately 325' as shown on plans.	Accepted		
<b>FLOODPLAIN</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	Noted	Accepted		
<b>FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT</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	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Noted	Accepted		

2 Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Per City flow testing residential pressure 52 psi. Flow 1,163 GMP With existing 8" line on Rodd Field, these are the numbers provided by the city. Is this sufficient? Can city staff perform retesting to verify accuracy?	While the flow test resulted in 1,163 GPM at 52 psi, there is a calculation to equate that to the GPM at the min 20 psi residual. In this case, there is well over the required 1,500 GPM. That said, this is Accepted.		
3 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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Verified	Accepted		
4 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.	Noted	Accepted		
5 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	Verified	Accepted		
6 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.	Verified	Accepted		
7 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.	Verified	Accepted		
8 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.	Verified	Accepted		

9 Plat	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.	Verified	Accepted		
10 Plat	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Verified	Accepted		
11 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.	Verified	Accepted		
12 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.	Verified	Accepted		
13 Plat	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	Accepted		
14 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.	Noted	Accepted		
15 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.	Noted	Accepted		
16 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.	Noted	Accepted		
17 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.	Noted	Accepted		
18 Plat	Commercial development of the property will require further Development Services review.	Noted	Accepted		

GAS						
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1	Plat	No comment	Noted	Accepted		

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution



1	Plat	This replat is located along but not immediately adjacent to any bus stops served by Route 24 Pilot Route 24 Airline/Yorktown Connector and should not adversely impact any CCRTA Services.	Noted	Accepted		
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Noted	Accepted		

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Barney Davis-Airline East 138kV AEP Transmission will not approve above ground improvements 40ft from centerline.	Noted	Accepted		

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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**INFORMATIONAL**

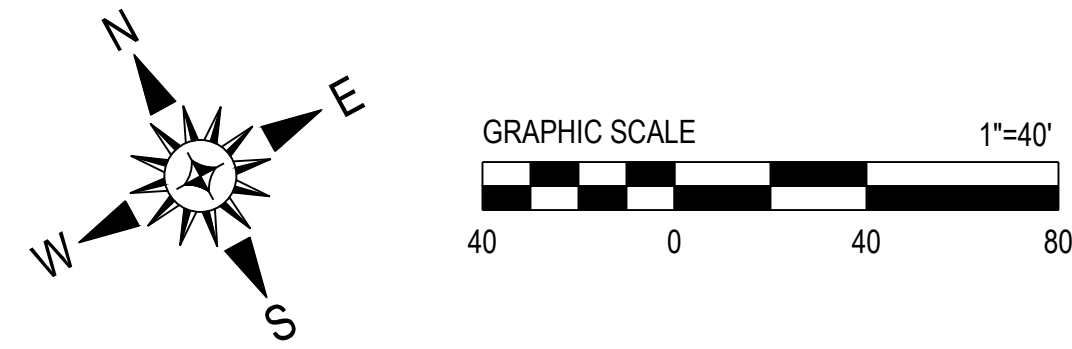
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These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

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  
Brighton Park Addition No. 2  
Lots 3R-1 and 3R-2, Block 1

Being a Replat of Lot 3, Block 1 of the Brighton Park Addition No. 2, a map of which is recorded in Volume 68, Page 568, Map Records of Nueces County, Texas, said 2.00 Acre Tract conveyed in Special Warranty Deed from Point Development, LLC to RoddField Property Ventures, LLC on January 10, 2022, recorded in Document No. 2022051524, Official Public Records of Nueces County, Texas.

GENERAL NOTES:

- Total platted area contains 2.00 Acres of Land.
- The receiving water or the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
- Bearings based on GPS, NAD83, State Plane Coordinate System, Texas South Zone 4205.
- By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494050 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.
- Public Access to Airline Road and Rodd Field Road is conveyed to Lots 3R-1 and 3R-2, Block 1 through Lot 2, Block 1 and Lot 4, Block 1 by plat recorded in Volume 68, Page 568, P.R.N.C.T.
- No private driveway access onto Lot 3R-1 and 3R-2, Block 1 from the Former Airline Road.

State of Texas  
County of Nueces

RoddField Property Ventures, LLC, a Texas Limited Liability Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_ day of \_\_\_\_\_, 2022.

RoddField Property Ventures, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

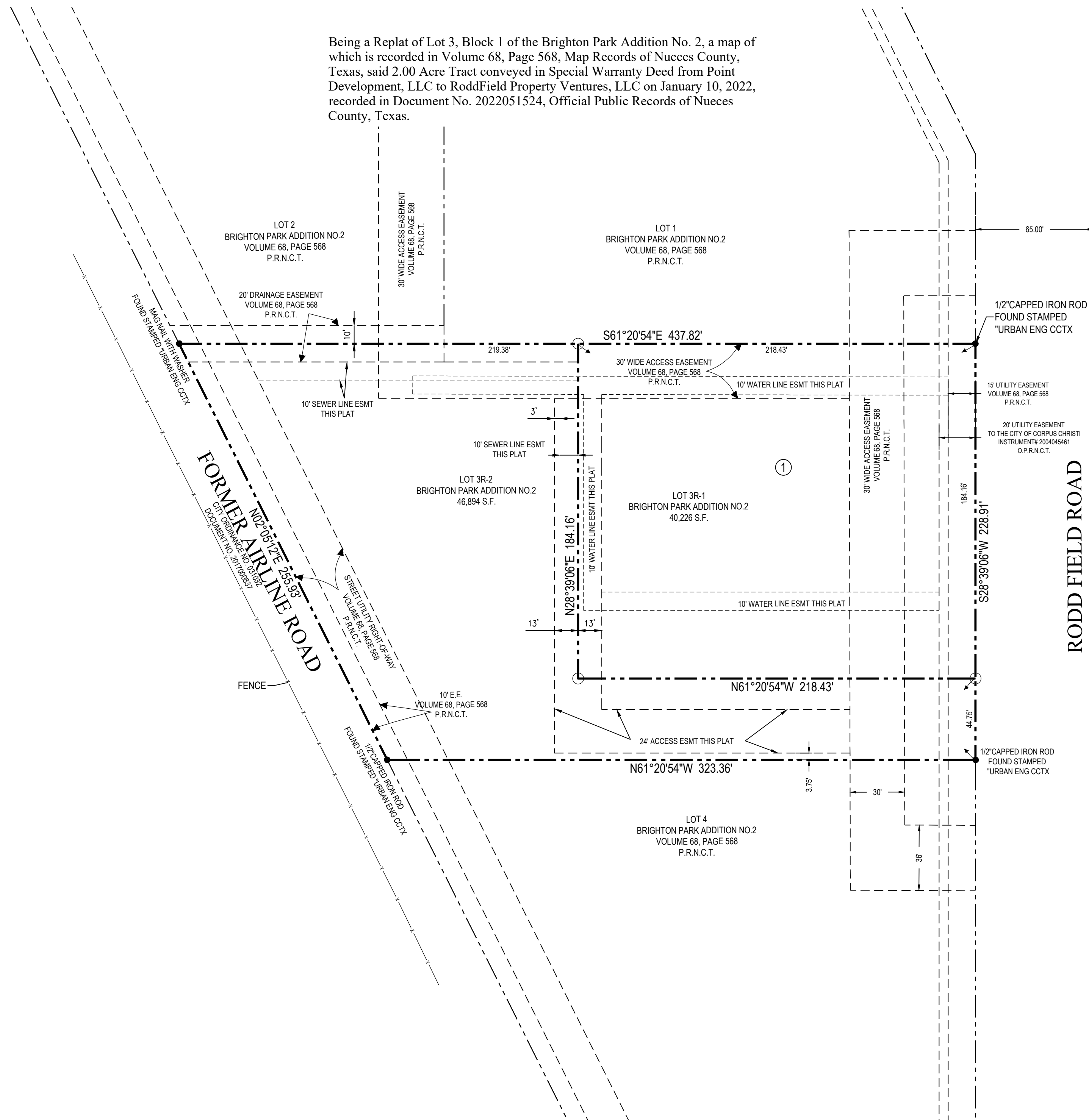
Title: \_\_\_\_\_

State of Texas  
County of Nueces

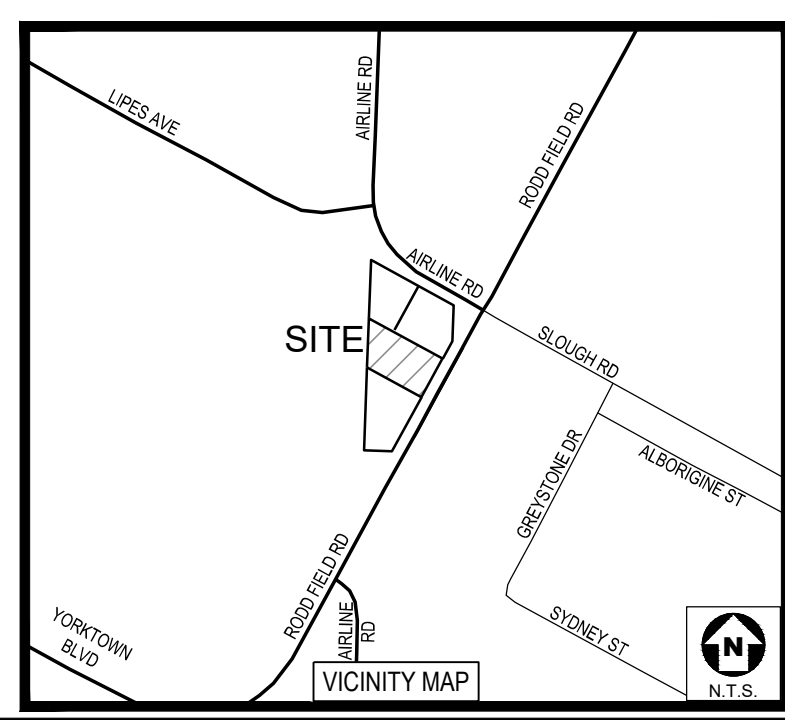
This instrument was acknowledged before me by \_\_\_\_\_, President of RoddField Property Ventures, LLC.

This the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas



NOTE:  
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON-STARK  
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED



State of Texas  
County of Nueces  
This replat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas.

This the \_\_\_\_ day of \_\_\_\_\_, 2022

Brett Plint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces  
This replat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_ day of \_\_\_\_\_, 2022

Al Raymond, A.I.A.  
Secretary

Daniel Dibble  
Chairman

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 \_\_\_\_\_, 2022, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 2022. At \_\_\_\_ O'clock \_\_\_\_ M., and duly recorded 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 office in Corpus Christi, Texas, the day and year last written.

No. \_\_\_\_\_ Filed for Record  
Kara Sands, County Clerk  
Nueces County, Texas  
at \_\_\_\_ O'clock \_\_\_\_ M., 2022  
By: \_\_\_\_\_ Deputy

State of Texas  
County of Nueces  
I, Charles F. Stark, a Registered Professional Land Surveyor for Barron Stark Engineers, have prepared the foregoing map from a 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 \_\_\_\_\_, 2022

Charles F. Stark, RPLS  
Texas License No. 5084

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATE: JULY, 2022  
PROJECT NO. 390-9952  
SCALE: 1"=40'

6221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(O) 817.231.8100 (F) 817.231.8144  
Texas Registered Engineering Firm F-10998  
Texas Registered Survey Firm F-10158800  
www.barronstark.com

**Barron-Stark**  
Engineers

**OWNER:**  
RODDFIELD PROPERTY VENTURES, LLC  
102 MASON COURT  
HORSESHOE BAY, TEXAS 78657  
XXXXXXXXXX COUNTY

STATE OF TEXAS }  
 COUNTY OF NUECES }

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, President, and \_\_\_\_\_ Secretary of (Name of Company) known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity stated, and as the act and deed of said corporation. Given under my hand and seal of office at \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for Nueces County, Texas

STATE OF TEXAS }  
 COUNTY OF NUECES }

I hereby certify that the foregoing map or \_\_\_\_\_ complies with all the regulations and requirements of the Commissioners Court of Nueces County, Texas, effective this date.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
 County Engineer

STATE OF TEXAS }  
 COUNTY OF NUECES }

I, \_\_\_\_\_, Clerk of the Commissioners Court of Nueces County, Texas hereby certify that the foregoing map was approved and accepted by said Court on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ as shown by order of record in the minutes of said Court in Volume \_\_\_\_\_, Page \_\_\_\_\_. Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_ Deputy

STATE OF TEXAS }  
 COUNTY OF NUECES }

I, \_\_\_\_\_, Clerk of the County Court, in and for Nueces County, Texas hereby certify that the foregoing map of \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ with its certification of authentication was filed for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and duly recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_. Witness my hand and seal of office in Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_ Deputy

STATE OF TEXAS }  
 COUNTY OF NUECES }

I, \_\_\_\_\_ hereby certify that I am the owner of all the lands embraced within the bounds of \_\_\_\_\_ Nueces County, Texas subject to a lien held by \_\_\_\_\_; that I have had said and surveyed and subdivided as here shown, that all streets and alleys shown are dedicated to the use of the public; that all utility easements shown hereon are dedicated to the public for the installation, operation and use of the public utilities; that this map is made for the purposes of description and dedication, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

STATE OF TEXAS }  
 COUNTY OF NUECES }

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated. Given under my hand and seal of office at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for Nueces County, Texas

STATE OF TEXAS }  
 COUNTY OF NUECES }

We, \_\_\_\_\_, hereby certify that we are the holders of a lien against the lands embraced within the bounds of \_\_\_\_\_, Nueces County, Texas, and that we approve the subdivision and dedications of same for the purpose therein expressed. This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

STATE OF TEXAS }  
 COUNTY OF NUECES }

This final plat of \_\_\_\_\_, Nueces County, Texas, approved by the Corpus Christi-Nueces County Health Unit. Any private water supply and/or sewage system shall be approved by the Corpus Christi-Nueces County Health Department prior to installation. Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Public Health Officer

**GENERAL NOTES:**

- Owner hereby indemnifies the City of Corpus Christi against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
- All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
- Bearing are based on the Texas State Plane Coordinate System, Texas Central Zone 4202 (NAD 83).
- A subject property does not lie within a FEMA designated flood plain or flood prone area.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
- All portions of this plat lie within the corporate city limits of the City of Corpus Christi.
- Subject tract reference: Instrument No. 202111300, Recorded on March, 22, 2021.
- All pre-existing easements and/or dedications have been vacated into the creation of this plat.
- Upon completion of construction of the infrastructure, all lot corners shall be marked with 1/2" iron rods with yellow caps stamped "BARRON-STARK".

STATE OF TEXAS }  
 COUNTY OF NUECES }

I, Charles F. Stark, Registered Professional Land Surveyor, hereby certify that this plot is true and correct, to the best of my knowledge and ability, and that it was prepared from a survey made on the ground in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

Registration Seal \_\_\_\_\_ Date \_\_\_\_\_ Licence No. \_\_\_\_\_

REPLAT

**EMERGENCY ROOM & SPECIAL NEEDS CHILDCARE CENTER**  
 An Addition to the City of Corpus Christi, Nueces County, Texas

Being 2.00 acres situated in  
 XXXXX SURVEY,  
 Abstract No. XXXX  
 Corpus Christi, Nueces County, Texas

DESIGNED BY: C. STARK  
 DRAWN BY: C. STARK  
 CHECKED BY: C. STARK  
 DATE: 08/24/2022 12:31 PM  
 FILE NAME: BARRON-STARK.dwg

6221 Southwest Boulevard, Suite 100  
 Fort Worth, Texas 76132  
 (O) 817.231.8100 (F) 817.231.8144  
 Texas Registered Engineering Firm F-10998  
 Texas Registered Survey Firm F-10158800  
 www.barronstark.com



**OWNER:**

COUNTY CLERK STAMP

FILED FOR RECORD  
 PARKER COUNTY, TEXAS PLAT RECORD  
 CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1130

SARATOGA PLACE BLOCK 4, LOT 1 (FINAL PLAT 1.97 ACRE)

Located on Saratoga Blvd. east of Sandra St.

Zoned: IL

Owner: Black Marlin Holdings, LLC

Surveyor/Engineer: Bass & Welsh Engineering - Murray Bass Jr.

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

Draft Copy

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: 8/4/22  
 TRC Meeting Date: 8/11/2022  
 TRC Comments Sent Date: 8/15/2022  
 Revisions Received Date (R1): 8/19/2022  
 Staff Response Date (R1):  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 9/21/2022

All comments addressed.

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: 22PL1130

Saratoga Place Block 4 Lot 1 (Final Plat - 1.97 Ac.)  
 Located on Saratoga Blvd. east of Sandra St.

Zoned: IL

Owner: Black Marlin Holdings, LLC  
 Surveyor: Bass & Welsh Engineering - Murray Bass Jr.

The applicant proposes to plat the property to create new lot and obtain building permit.

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	Legal Description is incorrect. Refer to Vol.28 P16 MRNCT.	COMPLIED	Addressed		
3	Plat	Label the complete and correct legal description of the adjacent properties.	COMPLIED	Addressed		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change subtitle legal description to page 16	COMPLIED	Addressed		
2	Plat	Add block number to plat	COMPLIED	Addressed		
3	Plat	Provide a turnaround for FD at the north end of the access easement.	THE COMMON ACCESS SERVES THE RESIDENCE AT THE NORTH END OF THE PARCEL ON THE NORTH SIDE AND TURN AROUND AREA IS AVAILABLE AT THAT END. THERE WILL BE ACCESS TO THE PROPOSED LOT FOR TURNING AROUND INSIDE OF THE LOT.	Addressed		
4	Fees	Commercial or etc. Water Acreage Distribution Fees: 1.97 Ac. x 1,582.90 = \$3,118.31	NOTED			

5 Fees	Commercial or etc. Wastewater Acreage Fees: <b>1.97 Ac. x 1,728.10 = \$3,404,36</b>	NOTED		
6 Fees	Water Pro Rata Fee: <b>165.05 x 11.58 /LF = \$1,911.28</b>	NOTED		
7 Fees	Wastewater Pro Rata Fee: <b>165.05 x 13.40/LF = \$2,211.67</b>	NOTED		

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

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

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No	NOTED
Public Improvements Required?			NOTED
Water		No	NOTED
Fire Hydrants		No	NOTED
Wastewater		No	NOTED
Manhole		No	NOTED
Stormwater		No	NOTED
Sidewalks		No	NOTED
Streets		No	NOTED

Refer to UDC Section 3.8.3.D Waivers if applicable.

NOTED

**Applicant Response on Waiver:**

**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)	ONCE PLATTED THE SITE WILL BE UTILIZED AS AN OFFICE AND SHOP AREA WITH ADJACENT LAYDOWN AREAS FOR A CONSTRUCTION COMPANY	Addressed		
2	Plat	Utility map shows all drainage towards Saratoga (SH357). Need to verify with TXDOT that they will accept the runoff from the entire site. Typically they have a drainage boundary 150' from their ROW line in urban areas. If TXDOT will not accept all the runoff, then a detention facility may be required depending on the amount of impervious area.	THE ONLY WAY TO DRAIN THE SITE IS TO SARATOGA. DISCHARGE TO SARATOGA WILL BE LIMITED TO THE QUANTITY CALCULATED BY TXDOT IN THEIR PLANS ANY EXCESS WILL BE DETAINED ONSITE AND RELEASED AT THE TXDOT DETERMINED RATE	Addressed		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The water line fronting the property is 8" diameter. Proof of meeting fire flow requirements for industry must be provided or line will need to be upsized to 12" diameter	DATA WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION	Addressed		
2	Plat	No wastewater construction is required for platting.	NOTED	Addressed		

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

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

Draft Copy

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	NOTED	Addressed		
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		
3	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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	NOTED	Addressed		
4	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. (Saratoga)	NOTED	Addressed		
5	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	NOTED	Addressed		
6	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.	NOTED	Addressed		
7	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.	NOTED	Addressed		
8	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.	NOTED	Addressed		
9	Plat	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.	NOTED	Addressed		

Draft Copy

10	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.	NOTED	Addressed		
11	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.	NOTED	Addressed		
12	Plat	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	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.	NOTED	Addressed		
14	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.	NOTED	Addressed		
15	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.	NOTED	Addressed		
16	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.	SEE RESPONSE TO LAND DEVELOPMENT COMMENT NO. 3	Addressed		
17	Note	The 20 ft. access rd. appears to be greater than 500 ft. A turnaround will be required.	SEE RESPONSE TO LAND DEVELOPMENT COMMENT NO. 3	Addressed		
18	Plat	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.	NOTED	Addressed		

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution



Draft Copy

1	Plat	Property appears that a portion may fall into APZ-1 at NOLF Cabaniss. Will be subjected aircraft noise and overflight. If needed, floor to area ration may need to be a factor.	NOTED	Addressed		
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CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed site is within 4.5 miles southeast of CCIA and within 4,000 ft of runway 18 on Cabaniss NALF. This site also sits directly on several approach paths to the runways at Cabaniss. It also sit on the APZ I of runway 13-31. Further conversations with Navy is advised for compatible land use	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.

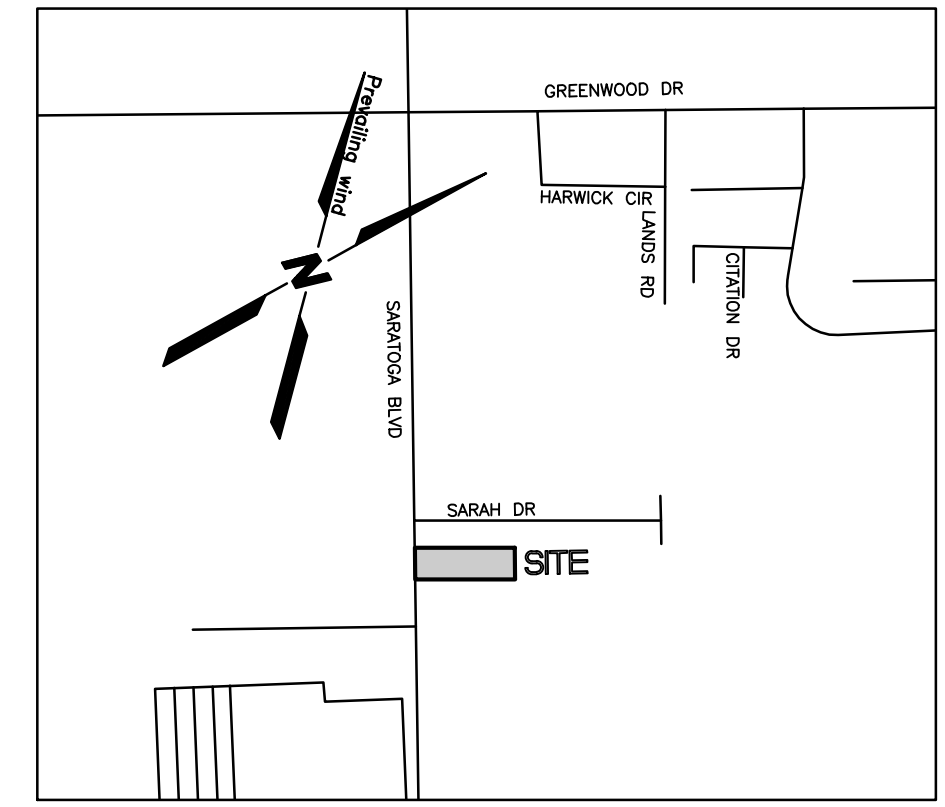
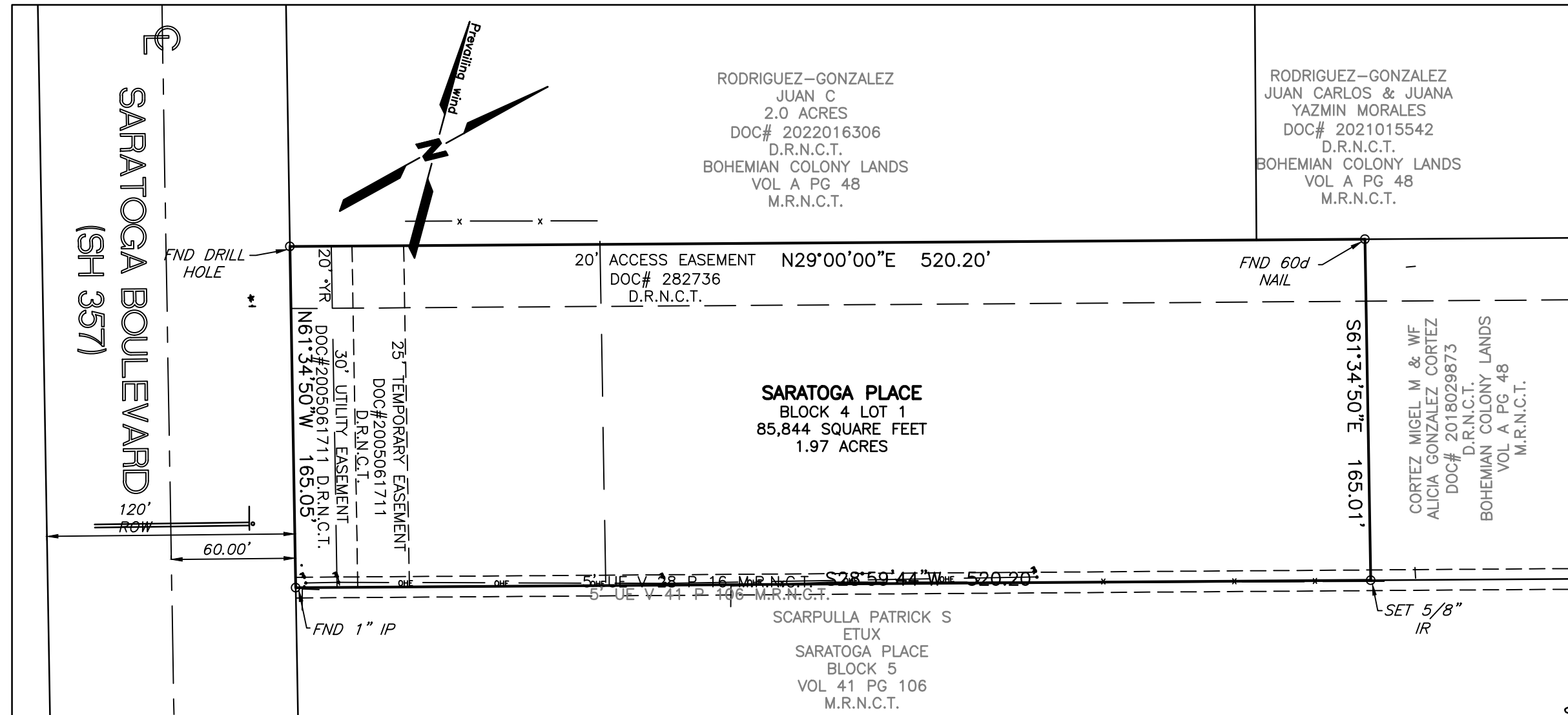
Additional comments may be issued with the subsequent submittal plans associated with the property development.

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.

# PLAT OF SARATOGA PLACE BLOCK 4 LOT 1

BEING A REPLAT OF SARATOGA PLACE, BLOCK 4  
AS SHOWN IN VOLUME 28, PAGE 16 OF  
MAP RECORDS NUECES COUNTY TEXAS



LOCATION MAP  
SCALE: 1"=1000'

STATE OF TEXAS §  
COUNTY OF NUECES §

I, GABRIEL D. GOODMAN, OFFICER, BLACK MARLIN HOLDINGS, LLC. HEREBY CERTIFY THAT BLACK MARLIN HOLDINGS, IS THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2022.

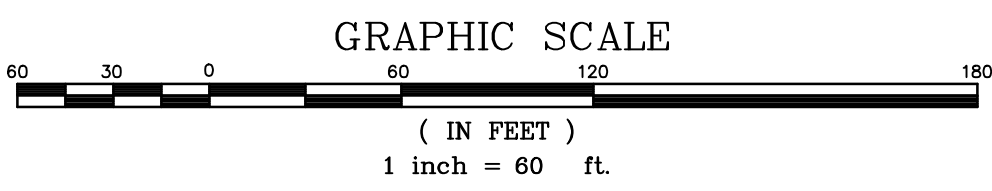
GABRIEL D. GOODMAN, OFFICER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GABRIEL D. GOODMAN.

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

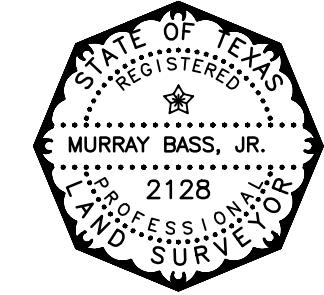
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF NUECES §

I, MURRAY BASS, JR., 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, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS THE 18th DAY OF APRIL 2022.

*Murray Bass, Jr.*  
MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



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

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DANIEL M. DIBBLE  
CHAIRMAN

AL RAYMOND  
SECRETARY

PREPARED BY  
**BASS & WELSH ENGINEERING**  
CONSULTING ENGINEERS AND SURVEYORS  
3054 SOUTH ALAMEDA STREET 78404  
P.O. BOX 6397 78466-6397  
TELEPHONE: (361) 882-5521  
FACSIMILE: (361) 882-1265  
FIRM REGISTRATION NO. F-52 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

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

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

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

KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

## NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485464 0277 C AND 485464 0280 C, BOTH DATED JULY 18, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- 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.
- TOTAL PLATED AREA IS 1.97 ACRES
- ALL CORNERS SET ARE SET WITH 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"

DRAWING NO: 22019-PLAT  
PLOTS/SCALE: 1:1  
XREF: BASE  
PLOTDATE: 08-19-22 14:41 PM

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1135

NUECES RIVER IRRIGATION PARK ANNEX 2 LOT 2 (REPLAT - 2.53 ACRES)

Located north of Northwest Blvd. just west of Riverwood Rd.

Zoned: CG-2 / RS-6

Owner: Douglas Neil Posey & Joye Posey

Surveyor/Engineer: Bass & Welsh Engineering - Murray Bass

The applicant proposes to plat the property to develop veterinary clinic. 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: 8/17/2022  
 TRC Meeting Date: 8/25/2022  
 TRC Comments Sent Date: 8/29/2022  
 Revisions Received Date (R1): 8/31/2022  
 Staff Response Date (R1): 9/8/2022  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date: 9/21/2022

Comments Addressed 9/8/2022  
 Non - Public Notice Plat

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: 22PL1135

Nueces River Irrigation Park Annex 2 Lot 2 (Replat) (2.53 ACRE)  
 Located north of Northwest Blvd. just west of Riverwood Rd.

Zoned: CG-2 / RS-6

Owner: Douglas Neil Posey & Joye Posey  
 Surveyor: Bass & Welsh Engineering - Murray Bass

The applicant proposes to plat the property to develop veterinary clinic

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	Additional street dedication is required on Northwest Blvd.	ROW WIDTH CORRECTED NO ADDITIONAL ROW NECESSARY	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change chairman's name to Kamron Zarghouni	COMPLIED	Addressed		
2	Plat	Check the acreage of the plat. Previous plat cited had only 1.94 ac.	THE PLAT CITED V41/P53 INDICATED 2.174 AC WHICH IS IN ERROR	Addressed		
3	Fees	Exempt from Development Fees as the property is platted with existing services	NOTED	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<del>The Northwest Boulevard Corridor Plan calls for an off road multi use trail on each side of Northwest Boulevard/FM 624 (pg. 10 of the Plan). Planning staff would support a waiver since TxDOT is currently designing and planning construction in the immediate future. The developer's representative should coordinate with TxDOT on the timing of construction and impacts to the proposed projects.</del>	NO RESPONSE REQUIRED PER MARK OROZCO	Comment rescinded Addressed as per MZ		

**DEVELOPMENT SERVICES ENGINEERING**

Draft Copy

Action	Yes	No	
Public Improvements Required?			
Water		No	
Fire Hydrants	Yes, along NW Blvd. to meet 300' fire hydrant distance.		PLANS WILL BE SUBMITTED to be addressed at PI
Wastewater	Lot 2A will need access to sewer. The proposed extension of 15' UE cannot not be accepted since it will require to cross through the middle of Lot 2B. You will need to run a private sewer line to meet the city main and have a private easement agreement with owner of the crossing Lot 2B		UE WILL BECOME PRIVATE FOR THE BENEFIT OF LOT 2A. A PLUMBING PLAN WILL BE SUBMITTED FOR THE BUILDING PERMIT WHEN THE EXISTING BUILDINGS NEED TO TRANSFER FROM THE EXISTING OSSF TO PUBLIC WASTEWATER. Accepted Addressed
Manhole		No	NOTED Addressed
Stormwater			
Sidewalks	Yes		PLANS WILL BE SUBMITTED to be addressed at P.I.
Streets		No	NOTED Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

NOTED

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Sidewalks required along Riverwood unless a waiver is granted.	PLANS WILL BE PREPARED	to be addressed at P.I.		
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	NOTED	Accepted		
3	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002).	THE PROPERTY IS ZONED FOR COMMERCIAL USE AND IS CURRENTLY UTILITZED BY A VETERINARY CLINIC. NO CHANGES ARE PLANNED AT THIS TIME	Accepted		
4	Utility	Provide estimated flows at the connection point to the existing waste water system. (Request from Utilities Engineering).		Accepted		
5	SWQMP	Provide contours or elevations that will match the flow arrows	FLOW ARROWS ARE BASED UPON THE EXTENT OF SITE DRAINAGE THAT TXDOT WILL ACCEPT. SPECIFIC PLANS WILL BE PROVIDED WHEN FURTHER DEVELOPMENT IS PLANNED FOR THE PROPERTY	Accepted		
6	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	SEE PREVIOUS COMMENT	Accepted		
7	SWQMP	The drainage map shows a portion of Lot 5a draining across Lot 1A. While this is allowed by state law, the future owners of Lot 1A need to be aware that they cannot block the drainage from Lot 2A. As an alternate provide a drainage easement across Lot 1A to Riverwood.	SEE PREVIOUS COMMENT	Accepted		
8	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	SEE PREVIOUS COMMENT	Accepted		

9 Utility	Please provide details that show how they are going to connect to the city main or write a comment referring the city of corpus Christi pertaining standard. <b>Standard Specifications</b> <a href="https://www.cctexas.com/promo/standard-specifications">https://www.cctexas.com/promo/standard-specifications</a> <b>Standard Details</b> <a href="https://www.cctexas.com/promo/standard-details">https://www.cctexas.com/promo/standard-details</a>	SEE PREVIOUS COMMENT	Accepted		
10 Infor.	Based on the fire hydrant locations shown, a structure built on the northern part of Lot 1A may not be within the required hose lay distance and another fire hydrant required.	FIRE HYDRANT CONSTRUCTION WILL BE INCLUDED IN THE PUBLIC IMPROVEMENT PLANS	to be addressed at PI		

**UTILITIES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction required for fire hydrants.	SEE PREVIOUS COMMENT	to be addressed at PI		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	SEE RESPONSE IN DEVELOPMENT SERVICES COMMENTS ABOUT WASTEWATER SERVICE	to be addressed at PI		

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	NOTED, PROPERTY HAS A DRIVEWAY.	Addressed		
2	Infor.	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)	NOTED, PROPERTY HAS A DRIVEWAY.	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	Infor.	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	NOTED	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.	NOTED	Addressed		
3	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.	NOTED	Addressed		
4	Infor.	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		
5	Infor.	The fire hydrant located on Northwest Blvd. may exceed the distance requirement as noted above. If the fire hydrant located on Riverwood street is not accessible for fire department use, another fire hydrant installed on Northwest Blvd. could be required.	NOTED	Addressed		

6	Infor.	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	NOTED	Addressed		
7	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.	NOTED	Addressed		
8	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.	NOTED	Addressed		
9	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.	NOTED	Addressed		
10	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.	NOTED	Addressed		
11	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.	NOTED	Addressed		
12	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.	NOTED	Addressed		
13	Infor.	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		
14	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.	NOTED	Addressed		
15	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.	NOTED	Addressed		
16	Infor.	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		
17	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.	NOTED	Addressed		

Draft Copy

18	Infor.	Commercial development of the property will require further Development Services review.	NOTED	Addressed		
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

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

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

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

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

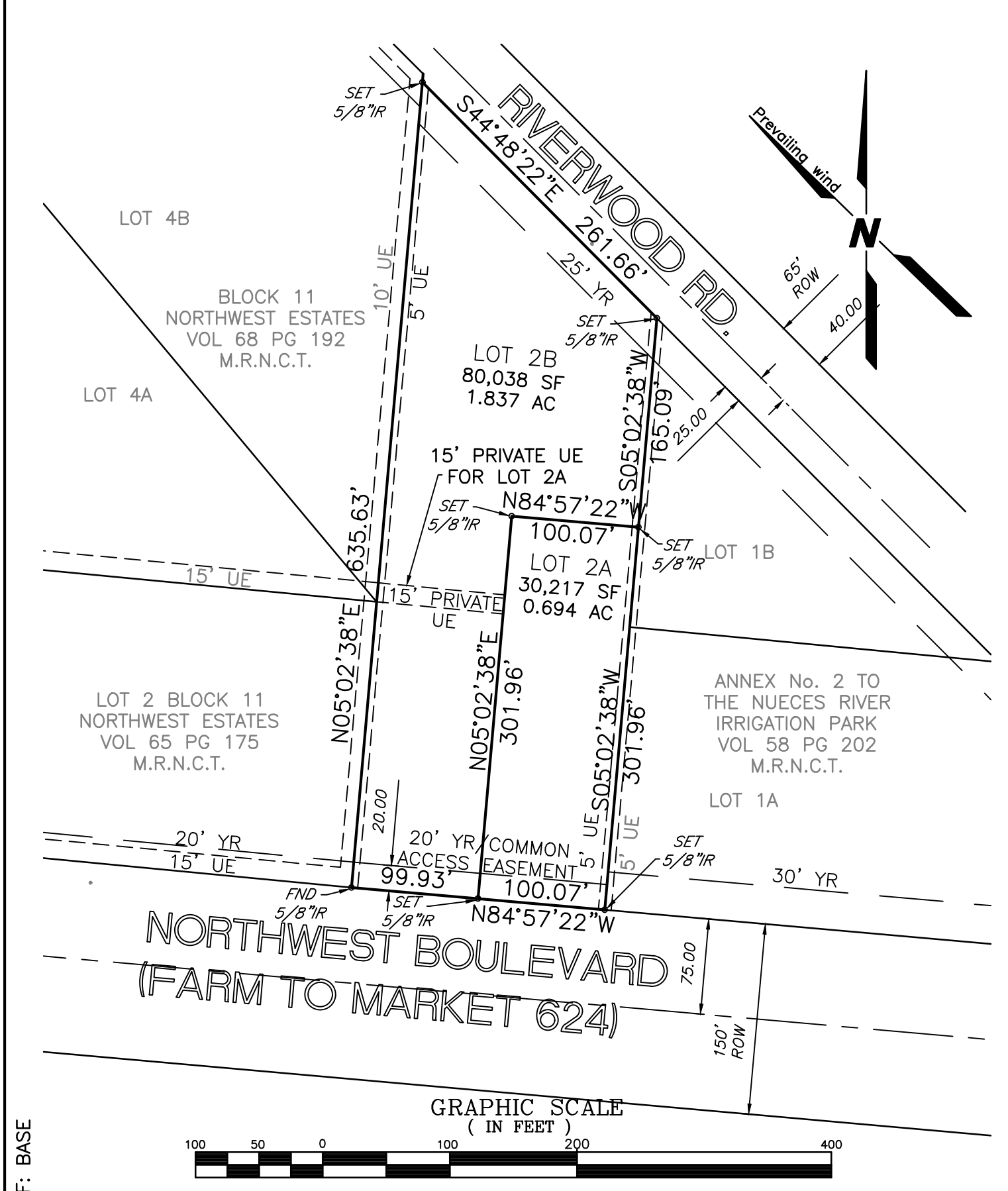
Additional comments may be issued with the subsequent submittal plans associated with the property development.

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.



PLAT OF  
**NUECES RIVER IRRIGATION PARK,  
 ANNEX NO. 2, LOTS 2A & 2B**  
 BEING A REPLAT OF NUECES RIVER IRRIGATION PARK, ANNEX NO.  
 2, VOLUME 41 PAGE 53 OF MAP RECORDS NUECES COUNTY  
 TEXAS



STATE OF TEXAS §  
 COUNTY OF NUECES §

WE DOUGLAS NEIL POSEY AND WIFE, JOYE POSEY HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
 THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
 DOUGLAS NEIL POSEY JOYE POSEY

STATE OF TEXAS §  
 COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
 DDUGLAS NEIL POSEY AND JOYE POSEY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 WHITMIRE P.E.  
 DEVELOPMENT SERVICES ENGINEER

DATE \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF NUECES §

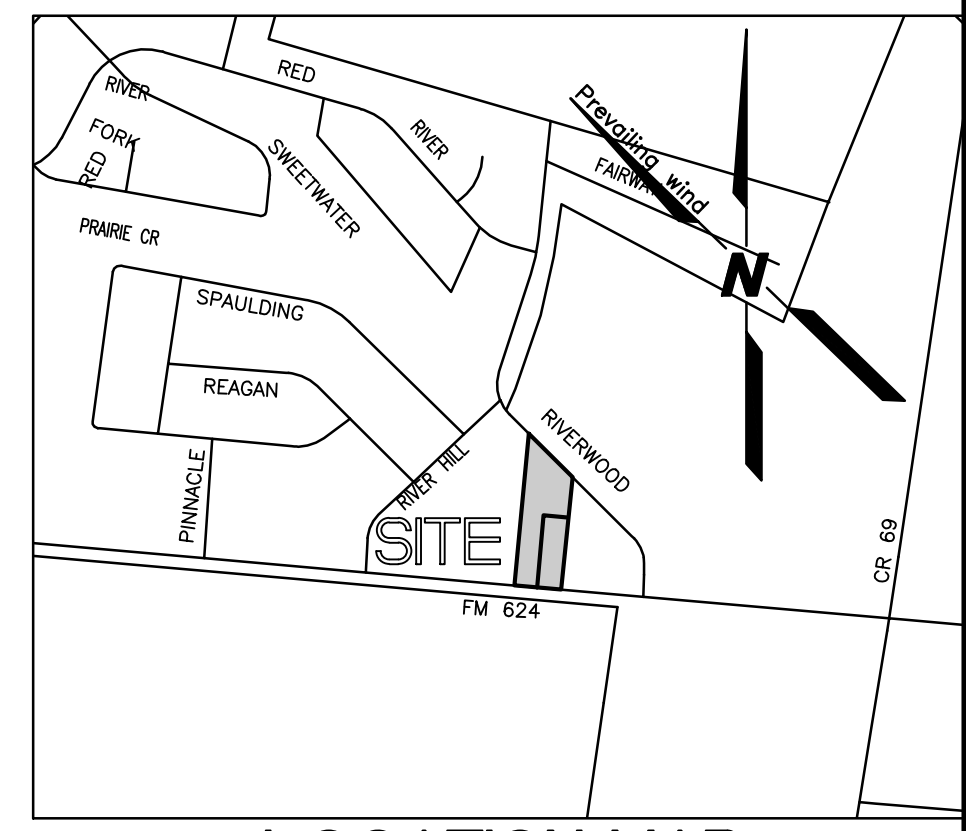
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

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

\_\_\_\_\_  
 KAMRAN ZARGHOUNI  
 CHAIRMAN

\_\_\_\_\_  
 AL RAYMOND A.I.A.  
 SECRETARY

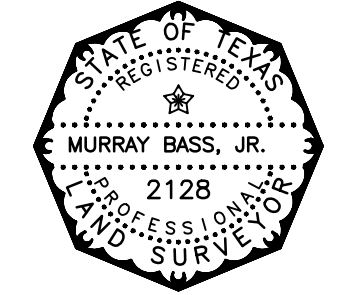
PREPARED BY  
**BASS & WELSH ENGINEERING**  
 CONSULTING ENGINEERS AND SURVEYORS  
 3054 SOUTH ALAMEDA STREET 78404  
 P.O. BOX 6397 78466-6397  
 TELEPHONE: (361) 882-5521  
 FACSIMILE: (361) 882-1265  
 FIRM REGISTRATION NO. F-52 (ENGINEERING)  
 FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
 C O R P U S C H R I S T I , T E X A S



STATE OF TEXAS §  
 COUNTY OF NUECES §

I, MURRAY BASS, JR., 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, TO THE BEST OF MY KNOWLEDGE & BELIEF,  
 THIS THE 21st DAY OF APRIL JULY.

\_\_\_\_\_  
 MURRAY BASS, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR



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

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

BY: \_\_\_\_\_ DEPUTY  
 \_\_\_\_\_ KARA SANDS  
 COUNTY COURT  
 NUECES COUNTY, TEXAS

XREF: BASE  
 PLOTS: SCALE: 1:1  
 DRAWING NO: 22015-PLAT  
 PLOT DATE: 07-22-22 8:06 AM

**NOTES**

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485494 0257 C DATED JULY 17, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES UPSTREAM OF U.S. HIGHWAY 77/INTERSTATE HIGHWAY 37 NUECES RIVER BRIDGE CROSSING. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
5. TOTAL PLATED AREA IS 2.53 ACRES
6. ALL CORNERS SHOWN AS A 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 21PL1174

POZO CRUZ-FLORES SUBDIVISION (FINAL – 94.08 ACRES)

Located south of Old Brownsville Road (FM 665) and east of FM 763

Zoned: OCL

Owner: Ferjufer Enterprises, LLC; Ernesto Flores and Marcos Cruz

Surveyor/Engineer: Texas Geo-Tech Land Surveying

The applicant proposes to plat the property to build residential homes. 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#: MJO/District# OCL

App Received: 11-17-21

TRC Meeting Date: 12-2-21

TRC Comments Sent Date: 12-6-21

Revisions Received Date (R1): 2-18-22

County sent 2nd review 2-25-22

County sent 3rd review 5-16-22

Staff Response Date (R1): 3-1-22

Revisions Received Date (R2): 8-25-22

TRC and County comments met 9-12-22

Staff Response Date (R2):

County sent 7-19-22 4th review

Planning Commission Date:

9/21/2022

PI comments met 7-22-22

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: 21PL1174

**POZO CRUZ-FLORES SUBDIVISION (FINAL – 94.08 ACRES)**

Located south of Old Brownsville Road (FM 665) and east of FM 763

Zoned: OCL

Owner: Ferjufer Enterprises, LLC; Ernesto Flores and Marcos Cruz

Surveyor/Engineer: Texas Geo-Tech Land Surveying

The applicant proposes to plat the property to build residential homes.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat does <u>not</u> close to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure).	DONE	Resolved. Plat closes within acceptable engineering standards.		
2	Plat	Bearing and distance is missing on western boundary line. Pls revise.	DONE	Resolved.		
3	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a larger Location Map to read street names.	DONE	Addressed.		
2	Plat	Increase font size for Plat description under plat title.	DONE	Addressed.		
3	Plat	Correct the Lot number on the Marcos Cruz signature certificate.	DONE	Addressed.		
4	Plat	CR 49-A is C1 street on the Urban Transportation Plan and designated with a 60-ft right of way .	DONE	Addressed.		
5	Plat	Provide center line of CR 49-A with half street distance of 30 -ft to property. Show street dedication as hatched and dimensioned with square footage.	DONE	Addressed.		
6	Plat	County requirement for setback is 25 ft for Collectors.	DONE	Addressed.		
7	Plat	Update Health certificate with Public Health Official.	DONE	Addressed.		
8	Plat	Remove plat note 5.	DONE	Addressed.		
9	Plat	Provide a 15' Utility Easement along the frontages.	DONE	Addressed.		

10	Plat	Water Distribution Acreage fee – 94.08 acres x \$790.9/acre = <b>\$74,407.87</b>	NOTED	To be addressed prior to recordation.		
11	Plat	Waste water Distribution Acreage fee – 94.08 acres x \$1728.1/acre = <b>\$162,579.65</b>	NOTED	To be addressed prior to recordation.		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	CR 49-A is a proposed C1 Collector on the City's Urban Transportation Plan map and requires 60' of ROW.	ADDED	Addressed.		

**NUECES COUNTY APPRAISAL DISTRICT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Crestmont Unit 11 already exists per volume 54 page 43.	?	Addressed.		

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater		No, OSSF will be required
Manhole		No
Stormwater		No
Sidewalks		No, OCL rural
Streets		No

<<see reponse to comment #8 below. Request administrative waiver

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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.	Noted. A SWQMP was submitted along with the plat.	Addressed with SWQMP		
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.	Public improvement plans were submitted to the City 9/23/2021.	Addressed with PI submittal.		
	Utility 7 Plan	Proposed water line creates an approximately 1900 foot dead end main. Dean end mains are not allowed by the water standards and UDC 8.2.9.	Pursuant to discussion with City staff, the new 12-inch line will be looped via the existing 4-inch line temporarily until the 12-inch line is extended in the future per the master plan. Utility plan has been updated to reflect this change.	To be addressed on Public Improvement plans.		
	Utility 8 Plan	Development is within a Waste Water Master Plan area and is within 1000 feet of existing infrastructure, Waste water construction or a waiver is required.	We believe this is incorrect as the nearest wastewater facilities (at Rose Acres Subdivision) are located more than 1,000 feet from the subject property. It is our understanding this area is not located within a current wastewater master plan service area. Therefore, we request an administrative waiver from the wastewater requirements.	Addressed. Not in Master Plan.		

**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).	Noted. See public improvement plans.	Addressed with PI submittal.		

2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	See response to Development Services Engineering Comment #8 above. Developers propose to serve the property with private septic system.	Addressed. Not in Master Plan.		
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SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informa tional:	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).	Noted	To be addressed on Public Improvement plans.		
2	Informa tional:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
3	Informa tional:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
4	Informa tional:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
5	Informa tional:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
6	Informa tional:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A.	Noted	To be addressed on Public Improvement plans.		
7	Informa tional:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Noted	To be addressed on Public Improvement plans.		
8	Informa tional:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Noted	To be addressed on Public Improvement plans.		

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	Infor:	Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:	Noted	To be addressed on Public Improvement plans.		
2	Utility	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.	Noted	To be addressed on Public Improvement plans.		
3	Infor:	If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.).	Noted	To be addressed on Public Improvement plans.		

4	Infor:	Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Noted	To be addressed on Public Improvement plans.		
5	Infor:	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted	To be addressed on Public Improvement plans.		
6	Infor:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.	Noted	To be addressed on Public Improvement plans.		
7	Infor:	Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Noted	To be addressed on Public Improvement plans.		
8	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	To be addressed on Public Improvement plans.		
9	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.	Noted	To be addressed on Public Improvement plans.		
10	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.	Noted	To be addressed on Public Improvement plans.		
11	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum.)	Noted	To be addressed on Public Improvement plans.		

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	Exempt as acreage is over 5 acres.		Addressed.		

**REGIONAL TRANSPORTATION AUTHORITY**

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

**NAS-CORPUS CHRISTI**

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

**CORPUS CHRISTI INTERNATIONAL AIRPORT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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	NON- TXDOT ROW		Addressed.		

**NUECES ELECTRIC**

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

**NUECES County Public Works**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct note 6, add CR 49A.	Done	Addressed.		
2	Plat	Provide a water service agreement from the City of Corpus Christi.	City Utilities will provide letter	To be addressed prior to recordation		
3	Plat	Submit approved permit for existing septic systems or current inspection reports from the Health Department.	the existing septic system is grandfathered in	To be addressed prior to recordation		
4	Plat	CR 49A is 30-foot right of way per Bishop-Blocker Sub'd; dedicate additional 15 foot right of way.	A 15' wide street dedication is shown	Addressed.		
5	Plat	CR 49A IS MISLABELED ON THE PLAT DRAWING.	Fixed	Addressed.		
6	Plat	Correc typo of word "each" on notes 7 & 8	Fixed	Addressed.		
7	Plat	REMOVE NOTES 10 – 15.	Removed as requested.	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, FERJUFER ENTERPRISES, INC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 1; THAT WE 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 \_\_\_\_\_ 2022.

-----  
FERNANDO FLORES, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FERNANDO FLORES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, ERNESTO FLORES, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 2; THAT I 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 \_\_\_\_\_ 2022.

-----  
ERNESTO FLORES, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNESTO FLORES

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, MARCOS A. CRUZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF BLOCK 1, LOT 3; THAT I 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 \_\_\_\_\_ 2022.

-----  
MARCOS A. CRUZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

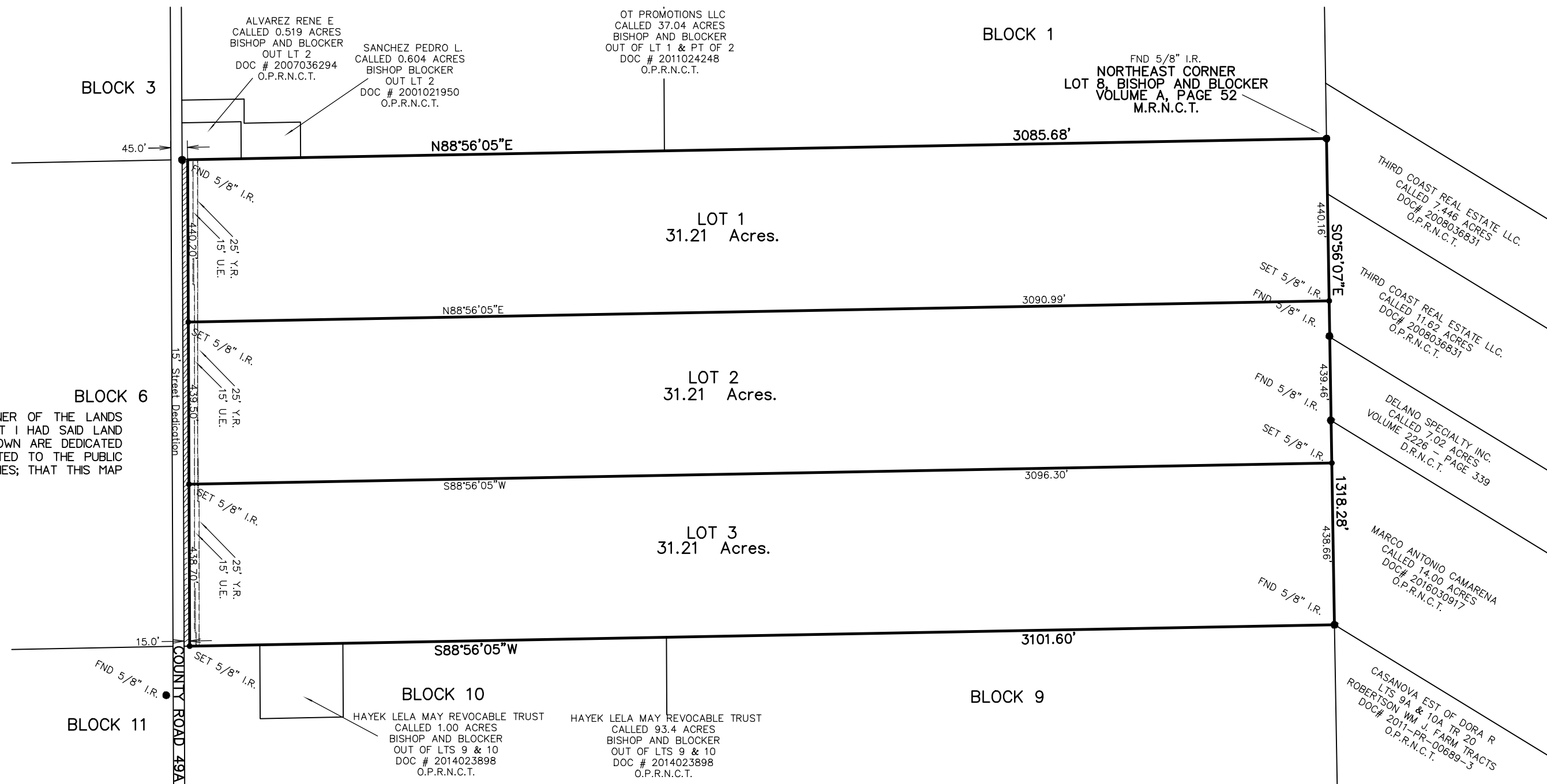
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARCOS A. CRUZ.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

# LOTS 1, 2, and 3, BLOCK 1 POZO CRUZ-FLORES SUBDIVISION

Being a re-plat of a total of 94.08 acre tract of land, all out of Block 7 and Block 8 of the BISHOP AND BLOCKER'S SUBDIVISION, an addition to the city of Corpus Christi recorded in Volume A, Page 52 of the Map Records of Nueces County, Texas.



STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

-----  
JEREMY BAUGH  
CHAIRMAN

-----  
AL RAYMOND III, AIA  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

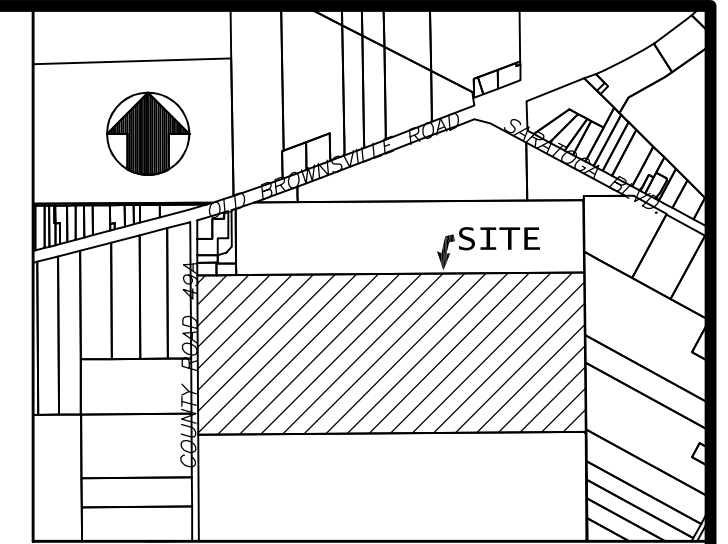
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

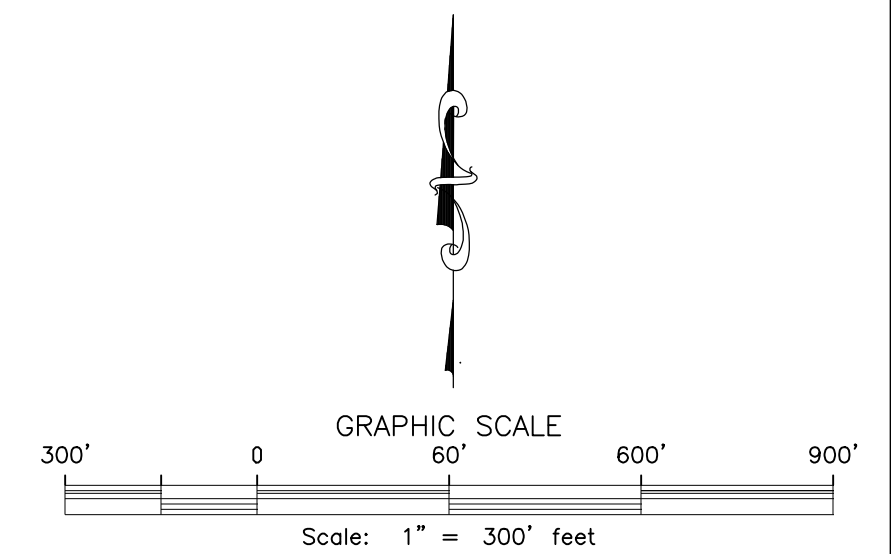
-----  
BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

### GENERAL NOTES:

- 94.08 ACRES OF TOTAL PLATTED AREA. A 19,776.12 SQ.FT. STREET DEDICATION
- BEARINGS AND DISTANCES ARE GRID, NAD83 TEXAS SOUTH ZONE.
- BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 485494-0505C-D DATED 06/04/1987 THIS PROPERTY IS ALL IN ZONE C, AREAS OF MINIMAL FLOODING. THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- 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.
- PROPERTY IS TO REMAIN AGRICULTURE USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE CENTER OF COUNTY ROAD 49A
- NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE ALLOWED PER LOT.
- SUBDIVIDER SHALL PROVIDE PUBLIC WATER TO AECH LOT.
- SUBDIVIDER SHALL PROVIDE SEPTIC SYSTEM TO AECH LOT.
- DRIVEWAYS SHALL BE INSTALLED BY SUBDIVIDER TO COMPLY WITH NUECES COUNTY DRIVEWAY POLICY; PERMITTED AND APPROVED BY NUECES COUNTY DEPARTMENT OF PUBLIC WORKS.



LOCATION MAP  
NOT TO SCALE



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., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 2022

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS APPROVED BY THE CORPUS CHRISTI, NUECES COUNTY HEALTH UNIT. ALL PRIVATE SEWAGE AND WATER INSTALLATIONS ARE SUBJECT TO APPROVAL BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH UNIT.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

-----  
PUBLIC HEALTH OFFICER

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 XXTH DAY OF XXXXXXXX 2022.

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

**TEXAS GEO TECH**  
**LAND SURVEYING, INC**  
5525 SOUTH STAPLES, SUITE B-2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 210216  
AUGUST 25TH 2022  
www.texasgeotech.com



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 22PL1143

Industrial Tech. Park Unit 3 Lot 2 (Final -2.99 ACRE)

Located north of Old Brownsville Rd. and west of SPID.

Zoned: IL

Owner: Manok Investments, LTD.

Surveyor/Engineer: Melden & Hunt, Inc.

The applicant proposes to plat the property to develop an industrial use.. 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: 8/29/2022

TRC Meeting Date: 9/8/2022

TRC Comments Sent Date: 9/12/2022

Revisions Received Date (R1): 9/15/2022

Staff Response Date (R1): 9/15/2022

TRC comments met

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 9/21/2022

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: 22PL1143

Industrial Tech. Park Unit 3 Lot 2 (Final) (2.99 ACRE)

Located north of Old Brownsville Rd. and west of SPID.

Zoned: IL

Owner: Manok Investments, LTD.

Surveyor: Melden & Hunt , Inc. mario@meldenandhunt.com

The applicant proposes to plat the property to develop an industrial use.

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)		Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide all required signature certificates for owner, lien holders if any, Planning Commission, DS Engineer and surveyor. PC chairman's name is Kamram Zarghouni	Added in signature block for Lienholders & revised PC chairman's name.	Addressed		
2	Plat	Dev. Ser. Engineer name is Bria Whitmire P.E., CFM, CPM	Revised to correct development services engineer name.	Addressed		
3	Plat	Need document # for the private easement at the rear of the property prior to recordation.	Provided document number.	Addressed		
4	Plat	Label the complete and correct legal description of the adjacent properties. Owner's names are not usually part of the legal description.	Corrected to show correct legal description	Addressed		
5	Fees	Commercial or etc. Water Acreage Distribution Fees: 3.0 Ac. x \$1,582.90 = \$4,748.70		To be addressed prior to recording		

6	Fees	Commercial or etc. Wastewater Acreage Fees: 3.0 Ac. x 1,728.10 = \$5,184.30		To be addressed prior to recording		
7	Fees	Pro Rata Water Line Fee: 170 L/F x \$11.58 = \$1,968.60		To be addressed prior to recording		
<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?		
Water	Yes (Submit updated for approval)	
Fire Hydrants	Yes (Submit updated for approval)	
Wastewater	Yes (Submit updated for approval)	
Manhole	Yes (Submit updated for approval)	
Stormwater	Yes (Submit updated for approval)	
Sidewalks		No, existing
Streets		No, existing

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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<b>DEVELOPMENT SERVICES ENGINEERING</b>						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update Development Services Engineer from Brett Flint, P.E. to Bria A. Whitmire, P.E., CFM, CPM	Updated name to correct development services engineer	Addressed		
2	Infor	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		Addressed		
3	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		Addressed		
4	Infor	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)		Addressed		
5	Infor	Approval from Texas Department of Transportation (TXDOT) is required for the driveway and drainage onto State Right of Way. To obtain a permit to construct a driveway, the applicant shall complete and submit to TXDOT a Form 1058.  <a href="https://www.txdot.gov/inside-txdot/forms-publications/consultants-contractors/forms/row.html">https://www.txdot.gov/inside-txdot/forms-publications/consultants-contractors/forms/row.html</a>	we have an approved permit but awas expired, resubmitted for extension 9/13/2022	Addressed		
6	Infor	Provide estimated flows at the connection point to the existing wastewater system.		Addressed		

7	Info	The water plan shows an 8" tap--tee. I presume this means an 8x8x8 tee and not a tapping sleeve and gate valve. Tapping an 8" line with an 8"line removes 1/2 the existing pipe creating a weak area and is not recommended.	Addressed		
8	Info	The city standard water details need to be included in the plans	Addressed		
9	Info	There needs to be sufficient maneuvering room for fire apparatus to access the fire hydrants	Addressed		
10	Info	The pavement needs to be sufficient to support the fire apparatus. (Building Permit Issue)	Addressed		
11	Info	The separation between the sanitary sewer line and water line needs to meet TCEQ requirements (9' separation) and the private sewer line can't be in the utility easement	Addressed		
12	Info	The grinder pump station is to be privately maintained since it only serves one property.	Addressed		
13	Info	The water line on the southeasterly side of the property goes under the existing shared access driveway. Construction will disrupt the access to the adjacent property	Addressed		
14	Info	The existing and proposed easements along the force main and gravity line route need to be more clearly delineated and labelled. It is unclear which are existing public easements, existing private easements and proposed public and private easements.	Addressed		
15	Info	Is the gravity line intended to be a public line? If so it needs to be within a publicly dedicated easement. If not, it needs to be in a private easement.	Addressed		
16	Info	Since the force main only serves one property, it will be private and located within a private easement	Addressed		
17	Info	Are there any other utilities along the route of the forcemain and gravity line? If so they need to be shown	Addressed		
18	Info	The city standard wastewater detail sheets need to be included in the plans	Addressed		
19	Info	The easements for the offsite sewer lines need to be dedicated prior to Certification of Occupancy (CofO)	Addressed		
20	Info	The first sentence of paragraph 3 of the drainage statement indicates the existing runoff is in an northerly and easterly direction. Based on my knowledge of the area, the general runoff direction is southerly and southwesterly toward Oso Creek.	Addressed		
21	Info	The fourth paragraph of the drainage statement describes the method of handling the runoff. The labelling of the larger detention basin at the southwesterly end of the property is covered by other labelling. It also describes a bleeder line (not shown) tying into a TXDOT inlet (not labelled). This will require approval from TXDOT. A copy of their approval needs to be provided. Also the construction will affect the existing sidewalk. City standard details for sidewalks need to be included.	Addressed		
22	Info	A 10' private drainage easement is shown on the plat and utility layout. What is in that easement and will the construction of the water lines and detention basin bleeder pipe conflict with any facilities within tha easement?	Addressed		

23	Info	There is no grading plan showing how water will be directed to the detention basins (Need on Permit Plans)	Addressed		
24	Info	The layout of the detention basin as shown will prevent access to the grinder pump station for maintenance.	Addressed		
25	Info	Stormwater Quality Management Plan (SWQMP) is required if project is equal or greater than 1.00 Acres. <b>Note:</b> You are providing a lot of the information that is part o a SWQMP but a separate civil drawing with this info and the rest is missing needs to be provided	Addressed		
26	Info	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Addressed		
27	Info	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Addressed		
28	Info	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Addressed		
29	Info	How long will it take to drain at the different pond stages? Add a column to the table with the draining times.	Addressed		
30	Info	Provide sizes of pipes, inlets, and other structures.	Addressed		
31	Info	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post-Development.	Addressed		
32	Info	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan. <b>Note:</b> Add a note to the SWQMP	Addressed		
33	Info	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003). <b>Note:</b> Add the diagram in the SWQMP not a separate document	Addressed		
34	Info	Delineate the route of runoff to, and the location of, the ultimate outfall into the receiving waters for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003). <b>Note:</b> Add the diagram in the SWQMP not a separate document	Addressed		
35	Info	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.	Addressed		
36	Infor.	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.	Addressed		
37	Infor.	An accessible road and a suitable water supply is required before going vertical with any structure.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	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	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	Info	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.		Addressed		
2	Info	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.		Addressed		
3	Info	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.		Addressed		
4	Info	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements if the use of the property is industrial.		Addressed		
5	Info	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.		Addressed		
6	Plat	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.		Addressed		
7	Info	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.		Addressed		

8	Info	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.		Addressed		
9	Info	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.		Addressed		
10	Info	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.		Addressed		
11	Info	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.		Addressed		
12	Info	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.		Addressed		
13	Info	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.		Addressed		
14	Info	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.		Addressed		
15	Info	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.		Addressed		

16	Info	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.)		Addressed		
17	Info	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.		Addressed		
18	Info	Commercial development of the property will require further Development Services review.		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.		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	2.0 Miles from closest airport (Corpus Christi International). The location is not within any approach or clear zones. However, the location is within military compatibility area boundary and light subzone. Further discussion is recommended.	Understood.	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

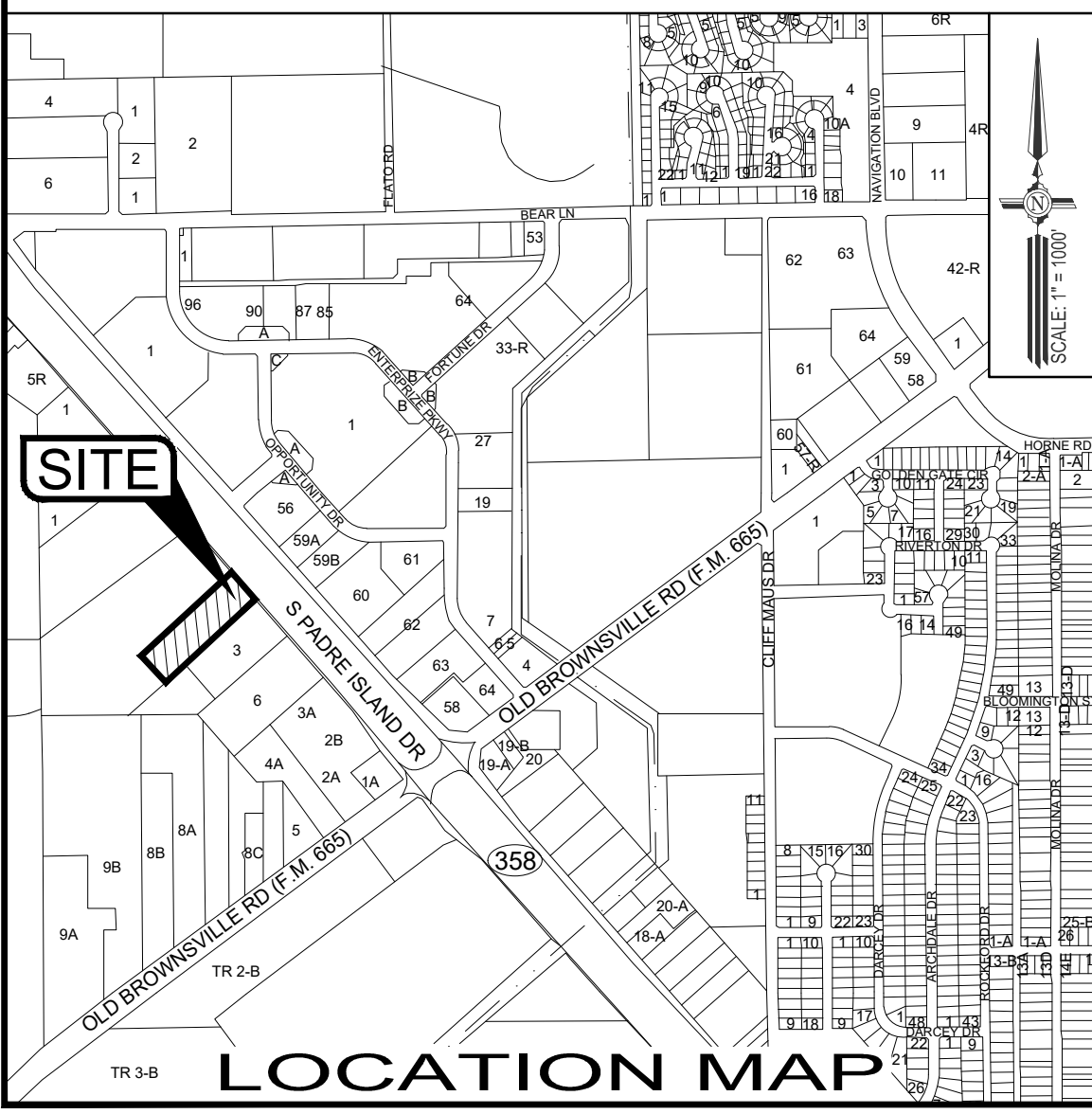
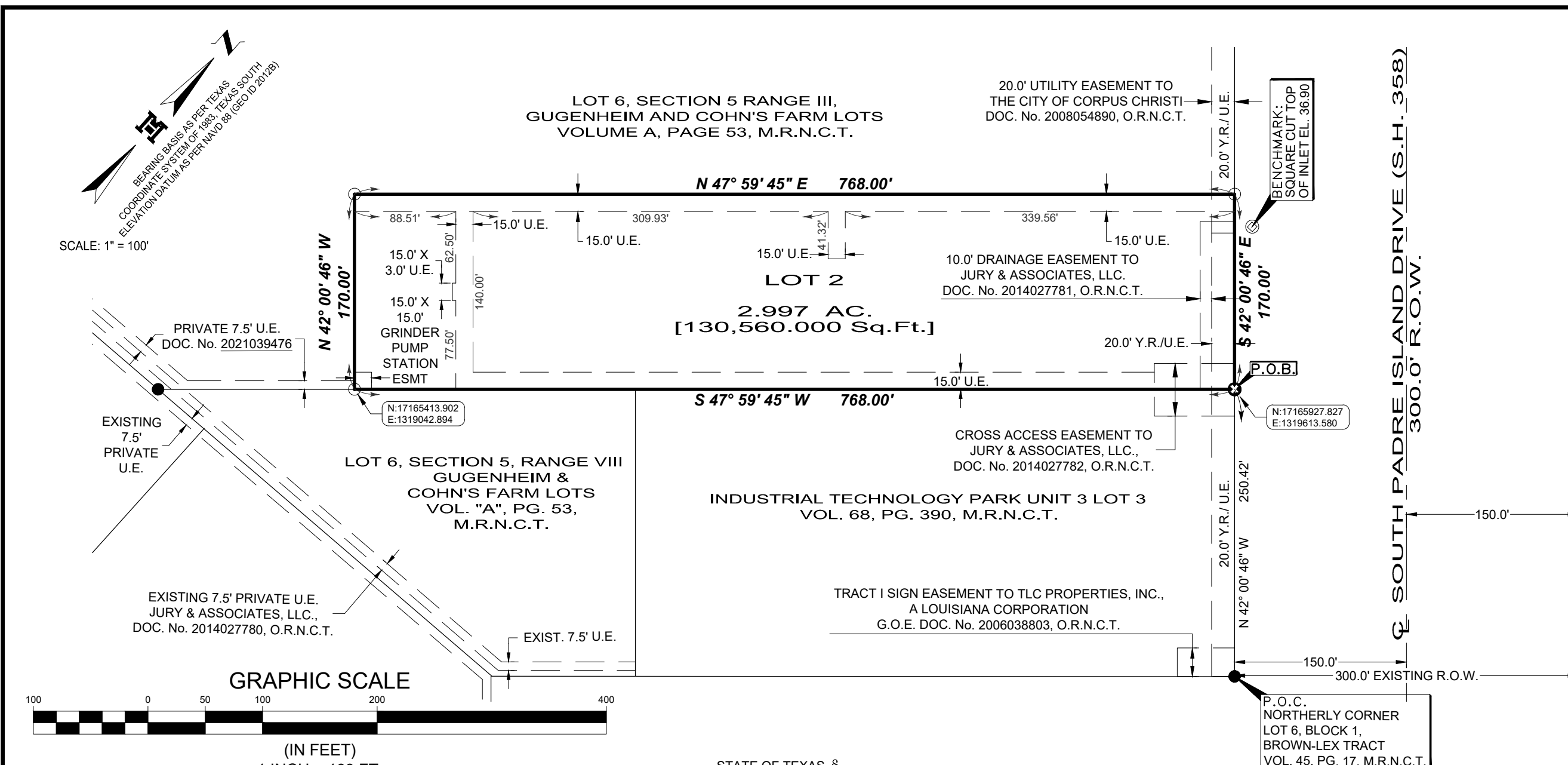
1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

# INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2

BEING A 2.997 ACRES OUT OF LOT 6, SECTION 5 RANGE III,  
GUGENHEIM AND COHN'S FARM LOTS  
VOLUME A, PAGE 53, M.R.N.C.T.,  
CORPUS CHRISTI CITY, NUECES COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0165 C; MAP REVISED: JULY 18, 1985.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 2.997 ACRES OF LAND.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A SQUARE CUT ON TOP OF INLET APPROXIMATELY FIFTEEN FEET NORTH OF THIS SUBDIVISION AND ON THE SOUTH PADRE ISLAND DRIVE (S.H. 358) RIGHT-OF-WAY. ELEVATION: 36.90, NORTHING: 17166043.3760; EASTING: 1319530.1920.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- NO ADDITIONAL ACCESS ONTO SH 358. ACCESS LOCATION TO SH 358 WILL BE AS GRAPHICALLY SHOWN ON THIS PLAT.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
- BENCHMARK: SQUARE CUT TOP OF INLET ELEVATION: 36.90



STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/21/2018, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 11-21-18  
T-1066, PAGE 22  
SURVEYING JOB No. 18314.08



STATE OF TEXAS §  
COUNTY OF WEBB §

I, \_\_\_\_\_ FOR RIO BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

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

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

TBPELS FIRM # F-1435  
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

STATE OF TEXAS §  
COUNTY OF WEBB §

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

MANOK GP, LLC.

ALICIA RODRIGUEZ  
PRESIDENT

DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

DRAWN BY: G.F./OG DATE 09/15/2022  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

KAMRAM ZARGHOONI  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

BRIA WHITMIRE, P.E., CFM, CPM  
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 FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021. WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021. AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

KARA SANDS, COUNTY CLERK

**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
September 21, 2022**

PROJECT: 0816103-NP064 (16-20000008)

LEXINGTON CENTER UNIT 2 (PRELIMINARY – 32.798 ACRES)

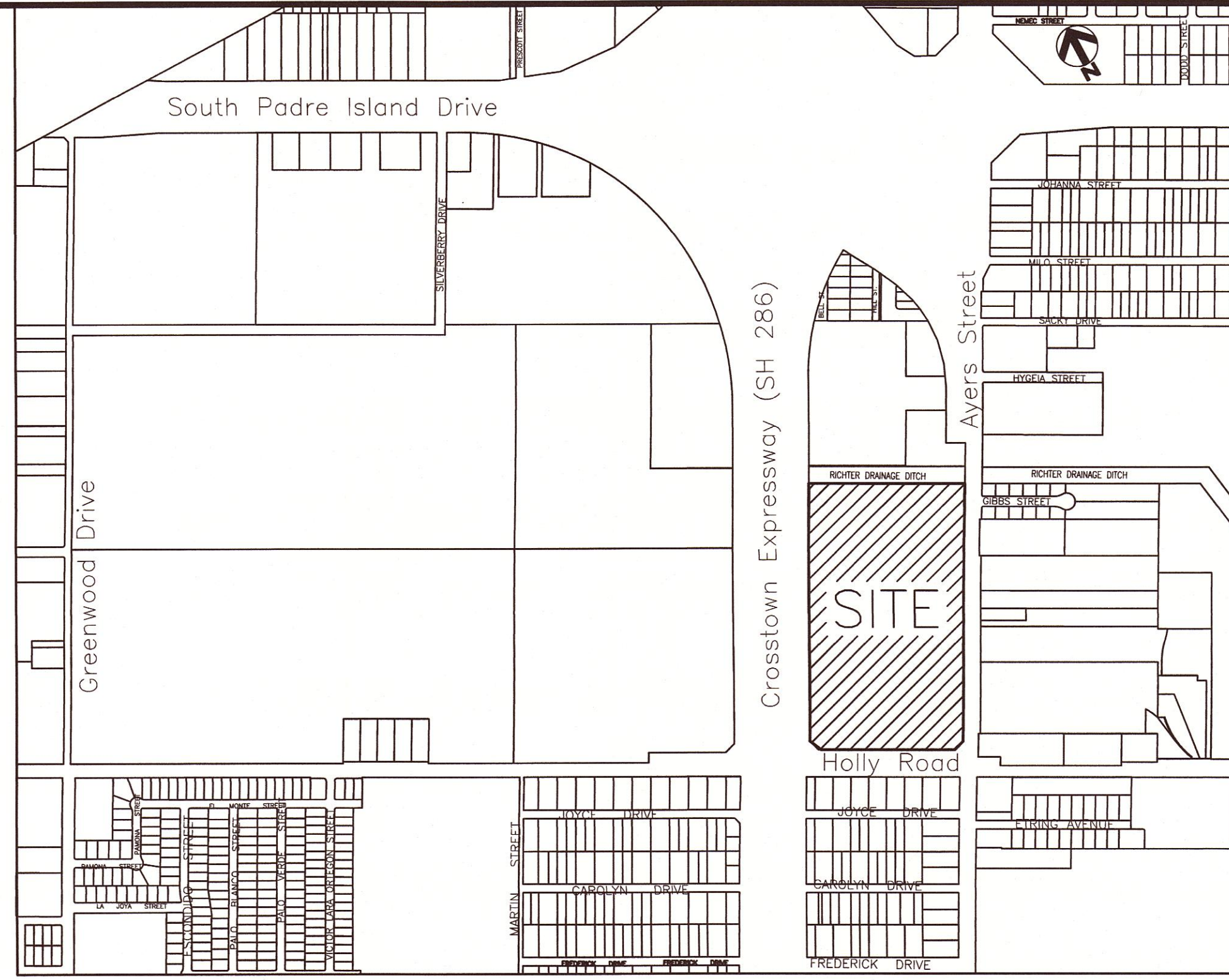
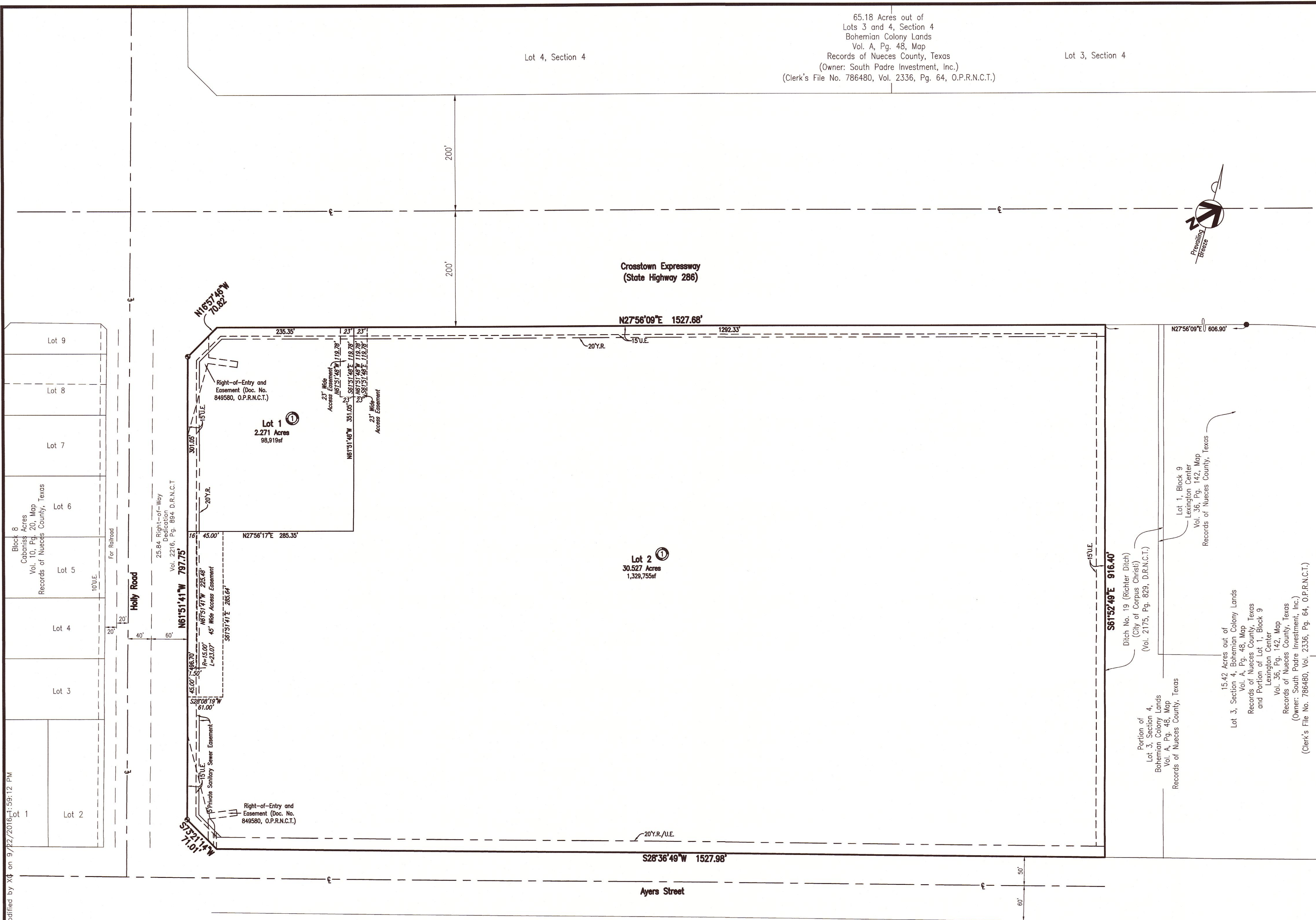
Located east of Crosstown Expressway (SH 288) and north of Holly Road.

Zoned: CG-2

Owner: South Padre Investment, LP  
Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property in order to develop a commercial lot.

The Planning Commission originally approved the above plat on November 11, 2020. This is the **third** request for an extension (expires on October 17, 2022). The applicant states: “We, Urban Engineering, on behalf of the owner, respectfully request a time extension of twenty-four (24) months for the above reference project.”



VICINITY MAP  
NOT TO SCALE

**LEGEND:**  
 --- YARD REQUIREMENT (Y.R.)  
 --- UTILITY EASEMENT (U.E.)  
 ● 5/8 Inch Iron Rod, Found in Concrete  
 ● TxDOT Monument (Type II), Found



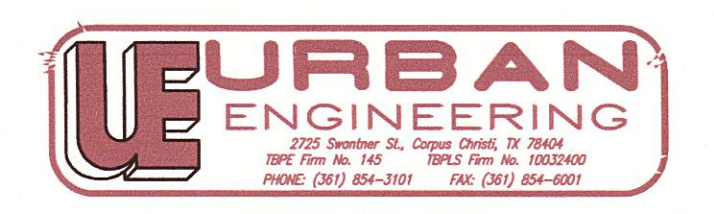
PRELIMINARY PLAT FOR  
**LEXINGTON CENTER UNIT 2**  
Corpus Christi, Texas

**LEGAL DESCRIPTION:**  
 Being 32.798 Acres of Land out of Lots 3 and 4, Section 4, Bohemian Colony Lands, Volume A, Page 48, Map Records of Nueces County, Texas; being the same lands described as a 32.81 Acre Tract in Warranty Deed from Valleywinds, Inc., to South Padre Investments, Inc., as recorded in Volume 2336, Page 64, Official Public Records of Nueces County, Texas.

- NOTES:**
- The total area contains 32.798 Acres of Land.
  - The property is zoned CG-2, "General Commercial".
  - The property is vacant and under cultivation.
  - Lot 1, Block 1 will drain into the existing Crosstown Expressway drainage system as shown.
  - Lot 2, Block 1 will drain to Ditch No. 19 (Richter Ditch). No storm sewer infrastructure.
  - The Ultimate Receiving Body for Ditch No. 19 (Richter Ditch) 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.
  - By graphic plotting only, this property is in Zone 'C' on Flood Insurance Rate Map, Community Panel No. 485464 0285 C, Nueces County, Texas.
  - If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

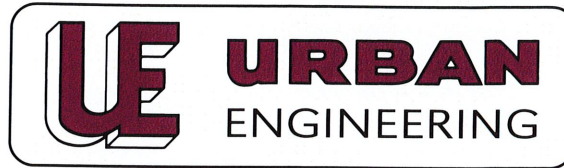
**OWNER/DEVELOPER:**  
 South Padre Investment, L.P.  
 700 North Mary's Street, Suite 1825  
 San Antonio, Texas 78205  
 (210)228-3636

**ENGINEER:**  
 Urban Engineering Firm #145  
 2725 Swantner Drive  
 Corpus Christi, Texas 78404  
 361-854-3101



JOB NO. 43072.B6.01  
 AUGUST 2016 RCU/xg  
 150 100 50 0 100 200  
 GRAPHIC SCALE  
 1"=100'

S:\Projects\43072\43072.B6.01.dwg Preliminary Plan\PRELIMINARY PLAT.dwg modified by xg on 9/22/2016 1:59:12 PM



September 8, 2022

Mark Orozco  
Development Services, City of Corpus Christi  
2406 Leopard Street, Suite 100  
Corpus Christi, Texas 78408

Subject: Lexington Center Unit 2 (preliminary plat) – Time Extension Request

Mr. Orozco:

The preliminary plat of Lexington Center Unit 2 is coming up for expiration on October 17, 2022. We, Urban Engineering, on behalf of the owner, respectfully request a time extension of twenty-four (24) months for the above referenced project. The existing convenience store at the corner of Holly and Crosstown (Lot 1) is in the process of expanding their existing site. The Holly Road Bond project that included the extension of a trunk gravity sewer line from Greenwood to Crosstown that will serve the tract is now complete and development plans for Lot 2 are being re-evaluated. We have included a check in the amount of \$313.50 (No. 14979) for this request. Please feel free to call if you have any questions or comments.

Thank you,

A handwritten signature in black ink, appearing to read 'Xavier Galvan', is written over a horizontal line.

Xavier Galvan