



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, May 12, 2021

5:30 PM

Via WebEx Video Conference

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

I. Call to Order, Roll Call

II. PUBLIC COMMENT - AUDIENCE/PRESENTER SOCIAL DISTANCING & PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION: To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission.

Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting.

Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.

III. Approval of Absences: Commissioner Salazar-Garza

IV. Approval of Minutes

1. [21-0561](#) Regular Meeting Minutes of April 28, 2021

Attachments: [MeetingMinutes04-28-21.pdf](#)

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

2. [21-0562](#) 21PL1023
IDEA BELL ST. SUBDIVISION, BLOCK 1, LOT 1 (FINAL - 15.424 ACRES)
Located east of Crosstown Expressway and west of Ayers Street.

Attachments: [CoverPg_21PL1023.docx](#)

[Idea Bell Resol R2_4-26-21.xlsx](#)

[Idea Bell R2_4-26-21.pdf](#)

3. [21-0563](#) 21PL1026
LAGUNA ACRES, BLOCK 5, LOT 15B (FINAL REPLAT - .2 ACRES)
Located south of Horne Road and west of Columbia Parkway.

Attachments: [CoverPg_21PL1026.docx](#)

[Laguna Acres-Review Comments.R1.1.xlsx](#)

[Laguna Acres- Blk5 Lot15B R1_4-09-21.pdf](#)

4. [21-0564](#) 21PL1039
LOKEY SUBDIVISION, TRACTS A2-A & A2-B, LOT 4 (FINAL REPLAT-1.72 ACRES)
Located south of Holly Road and east of Patton Street.

Attachments: [CoverPg_21PL1039.docx](#)

[Lokey Sub Resol R1_4-20-21.xlsx](#)

[Lokey Sub Tract R1-4-20-21.pdf](#)

5. [21-0579](#) **20PL1078 - CONDITIONAL**
KING'S LAKE WEST (PRELIMINARY - 284.00 ACRES)
Located south of Weber Road (F 43) and east of CR 43.

Attachments: [CoverPg-King'sLakeWestPRELIM-Condtnl_5.12.21MTG.docx](#)

[King's Lake West Prelim Plat TRC resolutions.R1.xlsx](#)

[LJA.KingsLakeWest.PrePlat.R1.pdf](#)

Time Extension

6. [21-0565](#) 19PL1096
 WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
 Located south of Leopard Street and west of Starlite Lane.

Attachments: [TimeExt, Westwood-05.12.21PCMtg.pdf](#)
[3rd Ext Req Letter.pdf](#)
[2nd Ext Req 11.2020.pdf](#)
[WESTWOOD_UNIT4_PCAPPRVD-11.13.19MTG.pdf](#)

VI. Public Hearing (Item B): Discussion and Possible Action

B. Tabled Zoning

7. [21-0334](#) Public Hearing - Rezoning Property at or near 7610 Slough Road

Case No. 0221-03 - Cardinal Investments and Holdings, LLC:

Ordinance rezoning property at or near 7610 Slough Road (located east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road) from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development.

Attachments: [Presentation - Cardinal Investments and Holdings, LLC.pptx](#)
[Report w Exhibits - Cardinal Investments and Holdings LLC.pdf](#)

VII. Future Agenda Items

VIII. Director's Report

IX. Adjournment

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, April 28, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Chairman Salazar-Garza absent.

II. PUBLIC COMMENT: For the record, Andrew Dimas, Development Services, informed the Commission that no written public comment forms were submitted for any of the items on the agenda.

III. Approval of Absences: Commissioner Mandel

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

IV. Approval of Minutes

1. [21-0460](#) Regular Meeting Minutes of April 14, 2021

A motion was made by Commissioner Schroeder to approve item "1" and it was seconded by Vice Chairman Dibble. The motion passed.

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A & V.B. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning items "5 & 6" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Schroeder asked a question regarding New Plat item "3" about a utility easement. After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed.

A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3 & 5". The motion was seconded by Commissioner Schroeder and the motion passed with no abstentions.

A motion was made by Commissioner Miller to approve Staff's recommendation for item "4". The motion was seconded by Commissioner

Zarghouni and the motion passed with Commissioner York abstaining.

A motion was made by Commissioner Schroeder to approve Staff's recommendation for items "6". The motion was seconded by Commissioner York and the motion passed with Commissioner Zarghouni abstaining.

A. New Plats

2. [21-0429](#) 21PL1010
BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)
Located north of Saratoga Boulevard and east of Kostoryz Road.
3. [21-0430](#) 21PL1019
SAXET HEIGHTS, BLOCK 3, LOT 7A (FINAL REPLAT - 0.603 ACRES)
Located south of North Saxet Drive between Bartlett Drive and Baker Drive.
4. [21-0528](#) 21PL1011
SANDRA LANE SUBDIVISION (FINAL - 3.39 ACRES)
Located east of Airline Road and north of Sandra Lane

B. New Zoning

5. [21-0521](#) **Public Hearing - Rezoning Property at or near 7602 Yorktown Boulevard**

Case No. 0421-04 - Jackie Homes, LLC: Ordinance rezoning property at or near 7602 Yorktown Boulevard (located along the northside of Yorktown Boulevard, south of Fred's Folly Drive, east of Rodd Field Road, and west of Cayo del Oso) from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "CN-1" Neighborhood Commercial District.
6. [21-0522](#) **Public Hearing - Rezoning Property at or near 14702 Northwest Boulevard (FM 624)**

Case No. 0421-05 - Vision Twenty Investments, LLC: Ordinance rezoning property at or near 14702 Northwest Boulevard (FM 624), located along the southside of Northwest Boulevard, east of Farm to Market Road 1889, north of Siesta Loop, and west of Hazel Bazemore Parkway, from the "FR" Farm Rural District to the "CG-2" General Commercial District.

VI. Public Hearing (Item C): Discussion and Possible Action**C. Area Development Plan****7. [21-0526](#)**

Ordinance adopting a new Flour Bluff Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former Flour Bluff Area Development Plan adopted on September 14, 1993; and amending the Plan CC Comprehensive Plan.

Keren Costanzo, Planning Department, along with Dan McGinn, Assistant Director, presented item “7” for the record as shown above. She began the presentation by giving some background information and stated the Flour Bluff ADP has not been updated in almost 30 years. She presented an aerial map showing the boundaries of the Flour Bluff ADP. She stated that in addition to the Plan’s vision themes/policy concepts, there are action items and programs/projects that collaboratively work with the community for implementation of the Plan. She explained the timeline of events and activities that have occurred since the project was initiated, including advisory committee/community meetings and three survey instruments. The introduction section goes over demographics and public engagement process. She highlighted that Staff has maintained a project website throughout the process for updates/input; the project has over 500 subscribers for email updates such as public hearings. For additional outreach, Staff have also used social media platforms for survey participation and posting of community meetings. Ms. Costanzo gave a summary of the online survey which had over 460 respondents.

The next section of the Plan is about the Future Land Use map. She clarified that the map is not a zoning map but a tool with broader categories to be used as a vision for future development. Also, the Future Land Use map does not change any underlying zoning districts. She continued with the next section of vision themes (3): Create safe and healthy neighborhoods that keep the community strong and connected; Support our local businesses so they can thrive; Protect habitat and wildlife to improve environmental quality of the Laguna Madre and Oso Bay. The vision themes have a series of strategic action items/policy initiatives:

- 1) Provide stormwater management solutions to help flood-prone areas
- 2) Create equitable opportunities for all Flour Bluff residents.
- 3) Improve roadway conditions and connect the community through alternative transportation options.
- 4) Foster Flour Bluff community pride.

The final section of the Plan is Public Investment Initiatives which covers short term projects (1 – 5 years), mid-term projects (6 – 10 years) and long-term projects (10+ years) and include improvements to parks/trails, streets, and utilities/infrastructure.

Lastly, she summarized for the Commission the online Open House results which had approximately 140 respondents with 87% supporting the adoption of

the Plan . She highlighted the following top five short-term projects:

1. Oso Bay Trestle Bridge Hike & Bike Design = 43 votes
2. Oso Bay Hike & Bike Trail Phase 1 = 38 votes
3. Parker Park Covered Basketball Court & Improvements = 24 votes
4. Wranosky Park Skatepark Improvements = 22 votes
5. (S6) Glenoak Drive Reconstruction + Bike Mobility (Flour Bluff Dr. to Waldron Rd.) = 21 votes

Based on the information presented, Staff, along with the Flour Bluff ADP Advisory Committee recommend plan adoption. After Staff's presentation, the floor was opened for Commissioner comments/questions. Vice Chairman Dibble had a question about the Future Land Use map and if it supersedes underlying zoning districts when Staff is making recommendations. Ms. Costanzo reiterated that the Future Land Use map is one of many guides that are used for Staff recommendations brought to the Planning Commission and then for their recommendation to City Council. Staff remains cognizant of development patterns; the environment is ever changing, and the Plan is a living document in a constant state of amendment. If a rezoning case is approved, then the Future Land Use map is amended. Vice Chairman Dibble also asked if there is public notification involved (like a rezoning case) when the Future Land Use Map has been amended. Ms. Costanzo stated a public hearing is the formal notification process. She emphasized the extensive effort of heavy community engagement that is done at the beginning of these kinds of projects.

Commissioner Miller asked if Staff considered the upcoming Air Installation Compatibility Use Zone (AICUZ) Study when drafting this Plan for congruency. Ms. Costanzo confirmed that she worked with Ben Polack, Community Planning/Liaison Officer of the Naval Air Station Corpus Christi (NASCC) and Ex-Officio for Planning Commission. With respect to the AICUZ, Commissioner Schroeder stated that he finds this part challenging because there are no attempts to adjust/consider density as boundary lines are firm. Discussion also took place regarding localized flood prone areas which residents have identified in the area. This localized flooding may be deficiencies in the stormwater system that was not built to accommodate the growth that has occurred in the area. This data has been very helpful in conveying this issue to the Utility Departments which is currently being researched. Eventually engineers will become more familiar with these documents and incorporate them into their subdivision design in the platting process.

After comments/questions concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Commissioner Schroeder to approve item "7" as presented by Staff. The motion was seconded by Commissioner York and the motion passed.

VII. Future Agenda Items: None.

VIII. Director's Report

Nina Nixon-Mendez, Assistant Director, informed the Commission about new Staff members David Stallworth, Senior City Planner, and Joann Salinas, Management Assistant.

IX. Adjournment of Planning Commission Meeting

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:20 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
May 12, 2021**

PROJECT: 21PL1023

IDEA BELL ST. SUBDIVISION, BLOCK 1, LOT 1 (FINAL – 15.424 ACRES)

Located east of Crosstown Expressway and west of Ayers Street.

Zoned: CG-2

Owner: IDEA Public Schools, a Texas non-profit corporation

Engineer: Halff Associates, Inc.

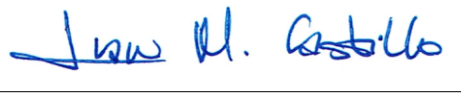
The applicant proposes to plat remaining portion of unplatted property into one platted lot for a public Charter School. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

		The SWQMP and related technical Memorandum indicate that freeboard requirements are not met for the25-year design event. Please provide an analysis / technical memo explaining the "conservative Q value" and sensitivity of the analysis to the parameters used.	The SWQMP Tech Memo and the SWQMP sheet have been revised. Refer to the SWQMP Tech Memo for details.			
9)SWQMP						
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).	We acknowledge this information.			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	We acknowledge this information.			
TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	We acknowledge this information.			
2	Info:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	We acknowledge this information.			
3	Info:	School Zone Flashers shall be furnished and installed by the Developer in accordance to City specifications. Contact Tony Salinas in Signals at 361-826-1610 or TonyS@ctcreas.com for equipment requirements	We acknowledge this information.			
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	507.3 Fire Flow: Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements.	We acknowledge this information.			


		Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual. 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.	We acknowledge this information.			
2	Info:	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.	We acknowledge this information.			
3	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.	We acknowledge this information.			
4	Info:	512.2.3 [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.	We acknowledge this information.			
5	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.	We acknowledge this information.			
6	Info:					
7	Info:	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.	We acknowledge this information.			

		5310.1 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.	We acknowledge this information.			
8	Info:	D102.1 Access and loading. "Partially, building, or portion of building 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. Note: the above code requires that roads capable of supporting fire apparatus are required to be in place prior to going vertical with any structure.	We acknowledge this information.			
9	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.	We acknowledge this information.			
10	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.	We acknowledge this information.			
11	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.	We acknowledge this information.			
12	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.	We acknowledge this information.			
13	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 two separate and approved fire apparatus access roads.	We acknowledge this information.			
14	Info:	Commercial development of the property will require further Development Services review.				

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
That I, Juan M. Castillo, Registered Professional Land Surveyor, hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land made under my direction and personal supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of professional Land Surveying.



Juan M. Castillo
Registered Professional Land Surveyor No. 6146
State of Texas



Date
4-23-2021

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

We, IDEA Public Schools, a Texas non-profit corporation, do hereby certify that we are the owners of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities. All streets, alley and rights-of-ways are hereby dedicated to the City of Corpus Christi for municipal purposes.

This the ____ day of _____, 2021

By: _____
Leanne Hernandez,
Co-Chief Financial Officer

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me by _____ proven to me to be the person whose signature is made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office, this the ____ day of _____, 2021

Notary Public

My Commission Expires: _____

THE 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 _____, 2021, at _____ o'clock ____M., and duly recorded the ____ day of _____, 2021, 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: _____
CYNTHIA KELM

Kara Sands, Clerk
County Court
Nueces County, Texas

GENERAL NOTES:

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE (4205). ALL DISTANCES SHOWN ARE SURFACE VALUES. TO CONVERT TO GRID DIVIDE BY A SCALE FACTOR OF 1.00004.
2. BY GRAPHICAL PLOTTING, THE PREMISES LIES WITHIN ZONE "C" AS DELINEATED ON THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, PANEL NUMBER 4854640285C, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING. (NO SHADING)" THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOOD PLAIN INFORMATION FOR THIS DETERMINATION AND THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOOD PLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT GF NO. 205202622 AS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JANUARY 14, 2021 WITH AN EFFECTIVE DATE OF JANUARY 11, 2021.
4. SUBJECT PROPERTY HAS ACCESS TO AYERS STREET, WHICH IS A PUBLIC STREET.
5. SUBJECT PROPERTY CONTAINS NO BUILDING STRUCTURES AS SHOWN ON THE SURVEY.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

THE 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 Planning Commission.
This the ____ day of _____, 2021

Jeremy Baugh
Chairman

Al Raymond, III, AIA
Secretary

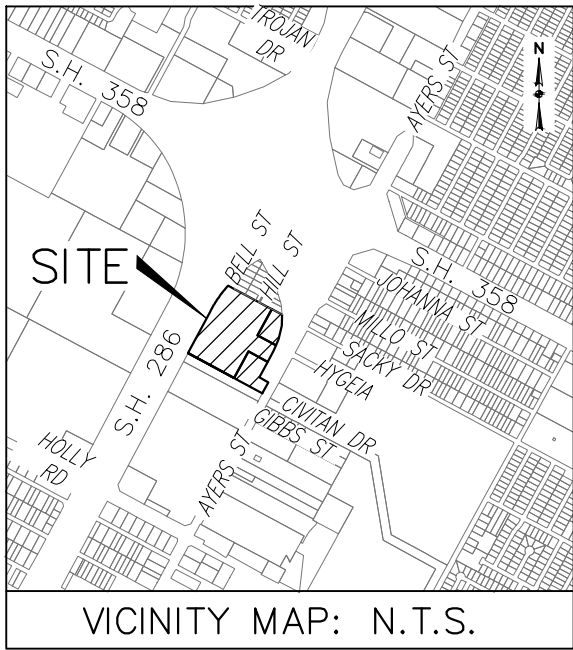
THE STATE OF TEXAS §
COUNTY OF NUECES §

The 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 _____, 2021

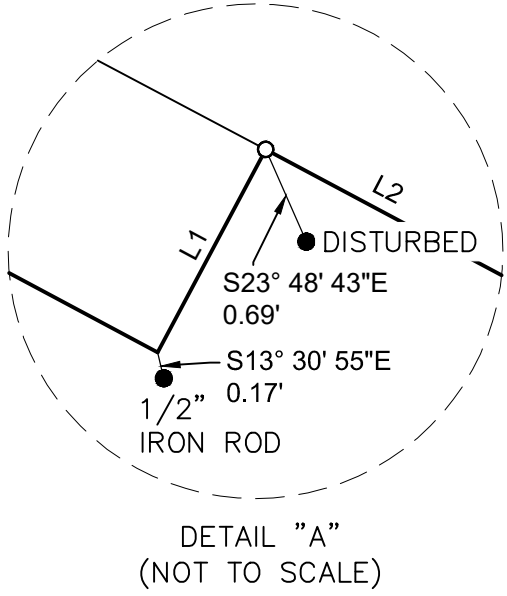
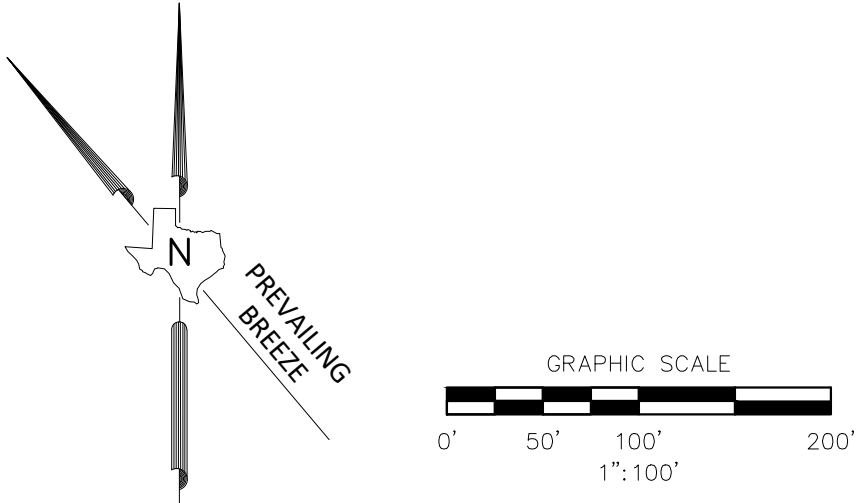
Brett Flint, P.E.
Development Services Engineer

FINAL PLAT
IDEA BELL ST. SUBDIVISION
BLOCK 1, LOT 1
15.424 ACRES
OUT OF THE SECTION 4, LOT 3
BOHEMIAN COLONY LANDS
A PORTION OF BLOCK 9, LOT 1
LEXINGTON CENTER
NUECES COUNTY, TEXAS
Corpus Christi, Texas

 **HALFF**
711 N. CARANCAHUA ST., SUITE 1190
CORPUS CHRISTI, TX 78401-0599
TBPELS ENGINEERING FIRM #312
TEL (361) 400-4600

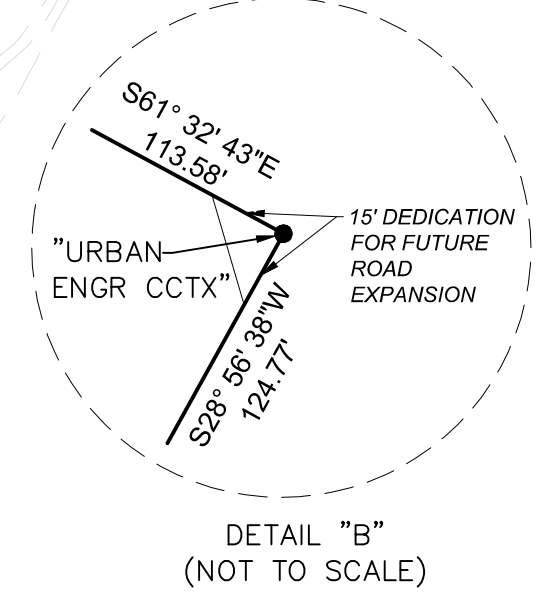


- TxDOT NOTES:
1. ANY ACCESS ONTO SH 286 FRONTAGE RD., SH 286A (AYERS ST.), CIVITAN ST., OR ONTO ANY PORTION OF THE STATE RIGHT-OF-WAY SHALL HAVE TxDOT APPROVAL.
 2. ANY DRAINAGE DISCHARGE TO SH 286 FRONTAGE RD. OR CIVITAN ST. SHALL HAVE TxDOT APPROVAL.



LOT 2 SECTION 4
Bohemian Colony
Lands
VOL. A, PG. 48
M.R.N.C.T.

LOT 3 SECTION 4
Bohemian Colony
Lands
VOL. A, PG. 48
M.R.N.C.T.



LOT 6 SECTION 3
Bohemian Colony Lands
VOL. A, PG. 48
M.R.N.C.T.

THE TOTAL PLATTED AREA CONTAINS 15.424 ACRES OF LAND INCLUDING STREET DEDICATION.

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 28°01'49" E	10.00'
L2	S 61°54'31" E	129.34'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	328.37'	1449.00'	12°59'04"	327.67'	N 34°26'52" E

- LEGEND:
- 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD WITH YELLOW CAP STAMPED "HALFF SET"
 - TX DEPT OF TRANSPORTATION TYPE II MONUMENT FOUND
 - P.O.B. POINT OF BEGINNING
 - U.E. UTILITY EASEMENT
 - Y.R. YARD, REQUIREMENT
 - R.O.W. RIGHT OF WAY
 - O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
 - D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS

ENGINEER: HALFF ASSOCIATES, INC
711 N. Carancahua St., Suite 1190
Corpus Christi, TX 78401-0599
TBPELS Firm No. #312
(361) 400-4600

SURVEYOR: HALFF ASSOCIATES, INC
5000 West Military, Suite 100
McAllen, TX 78503-7446
TBPELS Firm No. 10194444
(956) 445-5253

FINAL PLAT
IDEA BELL ST. SUBDIVISION
BLOCK 1, LOT 1
15.424 ACRES
OUT OF THE SECTION 4, LOT 3
BOHEMIAN COLONY LANDS
A PORTION OF BLOCK 9, LOT 1
LEXINGTON CENTER
NUECES COUNTY, TEXAS
Corpus Christi, Texas



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
May 12, 2021**

PROJECT: 21PL1026

LAGUNA ACRES, BLOCK 5, LOT 15B (FINAL REPLAT – .2 ACRES)

Located south of Horne Road and west of Columbia Parkway.

Zoned: RS-6

Owner: Juan Ruiz

Engineer: Voss Engineering, Inc.

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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 3
App Received: 2-23-21
TRC Meeting Date: 4-1-21
TRC Comments Sent Date: 4-8-21
Revisions Received Date (R1): 4-9-21
Staff Response Date (R1): 4-19-21
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 5-12-21

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: 21PL1026

LAGUNA ACRES, BLOCK 5, LOT 15B (FINAL REPLAT – .2 ACRES)
Located south of Horne Road and west of Columbia Parkway.

Zoned: RS-6

Owner: Juan Ruiz
Surveyor: Voss Engineering, Inc.

The applicant proposes to plat the property to obtain a new residential building permit.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat does NOT close within acceptable engineering standards. (Check the north bearing.) At a minimum, error of closure must not be greater than 1:15,000. (TSPS Manual of Practice Appendix A, Condition 3: Suburban Traverse Error of Closure)	revised	Plat closes within acceptable engineering standards.	

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat description, correct the Volume and page of the previous recorded plat.	revised	Addressed.		
2	Plat	Update D5 certificate with new D5 Engineer, Brett Flint, PE.	revised	Addressed.		
3	Plat	Provide spot elevations or contours at 1ft intervals on plat.	added	Addressed.		
4	Plat	Update plat note 5 for Receiving water note.	updated	Addressed.		
5	Plat	Water Distribution System lot fee -- (1) lot x \$182.00/lot= \$182.00	ok	To be addressed prior to recordation.		
6	Plat	Waste water Distribution System lot fee -- (1) lot x \$393.00/lot= \$393.00	ok	To be addressed prior to recordation.		

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

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

		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 § 2.2.8.6.2			
1	Plat		ok	Addressed.	

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

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	ok	To be addressed with site development.	

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

FIRE DEPARTMENT – INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment		Addressed.	

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		This final replat is not located along an existing or foreseeably planned CCRTA service route.				
1	Plat		ok	Addressed		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No comment.		Addressed.		
1	Plat					
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No comment.		Addressed.		
1	Plat					
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No comment.		Addressed.		
1	Plat					
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No comment.		Addressed.		
1	Plat					
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No Comment, not adjacent to txdot right-of-way.		Addressed.		
1	Plat					
NUCCES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		No comment.		Addressed.		
1	Plat					

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.

LAGUNA ACRES
BLOCK 5, LOT 15B

BEING A REPLAT OF THE WEST 1/2 OF LOT 15, BLOCK 5
LAGUNA ACRES AS RECORDED IN
VOLUME 9, PAGE 49 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAIN EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+ " DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE A-13 (9') & AE (10'), COMMUNITY #485464, PANEL 0405D & COMMUNITY 48355C, PANEL 0755G, (CITY OF CORPUS CHRISTI), AND IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 09/17/92 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIROMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.1963 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM LAGUNA ACRES AS RECORDED IN VOLUME 9, PAGES 49 (M.R.N.C.T.). GRID BEARINGS AND SURFACE 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)

STATE OF TEXAS
COUNTY OF NUECES

I, JUAN A. RUIZ, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 15B, BLOCK 5, LAGUNA SHORES AS EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED AS SHOWN, THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2021.

JUAN A. RUIZ
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

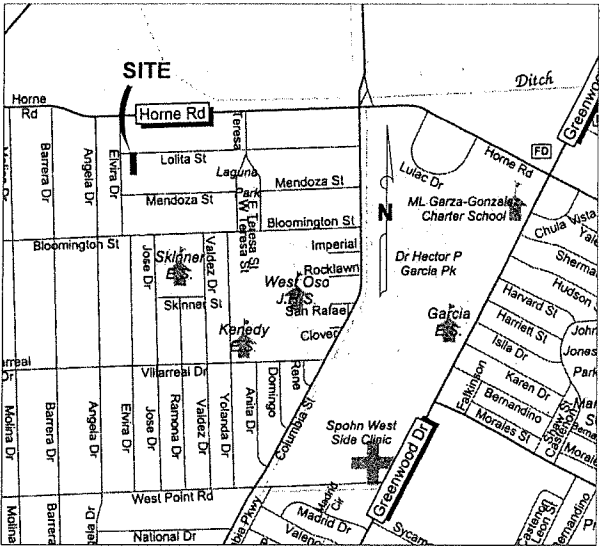
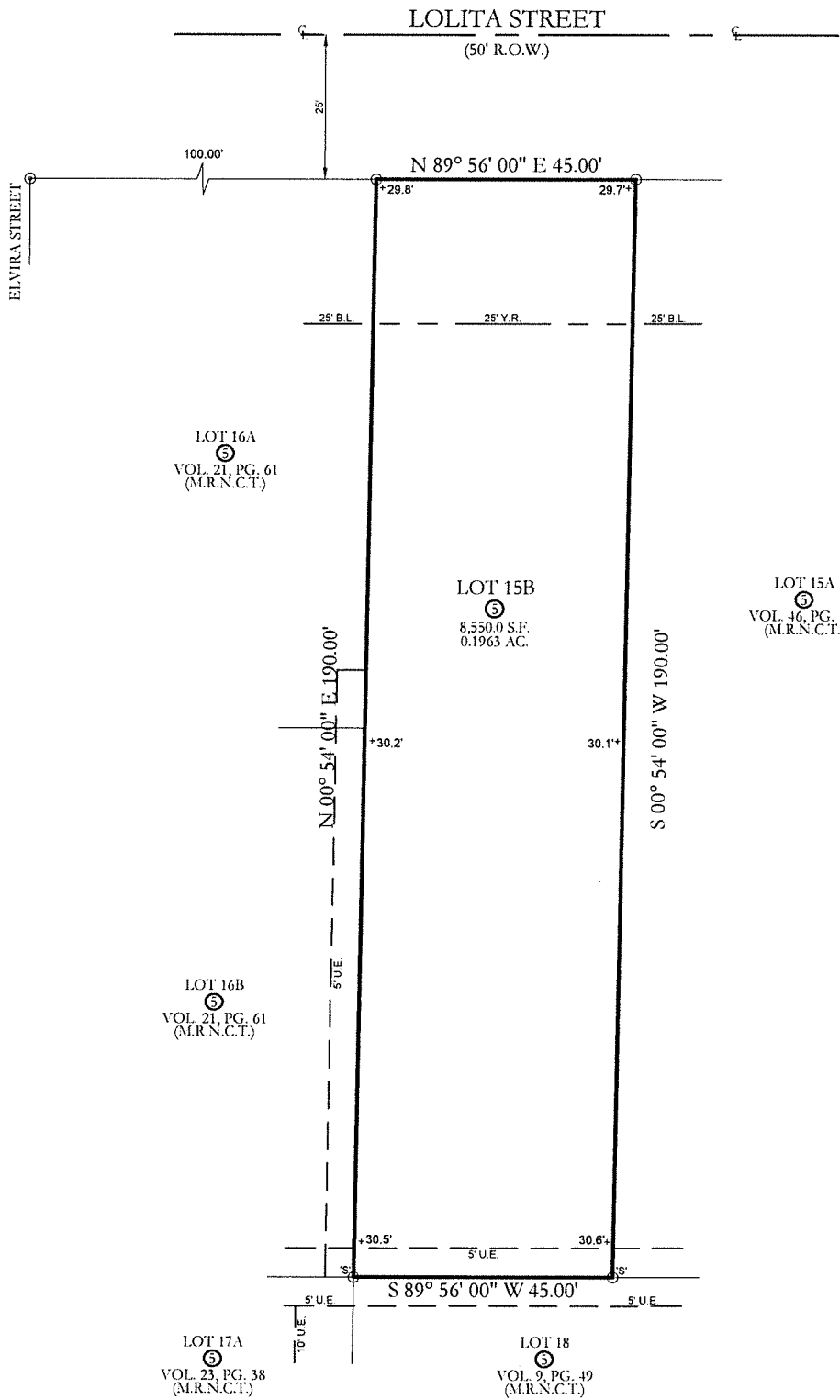
STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2021.

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2021.

AL RAYMOND III, A.I.A.
SECRETARY

JEREMY BAUGH
CHAIRMAN

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 _____, 2021.

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, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2021, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.).

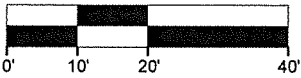
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2021.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

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



GRAPHIC SCALE: 1" = 20'

DATE:

02/19/2021

REVISED:

04/09/2021

OFFICE:

RV & PP

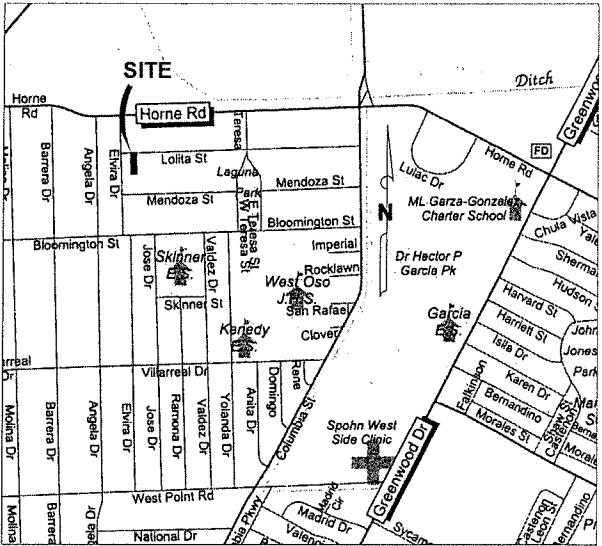
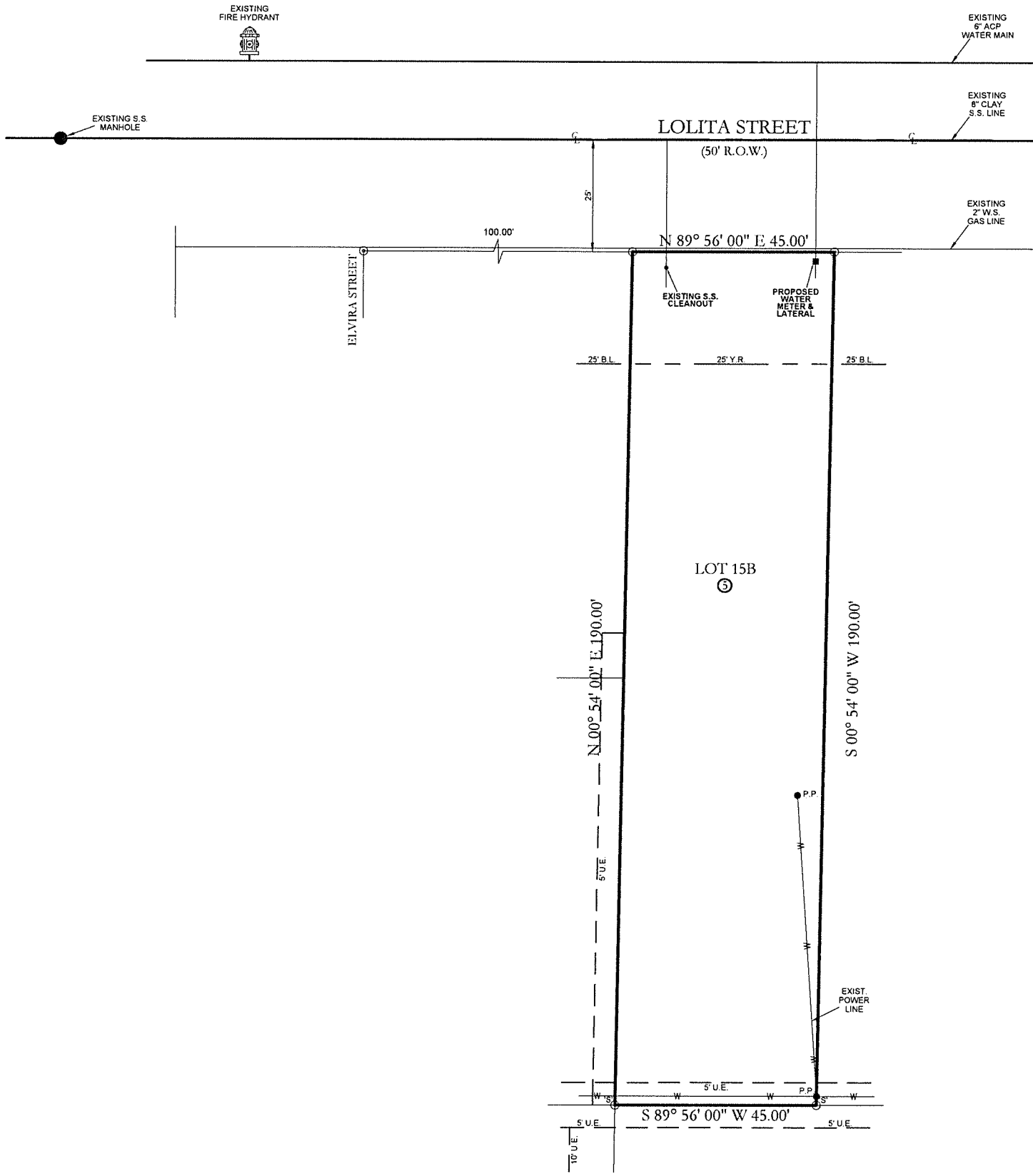
JOB #:

20-7179

FIRM NO. F-166

LAGUNA ACRES
BLOCK 5, LOT 15B

UTILITY PLAN

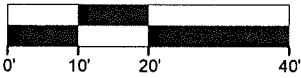


VICINITY MAP (NTS)



VOSS ENGINEERING, INC.

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



GRAPHIC SCALE: 1" = 20'

DATE:	REVISED:	OFFICE:	JOB #:
02/19/2021	04/09/2021	RV & PP	20-7179
FIRM NO. F-166			

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
May 12, 2021**

PROJECT: 21PL1039

LOKEY SUBDIVISION, TRACTS A2-A & A2-B, LOT 4 (FINAL REPLAT-1.72 ACRES)

Located south of Holly Road and east of Patton Street.

Zoned: IL

Owner: Benjamin Bonilla

Engineer: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property to subdivide one platted lot into two 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

The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.

Staff Only/District#1 GG/District#5

Staff Response Date (R2): N/A
Planning Commission Date: 5-12-21 Non-Public Notice Plan

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: 21PL1039

LOKEY SUBDIVISION, TRACTS A2-A AND A2-B, LOT 4 (FINAL REPEAT - 1.72 ACRES)
 Located south of Malibu Road and west of Dabben Creek

Zoned: II

Owner: Benjamin Bonilla
Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property in order subdivide 1 platted lot into 2 lots.

GIS			GIS		
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Flat	The plot closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 1; Suburban Traverses Error of Closure)	NOTED		
2	Flat	Adjacent lot numbers are incorrect. Please revise to correctly describe tract - lot numbers.	DONE	Resolved.	

LAND DEVELOPMENT		
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plot	On the plot title remove the dash line between "A2-B" and "Lot 4"	DONE	Addressed		
2	Plot	On the owners certificate block show and label along the signature line the owners full legal name.	DONE	Addressed		
3	Plot	On the Planning Commission certificate block appears to read duplicate. Correct and revise.	FIXED	Addressed		
4	Plot	On note 5 correct and revise "Oso B"	DONE	Addressed		

TRAFFIC ENGINEERING			Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
No.	Sheet	Comment				
		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)				
1	Info:		NOTED			
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Info:	No comment.			
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Purpose: Replot property to divide 1 platted lot into 2. Water Distribution Standards: Mercantile/Commercial areas: Light Mercantile areas shall have 1,500 GPM with 20 psi residual Industrial areas shall have 3,000 GPM with 20 psi residual				
1	Info:		NOTED			
		Note: If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be reviewed at the Development Service or Building phase of the project.				
		Commercial development of the property will require further Development Services review.	NOTED			
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Info:	No comment.	NOTED		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Info:	No comment.	NOTED		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		This final report is not located along an existing or foreseeable planned CORTA service route.		NOTED		
1	Info:		NOTED			
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Info:	No comment.	NOTED		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
	1	Info:	No comment.	NOTED		

REP-TRANSMISSION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comment.	NOTED		Staff Resolution
REP-DISTRIBUTION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comment.	NOTED		Staff Resolution
INDOOR					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comment.	NOTED		Staff Resolution
HAZARDOUS/ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comment.	NOTED		Staff Resolution

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, BENJAMIN BONILLA, CERTIFIES THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2021.

BENJAMIN BONILLA, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BENJAMIN BONILLA.

THIS THE_____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, GEORGE SHAHEEN, CERTIFIES THAT I HAVE A LIEN ON THE FOREGOING PROPERTY, AND THAT I APPROVED THIS RE-PLAT.

THIS THE_____ DAY OF _____ 2021.

GEORGE SHAHEEN, LIEN HOLDER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
GEORGE SHAHEEN.

THIS THE_____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2021.

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 PLANNING COMMISSION.

THIS THE_____ DAY OF _____ 2021.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III AIA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR 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 _____, 2021, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

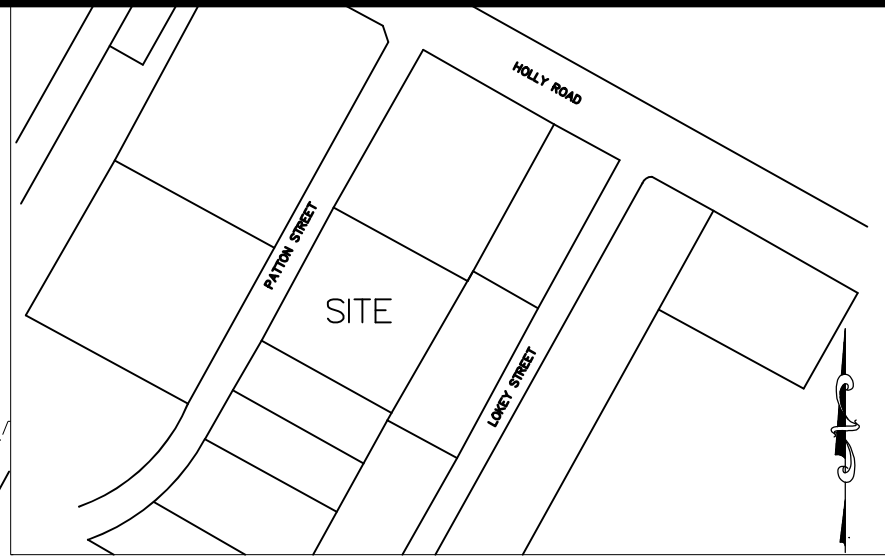
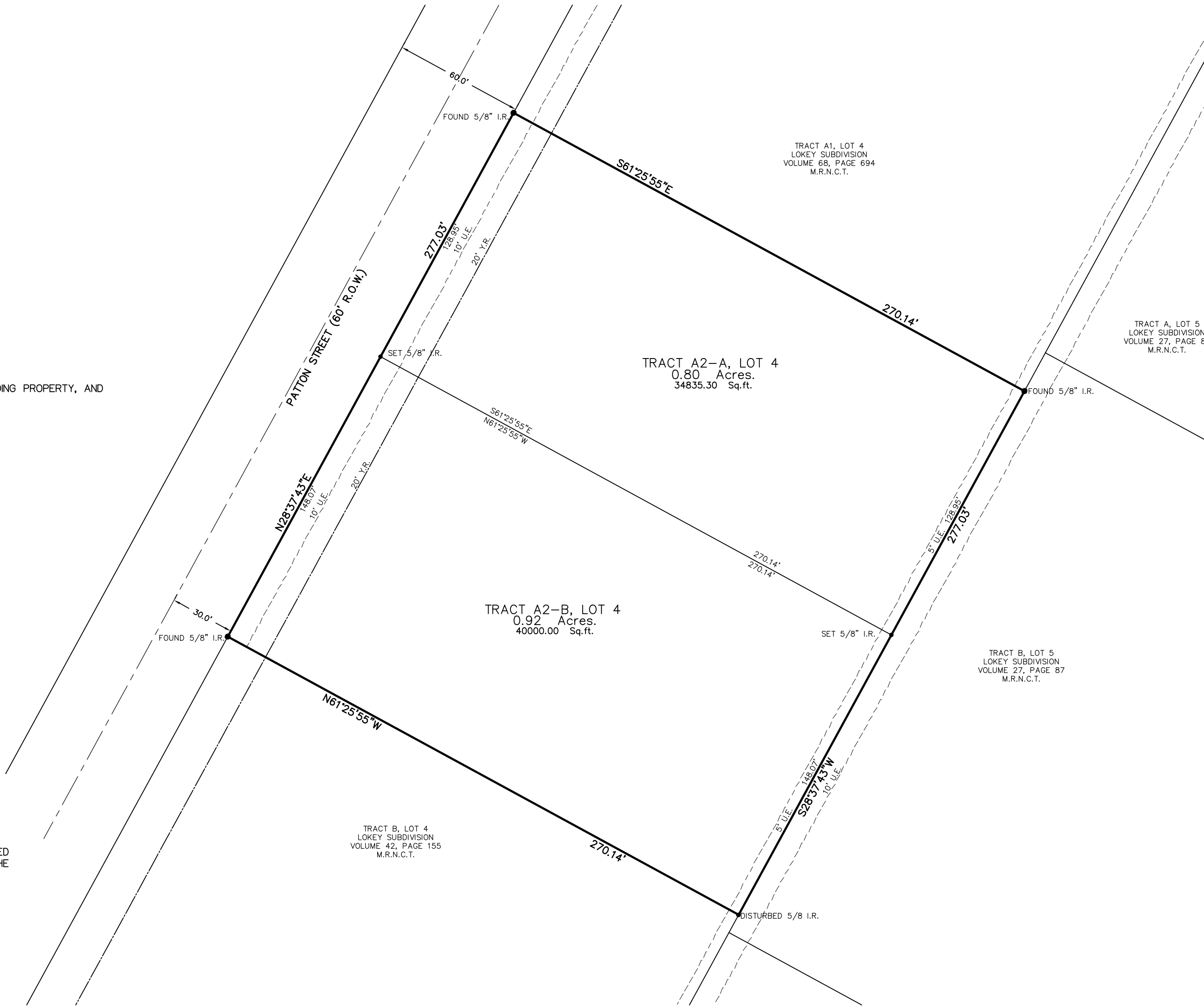
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2021

BY: _____ DEPUTY

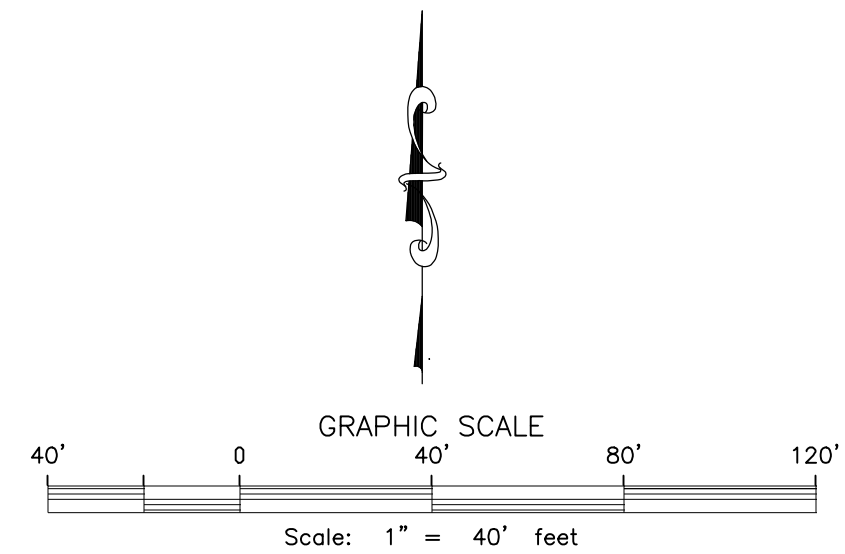
FINAL PLAT OF:
LOKEY SUBDIVISION TRACTS A2-A AND A2-B, LOT 4
BEING A RE-PLAT OF TRACT A2, LOT 4
RECORDED IN VOLUME 68, PAGE 694 MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 1.72 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464-0303CD, MAP REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C (9), AREAS OF MINIMAL FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USED FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE XXXXXXXX 2021.

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

TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 210212
FEBRUARY 25, 2021

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 12, 2021**

PROJECT: 20PL1078

KING'S LAKE WEST (PRELIMINARY – 284.00 ACRES)

Located south of Weber Road (F 43) and east of CR 43.

Zoned: RS-4.5 & FR

Owner: John C. Tamez
Surveyor/Engineer: LJA Engineering

The applicant proposes to plat the property to develop a residential subdivision. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

Staff Only: MJO
TRC Meeting Date: 8-6-20
TRC Comments Sent Date: 8-17-20
Revisions Received Date (R1): 10-23-20
Staff Response Date (R1): 11-9-20 No response as CR 43 Road was not addressed. 5/6/2021 TRC comments met. (Conditions) PC date set.
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 5-12-21

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

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

Project: 20PL1078

KING'S LAKE WEST (PRELIMINARY –284. ACRES)
Located south Weber Road (FM 43) and east of CR 43.

Zoned: FR to RS-4.5

Owner: John C. Tamez
Surveyor: LIA Engineering

The applicant proposes to plat the property to development a residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Noted.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Once Prelim plat has met all TRC comments, the plat can be placed on a PC agenda as a Conditional plat pending Rezoning approval by City Council.	Noted.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
2	Plat	Lots 16 thru 30 to be included within Lot 15. Zoning designation should be different from rest of subdivision in consideration of being within AP22 of the AICUZ.	Lots 16-30 added to Lot 15. Lot 15 is intended to contain a permanent detention pond and its use will be restricted via a "Non-buildable" designation on the plat.	Addressed.		
3	Plat	Provide any Zoning boundaries and labeling consistent with the Rezoning.	The entire property is proposed to be RS-4.5, with all dimensions and features in conformance therewith, in accordance with submitted Rezoning Application.	Addressed with Rezoning.		
4	Plat	Provide ownership name and contact information under Engineering name and information.	Addressed.	Addressed.		
5	Plat	Provide a north arrow for the Location Map.	Addressed.	Addressed.		
6	Plat	Medians within 100' right of way should be shown and labeled with Lot numbers. Include these lots on Plat note 7 with park areas.	Addressed.	Addressed.		
7	Plat	Roundabout should have a lot number and added to plat note 7.	The roundabout lot is noted as Block 30, Lot 1, described as "Non-Buildable", and further addressed in Note 5.	Addressed.		
8	Plat	15' UE required for Water line looping on Block 20.	Addressed.	Addressed.		

9	Plat	Provide a Block number for the property designated as Wetlands (Park).	The referenced property is noted as Block 31, Lot 1 and the block number is shown at each end of the block, by Lot 7 and by Lot 39.	Addressed.		
10	Plat	Provide a Utility Easement for Force Main crossing Wetland area. If this property is not intended for future Final Platting, then this easement should be recorded separately.	The force main is located in a Temporary Easement where future ROW will be located, and a 15-ft Utility Easement across Block 31, Lot 1, Park (the wetland area) and Block 1, Lot 17, King's Lake (east side of Oso Creek). The easement will be recorded separately as the force main will be constructed with Phase 1.	Addressed.		
11	Plat	Provide a ROW section for CR 43 without median showing curb and gutter for the City's side and drainage ditch for the County's side.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
12	Plat	Phase I Final Plat recording will require CR 43 construction for the road north of subdivision to FM 43. This will require Nueces County Public Works approval, inspection and acceptance.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, at the Final Plat Stage	Prior to Final Plat Recordation.
Water	Yes, per Mater Plan, true looping is required for the preliminary and at the cul-de-sac's coordinate with Utility Department	Prior to Final Plat Recordation.
Fire Hydrants	Yes, per Mater Plan, true looping is required for the preliminary and at the cul-de-sac's coordinate with Utility Department	Prior to Final Plat Recordation.
Wastewater	Yes, per Mater Plan, coordinate with Utility Department	Prior to Final Plat Recordation.
Manhole	Yes, per Mater Plan, coordinate with Utility Department	Prior to Final Plat Recordation.
Stormwater	Yes	Prior to Final Plat Recordation.
Sidewalks	Yes	Prior to Final Plat Recordation.
Streets	Yes, including the construction of 2 lanes for CR 43. Additionally, Oso Parkway should be constructed within Phases 2 and 3.	Prior to Final Plat Recordation.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1		This subdivision doesn't have connectivity to paved public streets; therefore, this preliminary plat can not be accepted unless the Developer is willing to construct these roads to establish connectivity to paved streets..	Coordination of Country Road 43 Improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
2		Dedicate all public streets to the City of Corpus Christi.	Street Dedications will be made at time of Final Platting of each phase.	Will be addressed prior to the recordation of the Final Plat.		
3	Plat and SWQMP	Provide and label Flood Zone A and B on the Plat and SWQMP, coordinate with Ms. Yvette Dodd for the current information; please utilize thick line work to depict the flood zones and label them in multiple places.	Per City Directive, the information shown is derived from preliminary FIRMs which do not utilize the previous zone designations. Zone limits are shown in blue, delineations have been thickened.	Addressed		
4	SWQMP	The detention basin must be constructed with the 1st phase.	The North Detention Pond is shown as part of Phase 1.	Addressed		
5	Plat and SWQMP	Add the following note "The detention basin is maintained by the HOA".	Noted	Addressed		
6		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@ctctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Public Improvements Plans will be prepared and submitted at the time of Final Platting.	Will be addressed prior to the recordation of the Final Plat.		
7	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains, wastewater collection mains and wastewater trunk mains to be constructed at appropriate depth in accordance with City water and wastewater master plans; make sure Water mains (true looping is required for the preliminary and at the cul-de-sac's) and wastewater mains are available at the appropriate depths for the future subdivision/s to the north of this plat. Coordinate with Mr. Gabriel Hinojosa of the Utility Department; I need an approval email from Mr. Gabriel Hinojosa (attach a copy this requested email).	Noted	Addressed		
8		Development fees are required at future final plats.	Noted	Will be addressed prior to the recordation of the Final Plat.		
9	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Addressed	Addressed		
10	Plat	A proposed street lighting layout will be required for review by Traffic Engineering.	Electrical Improvements, including street lighting will be designed by AEP at time of Final Platting.	To be addressed with Public Improvements.		
11	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps) as necessary. The length and width of block may encourage higher speeds than intended.	Traffic Mitigation Devices, Speed Humps, will be incorporated into Final Construction Plans.	Will be addressed prior to the recordation of the Final Plat.		
12	All documents	The Professional Civil Engineer must sign, seal and date all documents.	Final Plats will be sealed by an RPLS; Public Improvement Plans will be sealed by a P.E.	Will be addressed prior to the recordation of the Final Plat.		
13	All documents	All UTP streets within the subdivision are C3 and must have 75' of right-of-way.	R.O.W. widths shown are, at minimum, in conformance with the U.T.P.	Addressed		
14	All documents	Block length must not exceed the UDC maximum length or apply item 11 above. In particular to 75' Collector along the south boundary.	Traffic Mitigation Devices, Speed Humps, will be incorporated into Final Construction Plans.	Will be addressed at the PI Plans stage.		
15		Apply for a used privileged agreement to place the wastewater FM in the public ROW; submit application to the following email address ROW Review Request <ROWReviewRequest@ctctexas.com>.	Noted	N/A; public FM.		

16		The Wastewater Force Main must be jacketed under the Oso Creek.	The proposed 6" force main is temporary and will be rerouted to the Greenwood WWTP prior to exceeding maximum capacity. The force main will also be Fusible PVC which eliminates joints and the potential for leaking under Oso Creek. This casing requirement was not enforced on the recently constructed London Lift Station force main under Oso Creek.	Addressed		
17	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	Noted	Will be addressed at the PI plans stage..		
18	Plat	Lots with multiple frontages must face the lower classification street; write notes to this effect.	Addressed	Addressed		
19		Provide a section for CR 43 and identify what is going to be constructed with this development and what will be constructed in the future.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
20		Submit an FYI copy of the PI plans (County Plans) that will connect this development with FM 43. The PI plans are to replace the dirt /caliche road to a paved road; additional ROW may need dedication. This is required prior to the 1st Final plat recordation.	Coordination of Country Road 43 improvements is in progress with Nueces County.	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
21	Plat	Add the following note "No lot is allowed direct access to CR 43".	Was/is noted.	Addressed		
22	Plat	Provide all traffic control devices (e.g., signs, pavement markings).	Traffic Control Devices will be incorporated into Final Construction Plans.	Will be addressed at the PI Plans.		
23	SWQMP	Provide the map from the DRAFT Master Storm Study and depict the site on it and label it.	A Reference print of the Draft Master Plan has been included at SWQMP Sheet 2.	Addressed		
24		FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Noted	Will be addressed at the Final Plat application.		
25	Informational	See Utilities Department Comments hereafter.	Noted	Addressed		
26	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted	Addressed		
27		Add the following note to the preliminary Plat "The Finish floor Elevation must be 18" higher than the Center line Elevation of Street".		Will be addressed at the Final Plats.		
28	Street Sections	Indicated the pavement thicknesses on all Street Sections.		Will be addressed at the PI Plans.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat (no dead-mains will be permitted).	Noted	Will be addressed at the PI Plans.		
2	Plat	Wastewater construction will be required at Final Plat.	Noted	Will be addressed at the PI Plans.		

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

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.		Addressed		
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for RESIDENTIAL areas shall have 750 GPM with 20 psi residual with fire hydrants located every 600 feet apart and operational.	Noted	Will be addressed at the PI Plans.		
2	Site	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Noted	Will be addressed at the Site development.		
3	Site	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	Noted	Will be addressed at the Site development.		
4	Site	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Noted	Will be addressed at the Site development.		
5	Site	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Noted	Will be addressed at the PI Plans.		
6	Site	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Noted	Will be addressed at the PI Plans.		
7	Site	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Typical Residential Street Width has been revised to 33-ft back-to-back. The boulevard section has been revised to 28-ft back-to-back half-section, outer to median, allowing parking on one side (outer). Obviously, no parking is allowed on the median side of the paved road.	Will be addressed at the PI Plans.		
8	Site	Note: a drivable surface capable of handling the weight of fire apparatus is required to be in place prior to "going vertical" with the structure.	Noted	Will be addressed at the Site development.		
9	Site	(Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.) RESIDENTIAL DEVELOPMENTS-One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	Noted. All cul-de-sacs are 59-ft radius to R.O.W., providing 100-ft diameter back-to-back and 99-ft clear diameter paved area.	Will be addressed at the PI Plans.		

10	Site	Exceptions: 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Noted	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		
11	Site	Note: This requirement may be waived depending on the width of the arterial collector C.R. 43	Noted	The preliminary plat will be approved upon the construction of County Road 43 to the "C1" Collector Street standard which consists of a 60-foot right of way with a 40-foot pavement section or the entering into an agreement to construct the "C1" Collector Street within the dedicated "A2" Arterial Street right-of-way section along the frontage of the plat boundary up to and including connection to FM 43. The "C1" Collector Street section will be required to be completed once 50% of the lots identified in the preliminary plat are developed. Final plats involving phases of the development past the 50% threshold will not be recorded until the "C1" Collector Street section is completed.		

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	Property to be assessed Park fees on Final Plats.	Noted	Addressed		

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parcels 16-31 currently located in APZ-2. Recommended single unit dwellings of 1-2 dwellings per acre in this area. AICUZ refresh shows the potential of this area to not be in the APZ-2, but will be near the APZ-1 and APZ-2 of RY 36. Will be subjected to aircraft overflight and noise.	Noted. Block 1 revised.	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.3 miles south of Cabaniss airfield. May be subject to overflight noise, and aerospace study may be required based on construction method.	Noted	Addressed		

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

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

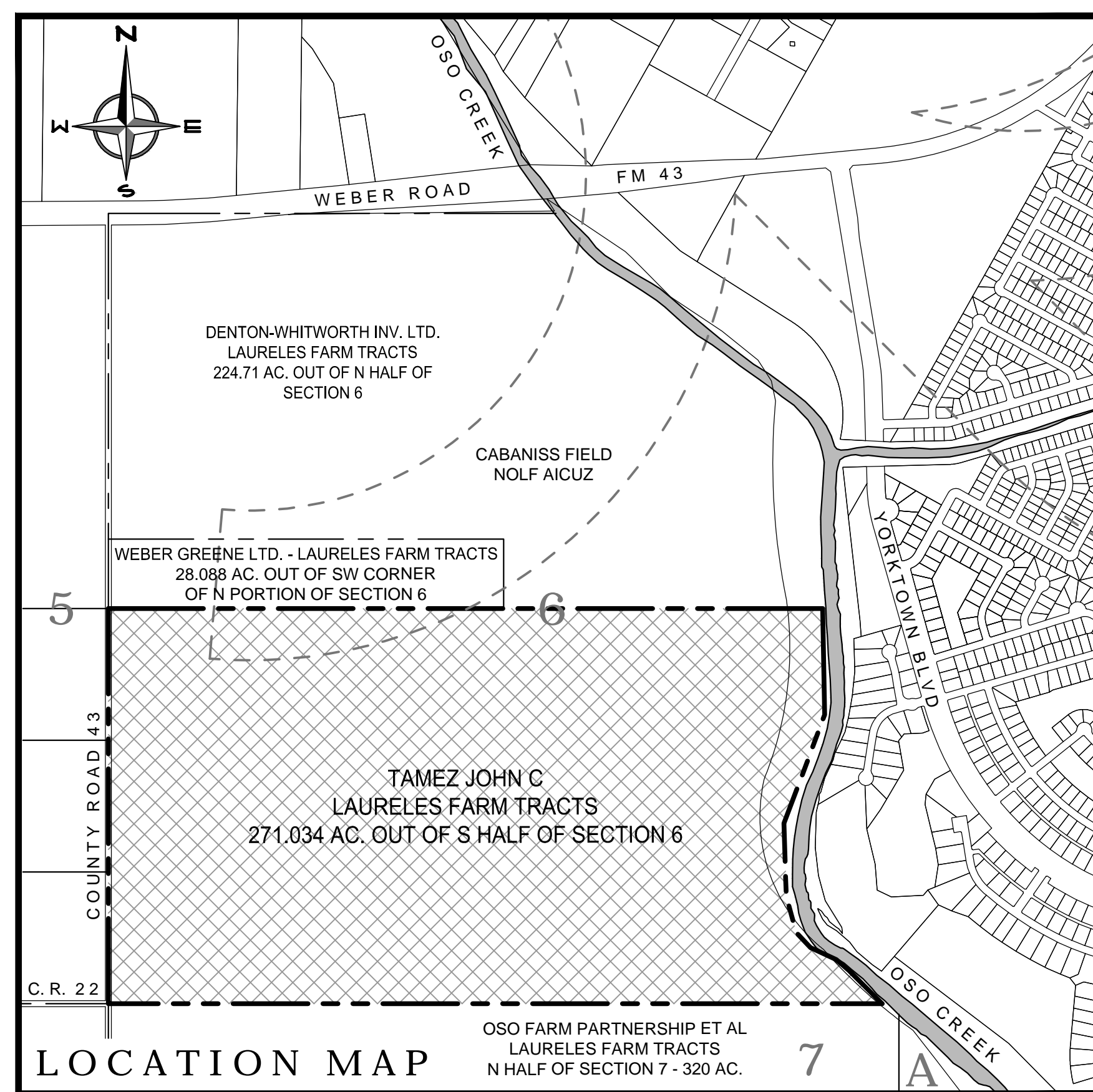
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.		Addressed		

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

- Property will be assessed Development Fees on Final Plats.
- Prior to recordation of Final Plats, tax certificates will be required indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

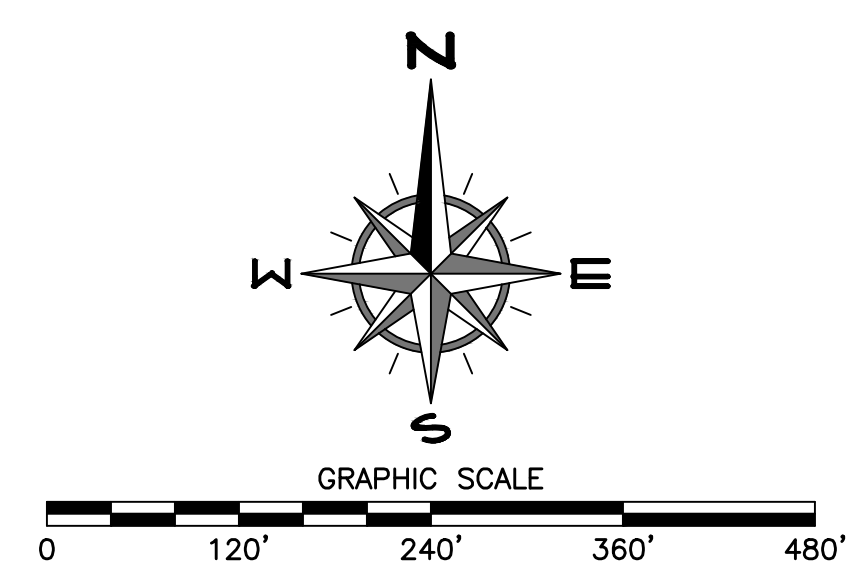


1. TOTAL PLATTED AREA CONTAINS 284.605 ACRES OF LAND (INCLUDES STREET DEDICATION).
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOODING 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 RECREATIONAL" USE.
3. BEARINGS AND DISTANCES ARE BASED ON NAD83, TEXAS SOUTH ZONE 4205.
4. EXISTING LOT LAYOUTS, INCLUDING A SUBDIVISION MAP, A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355-00520G, NUECES COUNTY, TEXAS, REVISED PRELIMINARY DATED MAY 30, 2018, THIS PROPERTY IS IN DRAFT ZONE X, DRAFT ZONE AE, AND FLOODWAY DRAFT ZONE AE.
5. LOT 15, BLOCK 1 (NORTH DETENTION POND) IS A NON-BUILDABLE LOT. THE NORTH DETENTION POND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
6. LOT 16, BLOCK 2 (EAST DETENTION POND) IS A NON-BUILDABLE LOT. THE EAST DETENTION POND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. LOT 1, BLOCK 29 IS A NON-BUILDABLE LOT THAT WILL BE DEDICATED TO THE CITY OF CORPUS CHRISTI FOR THE INSTALLATION OF A WASTEWATER LIFT STATION.
8. LOT 22, BLOCK 20, LOT 22, BLOCK 22; AND LOT 1, BLOCK 23, ARE PARK AREAS THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. DRIVEWAYS TO PAVED DRIVEWAYS SHALL CONFORM TO ACCESSORY MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
10. NO RESIDENTIAL DRIVEWAYS SHALL BE PERMITTED TO COUNTY ROAD 43.
11. THE RESIDENTIAL DRIVEWAYS SERVING CORNER LOTS SHALL CONNECT TO THE EXISTING WASTEWATER LIFT STATION TO ACCORD WITH THE LOWER CLASSIFICATION STREET.
12. ALL SIDEWALKS, WATERMETER LOCATIONS, AND PARK SPACES SHALL BE PAID PRIOR TO RECORDING THE FINAL PLAT.
13. ALL LOT AREAS AND WIDTHS SHALL CONFORM TO THE APPLICABLE ZONING DESIGNATIONS AND STANDARDS.
14. YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNITED DEVELOPMENT CODE (UDC) AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
15. THE FINISHED FLOOR ELEVATION SHALL BE REQUIRED TO BE A MINIMUM OF 18 INCHES ABOVE THE GROUNDLEVELS OF ADJACENT ROADWAYS AS OVERFLOW PROTECTION.
16. DEED RESTRICTIONS WILL BE SUBMITTED PRIOR TO RECORDING THE FINAL PLAT.
17. THE PARCEL 12.01 LOT COVERAGES, SHOWN HEREIN, ARE APPROVED AND AGREED.
18. STREET NAMES SHALL BE PROVIDED FOR APPROVAL AT THE FINAL PLAT STAGE.

Preliminary Plat of King's Lake West

BEING 284.605 ACRES OUT OF THE SOUTH HALF OF SECTION 6,
LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN
VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.

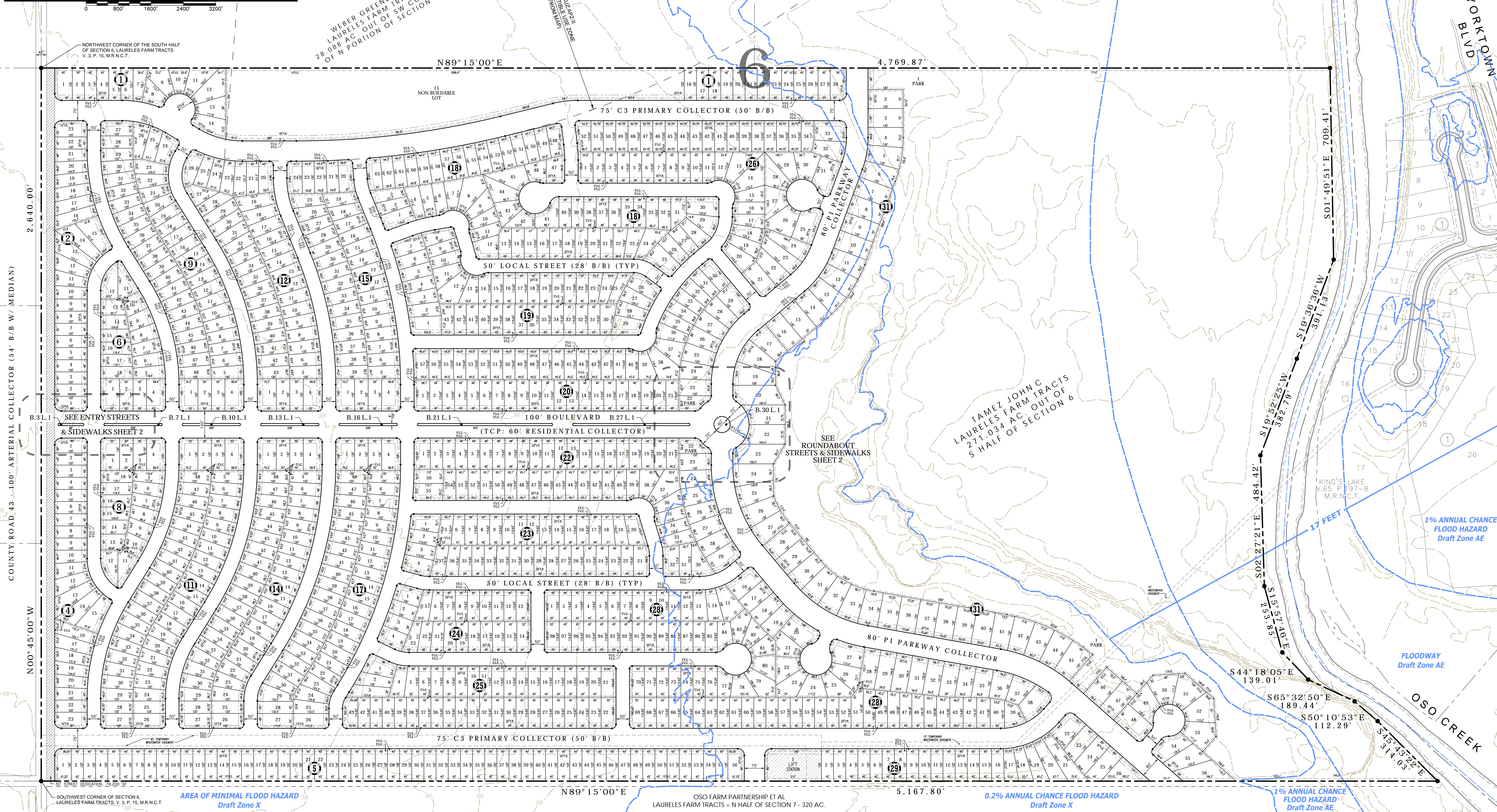
Page 1 of 2



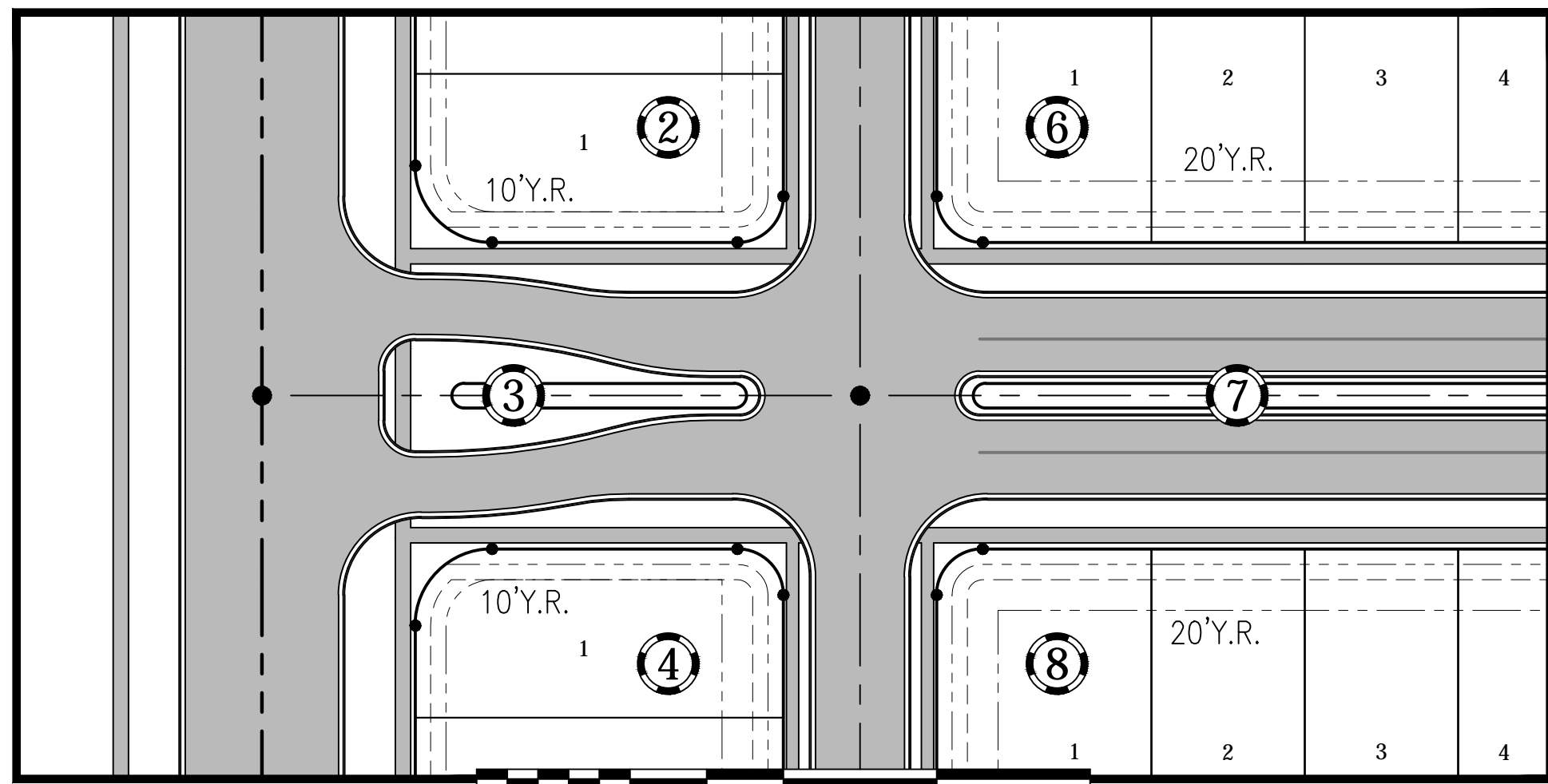
LJA ENGINEERING
TEXAS ENGINEERING FIRM F-1386
TEXAS SURVEYING FIRM 10014001
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

LJA C978-21125

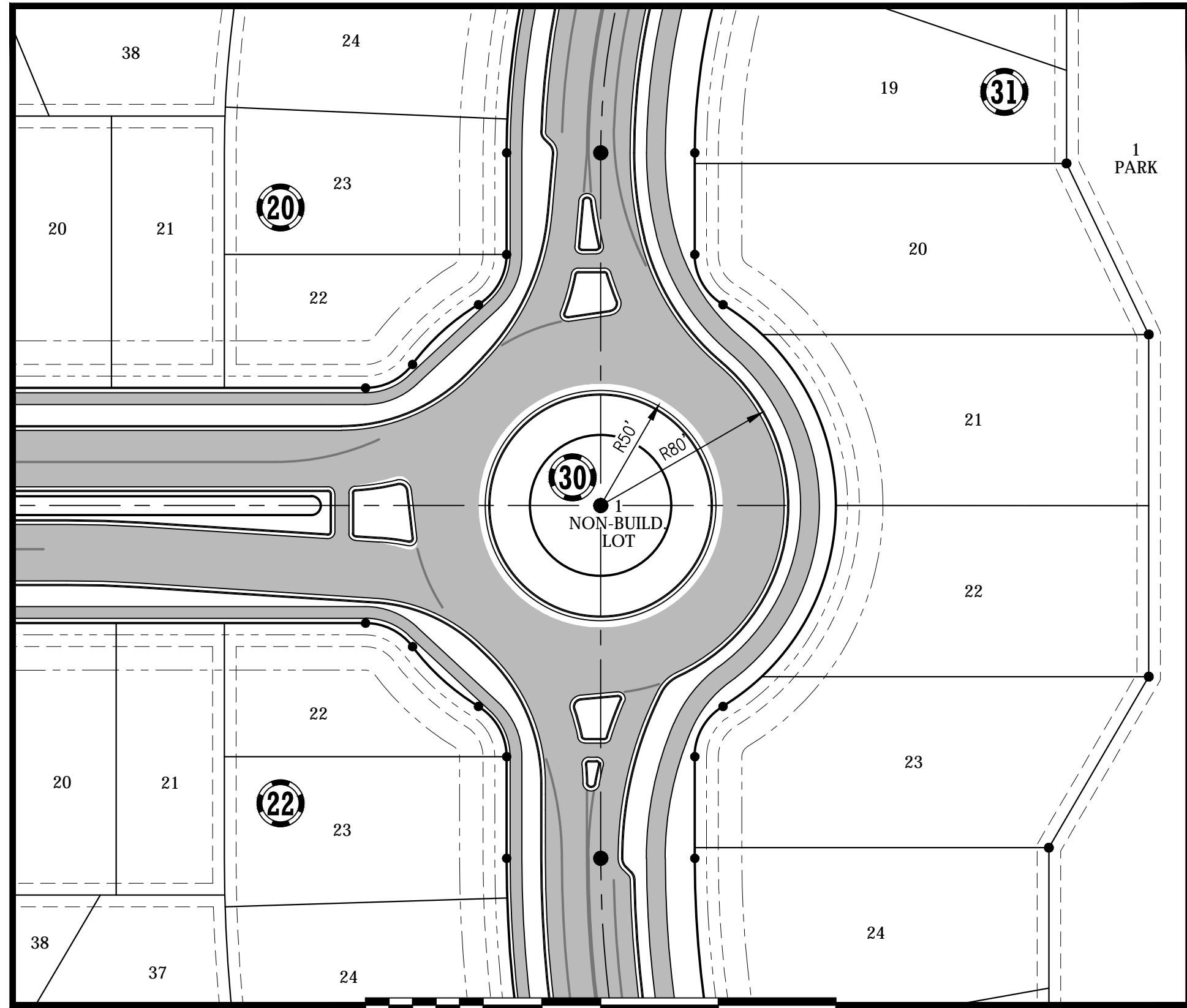
DEVELOPER
LONDON DEVELOPMENT, LLC
JOHN C. TAMEZ, PRESIDENT
823 KINNEY STREET
CORPUS CHRISTI
TEXAS 78401
361.883.6505



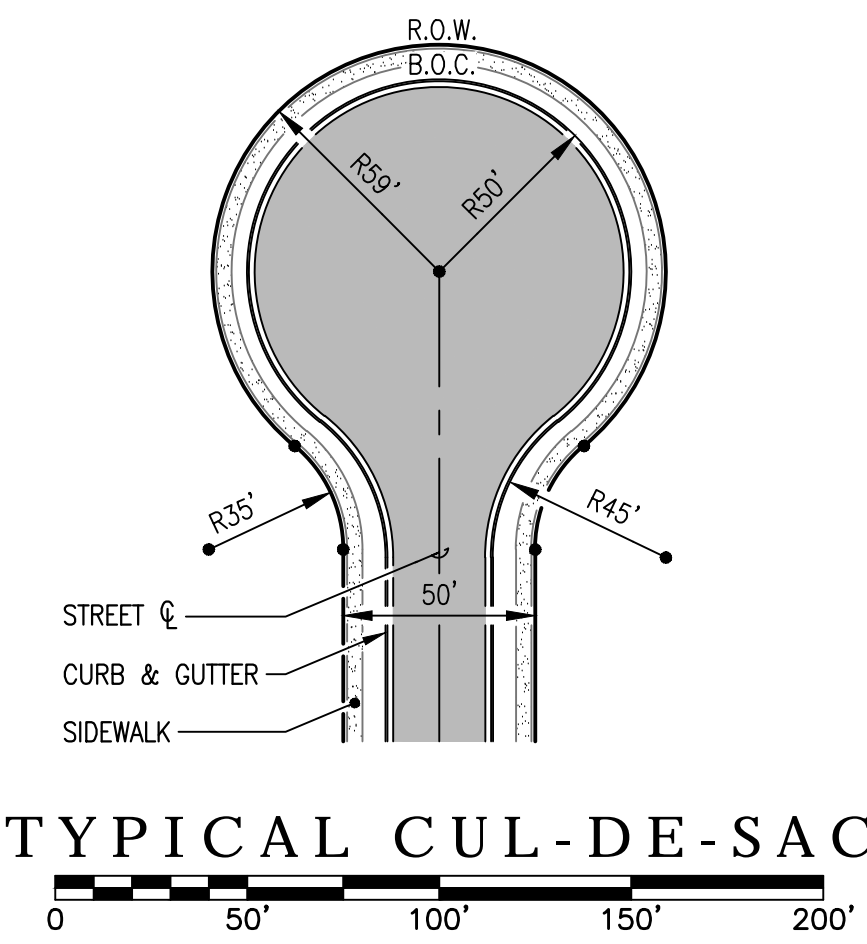
THIS DOCUMENT IS RELEASED FOR INFORMATION PURPOSES ONLY BY JEFFREY C. COVM. P.E. 101983, ON 10/23/2020, AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



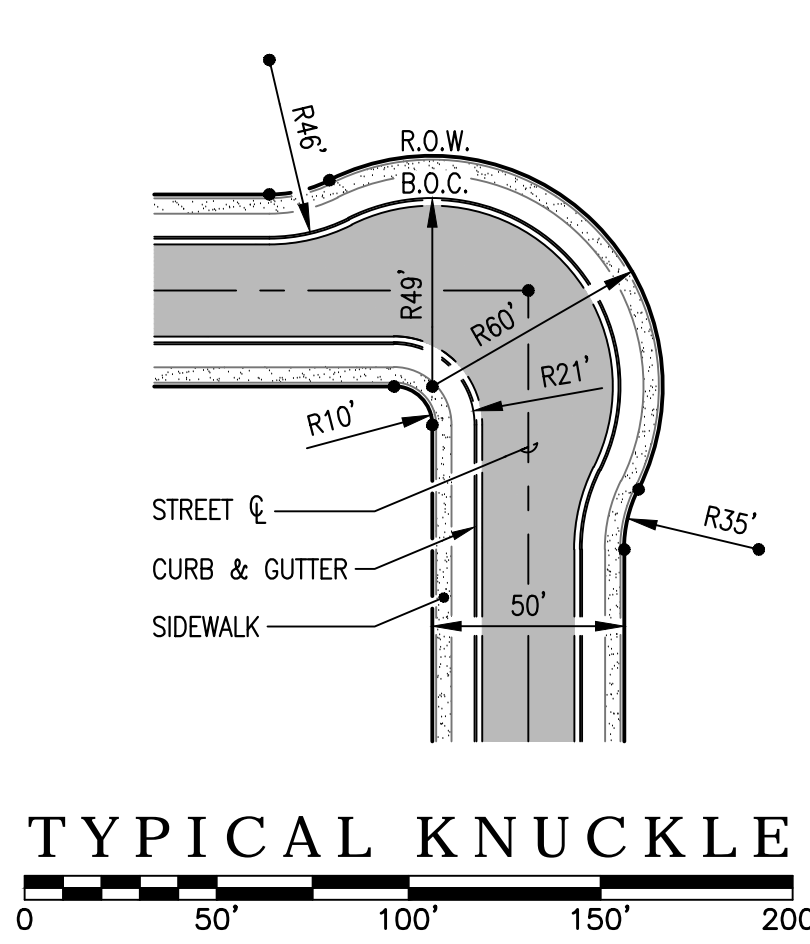
ENTRY STREETS & SIDEWALKS



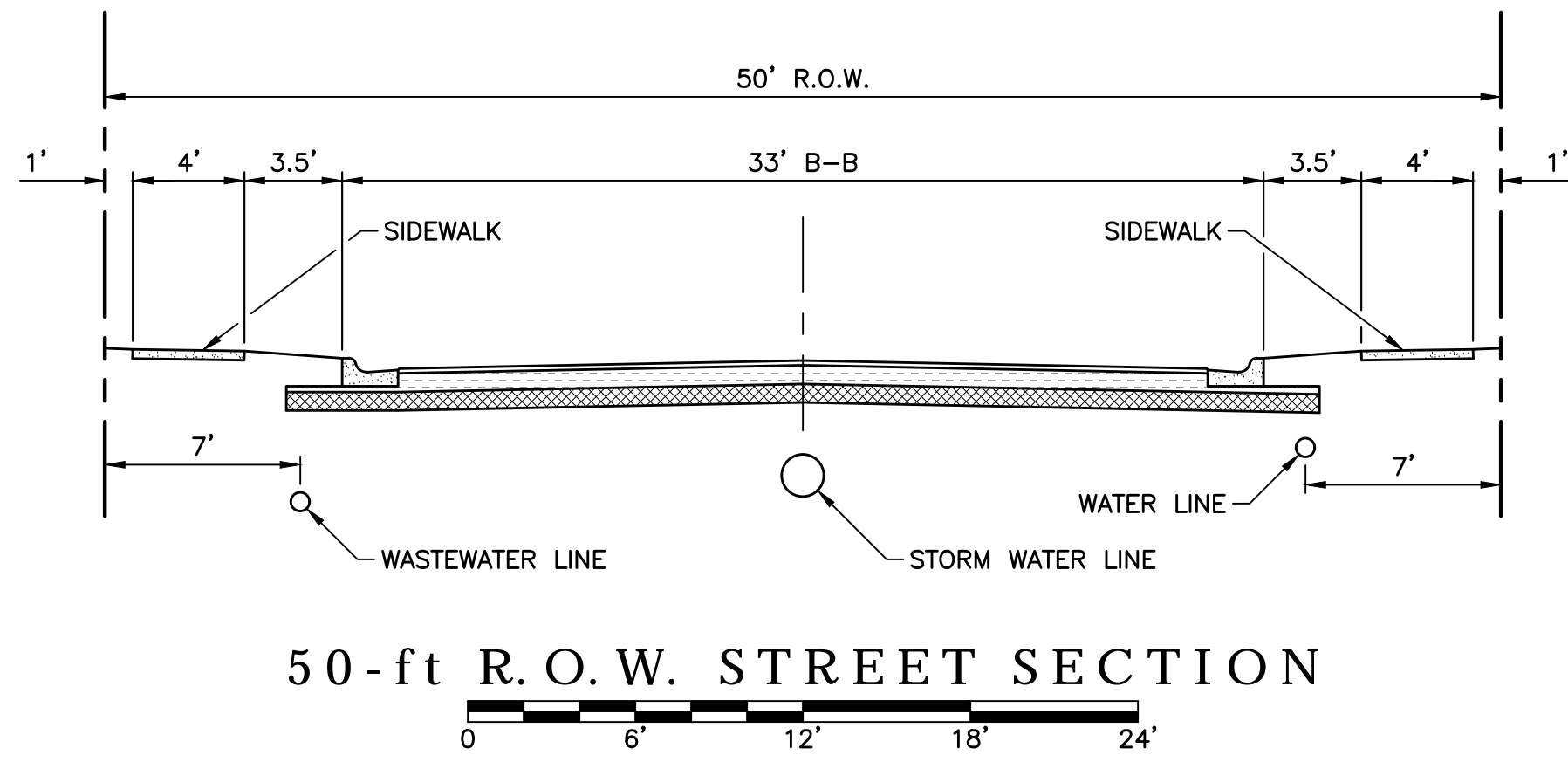
ROUNDBOUT STREETS & SIDEWALKS



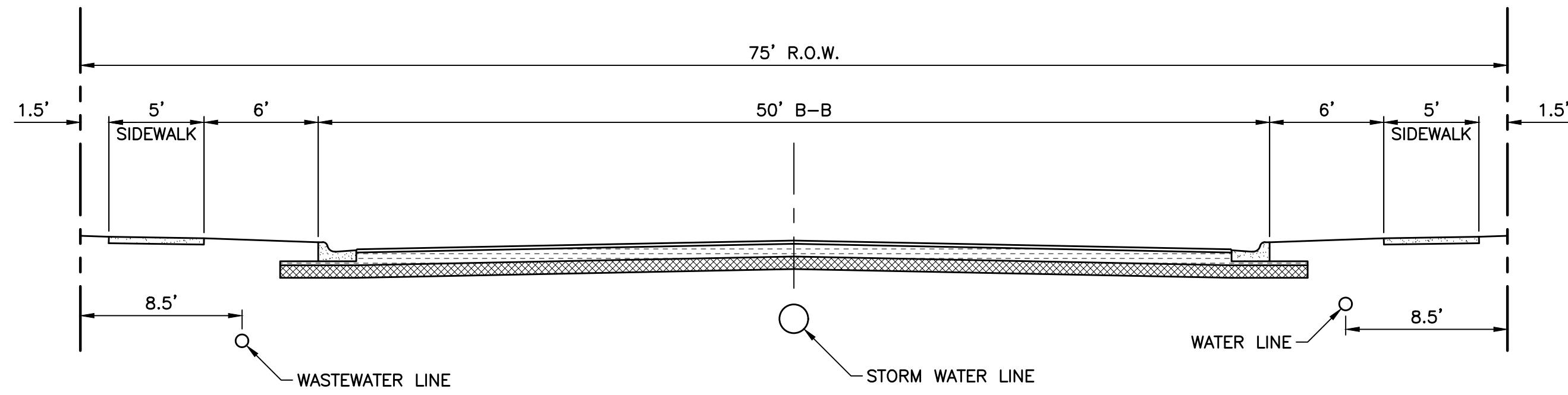
TYPICAL CUL-DE-SAC



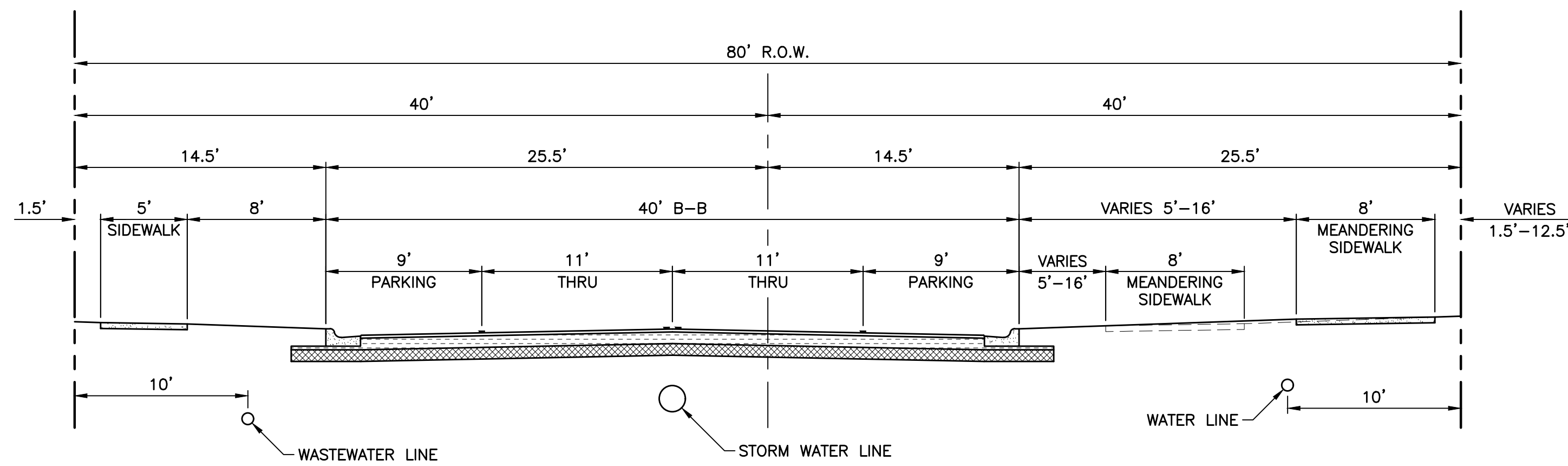
TYPICAL KNUCKLE



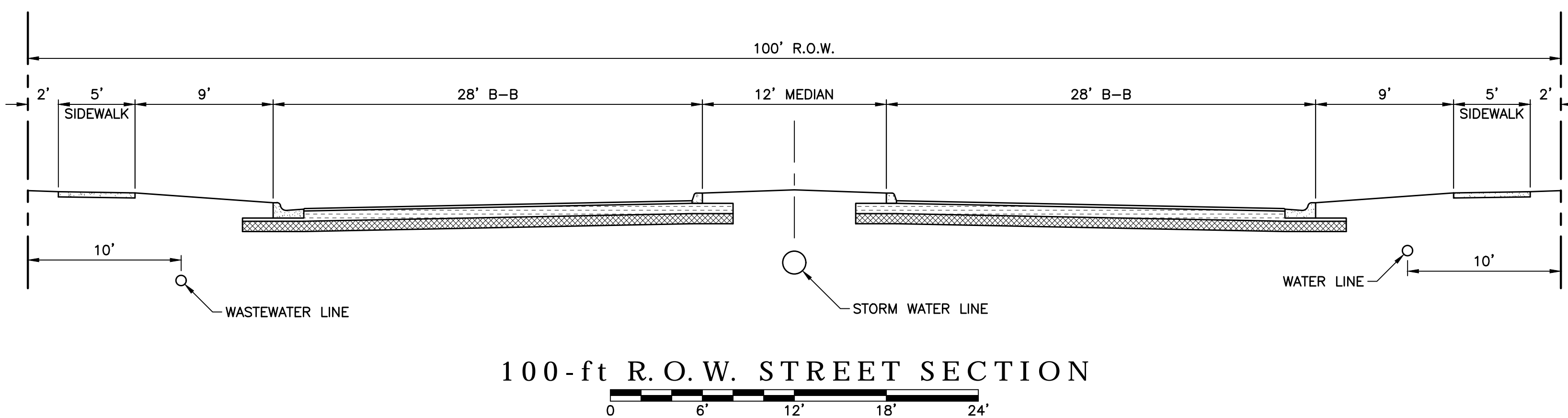
50-ft R.O.W. STREET SECTION



75-ft R.O.W. STREET SECTION



80-ft R.O.W. PARKWAY SECTION

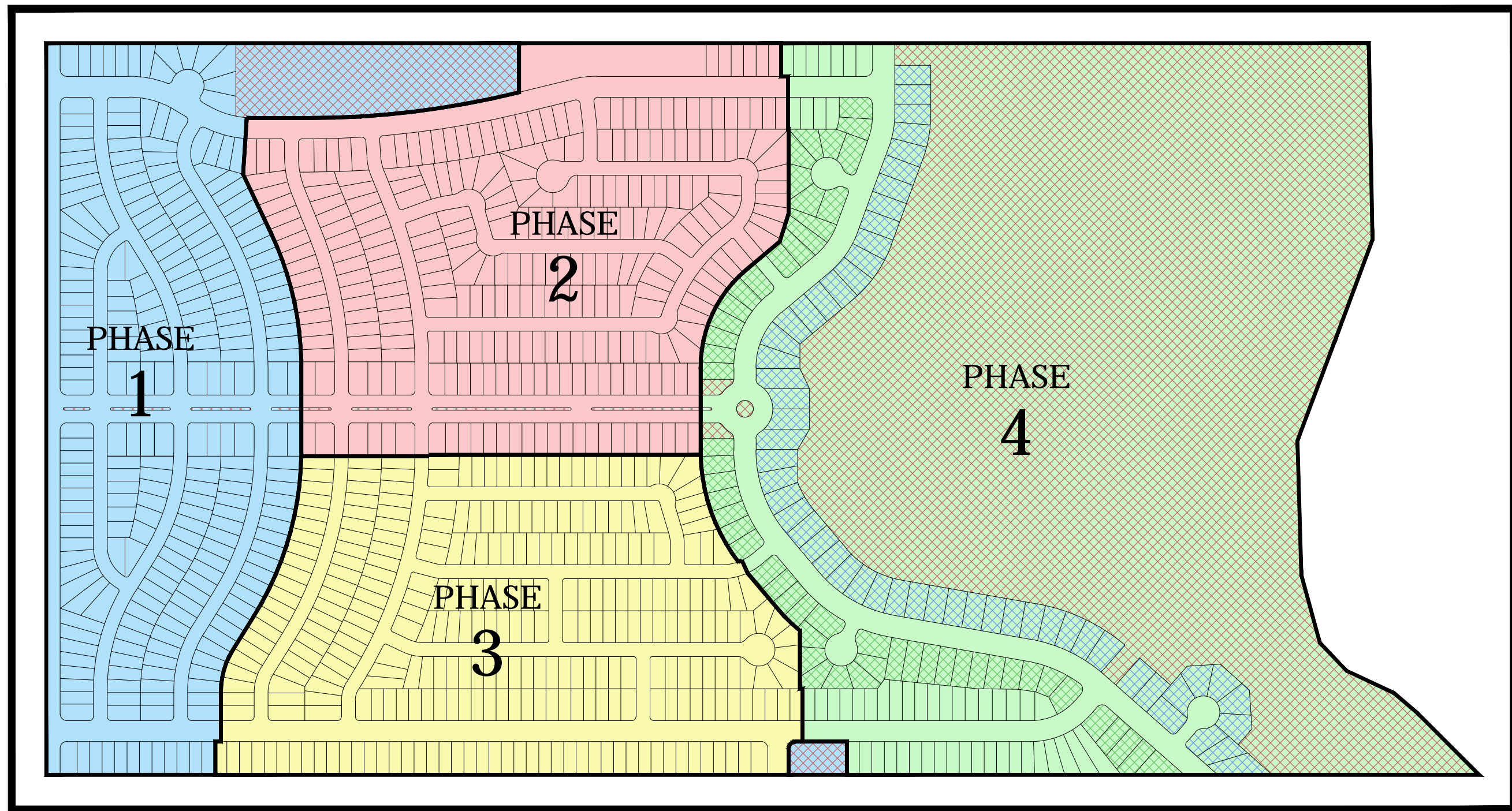


100-ft R.O.W. STREET SECTION



JURISDICTIONAL WETLANDS DELINEATION

PHASING PLAN



PHASE NUMBER	TYPICAL LOT SIZES			NON-BUILDABLE LOT OR PARK	ACRES ^H	ACRES LESS NON-BUILDABLE ^H	RESIDENTIAL LOTS PER ACRE
	STANDARD 45' x 120'	OSO WEST 60' x 120'	OSO EAST 70' x 130'				
1	251	-	-	6	54.18	47.69	5.26
2	282	-	-	3	52.98	52.77	5.34
3	296	-	-	-	48.46	48.46	6.11
4	50	55	55	4	128.98	39.69	4.03

989 RESIDENTIAL LOTS

284.60 188.95 5.31

^H ACREAGES SHOWN INCLUDE R.O.W.

LOT & BLOCK TOTALS

BLOCK NUMBER	TYPICAL LOT SIZES			NON-BUILDABLE LOT OR PARK	ACRES
	STANDARD 45' x 120'	OSO WEST 60' x 120'	OSO EAST 70' x 130'		
1	27	-	-	1 ^A	11.54
2	23	-	-	-	3.31
3	-	-	-	1 ^B	0.02
4	23	-	-	-	3.31
5	56	-	-	-	7.03
6	18	-	-	-	2.43
7	-	-	-	1 ^B	0.04
8	18	-	-	-	2.43
9	48	-	-	-	6.29
10	-	-	-	1 ^B	0.04
11	48	-	-	-	6.26
12	43	-	-	-	5.77
13	-	-	-	1 ^B	0.04
14	48	-	-	-	6.26
15	39	-	-	-	5.27
16	-	-	-	1 ^B	0.04
17	48	-	-	-	6.31
18	63	-	-	-	8.50
19	43	-	-	-	5.60
20	49	7	-	1 ^C	7.51
21	-	-	-	1 ^B	0.09
22	48	7	-	1 ^C	7.45
23	37	-	-	-	4.69
24	23	-	-	-	2.85
25	43	-	-	-	5.31
26	39	13	-	-	7.55
27	-	-	-	1 ^B	0.08
28	75	23	-	-	13.70
29	20	5	-	1 ^D	4.26
30	-	-	-	1 ^E	0.06
31	-	-	55	1 ^F	100.94

TOTAL 879 55 55 13

989 BUILDABLE LOTS

1,002 TOTAL LOTS

ACRES 114.92 10.07 11.98 98.01 234.98^C

136.97 BUILDABLE ACREAGE^C

- ^A LOT 15: PARK, STORM WATER DETENTION
^B LOT 1: BOULEVARD MEDIANS
^C LOT 22: PARK
^D LOT 16: LIFT STATION
^E LOT 1: PARK, STORM WATER DETENTION, OSO CREEK
^F LOT 1: PARK/TURNING CIRCLE
^G ACREAGES SHOWN DO NOT INCLUDE R.O.W. SEE TABLE AT TOP FOR ACREAGE W/ R.O.W.

LEGEND:
PEM1C: PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED
E2EM1P: ESTUARINE, INTERTIDAL, EMERGENT, PERSISTENT, IRREGULARLY FLOODED
E2USN: ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, REGULARLY FLOODED
PSS1A: PALUSTRINE, SCRUB-SHRUB, BROAD-LEAVED DECIDUOUS, TEMPORARY FLOODED
PEM1A: PALUSTRINE, EMERGENT, PERSISTENT, TEMPORARY FLOODED
PUSC: PALUSTRINE, UNCONSOLIDATED SHORE, SEASONALLY FLOODED

Preliminary Plat of King's Lake West

BEING 284.605 ACRES OUT OF THE SOUTH HALF OF SECTION 6, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.

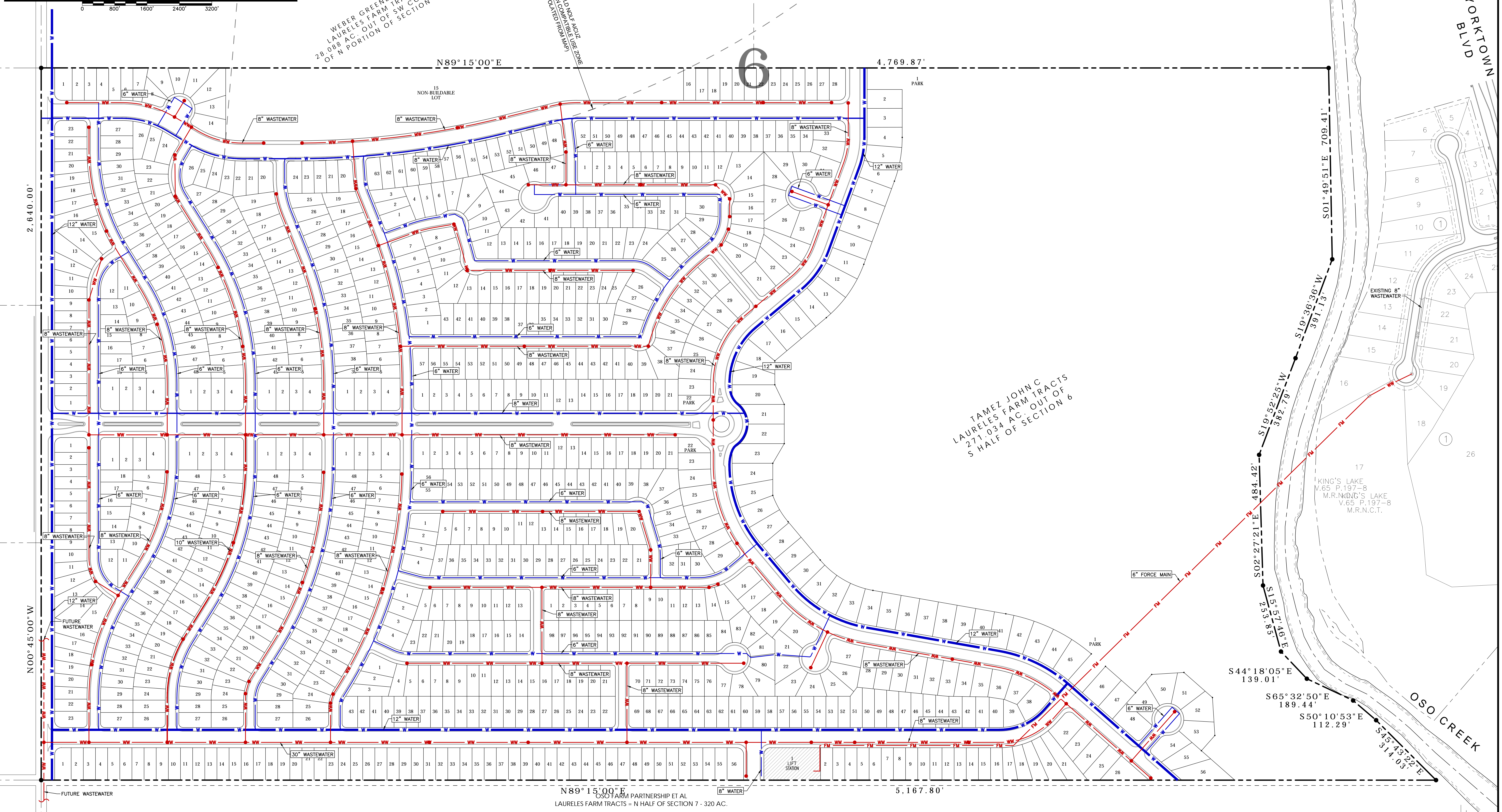


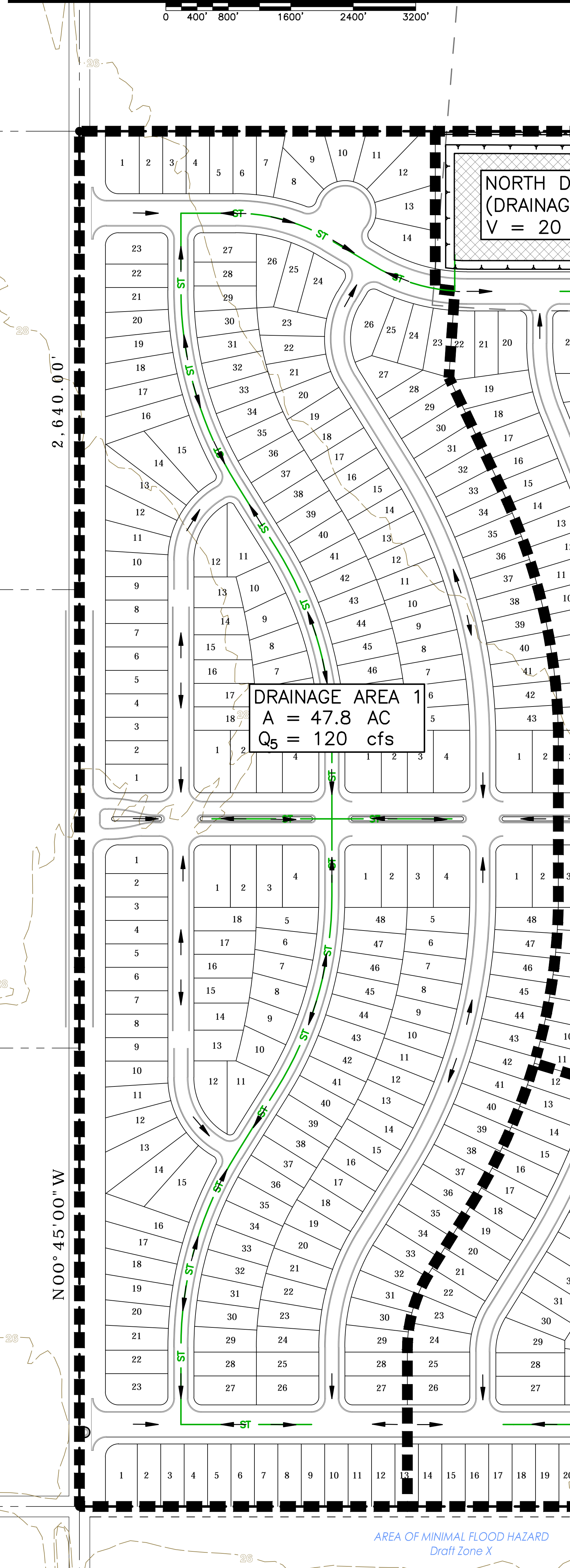
LJA ENGINEERING
TEXAS ENGINEERING FIRM F-1386
TEXAS SURVEYING FIRM 10014001
5350 S. Staples Street, Suite 425
Corpus Christi, Texas 78411
phone.361.991.8550
www.LJA.com

LJA C978-21125

DEVELOPER

LONDON DEVELOPMENT, LLC
JOHN C. TAMEZ, PRESIDENT
823 KINNEY STREET
CORPUS CHRISTI
TEXAS 78401
361.883.6505





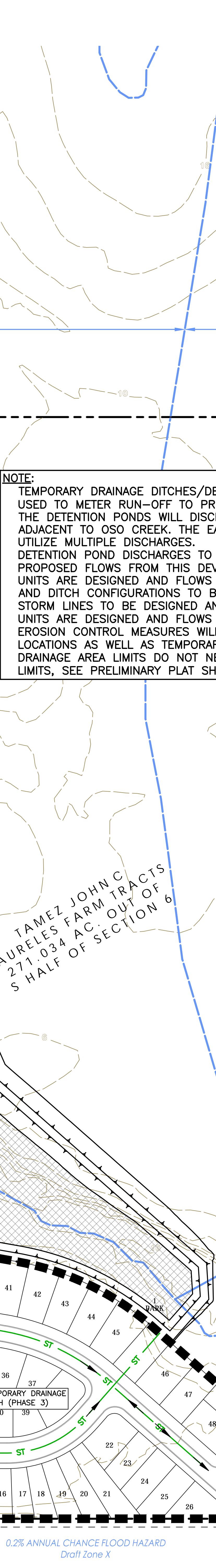
DRAINAGE AREA 1
 $A = 78.9 \text{ AC}$
 $Q_5 = 150 \text{ cfs}$

DRAINAGE AREA 2
 $A = 56.0 \text{ AC}$
 $Q_5 = 101 \text{ cfs}$

DRAINAGE AREA 3
 $A = 48.2 \text{ AC}$
 $Q_5 = 81 \text{ cfs}$

Other labels on the map include:
 - WEBER GREENE LTD., LAURELS FARM TRACTS
 - 0.88 AC OUT OF SW CORNER OF N PORTION OF SECTION 6
 - AREA OF MINIMAL FLOOD HAZARD Draft Zone X
 - CABANIS FIELD MOBILE HOME PARK
 - 0.2% ANNUAL FLOOD HAZARD Draft Zone
 - TEMPORARY DRAINAGE DITCH (PHASE 1)
 - PARK
 - N89°15'00"E
 - OSO F LAURELS FARM TRACTS

Page 1 of 2



A detailed map of the Tamez John C. Aureles Farm Tracts, showing 271.034 acres out of the south half of Section 6. The map includes a grid of numbered lots (e.g., 36, 37, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56) and a network of roads. A blue line indicates the 0.2% Annual Chance Flood Hazard, and a dashed black line indicates Draft Zone X. A green line with arrows shows the Temporary Drainage H (Phase 3). The map also shows a blue line representing a water body or stream, and a black line representing a boundary or road. The text 'TAMEZ JOHN C. AURELES FARM TRACTS 271.034 AC. OUT OF S HALF OF SECTION 6' is written diagonally across the top. The text '0.2% ANNUAL CHANCE FLOOD HAZARD' and 'Draft Zone X' are written at the bottom. The text 'S44 13' is written on the right side.

LJA C978-21125



**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 12, 2021**

PROJECT: 19PL1096

WESTWOOD HEIGHTS UNIT 4 (FINAL – 9.06 ACRES)

Located south of Leopard Street and west of Starlite Lane.

Zoned: RS-6

Owner: Devonshire Custom Homes, Inc.

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 40-unit, residential subdivision.

The Planning Commission originally approved the above plat on November 13, 2019 (expires May 13, 2020). This is the third request for a six-month extension.

- 1st Request – Expired 11/13/2020
- 2nd Request – Expired 5/13/2021

The applicant states “Construction is not to commence until the reimbursement is approved by City Council; financial burden of the pandemic has caused the delay on moving forward.”

The applicant is getting updated cost estimates for reimbursement application; thus, application is on hold until updated cost estimates are received.

DEVONSHIRE CUSTOM HOMES, INC.
NAVID ZARGHOONI

April 22,2021

Mr. Mark Orozco
Development Services
2406 leopard st suite 100
Corpus Christ Tx, 78408

Subject: Westwood Heights unit 4 plat extension request

Dear Mr Orozco ,

I like to request a plat extension for Westwood heights unit 4.We are working with the city but Construction is not to commence until the reimbursement is approved by City Council.This along with the financial burden of the pandemic has caused the delay to this project on moving forward. At this time we like an extension for this plat

Thank you



Devonshire Custom Homes

From: [NAVID Z](#)
To: [Mark Orozco](#)
Cc: [Catherine Garza](#); [Andrew Dimas \[DevSvcs\]](#)
Subject: Re: 19PL1096 Westwood Heights- Plat extension payment due
Date: Saturday, November 7, 2020 12:57:07 PM

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

Hi there , this email is requesting additional time for us to complete the plat. Due to timing of things we need to extend the plat from Enginerring to gather more information and shortage of workers and resources we would greatly appreciate the additional time

Thank you

CONFIDENTIALITY NOTICE: This electronic transmission and any documents or other writings sent with it constitute confidential information intended only for the named recipient. If you have received this communication in error, do not read it. Please reply to the sender that you have received the message in error, then delete the message. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachment(s) by anyone other than the named recipient is strictly prohibited.

Navid Zarghooni

On Nov 5, 2020, at 8:47 AM, Mark Orozco <MarkOr@cctexas.com> wrote:

Good morning,
We will be needing a Letter or email stating the request and the reasoning for the Plat extension request.
See attached payment due to be paid at Development Services. Print three copies, one receipt for cashier and myself.
Thank You

Mark Orozco, Engineering Associate
Land Development | Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Main Line: (361) 826-3240

Direct: (361) 826-3921

Email: MarkOr@cctexas.com

Website: <https://www.cctexas.com/departments/development-services>

<image001.jpg>

Please take a moment to tell us how we are doing by taking our
survey: <https://www.cctexas.com/DSFeedback>

<Payment due- Westwood.pdf>

STATE OF TEXAS §
COUNTY OF NUECES §
WE, DEVONSHIRE CUSTOM HOMES, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____,

NAVID ZARGHOONI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NAVID ZARGHOONI, PRESIDENT OF DEVONSHIRE CUSTOM HOMES, INC.

THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

THIS THE _____ DAY OF _____, 20____,

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

STATE OF TEXAS §
COUNTY OF NUECES §
WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

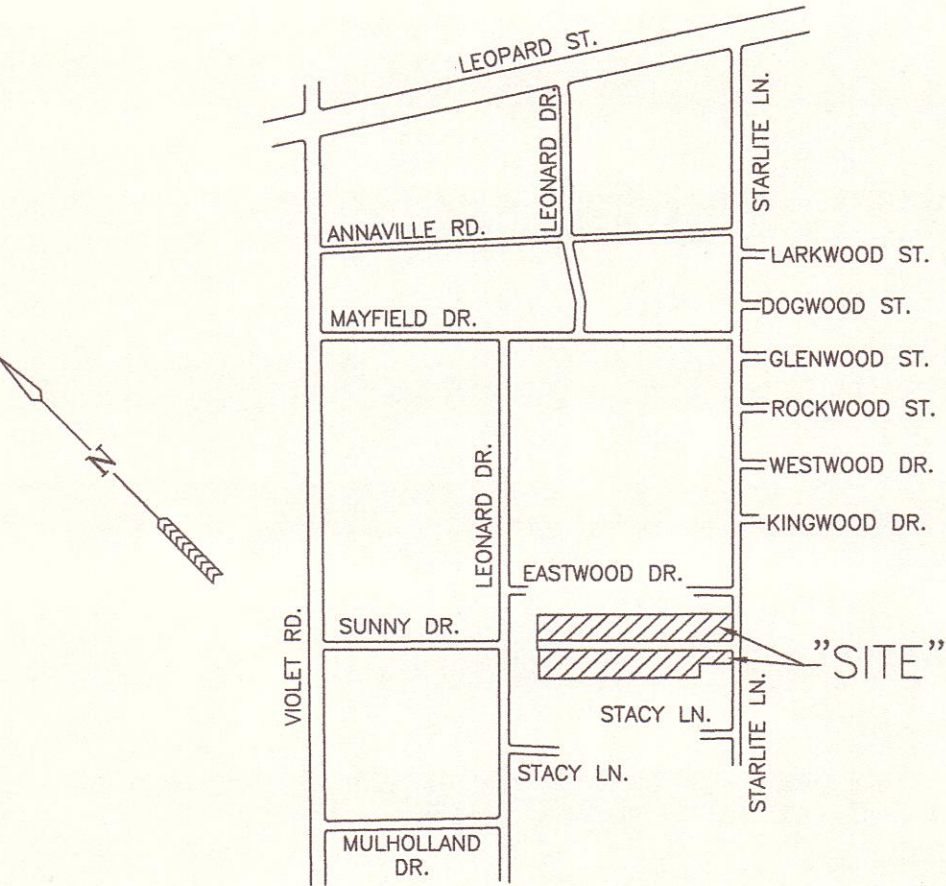
BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

(TITLE), OF _____
THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



LOCATION MAP
1"=1200'

PLAT OF WESTWOOD HEIGHTS UNIT 4

A 4.744 ACRE TRACT IN BLOCK 1 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 10/10/19
COMP. NO. PLAT-SH.DWG
JOB NO. 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

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

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

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

THIS THE _____ DAY OF _____, 20____,

ERIC VILLARREAL, P.E.
CHAIRMAN

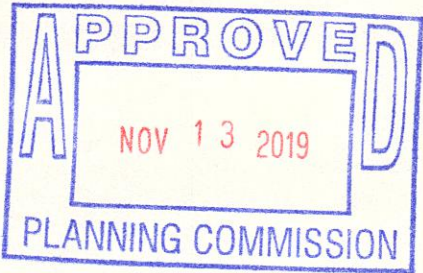
NINA NIXON-MÉNDEZ, FAICP
SECRETARY

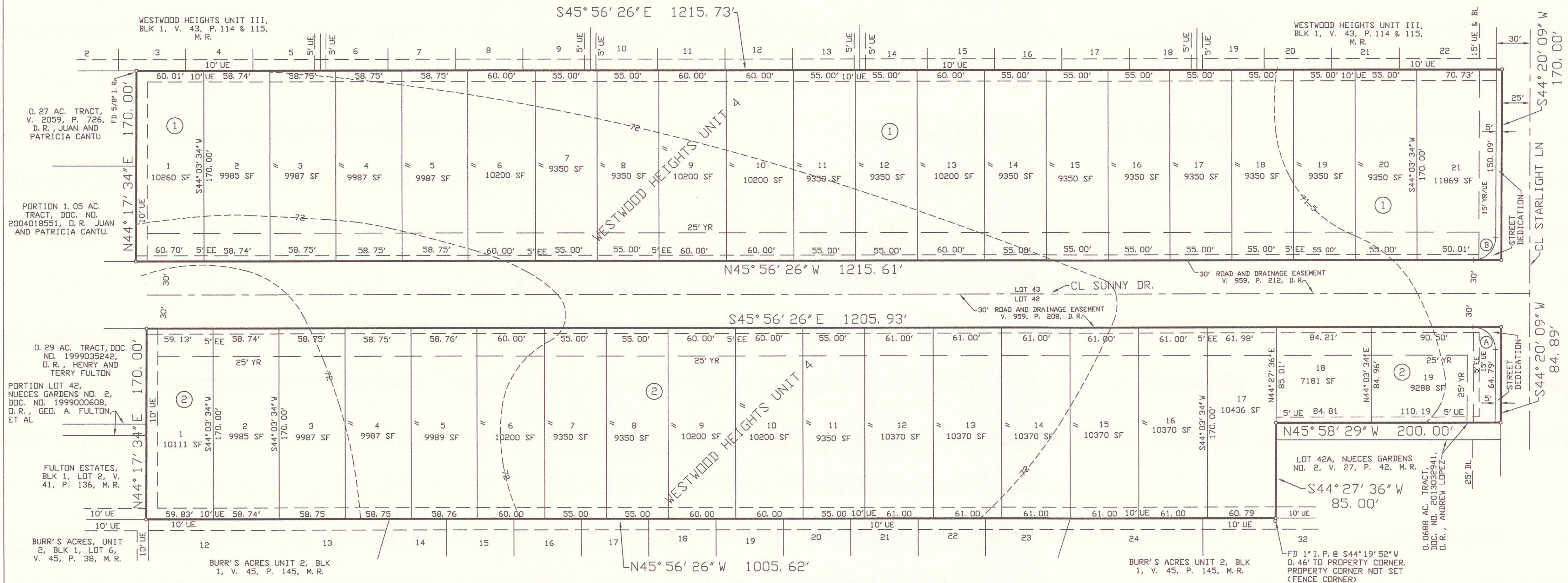
STATE OF TEXAS §
COUNTY OF NUECES §
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK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

BY: _____

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



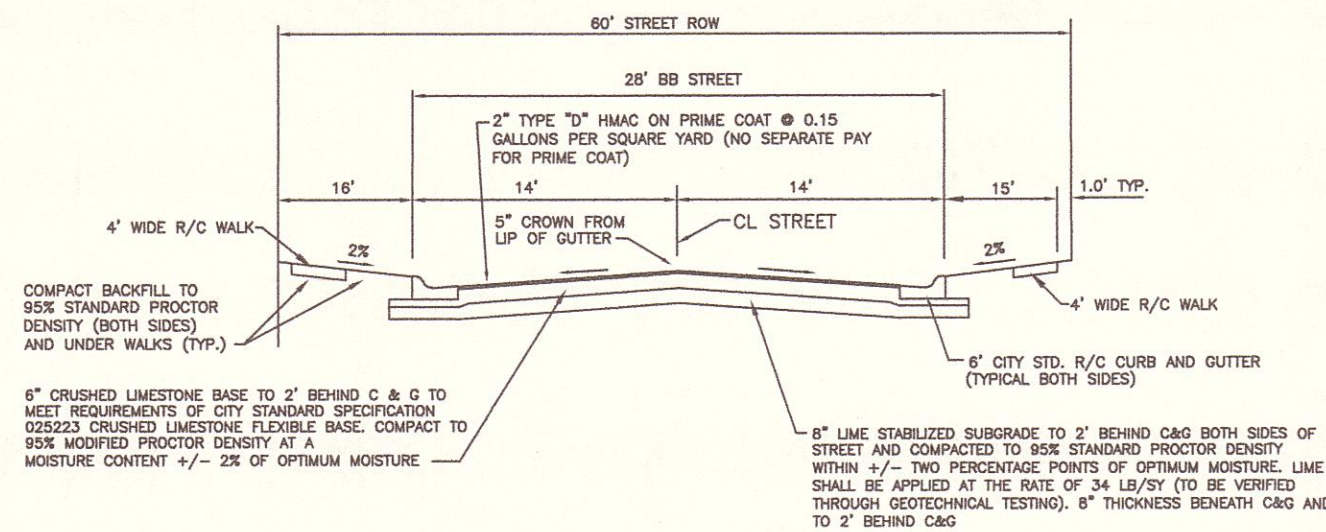


NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0280G (10/23/15), ZONE X, 0.2% ANNUAL CHANCE FLOOD.
3. THE SUBJECT SITE CONTAINS 4.744 ACRES IN BLOCK 1 AND 4.315 ACRES IN BLOCK 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
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. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED "BASS AND WELSH ENGINEERING".
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21' ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
8. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
9. NO DRIVEWAY ACCESS TO STARLIGHT LANE.
10. LOT 21, BLOCK 1 & LOT 19, BLOCK 2 MUST BE REQUIRED TO ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.

CURVE DATA

(A)	(B)
D=90° 16' 35"	D=89° 43' 25"
R=20.00'	R=20.00'
T=20.10'	T=19.90'
L=31.51'	L=31.32'
CB=N00° 48' 08" W	CB=S89° 11' 52" W
CH=28.35'	CH=28.22'



TYPICAL STREET SECTION - 60' ROW

NTS

**PLAT OF
WESTWOOD HEIGHTS UNIT 4**
A 4.744 ACRE TRACT IN BLOCK 1, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS.

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 10/23/19
COMP. NO.: PLAT-SH2
JOB NO.: 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 2 OF 2



Zoning Case #0221-03

Cardinal Investments and Holdings, LLC.
Rezoning for a Property at 7610 Slough Road
From “FR” To “RS-6/PUD”



Planning Commission
May 12, 2021

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
Not Applicable

Setbacks:
Street: 25 feet
Side: 5 feet
Rear: 5 feet

Parking:
2 per unit

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

Utilities



Water:
8-inch C900



Wastewater:
18-inch PVC



Gas:
2-inch line



Storm Water:
36-inch line

Public Notification

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

Notification Area

Opposed: 16 (24.75%)

Separate Opposed Owners: 15

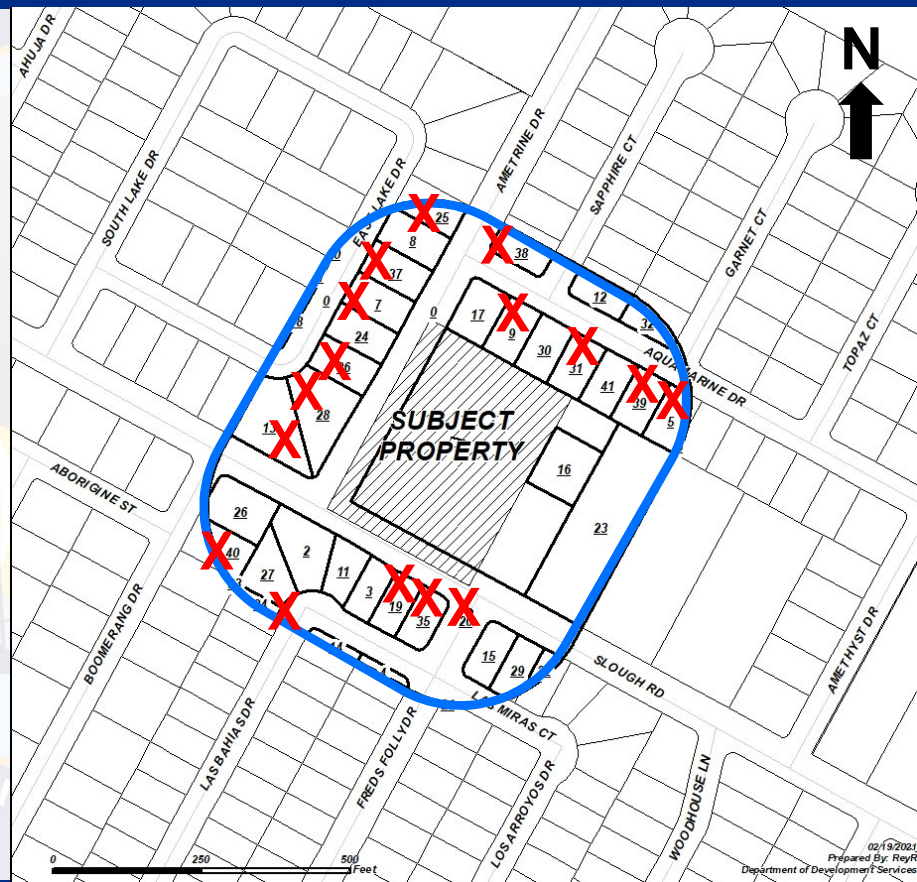
Outside 200' Opposed Owners: 11



In Favor: 0



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



PUD Deviations

Minimum Dimensions	"RM-AT" District Standards	"RS-TH" District Standards	Proposed PUD	Deviation
Lot Area	6,000 sf.	1,600 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	35 ft.	<u>Yes</u>
Front Yard	25 ft.	10 ft.	18 ft.	<u>Yes</u>
Front Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	0 ft.	<u>Yes</u>
Rear Yard	5 ft.	5 ft.	5 ft.	No
Max. Height	35 ft.	45 ft.	None	<u>Yes</u>
Open Space	25%	30%	33%	No
Paved Street Width	28 ft.	28 ft.	25 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
Parking Requirement	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf.	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests) Com: 1:250 sf	1/ unit 1/4 units (guests) (32 Spaces Total)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. along east side of private street	<u>Yes</u>

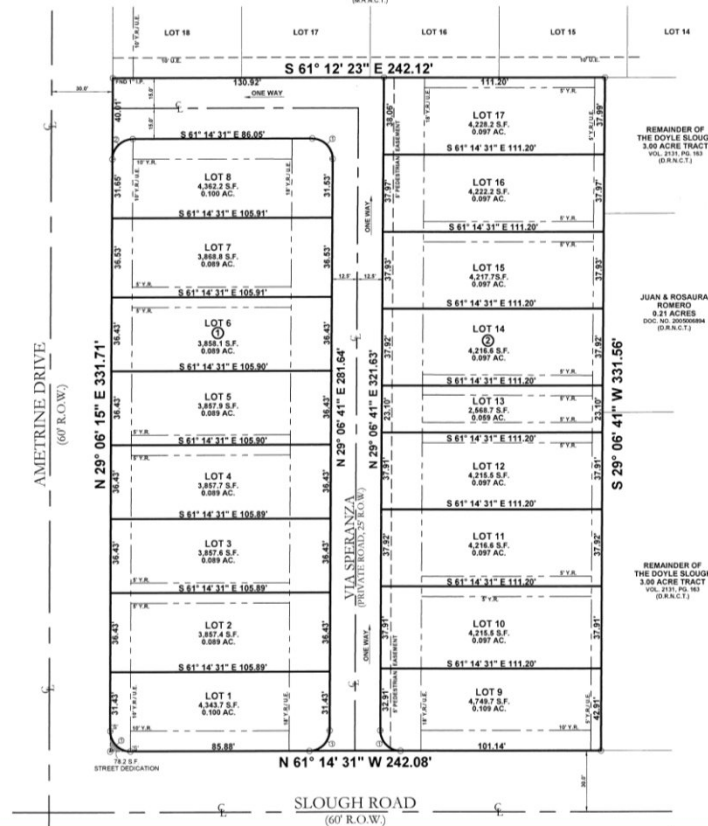
Master Site Plan

DOLCE VITA P.U.D.

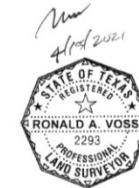
BEING A FINAL PLAT OF 1.843 ACRES OUT OF
LOT 27, SECTION 28, FLOUR BLUFF & ORIGINAL FARM & GARDEN TRACTS
AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.).
ALSO AS CONVEYED IN INSTRUMENT NO. 2018021179 (W.D.R.N.C.T.).
CORPUS CHRISTI, NUECES COUNTY, TEXAS

LEGENDS OF DIAMANTE UNIT 2

VOL. 47 P. 322
(M.R.N.C.T.)



VICINITY MAP (NTS)



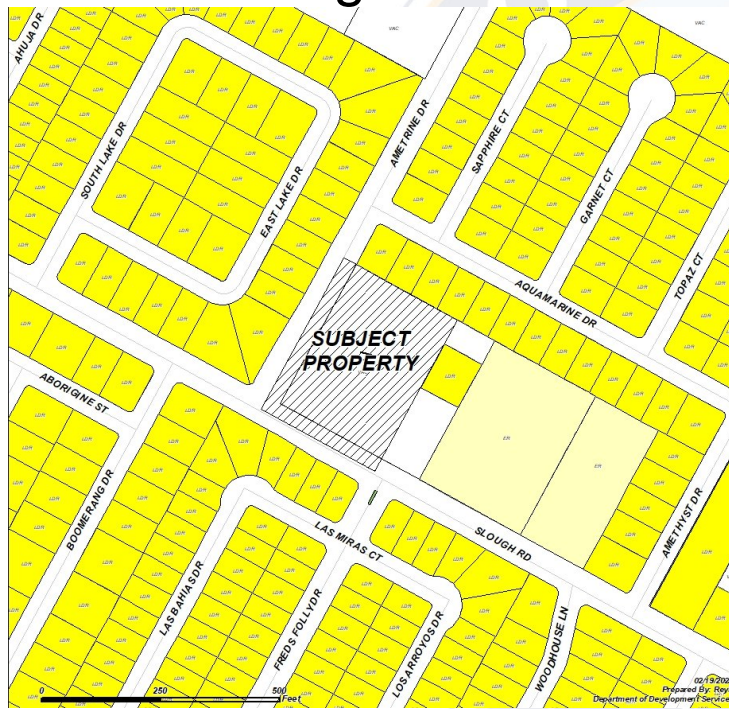
Staff Recommendation

Approval of the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development with Conditions:

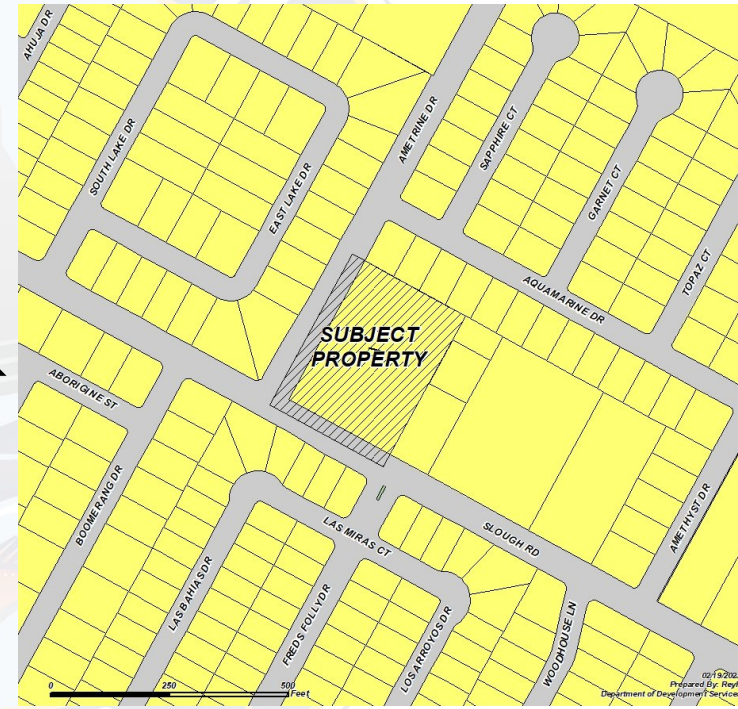
1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
 2. **Parking:** The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
 3. **Private Street Access:** On-street parking is prohibited. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate “No Parking.”
 4. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 5. **Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
-

Land Use

Existing Land Use



Future Land Use



TRC Comments

- Consistency with the Unified Development Code (UDC).
 - UDC Section 3.5.4: Review Criteria
 - Proposed PUD does not meet the conditions.
 - The proposed PUD does not provide a variety of housing types or increase mobility/walkability of the residents. Specifically, a lack of sidewalks.
 - Traffic management, fire protection, and the serviceability of the lots by public service vehicles.
 - Narrowing of right-of-way and the effect on traffic management.
 - Potential negative impacts to the eventual individual homeowner.
 - Parking/Vehicle Encroachment into right-of-way (ROW).
 - On-street parking and dead-end lots: Navigation and Serviceability by public service vehicles.
-

STAFF REPORT

Case No. 0221-03
INFOR No. 21ZN1004

Planning Commission Hearing Date: May 12, 2021

Applicant & Legal Description	<p>Owner: Cardinal Investments and Holdings, LLC. Applicant: David Villarreal Location Address: 7610 Slough Road Legal Description: Being a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Area: 1.83 acres Purpose of Request: To develop a 17-unit single-family townhome development.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"FR" Farm Rural District	Vacant	Medium Density Residential
	North	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	South	"RS-4.5" Single-Family 4.5 District	Low Density Residential	Medium Density Residential
	East	"FR" Farm Rural District and "RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6 District	Low Density Residential	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for a medium density residential use. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC. City Council District: 5 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 240 feet of street frontage along Slough Road which is designated as an "C1" Minor Collector Street and 325 feet of street frontage along Ametrine Drive which is also designated as a "C1" Minor Collector Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity between 1,000 and 3,000 Average Daily Trips (ADT). The reconstruction of Slough Road and the extension of Ametrine Drive were both Bond 2018 projects.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Slough Road	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	Not Available
	Ametrine Drive	"C1" Minor Collector	60' ROW 40' paved	60' ROW 40' paved	Not Available

Staff Summary:

Development Plan: The subject property is a total of 1.83 acres in size. Dolce Vida, Planned Unit Development (PUD) is a planned community that will consist of 17 single-family townhouse lots.

<i>Minimum Dimensions</i>	<i>"RS-6" District Standards</i>	<i>"RS-TH" District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Lot Area	6,000 sf.	1,600 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	16 ft.	35 ft.	<u>Yes</u>
Street Yard	25 ft.	10 ft.	18 ft.	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	10 ft.	No
Side Yard	5 ft.	0 ft.	0 ft.	<u>Yes</u>
Rear Yard	5 ft.	5 ft.	5 ft.	No
Max. Height	35 ft.	45 ft.	None	<u>Yes</u>
Open Space	30%	30%	33%	No
Paved Street Width	28 ft.	28 ft.	25 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
Parking Requirement	2 per unit	1.5/ unit(1 bedroom) 2/ unit (2 bedroom) 1/5 units (guests)	1/ unit 1/4 units (guests) (32 Spaces Total)	<u>Yes</u>
Sidewalks	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. on both sides or 6 ft. on both sides of private streets	5 ft. along east side of private street	<u>Yes</u>
Short Term Rentals	No	No	Yes	<u>Yes</u>

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and has remained undeveloped since annexation in 1995. To the north is a single-family residential subdivision (Legends of Diamante Unit 2) zoned "RS-6" Single-Family 6 District. To the south is a single-family residential subdivision (Rancho Las Brisas Unit 1) zoned "RS-4.5" Single-Family 4.5 District. To the east are a few large tract single-family homes zoned "FR" Farm Rural District and a single-family residential subdivision (Legends of Diamante Unit 1) zoned "RS-6" Single-Family 6 District. To the west is a single-family residential subdivision (South Lake Estates) zoned "RS-6" Single-Family 6 District.

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

Plat Status: The property is not platted.

Utilities:

Water: 8-inch C900 line located along Ametrine Drive.

Wastewater: 18-inch PVC line located along Slough Road.

Gas: 2-inch line located along the northern property line.

Storm Water: 36-inch line located along Slough Road.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the “RS-6/PUD” Single-Family 6 with a Planned Unit Development is consistent with the adopted Future Land Use Map which calls for a medium density residential use. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC. The proposed rezoning is also consistent with the following policies of the Comprehensive Plan:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Tourist-oriented business and development will continue to be encouraged and promoted by all agencies of the City as illustrated on the Future Land Use Map. This includes commercial ventures, condominiums and resorts, fishing and outdoor recreation facilities, and recreational vehicle parks (Policy Statement B.2).
- The designation of “Mixed Use” in the Future Land Use Plan expresses the City’s desire to mix residential and non-residential uses. (Policy Statement B.10).

Department Comments:

- The proposed rezoning is consistent with the Future Land Use Map. The proposed use of single-family townhomes is consistent with the overall goals and strategies of Plan CC and the Southside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- Surrounding properties have been rezoned within the past decade indicating a pattern towards higher density single-family residential development. The zoning pattern is in line with a Plan CC policy statement of creating urban villages and accommodating continuous growth.
- Based on the number of lots, the density of the proposed PUD is 9.30 dwelling units per acre. The range of density for a medium residential use is between 4 and 13 dwelling units per acre.
- The subject property is located at the intersection of two minor collector streets that can accommodate in minor increase in density. The proposed private street will be one-way.
- As part of the rezoning process, all PUDs are reviewed by the Technical Review Committee (TRC). Concerns were raised by members of the TRC in the following areas.
 - Consistency with the Unified Development Code (UDC).
 - According to Section 3.5.4 of the Unified Development Code (UDC), PUDs should be reviewed by the following criteria:
 - The development is in harmony with the character of the surrounding area.
 - The development is in conformity with the Comprehensive Plan and is consistent with the intent and purpose of this Section.
 - The development contains a variety of housing types, employment opportunities or commercial services to achieve a balanced community.

- The orderly and creative arrangement of all land uses with respect to each other and to the entire community.
- The development contains a planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways and pedestrian walkways.
- The development is staged in a manner which can be accommodated by the timely provision of public utilities, facilities and services.
- Traffic management, utilities, and fire protection of the proposed lots.
 - Consistently the membership of the TRC has voiced concerns on multiple plats concerning the narrowing of right-of-way and the effect on traffic management.
 - The Utilities Department has raised concerns if there is available wastewater capacity. This issue will need to be resolved during the public improvements phase of the platting process.
 - The narrowing of a right-of-way to 25 -feet and the reduction of setbacks to 18-feet may have potential negative impacts to the eventual individual homeowner. Specifically, the availability of enough space for personal vehicles to avoid encroachment into the right-of-way.
 - While staff understands the paved portion of the right-of-way will be 25-feet, the reduction from the 28-foot pavement section standard and the reduced off-street parking may encourage on-street parking and therefore interfere with the ability of a fire apparatus (vehicle) and other public service vehicles to navigate and respond in the event of an emergency or scheduled services (i.e. Solid Waste).
 - Several members of the TRC encourage that on-street parking is prohibited and should be enforced by the Homeowner's Association (HOA).
- The rezoning case was originally heard on and tabled on March 17th.
- In response to the comments from the Technical Review Committee (TRC), the applicant updated the site design to include increased street yard setbacks. Updates to the street included eliminating on-street parking, identify the street as one-way, and the addition of a sidewalk on one side of the private street.
- Based on the updates, the proposed PUD is compliant with Section 3.5.4 of the UDC.
- TRC reviewed the updates to the PUD and recommended approval on April 29th.

Staff Recommendation:

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development Overlay with the following conditions:

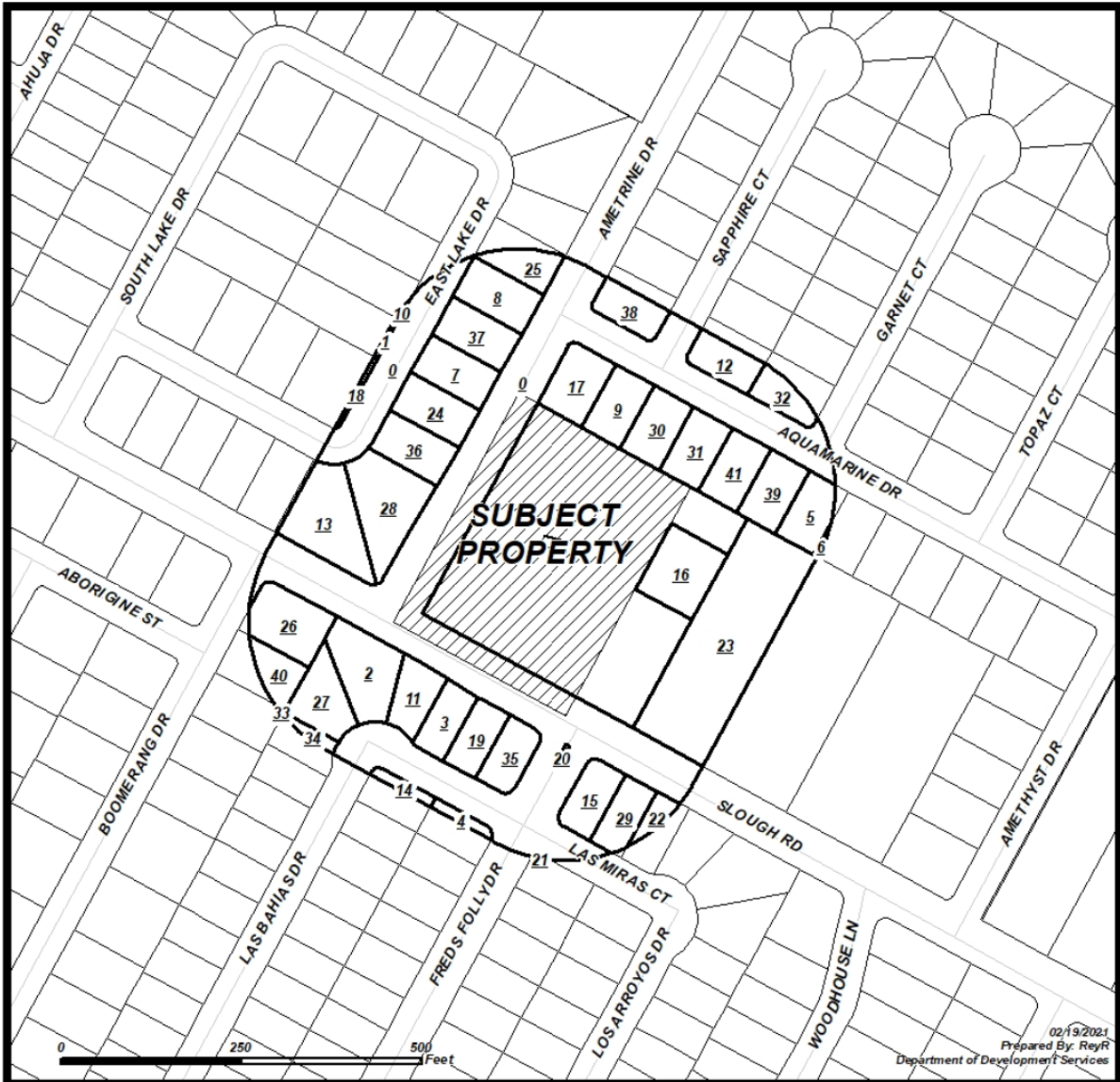
- 1. Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Dolce Vita Planned Unit Development (PUD) Guidelines and Master Site Plan and the satisfaction of all Technical Review Committee (TRC) requirements.
- 2. Parking:** The property must have a minimum of four off-street parking spaces (two garage spaces and two driveway spaces) per dwelling unit.
- 3. Private Street Access:** On-street parking is prohibited. The one-way private access drive shall not be less than 25 feet in width and shall be signed to indicate "No Parking."
- 4. Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

- 5. Time Limit:** An approved development plan shall expire 12 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.

Public Notification	Number of Notices Mailed – 41 within 200-foot notification area 3 outside notification area
	<u>As of March 12, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 16 inside notification area – 11 outside notification area
	Totaling 24.75% of the land within the 200-foot notification area in opposition. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:

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



CASE: 0221-03
ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	BI	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

Owners within 200' listed on attached ownership table

Owners in favor

Owners in opposition



Dolce Vita, P. U. D.

7610 Slough Road

Corpus Christi, Texas 78414

Owner / Developer

Cardinal Investments & Holdings, LLC

7210 Windwillow Drive, Corpus Christi, Texas 78414

Prepared by

David L. Walker, Architect

6622 Sahara Drive, Corpus Christi, Texas 78412

361-854-4359

david@davidlwalker.us

December 22, 2020

Dolce Vita, P. U. D.

7610 Slough Road
Corpus Christi, Texas 78414

Development Description:

Dolce Vita, P.U.D. is a proposed duplex townhome community that will include 16 residential units on 1.843 Acres of land for a density of 8.68 Units per Acre. The proposed community will be a redevelopment of 1.843 Acres out of Lot 27, Section 26, Flour Bluff and Encinal Farm & Garden Tracts as recorded in Volume A pages 41-43 (M.R.N.C.T.), also conveyed in instrument No. 2019021178 (M.R.N.C.T.), Corpus Christi, Nueces County, Texas.

The redevelopment will utilize existing public roadways and, sidewalks for access. This development will complement existing developments in the area.



Location Map

Development Standards per City of Corpus Christi Unified Development Code

Minimum Site Area	-	20,000 sf
Shared Parking (Townhouse)		1,600 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		30%
Required Parking	1.5	per 1 bedroom
	2	per 2 bedroom and above
	1	for every 5 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on each side	
Paved Street Width	28 ft	

PUD Requirements

Minimum Site Area	-20,000 sf	(80,281 provided)
Shared Parking (Townhouse)		1,400 sf
Minimum Dwelling Width (Shared Parking)		16 ft
Minimum Street Yard		10 ft
Minimum Street Yard (Corner)		10 ft
Minimum Side Yard		0 ft
Minimum Side Yard (Total)		0 ft
Minimum Rear Yard		5 ft
Minimum Building Separation		10 ft
Minimum Open Space		33%
Required Parking	1	per 2 bedroom and above
	1	for every 4 units (guests)
Curb Type	6" Curb and Gutter	
Sidewalks	5 ft on East side	
Paved Street Width	25 ft	

Development Guidelines For Residential Lots

(Note: Lot 13 is a common area lot, not a residential lot.)

Use	Single Family Residential (Townhomes)
-----	---------------------------------------

Lot Area **Minimum 3,500 sf**

Lot Width 35 ft Minimum

Yard Requirements:

Street **18 ft**

Garage Door **20 ft**

Street Corner **10 ft**

Side yard **0 ft**

Maximum building height: **None**

Minimum building spacing: 0 ft

Parking requirements per unit:

1 per two bedroom and above 16 required

1 for every 4 units for guests 4 required

Total provided **32 provided**

Maintenance: Lot Owner and Home Owners Association

Allowed Improvements:

Residential structures, support structures including decks, porches, patios, pavement, fencing, landscaping, etc.

Placement of Improvements:

Within the limits of individual lots and setbacks and outside of easements with the exception of fences, paving and landscaping.

Short Term Rentals:

Allowed. Specific language will be described in the HOA document.

Development Guidelines For Common Area Lots

Use:

**Non-residential structures for enjoyment and benefit of
Dolce Vita P.U.D.**

Lot Area **N/A**

Lot Width **N/A**

Yard Requirements:

Street: **N/A**

Street Corner: **N/A**

Side Yard: **N/A**

Maximum building height: **None**

Minimum building spacing:

Per the International Building Code

Parking Requirement: **0 Spaces**

Maintenance: **Home Owners Association**

Allowed Improvements:

**Community structures / amenities including decks,
porches, patios, pavement, fencing, landscaping, central
mailboxes, play structures, swimming pools, gazebos,
etc.**

Placement of Improvements:

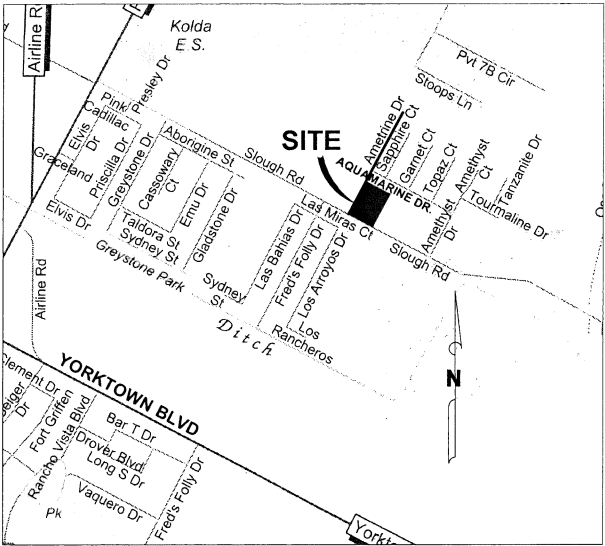
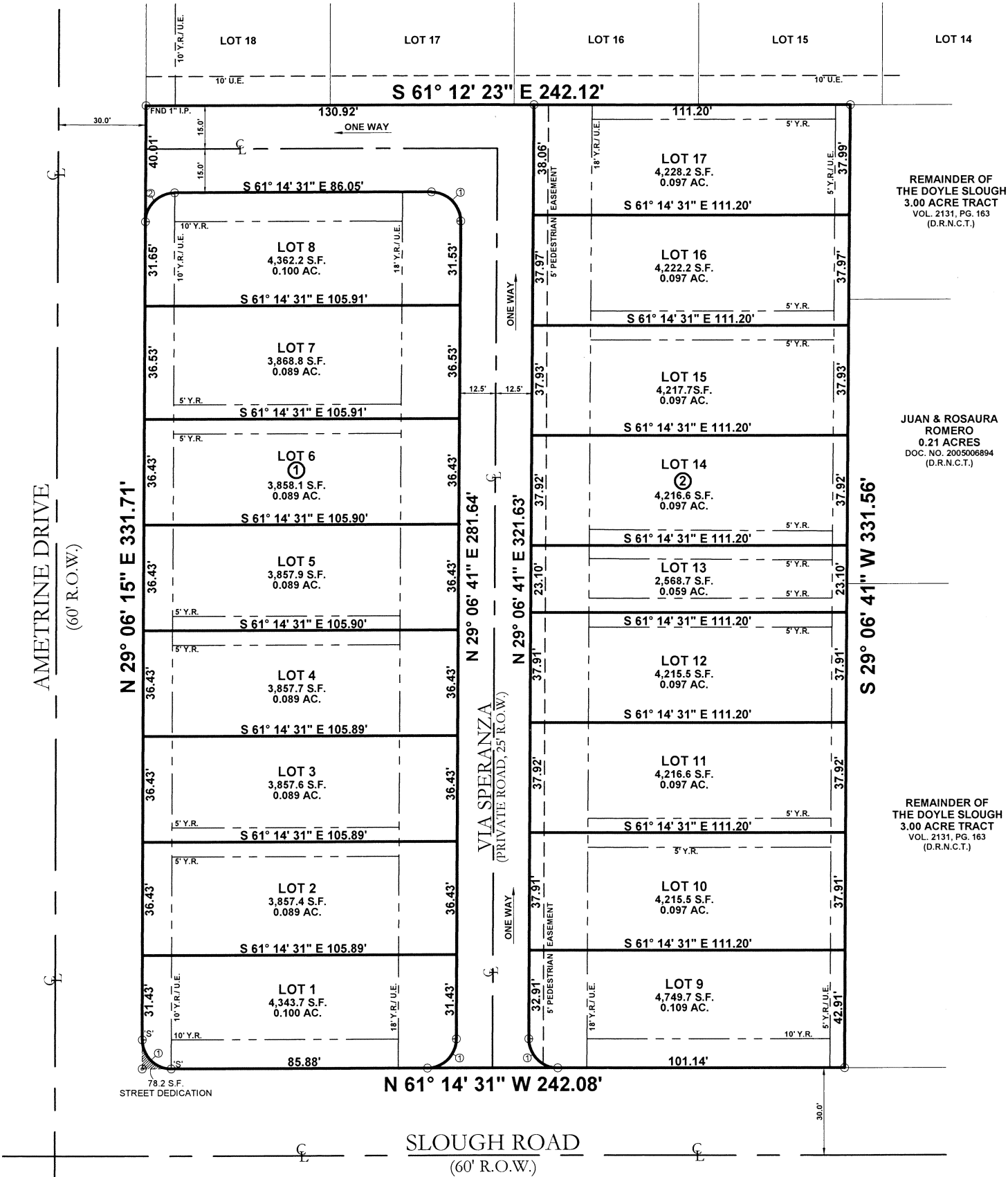
**Within the limits of individual lots and setbacks and
outside of easements with the exception of fences,
paving and landscaping.**

DOLCE VITA P.U.D.

BEING A FINAL PLAT OF 1.843 ACRES OUT OF LOT 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS AS RECORDED IN VOLUME A, PAGES 41 - 43 (M.R.N.C.T.), ALSO AS CONVEYED IN INSTRUMENT NO. 2019021178 (W.D.R.N.C.T.), CORPUS CHRISTI, NUECES COUNTY, TEXAS

LEGENDS OF DIAMANTE UNIT 2

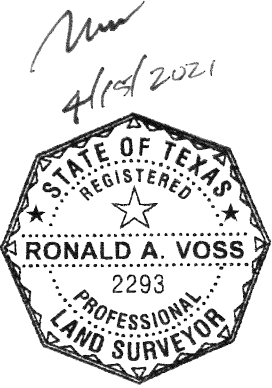
VOL. 67, PG. 322 (M.R.N.C.T.)



VICINITY MAP (NTS)

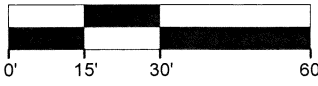
CURVE DATA

①	②
$\Delta = 90^{\circ} 00' 00''$	$\Delta = 89^{\circ} 14' 58''$
$R = 10.00'$	$R = 10.00'$
$T = 10.00'$	$T = 9.87'$
$LA = 15.71'$	$LA = 15.58'$
	$LC = N 73^{\circ} 43' 44'' E 14.05'$



VOSS ENGINEERING, INC.

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



GRAPHIC SCALE: 1" = 30'

DATE:	REVISED:	OFFICE:	JOB #:
11/25/2020	04/15/2021	RV & PP	20-7548
FIRM NO. F-166			

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0221-03**

Cardinal Investments Holdings, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, March 17, 2021**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.** in the City Council Chambers, 1201 Leopard Street. PUBLIC COMMENT: To reduce the chance of COVID- 19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the community, City staff, and City Boards and Commissions. Public testimony and public hearing input for public comment and on all items on the agenda at public meetings of City Boards and Commissions shall be provided in written format and presented to the designated staff member prior to the start of each meeting(s) of the City Boards and/ or Commission. Public comment/ input shall be provided, in writing, in the form of an e- mail limited to one page or by using the PUBLIC COMMENT/INPUT FORM found here: <http://www.cctexas.com/departments/city-secretary>, and shall be e-mailed to the following e- mail address: CatherineG@cctexas.com and/or AndrewD2@cctexas.com. The written public testimony shall be provided to members of the applicable City board or commission prior to voting on measures for that meeting. That written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Gov' t Code 551. 007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

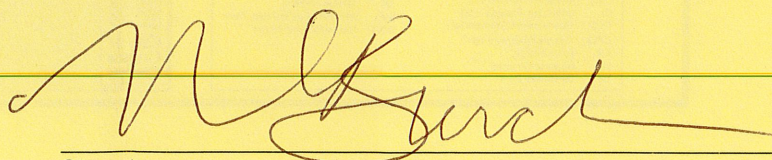
NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Malinda Burch

Address: 7623 Aquamarine Dr. City/State: Corpus Christi

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 251-604-6506



Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 5

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas [DevSvcs]

From: alexcan26152@gmail.com
Sent: Monday, March 15, 2021 7:32 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

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

Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.
I'd would like to recommend a park, instead.

Sincerely,
Name:Alex Cantu
Address:3722 East Lake Drive

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Monday, February 22, 2021 2:42 PM
To: Andrew Dimas [DevSvcs]
Subject: FW: Public Input: 03-03-2021 - Anthony Braxton

Good afternoon Andrew,

We received the attached public comment, but can't figure out what item # or meeting it pertains to. Please advise if you can help.

Thank you!

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Monday, February 22, 2021 8:05 AM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: FW: Public Input: 03-03-2021 - Anthony Braxton

FYI.

From: JotForm <noreply@jotform.com>
Sent: Sunday, February 21, 2021 9:30 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: Public Input: 03-03-2021 - Anthony Braxton

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

Warning: Replies to this message will go to returns@jotform.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.



Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Anthony Braxton
Address	Street Address: 7603 Aquamarine Drive City: Corpus Christi State / Province: Texas Postal / Zip Code: 78414
Topic	Rezoning of land
Agenda Number	0221-03

Describe Feedback:

From the planning commission papers being circulated, it appears that the vacant lot behind our homes on Aquamarine Drive is being planned to have Townhomes built. This area is congested and to build townhomes there it would seem that they would have to be 2 story. If the project calls for 2 story townhomes then I disapprove of the rezoning of this land. A two story project in this area will infringe on the privacy of our backyard and homes.

Provide an email to receive a copy of your submission.

tony.braxton@icloud.com

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NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Leo & Aisa Garza

Address: 7521 East Lake Dr. City/State: Corpus Christi TX

() IN FAVOR
REASON

☒ IN OPPOSITION

Phone: 361-774-0283

traffic, privacy and property values

Aisa Garza
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.
Property Owner ID: 13

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas [DevSvcs]

From: Fili Chapa <fchapa97@gmail.com>
Sent: Monday, March 15, 2021 9:46 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,

Name:fili chapa

Address: 7614 Las Miras Ct, Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Stephenie Rhodes <r_stephenie@hotmail.com>
Sent: Tuesday, March 16, 2021 1:53 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Rezoning Case No.0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Property Owner ID: 35 and 20
Property Manager : Andrew Manager

As a property owner in the Las Brias Subdivision, I'm **in opposition** to the Old Slough Farm being rezoned for Townhouse dwelling. This correspondence was mailed toward the later portion of the freeze experienced by Corpus Christi (2/14 - 20/21). In addition, I've had cervical surgery as of 2/8, so my focus has been a little distracted due to this health issue.

Sincerely,
Stephenie Regenie Rhodes
7618 Las Miras Court
(361) 739-4146

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0221-03**

Cardinal Investments Holdings, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the **"FR" Farm Rural District** to the **"RS-6/PUD" Single-Family 6 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

Described as a 1.83 Acre tract, being out of Lot 27, Section 26 of Flour Bluff Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41 to 43 of Map Records of Nueces County, Texas, and being the same property as described and conveyed in Instrument Number 2019021178 of the Warranty Deed Records of Nueces County, Texas, east of Ametrine Drive, south of Aquamarine Drive, and north of Slough Road.

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Printed Name: Wendy Lynn Sublett Bego
Address: 3710 E. Lake Dr. City/State: Corpus Christi TX 78414
() IN FAVOR ☒ IN OPPOSITION Phone: 361-813-2822
REASON:

Lower property value, increase traffic, privacy issues

Wendy Bego
Signature

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Printed Name: Stacie Boardman

Address: 3734 E Lake Dr Corpus Christi City/State: TX 78414

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: 361-876-7473

Stacie Boardman
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 28

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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Printed Name: Philip And Jennifer Lalla
Address: 7611 Aquamarine Drive City/State: Corpus Christi, TX
Phone: (361) 445-6949

() IN FAVOR ☒ IN OPPOSITION

REASON: we do not want 2 or more story dwellings behind our backyard. We bought our home with the privacy of farm land behind us. Thank you.

[Signature]
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 31

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

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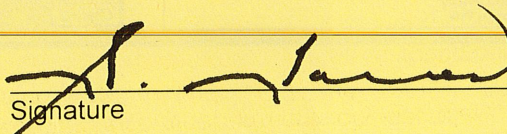
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Printed Name: SEVERO TORRES

Address: 3730 E. LAKE DR. City/State: Corpus Christi, Tx

() IN FAVOR ☒ IN OPPOSITION
REASON:

Phone: (361) 500-9003


Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 36

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas [DevSvcs]

From: Tina Garza <tina.garza76@yahoo.com>
Sent: Saturday, March 13, 2021 11:40 AM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,
Bertha C Garza
3718 E Lake Dr
Corpus Christi, TX 78414

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: mark888beverly@gmail.com
Sent: Monday, March 15, 2021 7:31 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,
Name: Mark Beverly
Address: 3633 Sapphire Court Tx. 78414

Cell
361 444 4814

Sent from my iPhone

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Printed Name: Aleida Hoff

Address: 7619 Aquamarine Dr. City/State: Corpus Christi, TX

() IN FAVOR (✓) IN OPPOSITION Phone: (361) 249-1605 78414

REASON: I would hate to have more traffic in our neighborhood and lose my back yard privacy if they build two story townhomes.

Aleida Hoff Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.:
Property Owner ID: 39

Case No. 0221-03
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

Andrew Dimas [DevSvcs]

From: Nuri <yilmazernuri@gmail.com>
Sent: Tuesday, March 16, 2021 8:42 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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

Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,
Nuri Yilmazer
3806 Boomerang Dr
Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Skyler Barker <sjbarker0311@gmail.com>
Sent: Friday, March 5, 2021 11:34 AM
To: Andrew Dimas [DevSvcs]; Catherine Garza
Subject: Re Zoning Case No: 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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All,
I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Please accept this email as my vote of no for this re-zoning.

Semper Fidelis,
Skyler J.E. Barker

--

Semper Fidelis,

Skyler J.E. Barker
Cell: (949)923-9417

Andrew Dimas [DevSvcs]

From: Melissa Cavazos <mcavazos06@yahoo.com>
Sent: Wednesday, March 3, 2021 9:46 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Oppose Rezoning Case 0221-03

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I am writing to vote NO for rezoning on Case 0221-03. Please keep as single family home. I oppose townhomes.

Thank you,

Melissa Cavazos
361-438-7251
South lake Neighborhood

Andrew Dimas [DevSvcs]

From: clarkcr <clarkcr@sbcglobal.net>
Sent: Wednesday, March 17, 2021 12:52 AM
To: Andrew Dimas [DevSvcs]; Catherine Garza
Subject: [EXTERNAL]Zoning Case # 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr. Dimas,

I am a resident of Corpus Christi and we own a home in Southlake Estates off Slough Rd. Though I am not within the 200 ft Notification Area for the Zoning Case # 0221-03, 7610 Slough Rd, our home is just a another 200 ft away. My wife and I strongly oppose the current proposed Townhome project as it does represent the surrounding properties on all sides of the proposed site or anywhere near this location. While we would encourage single family residential home development on this parcel similar in quality and construction of the immediate neighborhood homes on all sides, this townhome project does not belong in this area and is undesirable.

Thank you for noting our opposition to this case.

Chris and Dana Clark
7502 E Lake Dr.
512-579-8119

Sent from my T-Mobile 4G LTE Device

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Tuesday, March 2, 2021 6:34 PM
To: Andrew Dimas [DevSvcs]
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

Follow Up Flag: Follow up
Flag Status: Flagged

For planning commission

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Tuesday, March 2, 2021 12:02 PM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Sarah Brunkenhoefer <sarahb@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Tuesday, March 2, 2021 11:42 AM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - Philip Garcia

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Philip Garcia
Address	Street Address: 3705 S LAKE DR City: CORPUS CHRISTI State / Province: TX Postal / Zip Code: 78414 Country: United States

Topic	Re-Zoning
Agenda Number	Case 0221-03
Describe Feedback:	Strongly against having the property re-zoned for townhomes in this area. These are residential neighborhoods with homes. Townhomes are typically rentals with increased traffic and varying tenants.
Uploads:	ReZone CAsE 0221-03.jpeg
Provide an email to receive a copy of your submission.	GARCIAPHIL04@YAHOO.COM

Andrew Dimas [DevSvcs]

From: Christian H <caheidgerd@gmail.com>
Sent: Friday, March 5, 2021 8:11 AM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Subject: Christian Heidgerd - Opposition to Rezoning Case No. 0221-03

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To Whom It May Concern,

I am opposed in the strongest possible terms to the rezoning in case no. 0221-03. Our community is organizing. We will ensure the city is held responsible for unwise decisions that affect our neighborhood negatively by loosening restrictions on building height, increasing vehicle traffic, and increasing population density.

Sincerely,

Christian Heidgerd

Andrew Dimas [DevSvcs]

From: Sarah Brunkenhoefer
Sent: Tuesday, March 2, 2021 8:10 AM
To: Andrew Dimas [DevSvcs]
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Andrew,

Here is another one for planning.

Thanks!

From: CitySecretary <CitySecretary@cctexas.com>
Sent: Tuesday, March 2, 2021 8:04 AM
To: Rebecca Huerta <RebeccaH@cctexas.com>
Cc: Norma Duran <NormaD2@cctexas.com>; Sarah Brunkenhoefer <sarahb@cctexas.com>
Subject: FW: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

FYI.

Thank you,
Aly Berlanga

From: JotForm <noreply@jotform.com>
Sent: Monday, March 1, 2021 10:46 PM
To: CitySecretary <CitySecretary@cctexas.com>; Norma Duran <NormaD2@cctexas.com>
Subject: [EXTERNAL]Public Input: 03-03-2021 - Willie Porche

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Public Comment & Input Form

Date of Meeting	03-03-2021
Name	Willie Porche

Address	Street Address: 3910 BOOMERANG DR City: Corpus Christi State / Province: TX Postal / Zip Code: 78414 Country: United States
Topic	Rezone 0221-03
Describe Feedback:	I am writing this to notify you that at am whole heartily against this change in zoning. This area is already zoned.for single family and the far majority of homeowners in the area want it to stay that way.
Provide an email to receive a copy of your submission.	Willie.porche@gmail.com

Andrew Dimas [DevSvcs]

From: Swetish_Rivera, Annie <aswetish_rivera@calallen.org>
Sent: Tuesday, March 16, 2021 8:35 AM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03. While I do not live in the "marked" area, I live adjacent to the proposed project and object to the building/resining being proposed.

Sincerely,

Name: Marie Swetish-Rivera and Daniel Rivera

Address: 3814 Eucalyptus CC TX 78414

Thank you,

Daniel Rivera and Marie Swetish-Rivera

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Andrew Dimas [DevSvcs]

From: Brian Rye <supertune99@icloud.com>
Sent: Monday, March 15, 2021 9:50 PM
To: Andrew Dimas [DevSvcs]
Subject: Opposition to Rezoning Case 0221-03

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr. Dimas,

I oppose the rezoning and creation of townhomes pursuant to case no. 0221-03.

Sincerely,

Name: Brian Rye

Address: 3821 Emu Dr

Corpus Christi Tx 78414

Sent from my iPhone

Andrew Dimas [DevSvcs]

From: Lesley Smith <lesleysmith79@gmail.com>
Sent: Monday, March 15, 2021 9:12 AM
To: Andrew Dimas [DevSvcs]
Subject: Rezoning of slough

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi I live in the neighborhood behind slough where you are wanting to build the town homes.

I personally do not want town homes there.

Thank you for your time

Lesley

Andrew Dimas [DevSvcs]

From: Allyson Stephens <allyson.stephens@gmail.com>
Sent: Wednesday, March 3, 2021 3:12 PM
To: Catherine Garza; Andrew Dimas [DevSvcs]
Cc: Valerie Crane
Subject: PLEASE STOP Re-Zoning for Condos - Near Las Brisas

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Catherine and Andrew,

Good afternoon. I am writing on behalf of my family that less than a year ago purchased a beautiful home at 3805 Los Arroyos in Corpus Christi, TX. We have been informed that someone is trying to rezone the corner of Amertryne and Slough in our quiet and beautiful neighborhood for a condo build. I am writing today to plead and beg to those in control of approving the re-zoning to not allow a condo development to be placed right in the middle in our neighborhood.

We have worked so hard to get to this point and cherish our home. We love our quiet neighborhood and certainly want to keep it that way. We purchased our home in this area because it was the way it was currently. Had we known a condo development would be constructed in the middle of our quiet tucked away neighborhood, we would have never purchased our home here. By allowing this rezoning to occur, the city is creating a bait and switch scenario for everyone in this area. My neighbors just invested in their home by remodeling the interior and putting up a deck and canopy in their back yard. All of which will be looming under a condo developments. The condos will be staring into their backyard; and many others on the street. Many people recently moved into the neighborhood with dreams of building their life on these quiet tucked away streets in the southside of Corpus Christi.

Not to mention, one street over is brand new construction. Those homes will lose value so fast that I would imagine those new Corpus Christi home owners will be very vocal and reaching out to you. My grandfather always said to put yourself in others' shoes. Would you want this or vote yes for this to happen to your home if you lived on our street? Your largest asset? I would think not. Someone that cares about family, community and Corpus Christi would not vote yes to have this happen. Please do not allow this to happen. We would love a park or something else that makes sense for the area. A condominium does not benefit the community as a whole. A condominium does not benefit the people (such as myself) that saved every last dime and made sacrifices to be able to afford a home in the city they love. The condo would actually depreciate everything we have all have worked so hard to obtain; a nice home for our families in a quiet neighborhood.

We as a neighborhood are very concerned and plan to spread the word to everyone that this will effect. We know the city mailed out notices, but some may not understand or take the time to read. We will pass out fliers and get everyone involved. We do this not to be defiant or mean, but to stand up and protect the quality of life and property value we were sold. We pay taxes and appreciate all the city does for the city of Corpus Christi. However, the city will miss the mark of what is best for its people and homeowners if this passes.

Please do not allow the re-zoning for condos or any type of multi-family housing to pass. The area of land is not in the right location for it to be successful.

Thank you for taking the time to read my email. I look forward to your responses.

Respectfully,

Allyson Stephens
512-501-9775
3805 Los Arroyos
Corpus Christi, TX 78414

Andrew Dimas [DevSvcs]

From: Catherine Garza
Sent: Friday, February 26, 2021 8:06 AM
To: Craig Garrison; Andrew Dimas [DevSvcs]
Subject: Objection to Cardinal Investments rezoning

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Iain Vasey <iainvasey@yahoo.com>
Sent: Thursday, February 25, 2021 8:36 PM
To: Catherine Garza <catherineg@cctexas.com>
Subject: [EXECUTIVE SPOOF]Objection to Cardinal Investments rezoning

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Hi Catherine

As a close neighbor to the Cardinal Investments proposed rezoning at Amertrine and Slough Road, please note my objection.

Given the neighborhood surroundings, this should not be a townhome zoning density, but rather single family homes, which would be consistent with the surrounding areas (all single family).

Please note my objection and request for Planning Commission and City Council to deny the request.

Best wishes,
Iain Vasey
3713 South Lake Drive
Corpus Christi TX 78414