



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda

Planning Commission

Wednesday, March 3, 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 AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND 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 - Meeting of February 3, 2021: Chairman Baugh**

IV. Approval of Minutes

1. [21-0237](#) Regular Meeting Minutes of February 3, 2021

Attachments: [MeetingMinutes03-Feb-2021.pdf](#)

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

2. [21-0259](#) 20PL1129

TULOSO RESERVE UNIT 2 (FINAL - 7.85 ACRES)

Located south of Leopard Street and east of Rand Morgan Road (FM 2292).

Attachments: [CoverPg- Tuloso 3.3.21MTG.pdf](#)

[Tuloso Reserve Unit 2 Resolution Comments.R1.pdf](#)

[Tuloso Reserve Unit 2.R1.pdf](#)

3. [21-0260](#) 20PL1127

RANCHO VISTA UNIT 21 (FINAL - 9.160 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

Attachments: [CoverPg- RV21_3.3.21MTG.pdf](#)

[RV Unit 21 Resol R1_1-25-21.pdf](#)

[RV Unit 21.R1_1-25-21.pdf](#)

4. [21-0270](#) 20PL1139

7-ELEVEN MCKENZIE RD, BLOCK 1, LOT 1 (FINAL - 2.952 ACRES)

Located east of McKenzie Road north of Up River Road.

Attachments: [CoverPg- 7-Eleven 3.3.21MTG.pdf](#)

[7-Eleven Resol R3_2-26-21.pdf](#)

[7-Eleven R3_2-26-21.pdf](#)

Time Extension

5. [21-0238](#) **20PL1069 - 1st Request**

LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)

Located south of Granada Drive and west of Leeward Drive.

Attachments: [TimeExt_LakePadreVillagePUD-2.17.21PCMtg.pdf](#)

[Time Ext Request Letter.pdf](#)

[LAKE PADRE VILLAGE PUD_PCAPPRVD09.02.20MTG.pdf](#)

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

B. New Zoning**6. 21-0055****Public Hearing - Rezoning Property at or near 7601 Yorktown Boulevard**

Case No. 0121-01 Braselton Development Company, Ltd: Ordinance rezoning property at or near 7601 Yorktown Boulevard (located off Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive), from the RS-4.5" Single Family Residential District and the "FR" Farm Rural District to the "RS-4.5 PUD" Single Family Residential District with a Planned Unit Development.

Attachments: [Report w PUD - Braselton Development PUD.pdf](#)

[Presentation - Braselton Development PUD.pptx](#)

VII. Director's Report**VIII. Items to be Scheduled****IX. Adjournment of Planning Commission Meeting**

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.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, February 3, 2021

5:30 PM

Via WebEx Video Conference

I. Call to Order - Roll Call

Vice Chairman Dibble called the meeting to order and a quorum was established with Chairman Baugh absent.

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

III. Approval of Absences: Vice Chairman Dibble

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

VI. Approval of Minutes

1. [21-0166](#) Regular Meeting Minutes of January 20, 2021

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

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

Vice Chairman Dibble 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 (items 3 & 4 - conditional approval). Staff also recommends approval for Time Extension item "5". After Staff's presentation, Vice Chairman Dibble opened the public hearing for the consent agenda items. With no public comment being submitted, the public hearing was closed. A motion was made by Commissioner Schroeder to approve items "2, 3, 4 & 5" and it was seconded by Commissioner York. The motion passed with no abstentions.

A. New Plats

2. [21-0167](#) 20PL1133 KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES) Located at FM 43 west of CR 33 and east of Digger Lane.

3. [21-0170](#)**20PL1138 - CONDITIONAL**NEMEC TOWNE CENTER PHASE I (FINAL - 4.73 ACRES)

Located north of CR 52 and west of IH 69.

4. [21-0173](#)**20PL1123 - CONDITIONAL**RANCHO VISTA SUBDIVISION (PRELIMINARY - 118+- ACRES)

Located east of Rodd Field Road and south of Yorktown Boulevard.

Time Extension5. [21-0172](#)

20PL1057

LA COSTA BUSINESS PRK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9 (FINAL - 11.63 ACRES)

Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

VI. Public Hearing (Items B & C): Discussion and Possible Action**B. New Plats with a Variance (Waivers)**6. [21-0168](#)

20PL1135

CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)

Located east of Waldron Road and north of Yorktown Boulevard.

7. [21-0171](#)**20PL1135 - SIDEWALK**CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)

Located east of Waldron Road and north of Yorktown Boulevard.

Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Mr. Dimas presented items "6 & 7" for the record. For location purposes, he presented a vicinity map of the subject property. The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along Yorktown Boulevard and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Factors against the waiver and in support of requiring sidewalk construction:

1. The property is zoned "CG-1" General Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. The adjacent corner lot is undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process.
3. The closest sidewalk connection is approximately 1,500 feet to the east at Holland Drive. The entrance to the little league baseball fields at Waldron Field is approximately 2,000 feet to the northwest along Waldron Road.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction; the waiver may be approved, approved with conditions, or denied. Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement. After Staff's presentation, Vice Chairman Dibble opened the floor for Commissioner comments/questions. Commissioner Schroeder asked about a nearby, roadside ditch which may interfere with construction. After Commissioner questions concluded, Vice Chairman Dibble opened the public hearing. Representing the applicant, Xavier Galvan with Urban Engineering, addressed the Commission and reiterated the factors listed above in support of the waiver request. Mr. Dimas stated no public comment forms were submitted for this case. With no further public comment, Vice Chairman Dibble closed the public hearing.

Commissioner York also mentioned the roadside ditch and believes that sidewalk construction would not be feasible as it could create more drainage problems. A motion was made by Commissioner York to approve waiver item "7" along with the accompanying plat item "6". The motion was seconded by Commissioner Schroeder and the motion passed.

8. 21-0169**20PL1118****PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)**

Located south of Encantana Avenue and east of Palmira Avenue.

9. 21-0178**20PL1118 - SIDEWALK****PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)**

Located south of Encantana Avenue and east of Palmira Avenue. Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

Mr. Dimas presented items "8 & 9" for the record. For location purposes, he presented a vicinity map of the subject property. The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along Palmira Avenue and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.

3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Factors against the waiver and in support of requiring sidewalk construction:

1. The property is zoned "CR-2" Resort Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. Adjacent lots are undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process. Palmira Avenue is designated as a "C1" Minor Collector Street according to the Urban Transportation Plan and has both commercial and residential uses along its frontages. The nearest sidewalk section is located approximately 1,300 feet to the south along the east side of Palmira Avenue.
3. The subject property is located approximately 1,220 feet away from Beach Access Road 5 and 2,700 feet to the entrance of Padre Balli Park.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction; the waiver may be approved, approved with conditions, or denied. Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement. After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner York raised a question regarding additional street dedication. He felt that, currently, Palmira Avenue is not built as a C1 Collector. After Commissioner questions concluded, the public hearing was opened. There being no public comment, the public hearing was closed. A motion was made by Commissioner York to approve waiver item "9" along with the accompanying plat item "8". The motion was seconded by Commissioner Gonzalez and the motion passed.

C. New Zoning

10. [21-0177](#) Public Hearing - Rezoning Property at or near 502 Clarkwood Drive

Case No. 0221-01 Adhub, LLC: Ordinance rezoning property at or near 502 Clarkwood Drive (located along the east side of South Clarkwood Drive (FM 2292), south of State Highway 44, north of County Road 34, and west of South Blockholt Road), from the "RS-6" Single Family 6 Residential District and the "IL" Light Industrial District.

Mr. Dimas read item "9" into the record as shown above. The purpose of the rezoning request is to allow for the construction of a warehouse and outdoor storage of modular offices. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. Mr. Dimas went over the history of zoning patterns. The subject property is located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ), APZ-I and APZ-II (Accident Potential Zone). The subject property is also in the path of a proposed runway which currently does not have a timeline for construction. The "IC" Industrial Compatible District and the "CC" Commercial

Compatible District were intended for properties within an AICUZ. There are many uses that are incompatible with the AICUZ Overlay; by-products of some of these uses to be aware of, as listed in the NAS-CC JLUS, are vibration, dust, smoke, steam, air quality, etc.

Mr. Dimas also went over the UDC requirements for the rezoning (bufferyard/setbacks) as well as available municipal facilities. The buffer yard requirement (adjacent to "IL & "RV") for the "IC" district is Type C with a 15-foot buffer yard and a point value of 15. He informed the Commission that zero public notices were returned in opposition of the change of zoning request and zero notices were returned in favor. Based on Staff analysis, we are recommending denial of the change of zoning request and, in lieu thereof, recommending the "IC" district with a Special Permit with the following conditions:

1. Height: The maximum height of any structure shall not exceed 35 feet. Stacking containers shall not exceed three containers high.
2. Buffer Yard: The required buffer yard along the southern property line shall be 30-feet in width and must include a solid screening fence at least 8-feet in height along the property line.
3. Federal Aviation Administration (FAA): Prior to obtaining building permits or beginning any construction, a Notice of Proposed Construction or Alteration (Form 7460) shall be submitted and a determination rendered by the FAA of no hazard to air navigation and/or flight operations to/from the Corpus Christi International Airport (CCIA) regarding any construction at the site or temporary structures such as construction cranes on site.
4. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner Miller asked if the applicant was amenable to Staff's recommendation. Staff stated the applicant may have concerns regarding the buffer yard requirement. Commissioner Schroeder asked how the special permit requirements deviate from the "IC" district alone. Staff stated the main differences are the height and buffer yard requirements. Staff thought it would be reasonable to increase the building height requirement from 25 feet to 35 feet considering the future runway. Staff also thought a good compromise would be to increase the buffer yard to 30 feet and decrease the point value by eliminating landscaping options (to avoid potential plane impacts from birds) and only requiring the 8-foot solid fence. Commissioner Miller asked for Staff's reasoning on determining the building height requirement/stacking container limitation. Discussion also took place regarding the type of fence (chain link vs. solid) to be installed, in particular if hurricane force winds were to occur. A chain link fence does not meet UDC requirements.

After Commissioner questions concluded, Vice Chairman Dibble opened the public hearing. Representing the applicant, Rick Valls, addressed the Commission in support of the rezoning case. Mr. Valls informed the Commission that they have already received a no hazard clearance from the FAA (SP requirement #3). Representing the applicant, Mark Adame, addressed

the Commission in support of the rezoning case. He stated the property has some challenges which is the reason they have an issue with the buffer yard requirement. He said one of the challenges includes a large water transmission line that runs through the property; a large gas pipe line. These constraints contribute to additional loss of land that they can work with. They are asking if the buffer yard requirement can be decreased to 15 feet from Staff's original recommendation. If it were decreased then they could have a additional acre that they can work with. Due to the applicant's budget, they are in favor of a chain link fence with slats.

Mr. Dimas stated no public comment forms were submitted for this item. Vice Chairman Dibble closed the public hearing. Commissioner Miller made a motion to approve Staff's recommendation and Commissioner Zaghouni seconded. Commissioner later withdrew his motion and Vice Chairman Dibble opened the public hearing again. Further discussion took place regarding the point value system (UDC Table 7.9.7) and how the applicant could achieve the minimum buffer requirement of 15 points. Commissioner Schroeder felt that the applicant could still achieve 15 points to be in line with the UDC; without needing to make an amendment to Staff's recommendation. Discussion also took place regarding whether to table this item. Mr. Adame stated that tabling the item is not an option for them due to time constraints.

With no further comment, Vice Chairman Dibble closed the public hearing. Commissioner Miller made a motion to approve Staff's recommendation with an amendment to omit Special Permit requirement #2 (base "IC" District requirement of 15-feet & 15 points). The motion was seconded by Commissioner Schroeder. A roll call vote took place and the motion failed with Commissioners Miller and Schroeder voting "aye". A motion was made by Commissioner Miller to approve Staff's recommendation as presented and Commissioner Mandel seconded. Another roll call vote took place and the motion passed with Vice Chairman Dibble voting opposed.

VII. Director's Report

Al Raymond, Director of Development Services, informed the Commission the Master Plan and Impact Fee Study contract will be presented at the City Council meeting on February 9, 2021. The monthly Development Services Task Force meeting will be held on February 12, 2021. He also introduced new City employee, Brett Flint who has fulfilled the Engineer V position for public improvements. Mr. Flint gave a brief introduction.

VIII. Items to be Scheduled: None.

IX. Adjournment

There being no further business to discuss, Vice Chairman Dibble adjourned the meeting at 7:00 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 3, 2021**

PROJECT: 20PL1129

TULOSO RESERVE UNIT 2 (FINAL – 7.85 ACRES)

Located south of Leopard Street and east of Rand Morgan Road (FM 2292).

Zoned: RS-4.5

Owner: NP Homes, LLC

Engineer: Bass/Welsh Engineering

The applicant proposes to plat the property to develop a 42-unit, residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District#1: MJO

TRC Meeting Date: 12-1-20

TRC Comments Sent Date: 12-3-20

Revisions Received Date (R1): 12-15-20

Staff Response Date (R1): 2-2-21 TRC comments met

PC Date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 3-3-21

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: 20PL1129

TULOSO RESERVE UNIT 2 (FINAL – 7.85 ACRES)

Located south of Leopard Street and east of Rand Morgan Road (FM 2292)

Zoned: RS-4.5

Owner: NP Homes, LLC

Surveyor: Bass and Welsh Engineering

The applicant proposes to plat the property to develop a 42 unit residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK	Resolved		
2	Plat	Update document number for northeast adjacent lot (#2010036915)	DONE	Resolved		
3	Plat	Update street names on utility plan.	DONE	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide printed name for Lien Holder on owner's certificate and on Lien Holder's certificate.	THERE IS NO LIEN HOLDER NOW	To be addressed prior to recordation.		
2	Plat	Label the DE's between Lots 27 and 28, Block 2.	DONE	Addressed		
3	Plat	Label the easements at rear of Block 2, Lot 28.	DONE	Addressed		
4	Plat	Provide the YR/UE label for Block 4, Lot 10.	DONE	Addressed		
5	Plat	Water Distribution System Lot fee – 42 Lots x \$182.00/lot = \$7,644.00	OK	To be addressed prior to recordation.		
6	Plat	Wastewater System Lot fee – 42 Lots x \$393.00/lot = \$16,506.00	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?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	OK	Will be addressed Prior to Plat Recordation.		
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	DONE	Addressed		
3	SWQMP	Add the following note to the plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	DONE (PLAT)	Addressed		
4	Utility Plan	Add the following note to the plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.".	DONE (PLAT)	Addressed		
5		Add the following note to the plat "All lots driveways must be located on the shorter length of the lot.".	DONE	Addressed		
6	Plat	Submit the offsite UE's for processing and recordation to ContractsAndAgreements@cctexas.com.	OK	Will be addressed Prior to Plat Recordation.		
7		Add the following note "Street lights location map will be provided with each Final Plat.".	Will be provided in construction plans.	Will be addressed Prior to Plat Recordation.		
8		Please confirm that the storm basin is not "Inner harbor Basin".	It is Oso Creek Basin.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok	Will be addressed Prior to Plat Recordation.		
2	Plat	Wastewater construction is required for platting.	Ok	Will be addressed Prior to Plat Recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok	Will be addressed on site development.		
2		Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets.	Ok	Will be addressed on Public Improvement plans.		
3		Public improvement plans shall include all proposed signs and sign sizes.	Ok	Will be addressed on Public Improvement plans.		
4		All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Ok	Will be addressed on Public Improvement plans.		
5		Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok	Will be addressed on Public Improvement plans.		
6		All post-mounted signs and object marker supports shall be mounted on a breakaway foundation.	Ok	Will be addressed on Public Improvement plans.		
7		Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok	Will be addressed on Public Improvement plans.		
8		Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.		Will be addressed on Public Improvement plans.		

9	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Ok	Will be addressed on Public Improvement plans.		
10	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. This includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Ok	Will be addressed on Public Improvement plans.		
11	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.		Will be addressed on Public Improvement plans.		
12	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process	Street lighting plan by AEP	Will be addressed on Public Improvement plans.		

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		Fire Hydrant flow residential areas require 750 GPM with 20 psi residual	OK	Will be addressed on Public Improvement plans.		
2		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	OK	Will be addressed on Public Improvement plans.		
3		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.	OK	Will be addressed on Public Improvement plans.		

4	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	OK	Will be addressed on Public Improvement plans.		
5	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	OK	Will be addressed on Public Improvement plans.		
6	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).	OK	Will be addressed on Public Improvement plans.		
7	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 so as to provide all weather driving capabilities	OK	Will be addressed on Public Improvement plans.		
8	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.	OK	Will be addressed on Public Improvement plans.		
9	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.		Will be addressed on Public Improvement plans.		
10	D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	OK	Will be addressed on Public Improvement plans.		
11	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac	OK	Will be addressed on Public Improvement plans.		
12	Per IFC 2015 Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.	OK	Will be addressed on Public Improvement plans.		
13	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.	OK	Will be addressed on Public Improvement plans.		

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
		UDC 8.3.5 Land Dedication			
1	Plat	Dedication requirement = .42 acre.	OK	Will be addressed Prior to Plat Recordation.	

2	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = total payment	OK	Will be addressed Prior to Plat Recordation.		
3	Plat	UDC 8.3.5 Park Development Fee	OK	Will be addressed Prior to Plat Recordation.		
4	Plat	Park Development Fees: 42 x \$200 = 8,400	OK	Will be addressed Prior to Plat Recordation.		

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located three miles from CCIA. Will be subjected to occasional overflight and aircraft noise.		Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

STATE OF TEXAS §
COUNTY OF NUECES §
WE, NP HOMES, LLC, 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____.

NADER KARIMI, MANAGER

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NADER KARIMI AS MANAGER OF NP HOMES, LLC.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

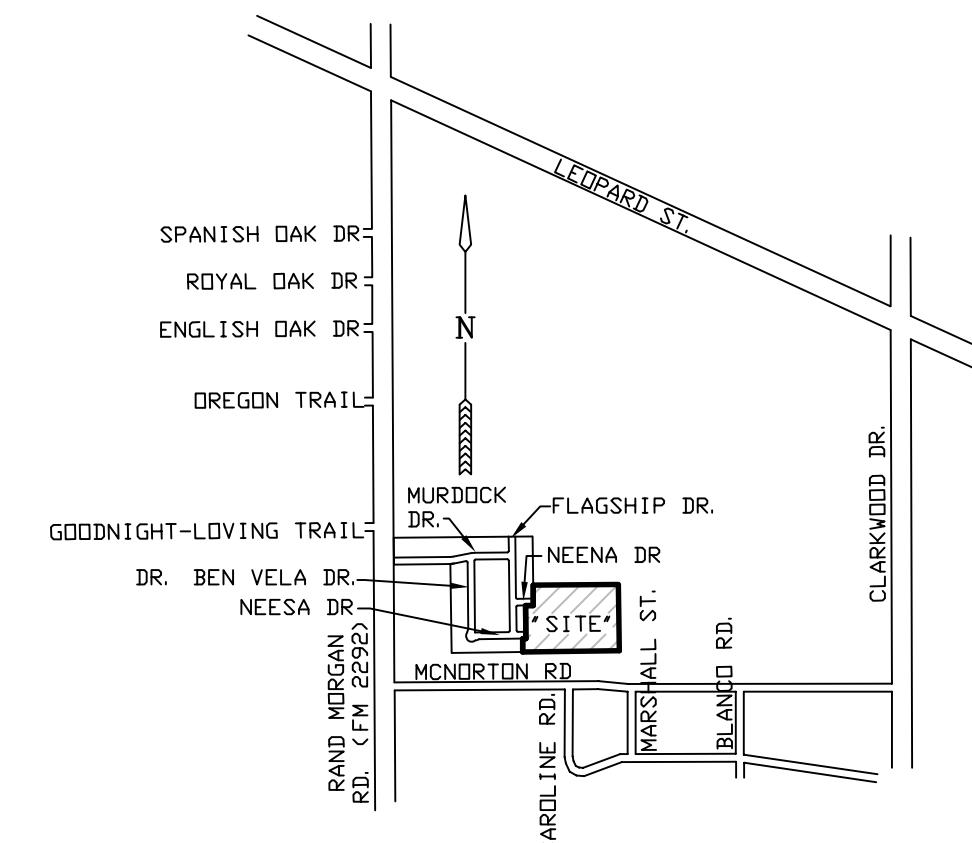
STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

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

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 48355C0285G (10/23/15), ZONE X, 0.2% ANNUAL CHANCE FLOOD.
3. THE SUBJECT SITE CONTAINS 7.848 ACRES INCLUDING STREET DEDICATIONS.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
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 & WELSH ENGINEERING".
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF ADJACENT 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. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
10. ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY THE DEVELOPER.
11. THE FINISHED FLOOR ELEVATION FOR STRUCTURES EACH LOT MUST BE 18" HIGHER THAN THE HIGHEST CENTER LINE STREET ELEVATION FRONTING EACH LOT.
12. ALL DRIVEWAYS MUST BE LOCATED ON THE SHORTER LENGTH OF THE LOT.



LOCATION MAP
1' = 1200'

PLAT OF
TULOSO RESERVE UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 7.848 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A TRACT OF LAND DESCRIBED AS CONTAINING 21.568 ACRES IN DEED, DOCUMENT NO. 2016022969, OFFICIAL RECORDS OF NUECES CO., TX AND ALSO BEING A PORTION OF ADAMS, BEATY AND MOULTON SURVEY 416, ABSTRACT 838, NUECES CO., TX

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

DATE PLOTTED: 12/15/20
FILE: PLAT-SH1
JOB NO: 19004
SCALE: 1' = 50'
PLAT 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

JALAL SALEH, 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____.

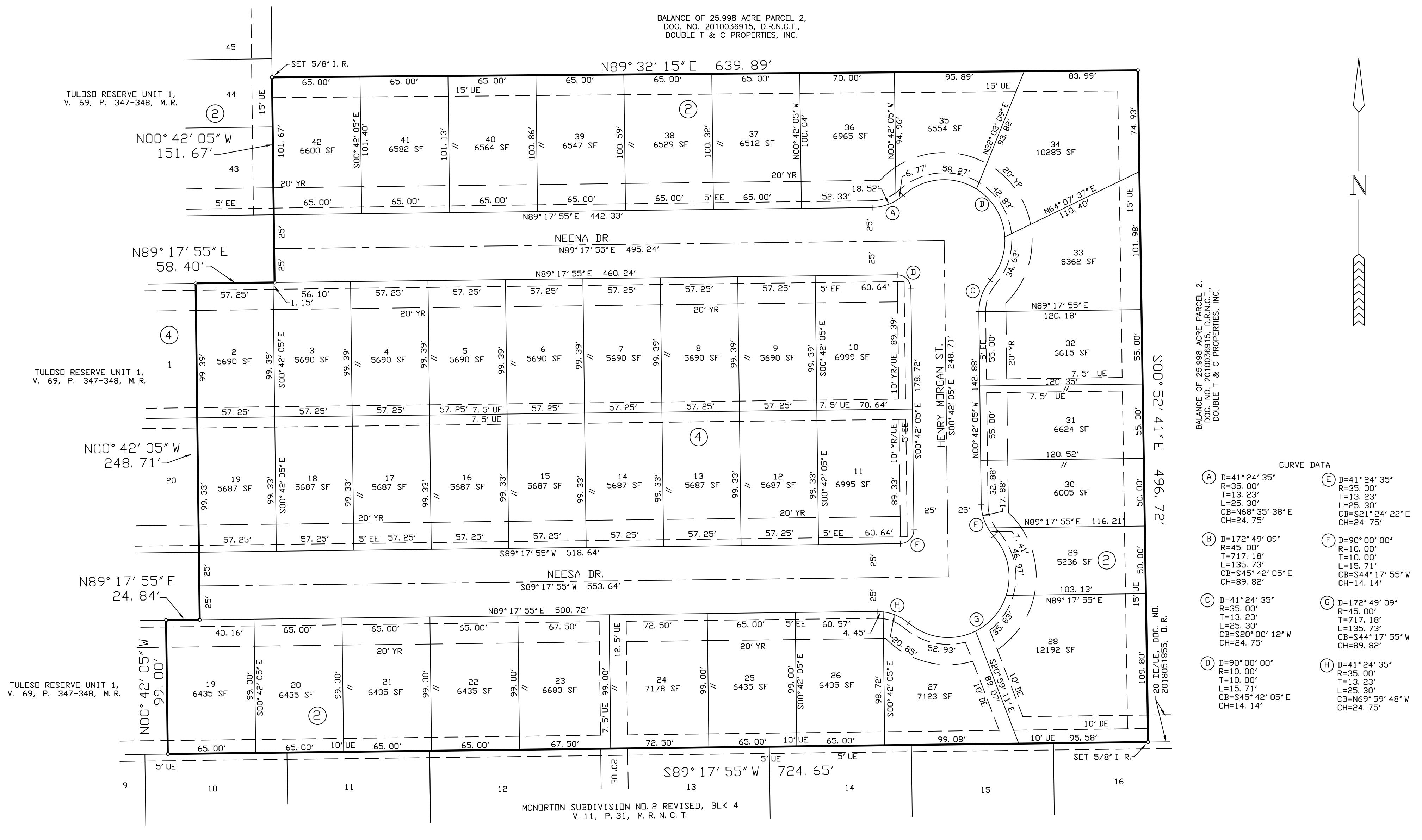
CHAIRMAN
JEREMY BAUGH

SECRETARY
AL RAYMOND III, AIA

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



PLAT OF
TULOSO RESERVE UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 12/15/20
FILE: PLAT-SH2
JOB NO.: 19004
SCALE: 1' = 50'
PLOT SCALE: SAME
SHEET 3 OF 3

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 3, 2021**

PROJECT: 20PL1127

RANCHO VISTA UNIT 21 (FINAL – 9.160 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

Zoned: RS-4.5

Owner: Braselton Development Co., Ltd.

Engineer: Urban Engineering

The applicant proposes to final plat the property to construct 49, single-family lots for a residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #5

App Received: 11-18-20

TRC Meeting Date: 12-01-20

TRC Comments Sent Date: 12-03-20

Revisions Received Date (R1): 1-25-21

Staff Response Date (R1): 1-27-21

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: March 03, 2021

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: 20PL1127

RANCHO VISTA UNIT 21 (FINAL – 9.160 ACRES)

Located south of Yorktown Boulevard and east of Rodd Field Road.

Urban Engineering Responses: 1-25-2021

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd

Surveyor/Engineer: Urban Engineering

The applicant proposes to final the property in order to construct 49 single family lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Pls adjust platted area on location map.	Correction has been made	Resolved.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the Planning Commission certificate block revise the Secretary name to read: "Al Raymond III, AIA"	Correction has been made	Addressed		
2	Plat	The legal description for Block 35, Lots 3-14, is incorrect. Correct and revise.	Correction has been made	Addressed		
3	Plat	Identify the dashline on Block 38, between Lots 2 & 3	Label has been added	Addressed		
4	Plat	Along the south end property line of Block 38, Lot 7, show and label the continuing of the 5'U.E by separate instrument.	Easement has been extended	Addressed		
5	Plat	Identify the dashlines along the east end of Block 35, Lot 24 and Block 39, Lot 23.	Labels have been added	Addressed		
6	Plat	Prior to recordation show and label the recording information Block 35, Lots 3-14	Recording information has been added	Addressed		

7	Plat	Prior to recordation, show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to plat recordation		
8	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Understood	Prior to plat recordation		
9	All plat sheets	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	Understood	Prior to plat recordation		
10	Plat	Per DS Engineering, cash in lieu for Rodd field street construction.;" provide an estimate for the construction is required (See below Engineering comment #3)	Understood	Prior to plat recordation		
11	Plat	Water Distribution lot fee – 49 lots x \$182.00/lot = \$8,918.00	Understood	Prior to recordation		
12	Plat	Wastewater System lot fee – 49 lots x \$393.00/lot = \$19,257.00	Understood	Prior to plat recordation		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following note "all driveways on West Point Road shall conform to access management standards outlined in Article 7 of the UDC".	This appears to be a note from another project	Addressed. Comment not relevant.		
2	Plat	Rodd field Road is classified as A3 according to the UTP plan, indicate the distance of 65' from Rodd field CL to the Property limit and dedicate the necessary ROW.	Dedication shown metes or exceeds requirement	Addressed.		

		Add the following note to the Plat "The Developer will pay cash in lieu of Rodd field street construction.;" provide an estimate for the construction.		Addressed. Developer assessed payment of \$13,614.05 for appropriate portion of the outstanding cash in lieu amount for the prior Unit 8 and Unit 12 for Rodd Field Road construction will be required prior to recording.		
3	All sheets	Add the following note to the Plat "The Developer will pay cash in lieu of Rodd field street construction.;" provide an estimate for the construction.	Note has been added			
4		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Understood	To be addressed prior to recordation.		
5	SWQMP	Provide the hydrology exhibits and calculations and provide the flows for the pre and post development and the differential for 5, 25, and 100 year storm events with and without detention.	Understood	To be addressed prior to recordation.		
6	Plat & SWQMP	Since detention is proposed; add the following note to the Plat Title sheet "The HOA is responsible for maintaining the detention basin/s".	This comment is from the preliminary plat comments. There is no detention/wetlands associated with this plat	Addressed.		
7	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Note has been added to preliminary plat	Addressed.		
8	Plat	Add the following note to the preliminary plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot".	Note has been added to preliminary plat	Addressed.		
9	Plat	Add the following note "All driveways to all lots must be located on the shorter length of the lot".	Note has been added	Addressed.		
10		Submit the offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com.	Understood	To be addressed prior to recordation.		
11		Submit portion of temporary DE Document number 2018043072 O.R.N.C.T. to be closed / vacated for processing and recordation to ContractsAndAgreements@cctexas.com.	No. Temporary Drainage Easement document has language pertaining to abandonment when permanent infrastructure is installed and temporary easement no longer used. This was discussed and removed during the preliminary plat review process.	Addressed.		
12		Add the following note "Street lights location map will be provide with each Final Plat".	This comment appears to be carried over from preliminary plat.	To be addressed prior to recordation.		
13		Vacate Victor P. Garcia because it has been closed with a T head.	This comment appears to be carried over from preliminary plat	Addressed. Comment not relevant.		

14		Additional comments may come to you on your next submittal due to the extent of the comments.	This comment appears to be carried over from preliminary plat	Addressed.		
15	Informational	See Below FIRE Department comments	Understood	Addressed.		
16	Informational	See below Utilities Department Comments.	Understood	Addressed.		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater construction is required for platting.	Understood	To be addressed prior to recordation.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood			
2	Infor:	Public improvement plans should include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations.	Understood			
3	Infor:	Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage, Temporary Dead-Ends should include the appropriate object markers, and one-way streets must include signage for any one-way designations and affected side sheets.	Understood			
4	Plat	Add a note to the signing and pavement marking plans saying: " DEVELOPER AND CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNAGE PROPOSED ON THESE PLANS. THE CITY DOES NOT PROVIDE STOP SIGNS ON SITE OR RESIDENTIAL DEVELOPMENTS. THE CITY SIGNS AND PAVEMENT MARKINGS STAFF WILL ONLY DO INSPECTION "	Understood			
5	Infor:	The developer or their representative is required to submit a "LED street lighting plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department.	Understood			
6	Infor:	AEP is now using LED lights instead of HPS. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Understood			

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Fire Hydrant flow residential areas require 750 GPM with 20 psi residual	Understood			
2	Infor:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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.	Understood			
3	Infor:	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.	Understood			
4	Infor:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood			
5	Infor:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Understood			

		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).	Understood			
6	Infor:	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 so as to provide all weather driving capabilities	Understood			
7	Infor:	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.	Understood			
8	Infor:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood			
9	Infor:	D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs	Understood			
10	Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac	Understood			
11	Infor:	Per IFC 2015 Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum. 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.	Understood			
12	Infor:	Exceptions: 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. Note: this unit development will be required to connect to Ft. Griffin St. And Cattlemen St. to meet this standard.	Understood. The proposed plat will connect to Cattlemen Street and Rancho Vista Boulevard (future development). Fort Griffin cannot be extended due to the layout of existing platted lots.			
13	Infor:					

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

1	Plat	Provide 5" U.E. south side of Lot 7, Block 38	Offsite easement has been extended			
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PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood	Addressed: Open Space Regulations satisfied - Park Improvement Agreement per UDC 8.3.8		
2	Plat	Community Enrichment Fund fee = (0.49 acre) x (Fair Market Value or Actual Purchase Price)	Understood			
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date).	Understood			
4	Plat	The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6) OR \$62,500/acre x 0.49 acres = \$15,000.00 is due unless fair market value/purchase information is provided.	Understood			
5	Plat	Park Development Fee (\$200 per unit) = \$200 x 49 units = \$9,800.00	Understood			

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	3.2 miles West of Waldron ALF. May require an aeronautical study based on construction method.	Understood			

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

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

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

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

INFORMATIONAL

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

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

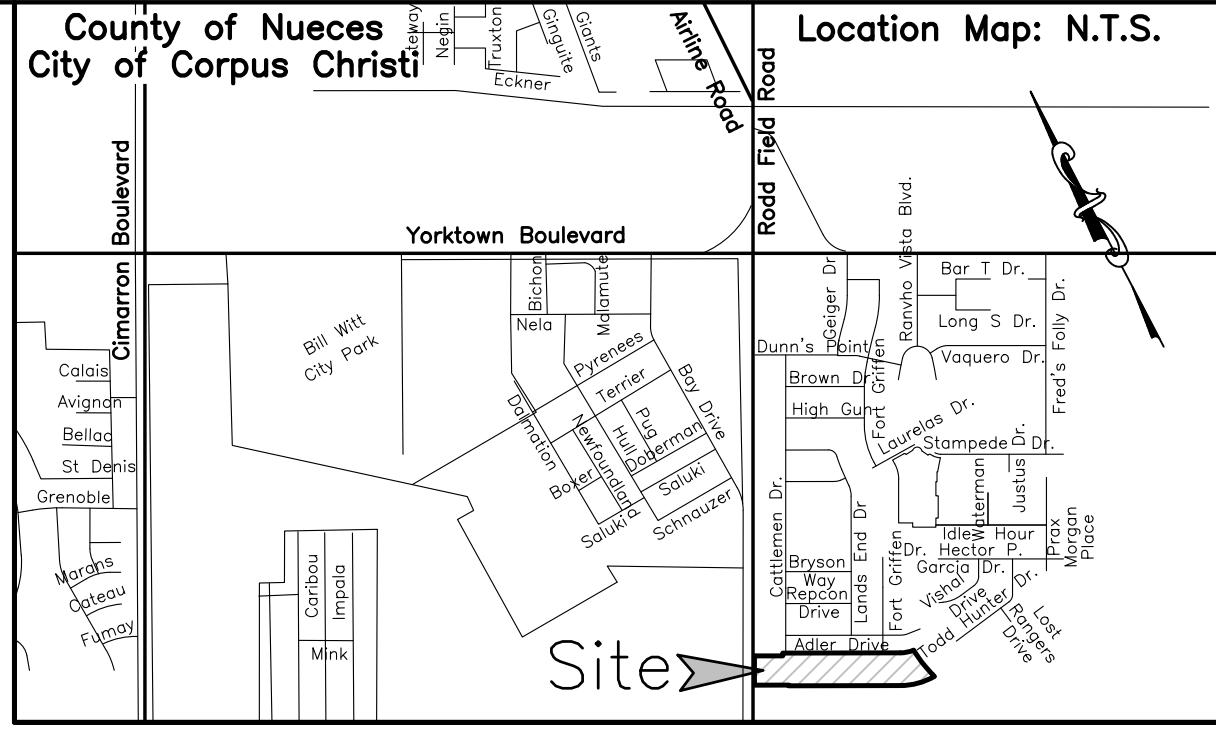
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 9.160 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 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.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
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. All driveways to all lots must be located on the shorter length of the lot.
7. The Developer will pay cash in lieu of Rodd field street construction.



State of Texas
County of Nueces

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

This the _____ day of _____, 20_____

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____

Al Raymond III, AIA
Secretary

Jeremy Baugh
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the _____ day of _____, 20_____. At _____ O'clock _____ M., and duly recorded the _____ day of _____, 20_____, at _____ O'clock _____ M., in said County in Volume _____, Page _____, Map Records.

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

No. _____
Filed for Record
at _____ O'clock _____ M.
_____, 20_____

Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____

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

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____

Notary Public in and for the State of Texas

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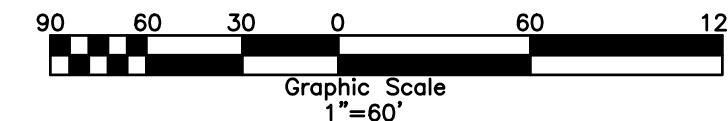
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas



LINE	BEARING	DISTANCE
L1	N28°42'32"E	24.00'
L2	S05°44'54"E	117.03'
L3	S11°00'23"E	51.43'
L4	S12°24'11"E	93.98'
L5	N28°42'32"E	6.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°54'30"	305.00'	116.62'	S72°14'43"E	115.91'
C2	1°58'41"	690.00'	23.82'	S11°24'50"E	23.82'
C3	29°43'11"	585.00'	303.45'	N76°09'04"W	300.05'
C4	25°22'45"	420.00'	186.04'	N73°58'51"W	184.52'
C5	90°00'00"	10.00'	15.71'	N16°17'28"W	14.14'
C6	90°00'00"	10.00'	15.71'	S73°42'32"W	14.14'
C7	26°55'54"	470.00'	220.92'	N74°45'25"W	218.89'
C8	26°12'01"	445.00'	203.49'	N74°23'29"W	201.72'



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

Plat of
Rancho Vista Subdivision
Unit 21

being 9.160 Acres of Land out of Lots 1, 2 and 3, Section 24,
Flour Bluff and Encinal Farm and Garden Tracts, a map of which
is recorded in Volume A, Pages 41-43, Map Records of Nueces
County, Texas and being a portion of a 94.32 Acre Tract of
Land as described in a Special Warranty Deed with Vendor's Lien
from Related Investors, Ltd. to Braselton Development Company,
Ltd., recorded in Document No. 2020039538, Official Public
Records of Nueces County, Texas.



LINE BEARING	DISTANCE
L1 N28°42'32"E	24.00'
L2 S05°44'54"E	117.03'
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90 60 30 0 60 120
Graphic Scale
1' = 60'

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

Plat of Rancho Vista Subdivision Unit 21

being 9.160 Acres of Land out of Lots 1, 2 and 3, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.

Lot 3, Section 24
Flour Bluff and Encinal Farm
Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)

Lot 2, Section 24
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)



Submitted: 11/18/20
SCALE: 1"=60'
JOB NO.: 39319.C0.03
SHEET: 3 of 3
DRAWN BY: XG
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urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 3, 2021**

PROJECT: 20PL1139

7-ELEVEN MCKENZIE RD, BLOCK 1, LOT 1 (FINAL – 2.952 ACRES)

Located east of McKenzie Road north of Up River Road.

Zoned: CG-2

Owner: Richard Kronke/Trust

Engineer: Pape-Dawson Engineering

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District 1
 App Received: 12-16-20
 TRC Meeting Date: 01-07-21
 TRC Comments Sent Date: 1-11-21
 Revisions Received Date (R1): 1-28-21
 Staff Response Date (R1): 2-11-21/Engineering Resent Comments on 2-12-21
 Revisions Received Date (R2): 2-18-21
 Staff Response Date (R2): 2-24-21
 Revisions Received Date (R3): 2-26-21
 Staff Response Date (R3): 2-26-21
 Planning Commission Date: March 03, 2021 Non-Public Notice

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: **20PL1139**

7-ELEVEN MCKENZIE RD, BLOCK 1, LOT 1 (FINAL – 2.952 ACRES)

Located east of McKenzie Road north of Up River Road.

Zoned: CG-2

Owner: Richard Kronke/Trust

Surveyor/Engineer: Pape-Dawson Engineers

The applicant proposes to plat the property in order to obtain a building permit for commercial use.

GIS							
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Agreed.				
2	Plat	Pls identify and label active natural gas pipeline on north side of platted area. Refer to railroad commission GIS web viewer (P5# 463338)	Active pipeline added within the TxDOT ROW per TxDOT as-built plans. GIS data is not precise location.	Resolved.			
3	Plat	Revise public record document reference to Volume 1894 Page 869. Current reference shows roll/image numbers (869/1196).	Public record document revised to reflect Vol 1894 Pg. 869 (869/1196).	Not Resolved. Legal description still references wrong volume and page information for "remaining portion of 2.98 acre tract"	Plat has been revised.	Resolved.	
4	Plat	Additional street dedications from existing streets shall be hatched in light gray.	Street dedication areas hatched light gray.	Resolved.			
5	Plat	Revise the plat title format to _____, Block _____, Lots _____.	Subdivision Name, block, lot switched accordingly.	Resolved.			

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	On the plat title change "Replat" to "Final" and add the Block and lot number.	"Replat" changed to "Final" block/lot number added.	Correction: Revise the plat to include the Block 1, Lot 1	Plat has been revised.	Addressed	
2	Plat	On Note 5 referencing the total platted area, revise to read "including the street dedication".	Note and acreage updated to include street dedication.	Addressed			
3	Plat	On Note 6 change "United" to "Unified"	Note 6 revised to "unified"	Addressed			
4	Plat	On the center of the plat remove the reference "Area Being Platting..." This information is duplicate in the legal description under the plat title.	Reference removed	Addressed			
5	Plat	Remove Licensed Professional Engineer certificate block.	Professional Engineer block removed.	Addressed			
6	Plat	Note: On the owners certificate block "Belterra Partners" are not the current owners. Prior to plat recordation provide new transfer deed and documentation authorizing Scott Smith to sign on behalf of Belterra Partners.	Owner block revised to Rupert Kronke to match appraisal district.	On the owners certificate block include the statement after "As shown on the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication."	Plat has been revised.	Not Addressed: "that it has had said lands surveyed.."	Plat has been revised. Addressed 2-24-21
7	Plat	On the Engineer certificate block change "William J Green, P.E." to "Jalal Saleh, P.E."	Engineer certificate block revised.	Correction new engineer: "Brett Flint, P.E."	Plat has been revised.	Addressed	
8	Plat	On the Planning Commission certificate block change "Nina Nixon Mendez FAICP" to "Al Raymond III, AIA" and "Eric Villarreal, P.E." to "Jeremy Baugh"	Planning Commission certificate revised.	Addressed			
9	Plat	Delinete the entire right-of-way width and half-distance to the centerline for all street frontages.	All rights-of-way along with centerlines have now been added and dimensioned.	Addressed			
10	Plat	Show and label 20' Y.R along McKinzie Road and Up River Road.	20' Yard Requirement added to roads.	Addressed			

11 Plat	Show and label 15'U.E along McKinze Road (UDC 8.2.3.A.2)	15' Utility Easement added and labeled.	Addressed			
12 Plat	Show and label 10'U.E along Up River Road (UDC 8.2.3.A.2) Per Engineering remove 10'U.E along Up River Road	10' Utility Easement added and labeled.	Addressed			
13 Plat	Remove 2 solid lot lines within the platted lot.	2 solid lot lines removed	Addressed			
14 Plat	On the platted lot remove the reference "No buildings observed address not assigned"	Reference removed	Addressed			
15 Plat	On the platted lot remove all remaining legal descriptions.	Remaining legal descriptions removed	Addressed			
16 Plat	Wastewater Distribution Acreage fee - 2.67 acre x \$1,571.00/acre = \$4,194.57	Fees to be mailed to City of Corpus Christi.	Prior to plat recordation			
17 Plat	Water Distribution Acreage fee - 2.67 acres x \$1,439.00/acre = \$3,842.13	Fees to be mailed to City of Corpus Christi.	Prior to plat recordation			

NUFECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	4973-0001-0010 we currently have the owner as KRONKE RUPERT HAROLD ET AL	Owner block revised.	Addressed			

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	Applicant Response		Applicant Response
Public Improvements Required?	Yes				
Water	Yes	Not Required. See staff resolution.		Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.	
Fire Hydrants	Yes. A fire hydrant (FH) must be within 300' from the furthest point on the building; this distance is measured as the fire truck drives; FH's are required along McKenzie and along access road for IH 37; looping is required.	Not Required. See staff resolution.	Sufficient fire coverage is provided regardless of building layout onsite. Please see attached aerial. Additional hydrants are not required. Public improvements are not required.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.	Sufficient fire coverage is provided regardless of building layout onsite. Please see attached aerial. Additional hydrants are not required. Public improvements are not required.
Wastewater	No			Addressed	
Manhole	No			Addressed	
Stormwater	Yes	Not Required. Deferred to Site Development	No public improvements. On-site drainage only.	To be addressed with Site Development.	No public improvements. On-site drainage only.
Sidewalks		No. Sidewalks currently exist along Up River Road and McKenzie Road; sidewalks aren't required along IH 37 the UDC Table 8.2.1.C	Agree.	Addressed	Agree.
Streets	No			Addressed	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	PI Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to Publicimprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	No proposed public improvement.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.			
2	PI Plans	Remove all existing driveways which will not be utilized by the proposed Development and replace them with curb and gutter and sidewalks as necessary.	Driveway removal noted on civil plans recently submitted with building permit.	To be addressed on Site Development			
3	Plat	Show and label the center Lines for McKenzie Road and Up River Road; show the distances from the center lines to the property lines.	Center lines now labeled and dimensioned accordingly.	Addressed			
4	Plat	McKenzie Road is classified as a "A2" Arterial Street as per the Urban Transportation Plan (UTP); make sure the distance is a 50' minimum from the center line to the property line; dedicate any additional areas needed to conform.	See Diamond Key Note 2 (10ft ROW easement)	Not Addressed. Include these ROW Easements with street dedication to be removed from private property's square footage. Update the boundary at this area. Update square footage for Lot.	Not Addressed. Turning lane acquisition land to be included in street dedication. Update square footage.	10ft of ROW dedication has been added to the plat to increase the width of McKenzie ROW to 50ft from the centerline. ROW easement along Up River Rd has been dedicated to the City and removed from the site boundary. Utility easement removed, as it is included in the ROW dedication. Landscape buffer along Up River Road will not be required during Building Permit per Brett Flints direction. Lot acreage has been adjusted. Addressed Per Engineering 2-26-21	

5	SWQMP	Provide the hydrology and the hydraulic calculations for the pre- and post-development and the differential for 5, 25, and 100 year storm events; limit the flows leaving the site to pre-development for the 100 year flows; Describe your potential mitigations due to increase in storm water flows including possible detention.	See attached storm water management report. Detention basin design included within the report.	Addressed			
6	SWQMP	Duplicate the receiving water note from the Plat sheet to the Storm Water Quality Management Plan (SWQMP) sheet.	Note duplicated from plat to plan sheet.	Addressed			
7	Plat	Provide a copy of TXDOT permit and approval to Driveway and drainage.	Currently under review. Will provide after approval/prior to recordation.	To be addressed with Public improvements	TxDOT driveway is not a public improvement for the City of Corpus Christi. Approved driveway permit from TxDOT is not a platting requirement as there is access from other streets. This permit is a site / building permit requirement.	TxDOT driveway is not a public improvement for the City of Corpus Christi. Approved driveway permit from TxDOT is not a platting requirement as there is access from other streets. This permit is a site / building permit requirement.	
8	Utility Plan	Show and label the pipeline per GIS comment Number 2; Indicate the distance from the outside of the pipeline to the building face; the distance must be 15' or greater.	Active pipeline labeled per existing TxDOT as-built plans. Gas line within TxDOT ROW. GIS data is not precise location.	Addressed			
9	Infor:	See TxDOT Comments hereafter.	Noted.	To be addressed prior to recordation.	No TxDOT comments to address for platting.	No TxDOT comments to address for platting.	
10	Infor:	See Utilities Department Comments hereafter.	Noted.	To be addressed prior to recordation.	No additional utilities comments to address for platting.	No additional utilities comments to address for platting.	
11	Infor:	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted.				

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting. A minimum of an 8" main is required along all public rights of ways. No dead-end mains will be permitted.	GIS data out of date. See attached asbuilts of UP River Rd and McKinzie, showing looped water mains. No extension of water mains is required.	Addressed. Water service meets Continuity requirement as adjacent properties have service along frontage.			

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access on IH-37.	Noted.				
2	Infor:	Proposed driveway access to a public City street shall conform to access management standards outlined in Article 7 of the UDC	Noted.				
3	Plat	Need to provide truncated dome on existing ramps to be ADA along Up River Rd	Noted.				

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	Applicant Response
1	Infor:	Purpose: Commercial use. Fire hydrant flow requirements for commercial areas requires 1,500 GPM with @20 PSI residual.	Noted.				
2	Infor:	Fire hydrant located every 300 feet or 100 feet to an FDC if required. Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Noted.				
3	Infor:	Accessibility 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.				
4	Infor:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted.				
5	Infor:	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.				

6 Infor:	Note: this site is a proposed fuel station. Note 2015 IFC sec. 5706.6.2.1 Parking near residential, educational and institutional occupancies and other high-risk areas. Tank vehicles shall not be left unattended at any time on residential streets, or within 500 feet (152 m) of a residential area, apartment or hotel complex, educational facility, hospital or care facility. Tank vehicles shall not be left unattended at any other place that would, in the opinion of the fire chief, pose an extreme life hazard.	Noted.				

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

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

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

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

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

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

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

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

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

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

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

Tax Certificates provided with preliminary plat submittal.

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
FEBRUARY 17, 2021**

PROJECT: 20PL1069

LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)

Located south of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO PUD

Owner: DMPI Beach Investments LLC

Surveyor: Native Survey Co.

The applicant proposes to replat the property to subdivide two platted lots into 10 lots for a Planned Unit Development.

The Planning Commission originally approved the above plat on September 2, 2020 (expires March 2, 2021). This is the first request for a six-month extension. The applicant states that more time is needed to schedule the commencement of construction on the subdivision. The applicant states they have had delays completing the construction drawings while working with AEP and other utility services. The construction effort required will not be met before the current expiration date.

February 4, 2021

Andrew Dimas
Development Services, City of Corpus Christi
2404 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Lake Padre Village PUD (Final)--Time Extension Request

Mr. Dimas,

The final plat of Lake Padre Village PUD is coming up for expiration March 2, 2021. DMPI Beach Investments, LLC., respectfully requests an extension for six (6) months for the above referenced project. We have had delays completing the construction drawings while working with AEP and other utility services and may not meet the construction effort required before the current expiration date. We have included a check in the amount of \$38.00 for this request. Please let me know if you have any questions.

Best regards,



James DeWayne Gray
DMPI Beach Investments LLC

Revision A

CITY OF CORPUS CHRISTI NUECES COUNTY



STATE OF TEXAS
COUNTY OF NUECES

AS PER DAVID A. MCDONALD AUTHORIZATION LETTER DATED JULY, 1, 2020, I, JAMES DEWAYNE GRAY, VICE PRESIDENT OF DMPI BEACH INVESTMENT, LLC, HEREBY CERTIFY THAT DMPI BEACH INVESTMENT, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON, THAT WE HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2020.

JAMES DEWAYNE GRAY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2020.

JALAL SALEH, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2020.

AL RAYMOND III, AIA, SECRETARY

CARL CRULL, P.E., CHAIRMAN

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 _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2020 AT ____ O'CLOCK M IN SAID COUNTY IN VOLUME ____ PAGE ____ MAP RECORDS.

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

NO. _____

FILED FOR RECORD

BY: _____ DEPUTY

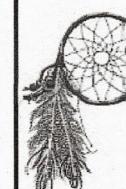
KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK M

RECEIVED

♦ 28 AUG 2020 ♦

City of Corpus Christi
Development Services



Native Survey Co.
402 Peoples Street, Suite 4A
Corpus Christi TX 78401
Phone: 361-528-4233
Cell: 361-244-2043
TX. Firm No. 10044900

20 0 20 40 60 80 100 120

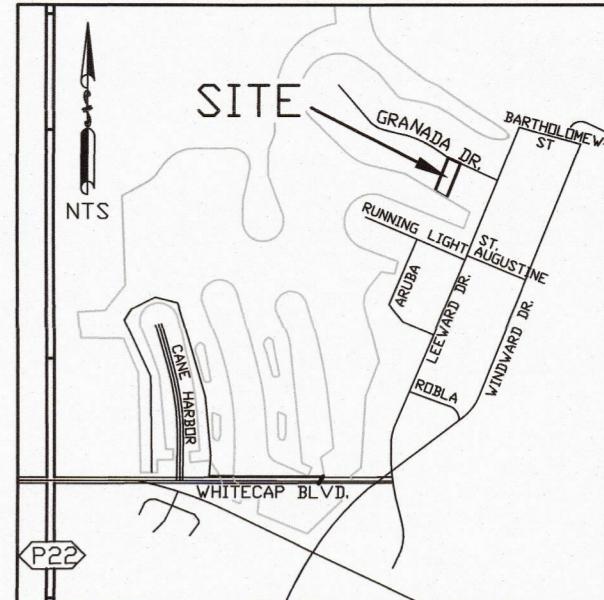
SCALE: 1" = 40 FEET

ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.

THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:
A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES, INJURES OR DAMAGES
B. TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION

REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.

LOCATION MAP



NOTES:

1. THE CITY OF CORPUS CHRISTI HAS DETERMINED THAT THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ HAS CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99995477.
3. CONTOURS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A, REFERENCE STATION AH1732.
4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "AE", AN AREA WITHIN THE 1% CHANCE FLOOD PLAIN, WITH A BASE FLOOD ELEVATION OF 9 FEET, AS INDICATED ON THE PRELIMINARY FEMA FLOOD PANEL NO. 485464 0755 G, CITY OF CORPUS CHRISTI, DATED OCTOBER 23, 2015.
5. "SET CAP" DENOTES A SET ALUMINUM SURVEY CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. 5/8" I.R. DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
7. "RESET 5/8" I.R." DENOTES A 5/8" IRON ROD WITHOUT CAP OR MARKINGS, FOUND DISTURBED AND RESET.
8. THE YARD REQUIREMENTS SHOWN ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
9. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WTH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. LOT 10 IS A PRIVATE ACCESS STREET AND EASEMENT, AND IS DESIGNATED AN NON-BUILDABLE LOT. (UDC 8.2.1.J)
12. THIS PLAT COMPLIES WITH ALL REQUIREMENTS AND CONDITIONS OF THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) AS APPROVED BY ORDINANCE NO. 31960.
13. TOTAL PLATTED AREA = 0.861 ACRES.

STATE OF TEXAS
COUNTY OF NUECES

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATIVE SURVEY COMPANY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

THIS THE 24TH DAY OF AUGUST, 2020.



MICHAEL J. MACINNIS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5874
Job No. 200401

PLAT OF

LAKE PADRE VILLAGE PUD

BEING A REPLAT OF LOTS 1 & 2, BLOCK 4 OF THE
PADRE ISLAND-CORPUS CHRISTI, SECTION E, SUBDIVISION
A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 25-26
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;
SCALE 1" = 40 FEET

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
C1	88°48'36"	10.00'	9.79'	14.00'	15.50'
C2	46°36'04"	35.22'	15.16'	27.86'	28.64'
C3	44°41'04"	21.58'	8.87'	16.41'	16.83'
C4	90°00'00"	6.00'	6.00'	8.49'	9.42'
C5	90°00'00"	4.00'	4.00'	5.66'	6.28'
C6	90°00'00"	8.00'	8.00'	11.31'	12.57'

STAFF REPORT

Case No. 0121-01
INFOR No.

Planning Commission Hearing Date: March 3, 2021

Applicant & Legal Description	<p>Owner: Braselton Development Company, Ltd.</p> <p>Applicant: Urban Engineering</p> <p>Location Address: 7601 Yorktown Boulevard</p> <p>Legal Description: Described as an 18.26 Acre tract, out of lots 21 and 28, Section 25 Flour Bluff and Encinal Farm and Gardens Tracts, a map which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, located off of Breese Drive, east of Fred's Folly Drive, south of Yorktown Boulevard, and north of Stampede Drive.</p>		
Zoning Request	<p>From: "RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District</p> <p>To: "RS-4.5/PUD" Single-Family 4.5 District and a Planned Unit Development Overlay</p> <p>Area: 18.26 Acres</p> <p>Purpose of Request: The developer is proposing a development consisting of 146 single-family residential lots.</p>		
Existing Zoning and Land Uses	Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District	Agriculture
	<i>North</i>	"FR" Farm Rural District	Vacant
	<i>South</i>	"RS-4.5" Single-Family 4.5 District	Low Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5 District	Vacant
	<i>West</i>	"RS-4.5" Single-Family 4.5 District	Low 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-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the adopted Future Land Use Map.</p> <p>Map No.: 042029 and 041029</p> <p>City Council District: 5</p> <p>Zoning Violations: None</p>		

Transportation	<p>Transportation and Circulation: The subject property has access from Stampede Drive and Breeze Drive. The major thoroughfares in the area are Stampede and Fred's Folly, which are "C1" Minor Residential Collector Streets. According to the Urban Transportation Plan, "C1" Minor Residential Collector Streets, have a capacity of 1,000 to 3,000 average daily trips. The subject property has a potential Connectivity Ratio of 1.35.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Stampede Drive	"C1" Minor Collector	60' ROW 40' paved	60' ROW 36' paved	No Data
	Fred's Folly	"C1" Minor Collector	60' ROW 40' paved	60' ROW 36' paved	No Data

Staff Summary:

Development Plan: The subject property is 18.26 acres in size. The proposed use is a development consisting of 146 single-family residential units. The development will be constructed in two phases, with 75 lots in the first phase and 71 lots in the second phase. This development will be a part of the existing Rancho Vista Subdivision. The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the "RS-4.5" Single-Family 4.5 District and notes all requested deviations from the UDC by the applicant.

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Maximum Density (Units / Gross Acre)	-	-	No
Minimum Site Area (Acre)	-	-	No
Minimum Site Width	-	-	No
Minimum Lot Area	4,500 sf.	3,900 sf.	<u>Yes</u>
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Street Yard	20 ft.	20 ft.	No
Minimum Street Yard (Corner) Back -to-Back	10 ft.	7.5 ft. on lots 48, 52, 77, 87, of Block 2	<u>Yes</u>
Minimum Street Yard (Corner) Back -to-Face	20 ft.	20 ft.	No

Minimum Side Yard Single	5 ft.	5 ft.	No
Minimum Side Yard Total	10 ft.	10 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Open Space	30%	30%	No
Maximum Height	35 ft.	35 ft.	No
Paved Street Width	28 ft.	28 ft.	No
Right-of-way (ROW) Width	50 ft.	35 ft (Breese Drive will be built to 45 ft.) (Peeler Lane will be built to 50 ft.)	<u>Yes</u>
Parking Requirement	2 spaces per unit	2 spaces per unit	No
Sidewalks	4 ft. on both sides	4 ft. on both sides (Peeler Lane), 5 ft. on one side (Lead Rider Way, Osbert Way, Cowboy Trail Lane, Rustler Lane, Shadow Rider Lane, Herd Rider Lane and Wesley Way Lane, and 6 ft. on one side (Breese Drive)	<u>Yes</u>

Existing Land Uses & Zoning: The subject property is currently zoned "RS-4.5" Single-Family 4.5 District and "FR" Farm Rural District. The subject property consists of a vacant property and has remained undeveloped since annexation in 1995. To the north is a vacant property zoned "FR" Farm Rural District. Further to the north is the Rancho Vista single-family residential subdivision and Yorktown Boulevard. To the south is a proposed extension of the Rancho Vista Subdivision consisting of proposed single-family homes recently rezoned to "RS-4.5" Single-Family 4.5 District. To the east are single-family homes and vacant properties zoned "RS-4.5" Single Family 4.5 District. To the west are vacant properties 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 and will need to be platted as part of the Planned Unit Development (PUD) rezoning process.

Utilities:

Water: 8-inch C900 line to the south on Breese Drive.

Wastewater: 8-inch PVC line to the south on Breese Drive.

Gas: 2-inch and 4-inch PE gas line located along the southern and western property lines.

Storm Water: 42-inch line along Breese Drive to the south.

Plan CC & Area Development Plan Consistency: 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-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay is consistent with the adopted Southside Area Development Plan. The following policies of the Comprehensive Plan (Plan CC) should be considered:

- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- 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).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC) and the Southside Area Development Plan,
- The proposed Planned Unit Development (PUD) is requesting a decrease in lot sizes below the “RS-4.5” standard and is in the range of 4,000 to 4,200 square feet in lot area. Additionally, the applicant is requesting a reduced right-of-way width of 35-feet, and 45-feet, with a 28-foot wide paved street surface. The typical street standard for a local/residential street is a 50 foot wide right-of-way with a 28 foot wide paved street surface.
- 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.

- According to the TRC, the proposed PUD does not meet the conditions of the UDC review criteria and the proposed design is simply a variance from the UDC requirements. The proposed PUD does not provide a variety of housing types or increase mobility/walkability of the residents. Specifically, the proposed PUD requests the narrowing of the ROW, the addition of dead-ends, and the removal of sidewalks from both sides of the street.
- Traffic management, fire protection, and the serviceability of the lots by public service vehicles.
 - 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 narrowing of a right-of-way and the reduction of setbacks may have potential negative impacts to the eventual individual homeowner. Specifically, the availability of enough space for the personal vehicle to avoid encroachment into the right-of-way including the blocking of sidewalks.
 - While staff understands the paved portion of the right-of-way will remain at 28-feet (local street standard), the overall reduction may encourage on-street parking and therefore interfere with the ability of a fire apparatus (vehicle) to navigate and respond in the event of an emergency.
 - The TRC has strong concerns focused on the serviceability of the lots by Solid Waste vehicles. As stated by Solid Waste Department staff, it is extremely difficult to service the proposed dead-end lots. Solid Waste vehicles to not have the benefit of a spotter person when the vehicle reverses, therefore increasing the probability of negative interactions with persons or property.
 - Additionally, Solid Waste staff have indicated the increase of on-street parking and hammerhead/dead-end street design has caused significant navigation and service issues during the regularly scheduled refuse collection.

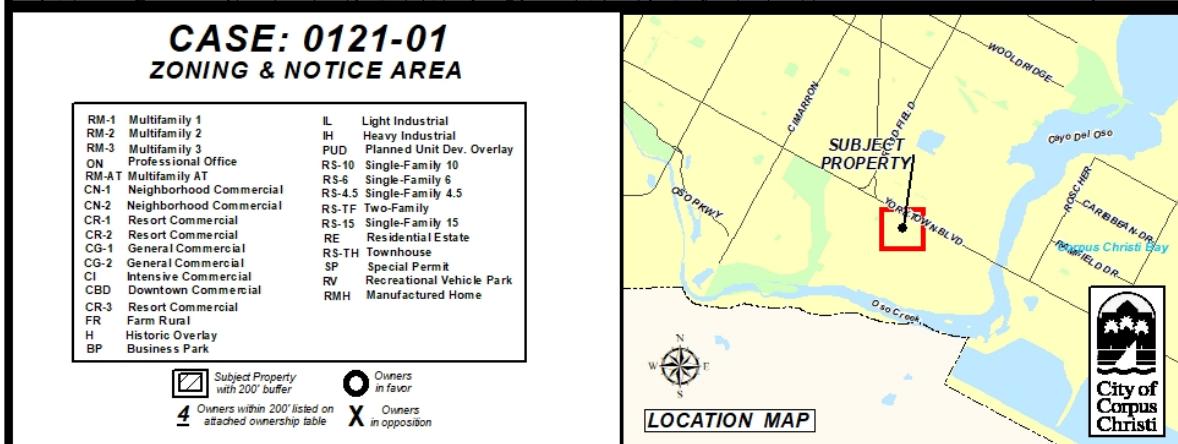
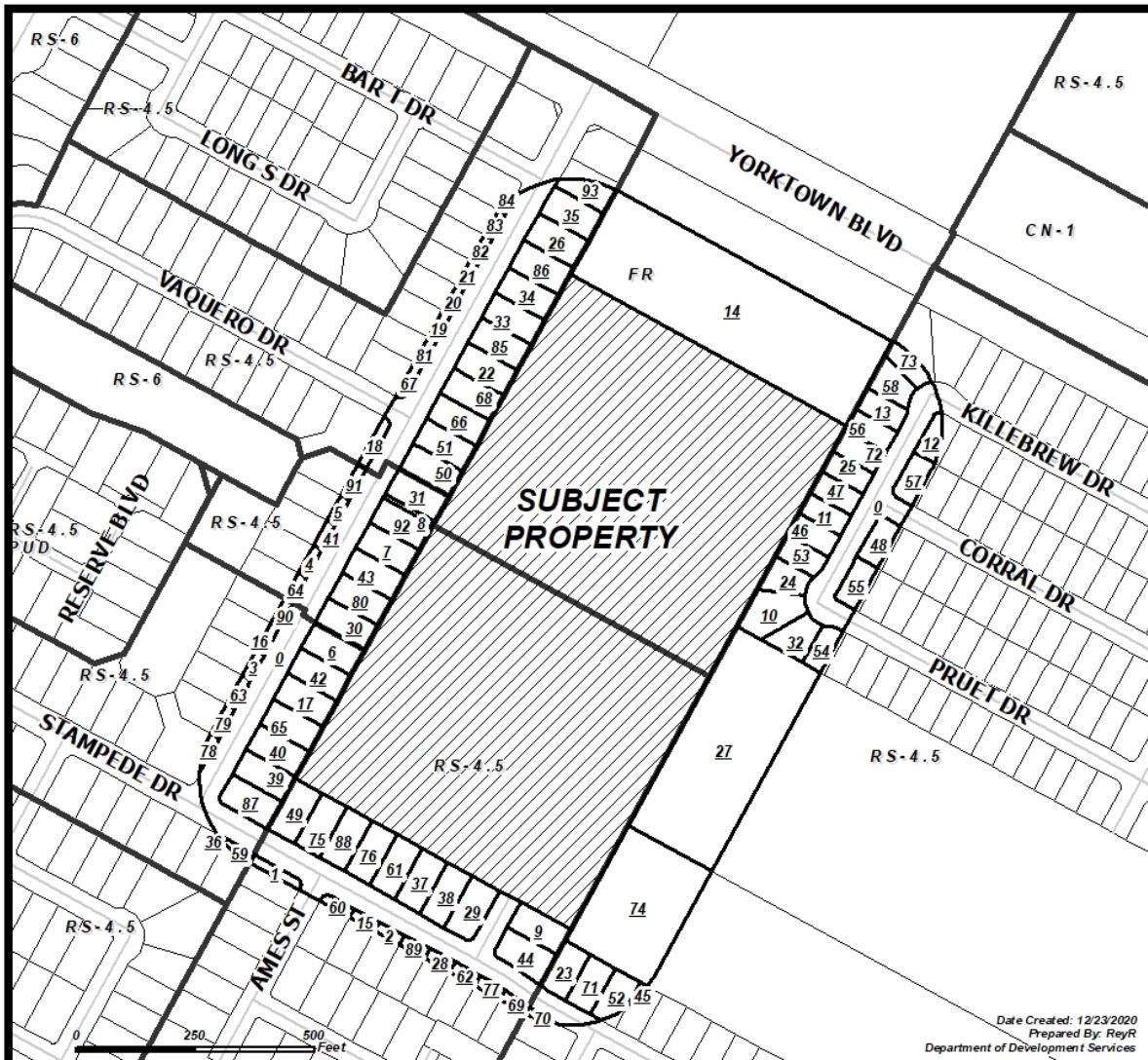
Staff Recommendation:

Denial of the change of zoning from the “RS-4.5” Single-Family and “FR” Farm Rural Districts to the “RS-4.5/PUD” Single-Family 4.5 District and Planned Unit Development Overlay.

Public Notification	Number of Notices Mailed – 93 within 200-foot notification area 3 outside notification area	
	<u>As of February 19, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 6 inside notification area – 0 outside notification area
Totaling 0.00% of the land within the 200-foot notification area in opposition.		

Attachments:

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



Rancho Vista Subdivision

Unit 20, P.U.D.

Corpus Christi, Texas

Owner/Developer

Braselton Development Company, Ltd.

Submitted by

Urban Engineering

Revised: January 21, 2021



TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

Rancho Vista Subdivision

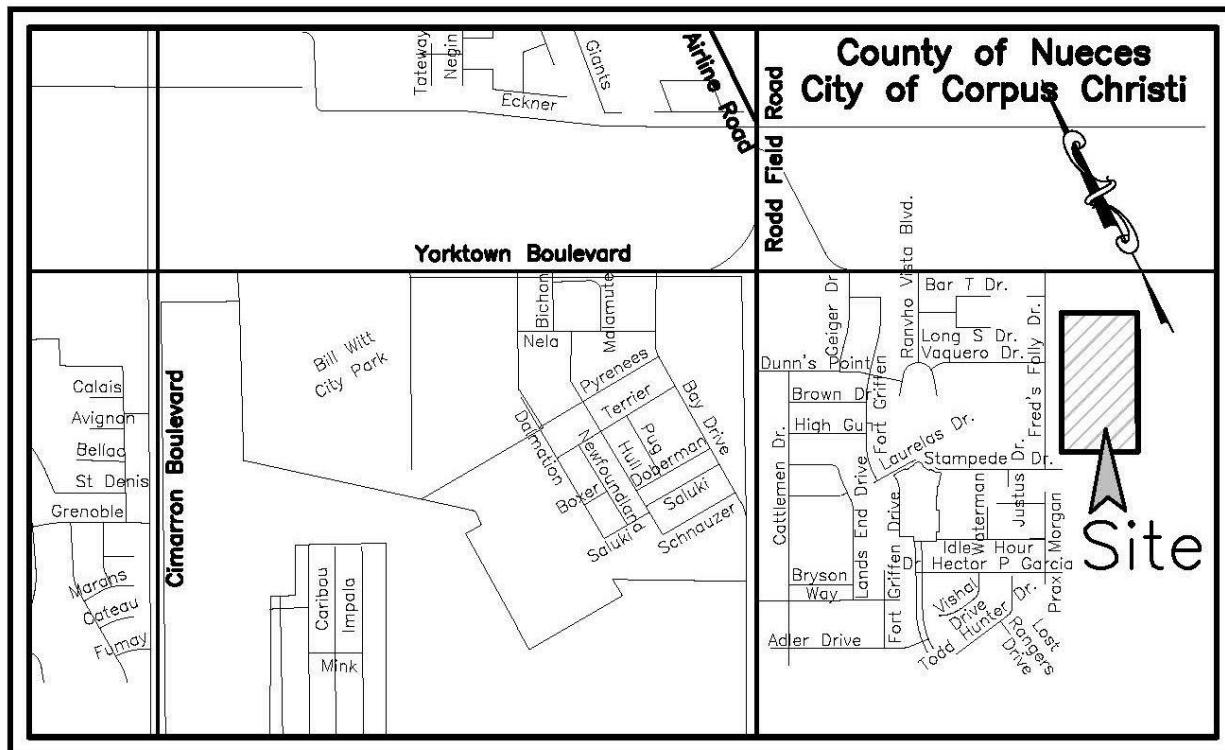
Unit 20, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing a development consisting of 146 single-family residential lots. The development will be constructed in two phases with 75 lots in the first phase and 71 lots in the second phase. This development will be a part of the existing Rancho Vista Subdivision and will complement other existing and proposed developments in the area.

Location Map:

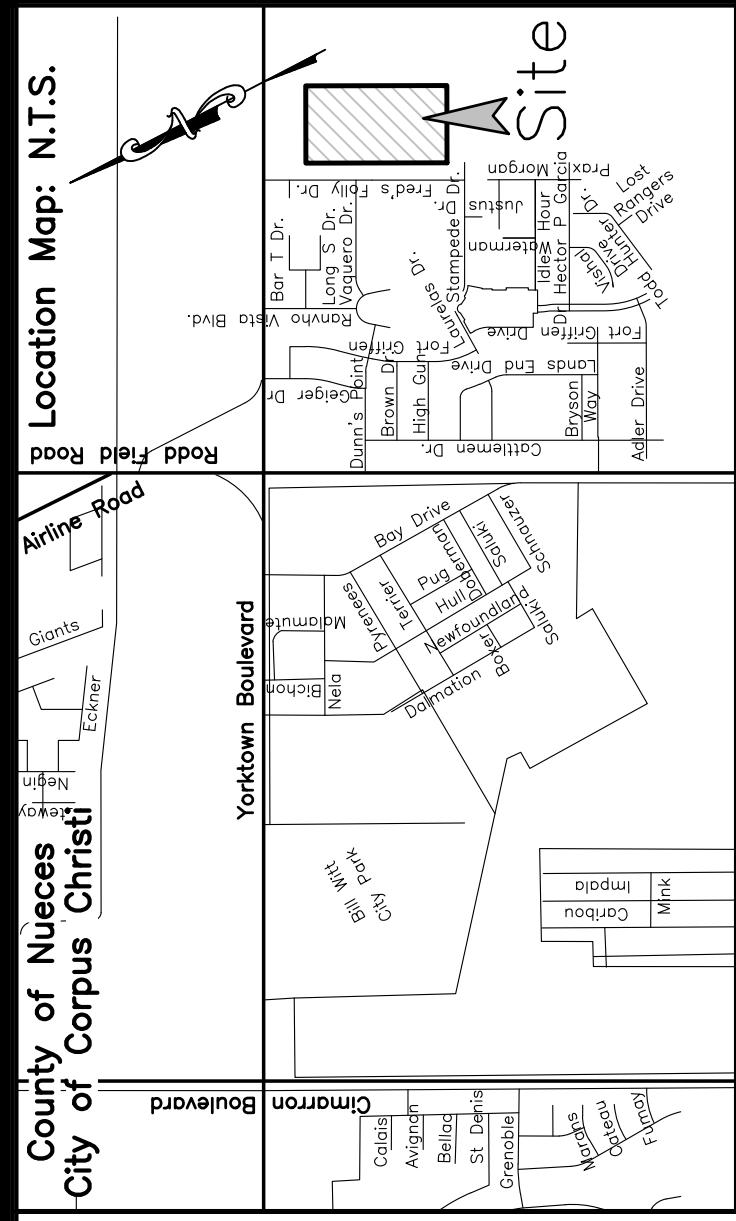


Development Standards per City of Corpus Christi Unified Development Code

Minimum Lot Area – 4,500sf
Minimum Lot Width – 45'
Minimum Street Yard – 20'
Minimum Street Yard (Corner) – 10' when back to back lot
Minimum Side Yard – 5'
Minimum Side Yard (Total) – 10'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 35'
Required Parking: - 2 per unit
Curb Type – 6" Curb and Gutter
Sidewalks – 4' on each side
Paved Street Width – 28'

PUD Requirements/Development Guidelines

Minimum Lot Area – 3900sf (Variance)
Minimum Lot Width - 40' (Variance)
Minimum Street Yard – 20'
Minimum Street Yard (Corner) – 10' for non-back to back Lots, except for Lots 48, 52, 77 and 87, Block 2, which will have 7.5' Yard Requirements on the street side (Variance)
Minimum Side Yard – 5'
Minimum Side Yard (Total) – 10'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 35'
Required Parking: - 2 per unit
Curb Type – 6" Curb and Gutter
Sidewalks – 4', 5' and 6' on one side of street (Variance)
Paved Street Width – 28'



Location Map: N.T.S.

Notes:

- Total platted area contains 18.26 Acres of Land. (Includes Street Dedication)
- The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- Grid Bearings and Distances shown herein 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.
- By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494-0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
- The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.

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

This the _____ day of _____, 20 _____

Rancho Vista Subdivision
Unit 20 P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, *Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.*

State of Texas
County of Nueces
I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the _____ day of _____, 20_____. At _____ O'clock _____ M., and duly recorded the _____ day of _____, 20_____, at _____ O'clock _____ M., in said County in Volume _____, Page _____, Map Records.

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

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20 _____

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

By: PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces
This instrument was acknowledged before me by PHILLIP J. RITLEY, as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

State of Texas
County of Nueces
This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20 _____

By: Fred Braselton, President

State of Texas
County of Nueces
This instrument was acknowledged before me by Urban Engineering, as President of Urban Engineering, on behalf of said entity in said capacity.

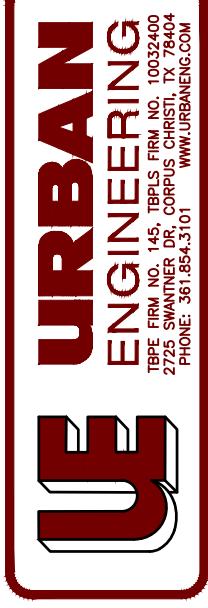
This the _____ day of _____, 20 _____

By: Urban Engineering

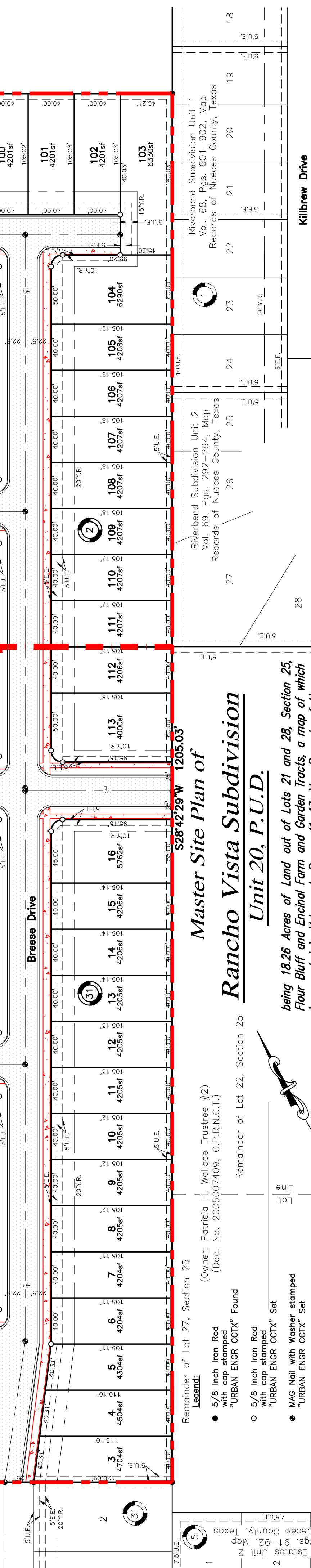
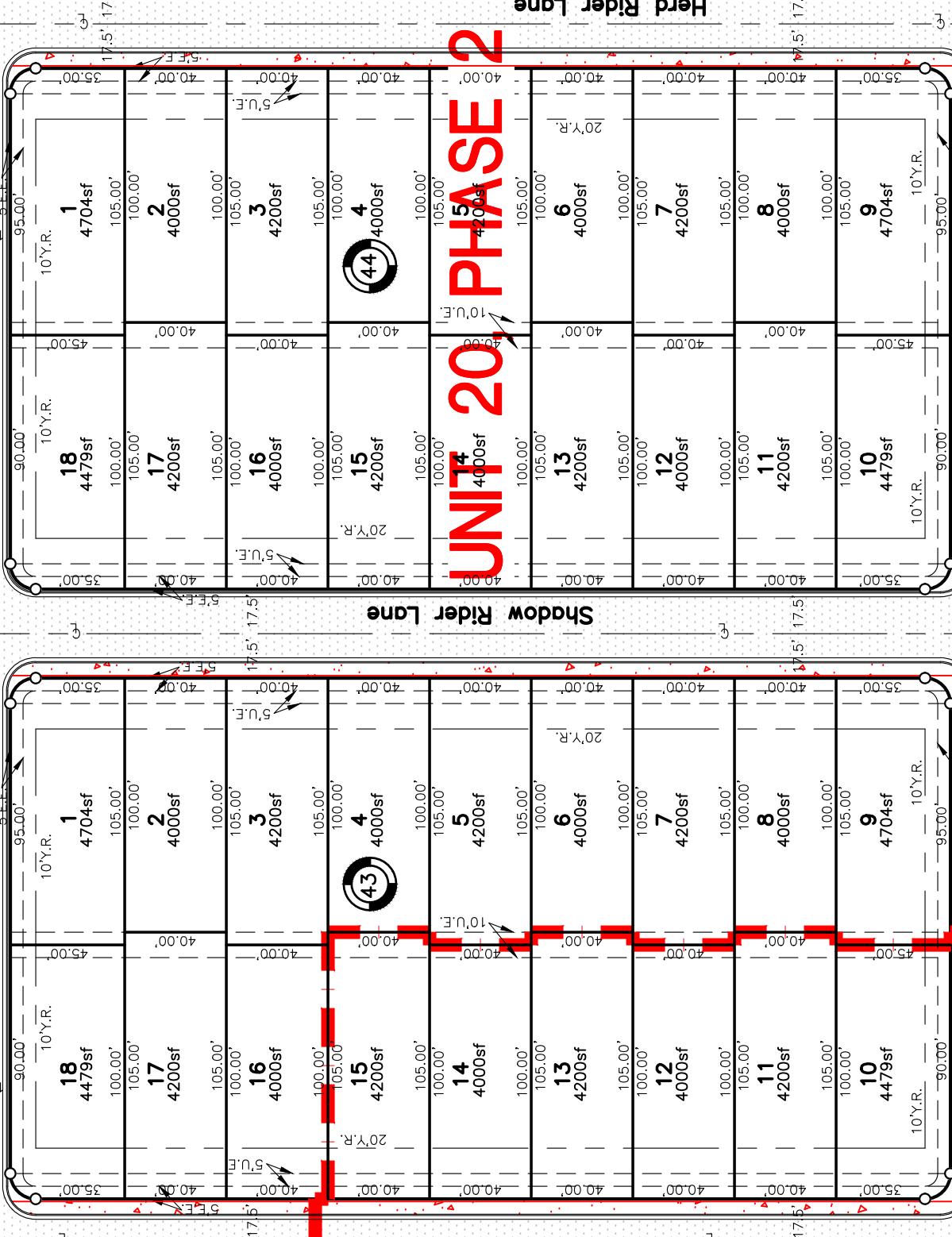
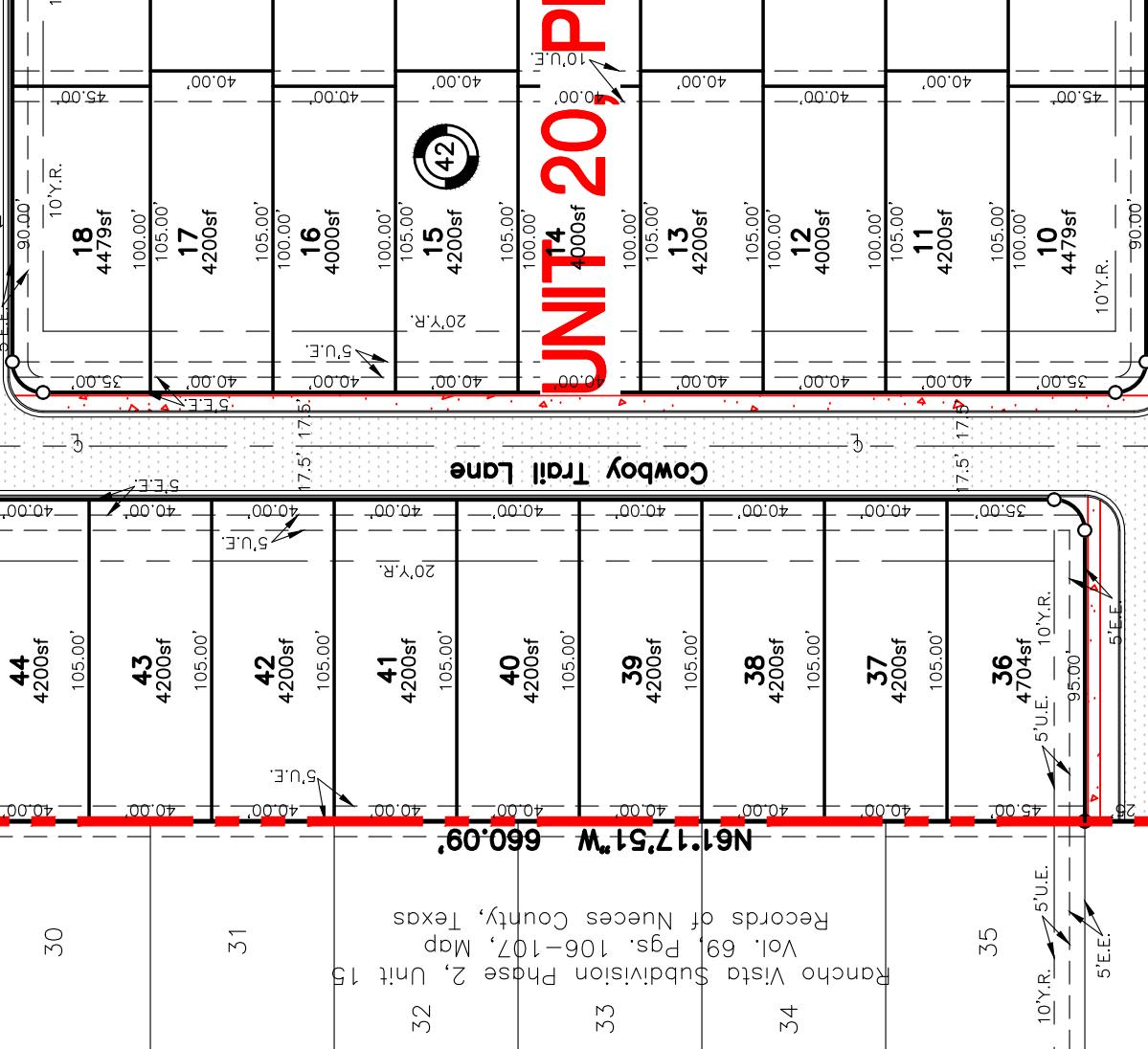
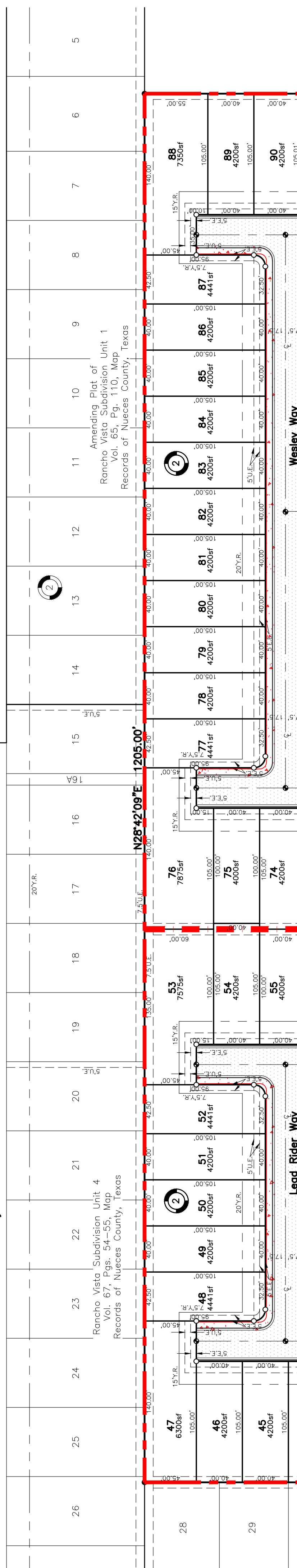
Notary Public in and for the State of Texas

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James D. Carr, R.P.L.S.
Texas License No. 6458
Revised: 1/21/2021
SCALE: None
JOB NO: 41934.C0.03
SHEET: 4 of 9
DRAWN BY: XG
PHONE: 361.854.3101



Fred's Folly Drive



Master Site Plan of Ranch Vista Subdivision Unit 20, P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, Floor Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of an 18.26 Acre Tract of Riverbend Subdivision Unit 2, Vol. 68, Pgs. 282-294, Map Records of Nueces County, Texas

Riverbend Drive

UNIT 20 PHASE 2

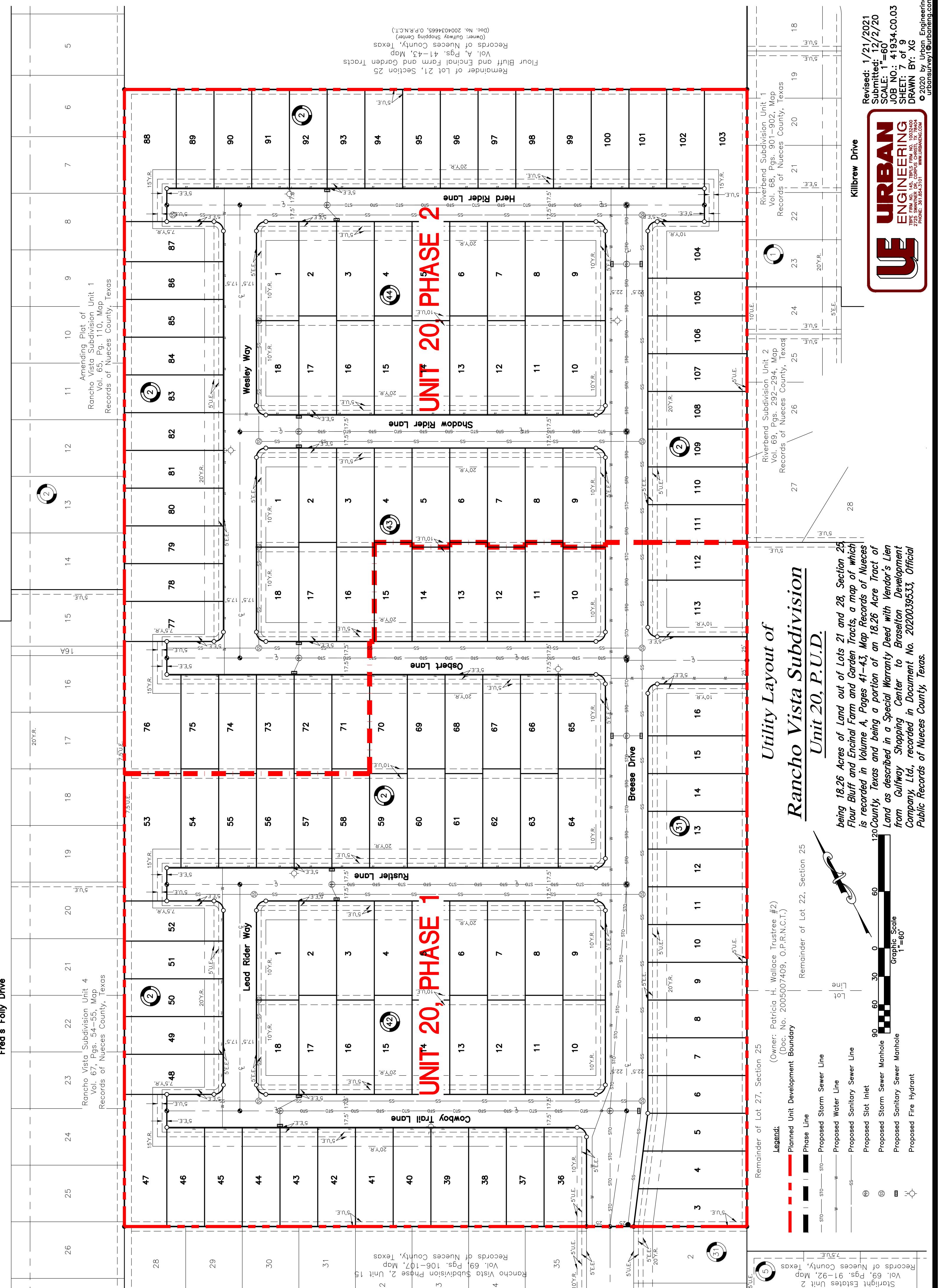
Breeze Drive

UNIT 20 PHASE 2

Kilkrew Drive

UNIT 20 PHASE 2

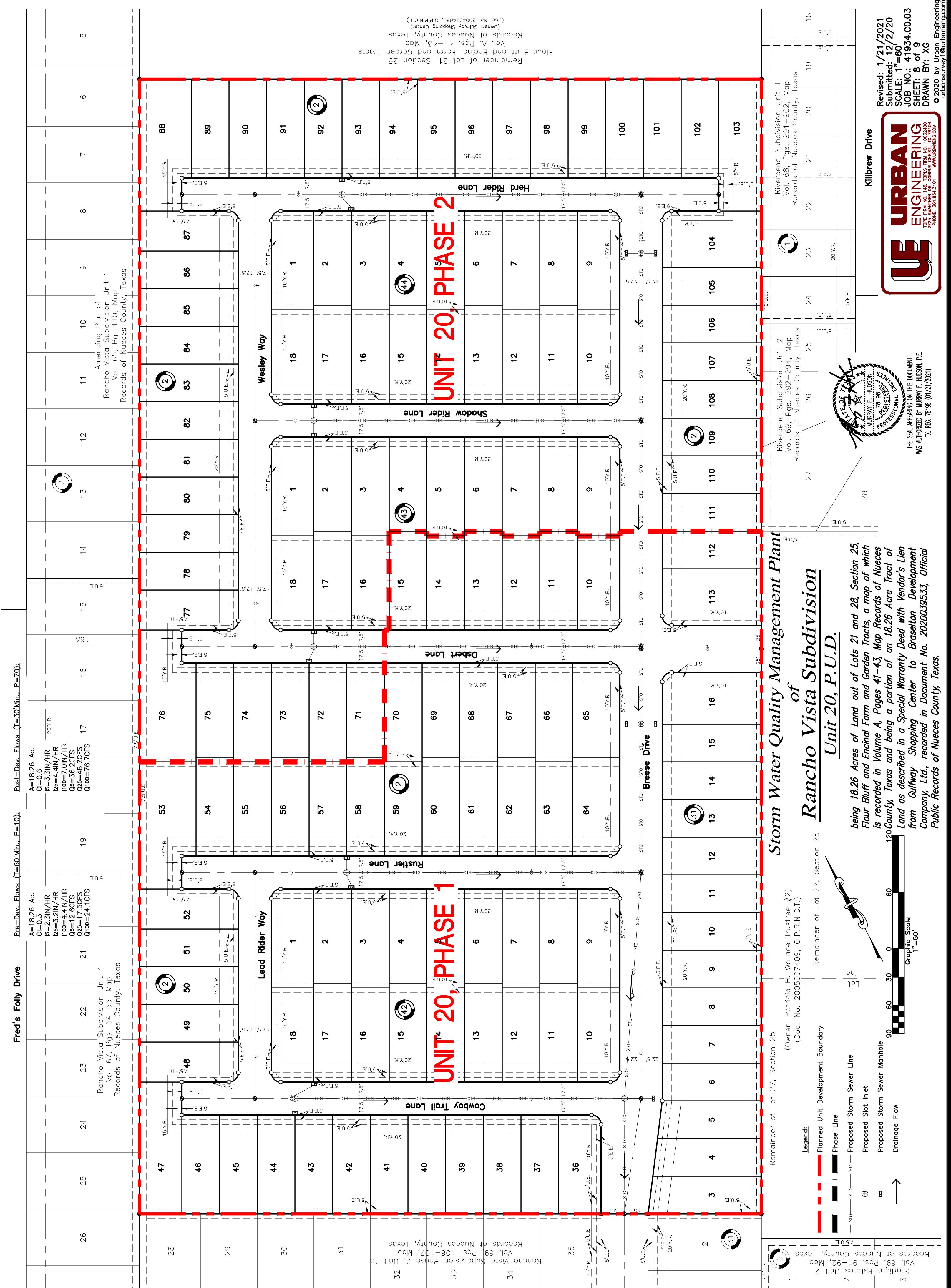
Graphic Scale



2

Revised: 1/1/2021
Submitted: 12/2/20
SCALE: 1"=60'
JOB NO.: 41934.C0.03
SHEET: 7 of 9
DRAWN BY: XG
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from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY MURRAY F. HUDSON, P.E.
Tx. Reg. 78198 (01/21/2021)

Submitted: 12/20
SCALE: 1"=60'
JOB NO.: 41934.C0.03
SHEET: 8 of 9
DRAWN BY: XC
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A circular notary seal for Murray F. Hudson, P.E. The outer ring contains the text "NOTARY SEAL" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains "MURRAY F. HUDSON, P.E.", "REG. NO. 78198", and "EXPIRATION DATE 01/21/2021".

Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

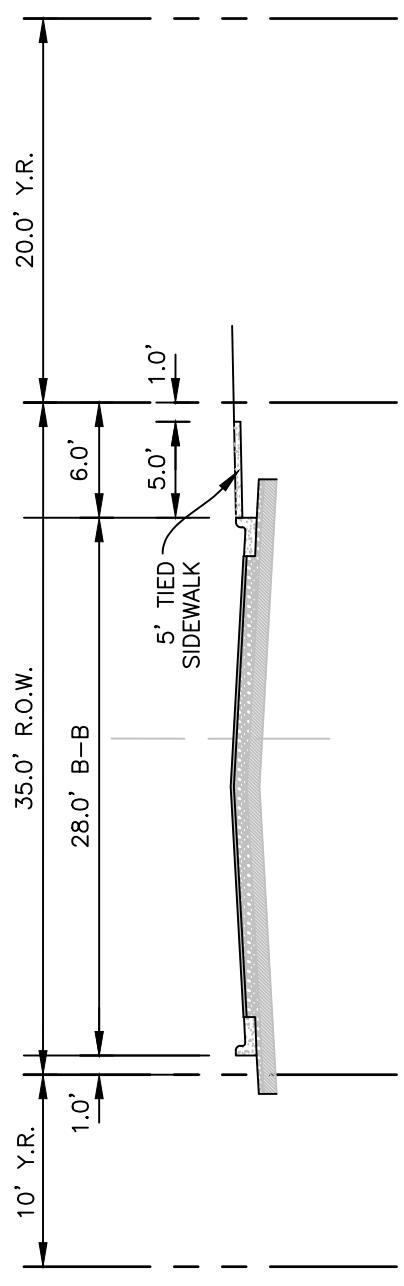
Graphic Scale
1" = 60'

Drainage Flow

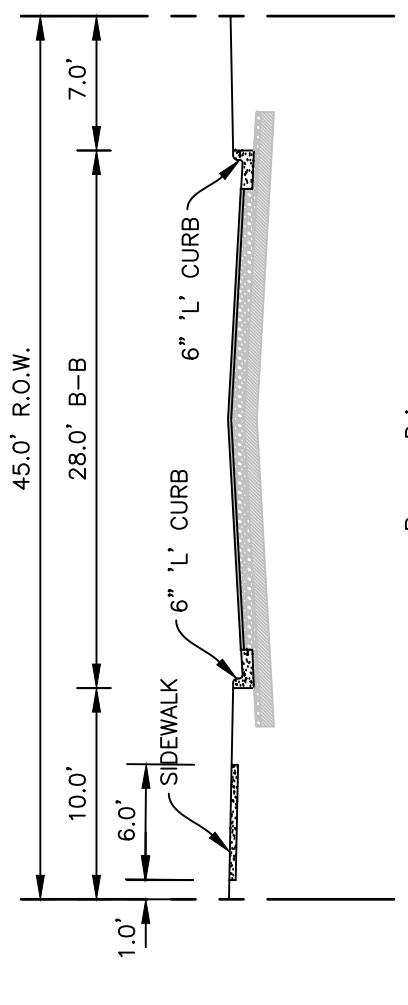
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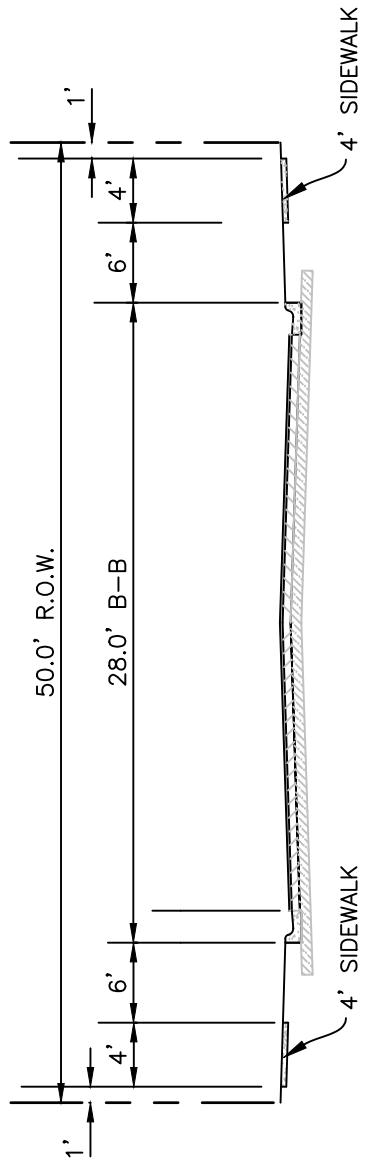
54



Lead Rider Way, Osbert Way, Cowboy Trail Lane, Rustler Lane, Wesley Way Lane (Northwest of Breeze Drive)



Breeze Drive

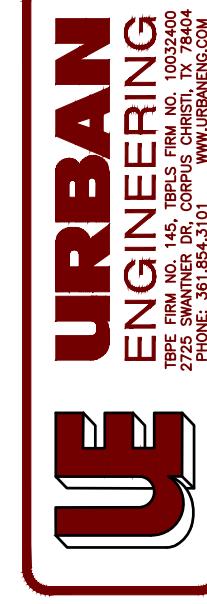


Peeler Lane (Southeast of Breeze Drive)

Street Sections fpr
Rancho Vista Subdivision
Unit 20, P.U.D.

being 18.26 Acres of Land out of Lots 21 and 28, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of an 18.26 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

Revised: 1/21/2021
Submitted: 12/2/20
SCALE: 1" = 10'
JOB NO.: 41934.C0.03
SHEET: 9 of 9
DRAWN BY: XG
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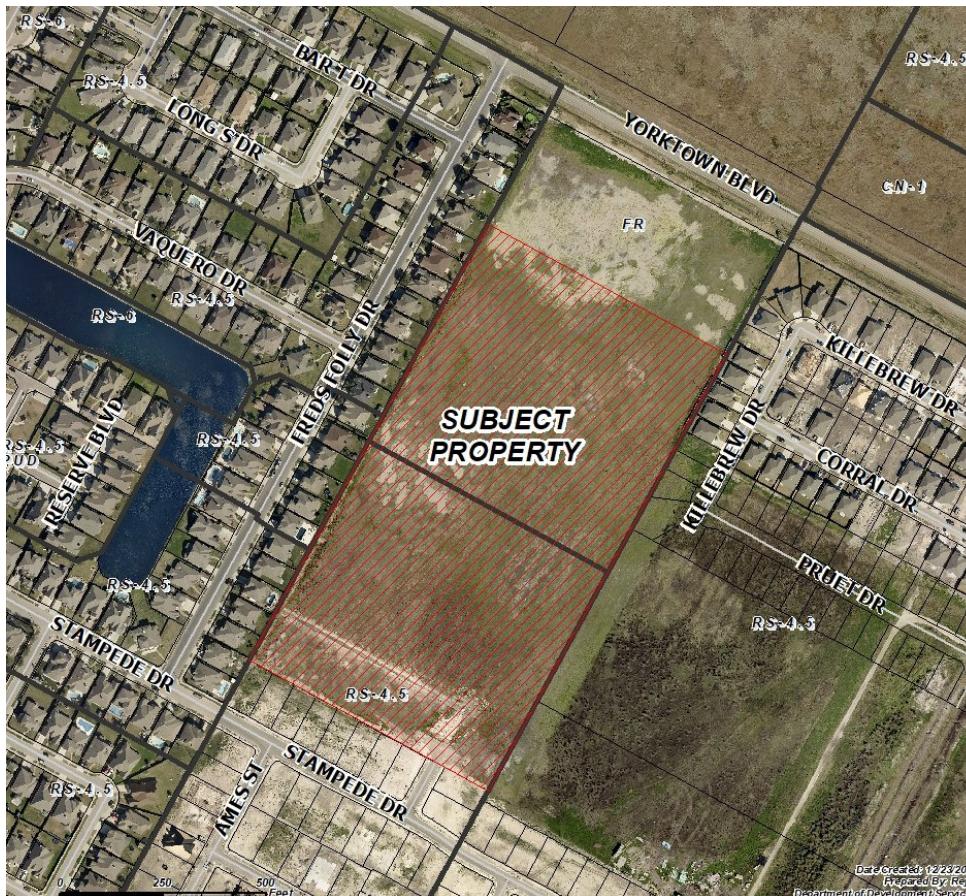
Zoning Case #0121-01

Braselton Development Company, Ltd.
Rezoning for a Property near 7601 Yorktown
From "RS-4.5" and "FR" to "RS-4.5 PUD"



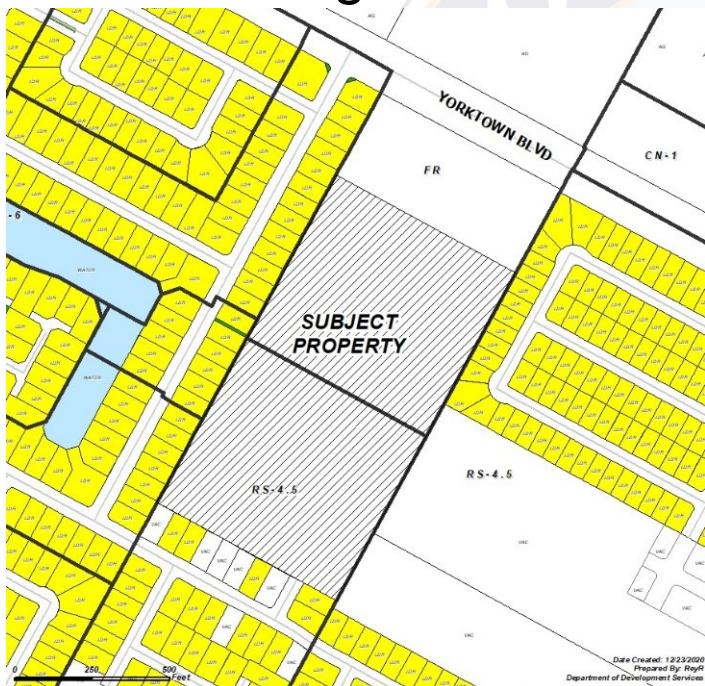
Planning
Commission
March 3, 2021

Aerial Overview

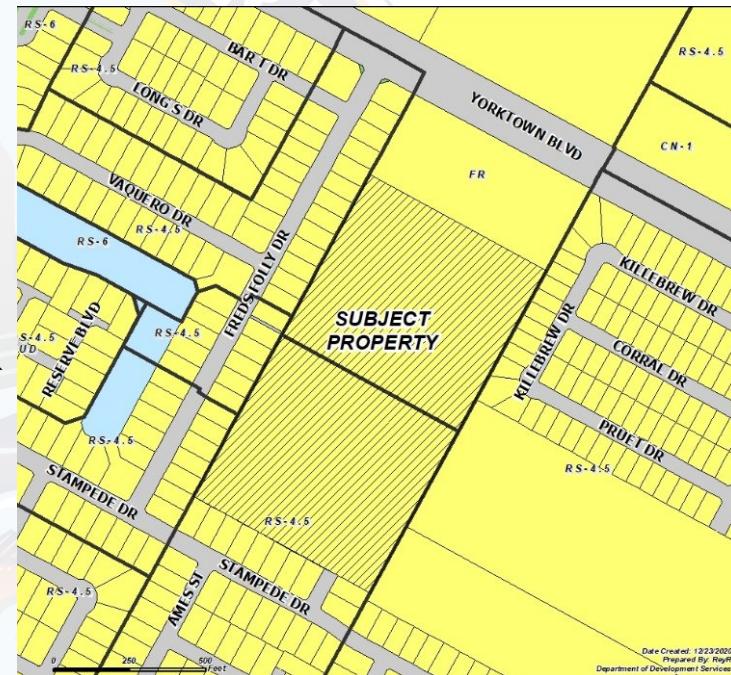


Land Use

Existing Land Use

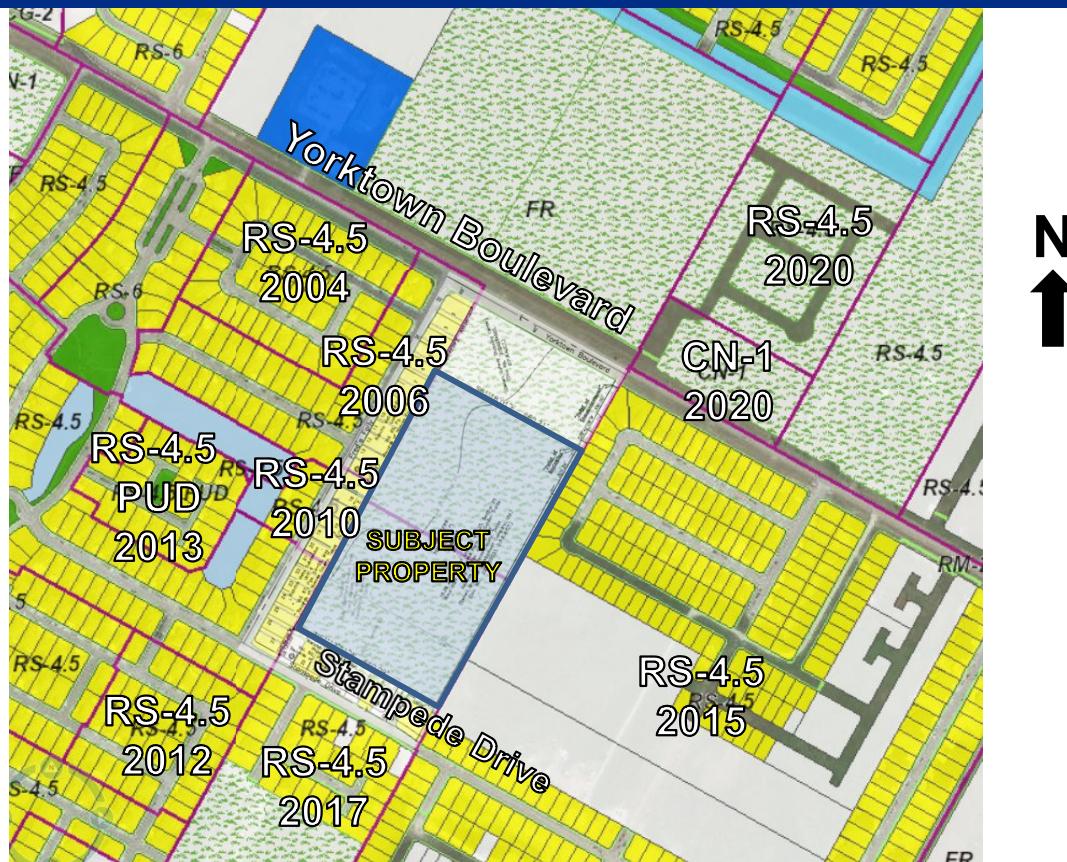


Future Land Use

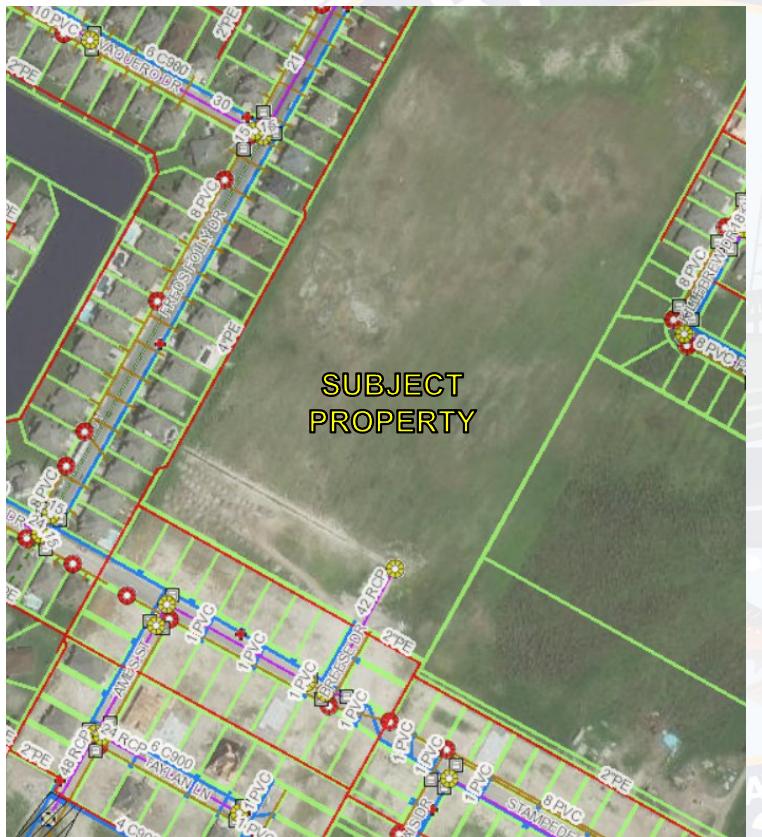


	Vacant		Drainage		Light Industrial		Med. Density Residential		Permanent Open Space
	Mobile Home		Low Density Residential		Low Density Residential		High Density Residential		Planned Development
					Low Density Residential				Light Industrial

Adjacent Development and Zoning Pattern



Utilities



Water:
8-inch C900

Wastewater:
8-inch PVC

Gas:
2-inch PE
4-inch PE

Storm Water:
42-inch line

Public Notification

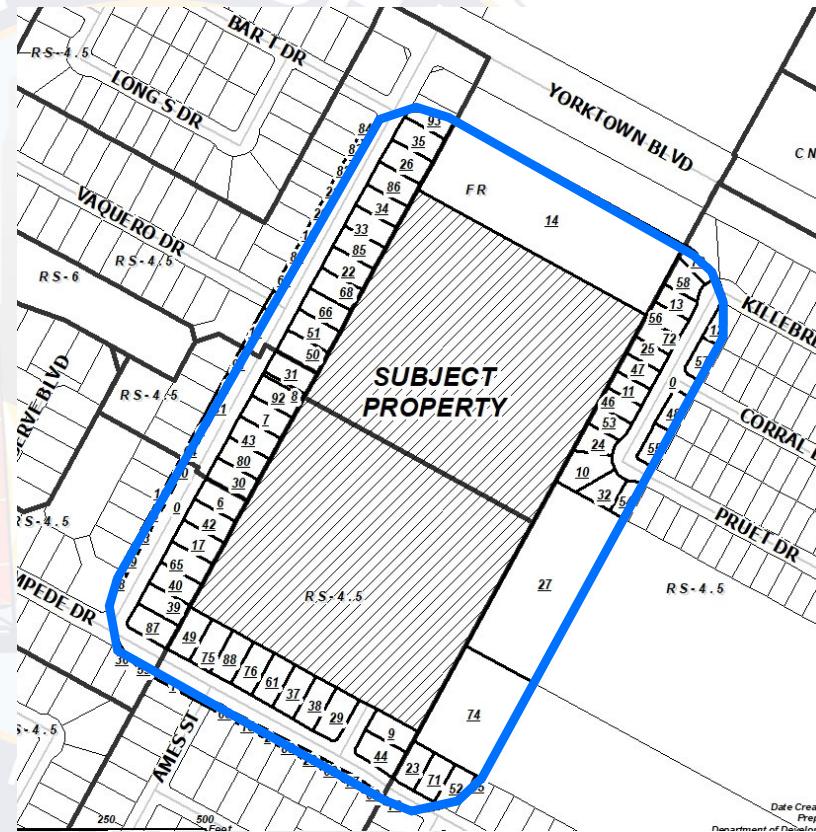
93 Notices mailed inside 200' buffer
3 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



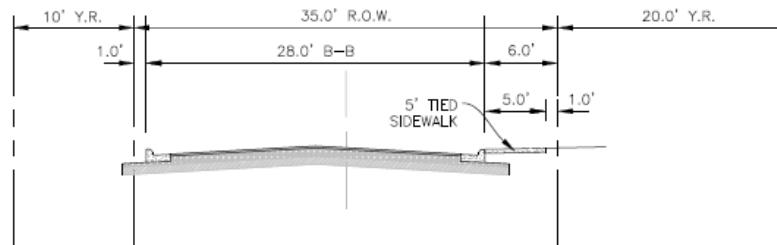
In Favor: 0



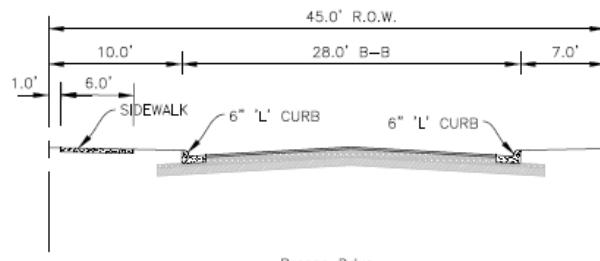
PUD Deviations

Minimum Dimensions	“RS-4.5” District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,900 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	7.5 ft. on lots 48, 52, 77, 87, of Block 2	<u>Yes</u>
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	4 ft., 5 ft., and 6 feet one side (Next Slide)	<u>Yes</u>
ROW Width	50 ft.	35 ft. (Breese Drive: 45 feet)	<u>Yes</u>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No

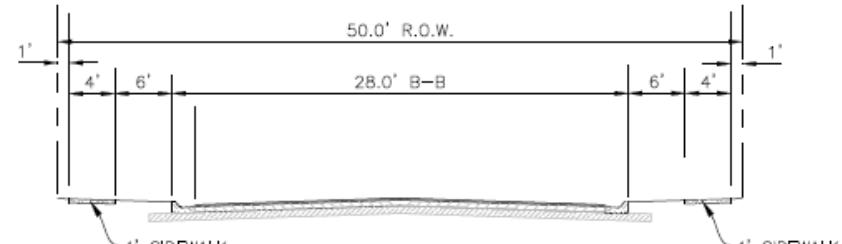
PUD Specific Street Sections



Lead Rider Way, Osbert Way, Cowboy Trail Lane, Rustler Lane,
Shadow Rider Lane, Herd Rider Lane and Wesley Way Lane (Northwest of Breese Drive)

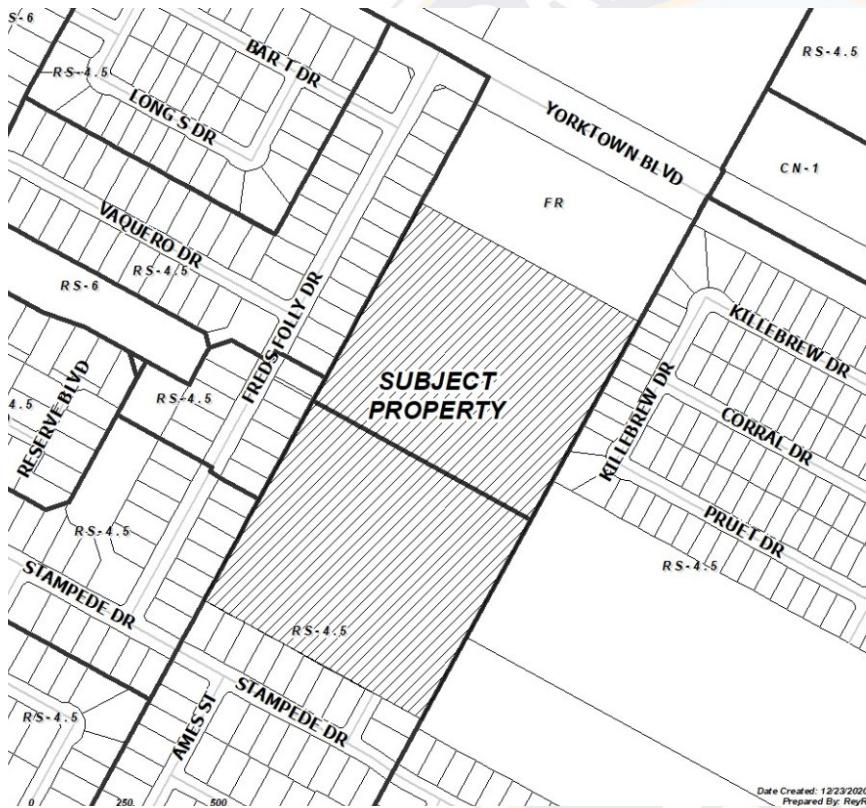


Breese Drive



Peeler Lane (Southeast of Breese Drive)

UDC Requirements



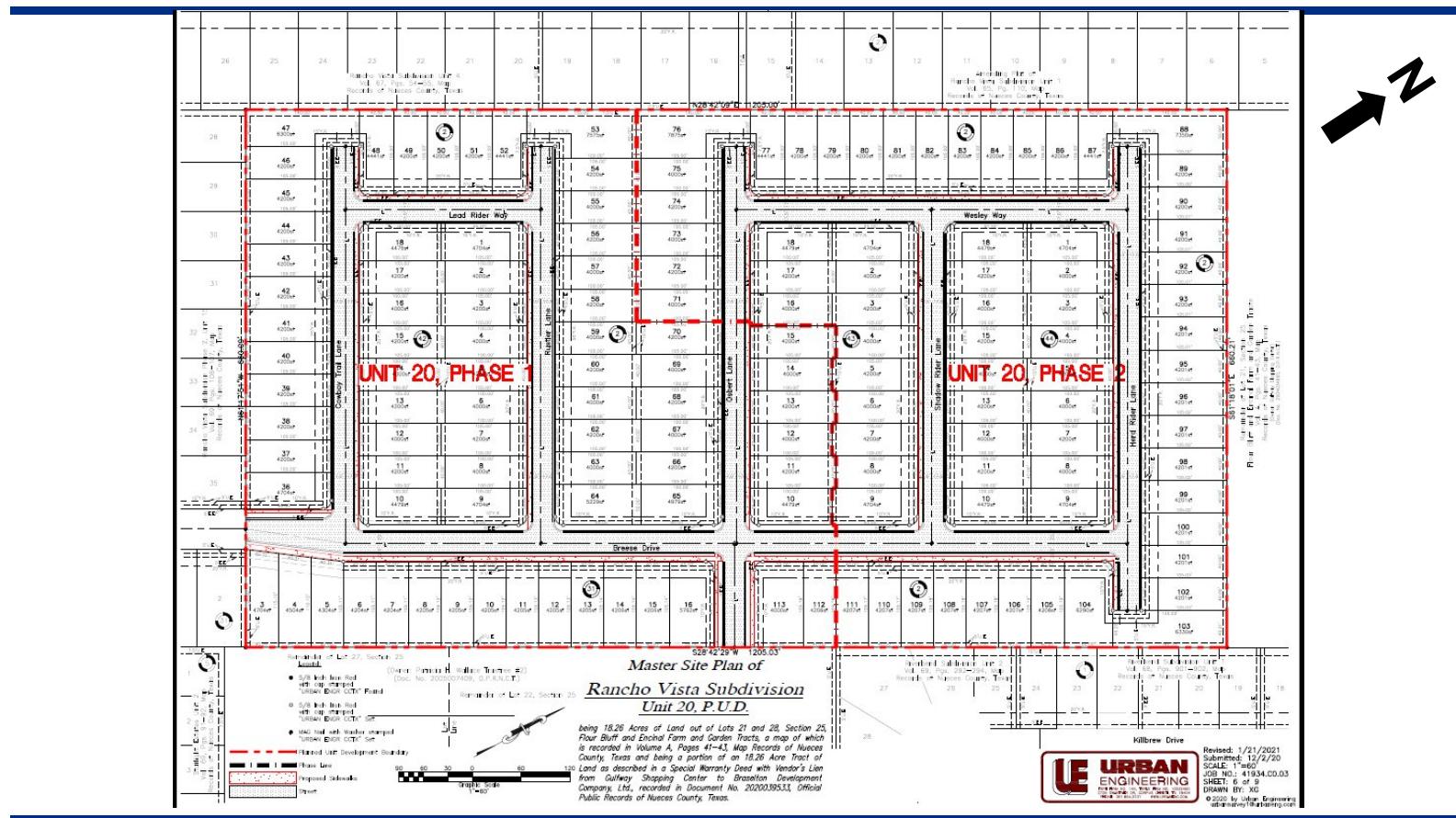
Buffer Yards:
RS-4.5 PUD to RS-4.5: N/A

Street: 20 feet
Side/Rear: 5 feet

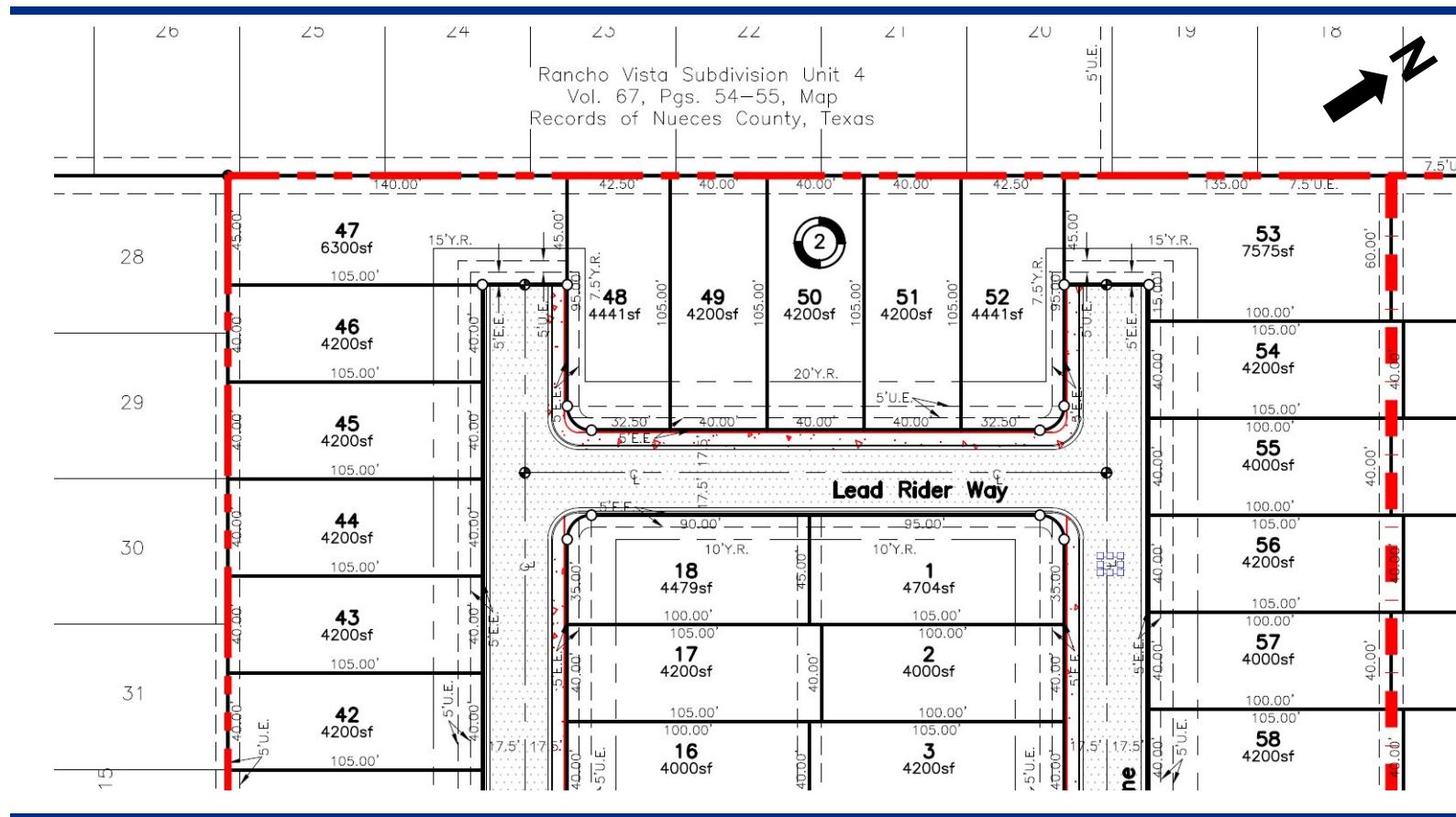
Parking:
2 per unit

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

PUD Concepts



PUD Concepts



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.
- 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 Fire and Solid Waste.
 - Probability of negative interactions with persons or property.

Staff Recommendation

Denial of the
“RS-4.5/PUD” Single-Family 4.5 District
With a Planned Unit Development