

# PLANNING COMMISSION FINAL REPORT

Case No. 1013-03  
 HTE No. 13-30000001

Planning Commission Hearing Date: October 23, 2013

|  |  |   |                                     |                        |
|--|--|---|-------------------------------------|------------------------|
| <b>Applicant &amp; Legal Description</b> | <p><b>Applicant/Owner:</b> Nemo Court Construction, LLC<br/> <b>Representative:</b> Naismith Engineering, Inc.<br/> <b>Legal Description/Location:</b> Lots 10, 11 &amp; 12R, Block 46, Padre Island-Corpus Christi Section A, located at the northwest corner of Windward Drive and Robla Drive.</p>  |   |                                     |                        |
| <b>Zoning Request</b>                    | <p><b>From:</b> "CR-1/IO" Resort Commercial District with an Island Overlay and "RM-AT/IO" Multifamily AT District with an Island Overlay<br/> <b>To:</b> "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and a Planned Unit Development Overlay<br/> <b>Area:</b> 1.56 acres<br/> <b>Purpose of Request:</b> To allow a 31-unit townhouse development with reasonable deviations from the Unified Development Code.</p> |   |                                     |                        |
| <b>Existing Zoning and Land Uses</b>     | <b>Site</b>  | <b>Existing Zoning District</b>   | <b>Existing Land Use</b>            | <b>Future Land Use</b> |
|  | <i>Site</i>  | "CR-1/IO" Resort Commercial with an Island Overlay and "RM-AT" Multifamily AT District with an Island Overlay | Vacant                              | Tourist                |
|  | <i>North</i>   | "RM-AT" Multifamily AT with an Island Overlay   | Medium-Density Residential          | Tourist                |
|  | <i>South</i>   | "CR-1/IO" Resort Commercial with an Island Overlay  | Vacant                              | Tourist                |
|  | <i>East</i>  | "RM-AT" Multifamily AT with an Island Overlay   | Vacant                              | Tourist                |
|  | <i>West</i>  | "RM-AT" Multifamily AT with an Island Overlay   | Vacant & Medium-Density Residential | Tourist                |
| <b>ADP, Map &amp; Violations</b>         | <p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan (ADP) and is planned for tourist uses. The proposed rezoning and proposed development are consistent with the Future Land Use Plan.<br/> <b>Map No.:</b> 028025<br/> <b>Zoning Violations:</b> None</p>   |   |                                     |                        |

|                                  |   |                                       |                         |                         |                       |
|----------------------------------|---|---------------------------------------|-------------------------|-------------------------|-----------------------|
| <b>Transportation</b>            | <b>Transportation and Circulation:</b> The subject property has 330 feet of frontage along Windward Drive, which is a “C1” Minor Residential Collector street, and 198 feet of frontage along Robla Drive, which is a local residential street. The subject property has indirect access to South Padre Island Drive (SH 358), which is designated as a Freeway/Expressway, via Whitecap Boulevard, a “C2” Secondary Collector. |                                       |                         |                         |                       |
| <b>Street Right-of-Way (ROW)</b> | <b>Street</b>   | <b>Urban Transportation Plan Type</b> | <b>Proposed Section</b> | <b>Existing Section</b> | <b>Traffic Volume</b> |
|                                  | Windward Drive  | Residential Collector                 | 100’ ROW<br>60’ paved   | 100’ ROW<br>60’ paved   | Not Available         |
|                                  | Robla Drive   | Local Residential                     | 100’ ROW<br>60’ paved   | 100’ ROW<br>60’ paved   | Not Available         |

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “CR-1/IO” Resort Commercial District with an Island Overlay and “RM-AT/IO” Multifamily AT District with an Island Overlay to the “RM-AT/IO/PUD” Multifamily AT District with an Island Overlay and a Planned Unit Development Overlay for a 31-unit townhouse development.

**Applicant’s Development Plan:** The proposed townhouse development will consist of 31 single-family townhouse units on a 1.56-acre lot at a density of 19.88 dwelling units per acre. The lots will be a minimum of 1,199 square feet and will have a minimum width of 20 feet. Each lot will have access to a private street that will be a minimum 24-foot in width with a five-foot wide sidewalk on one side. The development will contain 66 parking spaces for residents and guests and 30% open space. Common open space with amenities such as a swimming pool will be provided at the corner of the property.

The following table is a comparison of the proposed development standards and the Unified Development Code (UDC) standards of the “RS-TH” Townhouse District. The table states all necessary deviations from the UDC.

| Minimum Dimensions                 | “RS-TH” Townhouse District Standards | Proposed PUD      | Complies w/ District Standard |
|------------------------------------|--------------------------------------|-------------------|-------------------------------|
| <b>Minimum lot area</b>            |                                      |                   |                               |
| Front Access                       | 2,600 sq. ft.                        | 1,323 sq. ft.     | <b>No</b>                     |
| Shared Parking                     | 1,600 sq. ft.                        | 1,199 sq. ft.     | <b>No</b>                     |
| <b>Minimum dwelling unit width</b> |                                      |                   |                               |
| Front Access                       | 26 ft.                               | 20 ft.            | <b>No</b>                     |
| Shared Parking                     | 16 ft.                               | 20 ft.            | Yes                           |
| <b>Minimum Site Area</b>           | 20,000 sq. ft.                       | 67,953 sq. ft.    | Yes                           |
| <b>Street yard (front)</b>         | 10 ft.                               | 10 - 20 ft.       | Yes                           |
| <b>Street yard (corner)</b>        | 10 ft.                               | 3 ft.             | <b>No</b>                     |
| <b>Side yard</b>                   | 0 ft.                                | 0 ft.             | Yes                           |
| <b>Rear yard</b>                   | 5 ft.                                | 5 ft.             | Yes                           |
| <b>Open space</b>                  | 30%                                  | 32%               | Yes                           |
| <b>Minimum building separation</b> | 10 ft.                               | 10 ft.            | Yes                           |
| <b>Maximum height</b>              | 45 ft.                               | 30 ft.            | Yes                           |
| <b>Parking</b>                     | 62 spaces                            | 66 spaces         | Yes                           |
| <b>Private Street</b>              | 28 ft.                               | 24 ft.            | <b>No</b>                     |
| <b>Sidewalk</b>                    | 5 ft. on both sides of street        | 5 ft. on one side | <b>No</b>                     |
| <b>Curb Type</b>                   | 1 ft.-6 in. curb and gutter          | 2 ft. ribbon curb | <b>No</b>                     |

**Existing Land Uses & Zoning:** North of the subject property is a townhouse development zoned “RM-AT/IO” Multifamily AT District with an Island Overlay. South and east of the subject property is vacant land zoned “CR-1/IO” Resort Commercial District with an Island Overlay. West of the subject property is another townhouse development zoned “RM-AT/IO” Multifamily AT District with an Island Overlay.

**AICUZ:** The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Mustang-Padre Island ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for a medium density residential use.

**Plat Status:** The property is currently platted and will be replatted in accordance with the Master Site Plan.

**Department Comments:**

- This rezoning is consistent with the Comprehensive Plan.
- This rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is suitable for the uses proposed by this rezoning.
- This PUD utilizes decreased lot sizes, lot widths, and setbacks for individual lots, while maintaining the required site area, building height, building separation, and open space.
- The subject property consists of a platted lot with infrastructure already in place. Development should be encouraged at this site since infrastructure already exists. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the City.
- Using a PUD would commit the developer to a site plan that could not be changed significantly without public hearing.

**Planning Commission and Staff Recommendation (October 23, 2013):**

Approval of the rezoning to the "RM-AT/IO/PUD" Multifamily AT District with an Island Overlay and a Planned Unit Development Overlay, subject to the following nine conditions:

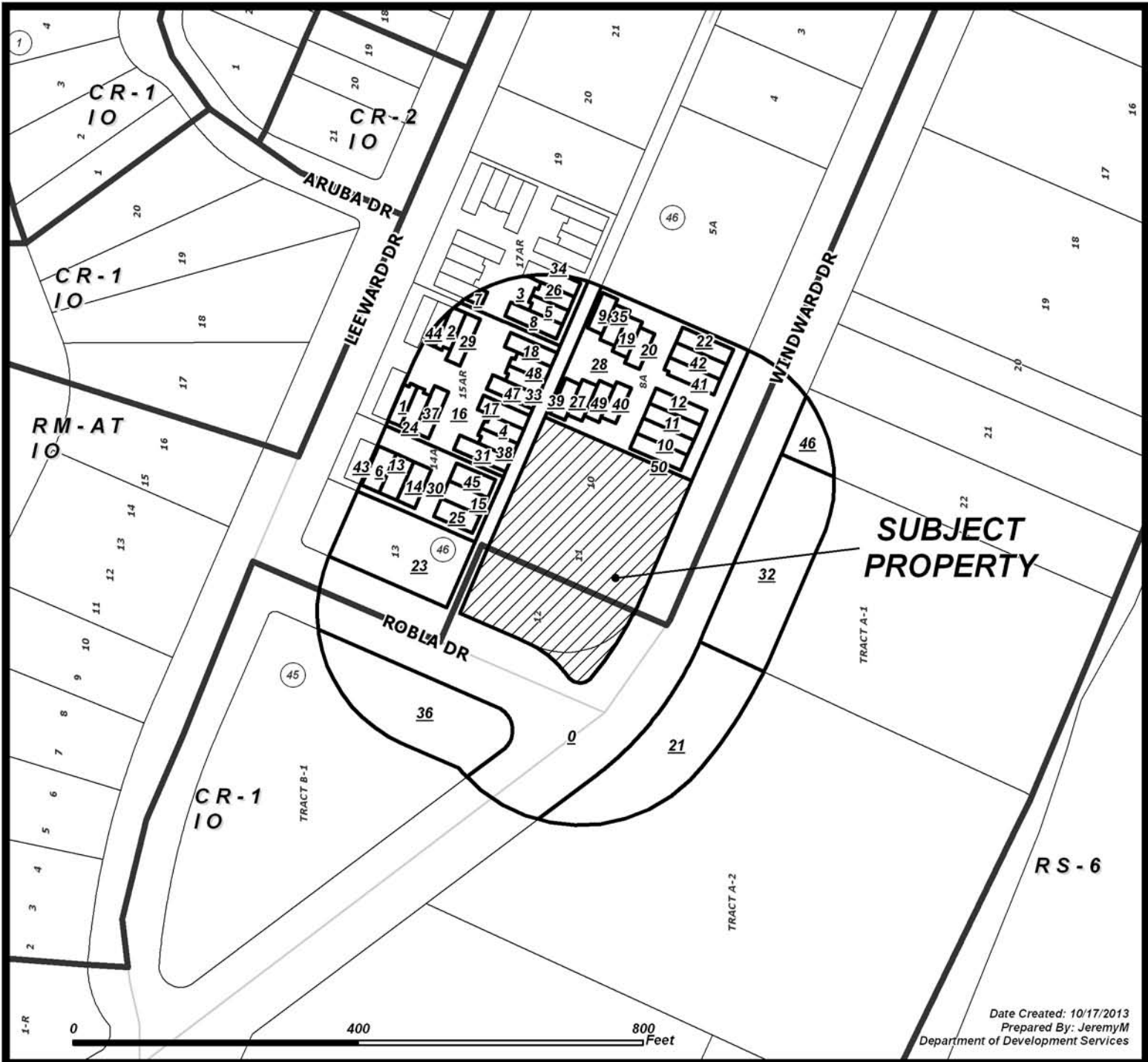
- 1.) **Master Site Plan:** The Owners shall develop the Property in accordance with the Master Site Plan as shown in Exhibit B and the Plat as shown in Exhibit C. The development of the Property shall consist of 31 townhouse units and shall be constructed in one phase.
- 2.) **Dwelling Units Per Acre:** The density of dwelling units on the Property shall not exceed 20 dwelling units per acre.
- 3.) **Building Height:** The maximum height of the townhouse units shall not exceed 30 feet.
- 4.) **Parking:** The Property must contain a minimum of 66 standard parking spaces. Parking shall be located within designated parking areas only. Driveway access from Lots 1 through 8 onto Windward Drive is prohibited.
- 5.) **Setbacks and Lot Width:** Minimum lot size shall be 1,199 square feet. Minimum street yard (front) along Beach Way Drive shall be 20 feet. Minimum 10-foot wide setbacks shall be provided along Windward Drive and Robla Drive. Minimum lot width for townhouse units shall be 20 feet. Minimum rear yard setbacks for all lots shall be five feet. Minimum corner street yard for Lots 1 and 9 shall be three feet. Minimum building separation between unattached townhouse units shall be 10 feet.
- 6.) **Open Space:** The Property must maintain 32% open space. Any surfaces constructed within the required open space shall be constructed of pervious material.

- 7.) **Private Street Access:** The Property shall provide a private street with a width of not less than 24 feet. The private street shall be striped to indicate “Fire Lane/No Parking.”
- 8.) **Pedestrian Access:** A minimum five-foot wide sidewalk is required to be constructed, remain in place, and maintained along one side of the internal private street.
- 9.) **Time Limit:** Construction of the development shall commence within 24 months from the date this Planned Unit Development ordinance is approved by the City Council.

|                            |   |
|----------------------------|---|
| <b>Public Notification</b> | <p>Number of Notices Mailed – 50 within 200-foot notification area;<br/>         3 outside notification area</p> <p><b><u>As of October 24, 2013:</u></b></p> <p>In Favor – 1 (inside notification area); 0 (outside notification area)<br/>         In Opposition – 0 (inside notification area); 0 (outside notification area)</p> <p>Totaling 0.00% in opposition.</p> |
|----------------------------|---|

**Exhibits:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Master Site Plan
- C. Plat

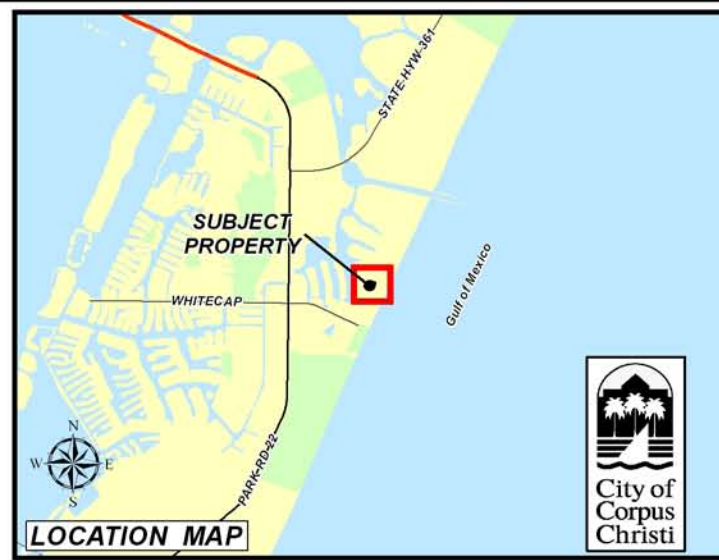


Date Created: 10/17/2013  
 Prepared By: Jeremy M  
 Department of Development Services

## CASE: 1013-03 ZONING & NOTICE AREA

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

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



## Planned Unit Development for:



**Padre Island**, Corpus Christi, Texas

**Alex Harris**  
[Owner]

### Submitted By:

**Naismith Engineering, Inc.**  
4501 Gollihar Road  
Corpus Christi, TX 78411  
TBPE F-355

**South Texas Prime Design Group, Inc.**  
15217 S. Padre Island Drive Suite 201  
Corpus Christi, TX 78418

Engineer: Craig B. Thompson, P.E.

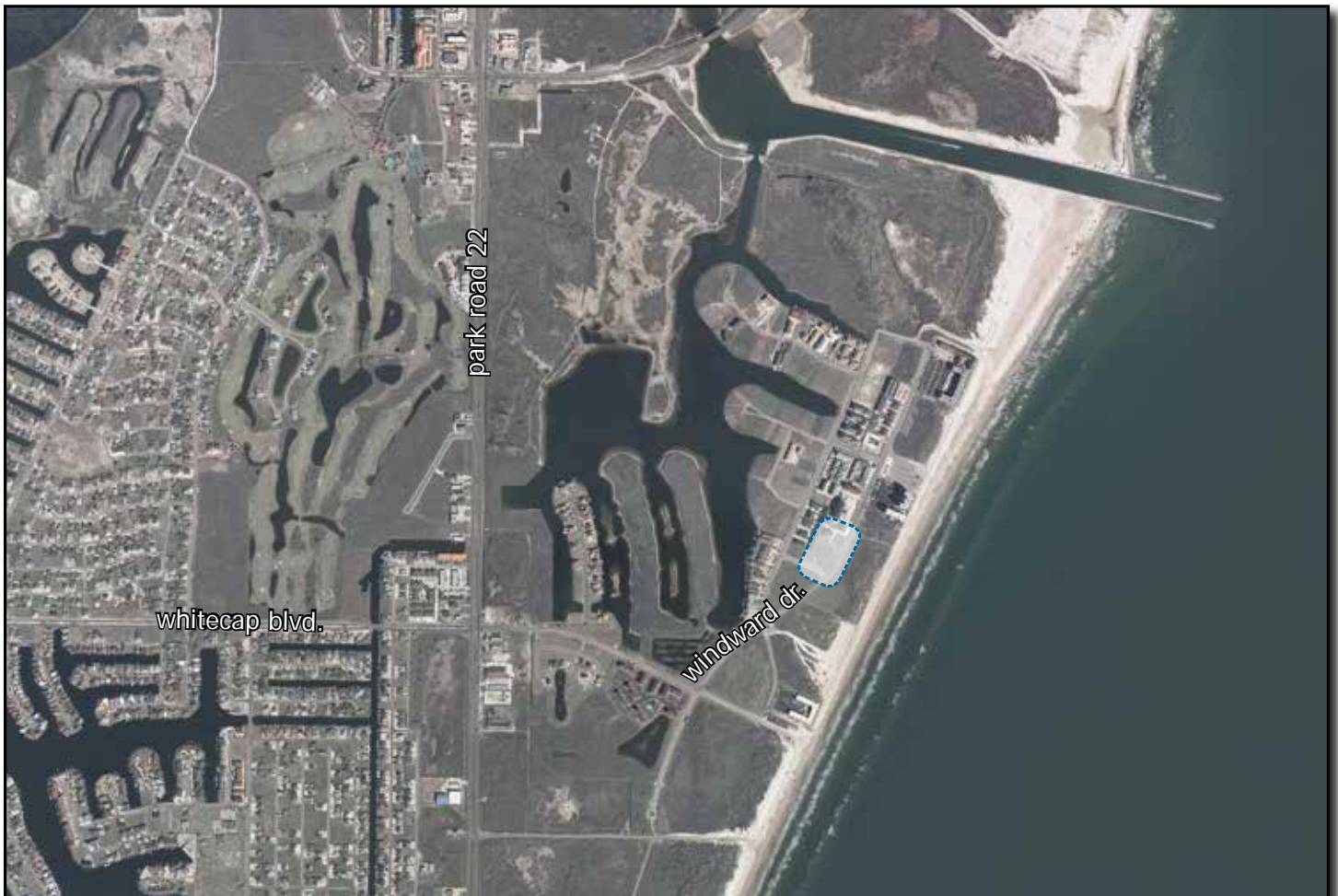
Designer: Jon Hall



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## location map





## general info

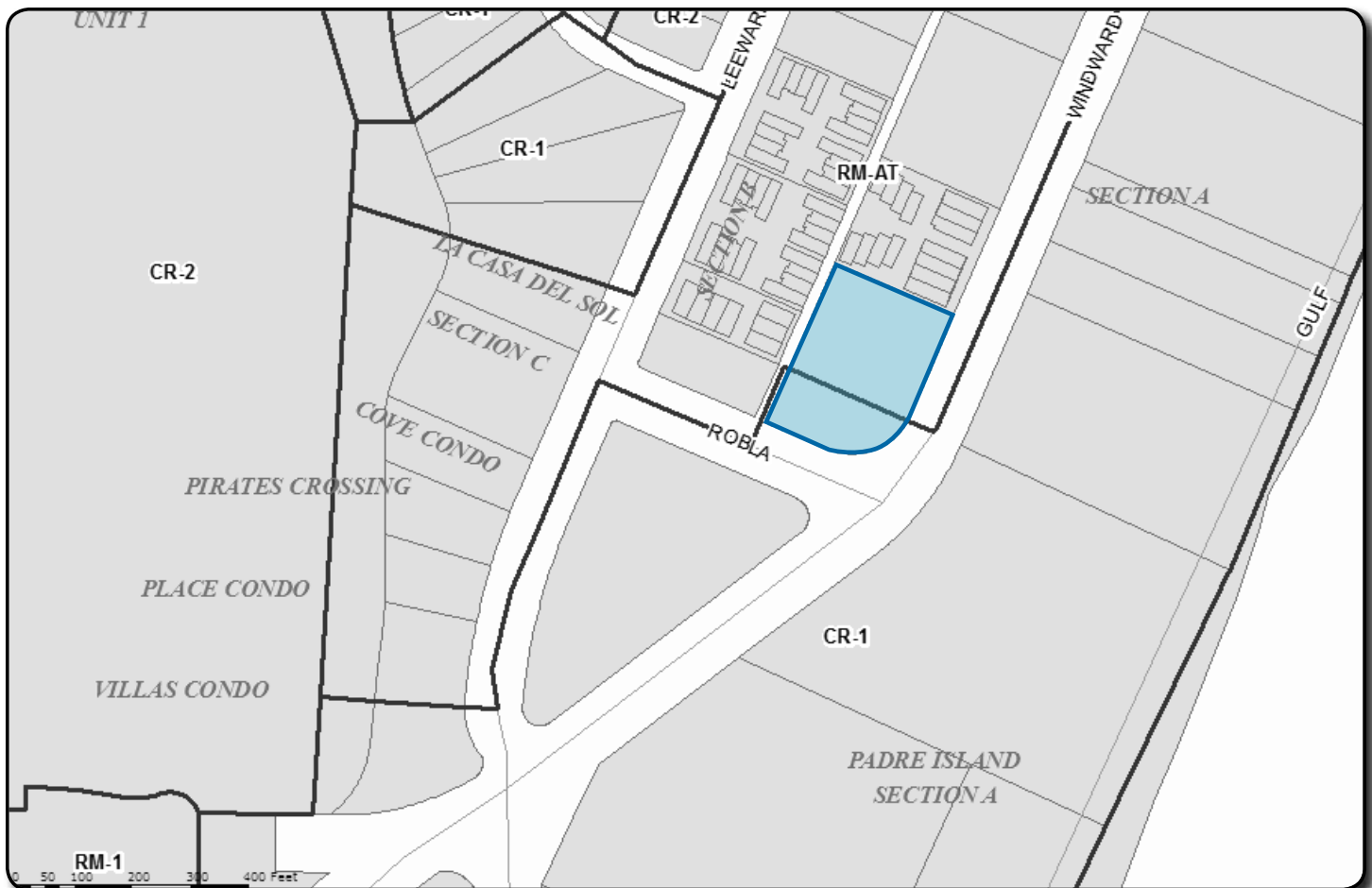
The Planned Unit Development (PUD) for Padre Beach View consists of a Re-Plat of Lots 10, 11 & 12R, Block 46, Padre Island-Corpus Christi Section A, on the corner of Robla Dr. and Windward Dr. on Padre Island. This development will be non-gated with attached single-family units.

Padre Beach View will be a Re-Plat of Lots 10, 11 & 12R into 33 lots of which 31 will be Single Family Residential Units and 2 will be Common Area lots. The property sits on 1.56 acres of vacant land and lots 11 & 12 are zoned RM-AT/IO while lot 12R is zoned CR-1/IO. The Future Land Use plan designates this area as 'Tourist' as well.

A PUD on this property allows for the development of individually owned, daily rental townhomes to service the growing tourist needs on Padre Island. These units, which would not otherwise be buildable under existing City requirements, will help satisfy the Future Land Use plan designation of 'Tourist' on Padre Island.

## adjacent zoning

There are two different existing zoning designations adjacent to Padre Beach View. The properties to the West and North are zoned RM-AT/IO and the area to the South and East is zoned CR-1/IO.



# property description

Padre Beach View is a 1.56 acre tract of land on the corner of Robla Dr. and Windward Dr. Existing zoning on the property is a mix of RM-AT/IO and CR-1/IO with a similar future land use designation of 'Tourist'. This portion of land is also located in Zone B per the Flood Insurance Rate Map.

This Planned Developments fit with the existing characteristics of the surrounding properties and will fit with the culture of Padre Island.



## deviations table | padre beach view

| Description                      | Zong / Platting Ordinance Requirement (RS-TH) | Padre Beach View                       |
|----------------------------------|---|--|
| Min. Site Area (SF)              | 20,000  | 67,953                                 |
| Min. Area per Dwelling Unit (SF) |   |  |
| Front Access                     | 2,600   | 1,280                                  |
| Rear Access                      | 2,200   | n/a                                    |
| Shared Parking                   | 1,600   | 1,199                                  |
| Min. Dwelling Unit Width (FT)    |   |  |
| Front Access                     | 26  | 20                                     |
| Rear Access                      | 22  | n/a                                    |
| Shared Parking                   | 16  | 20                                     |
| Min. Yards (FT)                  |   |  |
| Street                           | 10  | 10                                     |
| Street (corner)                  | 10  | 3                                      |
| Side (single)                    | 0   | 0                                      |
| Side (total)                     | 0   | 0                                      |
| Rear                             | 5   | 5                                      |
| Min. Building Separation (FT)    | 10  | 10                                     |
| Min. Open Space                  | 30 %  | 30%                                    |
| Max. Height (FT)                 | 45  | 30                                     |
| Curb Type                        | 6" Curb & Gutter                              | 2' Ribbon Curb: See Exhibit 6 - Page 8 |
| Parking Requirement              | 2.2 / unit                                    | 2.0 / unit + 4 guest (66 total)        |
| Sidewalks                        | 5' on Both Sides of Road                      | 5' on One Side of Road                 |

## development guidelines | padre beach view

### Residential Lots: Block 1, Lots 1-31

- Lot Size: Minimum 1,199 sf  
Maximum 2,469 sf
- Lot Width: Minimum 20 Feet  
Maximum 35.11 Feet
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: Zero Lot Line
- Maintenance: Lot owner and/or Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 2 Stories, 30' Roof Peak of Habitable space.
- Parking Requirement: 2.0 Per Lot + 4 Guest Spaces (66 Spaces Required)  
66 Spaces Provided - See Parking Plan on Page 8.
- Usage: Single Family Residential
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).  
Rear Yard Patios to be constructed with Pervious Material.

### Private Access and Utility Easement: Block 1, Lot 32

- Maintenance: Home Owners Association (HOA)
- Parking Requirement: Parking allowed in Designated Areas only. Parking Spaces to be clearly marked.  
No Parking allowed on Beach View Drive.
- Usage: Areas supporting the community:  
Vehicular Access Drive, Pedestrian Access, Walkways, etc.

### Common Area: Block 1, Lot 33

- Lot Size: 4,277 sf
- Front Yard Requirement: 10 feet Minimum
- Rear Yard Requirement: 5 feet Minimum
- Side Yard Requirement: 5 feet Minimum
- Maintenance: Home Owners Association (HOA)
- Building Spacing: 10'
- Building Height: Maximum - 1 Stories
- Building Note 1: Architectural style of non-residential community structures must match style of residential structures.
- Building Note 2: Building separation of non-residential structures will be subject to the 2009 International Building Code and may require increased spacing or increased fire protection.
- Parking Requirement: No parking allowed in Common Area, Lot 33
- Usage: Non-Residential Structures supporting the community.
- Improvements: Structure, decks, porches, etc. shall not portrude beyond the Yard, Easement or Property Line (whichever is applicable).

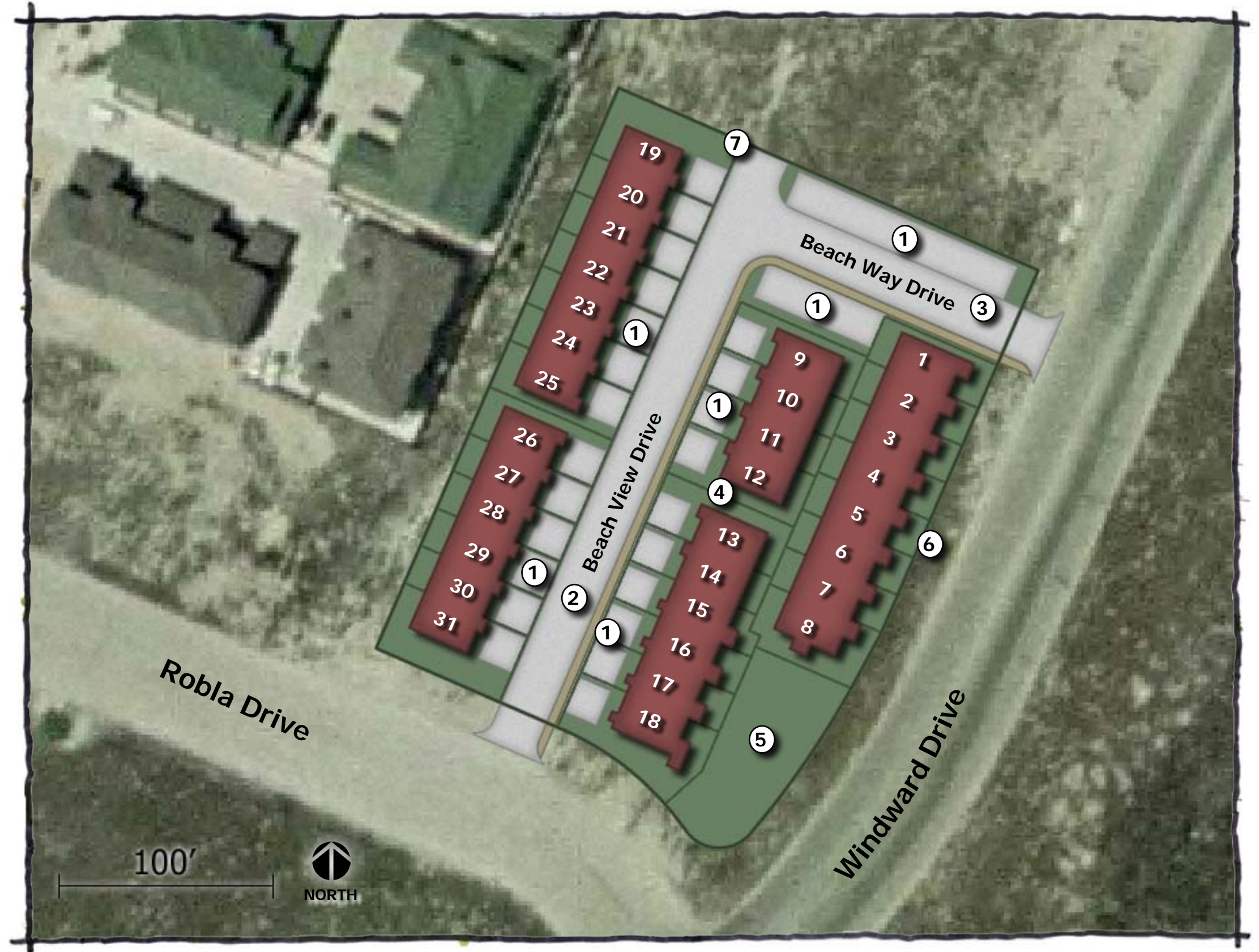
## lot layout | padre beach view

### note

Landscaping and Irrigation will be provided in this subdivision.

### Legend

- ① Parking | See sheet 8 for Layout
- ② Beach View Drive
- ③ Beach Way Drive
- ④ Pool Access
- ⑤ Pool Area (Lot 33) | 5' Side Yard & 10' Front Yard
- ⑥ Street Yard | 10' minimum along Windward
- ⑦ Dumpster



open space layout | padre beach view



**Open Space Calculation**

|                          |           |
|--------------------------|-----------|
| Front, Rear & Side Yard: | 17,672 sf |
| Pool & Amenities:        | 4,277 sf  |
| Total Open Space:        | 21,949 sf |
| Total Area:              | 67,953 sf |

**Total Open Space: 32%**

Note: Rear Yard Patios to be constructed with Pervious Materials

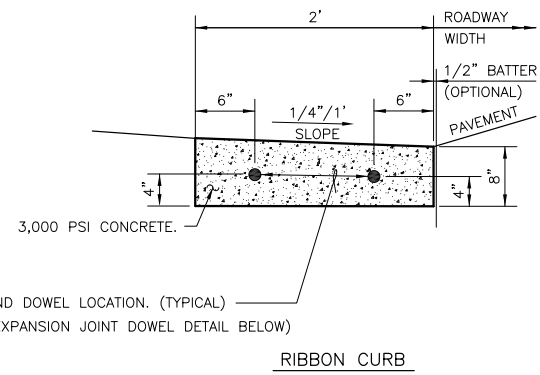
## vehicular / pedestrian access | padre beach view

Vehicular and Pedestrian access will be provided with two 24' back of curb to back of curb Two-Way Private Access Drives named 'Beach View Drive' and 'Beach Way Drive'. Beach View Drive will provide access to single family lots 9-31 and common area lot 33. Access to lots 1-8 will be from Beach Way Drive. Beach View Drive will enter the property from Robla Drive to the south and Beach Way Drive will access the property along Windward Drive. There will not be a security gate for entrance to or exit from the property.

Parking will be within designated parking areas for each unit including space for overflow parking. The Parking Layout is shown on the right.

Pedestrian access will be within a designated 5' wide sidewalk adjacent to Beach View Drive.

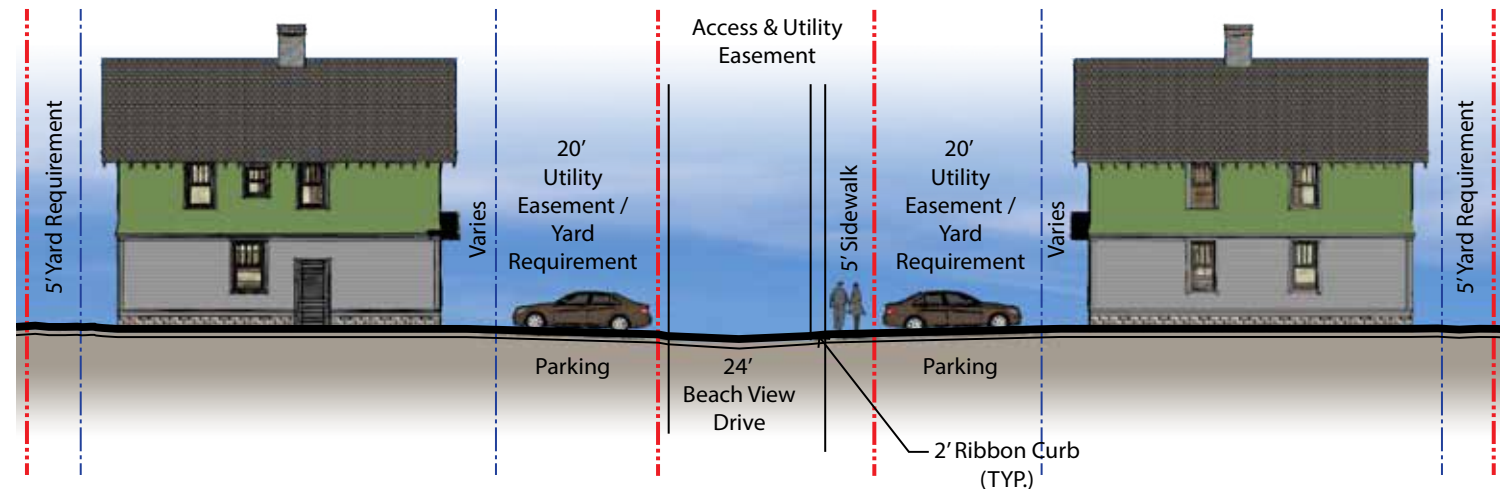
## typical ribbon curb | padre beach view



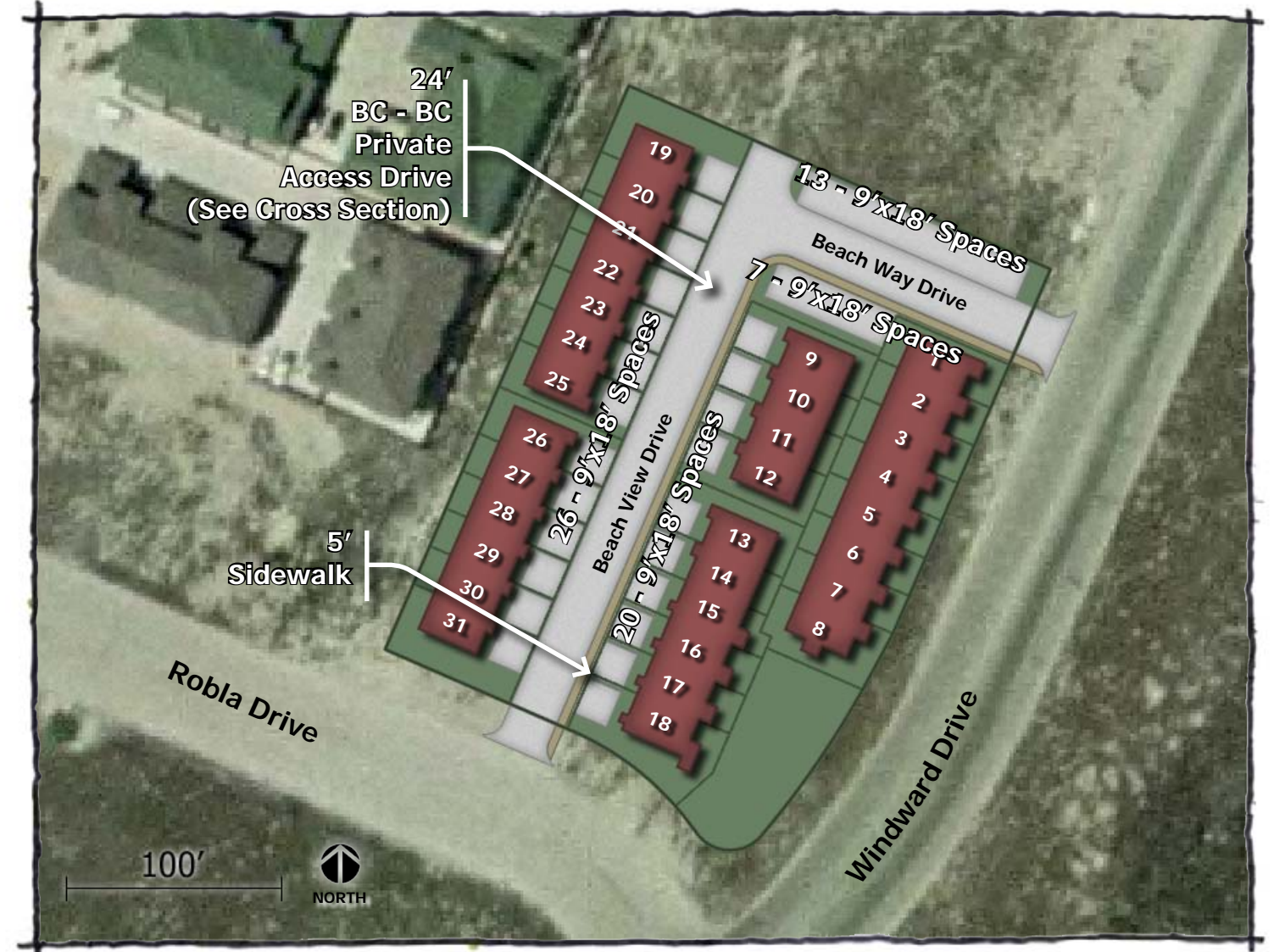
### NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

## typical cross section | beach view drive

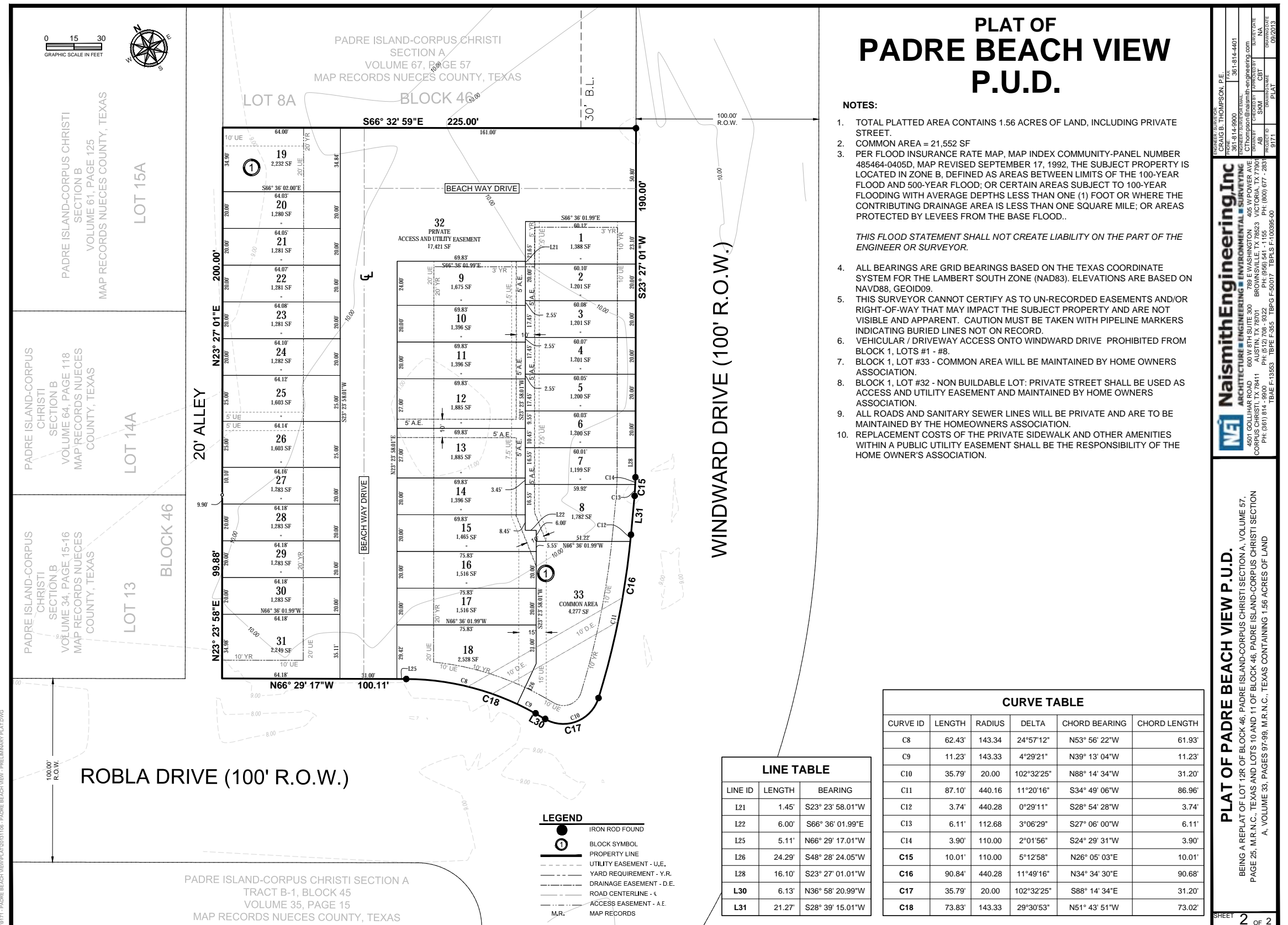


## parking requirements | padre beach view



## Parking Requirements

Required Spaces: 2.1 / LOT  
 Provided Spaces: 66



**PLAT OF PADRE BEACH VIEW P.U.D.**

BEING A REPLAT OF LOT 12R OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, VOLUME 57, PAGE 25 M.R.N.C., TEXAS AND LOTS 10 AND 11 OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, VOLUME 33, PAGES 97-99, M.R.N.C., TEXAS CONTAINING 1.56 ACRES OF LAND

SHEET 2 OF 2

**NaismithEngineering, Inc.**  
ARCHITECTURE ENGINEERING ENVIRONMENTAL & SCIENTIFIC  
4801 COLLIER ROAD, SUITE 200  
CORPUS CHRISTI, TX 78411  
PH: (361) 914-9000

REGISTERED SURVEYOR  
OSCAR B. THOMPSON, P.E.  
361-914-9900  
361-914-4401  
C:\naismith\engineering.com

# PLAT OF PADRE BEACH VIEW P.U.D.

BEING A REPLAT OF LOT 12R OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGE 25, MAP RECORDS OF NUECES COUNTY, TEXAS AND LOTS 10 AND 11 OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, A MAP OF WHICH IS RECORDED IN VOLUME 33, PAGES 97-99, MAP RECORDS OF NUECES COUNTY, TEXAS CONTAINING 1.56 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF NUECES

Nemo Court Construction, LLC. does hereby certify that it is the owner of the lands embraced within the boundaries of the foregoing map; the easements shown hereon are hereby dedicated to the public for the installation, operation and maintenance of public utilities.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

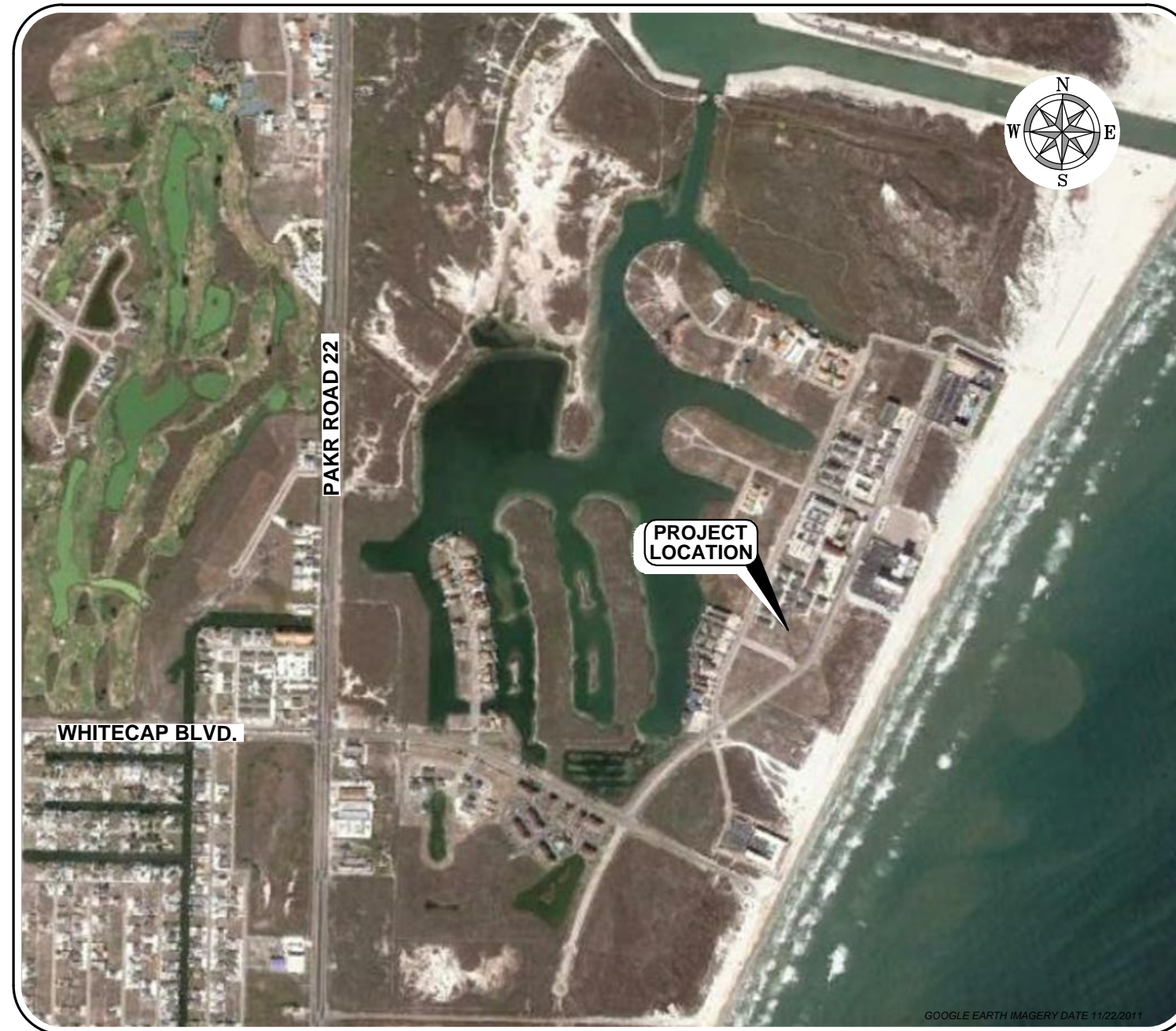
By: \_\_\_\_\_  
Alex Harris, Owner

STATE OF TEXAS  
COUNTY OF NUECES

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

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public



**LOCATION MAP**  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Padre Beach View P.U.D., approved by the Department of Development Services of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Renee T. Couture, P.E.  
Development Services Engineer

STATE OF TEXAS  
COUNTY OF NUECES

This plat of Padre Beach View P.U.D., approved by the Planning Commission on the behalf of the City of Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Phillip Ramirez, AIA, LEED-AP  
Chairman

\_\_\_\_\_  
Mark E. Van Vleck, P.E.  
Secretary

STATE OF TEXAS  
COUNTY OF NUECES

I, Diana T. Barrera, Clerk of the County Court in and for said Nueces County, Texas, hereby certify that the foregoing map of the plat of Padre Beach View P.U.D., dated the \_\_\_\_\_ day of \_\_\_\_\_, 2013, with its certificate of authentication was filed for record in my office this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_.M. and duly recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records of Nueces County, Texas.

Witness my hand and seal of said office in Corpus Christi, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

No. \_\_\_\_\_

Filed for record  
At \_\_\_\_\_ o'clock \_\_.M.  
\_\_\_\_\_, 2013.

\_\_\_\_\_  
Diana T. Barrera  
County Clerk  
Nueces County, Texas

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

STATE OF TEXAS  
COUNTY OF NUECES

I, Stacey King Mora, Registered Professional Land Surveyor, hereby certify that this survey map was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

\_\_\_\_\_  
Stacey King Mora  
Registered Professional Land Surveyor  
Texas Registration No. 6166

Naismith Engineering, Inc.

Date: \_\_\_\_\_

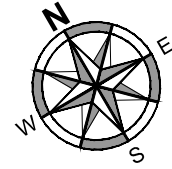
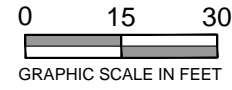
**ENGINEER SURVEYOR:**  
 CRAIG B. THOMPSON, P.E.  
 PHONE: 361-814-9900 FAX: 361-814-4401  
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 DRAWN BY: SKM  
 CHECKED BY: CBT  
 SURVEY DATE: N/A  
 DATE: 09/2013  
**PLAT**

**Naismith Engineering, Inc.**  
 ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING  
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 TBAE F-13553 TBPG F-50017 TBPLS F-100395-00

**PLAT OF PADRE BEACH VIEW P.U.D.**  
 BEING A REPLAT OF LOT 12R OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, VOLUME 57,  
 PAGE 25, M.R.N.C., TEXAS AND LOTS 10 AND 11 OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION  
 A, VOLUME 33, PAGES 97-99, M.R.N.C., TEXAS CONTAINING 1.56 ACRES OF LAND

2:9171 - PADRE BEACH VIEW PLAT 20131015 - PADRE BEACH VIEW - PRELIMINARY PLAT.DWG





PADRE ISLAND-CORPUS CHRISTI  
SECTION A  
VOLUME 67, PAGE 57  
MAP RECORDS NUECES COUNTY, TEXAS

# PLAT OF PADRE BEACH VIEW P.U.D.

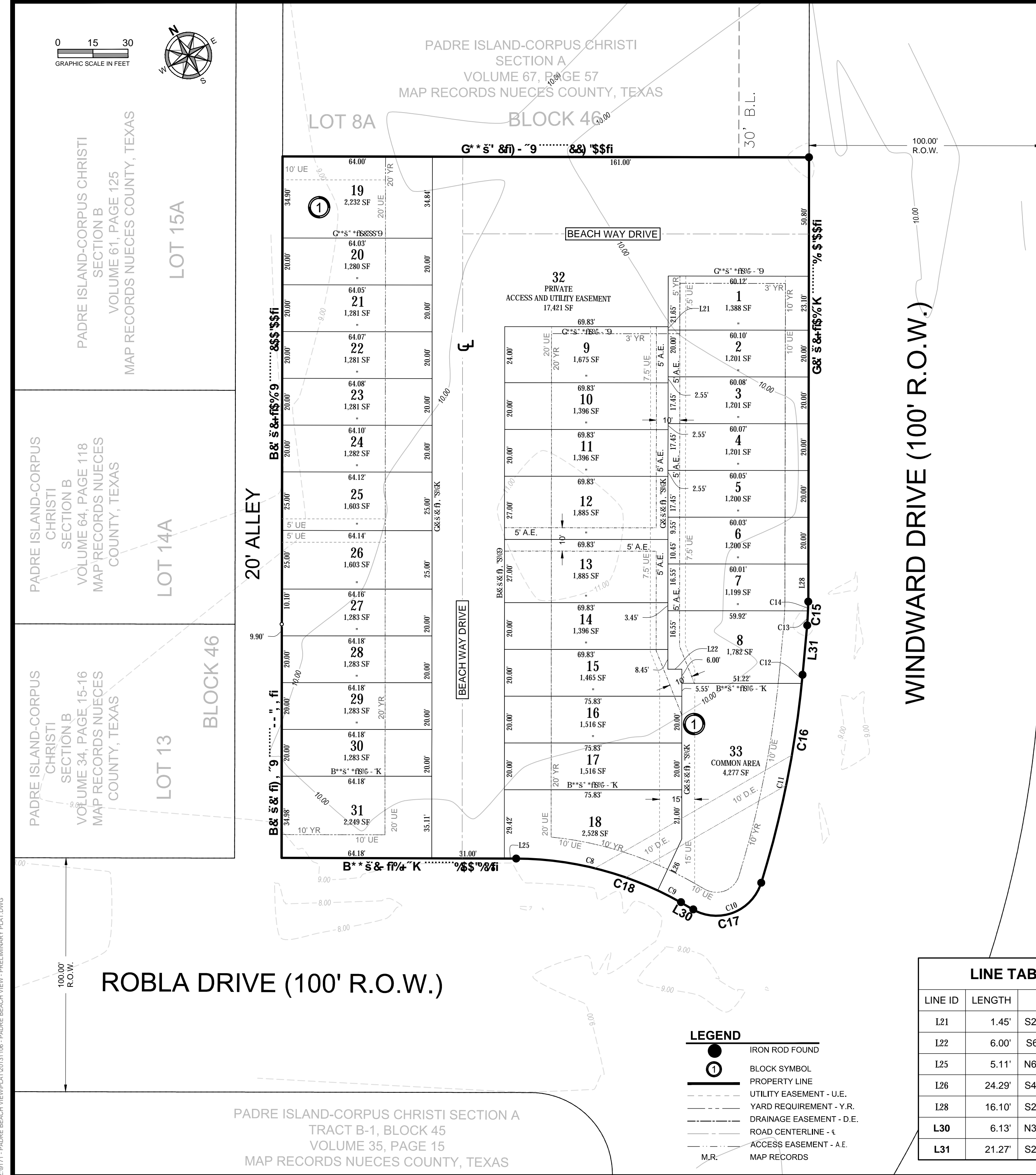
## NOTES:

- TOTAL PLATTED AREA CONTAINS 1.56 ACRES OF LAND, INCLUDING PRIVATE STREET.
- COMMON AREA = 21,552 SF
- PER FLOOD INSURANCE RATE MAP, MAP INDEX COMMUNITY-PANEL NUMBER 485464-0405D, MAP REVISED SEPTEMBER 17, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD..

THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83). ELEVATIONS ARE BASED ON NAVD88, GEOID09.
- THIS SURVEYOR CANNOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- VEHICULAR / DRIVEWAY ACCESS ONTO WINDWARD DRIVE PROHIBITED FROM BLOCK 1, LOTS #1 - #8.
- BLOCK 1, LOT #33 - COMMON AREA WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- BLOCK 1, LOT #32 - NON BUILDABLE LOT: PRIVATE STREET SHALL BE USED AS ACCESS AND UTILITY EASEMENT AND MAINTAINED BY HOME OWNERS ASSOCIATION.
- ALL ROADS AND SANITARY SEWER LINES WILL BE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

WINDWARD DRIVE (100' R.O.W.)



ROBLA DRIVE (100' R.O.W.)

PADRE ISLAND-CORPUS CHRISTI SECTION A  
TRACT B-1, BLOCK 45  
VOLUME 35, PAGE 15  
MAP RECORDS NUECES COUNTY, TEXAS

**LEGEND**

- IRON ROD FOUND
- ⊙ BLOCK SYMBOL
- PROPERTY LINE
- - - UTILITY EASEMENT - U.E.
- - - YARD REQUIREMENT - Y.R.
- - - DRAINAGE EASEMENT - D.E.
- - - ROAD CENTERLINE - c
- - - ACCESS EASEMENT - A.E.
- M.R. MAP RECORDS

**LINE TABLE**

| LINE ID | LENGTH | BEARING          |
|---------|--------|------------------|
| L21     | 1.45'  | S23° 23' 58.01"W |
| L22     | 6.00'  | S66° 36' 01.99"E |
| L25     | 5.11'  | N66° 29' 17.01"W |
| L26     | 24.29' | S48° 28' 24.05"W |
| L28     | 16.10' | S23° 27' 01.01"W |
| L30     | 6.13'  | N36° 58' 20.99"W |
| L31     | 21.27' | S28° 39' 15.01"W |

**CURVE TABLE**

| CURVE ID | LENGTH | RADIUS | DELTA      | CHORD BEARING | CHORD LENGTH |
|----------|--------|--------|------------|---------------|--------------|
| C8       | 62.43' | 143.34 | 24°57'12"  | N53° 56' 22"W | 61.93'       |
| C9       | 11.23' | 143.33 | 4°29'21"   | N39° 13' 04"W | 11.23'       |
| C10      | 35.79' | 20.00  | 102°32'25" | N88° 14' 34"W | 31.20'       |
| C11      | 87.10' | 440.16 | 11°20'16"  | S34° 49' 06"W | 86.96'       |
| C12      | 3.74'  | 440.28 | 0°29'11"   | S28° 54' 28"W | 3.74'        |
| C13      | 6.11'  | 112.68 | 3°06'29"   | S27° 06' 00"W | 6.11'        |
| C14      | 3.90'  | 110.00 | 2°01'56"   | S24° 29' 31"W | 3.90'        |
| C15      | 10.01' | 110.00 | 5°12'58"   | N26° 05' 03"E | 10.01'       |
| C16      | 90.84' | 440.28 | 11°49'16"  | N34° 34' 30"E | 90.68'       |
| C17      | 35.79' | 20.00  | 102°32'25" | S88° 14' 34"E | 31.20'       |
| C18      | 73.83' | 143.33 | 29°30'53"  | N51° 43' 51"W | 73.02'       |

**PLAT OF PADRE BEACH VIEW P.U.D.**

BEING A REPLAT OF LOT #2R OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, VOLUME 57, PAGE 25, M.R.N.C., TEXAS AND LOTS #10 AND #11 OF BLOCK 46, PADRE ISLAND-CORPUS CHRISTI SECTION A, VOLUME 33, PAGES 97-99, M.R.N.C., TEXAS CONTAINING 1.56 ACRES OF LAND

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**DRAWN BY:** SKM  
**CHECKED BY:** CBT  
**DATE:** 09/2013

**PROJECT #:** 9171  
**DATE:** 09/2013

**PLAT**

**2 OF 2**