

## AGENDA MEMORANDUM

Planning Commission Meeting of January 25, 2023

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**DATE:** January 20, 2023

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

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

**Thurmans's Marine Block 1, Lot 1**

Request for a plat waiver for the wastewater infrastructure requirements  
in Sections 3.30.1.A, 3.30.2.C, 8.1.4 and 8.2.7 of the Unified Development Code

**BACKGROUND:**

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

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

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

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

### **STAFF ANALYSIS and FINDINGS:**

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

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

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

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

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

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

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

**STAFF RECOMMENDATION:**

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

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

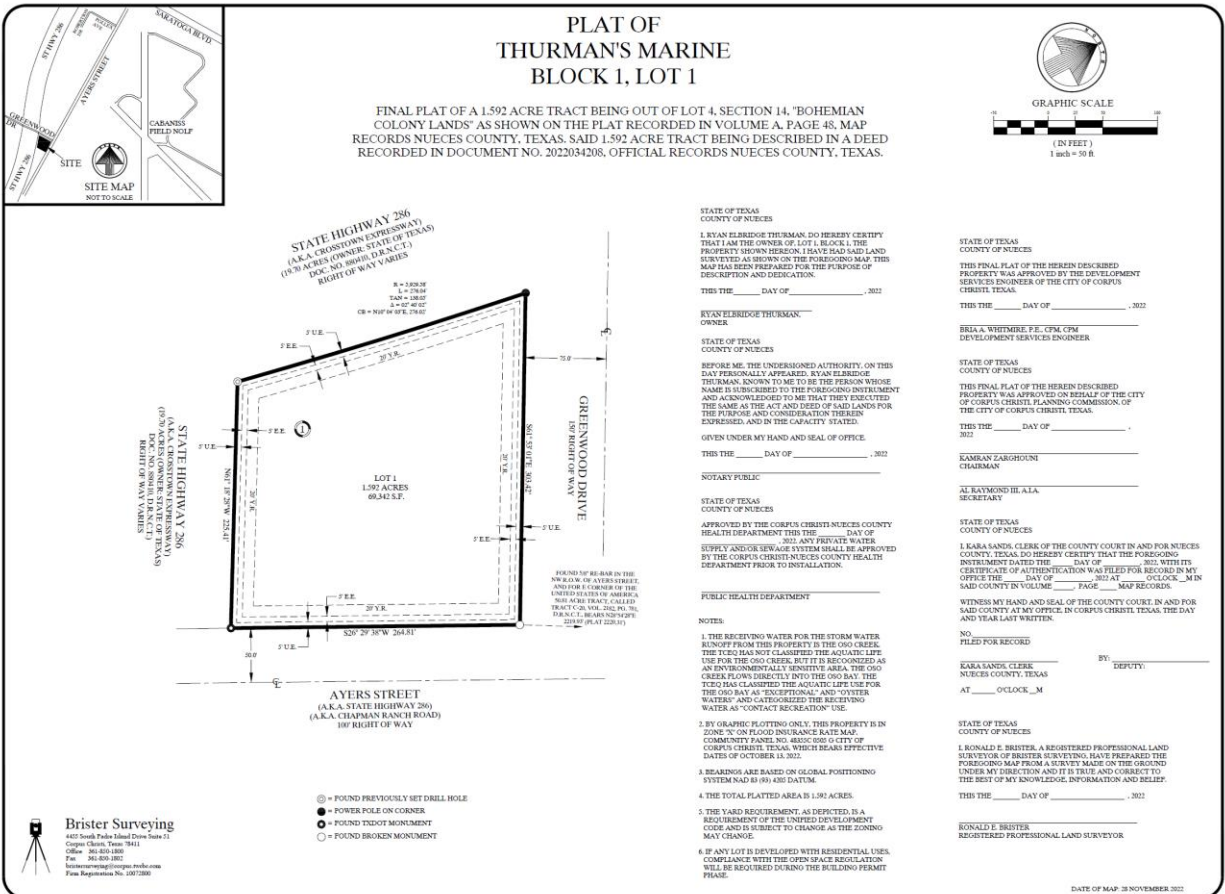
**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

Exhibit C – PowerPoint Presentation-Waiver from Wastewater

# Exhibit A



**Brister Surveying**  
 4427 South Fulshear Blvd. (Dove Lake)  
 Corpus Christi, Texas 78411  
 Office: 361-653-2300  
 Fax: 361-653-2802  
 brister@brister-surveying.com  
 PLS Registration No. 00173800

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

STATE OF TEXAS  
 COUNTY OF NUECES

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

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

RYAN ELBRIDGE THURMAN,  
 OWNER

STATE OF TEXAS  
 COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF NUECES

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

PUBLIC HEALTH DEPARTMENT

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OGO CREEK. THE TUDQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OGO CREEK. IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OGO CREEK FLOWS DIRECTLY INTO THE OGO BAY. THE TUDQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OGO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT REGULATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4842C-030 (CITY OF CORPUS CHRISTI, TEXAS, WHICH REARS EFFECTIVE DATE OF OCTOBER 11, 2022).
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (83) 430 DATUM.
4. THE TOTAL PLATTED AREA IS 1.592 ACRES.
5. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS  
 COUNTY OF NUECES

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

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

BRISA A. WHITMIRE, P.E., CPM, CPM  
 DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
 COUNTY OF NUECES

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

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

KAMRAN ZARGHOONI  
 CHAIRMAN

AL KAYMOND III, ALA.  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF NUECES

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

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

NO FILED FOR RECORD BY: \_\_\_\_\_  
 KARA SANDS, CLERK, NUECES COUNTY, TEXAS  
 AT \_\_\_\_ O'CLOCK \_\_\_\_ M

STATE OF TEXAS  
 COUNTY OF NUECES

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

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

RONALD E. BRISTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 28 NOVEMBER 2022

Exhibit B



*Practical Engineering Solutions*

November 22, 2022

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

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

Dear Mr. Dimas,

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

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

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

Sincerely,  
Munoz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Ramiro Munoz III".

Ramiro Munoz III, PE  
Principal/Project Manager