

PLANNING COMMISSION FINAL REPORT

Case No. 0715-04

HTE No. 15-10000038

Planning Commission Hearing Date: July 29, 2015

Applicant & Legal Description	<p>Applicant/Representative: Jenifer Paz/Harrison French & Associates Owner: Peterson Properties, Ltd. Legal Description/Location: Being a 2.65 Acre tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, and Tract 1-B and Tract 6, M.M. Gabriel Land, a 9.80 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas, located on the southeast corner of Old Brownsville Road and North Padre Island Drive (SH 358).</p>			
Zoning Request	<p>From: "CG-2" General Commercial District To: "IL" Light Industrial District Area: 2.65 acres Purpose of Request: To allow the development of a convenience store with truck stop and fueling.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CG-2" General Commercial	Estate Residential and Vacant	Commercial
	<i>North</i>	"CG-2" General Commercial	Commercial	Light Industrial and Commercial
	<i>South</i>	"CG-2" General Commercial	Vacant	Commercial
	<i>East</i>	"CG-2" General Commercial	Vacant	Commercial
	<i>West</i>	"IL" Light Industrial	Light Industrial	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "IL" Light Industrial District is not consistent with the adopted Future Land Use Plan but with elements of the Westside Area Development Plan. Map No.: 051040 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 480 feet of street frontage along Old Brownsville Road, which is a “A3” Primary Arterial Divided street, and 500 feet of street frontage along North Padre Island Drive (SH 358), which is a freeway.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Old Brownsville Rd.	“A3” Primary Arterial Divided	130’ ROW 79’ paved	120’ ROW 85’ paved	N/A
	SH 358	Freeway	400’ ROW Varies	350’ ROW	3,200 ADT

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “CG-2” General Commercial District to the “IL” Light Industrial District to allow the development of a convenience store with truck fueling.

Development Plan: The applicant is proposing a Stripes convenience store to include a 6,800-square-foot store to be open 24 hours a day, seven days a week. The retail store will include a Laredo Taco Company restaurant with seating. Fueling stations for trucks and cars will be available with both diesel and gasoline. Parking for heavy truck traffic will be on site. The site will have access to both Old Brownsville Road and North Padre Island Drive.

Existing Land Uses & Zoning: North of the subject property is zoned “CG-2” General Commercial and consists of a convenience store with fuel pumps. South and east of the subject property is vacant and is zoned “CG-2” General Commercial. West of the subject property is a light manufacturing company in the “IL” Light Industrial District.

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

Comprehensive Plan & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the “IL” Light Industrial District is not consistent with the adopted Future Land Use Plan’s designation of the property as commercial. Additionally, the following are pertinent elements of the Comprehensive Plan and should be considered:

- High-intensity commercial and industrial areas should be buffered to provide transition from residential areas through the existence of: main roads, public and institutional buildings, open space, scale of design, landscaping and other transitional land uses. – **Westside Area Development Plan Land Use Statement C.5**

- Industrial properties should be required to minimize undesirable “spillover effects” into residential and commercial areas (this includes noise, air pollution, negligent visual blight, etc.) by means of property layout and organization of activities by screening and maintaining buffer areas or zones for activities. – **Westside Area Development Plan Land Use Statement C.6**
- Complete trunk main system in Ayers Street, Old Brownsville Road, Saratoga Boulevard and portions of the Westside Plan Area south of Saratoga Boulevard – **Westside Area Development Plan Public Service Statement I.2**

Plat Status: The property will need to be re-platted.

Department Comments:

- The “IL” Light Industrial zoning is being requested because the fueling station will cater to heavy load vehicles for fueling, restrooms, restaurant uses, which is classified and defined as a “truck stop with overnight accommodations” in the city’s Unified Development Code.
- Wastewater infrastructure is not available along this stretch of Old Brownsville Road. The applicant is aware the development would require an extension of the city’s wastewater infrastructure to support the proposed use.
- It is staff’s opinion that allowing the requested zoning district would encourage the extension of the wastewater trunk system in this area, which is necessary to foster and encourage future development along this portion of Old Brownsville Road, which largely is vacant and lacks the necessary infrastructure.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- It is staff’s opinion that the proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The rezoning is consistent with elements of the city’s Comprehensive Plan.
- The rezoning is compatible with the adjacent neighborhood and land uses.
- The zoning map amendment does not have a negative impact on the surrounding neighborhood.

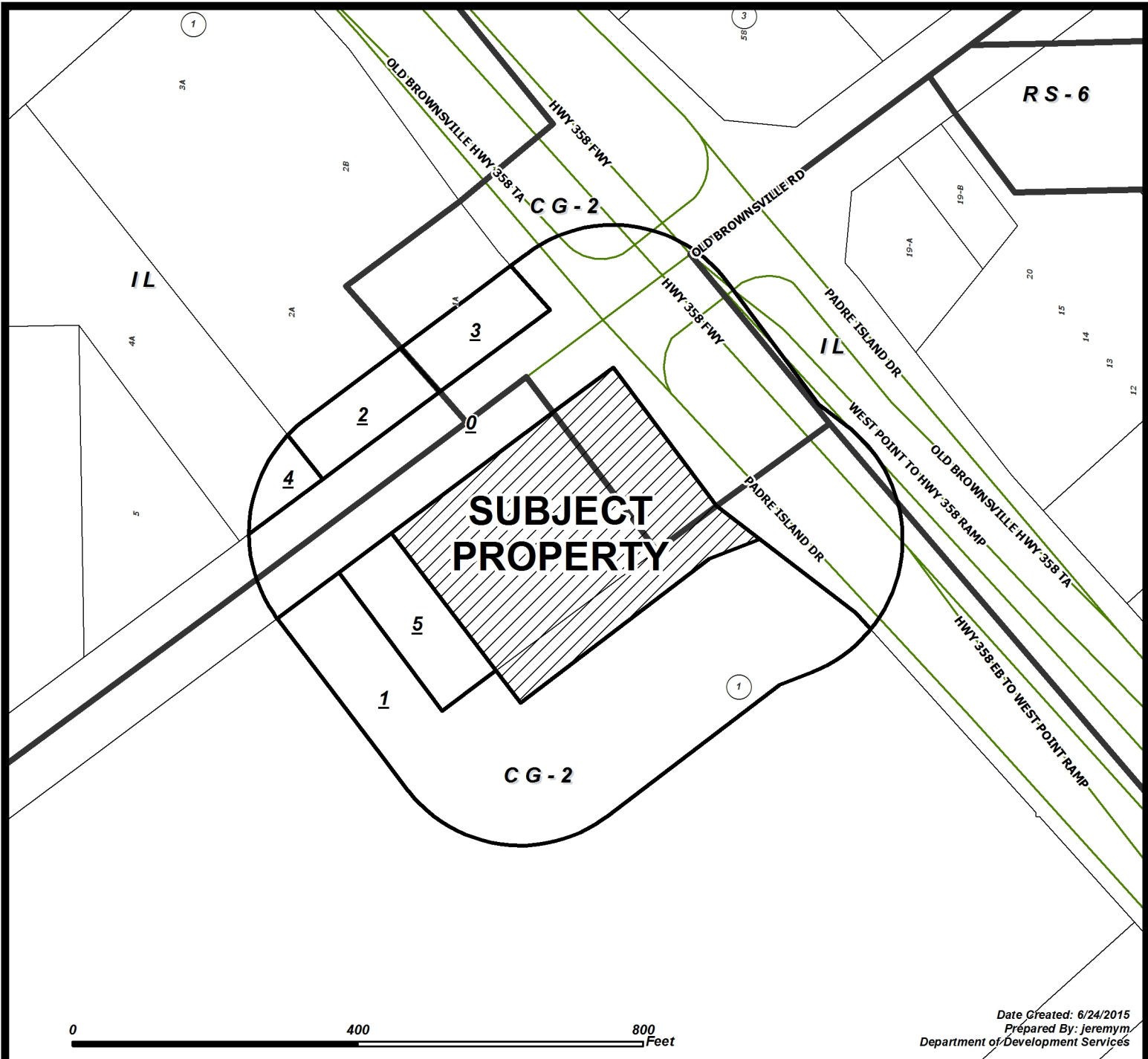
Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 5 within 200-foot notification area 5 outside notification area
	<u>As of August 4, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

1. Location Map (Existing Zoning & Notice Area)
2. Site Plan
- 3 Application



CASE: 0715-04 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



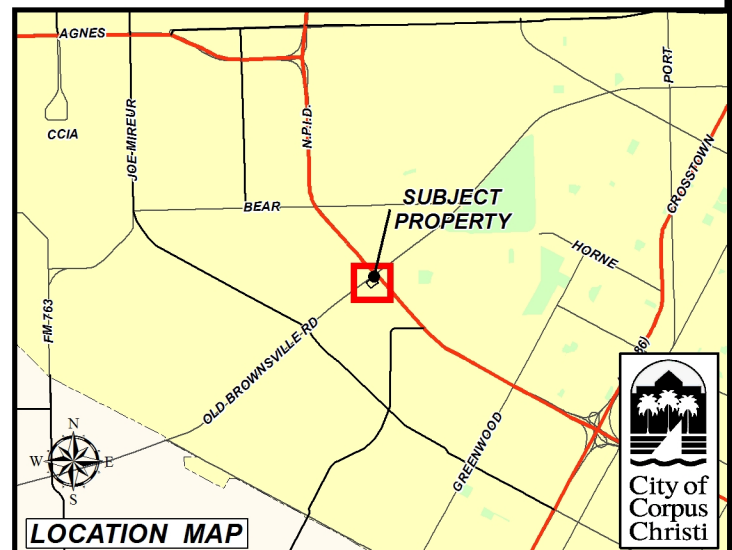
Owners
in favor

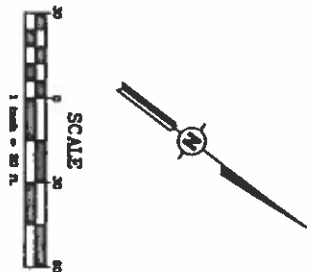
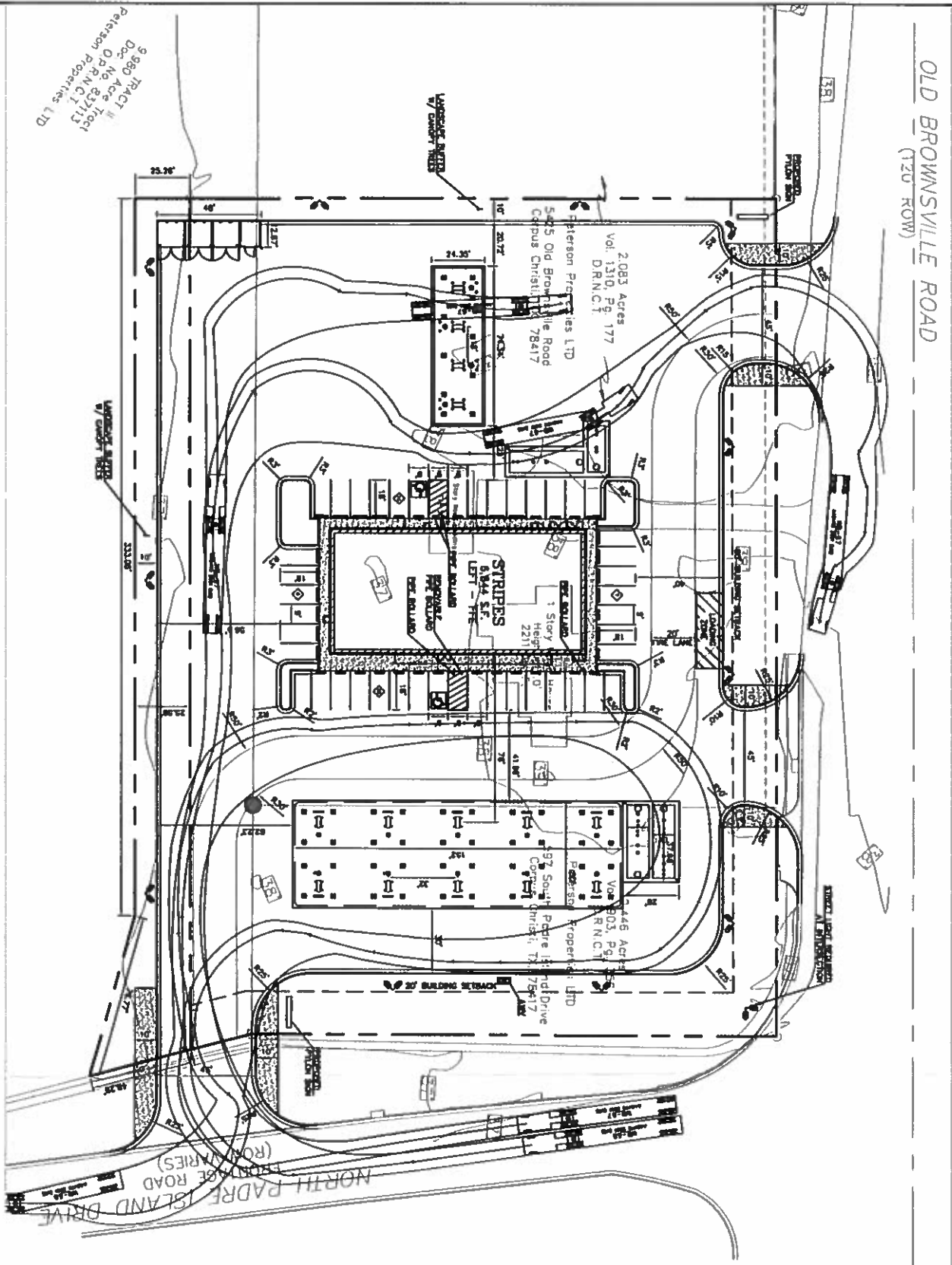
4

Owners within 200' listed on
attached ownership table



Owners
in opposition





SITE AREA
104,652 SF OR
2.40 ACRES

ADDITIONAL SITE AREA
10,874 SF OR
0.25 ACRES

TOTAL PAVED AREA
95,571 SF OR
2.19 ACRES

DETENTION AREA NOTES
DETENTION WILL BE REQUIRED PER TxDOT
PER CITY OF CORPUS CHRISTI DRAINAGE DESIGN
MANUAL IN CONJUNCTION WITH TxDOT
HYDRAULIC DESIGN MANUAL. THE DETENTION
REQUIRED WILL BE APPROXIMATELY 27,000
CU.FT.

**DESIGN STORM REQUIREMENTS FOR RELEASE TO
MINOR STORM SEWER SYSTEM: 100YR STORAGE
WITH EXISTING CONDITION 5YR RELEASE RATE.
MINIMUM 1' FREEBOARD
4:1 EARTHEN SLOPES WITH 12' WIDE CONCRETE
PILOT CHANNEL.**

LANDSCAPE NOTES
15% OF TOTAL STREET YARD MUST BE
LANDSCAPED + 0.02 POINTS PER SF

**100% OF LANDSCAPE AREA AND POINTS
REQUIRED ALONG SPID = 45,410 SF STREET
YARD X .15 = 6,812 SF REQ. + 136 POINTS
(THIS PLAN SHOWS 7,040 SF)**

**80% OF LANDSCAPE AREA AND POINTS
REQUIRED ALONG OLD BROWNVILLE RD =
26,284 SF STREET YARD X .15 = 3,943 SF X
.80 = 3,154 SF REQ. + 63 POINTS
(THIS PLAN SHOWS 5,589 SF)**

**PARKING AREA MUST BE SCREENED WITH
SHRUBS**

**20 SF PER PARKING SPACE SHALL BE INTERIOR
LANDSCAING
43 SPACES X 20 SF = 860 SF
(THIS PLAN SHOWS 967 SF)**

**ALL VECH. USE AREAS MUST BE 70' FROM TREE
OR LANDSCAPE AREA
(ALL VECH. USE AREAS ON PLAN CAN BE 70'
FROM A TREE OR LANDSCAPE AREA)**

**1 PERENNIAL PLANT PER 25 SF OF
LANDSCAPING**

ADDITIONAL NOTES
SIDEWALKS NOT REQUIRED IF RETONED TO U
STREET LIGHT REQUIRED AT INTERSECTION

HFA
HARRISON FRINCH
1705 S. Wilson Blvd., Suite 3
Brownsville, Alabama 37112
(404) 271-7780
www.hfa.com

STIPULATION FOR REUSE
THIS PLAN IS THE PROPERTY OF STRIPES AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF STRIPES. ANY REUSE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF STRIPES IS STRICTLY PROHIBITED.

stripes.
STORE ///
OLD BROWNVILLE RD.
CORPUS CHRISTI, TX 78408
PROJ NUMBER: 10-14-10064

DATE	DATE
REV-1	12-18-14
REV-2	1-12-15
REV-3	2-20-15
REV-4	4-18-15
REV-5	4-18-15
REV-6	4-18-15
REV-7	4-18-15
REV-8	4-18-15
REV-9	4-18-15

STOCK NO. 8888
DOCUMENT DATE: 3/20/2015
DRAWN BY: ECU
CHECKED BY: WFT

TEXAS COA
#F-8576

SITE
PLAN

SHEET:
C1.0



**CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES**

P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard Street and Port Avenue)

Office Use Only

APPLICATION FOR A CHANGE OF ZONING

Case No.: 0715-04 Map No.: 051040

*Planning Commission Hearing Date: 7-29-15

Location: City Hall Council Chambers, 1201 Leopard Street at 5:30 p.m.
*A maximum of five applications are scheduled per hearing. Applications received after the five maximum will be scheduled to the next available meeting.

1. Applicant/Representative: Jenifer Paz - HFA Telephone: (479) 273-7780 x677
Address (City, State, Zip): 2656 S. Loop W, Suite 525 Houston, TX 77054
E-mail Address: [REDACTED] Cell Phone: (713) 702-0987

2. Property Owner(s): Peterson Properties, Ltd. Telephone: (361) 779-2009
Address (City, State, Zip): 5830 McArdle Road # 201, Corpus Christi, Texas 78412
E-mail Address: [REDACTED] Cell Phone: ()
Ownership Type: ☐ Sole ☒ Partnership ☐ Corporation ☐ Other: _____

3. Current Zoning and Use: CG-2 General Commercial Proposed Zoning and Use: IL Light Industrial
Project Address: 5425 Old Brownsville Rd Area of Request (sq. ft./acres): _____
12-Digit Nueces County Tax ID: 3040 - 0001 - 0060
If platted, Subdivision Name: _____ Block: _____ Lot(s): _____
Legal description: _____

4. DOCUMENTS ATTACHED

REQUIRED: ☒ Land Use Statement ☒ Disclosure of Interest ☒ Copy of Warranty Deed

IF APPLICABLE: ☒ Executed Appointment of Agent

☒ Metes and bounds if request is for a portion of a platted lot or an unplatted lot

I certify that the information provided is accurate, correct and signed by all owners.

[Signature]

(Owner's Signature)

Patricia Peterson Nury, General Partner

(Applicant's Signature)

[Signature]

(Owner's Printed Name)

Christann Peterson Brown, General Partner

(Applicant's Printed Name)

All signatures on this application shall be original signatures. No copied prints or faxed copies.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Application Fees (as of November 1, 2011):

0.00 - 0.99 acre	\$ 1,107.50
1.00 - 9.99 acres	\$ 1,692.50
10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres

Notice Sign Fee \$10.00 per sign

Office Use Only

Date Received: 6-16-15 Received By: Andrew
Application Fee: 1692.50 1,692.50
No. Signs Required 2 X \$10 Sign Fee: 20.00
Total: 1,712.50
Sign Posting Date: 6-30-15 ADP: WS

Form Revised 8/24/12



P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard Street and Port Avenue)

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Office Use Only

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[Signature]
(Owner's Signature)

Patricia Peterson Nuss, General Partner

[Signature]
(Applicant's Signature)

HFA

[Signature]
(Owner's Printed Name)

ChristAnn Peterson Brown, General Partner

[Signature]
(Applicant's Printed Name)

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10.00 - 24.99 acres	\$ 1,976.75
25 + acres	\$ 1,976.75 plus \$50.00 per acre over 25 acres

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Office Use Only

Date Received: 6-16-15 Received By: Andrew

Application Fee: 1692.50

No. Signs Required _____ X \$10 Sign Fee

Total _____

Sign Posting Date _____ ADP: _____

Form Revised 8/24/12



P.O. Box 9277
Corpus Christi, TX 78469-9277
(361) 826-3240
Located at: 2406 Leopard St.

LAND USE STATEMENT

Complete land use statement form containing the following information:

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

Currently, the property is occupied by a single-family home and used for agricultural purposes. The existing structures will be removed from the site to allow for the site to be redeveloped for commercial use.

The proposed rezoning will consist of 2.4 acres for the development of a new Stripes Convenience store. The proposed improvements consist of a 6,844sf store with 24 hour sales and gasoline and diesel fuel services (10 MPDs for gasoline and 4 MPDs for diesel fuel). Included in the improvements will be a subsidiary food establishment, Laredo Tacos, with seating. The site will have access from both Hwy 358 (South Padre Island Dr.) frontage road and Hwy 665 (Old Brownsville Rd.).

The rezoning from CG-2 General Commercial to IL Light Industrial is needed in order to allow truck fueling, as defined under Truck Stop in the Unified Development Code.

2. Identify the existing land uses adjoining the area of request:

North - IL Light Industrial (across Old Brownville)
South - CG-2 General Commercial
East - CG-2 General Commercial (across SPID)
West - CG-2 General Commercial



City of Corpus Christi, Texas
Department of Development Services
P.O. Box 9277
Corpus Christi, Texas 78469-9277
(361) 826-3240
Located at 2406 Leopard Street
(Corner of Leopard St. and Port Ave.)

DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Peterson Properties, Ltd.

STREET: 5830 McArdle Road # 201

CITY: Corpus Christi

ZIP: 78412

FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

NONE

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

NONE

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

NONE

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

NONE

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person:

Patricia P. Nuss
(Print)

Title:

Gen. Partner
General Partner

Signature of Certifying Person:

[Signature]

Date:

6/10/15



DISCLOSURE OF INTERESTS

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. **Every question must be answered.** If the question is not applicable, answer with "NA".

NAME: Jenifer Paz
STREET: 1705 G. Walton Blvd, Ste. 3 CITY: Bentonville, AR ZIP: 72712
FIRM is: ☐ Corporation ☒ Partnership ☐ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Job Title and City Department (if known)

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Title

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Board, Commission, or Committee

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name Consultant

N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Jenifer Paz Title: Project Manager
(Print Name)

Signature of Certifying Person: [Signature] Date: 6/19/15



PEAK HOUR TRAFFIC (PHT) FORM

A Traffic Impact Analysis (TIA) determination must be made prior to the submittal of any rezoning application, site plan or street closure request. The Peak Hour Traffic Generation (PHT) Form is required to be completed for developments that are projected to contain 500 or fewer weekday peak hour (A.M. or P.M.) trips (UDC Section 3.29.4).

Property Address: _____

Legal Description (Subdivision, Lot, Block): _____

Applicant Name: _____

Address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Application Status (Select One): _____ Rezoning _____ Site Plan _____ Street Closure

Existing Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips

Proposed Land Use

Tract Acres	Unit of Measure	Zoning	Land Use	I.T.E. Code	A.M. Trip Rate	Peak A.M. Trips	P.M. Trip Rate	Peak P.M. Trips
Total							Total	

Abutting Streets

Street Name	Access Proposed To Street?	Pavement Width (FT)	ROW Width (FT)

For City Use Only

_____ A Traffic Impact Analysis **IS** required. The consultant preparing the TIA must meet with the City to discuss the scope and requirements of the analysis prior to beginning the TIA.

_____ A Traffic Impact Analysis is **NOT** required. The proposed traffic generated does not exceed the established threshold.

_____ The Traffic Impact Analysis has been waived for the following reason(s): _____

Reviewed By: _____ Date: _____

Note: This completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will require a new TIA determination to be made.



Job No. 40706.B4.04

June 10, 2015

2.65 Acre Tract

STATE, OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 2.65 Acre Tract being portions of Lot 10, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a Map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, Tract 1-B and Tract 6, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas, a 9.980 Acre Tract, described as Tract II, conveyed in a warranty deed from Patricia Ray Peterson Nuss to Peterson Properties, LTD., a Texas limited partnership recorded in Document Number 837113, Official Public Records of Nueces County, Texas, a 2.083 Acre Tract conveyed in a warranty deed from Page J. Gabriel and wife, Virginia Mae Gabriel to Gulfway Shopping Center Inc. recorded in Volume 1310, Page 177, Deed Records of Nueces County, Texas, and all of a 0.446 Acre Tract conveyed in a Warranty Deed from J.V. Gabriel and wife, Wanda Gabriel to Ray E. Peterson recorded in Volume 903, Page 352, Deed Records of Nueces County, Texas; said 2.65 Acre Tract being more fully described as follows:

Beginning, at a Texas Department of Transportation (TXDOT) Type I Monument (broken) Found on the Southwest Right-of-Way of North Padre Island Drive Frontage Road, the East corner of the said 0.446 Acre Tract, the North corner of the said Tract II, for an inner ell corner of this Tract;

Thence, South $52^{\circ}16'29''$ East, with common boundary line of the said Southwest Right-of-Way and the Northeast line of Tract II, 77.28 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for the East corner of this Tract;

Thence, with the boundary of this Tract as follows:

- South $68^{\circ}51'43''$ West, departing said common line, over and across said Tract II, 76.87 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for in inner ell corner of this Tract;
- South $52^{\circ}42'24''$ West, 333.06 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set, for the South corner of this Tract;
- North $37^{\circ}17'36''$ West, at 56.18 Feet, pass the Southeast boundary line of the said 2.083 Acre Tract, in all a distance of 295.18 Feet, to a 5/8 Inch Iron Rod with a cap stamped "URBAN ENGR. C.C.T.X." Set on the Southeast Right-of-Way of Old Brownsville Road, the Northwest line of the said 2.083 Acre Tract, for the West corner of this Tract;

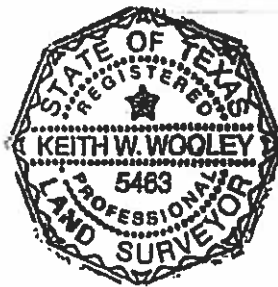
Thence, North 52°42'24" East, with the said common line of the said Southeast Right-of-Way of Old Brownsville Road and the Northwest line of the said 2.083 Acre Tract, at 282.24 Feet pass the West corner of the said 0.446 Acre Tract, the North corner of the said 2.083 Acre Tract, in all a distance of 387.84 Feet, to the said Southwest Right-of-Way of North Padre Island Drive Frontage Road, for the North corner of this Tract;

Thence, South 37°04'29" East, with the common line of the said Southwest Right-of-Way and the Northeast line of the said 0.446 Acre Tract, 241.91 Feet, to the **Point of Beginning**, and containing 2.65 Acres (115,428 SqFt) of land, more or less;

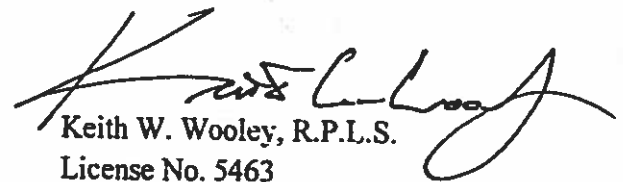
Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.

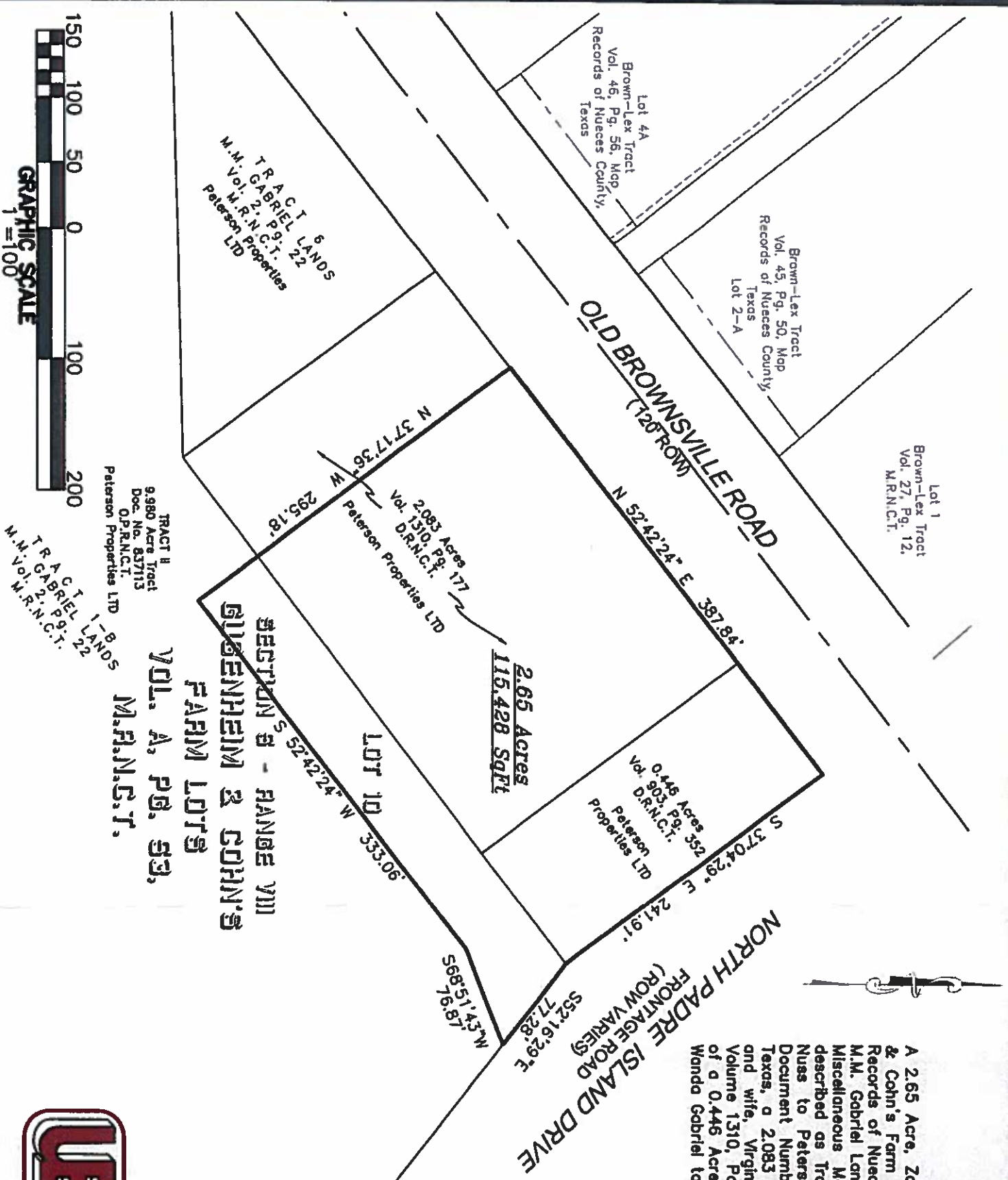
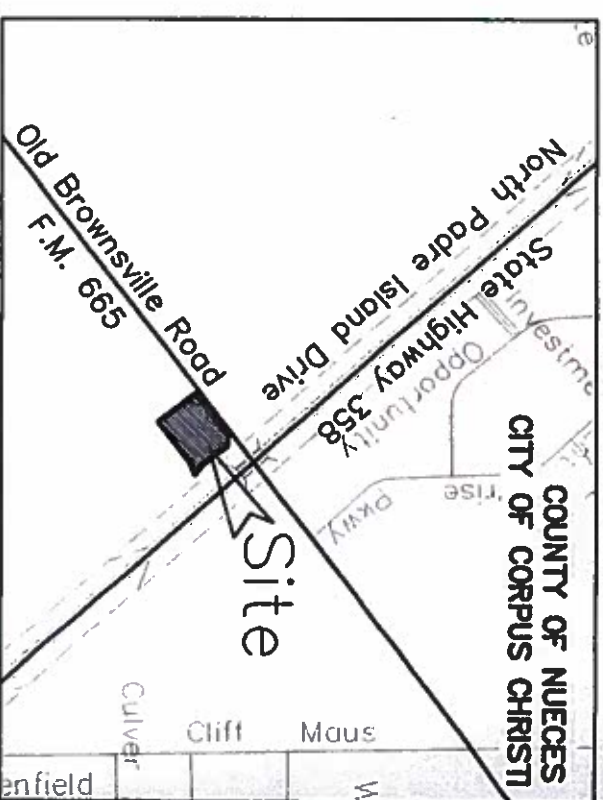


URBAN ENGINEERING


Keith W. Wooley, R.P.L.S.
License No. 5463

Sketch to Accompany

LOCATION MAP N.T.S.



DATE: June, 15, 2015
SCALE: 1"=100'
JOB NO.: 40706.B5.03
SHEET: 1 OF 1
DRAWN BY: CDS

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$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

[illegible]

- | | |
|--|--|
| 1. Project Name: City of Chicago
2. Project Number: 00000000
3. Project Location: Chicago, IL 60601
4. Project Date: 01/01/2020
5. Project Status: Open
6. Project Manager: John Doe
7. Project Engineer: John Doe
8. Project Designer: John Doe
9. Project Checker: John Doe
10. Project Approver: John Doe
11. Project Reviewer: John Doe
12. Project Auditor: John Doe
13. Project Controller: John Doe
14. Project Analyst: John Doe
15. Project Coordinator: John Doe
16. Project Assistant: John Doe
17. Project Secretary: John Doe
18. Project Receptionist: John Doe
19. Project Mailroom: John Doe
20. Project Janitor: John Doe
21. Project Security: John Doe
22. Project Maintenance: John Doe
23. Project Cleaning: John Doe
24. Project Landscaping: John Doe
25. Project Pest Control: John Doe
26. Project Fire Protection: John Doe
27. Project Life Safety: John Doe
28. Project Accessibility: John Doe
29. Project Energy: John Doe
30. Project Sustainability: John Doe
31. Project Innovation: John Doe
32. Project Research: John Doe
33. Project Development: John Doe
34. Project Testing: John Doe
35. Project Deployment: John Doe
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203. Project Leadership: John Doe
204. Project Management: John Doe
205. Project Organization: John Doe
206. Project Planning: John Doe
207. Project Execution: | |
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1. $\frac{1}{x^2} = x^{-2}$
 $\frac{d}{dx} x^{-2} = -2x^{-3} = -\frac{2}{x^3}$

- [illegible]

100



Page 10 of 10

100

1

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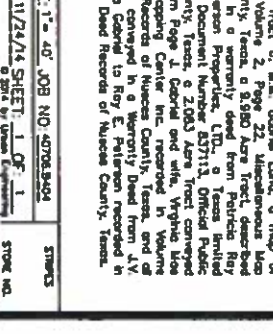
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- 0 Accessible Spaces
- 0 Total Spaces

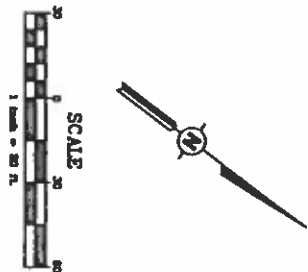
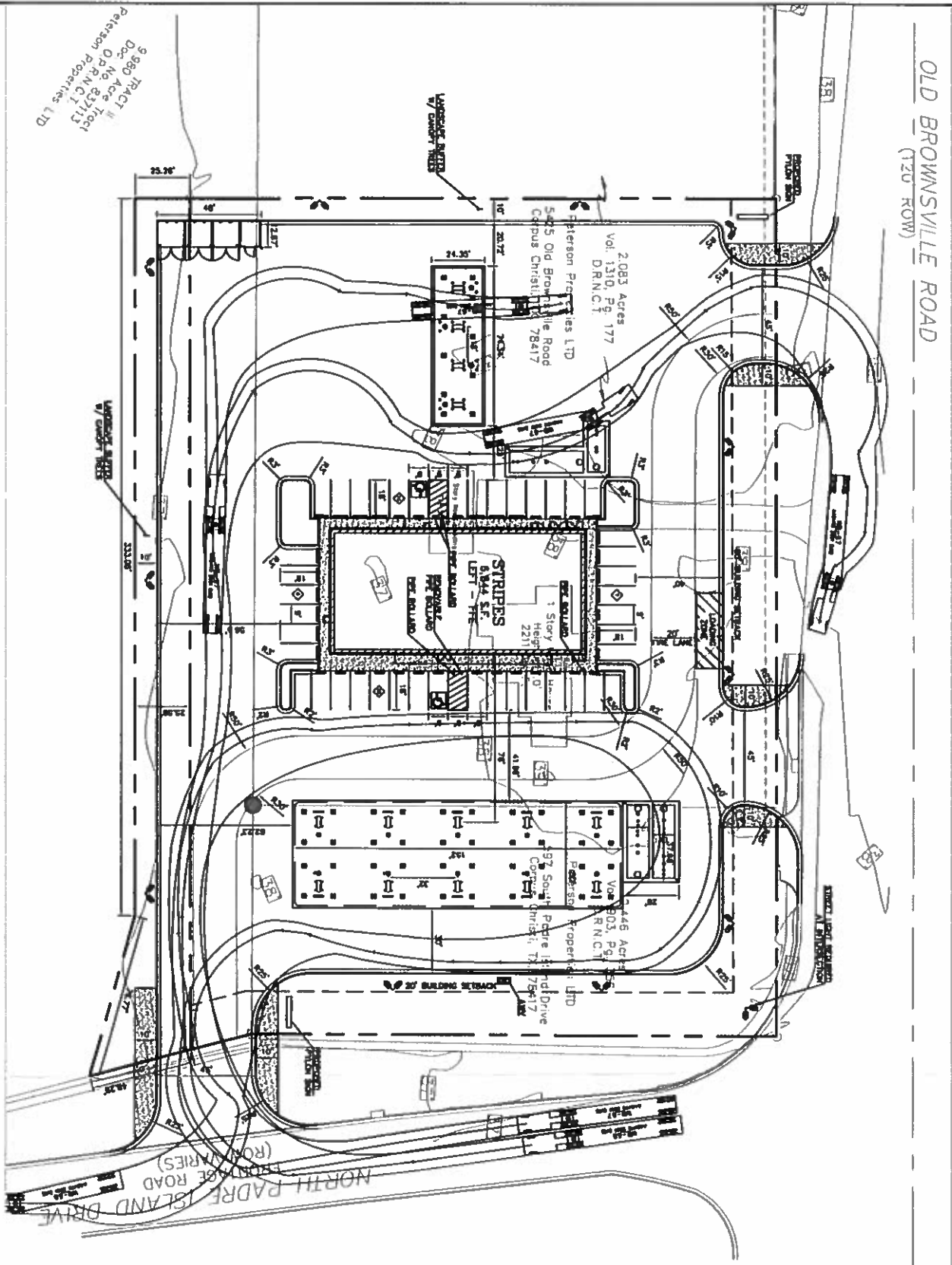
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1948
 2112
 1948



ing portions of lot 12, Section 3, Range 4, Cash's Farm Lots, a Map of which is Page 23, Map Records of Nueces County, Texas. A NW 1/4 of said lot 12, and a corner of





SITE AREA
104,652 SF OR
2.40 ACRES

ADDITIONAL SITE AREA
10,874 SF OR
0.25 ACRES

TOTAL PAVED AREA
95,571 SF OR
2.19 ACRES

DETENTION AREA NOTES
DETENTION WILL BE REQUIRED PER TxDOT
PER CITY OF CORPUS CHRISTI DRAINAGE DESIGN
MANUAL IN CONJUNCTION WITH TxDOT
HYDRAULIC DESIGN MANUAL. THE DETENTION
REQUIRED WILL BE APPROXIMATELY 27,000
CU.FT.

**DESIGN STORM REQUIREMENTS FOR RELEASE TO
MINOR STORM SEWER SYSTEM: 100YR STORAGE
WITH EXISTING CONDITION 5YR RELEASE RATE.
MINIMUM 1' FREEBOARD
4:1 EARTHEN SLOPES WITH 12' WIDE CONCRETE
PILOT CHANNEL.**

LANDSCAPE NOTES
15% OF TOTAL STREET YARD MUST BE
LANDSCAPED + 0.02 POINTS PER SF

**100% OF LANDSCAPE AREA AND POINTS
REQUIRED ALONG SPID = 45,410 SF STREET
YARD X .15 = 6,812 SF REQ. + 136 POINTS
(THIS PLAN SHOWS 7,040 SF)**

**80% OF LANDSCAPE AREA AND POINTS
REQUIRED ALONG OLD BROWNVILLE RD =
26,284 SF STREET YARD X .15 = 3,943 SF X
.80 = 3,154 SF REQ. + 63 POINTS
(THIS PLAN SHOWS 5,589 SF)**

**PARKING AREA MUST BE SCREENED WITH
SHRUBS**

**20 SF PER PARKING SPACE SHALL BE INTERIOR
LANDSCAING
43 SPACES X 20 SF = 860 SF
(THIS PLAN SHOWS 967 SF)**

**ALL VECH. USE AREAS MUST BE 70' FROM TREE
OR LANDSCAPE AREA
(ALL VECH. USE AREAS ON PLAN CAN BE 70'
FROM A TREE OR LANDSCAPE AREA)**

**1 PERENNIAL PLANT PER 25 SF OF
LANDSCAPING**

ADDITIONAL NOTES
SIDEWALKS NOT REQUIRED IF RETONED TO U
STREET LIGHT REQUIRED AT INTERSECTION

HFA
HARRISON FRINCH
1705 S. Wilson Blvd., Suite 3
Brownsville, Alabama 37112
(478) 271-7780
www.hfa.com

STIPULATION FOR REUSE
THIS PLAN IS THE PROPERTY OF STRIPES AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STRIPES. ANY REUSE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF STRIPES IS STRICTLY PROHIBITED.

stripes.
STORE ///
OLD BROWNVILLE RD.
CORPUS CHRISTI, TX 78408
PROJ NUMBER: 10-14-10064

DATE	DATE
REV-4	12-18-14
REV-3	1-13-15
REV-2	3-20-15
REV-1	4-18-15
REV-0	4-18-15
REV-7	5-18-15
REV-6	5-20-15

STOCK NO. 8888
DOCUMENT DATE: 3/20/2015
DRAWN BY: ECU
CHECKED BY: WFT

TEXAS COA
#F-8576

SITE
PLAN

SHEET:
C1.0