

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
JULY 10, 2019**

PROJECT: 18PL1065

SWAN VILLAGE, PHASE I (FINAL – 44.90 ACRES)

Located west of County Road 41 and south of F.M. 2444

Zoned: O.C.L

Owner: GTHH Development, LLC

Engineer/Surveyor: J. Perales Civil Engineering & Planning Services/Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop a single-family residential development.

The Planning Commission originally approved the referred plat on January 9, 2019 (expiration date of July 9, 2019). This is the first request for a six-month time extension.

The applicant states that public and private improvement construction plans have been submitted for review by the City of Corpus Christi and Nueces County. However, portions of the proposed subdivision fall within the 100-year flood plain and will be filled to raise proposed building construction above the 100-year flood plain and provide for the required 1-foot freeboard.

The applicant is in the process of obtaining a preconstruction conditional letter of map amendment from FEMA for the Flood Insurance Rate Map associated with the subdivision's location. The FEMA map amendment process including the required environmental and local jurisdiction clearances is very time consuming. At this point, all preliminary environmental and local jurisdiction clearances have been obtained, and the final map amendment request is currently being reviewed by FEMA under Case No. 19-06-2890-C. A response from FEMA is anticipated within the next 30 to 60 days.

Staff has reviewed the request and recommends approval.