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June 25, 2019

City of Corpus Christi
Department Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Attention: Mr. Gregory S. Collins, Senior City Planner
Land Development Division, Department of Development Services

Subject: Request for Time Extension for Swan Village Unit 1 Subdivision (18PL1065)

Dear Mr. Collins:

On January 9, 2019, the City of Corpus Christi Planning Commission approved the final plat for the Swan Village Unit 1 Subdivision. The City of Corpus Christi's Unified Development Code, Section 3.8.5.F., requires that public improvements included within the proposed subdivision be in place or their construction substantially under way within six months of the date of plat approval. If this requirement is not met, the plat will be considered expired.

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. Plans for the construction of required public and private improvements for the Swan Village Unit 1 subdivision have been submitted for review by the City of Corpus Christi and Nueces County. These construction plans have passed all technical and administrative review requirements except for the request that a pre-construction conditional letter of map amendment be obtained 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.

The purpose of this correspondence is to request a six month time extension for this plat as provided for in UDC Section 3.8.5.F. to allow additional time for completion of the requested FEMA map amendment process, obtaining final approval of construction plans, and the commencement of construction of required public improvements.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Juan Perales, Jr., P.E.
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