



March 8, 2019

Mirabal Development Group, LC
6614 Belvoir
Corpus Christi, TX 78414

RE: 18PL1122
Bass Subdivision
Block 7, Lots 2R-1 & 2r-2
(Replat – 0.50 Acres)

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Mr. Mirabal:

On Wednesday, **March 6, 2019**, the Planning Commission held a public hearing on your land subdivision located east of Airline Road and north of Saratoga Boulevard. After reviewing facts and taking public testimony, the Planning Commission **conditionally approved** the referred plat. On **February 20, 2019**, the Planning Commission also **approved** a request for a waiver of the plat requirement to construct sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The final plat must be recorded with the Nueces County Clerk's office by **September 6, 2019**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

| | Requirements/Fees/Credits | Fees |
|-----|---|-------------|
| 1. | Water Distribution System Acre fee (0.5-acre x \$719.00/acre) | \$359.50 |
| 2. | Wastewater System Acre fee (0.5-acre x \$1,571.00/acre) | \$785.50 |
| 3. | Water Pro-Rata fee (66.31 LF x \$10.53/LF) | \$698.24 |
| 4. | Wastewater Pro-Rata fee (66.31 LF x \$12.18/LF) | \$807.66 |
| 5. | Park Development fee: (\$200 x 0.02 units) | \$400.00 |
| 6. | Community Enrichment Fund fee = (0.02 acre) x (\$62,500/acre) | \$1,250.00 |
| 7. | Public Improvement Plans, Construction and Acceptance are required for improvements including Fire Hydrant(s). | |
| 8. | One full size copy (18" x 24") of the plat with original signatures for recordation | |
| 9. | CD (Include the plat in .pdf or .dwg formats) | |
| 10. | Recording fee for one page (+ \$44.00 for any additional pages) | \$50.00 |
| 11. | Provide a tax certificate with submittal of the original tracing indicating all taxes are current. | |
| 12. | Any other requirements in prior Staff/Agency comments or City code/policy that must be met prior to recordation | |

**Please make checks payable to the City of Corpus Christi*

To expedite the processing of building permits, changes to street names will no longer be accepted once the Planning Commission takes action on the final plat. If you have any questions regarding the above, please call Greg Collins, Senior City Planner, at (361) 826-3535.

Sincerely,


William J. Green, P.E.
Assistant Director
Development Services Dept.

GC:cg

cc: Roberto Cardenas
5525 S. Staples St, Ste B2
Corpus Christi, TX 78411