PLANNING COMMISSION FINAL REPORT

Case No. 0220-02
INFOR No. 20ZN1005

Planning Commission Hearing Date: February 19, 2020

Applicant & Legal Description

Owner: J3PV Investment, LP.
Applicant/Representative: Urban Engineering
Location Address: 113 Porto Villageo Drive
Legal Description: Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive.

Zoning Request

From: "RM-AT" Multifamily AT District
To: "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development
Area: 4.06 acres
Purpose of Request: To allow for the construction of a single-family residential development.

Existing Zoning and Land Uses

	Existing Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multifamily AT	Vacant	Mixed Use
North	"RM-AT" Multifamily AT	Vacant	Mixed Use
South	"RM-AT" Multifamily AT	Vacant	Mixed Use
East	"RM-AT" Multifamily AT	Vacant	Mixed Use
West	"RM-AT" Multifamily AT	Vacant	Mixed Use

ADP, Map & Violations

Area Development Plan: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for Mixed Uses. The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 with a Planned Unit Development is consistent with the adopted Future Land Use Map and the Mustang/Padre Island Area Development Plan.
Map No. 021039
Zoning Violations: None

Transportation

Transportation and Circulation: The subject property has approximately 200 feet of street frontage along Porto Villageo Drive which is designated as "Local / Residential" Street. According to the Urban Transportation Plan, "Local / Residential" Streets can convey a capacity up to 500 Average Daily Trips (ADT).

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Porto Villageo Drive	"Local/Residential"	50' ROW 28' paved	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-AT" Multifamily AT District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development to allow for the construction of a single-family residential development.

Development Plan: The proposed development will consist of 24 single family residences as a reconfiguration of a portion of the existing subdivision. A replat of the property will encompass Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo. The redevelopment will utilize existing public roadways and sidewalks for access. This development will complement existing developments in the area.

The subject property currently consists of vacant platted properties within the Porto Villageo subdivision. The proposed rezoning to a PUD will allow flexibility to the development standards set by the Unified Development Code (UDC). Some units will be constructed on zero lot lines and may be situated closer than 10 feet apart. Fire walls will be constructed as required to meet the International Residential Code and other fire protection improvements will be constructed as required by the City.

The concept for Porto Villageo is for a small high density single-family housing group. All units will be single-family residences, have a minimum lot size of 1,400 square feet. The developer has also requested the allowance of short term rentals. Amenities provided to the single-family residential development include decks, porches, fencing, landscaping, utilities, swimming pools, gazebos, etc. The following table compares the proposed PUD development standards and the Unified Development Code (UDC) standards for the "RS-4.5" Single-Family 4.5 District and the proposed Planned Unit Development (PUD) and notes all necessary deviations from the UDC being requested by the applicant.

Minimum Dimensions	***"RS-4.5" District Standards***	***Proposed PUD***	***Deviation***
Minimum Open Space	25%	45%	No
Minimum Lot Width	45 ft.	17 ft.	**Yes**
Minimum Lot Area	4,500 square feet	1,400 square feet	**Yes**
Minimum Front Setback	20 ft.	10 ft.	**Yes**
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	0 ft.	**Yes**
Minimum Rear Yard	5 ft.	0 ft.	**Yes**
Minimum Building Separation	10 ft.	0 ft.	**Yes**
Maximum Building Height	35 ft.	None	**Yes**

Sidewalks	5 ft. both sides	4 ft. existing (tied)	**Yes**
ROW Width	50 ft.	50 ft.	No
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit (Shared Parking)	No

Existing Land Uses & Zoning: The subject property is currently zoned "RM-AT" Multifamily AT District and consists of vacant platted lots. Within the existing Porto Villageo subdivision are approximately nine single-family homes. To the north, south, and east are vacant properties zoned "RM-AT" Multifamily AT District. Additionally, to the east is the Gulf of Mexico. To the west are vacant properties zoned "CR-2 "Resort Commercial District.

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

Plat Status: The property is platted.

Utilities:
Water: Nueces County Water Control and Improvement District #4.
Wastewater: Nueces County Water Control and Improvement District #4.
Gas: N/A
Storm Water: Street inlets.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan (ADP). The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the adopted Comprehensive Plan (Plan CC). The following policies of Plan CC should be considered:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:
- The proposed rezoning is compatible with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.

- The subject property is suitable for the uses proposed by this Planned Unit Development (PUD). The proposed PUD redesigns existing platted vacant lots to create a single-family residential development.
- Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can also encourage development on difficult sites.
- Outreach to neighborhood was conducted by the applicant to determine the opinion of the nine existing single-family residences. The Porto Villageo HOA has endorsed the proposed PUD.
- The PUD has been reviewed by the Technical Review Committee (TRC). Staff finds that the proposed deviations are acceptable.
- This case was originally presented to the Planning Commission on February 19th, 2020. After review and deliberation, the Planning Commission voted to table the case to gather additional information and to hold an additional meeting with the HOA.

Planning Commission and Staff Recommendation (March 4, 2020):
Approval of the change of zoning from the "RM-AT" Multifamily AT District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development with the following conditions:

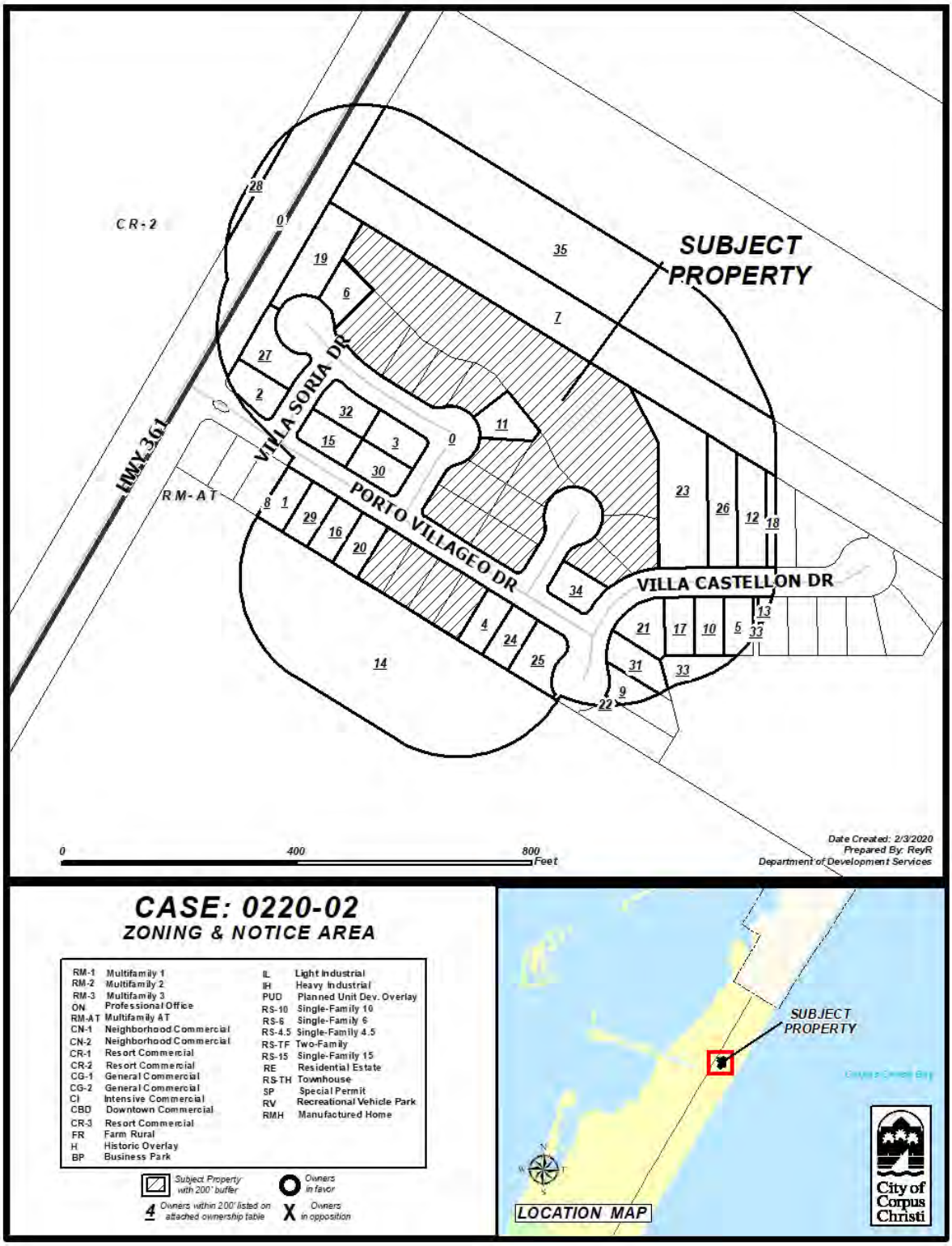
1. **Planned Unit Development Guidelines and Master Site Plan**: The Owners shall develop the Property in accordance with Porto Villageo Planned Unit Development (PUD) Guidelines and Master Site Plan and with a condition that the side yard setback shall be 3 feet where the PUD adjoins lots that are not part of the development.

2. **Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

3. **Time Limit**: This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

Public Notification	Number of Notices Mailed – 35 within 200-foot notification area 4 outside notification area ***As of February 14, 2020:*** In Favor – 0 inside notification area – 1 outside notification area In Opposition – 10 inside notification area – 1 outside notification area Totaling 8.14% of the land within the 200-foot notification area in opposition.

Attachments:
1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)
3. Planned Unit Development (PUD) Guidelines and Master Site Plan


CR-2
SUBJECT PROPERTY
HWY 361
VILLA SORIA DR
PORTO VILLAGEO DR
VILLA CASTELLON DR
RM-AT
0
400
800
Feet
Date Created: 2/3/2020
Prepared By: ReyR
Department of Development Services
CASE: 0220-02
ZONING & NOTICE AREA
RM-1 Multifamily 1
RM-2 Multifamily 2
RM-3 Multifamily 3
ON Professional Office
RM-AT Multifamily AT
CN-1 Neighborhood Commercial
CN-2 Neighborhood Commercial
CR-1 Resort Commercial
CR-2 Resort Commercial
CG-1 General Commercial
CG-2 General Commercial
CI Intensive Commercial
CBD Downtown Commercial
CR-3 Resort Commercial
FR Farm Rural
H Historic Overlay
BP Business Park
IL Light Industrial
IH Heavy Industrial
PUD Planned Unit Dev. Overlay
RS-10 Single-Family 10
RS-6 Single-Family 6
RS-4.5 Single-Family 4.5
RS-TF Two-Family
RS-15 Single-Family 15
RE Residential Estate
RS-TH Townhouse
SP Special Permit
RV Recreational Vehicle Park
RMH Manufactured Home
Subject Property with 200' buffer
Owners in favor
Owners within 200' listed on attached ownership table
Owners in opposition
SUBJECT PROPERTY
LOCATION MAP
City of Corpus Christi

Andrew Dimas [DevSvcs]

From: Cindy Clark <cyndleclark@yahoo.com>
Sent: Tuesday, April 7, 2020 3:57 PM
To: Andrew Dimas [DevSvcs]
Subject: [EXTERNAL]Fwd: Porto Villageo

Follow Up Flag: Follow up
Flag Status: Flagged

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

andrew this is my next door neighbor residing at 141 porto village dr

thanks!
cindy clark

Sent from my iPhone

Begin forwarded message:

> **From:** Elisa Verratti <everratti@gmail.com>
> **Date:** March 30, 2020 at 4:55:34 PM CDT
> **To:** Cindy Clark <cyndleclark@yahoo.com>
> **Subject: Fwd: Porto Villageo**
>
> Letter from Adam Monaco

> Begin forwarded message:
>
> **From:** Adam Monaco <monacatclaims@yahoo.com>
> **Subject: Porto Villageo**
> **Date:** March 30, 2020 at 4:17:08 PM CDT
> **To:** andrewd2@cctexas.com
> **Cc:** Elisa Verratti <everratti@gmail.com>, "monaco_ray@yahoo.com" <monaco_ray@yahoo.com>
>
> Dear Mr. Dimas,
>
> I am a property owner in the subdivision of Porto Villageo. I have personally met with Cosmo and Casey in the early stages of the planning of improvements for the development. I was especially encouraged by the management team engaging a proven and successful developer to assist in the design and implementation of common elements and overall concept of future building. One only has to drive a few miles North to visualize a well designed and managed subdivision along Hwy 361.
>
> Unfortunately, I was unable to personally attend the last homeowner's meeting in Corpus Christi. Most of the details of the proposed changes in plat and deed restrictions were lost

by a non-visual presentation via a remote connection. What I did glean was the discussion of density housing units with a townhome concept similar to Cinnamon Shores. This concept has been repeated in La Palmilla and Sunflower to name a few other developments. The concept has proved popular with the construction of additional buildings throughout these subdivisions in Port Aransas. The architecture is a primary factor with the popularity of the concept along with the added benefits of a dedicated PUD. The concept also allows competitive pricing as compared with the typical detached single family lots and homes. The integration of this concept has been a benefit to the property owners in other well managed subdivisions.

My concern would be with the architectural design and construction of the units proposed to be built in Porto Villageo. My expectation after the remote connection is that the developer or proposed contractor would produce drawings and plans for the current homeowners to view and discuss. A scaled model of a typical building would be preferred in my opinion since I gathered that the construction would deviate from any similar buildings being constructed in any of the subdivisions I previously mentioned.

The current situation affecting the US would preclude a formal meeting room with numerous residents, however, I would suggest creating and emailing drawings and plans for the proposed buildings to all the members of the homeowners association.

A reply or response would be greatly appreciated.

Adam Monaco
210-861-0686

Andrew Dimas [DevSvcs]

From: Kathleen Acock <KAcock@alphabuilding.com>
Sent: Wednesday, April 15, 2020 9:10 PM
To: Andrew Dimas [DevSvcs]
Subject: J3PV Investment LP Rezoning Requesto to Change to PUD, Case Mp/ 0220-02
Attachments: Notice form signed for April 21 meeting.pdf; Council Meeting Notiec .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. **]]**

City Council, City of Corpus Christ Meeting Date: April 21, 2020

Kathleen K. Acock, Lot Owner, Lots 12 & 13, Block 1, Porto Villageo,Corpus Christi

Topic **Rezoning Case No. 0220-02 - Porto Villageo, Corpus Christi. J3PV Investments LP Petition change from Multi-Family AT District to RS-4.5 PUD District.**

Introduction: I am the owner of a business that serves all of south Texas. We have been actively and consistently performing minor construction projects for various institutions and the City of Corpus Christi for the past ten years. Until just recently I owned a home at the Catalina Condominiums on Ocean Drive near Roberts St. It was with great delight that we spotted, and although they were very expensive, were able to purchase two lots at Porto Villageo on the island. In addition to a great beach view, the lots and streets were well laid out and large enough that we could enjoy peaceful use of our home and property. At the time of purchase (December 2019) we were not aware nor did we know of the plans of J3PV to disrupt our plans.

I am IN OPPOSITION to rezoning of Porto Villageo as requested by J3PV.

The notice of meeting for each lot I own, with my signature is an attachment above to this letter.

1. I was not notified by any method of the proposed changes, or meetings. Since my two lots are adjacent to the ones proposed to be reduced in size (8-11, Block 1) I think this was deliberate and I was denied my voice in this matter.

2. The proposed development will significantly increase the population and traffic density and the value of my lots will be seriously reduced, especially my Lot 12 sitting next to a small lot and bungalow.

3. The developer in an effort to maximize land use and profit has included plans to reduce the set backs on all four sides of the lots in the rezoning area and to build much smaller "bungalows" than currently required by the deed restrictions.

My lot 12 will lose the side set back distance afforded in the deed restrictions and will be affected by rain water run off and interference from a neighbor who according to the developer will be 1' from my boundary line. Not 3' or the 5" in my purchase

The back set back at the back of the lots 8-11 boundary goes to "0" and will have a large swimming pool. The developer has made no provision for environmental problems that would occur with flooding across the pool and into the swale behind the lots on Block 1 that flows to the Gulf.

The side setbacks are so restricted on all bungalow or PUD residence, the HVAC units will have to be mounted on the roof. Any lots next to these clusters will be subject to the equipment noise from the HVAC units . It will affect us when we are outside or tying to enjoy our balconies peacefully. I object to giving up my peace and quiet in order to let the developer maximize his profits.

4. Current residential requirements in the deed restrictions require pitched roofs of clay tile. The PUD changes will allow for a flat roof with false gables at the front and back. Flat roofs are not only unattractive, but, violate the deed restrictions.

5. Cluster or "0" lot line residences have more restrictive fire codes as to framing, exterior sheathing and windows. With Lot 11 being converted to a 3' easement, the developer should be required to provide me and other residences adjacent to the clusters, the same fire protection upgrades to provide fire protection/mitigation to our residences.

6. None of the plats and plans and drawings indicate how emergency access will be maintained for fire and EMS

7. Parking. These bungelows proposed in the PUD will either maybe have one garage or none. In order to provide parking they will have 'head-in' slots in front of the entrance of the new cluster. To do this they must reduce the size of our current sidewalks and the width of the roadway as shown in red dots on the Master Site Plan. What about boats, friends, relatives vehicles, etc? Again our traffic flow and safety of pedestrians and children are endangered to assist the developer make more profit.

8. How will they utilize HOA dues - by community or cluster ?

9. The developer claims that the property has sat vacant too long. True, but the property can not sell itself. This is a failure to launch. The developer has made no obvious effort to have a sales team or advertising of the property for sale.

I **respectfully request that Lots 8-1 be removed from the rezoning plan and left as they are now. That will give us a straight street of lovely homes, minimize road and sidewalk disruption and maintain the property values for that Block.**

Thank you for your help in this matter. Kathleen Acock

My objections are more fully described below.

Objection 1: I own lots Lots 12 and 13, Block 1 which are adjacent to the lots in Block 1 proposed for rezoning. We have engaged an architect and hope to start construction this fall. Although our purchase was finalized in December I did not receive any notice of the so-called annual meeting (held in February for the year 2019,) nor did I receive notice of the Planning Committee meeting until too late to participate. However, once I understood what was happening, I read in detail the March 4, 2020 meeting minutes, watched the video of the session. I noted that the Chair, Mr. Crull, opposed changes to the community proposed rezoning. Because of sloppy paperwork and lack of communication, I was denied my opportunity to participate in the decision making on this matter. I do have an opinion as a lot owner and interested party.

Objection 2: My lots no.s 12 & 13 , Block 1 are adjacent to Lots 8,9,10 and 11 which are proposed for rezoning and construction of a cluster of small bungalows on 1,400 sq ft lots. The development plan of J3PV will significantly increase the population density, vehicles and noise levels both in front of my house and next to my house.

a. **Setbacks:** In the Meeting Minutes it was clarified that the **side setbacks for PUD** lots that abut adjacent existing lots, as my Lot 12, will be 3'. This is a deed violation. The requirement is 5'. As a defense to reducing the side setbacks, the developer says that there is no issue with roof water run off because the bungelow eave will be 2 foot out, leaving 1 foot of bugalow property between it and my property line. He is correct in his measurement, however, the set back distance must be that space between the *face or end of the eve to the common boundary line*. From the eve to my boundary must be 5' not 1'. As to water run off, depending on the direction, velocity and heaviness of the rainfall it will not only fall down from the end of the eve but angle out into the neighbor property. The original plat provided 5 foot on both sides of the common boundary allowing sufficient room for the water to collect and run off without damage to either property.

J3PV proposes to change the **front setback from the original 20 foot to 10 foot** and the **rear yard setback from the original 5' to 0'**. Behind these lots on Block 1 is a very large easement that travels to the Gulf. At the back boundary of the existing Lots 8, 9, 10 they propose to build a large swimming pool to serve the cluster against the ditch/easement. The same is true on the other side of the development. These clusters can not help but have a negative impact creating water and potentially other chemical overflow into the easement/ditch. I note there was no engineer report regarding potential impact to this area, referencing the Texas Natural Resources Code.

b. **HVAC Equipment**. The developer proposes to put the HVAC equipment, assumed one per bungalow, on the roof of each bungalow. This presents two problems that violate the existing deed restrictions:

· <u>first, they propose a flat roof</u> whereas the existing houses all have peaked tile roofs which are far better at handling water/rain than flat ones. Their rendering provided shows false gables to suggest peaked roofs. *This false roof proposed will not add to or reflect the current aesthetics*.

· <u>Secondly, the equipment noise</u> will be extremely disruptive to persons wishing quiet enjoyment of their balconies, second or third floor and porches. At a minimum t*he developer must be required to encapsulate the equipment in a screen structure to force the sound upward* and mitigate the noise level.

c. There are more extensive **fire code requirements applicable to constructing these 0 lot line bungalows**. They must be constructed u*sing materials and windows with a minimum one hour fire rating.* As the neighbor to one of these clusters, my house and property are at risk because of the proximity and density of the bungalows. The *developer should be required to upgrade the exterior walls and windows of all existing and future houses built adjacent to the clusters* as a protection from the damage a fire in the cluster would bring.

d. There is no detail regarding the **maintenance of emergency access**, especially for these "clusters" and the homes adjacent. Before the developer is approved for the rezoning, *details of how emergency access will be provided* to each of the bungalows and to the existing homes.

e **Parking:** although code standard is 9 x 18', that is a code minimum. The 9' width is not sufficient to avoid car doors pitting the adjacent cars or other body damage, particularly If one of the cars is a large SUB or truck. I understand even HEB allows 10' width. Also the developer must **verify that behind all these head in parking spots there will remain a 25' wide road** providing sufficient room for vehicles to turn in or back out.

g. **Trash Containers**. What plans does the developer have for pick up of trash within the bungalow cluster?

h. Finally, How much do they propose to charge **bungalow owners for Home Owners Association dues** ? How will that money be used? How much will be paid to the existing PV HOA? What amounts will be designated for road, parking and sidewalk maintenance, for the walkway to the beach, for the use of water for beach goers to rinse off. What about fire department support, security as the project becomes more dense, security on Labor Day weekend

and other three day weekends - who will monitor and have vehicles removed that are incorrectly parked, and other violations.

i. ***Failure to launch.*** *If the developer wishes to sell more lots and reap more rewards, he should invest in a sales office, a sales team and advertising that the public would know this was available. To complain that it had remained underdeveloped for some time is not sufficient reason to come in, disrupt the existing deed restrictions and thus reduce the value of the existing lots and houses.*

In closing, there has been no transparency in the process, at least from J3PV with the owners, leaving too many serious questions unanswered. My highest interest is the protection, security and quiet enjoyment of my house and lots so **eliminating the cluster of bungalows on Lots 8-11, Block1 will satisfy my interests.** *However, for all home and current lot owners to enjoy the same benefits I desire**, I request the City Council vote "No"** for this request and turn it down completely.*

Thank you for your time and consideration of my request. Please stay well, the City needs good people to support it's future!

Sincerely,

Kathleen Acock

105 Porto Villagageo

Corpus Christi, Texas

Kathleen Acock

Chief Executive Officer

ALPHA BUILDING CORPORATION

Corporate Office, San Antonio, TX

O: 210.491.9925 : 210.491.9932

E: kacock@alphabuilding.com

W: alphabuilding.com

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Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la commission durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0220-02

J3PV Investments, LP. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily AT District** to the **"RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

113 Porto Villageo Drive and described as Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, February 19, 2020,** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.,** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: JAMES READ ROBISON

Address: 146 Villa Pamplona Drive City/State: Port Aransas, Tx

( ) IN FAVOR (✓) IN OPPOSITION Phone: 817-240-7353

REASON: Value of property will decrease
Developer leaves our neighborhood in disrepair for years.

Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1005
Property Owner ID: **6**

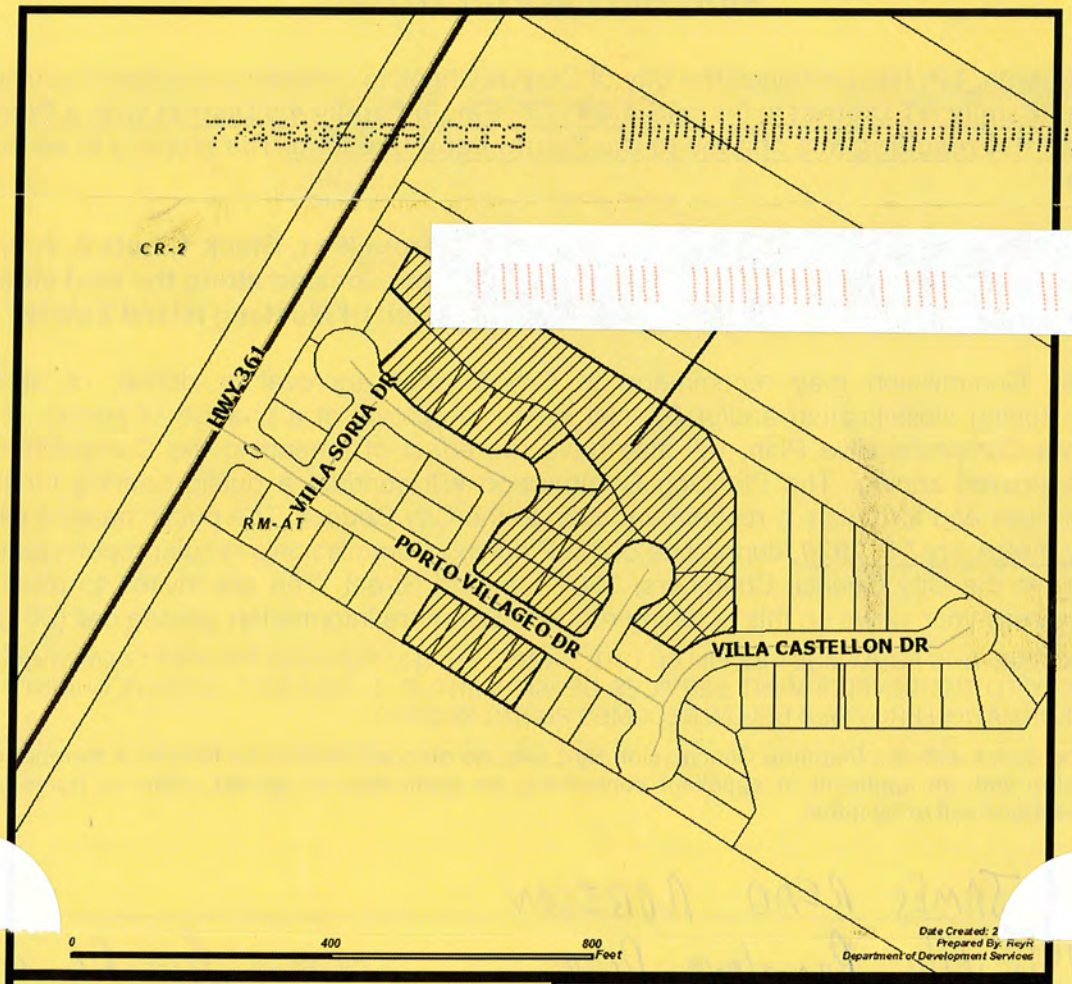
Case No. 0220-02
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

U.S. POSTAGE PITNEY BOWES
ZIP 78401 $ 000.50⁰
02 4W
0000340617 FEB 07 2020

City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

6 698100030220
ROBISON JAMES READ
1414 Trails of Katy Ln
Katy, TX 77494

RECEIVED
FEB 18 2020
BY:



CASE: 0220-02
SUBJECT PROPERTY WITH ZONING

Subject Property

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		

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CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0220-02

J3PV Investments, LP. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily AT District** to the **"RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development, not resulting in a change to the Future Land Use Map.** The property to be rezoned is described as:

113 Porto Villageo Drive and described as Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, located along the east side of State Highway 361, north of Beach Comber Drive, and south of Mustang Island Estates Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, February 19, 2020,** during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.,** in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: BRUCE AND CINDY CLARK

Address: 145 PORTO VILLAGEO dr - City/State: PORT ARANSAS

( ) IN FAVOR (✓) IN OPPOSITION Phone: 256 990 2931

REASON: DUE TO THE FACT THAT THIS SAME DEVELOPER, J3PV, HAS IGNORED & NEGLECTED THE EXISTING COMMON AREAS OF PV FOR A YEAR & A HALF (PHOTOS ATTACHED) THIS INCLUDES POOL, BATHROOMS, STORAGE ROOMS, FENCE, WALKOVER TO BEACH. THESE AREAS POSE HEALTH & SAFETY RISKS TO RESIDENTS & VISITORS & RENTERS OF PORTO VILLAGEO.

Signature

Bruce Clark

SEE MAP ON REVERSE SIDE
INFOR Case No.: 20ZN1005
Property Owner ID: 8

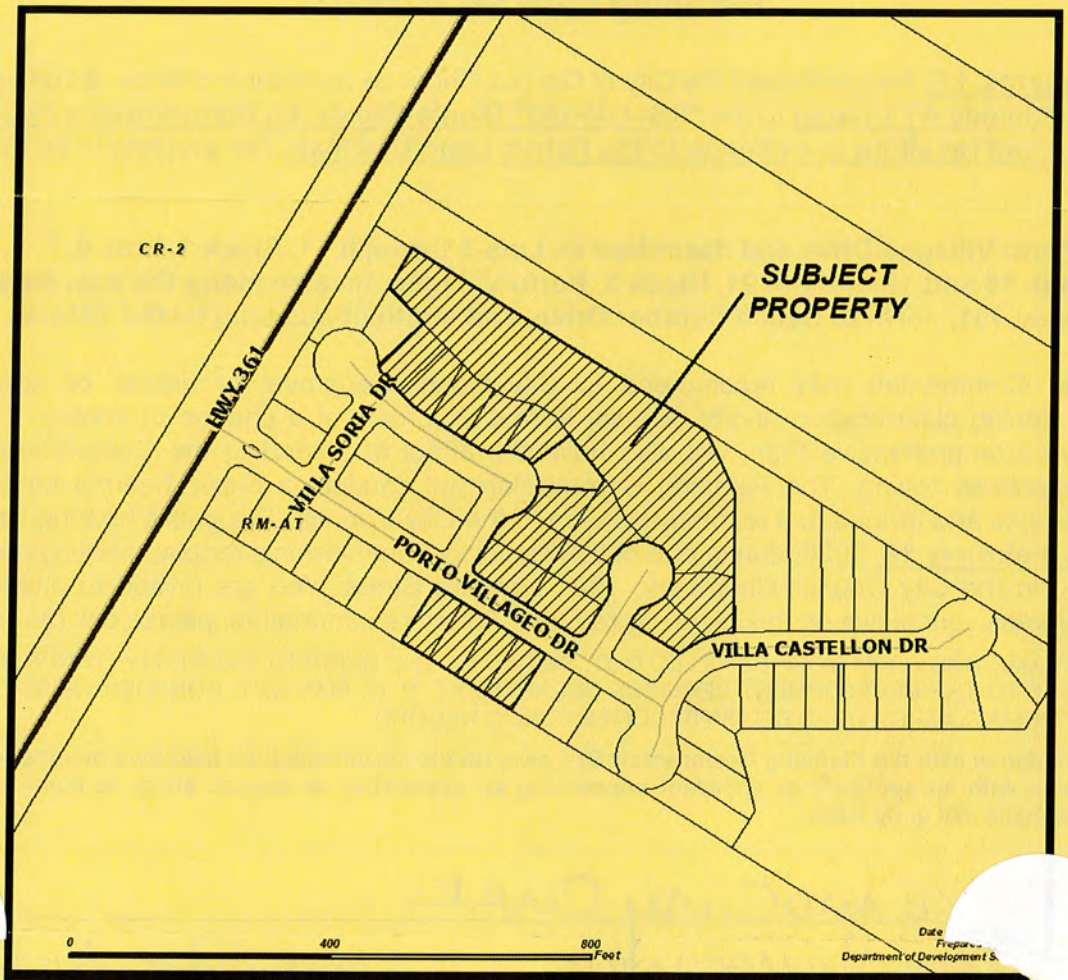
Case No. 0220-02
Project Manager: Andrew Dimas
Email: AndrewD2@cctexas.com

YET, THEY WANT TO SPEND AN INORDINATE AMOUNT OF $ FOR A NEW DEVELOPMENT W/ SEPARATE HOA WITHIN OUR COMMUNITY.

U.S. POSTAGE PITNEY BOWES
ZIP 78401 $ 000.50⁰
02 4W
0000340617 FEB 07 2020

City of Corpus Christi
Development Services Dept.
P.O. Box 9277
Corpus Christi, Texas 78469

8 698100010030
CLARK BRUCE AND CYNTHIA C
145 PORTO VILLAGIO
PORT ARANSAS, TX 78373



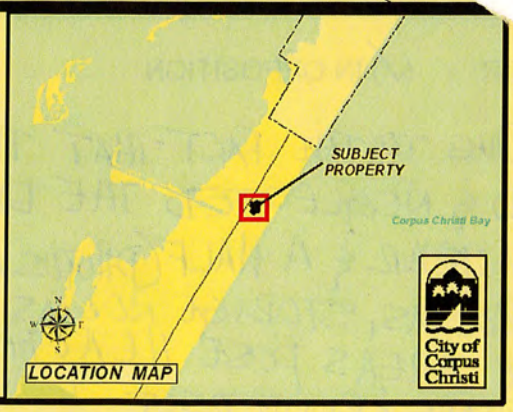
CASE: 0220-02
SUBJECT PROPERTY WITH ZONING

Subject Property

PROPOSING

WAS

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		



Andrew Dimas [DevSvcs]

From: Steve Goolsby <sdgools@hotmail.com>
Sent: Monday, March 23, 2020 2:04 PM
To: Andrew Dimas [DevSvcs]
Subject: [EXTERNAL]Porto Villageo rezoning request

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sirs,

I would like to address the request that has been made relevant to rezoning of vacant lots situated in the Porto Villageo subdivision located on Mustang Island. First of all, let me inform you that I have not authorized anyone to speak on my behalf. The letter that was sent to you by Crystan Copeland on behalf of the Porto Villageo Owners Association indicated that she was writing "to express the community's support for J3PV Investments, LP development plan....." I have not spoken to any property owner within the subdivision that is supportive of this development plan. She further stated that at a HOA meeting that "the association was hesitant at first due to having received numerous development plans in the past from developers which all unfortunately fell through." I have owned my home for 11 years and I have never experienced any plans for development because the property was already platted and recorded and developed prior to my purchase and I did not detect any hesitance at the meeting relevant to this. I did detect, however, a degree of hesitance directed toward this new plan which completely disregards the filed and recorded deed restrictions, or covenants, that are in existence and which were in effect when we made our investment.

You see, I have been a real estate appraiser and consultant for 45 years and have testified as an Expert Witness in numerous courts of law throughout the state of Texas for the last 40 years. When people acquire real estate in fee simple they acquire certain owner's rights which are further protected by deed restrictions. Therefore, I am of the opinion that the reason why all of the owners that I have spoken with are concerned with this new development plan is due to the total disregard for the deed restrictions that were put into place to protect our investment and our rights as owners. At the aforementioned meeting, the developer was specifically asked if these new proposals relevant to the "cluster homes" were going to be zero lot lines and the answer was "no, there will be distances of 8 to 10 feet between structures".

I have also attended two meetings at City Hall before the Corpus Christi Planning Commission with Chairman Crull overseeing these hearings. The developer stated that when you drive into the subject subdivision there will probably be a 1,000 SF residential structure next to an existing 1,700 SF structure, so it won't be a big deal. I could probably agree with that if it was only applicable to this subdivision. However, I don't know of any existing structure that only has 1,700 SF and then it was further expressed that it was their intention to build some structures as small as 850 SF after we had been told in the HOA meeting that the smallest structure was to be 1,000 SF. At the second planning commission, the representative from the city, the developer's engineer and the developer were asked what is the minimum gross living area SF requirement in

the deed restrictions and each of them replied "1,400 square feet". Once again, this is not true. Our deed restrictions explicitly require a minimum size of 1,500 SF of gross living area which is not inclusive of the required garage space since parking in the streets is prohibited with the exception of construction vehicles during periods of construction. If you will notice, the developer is also calling for a minimum parking requirement. I would like to know how this can be policed with such a high density relevant to constructing houses on 1,400 SF lots which also contradicts our 4,500 SF minimum lot size recorded in the deed restrictions. We had also originally been told that the side setbacks would be 5 feet but that has now been changed to 3 feet and the engineer stated that since the roof overhang is to be 2 feet there could be no flooding of the houses next to the property. I had asked that very question relevant to flooding since my property is proposed to be adjacent to some of these proposed new structures and that the developer was proposing raising the elevation considerably. I was told that it was against the law to flood adjoining properties and the city representative also expressed that opinion to the commission at our first meeting. I told the commission that it is real hard for me to rest assured that nothing like this would occur since we all know that NO ONE ever breaks the law! However, I have been flooded before and I can assure you that "the law" does not offer much assurance after you have been flooded.

I would just like to close by telling you that I am not opposed to new construction in our neighborhood but I am greatly concerned by the inconsistencies that I have witnessed so far. I also think that your recommendations could actually be advantageous for all those concerned. I have previously served for several years on the Zoning Board of Adjustments for a city in North Texas; therefore, I am confident and positive that something can be resolved that would protect everyone's interest, including property owners and the developer.

Thank you for your consideration,
Steve Goolsby
122 Villa Pamplona

PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

Enter either "City Council" or the name of the City Board: CITY COUNCIL
DATE OF MEETING (mm/dd/yy): 04/21/20
NAME: Manuel and Iliana Diaz
ADDRESS: 6506 Villa Soria
CITY: Corpus Christi STATE: TX ZIP:
TOPIC: J3PV INVESTMENT LP REZONING REQUEST TO CHANGE TO PUD
AGENDA ITEM NUMBER (if applicable):
If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

I was surprised to see a letter from the Association indicating how happy we are with the proposed changes. In case you do not know the Association is controlled by the developers. All Board members were selected by the developers. There is absolutely no one representing the house owners. The few residents (developer owns most of the lots) are not happy with the proposed changes. Anything that comes from the Porto Villageo Owners Association simply should be read as the opinion of the developer.

In all my years as a civil engineer I have seen all kinds of developers but never one that is not willing to reach a consensus with the neighbors. In paper, the proposed changes may look very good for the City as a high-density development could bring more taxes to the City. What the developer has failed to tell you is that one of the sections they are proposing to develop is a pond (see Figures 1 and 2). Yes, I know, that proper engineered foundations can be developed but just selecting that type of site is inviting trouble. Would the City be responsible for all the foundation issues that may arise 10 years from now when the developer is gone? Proper settlement of that area will take years. I do not think this developer is planning to wait several years. Since this is the same developer that has decided (as part of the Association that he owns) not to pay the insurance to have carts using our walkway to the beach (which has been used for that purpose for many years

Figure 1. Aerial view of Porto Villageo.

Figure 2. Proposed Development

without any issues) I can only imaging the type of foundations the developer will be willing to pay. Even

though not clearly described in the proposal by the developer the pond area will also be mix used development with access roads. Would the City maintain those access roads after the developer leaves?

Another questionable situation that will be created by the proposed development is that according to the coastal flooding plans the worst path that a flood will follow will exactly be through the high-density proposal. I believe most of it is a zone V which according to FEMA cannot have fill material used to support the structures. Has the developer provided any plans to mitigate the effect of coastal flooding that instead of affecting one house may now, with the proposed high-density development, affect four to six families? The pond is in a zone V therefore construction over fill should not be permitted.

Has the developer included a study of the runoff effect the proposed rezoning will have in the area? Most cities are trying to move away from these types on massive developments an embracing a more sustainable development. Any development like the one being proposed will have a negative impact on the environment. The impervious area will be high as yards are being reduced to almost nothing. I do not think the City of Corpus Christi, with their emphasis on sustainability, wants a project like this.

In my opinion, the developer should have checked the existing covenants for the area before investing. At this point it seems that the developer is trying to bully his or her way through. A compromise could be that lots should not be smaller than 4500 square feet, all houses should have yards to absorb runoff and avoid erosion issues, and the construction type should remain as is, tile roofs and stucco walls, to maintain the integrity of the neighborhood and the value of our homes.

Manuel Diaz, P.E., Ph.D. 3/31/2020

Iliana Diaz 3/31/2020

Andrew Dimas [DevSvcs]

From: Elisa Verratti <everratti@gmail.com>
Sent: Sunday, April 5, 2020 11:40 AM
To: Andrew Dimas [DevSvcs]; andrewdimas2@cctexas.com
Cc: Dave Verratti
Subject: [EXTERNAL]Opposition to rezoning of and development proposal for Porto Villageo

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Mr Dimas,

As owners of the property of 129 Porto Villageo, we vehemently oppose the proposed changes for a number of reasons.

Their public notification slide is misleading for 2 reasons.

The single vote in favor of the proposal is the HOA. The management company running the HOA was hired by the developers to create this HOA after they purchased the land in our subdivision. For them to say that the members of the HOA approve the proposal is misleading at best and likely a conflict of interest. No-one at the HOA was authorized to speak for us as our representative or to state that they had our approval for sending the letter. There is not a single homeowner I've spoken to who actually approves of this proposal. This same HOA has just now started repairs to the boardwalk and pool area that have been needed since Hurricane Harvey in 2017, even after they had us pay new HOA dues in 2018. The timing of these repairs is suspiciously convenient for them, and it is unclear to me if they are really concerned about the best interests of the homeowners they claim to represent.

Saying that there were only 2 opposed for 0.0874% is also misleading. The notification area only includes 7 of the 9 homeowners in the development. The rest of the notifications are currently vacant lots, protected wetland, or highway! This means they are counting 26 "properties" unrepresented by people who actually live in or own houses in the subdivision. Making this calculation based on square footage alone (which is what it appears to be) diminishes the opinions and concern of actual residents and owners in comparison to empty lots and unusable space. This is a manipulation of data purely for the developer's self interest. People who have invested money and time in actual homes here should be given more respect, and their opinions should be given more weight than the padded numbers they have created with vacant lot "approval".

We are very concerned about this new development that completely disregards the deed restrictions that were in place when we bought the property. Large, single family stucco houses, with garages and tile roofs, distinct requirements for building setback and separation were a huge deciding factor for our choice to buy this property. This is one of the few neighborhood with these qualities. If we wanted to buy a tiny house in a cluster village of look-alikes, we could have had dozens of neighborhoods to choose from and purchased at a much lower price point. We believed the deed restrictions and HOA requirements would protect our investment and the unique appeal of the subdivision, but these proposed changes would destroy all of those desirable aspects of this subdivision and devalue our existing houses significantly.

Our house is currently the smallest in the neighborhood, with just over 2500 square feet of living space on a lot of 5000 square feet. The minimum restrictions say that the interior dimensions should be no less than 1500 square feet of livable space. To say that these new structures with 1400 square foot LOTS would “fit in just fine” next to a 2500 square foot house is simply ridiculous. One of those lots would be right next to our property, and would be completely dwarfed by our house. With the proposed zero lot lines and largely paved property, the runoff could easily cause flooding of our house. The lack of height restrictions is also concerning, as that can easily be abused.

We are not opposed to new development, but we would like our investment and our deed restrictions to be respected. This proposal is not respectful of any of that. The developers have not been straightforward with their proposal process, as you can see from comments sent by other residents who were actually able to attend all the meetings. We hope that J3PV Investments will take their ideas back to the drawing board and come up with an idea that is not completely dismissive of the concerns that we all have.

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

Thank you,
Elisa and David Verratti
129 Porto Villageo
everratti@gmail.com
512-608-5551
dverratti@gmail.com
512-517-0341

Mr. Dimas,
Thank you for taking my letter and giving it your consideration.

City Council
City of Corpus Christi
April 21, 2020
Jonathan Rogero, Lot Owner
105 Porto Villageo, Lot 12, Block 1, Porto Villageo, Corpus Christi
Matter: J3PV Investment LP Rezoning Request to Change to PUD.

Hello, my name is Jonathan Rogero, and I own lot 12 in the Porto Villageo subdivision. I would first like to extend my thanks to the council for allowing me this forum to discuss the current proposed PUD changes in my neighborhood. I'll start by saying that I am **adamantly opposed** to all aspects of the proposed changes. The city has already heard from many of my neighbors (if not all of them), that we the taxpayers and people who live in the area day in and day out, were not adequately informed or consulted with about how these changes would affect us. My neighbors have brought to light some very important technical deficiencies in the thought process and proposed execution of these changes, so I will approach my concerns on a more basic level.

About a year ago, I began my search for the perfect spot to build a place that my whole family could gather. My parents are getting up in age, my kids have kids, and I want to make sure that we capture all of the special moments that come with this period in our lives. What better way to get together, then to build a robust beach house in a quaint, quiet, beautiful little neighborhood. Of course I understood that rental properties are just a way of life in Port Aransas/Corpus, so I looked for a spot where the homes were of such a value, and size that they would attract families and not your typical spring breakers or to be blunt, kids whose parents rented them a party cottage.

I settled on Porto Villageo, because it met these criteria and it had some extra amenities such as a pool and a cart path to the beach. During my first tour of the land, I was told by a current resident that the PUD was not very involved in keeping up the place, but having been a carpenter for much of my youth, I was willing to do some work myself if it bettered the community, and so I made my purchase and immediately employed an architect to begin design on my families dream house.

You can imagine my surprise when I was notified of the intended changes coming from the absent landlord. Pretty much everything they want to do slaps in the face my reasoning to buy in the community, not to mention the incredible loss of property value that will occur.

My basic concerns are the following:

1. Neighborhood density – The proposition will severely increase population at any given time. The neighborhood layout was never designed contemplating this kind of increase in population

2. Parking – On street parking creates a safety issue for children, and the stalls proposed would be not be wide enough to keep vehicles from being undamaged.

3. Drainage – I am not an engineer, but I know for a fact, that the proposition will change how drainage flows, and on top of that they are enclosing a pond that I'm pretty sure causes environmental issues of run off and wildlife concerns.

4. Lot size and setback – In choosing my homesite, I made a purchasing decision based on lot size. I paid more than I might have elsewhere because I knew we would all be held to a minimum size house sitting on large adequate lots.

5. Quality of Life – Along with the technical reasons this is a bad proposition, I chose to live in this neighborhood to obtain a certain quality of life for my family. What they are wanting to do violates that for all of us who love our property. We are excited every time a new home goes up because currently, it is held to a standard that we all have agreed lends itself to the quality of life we want for our families. This proposition will dramatically change that.

As I stated before, my neighbors have done an excellent job of laying out the issues from a technical level. My plea is on a human level. The way this was designed, contemplated, and shoved at us is just wrong and will have a huge impact on our community.

For all of the reasons above, and many more I Jonathan Rogero owner for lot 12 in the Porto Villageo subdivision, am very opposed to J3PV Investment LP Rezoning request to change to PUD.

Thank you very much for your consideration and allowing us a platform to express our opinions. Having owned to homes in Corpus Christi, as a taxpayer both business and residential, I appreciate all you do.

Sincerely,
Jonathan Rogero
President
Alpha Building Corporation

jrogero@alphabuilding.com

Andrew Dimas [DevSvcs]

From: captmiggs@aol.com
Sent: Tuesday, March 24, 2020 10:04 AM
To: Andrew Dimas [DevSvcs]; captmiggs@aol.com
Subject: [EXTERNAL]Input Form for 04/21/20 City Council Meeting

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Andrew Dimas,

Enclosed is our form for consideration at the 04/21 City Council Meeting.

Thank you,

Laurie and Bill Miggins

PUBLIC COMMENT / INPUT FORM City of Corpus Christi

Enter either "City Council" or the name of the City Board: CITY COUNCIL

DATE OF MEETING (mm/dd/yy): 04/21/20

NAME: LAURIE AND BILL MIGGINS

ADDRESS: 101 PORTO VILLAGEO DRIVE

CITY: Port Aransas STATE: TX ZIP: 78373

TOPIC: J3PV INVESTMENT LP REZONING REQUEST TO CHANGE TO PUD

We are concerned that the proposed changes in Porto Villageo will ultimately decrease the market value of our home.

Our specific concerns are:

1) The lot setbacks have been changed from 5 or 10 ft to "zero lot lines"

2) The increased parking density will cause potential dangerous situations. Fire trucks, ambulances, and garbage trucks will be unable to navigate the streets.

3). The lot sizes have changed from 4500 sf to 1400 sf.

Overall, we are not opposed to the idea of the PUD's. However, we are opposed to the number of small 800 square foot unattractive boxes they propose to build, without regard to the above.

Maybe if each PUD contained one less small building, then the 10 ft set back could be complied with, and the 800 square foot structures and lots could be larger.

Another suggestion may be an open parking area or even better a 1 car garage under the smallest buildings which would make them look larger and relieve some of the parking issues.

Public Comment/Input Form

City Council

William Kevin Pitchford
14493 SPID, Ste A, PMB 441
Corpus Christi, TX 78418

Subject: J3PV Investments LP Re-zone request for Porto Villageo
Date of Meeting: April 21, 2020

Dear City Council Members,

I am a property owner in the Porto Villageo subdivision - (Lot 8, Block 3) in which J3PV Investments is requesting a zoning change to a PUD.

While I am not opposed to a zoning change to a PUD, the scope of the proposed changes are unacceptable. I am opposed to the following:

1) Reducing the lots to "Zero Lot Lines"
2) Eliminating front and rear setbacks
3) Reducing lot size down to 1400 sq. ft.
4) Dwellings with no garages and no designated off street parking

I am especially concerned about the parking situation. Homes without garages and no designated off-street parking will result in cars parked everywhere making access for fire/rescue vehicles difficult!
This condition will be made worse by the fact that these units will be approved for short term rentals and will most likely result in multiple individuals sharing a unit along with multiple cars per unit.

In closing, I urge you to not approve this zoning change in its current form.

Thank You,

Wm Kevin Pitchford

William Kevin Pitchford

Andrew Dimas [DevSvcs]

From: Katie LaQuey <katielaquey@gmail.com>
Sent: Monday, March 30, 2020 8:09 PM
To: Andrew Dimas [DevSvcs]; Cindy Clark
Subject: Porto Villageo - City Council Meeting 4/21 PUBLIC COMMENT / INPUT FORM CORRECTED
Attachments: Public Comment Form Porto Villageo.pdf

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Andrew,

*** SEE ATTACHED CORRECTED PUBLIC COMMENT FORM FOR CITY COUNCIL MEETING ON 4/21 ****

We are opposed to the proposed changes to Porto Villageo. We are concerned that the changes are not in keeping with the current style and will significantly decrease the market value of our home.

We do not oppose new development in our neighborhood but we would like to request that all building is kept to the same standards as the current homeowners who have already invested so much in this community.

When we built our home three years ago we were REQUIRED to follow specific rules on construction including but not limited to a stucco exterior and tile roof. Both of which, we paid a large premium for. At the time that we invested in this community we had no way of knowing that someone would come in to the neighborhood and try to change the building standards and lot size so drastically.

We request that future construction follows the rules we had to follow when we bought and built in the neighborhood. The current lot size, home size, and building specifications should remain consistent to protect the home values of the current residents. We have invested a great deal of money in our Porto Villageo home investments and it would be devastating for the homeowners to lose property value.

These zero lot line tiny homes belong in a neighborhood where that is the overall style. Our lot is 9588 square feet and the proposed development is suggesting a 1400 square foot lot size. This is an outrageous proposal and we request that the lot size stay at a minimum 4500 square feet in keeping with the current neighborhood requirements.

Sincerely,

Trey and Katie LaQuey
469-231-2264
6501 Villa Castellon Dr
Port Aransas, TX 78373

KATIE LAQUEY | Cell: 469-231-2264 | www.LeadingEdgeTX.com

Each office independently owned and operated.

Our business thrives on referrals from our clients. If you know anyone thinking of buying, selling, or investing in real estate please reach out to me! I would love to take care of them for you!

WIRE FRAUD: During your representation by REMAX Dallas Suburbs, you will NEVER be asked, via email, to wire or send funds to ANYONE, not even a title company. DO NOT COMPLY WITH EMAIL INSTRUCTIONS TO WIRE FUNDS!

Sent from my iPhone

February 11, 2020

To whom it may concern,

On behalf of the Porto Villageo Owners Association I am writing this letter to express the community's support for J3PV Investments, LP development plan within the Porto Villageo Owners Association. On Wednesday, February 5, 2020 Porto Villageo Owners Association held their annual meeting for the 2019 year. At this meeting J3PV Investments, LP provided the owners within the association their development plan. Present in person or via conference call were 43 out of 55 lot owners. The association was hesitant at first due to having received numerous development plans in the past from previous developers which all unfortunately fell through. Following the annual meeting the association was full of excitement and hope for their community for the first time in many years.

The association is pleased to endorse the proposed development plan by J3PV Investments, LP. If approved, this development plan will greatly and significantly impact the association in a positive manner. The association believes the development plan is required for the success of their community and they have extreme confidence in the fact that J3PV Investments, LP can achieve this goal timely and efficiently. The association hopes to gain your support for this project as well.

If the association can provide additional information to encourage your consideration of this project please feel free to contact me at 512.620.7081.

Most sincerely,

Crystan Copeland

Crystan Copeland on behalf of Porto Villageo Owners Association
Community Association Manager
Crystan.copeland@fsresidential.com
Office: 512.620.7081
Cell: 361.463.9473

Porto Villageo, P.U.D.

Corpus Christi, Texas

Owner/Developer

J3PV Investments, LP

Submitted by

Urban Engineering

January 15, 2020

TBPE Firm #145 TBPLS Firm #10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

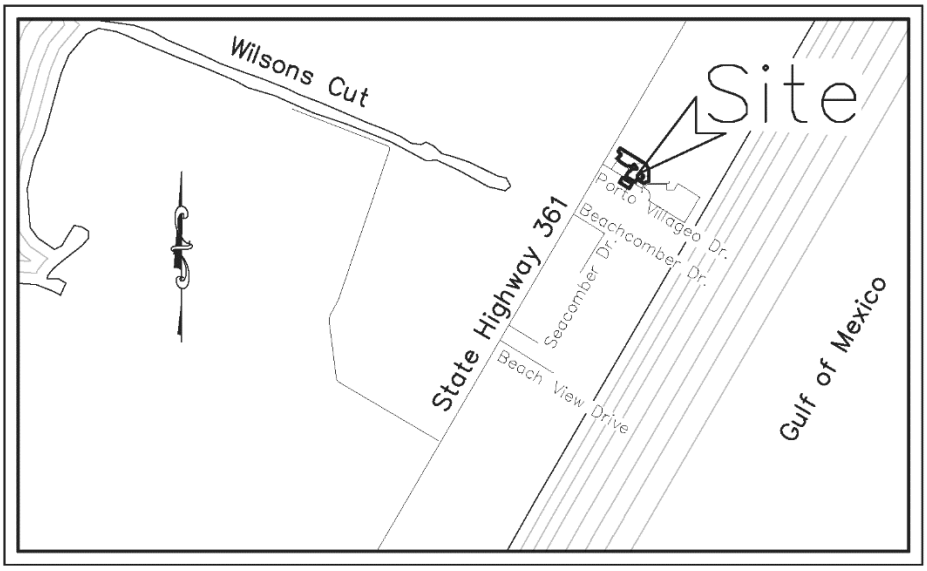
Porto Villageo, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing re-platting 18 existing single family lots into 24 single family residences as a reconfiguration of a portion of the existing subdivision. A re-plat of the property will encompass Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo. The re-development will utilize existing public roadways and sidewalks for access. This development will complement existing developments in the area.

Location Map:



Development Standards per
City of Corpus Christi Unified Development Code

Minimum Lot Area – 4,500sf
Minimum Lot Width – 45’
Minimum Street Yard – 20’
Minimum Street Yard (Corner) – 10’ when back to back lot
Minimum Side Yard – 5’
Minimum Side Yard (Total) – 10’
Minimum Rear Yard – 5’
Minimum building separation – 10’
Minimum Open Space – 30%
Maximum Height – 35’
Required Parking: - 2 per unit
Curb Type – 6” Curb and Gutter
Sidewalks – 5’ on each side
Paved Street Width – 28’

PUD Requirements

Minimum Lot Area – 1,400sf
Minimum Dwelling Width (Shared parking) – 17’ along cul-de-sac, 25’ at yard requirement
Minimum Street Yard – 10’
Minimum Street Yard (Corner) – 10’
Minimum Side Yard – 0’
Minimum Side Yard (Total) – 0’
Minimum Rear Yard – 0’
Minimum building separation – 0’
Minimum Open Space – 30% (85% provided)
Maximum Height – None
Required Parking: - 2 per unit (71 provided)
Curb Type – Existing 6” Curb and Gutter
Sidewalks – Existing 4’ wide sidewalks (4’ Tied Sidewalks will be provided adjacent to shared parking)
Paved Street Width – Existing Asphalt Paving 28’

Development Guidelines
For Residential Lots

Use – Single Family Residential
Lot Area – Minimum 1,400sf
Lot Width – 17' along cul-de-sac, 25 lot width
Yard Requirements:
- **Street:** 10'
- **Street corner:** 10'
- **Side Yard:** 0'

Maximum building Height: None
Minimum Building Spacing: 0'
Parking Requirement Per Unit: 2 per unit (71 provided)
Maintenance: Lot Owner and Home Owners Association
Allowed Improvements: Residential structures, support structures including decks, porches, pavement, fencing, landscaping, etc.
Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.
Short Term Rentals: Allowed, specific language will be described in HOA document

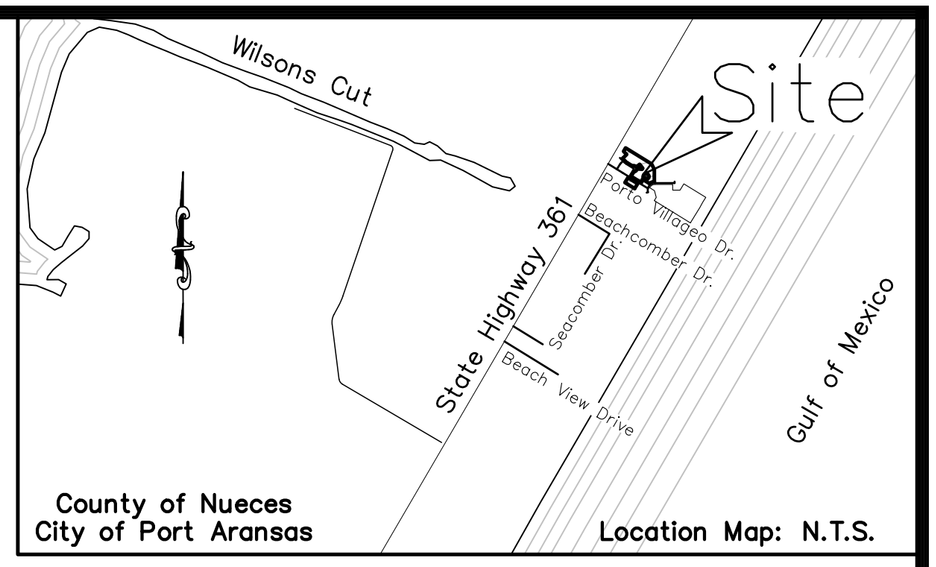
Development Guidelines
For Common Area Lots

Use – Non-residential Structures for enjoyment and benefit of Porto Villageo, P.U.D. Community
Lot Area – N/A
Lot Width – N/A
Yard Requirements:
- **Street:** N/A
- **Street corner:** N/A
- **Side Yard:** N/A

Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Home Owners Association
Allowed Improvements: Community structures/amenities, including decks, porches, pavement, fencing, landscaping, utilities, swimming pools, gazebos, etc.
Placement of Improvements: Within limits of Individual Lots and setbacks and outside of easements with exception of fences, paving and landscaping.

Notes:

1. Total platted area contains 4.06 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485464 0335D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0560G, Nueces County, Texas, the property is in Zones "X", "AE (EL 9)" and "VE (EL 13)". The more stricter of the two designations shall be considered.
5. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
6. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless noted otherwise.
7. Lot 8D, Block 1; Lots 6I and 6O, Block 3 and Lot 17E, Block 3 are common areas that will be owned and maintained by the Homeowner's Association.
8. Lot 6E, Block 3 is an unbuildable Lot that will be maintained by the property owners.



Plat of

Porto Villageo, P.U.D.

being a re–plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

State of Texas
County of Travis

J3PV Investments, LP, a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: J3PV Investments, LP, a Texas limited partnership

By: GST Management, LLC, a Texas limited liability company, its general partner

By: _____
J. Kelly Gray, managing member

State of Texas
County of Travis

This instrument was acknowledged before me by J. Kelly Gray, managing member of GST Management, LLC, a Texas limited liability company, general partner of J3PV Investments, LP, a Texas limited partnership, on behalf of said partnership.

This the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

Service Lloyds Insurance Company, a Texas corporation, hereby certifies that it holds a lien on the property owned by J3PV Investments, LP, a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20_____.

By: _____
Cosmo Palmieri, Vice–President of Real Estate

State of Texas
County of Nueces

This instrument was acknowledged before me by Cosmo Palmieri, as Vice–President of Service Lloyds Insurance Company, a Texas corporation, on behalf of said corporation.

This the _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____

_____
Pablo Martinez, P.E.
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, Texas by the Planning Commission.

This the _____ day of _____, 20_____

_____ _____
Al Raymond, III, AIA, CBO
Secretary

_____
Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ___ day of _____, 20_____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20_____. At _____ O'clock _____M., and duly recorded the ___ day of _____, 20_____, 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 office in Corpus Christi, Texas, the day and year last written.

No._____
Filed for Record

at _____ O'clock _____M.
_____ _____, 20_____

_____
Kara Sands, County Clerk
Nueces County, Texas

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Dan. L. Urban, R.P.L.S.
Texas License No. 4710

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 1/15/2020
SCALE: None
JOB NO.: 40002.B9.03
SHEET: 1 of 2
DRAWN BY: XG

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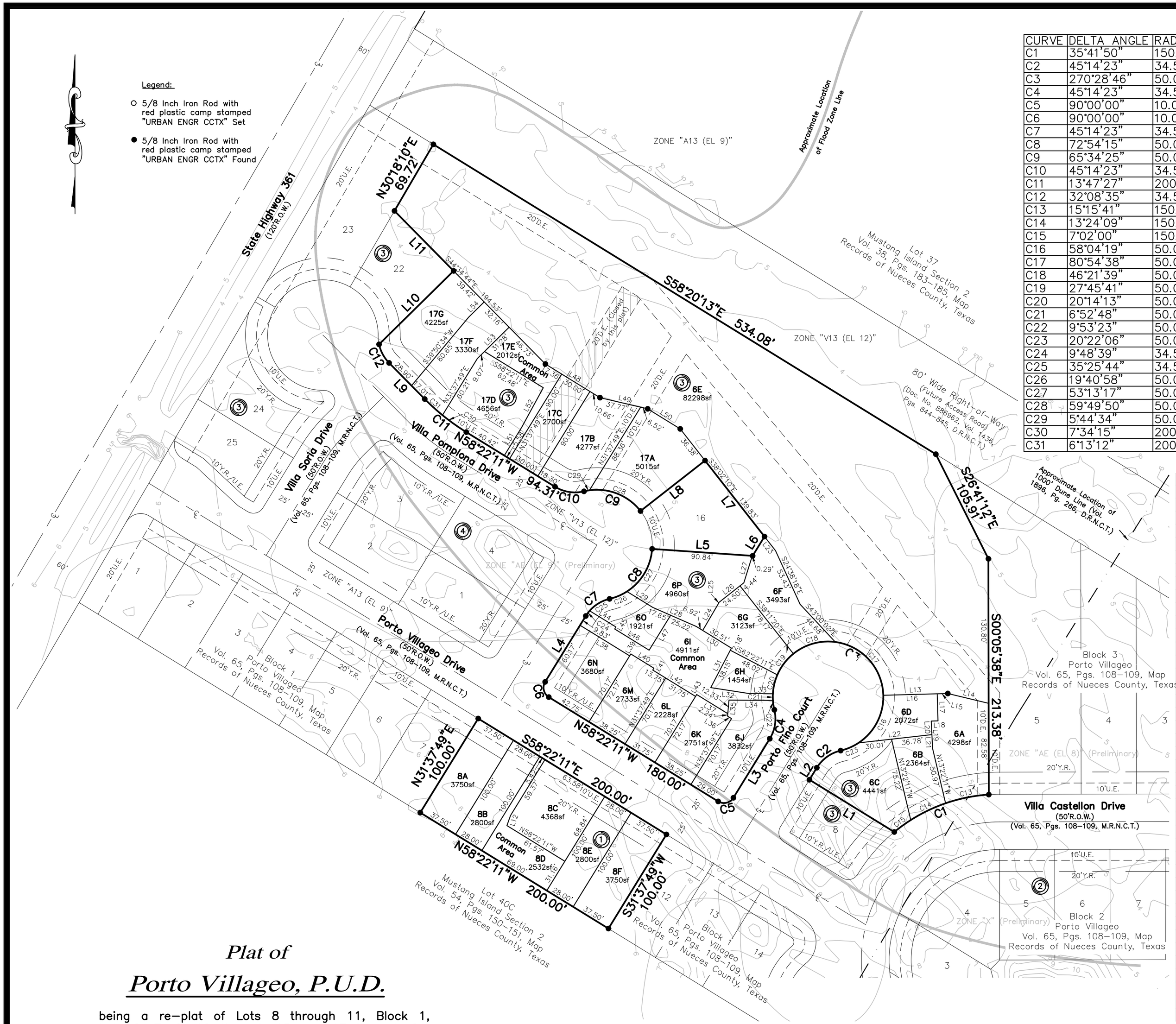
urbansurvey1@urbaneng.com



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°41'50"	150.00'	93.46'	S68°24'36"W	91.95'
C2	45°14'23"	34.50'	27.24'	N54°15'00"E	26.54'
C3	270°28'46"	50.00'	236.04'	N58°22'11"W	70.41'
C4	45°14'23"	34.50'	27.24'	S09°00'37"W	26.54'
C5	90°00'00"	10.00'	15.71'	S76°37'49"W	14.14'
C6	90°00'00"	10.00'	15.71'	N13°22'11"W	14.14'
C7	45°14'23"	34.50'	27.24'	N54°15'00"E	26.54'
C8	72°54'15"	50.00'	63.62'	N40°25'04"E	59.42'
C9	65°34'25"	50.00'	57.22'	N70°49'22"W	54.15'
C10	45°14'23"	34.50'	27.24'	N80°59'23"W	26.54'
C11	13°47'27"	200.00'	48.14'	N51°28'28"W	48.02'
C12	32°08'35"	34.50'	19.35'	N28°30'27"W	19.10'
C13	15°15'41"	150.00'	39.95'	S78°37'41"W	39.84'
C14	13°24'09"	150.00'	35.09'	S64°17'46"W	35.01'
C15	7°02'00"	150.00'	18.41'	S54°04'41"W	18.40'
C16	58°04'19"	50.00'	50.68'	N27°27'57"E	48.54'
C17	80°54'38"	50.00'	70.61'	N42°01'31"W	64.89'
C18	46°21'39"	50.00'	40.46'	S74°20'20"W	39.36'
C19	27°45'41"	50.00'	24.23'	S37°16'40"W	23.99'
C20	20°14'13"	50.00'	17.66'	S13°16'43"W	17.57'
C21	6°52'48"	50.00'	6.00'	S00°16'47"E	6.00'
C22	9°53'23"	50.00'	8.63'	S08°39'53"E	8.62'
C23	20°22'06"	50.00'	17.77'	N66°41'09"E	17.68'
C24	9°48'39"	34.50'	5.91'	N36°32'09"E	5.90'
C25	35°25'44"	34.50'	21.33'	N59°09'20"E	20.99'
C26	19°40'58"	50.00'	17.18'	N67°01'43"E	17.09'
C27	53°13'17"	50.00'	46.44'	N30°34'35"E	44.79'
C28	59°49'50"	50.00'	52.21'	N67°57'05"W	49.87'
C29	5°44'34"	50.00'	5.01'	S79°15'43"W	5.01'
C30	7°34'15"	200.00'	26.43'	N54°35'04"W	26.41'
C31	6°13'12"	200.00'	21.71'	N47°41'20"W	21.70'

LINE	BEARING	DISTANCE
L1	N58°22'11"W	90.16'
L2	N31°37'49"E	12.73'
L3	S31°37'49"W	62.73'
L4	N31°37'49"E	70.00'
L5	S86°02'03"E	91.13'
L6	N31°37'49"E	20.49'
L7	N38°02'10"W	87.32'
L8	S51°57'50"W	74.09'
L9	N44°34'44"W	45.91'
L10	N45°25'16"E	94.71'
L11	N44°34'44"W	76.22'
L12	N19°37'49"E	9.68'
L13	S88°25'47"W	58.38'
L14	N76°29'30"W	37.98'
L15	N88°25'47"E	9.55'
L16	N88°25'47"E	48.84'
L17	N01°34'13"W	24.50'
L18	N88°25'47"E	6.10'
L19	N02°45'37"W	24.83'
L20	S02°45'37"E	12.29'
L21	S02°45'37"E	12.55'
L22	S83°34'31"W	66.79'
L23	S38°02'10"E	16.14'
L24	S30°19'17"W	28.62'
L25	S01°13'18"W	0.47'
L26	S51°48'40"W	28.94'
L27	S17°23'25"W	25.60'
L28	N66°22'11"W	42.87'
L29	N58°22'11"W	27.46'
L30	S58°22'11"E	37.43'
L31	S27°37'49"W	40.33'
L32	S81°11'52"E	35.45'
L33	S89°36'42"E	21.17'
L34	N89°36'42"W	39.73'
L35	N05°03'55"E	14.56'
L36	S58°22'11"E	4.24'
L37	N58°22'11"W	33.01'
L38	S58°22'11"E	52.75'
L39	S31°37'49"W	2.00'
L40	N58°22'11"W	24.50'
L41	N31°37'49"E	2.00'
L42	N58°22'11"W	45.50'
L43	N31°37'49"E	2.00'
L44	S58°22'11"E	27.96'
L45	S31°37'49"W	2.14'
L46	N58°22'11"W	36.59'
L47	S31°37'49"W	37.14'
L48	N58°22'11"W	58.02'
L49	N76°47'47"W	44.29'
L50	N58°22'11"W	34.63'
L51	S31°37'49"W	30.03'
L52	S28°37'49"W	40.78'
L53	S45°25'16"W	40.35'
L54	S45°25'16"W	19.74'

Plat of

Porto Villageo, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

90' 60' 30' 0' 60' 120'
Graphic Scale 1"=60'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 1/15/2020
SCALE: 1"=60'
JOB NO.: 40002.B9.03
SHEET: 2 of 2
DRAWN BY: XG

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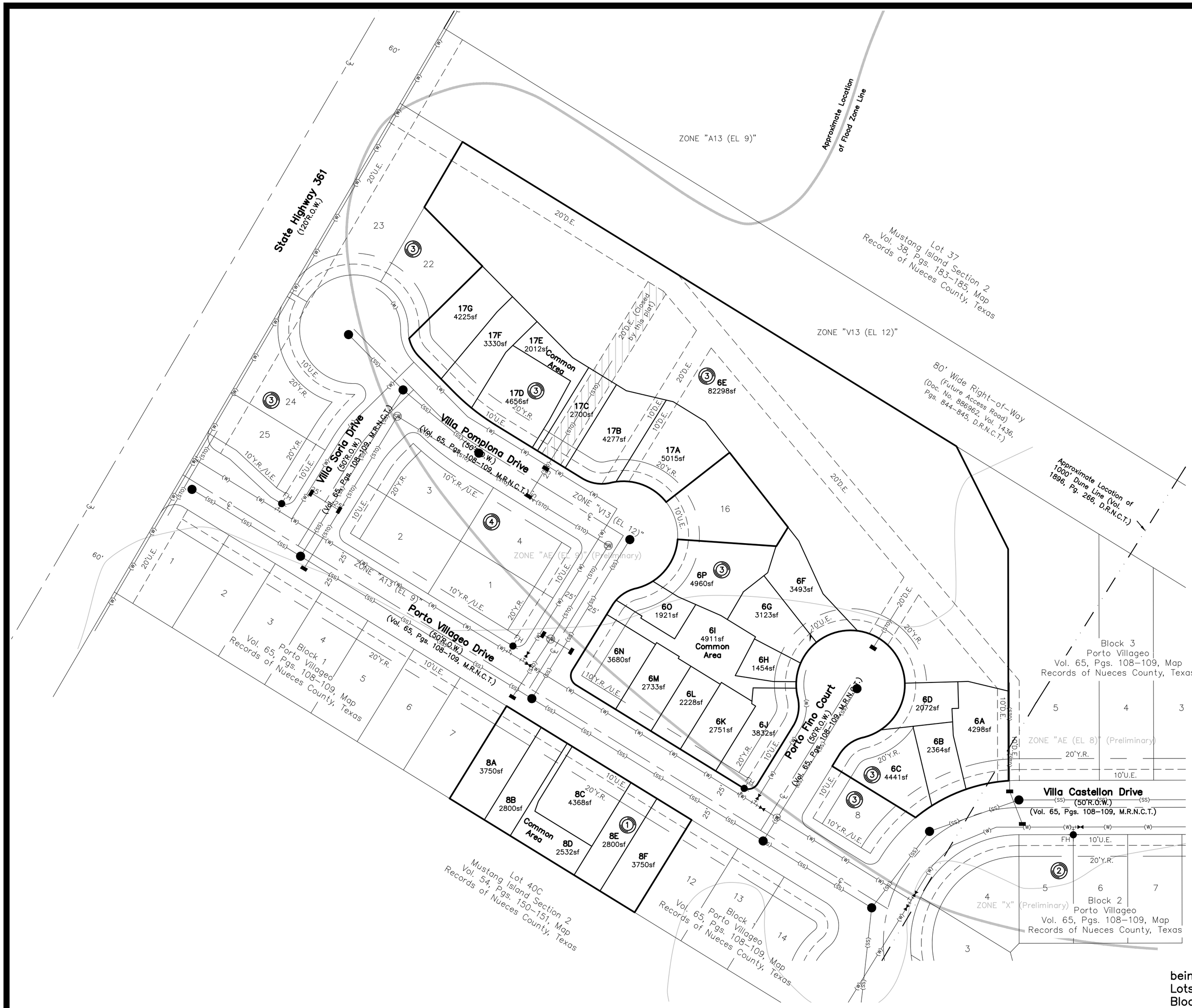
urbansurvey1@urbaneng.com



Legend:

- ○ 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Found
- ● 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Set
- ⊡ No monumentation Found or Set
- (STO) Existing Storm Sewer Line
- (W) Existing Water Line
- (SS) Existing Sanitary Sewer Line
- Existing Slot Inlet
- Existing Sanitary Sewer Manhole
- FH Existing Fire Hydrant
- (SW) Existing Storm Sewer Manhole

Utility Map of
Porto Villageo, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

Engineer/Surveyor:
Urban Engineering
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Owner/Developer:
J3PV Investments, LP
6907 N. Capital of Texas
Highway North, Suite 370
Austin, Texas 78731
(361)730-3630

90' 60' 30' 0' 60' 120'
Graphic Scale
1"=60'

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DRAWN BY: XG

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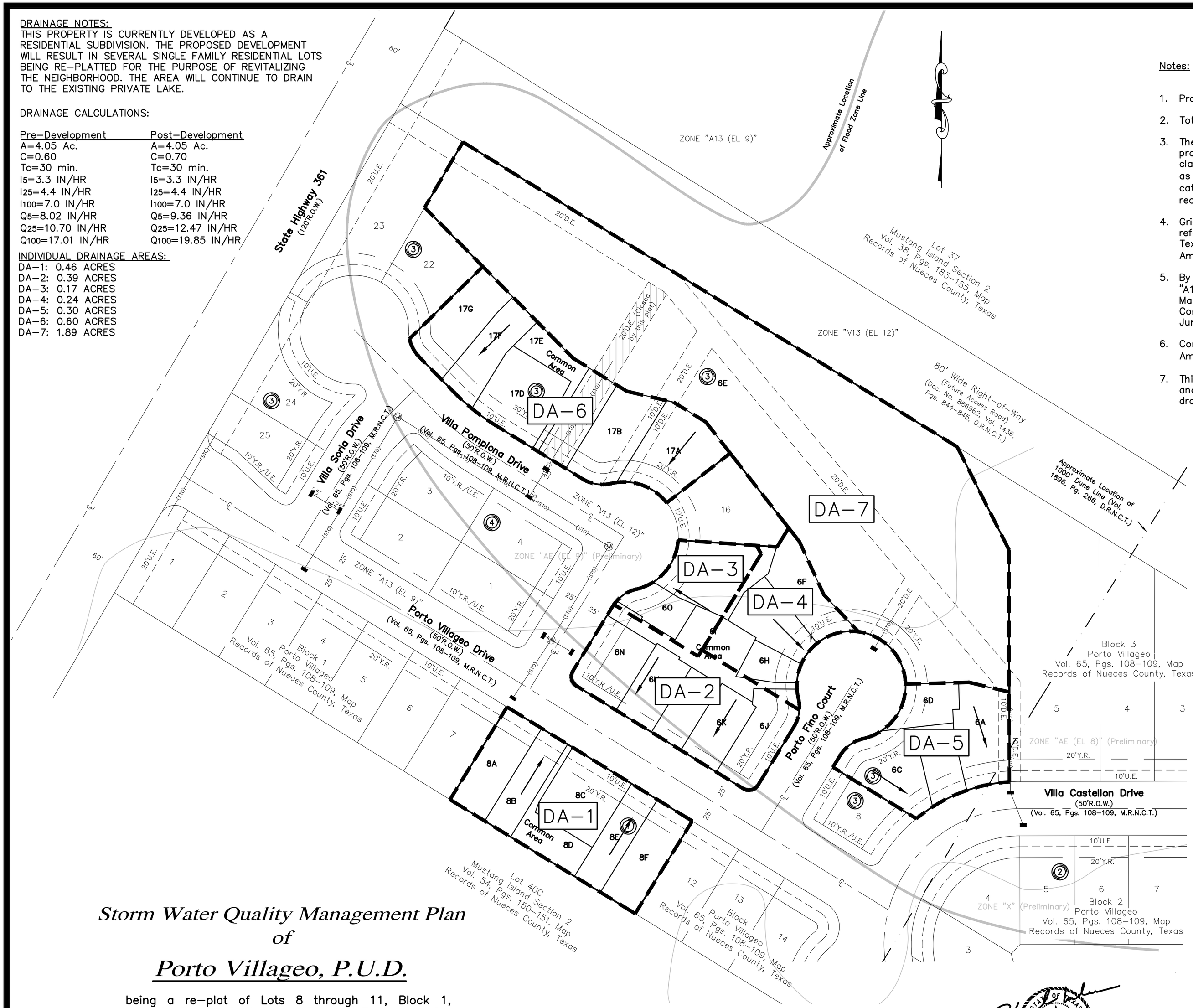
DRAINAGE NOTES:
THIS PROPERTY IS CURRENTLY DEVELOPED AS A RESIDENTIAL SUBDIVISION. THE PROPOSED DEVELOPMENT WILL RESULT IN SEVERAL SINGLE FAMILY RESIDENTIAL LOTS BEING RE-PLATTED FOR THE PURPOSE OF REVITALIZING THE NEIGHBORHOOD. THE AREA WILL CONTINUE TO DRAIN TO THE EXISTING PRIVATE LAKE.

DRAINAGE CALCULATIONS:

Pre-Development	Post-Development
A=4.05 Ac.	A=4.05 Ac.
C=0.60	C=0.70
Tc=30 min.	Tc=30 min.
I5=3.3 IN/HR	I5=3.3 IN/HR
I25=4.4 IN/HR	I25=4.4 IN/HR
I100=7.0 IN/HR	I100=7.0 IN/HR
Q5=8.02 IN/HR	Q5=9.36 IN/HR
Q25=10.70 IN/HR	Q25=12.47 IN/HR
Q100=17.01 IN/HR	Q100=19.85 IN/HR

INDIVIDUAL DRAINAGE AREAS:
DA-1: 0.46 ACRES
DA-2: 0.39 ACRES
DA-3: 0.17 ACRES
DA-4: 0.24 ACRES
DA-5: 0.30 ACRES
DA-6: 0.60 ACRES
DA-7: 1.89 ACRES



Notes:

1. Property is zoned RM-AT.
2. Total platted area contains 4.06 Acres of Land.
3. The receiving water for the storm water runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
4. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
5. By graphic plotting only, this property is in Zones "A13(EL 9)" and "V13 (EL 12)" on Flood Insurance Rate Map, Community Panel No. 485494 0520 D, City of Corpus Christi, Texas, which bears an effective date of June 4, 1987 and it is in a Special Flood Hazard Area.
6. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
7. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.

Legend:

- ○ 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Found
- ● 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Set
- ⊡ No monumentation Found or Set
- (STO) Existing Storm Sewer Line
- Existing Slot Inlet
- (SW) Existing Storm Sewer Manhole

90' 60' 30' 0' 60' 120'
Graphic Scale
1"=60'

Storm Water Quality Management Plan of

Porto Villageo, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

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Urban Engineering
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Owner/Developer:
J3PV Investments, LP
6907 N. Capital of Texas Highway North, Suite 370
Austin, Texas 78731
(361)730-3630

STATE OF TEXAS
RHODES C. URBAN
92606
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RHODES C. URBAN, P.E. TX. REG. 92606 (01/15/2020)

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 1/15/2020
SCALE: 1"=60'
JOB NO.: 40002.B9.03
SHEET: 1 of 1
DRAWN BY: XG

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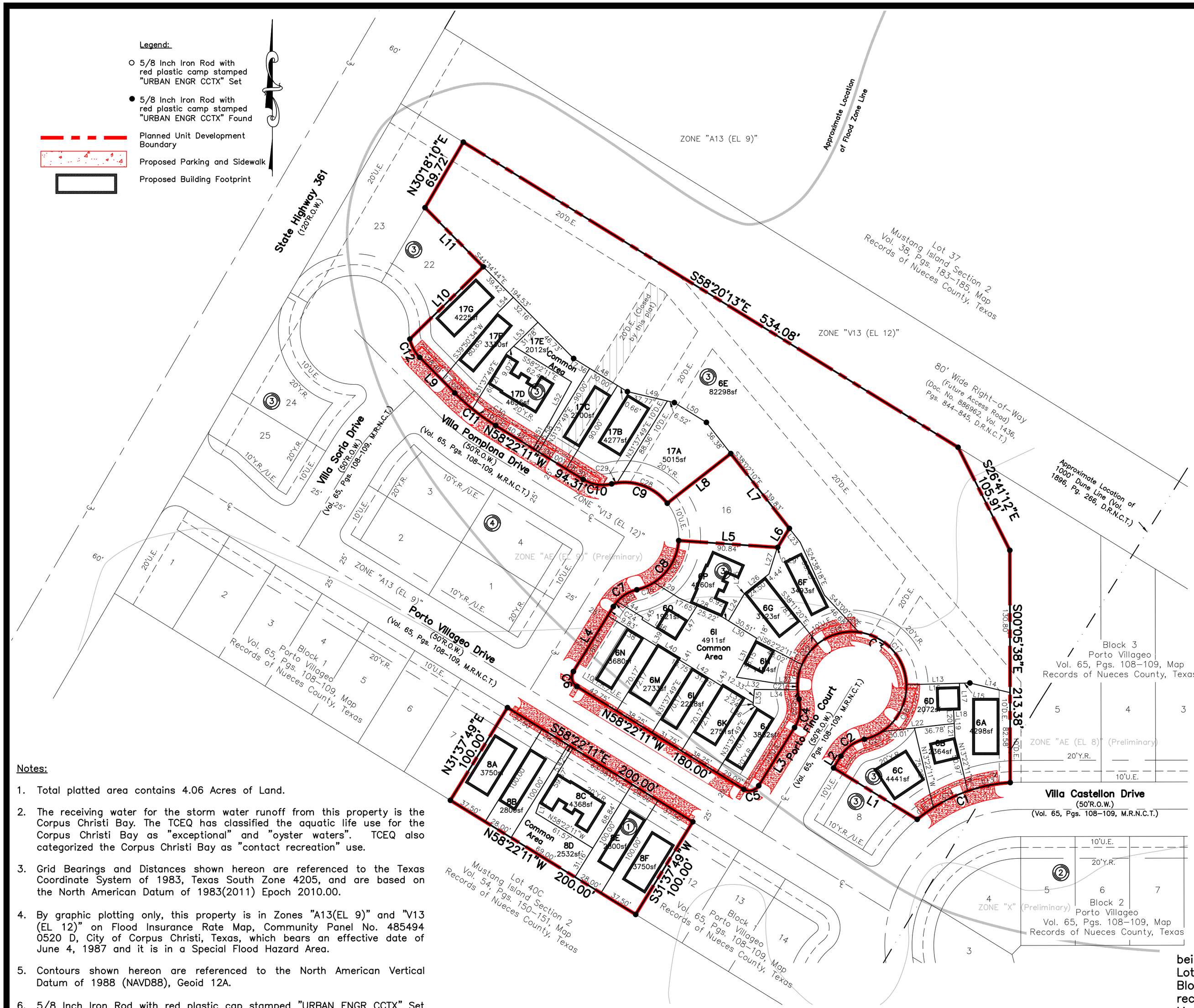
urbansurvey1@urbaneng.com

Legend:

- ○ 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Set
- ● 5/8 Inch Iron Rod with red plastic camp stamped "URBAN ENGR CCTX" Found
- Planned Unit Development Boundary
- Proposed Parking and Sidewalk
- Proposed Building Footprint



Notes:

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8. Lot 6E, Block 3 is an unbuildable Lot that will be maintained by the property owners.

90' 60' 30' 0' 60' 120'
Graphic Scale
1"=60'

Master Site Plan for

Porto Villageo, P.U.D.

being a re-plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

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SCALE: 1"=60'
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urbansurvey1@urbaneng.com

Lot Layout

Porto Villageo, P.U.D.

being a re–plat of Lots 8 through 11, Block 1, Lots 6, 7, 9, 10 through 15 and 17 through 21, Block 3, Porto Villageo, a map of which is recorded in Volume 65, Pages 108 through 109, Map Records of Nueces County, Texas.

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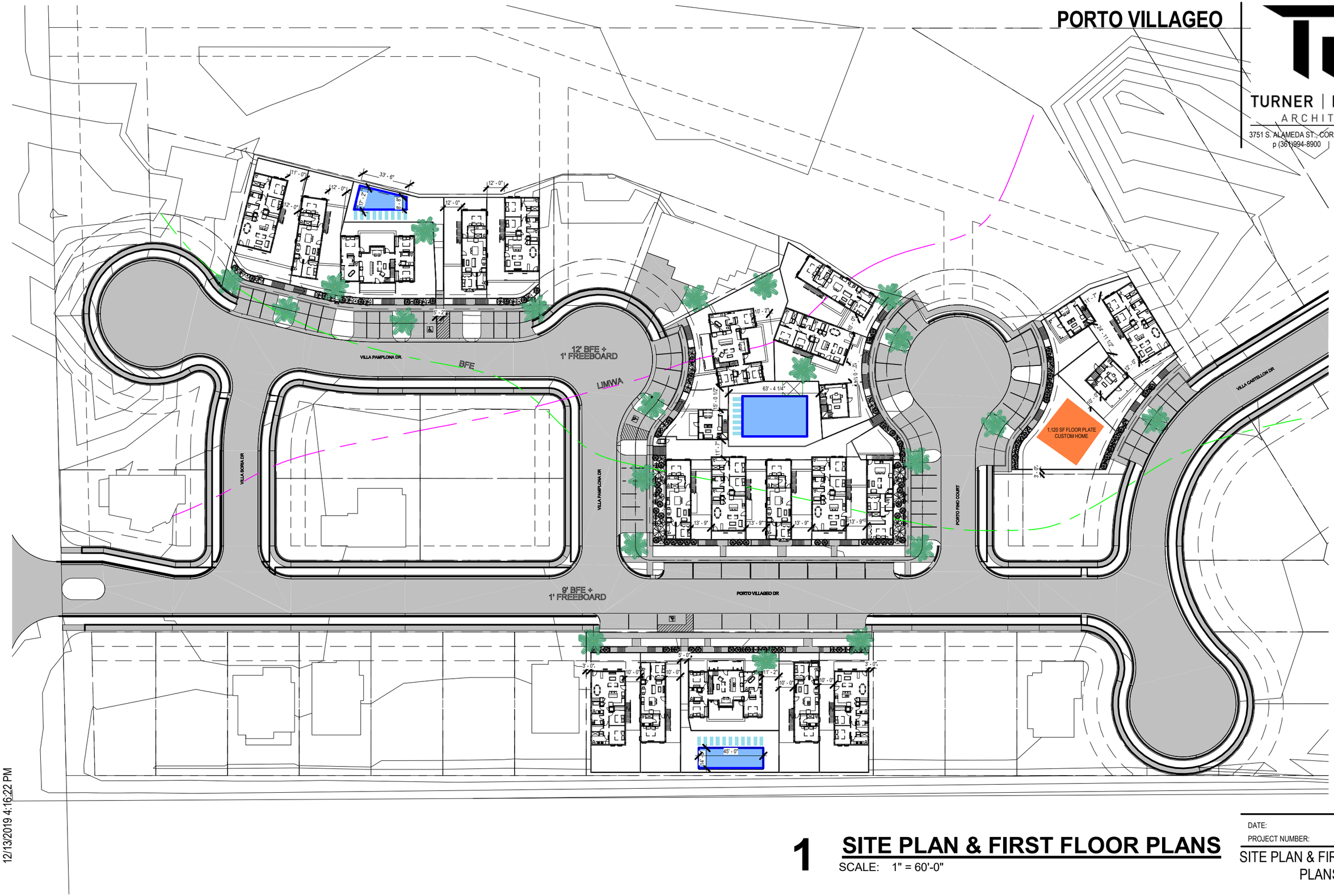
urbansurvey1@urbaneng.com

PORTO VILLAGEO

TURNER | RAMIREZ
ARCHITECTS
3751 S. ALAMEDA ST., CORPUS CHRISTI, TX 78411
p (361)994-8900 | www.trarch.com



12/13/2019 4:16:22 PM

1 SITE PLAN & FIRST FLOOR PLANS

SCALE: 1" = 60'-0"

DATE:	12/13/2019
PROJECT NUMBER:	2019-14

SITE PLAN & FIRST FLOOR PLANS

PORTO VILLAGEO

TURNER | RAMIREZ
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3751 S. ALAMEDA ST., CORPUS CHRISTI, TX 78411
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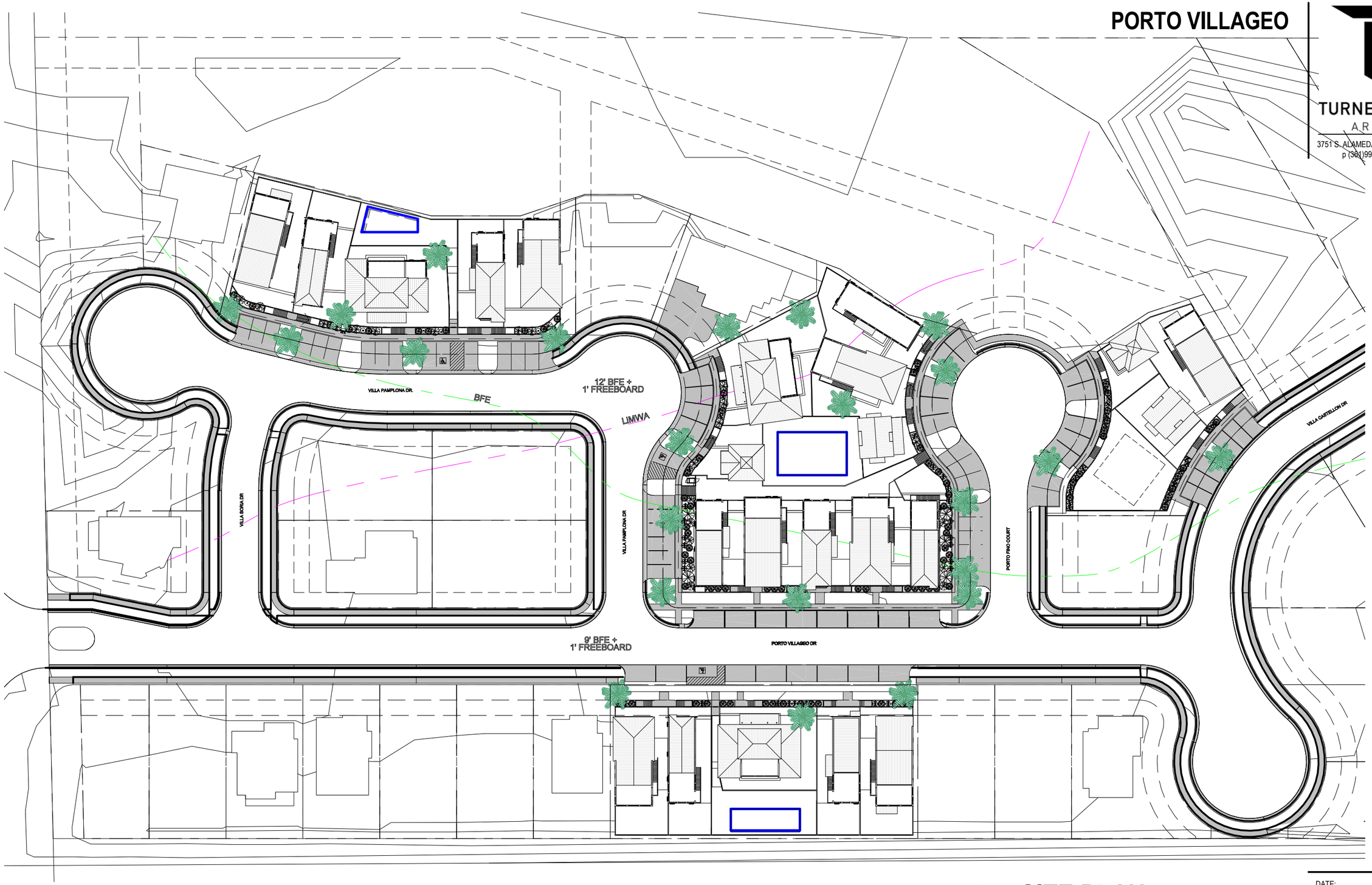

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1 SITE PLAN

SCALE: 1" = 60'-0"

DATE:	12/13/2019
PROJECT NUMBER:	2019-14

SITE PLAN