



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, May 31, 2023

5:30 PM

Council Chambers

The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: Chairman Zarghouni and Commissioner Mandel
- IV. Approval of Minutes:
 1. [23-0917](#) Regular Planning Commission Meeting Minutes May 17, 2023
Attachments: [5-17-23 Planning Commission DRAFT Meeting Minutes](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A and B)**

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [23-0901](#) 23PL1047
VISTA HERMOSA PHASE IV, BLOCK 12, LOT 4C & 4D (REPLAT-2.61 ACRES)
Located north of Holly Rd. and west of Kostohryz Rd.
Attachments: [CoverPg 23PL1047 Vista Hermosa Phase IV Blk 12 Lot 4C 4D](#)
[23PL1047Blk.12 Lot4C&4DR2](#)
[Vista Hermosa,Phase IV, Block 12, Lots 4C & 4D - PLAT \(1\)](#)
3. [23-0914](#) 23PL1049
FIRE STATION NO. 3, BLOCK. 1, LOT 1 (REPLAT-1.23 ACRES)
Located south of Morgan Ave. and east of Brownlee Blvd.
Attachments: [CoverPg 23PL1049 Fire Station #3 Block 1 lot 1](#)
[Copy of Fire Station No. 3 Block 1 Lot1R1 \(1\)](#)
[FS#3 PlatR151823](#)

B. Time Extension

4. [23-0916](#) 22PL1035-1st Request
RANCHO VISTA SUBDIVISION UNIT 25 (FINAL-20.29 ACRES)
Located east of Rodd Field Road and south of Yorktown Boulevard.
Attachments: [22PL1035 Rancho Vista Subdvn Unit 25 Cvr Pg](#)
[22PL1035 ActionLtr 6.15.22PCMtg](#)
[Approved 6-15-22](#)
[Rancho Vista Subdvn Unit 25 letter](#)

VI. Public Hearing: Discussion and Possible Action (Item C)

The following Public Hearing items will be considered individually

C. New Zoning

5. [23-0923](#) **Public Hearing - Rezoning for a property located at or near 6302 Old Brownsville Road.**
Zoning Case No. 0523-01, WinnCo Investments (District 3). Ordinance rezoning property at or near 6302 Old Brownsville Road from the "FR" Farm Rural District to the "R-MH" Manufactured Home District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).
Attachments: [0523-01 WinnCo Investments LLC Staff Report](#)

[0523-01 WinnCo Investments LLC PC Presentation](#)

6. [23-0924](#) **Public Hearing - Rezoning for a property located at or near 1113 Comanche Street.**
Zoning Case No. 0523-02, Diego Vasquez (District 1). Ordinance rezoning property at or near 1113 Comanche Street from the "CI" Intensive Commercial District to the "IL" Light Industrial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial in lieu thereof, approval of the "CI/SP" Intensive Commercial District with a Special Permit.)

Attachments: [0523-02 Diego Vasquez Staff Report](#)
[0523-02 Diego Vasquez PC Presentation](#)

- VII. **Briefing: Basic Parliamentary Procedures**
- VIII. **Director's Report**
- VIII. **Future Agenda Items**
- X. **Adjournment**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, May 17, 2023

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting; Chairman Zarghouni and Commissioner Mandel were absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioners Mandel, Munoz, and Lerma.

A motion was made by Commissioner York to approve the absences and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

IV. Approval of Minutes:

1. [23-0811](#) Regular Meeting Minutes of May 3, 2023

A motion was made by Commissioner Motaghi to approve the minutes listed above and seconded by Commissioner York. The Vote: All Aye. The motion passed.

V. Consent Public Hearing: Discussion and Possible Action (Items A and B)

A. Plats

Mark Orozco, Development Services, read Consent Agenda items 2, 3, 4, 5, 6, 7, and 8 into the record as shown below; plat items 2, 3, 4, 5, 6, 7, and 8. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC) staff recommends approval.

Commissioner York asked to please explain the verbiage 'providing for a penalty not to exceed \$2,000.00 and publication' on Item B, #8.

Attorney Brice stated that is the maximum penalty for any zoning violation.

Commissioner York asked if there was a zoning violation.

Attorney Brice explained that no, there is no violation. It's part of the Ordinance. The city will adopt the code for zoning RS-6 and if anyone violates the zoning years from

now that is the maximum daily penalty.

Commissioner York stated he had minor corrections and things to be changed on the notes for Whitecap.

Assistant Director Nina Nixon-Mendez stated the corrections were made; no need to approve 'as amended'.

After Staff's presentation, Vice Chairman Miller opened the Public Hearing.

Hearing no Public Comments, Vice Chairman Miller closed the Public Hearing.

A motion was made by Commissioner York to approve the Consent Items 2, 3, 4, 5, 6, 7, and 8 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

2. [23-0823](#) 23PL1044
 MCNORTON SUBDIVISION #2, BLOCK 4, LOTS 12A & 12B (REPLAT-0.52 ACRES)
 Located north of McNorton Rd. and west of Caroline Rd.
3. [23-0874](#) 23PL1032-CONDITIONAL
 WHITECAP (FINAL - Unit 1B 12.86 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
4. [23-0875](#) 23PL1037-CONDITIONAL
 WHITECAP (FINAL - Unit 1A 5.61 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
5. [23-0876](#) 23PL1038-CONDITIONAL
 WHITECAP (FINAL - Unit 1C 4.87 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
6. [23-0877](#) 23PL1039-CONDITIONAL
 WHITECAP (FINAL - Unit 1D 11.33 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard
7. [23-0878](#) 23PL1040-CONDITIONAL
 WHITECAP (FINAL - Unit 1E 21.24 ACRES)
 Located west of Park Road 22 (SPID) and north of Whitecap Boulevard

B. New Zoning

8. [23-0836](#) **Public Hearing- Rezoning for property located at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33).**
Zoning Case No. 0423-03 Agape Ranch, (District 3).
Ordinance rezoning a property at or near FM 43 (Farm to Market Road 43) and London Pirate Road (County Road 33) from the interim "FR" Farm Rural District, established upon annexation, to the "RS-6 Single-Family 6 District. Providing for a penalty not to exceed \$2,000 and publication.

VI. Briefing: United Development Code Update

9. [23-0871](#) Unified Development Code Update Briefing - Zoning

Assistant Director Nixon-Mendez stated the consultant, Camiros Limited, will present a refresher for our UDC update concerning zoning provisions and provide a summary of the proposed changes plus how we would like to move forward. We plan to schedule a joint Planning Commission/City Council meeting sometime in June for the update.

Ms. Stungys' presented a PowerPoint of the United Development Code updates.

Commissioner York asked about the buffer zones; if we have language that you don't have to do a buffer zone if you're the lesser zoning; and they don't have to put in a buffer zone.

Ms. Strungys' stated new development is required to install the buffer; heavy industrial has to do it. The more intensive use is responsible to install the buffer. If the building is already there, it stays there until something new is done.

Commissioner York asked what the next step is in this process.

Assistant Director Nixon-Mendez stated this is a briefing; no action to be taken. If we have updates related to the draft, we will bring those forward at the next Planning Commission meeting. Early Summer, we hope to set up a Planning Commission/City Council meeting along with a Public Hearing.

Commissioner Salazar-Garza asked about off street parking standards regarding multi-tenant developments that have two or more uses on one site; what kind of rate-based formula will you use for parking standards.

Ms. Strungys' stated it is essentially based on the mix of uses that you have on the site and how it has been used historically. The formula takes into account the cars coming onto the site based on daily or nightly uses; and how people are using the businesses that are there to allow for that reduction.

Commissioner Salazar-Garza asked about tenants parking in front of their businesses, they have issues with that and wants to know how they are reducing that on the formula.

Ms. Stungys' it is not a great reduction that happens but provides enough flexibility. More parking is not restricted.

Commissioner Munoz asked about the PUDs and enhanced design; who decides what is enhanced?

Assistant Director Nixon-Mendez stated staff would review based on these examples of enhanced design, and the developer may have designs. Staff would review to make sure the design meets the criteria, and ultimately it would be the Planning Commission's recommendation to City Council.

Vice Chairman Miller asked what happens to the existing zoning districts that are going to be eliminated.

Assistant Director Nixon-Mendez stated we have a transition table that shows what districts would roll over to another district. If for any reason there might be a use that is no longer allowed in that district, that would be a legal non-conforming use.

Vice Chairman Miller asked about the downtown overlay; if there are any parking requirements.

Assistant Director Nixon-Mendez stated there are no off-street parking requirements.

Vice Chairman Miller stated most larger cities there are paid parking garages to assume all of the parking needs which we don't have here. Will this happen organically?

Assistant Director Nixon-Mendez stated what she has seen at the Cosmopolitan is wrap-around parking with two floors of parking in the interior. New construction would include parking on-site. There is quite a bit of available surface parking downtown.

Ms. Stungys' stated exempting downtown from required parking is something you see in big and small towns. There is no prohibition on parking as things come in. When you look at the central business district, there are no prohibitions.

Vice Chairman Miller stated we have quite a few large events downtown. As the need is more prevalent, the private sector will respond with parking solutions.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:12 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 31, 2023**

PROJECT: 23PL1047

VISTA HERMOSA PHASE IV, BLOCK 12, LOT 4C & 4D (REPLAT-2.61 ACRES)

Located north of Holly Rd. and west of Kostohryz Rd.

Zoned: CN-1

Owner: Sandra M. Morales, Diamond Events, LLC

Surveyor: Bass & Welsh

The applicant proposes to plat the property to subdivide existing lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. ***The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.***

Staff Only/District#: MZ / 3

App Received: 4/26/23

TRC Meeting Date: 5/4/23

TRC Comments Sent Date: 5/8/23

Revisions Received Date (R1): 5/10/23

Staff Response Date (R1): 5/11/23

Revisions Received Date (R2): 5/12/23

Staff Response Date (R2):

Planning Commission Date: 5/31/23

All comments addressed

PC date set 5/31/23

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.
Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 23PL1047

Vista Hermosa Phase IV, Block 12, Lot 4C & 4D (Replat – 2.61 ACRES)
Located north of Holly Rd. and west of Kostohryz Rd.

Zoned: CN-1

Owner: Sandra M. Morales, Diamond Events, LLC
Surveyor: Bass & Welsh

The applicant proposes to plat the property to subdivide existing lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3, Suburban Traverse Error of Closure)	NOTED	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No access to San Vicente street is allowed.	COMPLIED	Addressed		
2	Plat	Sidewalk will required along Holly Rd.	THERE IS EXISTING SIDEWALK IN THAT LOCATION	Sidewalk is existing		
3	Plat	Per UTP, Holly Rd. is a A-1 roadway, a 95' ROW is required. Current ROW/width is 100' so no additional ROW is needed.	NOTED	Addressed		
4	Fees	Exempt from fees. Previously paid on previous plat review.	NOTED	Addressed		

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED			

DEVELOPMENT SERVICES ENGINEERING						
Action		Yes	No			
Public Improvements Required?				NOTED		
Water			No, existing			ACCEPTED
Fire Hydrants			No, existing			ACCEPTED
Wastewater			No, existing			ACCEPTED
Manhole			No, existing			ACCEPTED
Stormwater			No, existing			ACCEPTED
Sidewalks			No, existing			ACCEPTED
Streets			No, existing			ACCEPTED

Refer to UDC Section 3.8.3.0 Waivers if applicable.

NOTED

Applicant Response on Waiver: noted No waiver

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	City GIS also showing a 20' warranty deed storm water easement along Holly Rd with DOC.1996002227	THE EASEMENT WAS DEDICATED WHEN THE ROW OF HOLLY WAS ONLY 80'. HOLLY IS NOW HAS A 100' ROW. THAT EASEMENT WOULD BE JUST SOUTH OF THE SOUTH BOUNDARY OF THIS PLAT. SEE THE PLAT OF VISTA HERMOSA PHASE II, VOL 67, PG 130	The subject warranty deed shows by description to be north of Holly Rd ROW. See attached recorded instrument.	I HAD THE EASEMENT. SEE THE ATTACHED COPY OF THE PLAT REFERENCED IN OUR FIRST RESPONSE THAT DID NOT SHOW FOR SOME REASON. NOTE ON THE UTILITY SKETCH THAT THE STORM SEWER IS IN THE ROW BETWEEN THE CURB AND THE PROPERTY LINE. YES, WHEN THE EASEMENT WAS DEDICATED IT WAS NORTH OF HOLLY ROAD BUT NOT ANY MORE SINCE ROW WAS ACQUIRED.	Acknowledged. Matter resolved and CoCC GIS corrected. ACCEPTED
2	Plat	Water and wastewater use and demand data required to verify city infrastructure capacity (UDC 3.8.5.0)	COMPLIED, SHOWN ON SWQMP	Acknowledged	NOTED THANK YOU	ACCEPTED
3	Plat	Results shown. Calculations required with verification on pre development land slopes, verification of co-efficient of run-off and pre and post construction calculation of time concentration. If post development flows exceed pre development flows, attenuation of post development flows is required. (UDC 3.8.5.0, IDIM 3.05)	CALCULATIONS FOR TIME OF CONCENTRATION ARE ATTACHED. ATTENUATION COMMENT NOTED EXISTING GROUND ELEV SHOWN	Detention requirements unresolved. As per applicant response and note on SWQMP number 8, the drainage calculations will be addressed when the building permit application is submitted.	NOTED THANK YOU	ACCEPTED to be resolved at building permit application time.

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.0 & 8.2.6; Water Distribution Standards).	NOTED	Acknowledged. Matter resolved and CoCC GIS corrected.		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.0 & 8.2.7; Wastewater Collection System Standards).	NOTED	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment		Addressed		
FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	NOTED	Addressed		
2	infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		
3	infor	507.5.1 (amendment) Where Required: All premises, other than one, family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	NOTED	Addressed		
4	infor	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	NOTED	Addressed		
5	infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	NOTED	Addressed		
6	infor	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	NOTED	Addressed		
7	infor	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	NOTED	Addressed		
8	infor	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	NOTED	Addressed		
9	infor	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	NOTED	Addressed		
10	infor	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	NOTED	Addressed		
11	infor	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	NOTED	Addressed		

12	Infor	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	NOTED	Addressed		
13	Infor	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	NOTED	Addressed		
14	Infor	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	NOTED	Addressed		
15	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	NOTED	Addressed		
16	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	NOTED	Addressed		
17	Infor	Commercial development of the property will require further Development Services review.	NOTED	Addressed		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along but not immediately adjacent to any bus stops served by the Route 15 Kostoryz/Carroll High School.	NOTED	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located just outside APZ-1 at NOLF Cabanas. Subjected to possible overflight and aircraft noise	NOTED	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

TNDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	NOTED	Addressed		

INFORMATIONAL
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

I, SANDRA M. MORALES, MANAGER OF DIAMOND EVENTS, LLC HEREBY CERTIFY THAT DIAMOND EVENTS, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.

THIS THE DAY OF _____, 2023.

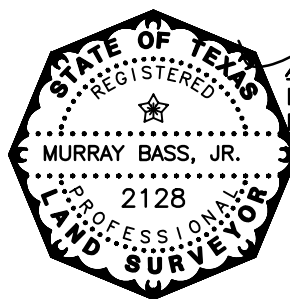
STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME BY SANDRA M MORALES, MANAGER OF DIAMOND EVENTS, LLC.,
THIS THE DAY OF , 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 4th DAY OF APRIL, 2023.



MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE
DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE 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 _____, 2023

KAMRAN ZARGHOUNI
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

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 _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF _____, 2023 AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

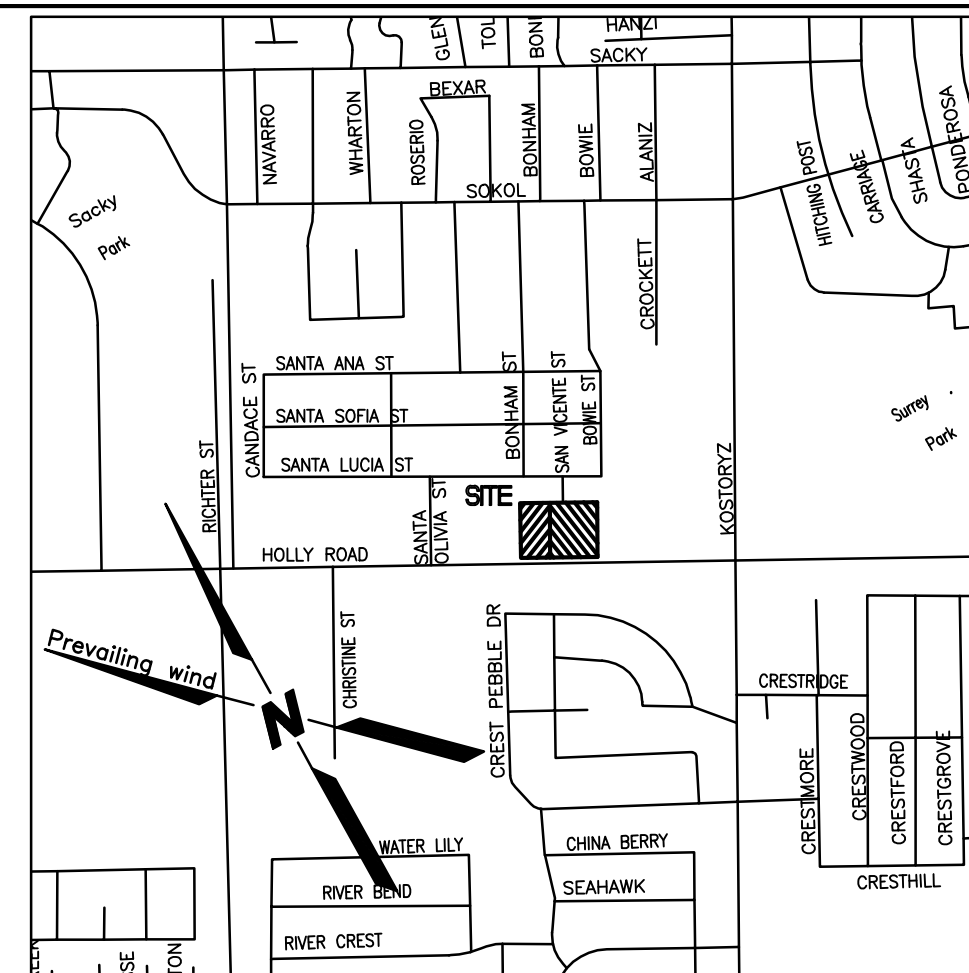
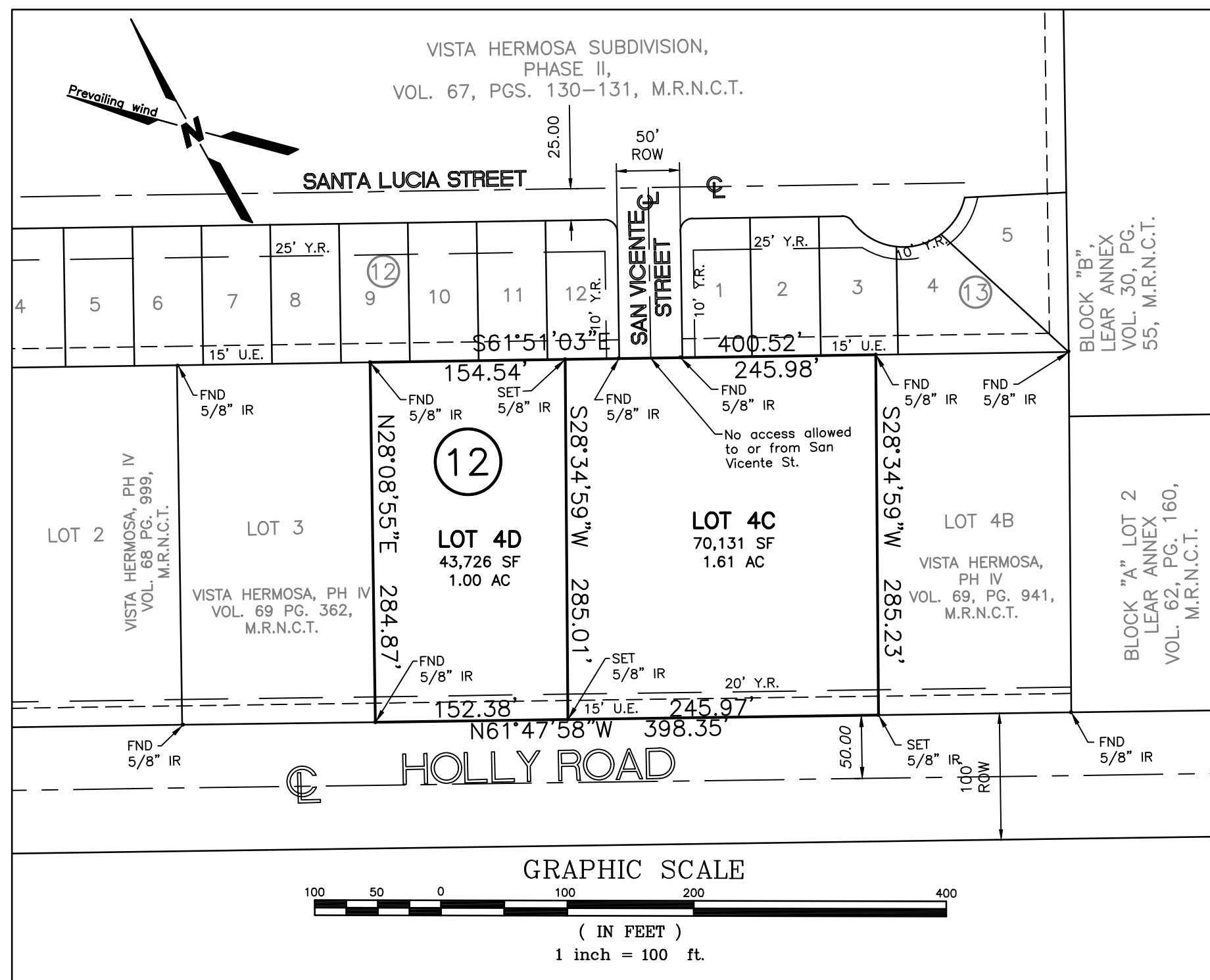
BY: _____
DEPUTY

KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

A PLAT OF

VISTA HERMOSA, PHASE IV
BLOCK 12 LOTS 4C & 4D

A REPLAT OF A TRACT OR PARCEL OF LAND SITUATED IN NUECES COUNTY, TEXAS, LYING WITHIN THE CORPORATE CITY LIMITS OF CORPUS CHRISTI, BEING LOT 4A, BLOCK 12, VISTA HERMOSA, PH IV AS RECORDED IN VOLUME 69, PAGE 941 OF THE MAP RECORDS OF NUECES COUNTY.



LOCATION MAP
SCALE: 1"=1000'

PREPARED BY

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

LEGEND

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
B.L.	BUILDING LINE
I.P.	IRON PIPE
I.R.	IRON ROD
○	CORNER FOUND
●	CORNER SET
M.R.N.C.T.	MAP RECORDS NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS NUECES COUNTY, TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS

NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G, DATED OCTOBER 13, 2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA CONTAINS 2.61 ACRES OF LAND.
6. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. ALL CORNERS WERE FOUND OR SET AS SHOWN HEREON. SET CORNERS MARKED WITH YELLOW CAPS LABELED "BASS & WELSH ENGINEERING"

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 31, 2023**

PROJECT: 23PL1049

FIRE STATION NO. 3, BLOCK. 1, LOT 1 (REPLAT-1.23 ACRES)

Located south of Morgan Ave. and east of Brownlee Blvd.

Zoned: CN-1

Owner: City of Corpus Christi

Surveyor: Urban Engineering

The applicant proposes to plat into single lot for building permit. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.
 All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.
*****The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.*****

Staff Only/District#: MZ / 1
 App Received: 4/25/23
 TRC Meeting Date: 5/4/23
 TRC Comments Sent Date: 5/8/23
 Revisions Received Date (R1): 5/18/23
 Staff Response Date (R1): 5/19/23
 Revisions Received Date (R2):
 Staff Response Date (R2):
 Planning Commission Date: 5/31/23

All comments addressed
 PC Date set.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.
 Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 23PL1049

Fire Station No. 3, Blk. 1, Lot 1 (Replat – 1.23 ACRES)
 Located south of Morgan Ave. and east of Brownlee Blvd.

Zoned: CN-1

Urban Engineering responses: 5/18/2023

Owner: City of Corpus Christi
 Surveyor: Urban Engineering

The applicant proposes to plat into single lot for building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per UTP, Brownlee Blvd. is a C-1 roadway, 60' of ROW is required. The current roadway is 60' therefore no additional ROW is needed from Brownlee Blvd.	Understood	Addressed		
			Morgan Avenue bond project was recently completed along this property. The road was fully constructed within the existing right-of-way. If additional right-of-way was necessary, it should have been aquired at that time.			
2	Plat	Per UTP, Morgan Ave is a A-1 roadway, 95' of ROW is required. The current roadway is 65', therefore 15' of additional ROW from this property is needed along Morgan Ave.	Engineering Services and Traffic Engineering have already discussed this issue.	Addressed - Verified City bond project Morgan Ave. - no additional ROW needed.		
3	Plat	No additional ROW is needed from 12th St.	Understood	Addressed		
4	Plat	Provide square footage for the street dedications.	Square footages are shown on main lot section and have been added to the detail section.	Addressed		
5	Plat	Add language for Planning Commission sign off.	certificate has been revised	Addressed		
6	Plat	Add Kamran Zarghouni as PC chairman and provide signature line.	certificate has been revised	Addressed		
7	Plat	Change Mr. Raymond's title to Secretary	certificate has been revised	Addressed		

			No, Brownlee Boulevard is part of a City bond project that is to commence in the near future and should include sidewalks. If sidewalks were constructed as part of this plat effort, they would end up being torn up during the Brownlee Bond project work. Engineering Services will construct the sidewalk as part of the Brownlee Street Project.			
8	Plat	Sidewalk maybe required along Brownlee Blvd.		Addressed - Verified City bond project has sidewalk along fire station frontage.		
9	Fees	Commercial or etc. Water Acreage Distribution Fees: 1.24 Ac. x 1741.19 = \$2,159.08	Understood	Prior to recordation.		
10	Fees	Commercial or etc. Wastewater Acreage Fees: 1.24 Ac. x 1,900.91 = \$2,357.13	Understood	Prior to recordation.		
PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

DEVELOPMENT SERVICES ENGINEERING						
Action		Yes	No			
Public Improvements Required?						
Water			No, existing	Understood		Accepted
Fire Hydrants			No, existing	Understood		Accepted
Wastewater			No, existing	Understood		Accepted
Manhole			No, existing	Understood		Accepted
Stormwater			No, existing	Understood		Accepted
Sidewalks		Yes, along Brownlee		No, Brownlee Boulevard is part of a City bond project that is to commence in the near future and should include sidewalks. If sidewalks were constructed as part of this plat effort, they would end up being torn up during the Brownlee Bond project work. Engineering Services will construct the sidewalk as part of the Brownlee Street Project.		
Streets			No, existing			

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood	Addressed		
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Understood	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

FLOODPLAIN						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood	Addressed		
2	Infor	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. Note: The CCFD is requesting an additional fire hydrant to be located within 10 ft of the rear apron of the fire station on Brownlee Blvd. This hydrant could serve the FDC if required.	Understood	Addressed		
3	Infor	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood	Addressed		
4	Infor	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood	Addressed		
5	Infor	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood	Addressed		
6	Infor	Commercial Development requires further review by Development Services.	Understood	Addressed		

GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along and immediately adjacent to inbound bus stop 754 and is served by bus Route 17 Carroll/Southside. This stop is located along the east right-of-way line of Brownlee Boulevard approximately 50 feet south of the Morgan Avenue intersection with Brownlee Blvd. Please note that this stop consists of a concrete ADA compliant bus stop landing pad, bus stop bench and a sign/pole assembly all located completely within the Brownlee Boulevard right-of-way. Please note that this existing bus will be demolished and reconstructed by means of the City of Corpus Christi, Brownlee Boulevard Bond reconstruction project scheduled to begin later this year. Should any adjustments be required or a request for relocation for this existing bus stop, a future meeting with CCRTA staff to discuss necessary or desired alterations will be warranted.	Understood	Addressed		

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments	Understood	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	No comments	Understood	Addressed		
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TXDOT						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

NUECES ELECTRIC						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Understood	Addressed		

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. Understood

STATE OF TEXAS
COUNTY OF NUECES

CITY OF CORPUS CHRISTI, A TEXAS HOME--RULE MUNICIPALITY HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOT 1R, AS SHOWN ON 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: _____
PETER ZANONI, CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE (HE/SHE) MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND (HE/SHE) ACKNOWLEDGED TO ME THAT (HE/SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, BRIAN D. LORENTSON, 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 _____ DAY OF _____, 2023

BRIAN D. LORENTSON, R.P.L.S.
TEXAS LICENSE NO.
6839

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2023.

BRIA A. WHITMIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2023.

AL RAYMOND III, AIA
SECRETARY

KAMRAN ZARGHOUNI
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2023. AT _____ O'CLOCK _____M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2023.

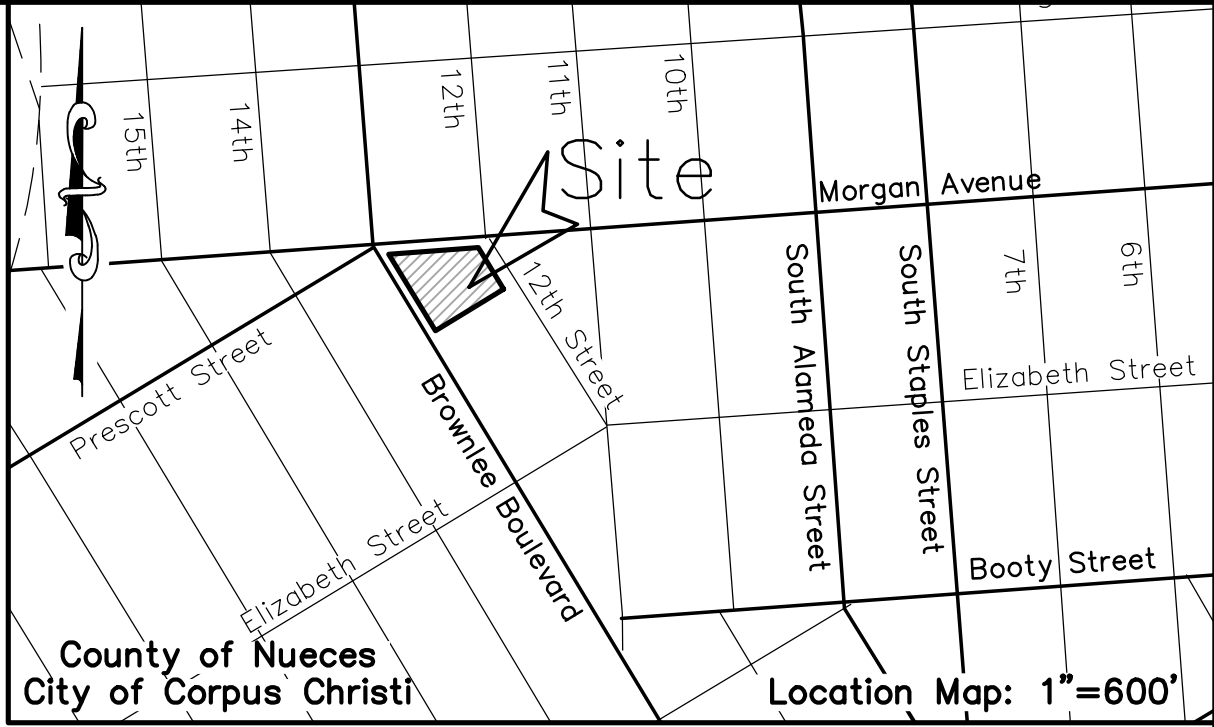
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of
Fire Station No. 3
Block 1, Lot 1

1.236 ACRES, COMPRISING PORTIONS OF LOTS 27 THROUGH 29; PORTIONS OF LOTS 33 THROUGH 36, ALL OF LOTS 21 THROUGH 26, AND ALL OF LOTS 37 THROUGH 44, BLOCK 1001, BAY TERRACE NO. 2, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 26, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED FROM THE ED RACHAL FOUNDATION TO CITY OF CORPUS CHRISTI, RECORDED IN DOCUMENT NO. 2022024398, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



URBAN
ENGINEERING

DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

_____	PLAT BOUNDARY	○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET
_____ -- _____	ROAD CENTERLINE		
_____	ADJACENT LOT LINE	UE●	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND
_____ -- -- _____	YARD REQUIREMENT		
_____ -- -- -- -- _____	EASEMENT	BS●	5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND
_____ Y.R.	YARD REQUIREMENT		
_____ B.L.	BUILDING LINE	□	1/2 INCH IRON ROD FOUND
_____ U.E.	UTILITY EASEMENT		
_____ VOL.	VOLUME		
_____ PG.	PAGE		
_____ M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
_____ D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 1.236 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. 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.
6. 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.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0320G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0320G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. CURRENT ZONING IS CN-1. EXISTING USE IS VACANT LAND.

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.

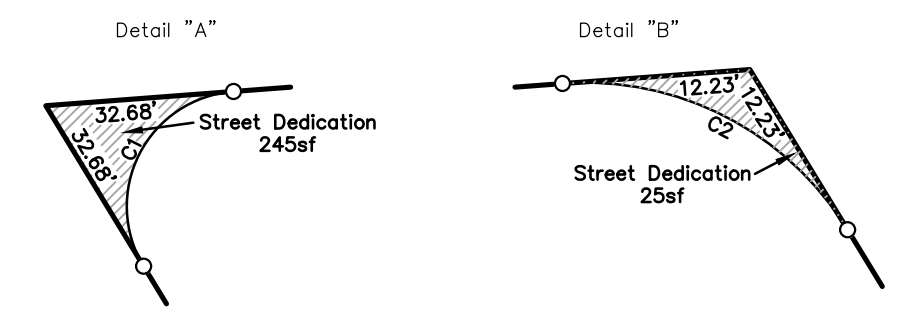
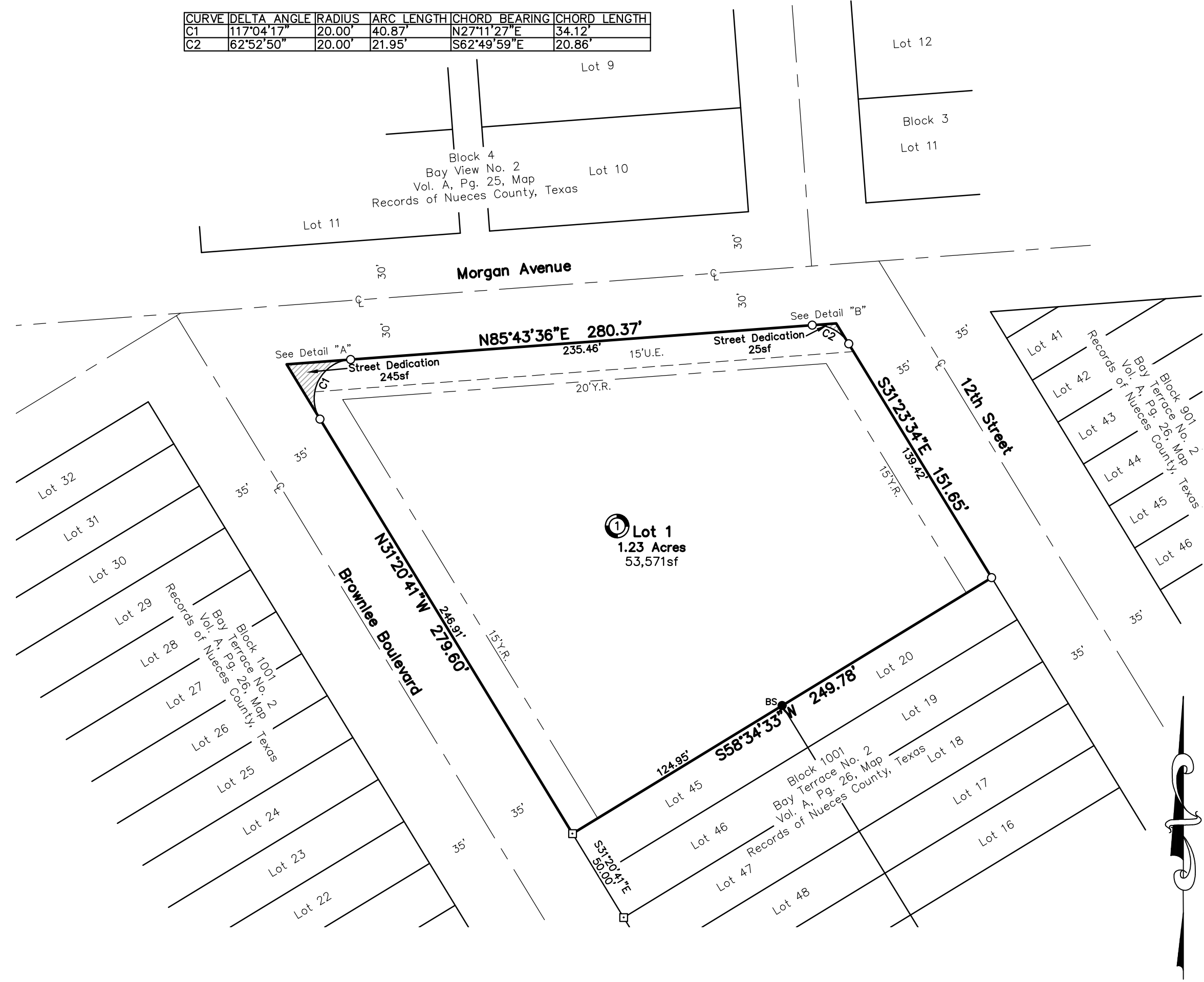
Revised: 5/18/2023
Submitted: 4/26/2023
SCALE: None
JOB NO.: 43201.C1.15
SHEET: 1 of 2
DRAWN BY: XG

©2023 by Urban Engineering
urbansurvey1@urbaneng.com

Plat of
Fire Station No. 3
Block 1, Lot 1

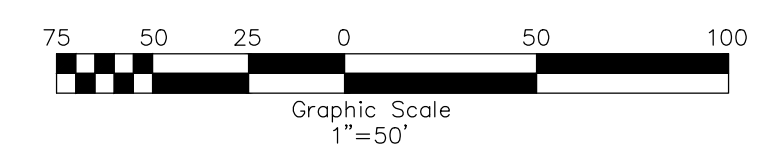
1.236 ACRES, COMPRISING PORTIONS OF LOTS 27 THROUGH 29; PORTIONS OF LOTS 33 THROUGH 36, ALL OF LOTS 21 THROUGH 26, AND ALL OF LOTS 37 THROUGH 44, BLOCK 1001, BAY TERRACE NO. 2, A MAP OF WHICH IS RECORDED IN VOLUME A, PAGE 26, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED FROM THE ED RACHAL FOUNDATION TO CITY OF CORPUS CHRISTI, RECORDED IN DOCUMENT NO. 2022024398, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	117°04'17"	20.00'	40.87'	N27°11'27"E	34.12'
C2	62°52'50"	20.00'	21.95'	S62°49'59"E	20.86'



LEGEND:

- | | | | |
|------------|--------------------------------------|-----|--|
| — | PLAT BOUNDARY | ○ | 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET |
| --- | ROAD CENTERLINE | UE● | 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND |
| --- | ADJACENT LOT LINE | BS● | 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BRISTER SURVEYING" FOUND |
| --- | YARD REQUIREMENT | □ | 1/2 INCH IRON ROD FOUND |
| --- | EASEMENT | | |
| Y.R. | YARD REQUIREMENT | | |
| B.L. | BUILDING LINE | | |
| U.E. | UTILITY EASEMENT | | |
| VOL. | VOLUME | | |
| PG. | PAGE | | |
| M.R.N.C.T. | MAP RECORDS OF NUECES COUNTY, TEXAS | | |
| D.R.N.C.T. | DEED RECORDS OF NUECES COUNTY, TEXAS | | |



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.

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
May 31, 2023**

PROJECT: 22PL1035

RANCHO VISTA SUBDIVISION UNIT 25 (FINAL-20.29 ACRES)

Located east of Rodd Field Road and south of Yorktown Boulevard.

Owner: Braselton Development, Ltd.

Surveyor/Engineer: Urban Engineering

The Planning Commission originally approved the above plat on June 15, 2022. This is the first request for an extension (expires on June 15, 2023). We recommend a 12-month extension.

The applicant states: "Market conditions temporarily slowed down the demand for the product this subdivision was intended for. Conditions have improved and construction plans are currently being prepared."



June 21, 2022

Braselton Development, Ltd
5337 Yorktown Boulevard
Suite 10D
Corpus Christi, Tx 78413

RE: 22PL1035
Rancho Vista Subdivision Unit 25
(Final – 20.29 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 Sir / Madam:

On Wednesday, **June 15, 2022**, the Planning Commission held a public hearing on your land subdivision located east of Rodd Field Road and south of Yorktown Boulevard. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **June 15, 2023**. **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 Lot fee (97 lots x \$200.20/lot)	\$19,419.40
2.	Wastewater Lot fee (97 lots x \$432.30/lot)	\$41,933.10
3.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets, Sidewalk(s) .	
4.	Community Enrichment Fund fee = (0.97 acre) x (Fair Market Value/acre or \$62,500/acre, if Fair Market Value is not provided)	\$60,625.00
	Park Development fee: (97 units x \$200.00/unit)	\$19,400.00
5.	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	
6.	Prior to recordation, show the document number on the utility easements dedicated by separate instrument for Blocks 29 & 47	
7.	CD (Include the plat in .pdf AND .dwg formats)	
8.	Recording fee for one page (+ \$50.00 for any additional pages)	\$60.00
9.	Provide a <u>tax certificate</u> with submittal of the original tracing indicating all taxes are current.	
10.	Any other requirements in prior Technical Review Committee or Staff or governmental agency or utility comments, or City ordinance, code, regulation, law or policy, that must be met prior to recordation	

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

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. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO: gg

cc: Urban Engineering

Surveyor's Notes:

1. Total platted area contains 20.29 Acres of Land. (Includes Street Dedication)
2. 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.
3. Existing Flood Map: By graphic plotting only, this property is currently in Zones "A13 (El 11)" and "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, Nueces County, Texas, which bears an revised date of March 18, 1985 and it is partially located in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
4. Proposed Flood Map: This property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).
5. Lot 9, Block 25; and Lots 4, 9, 15 and 21, Block 28; Lots 65 and 77, Block 29; and Lot 5, Block 47 will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

General Notes:

1. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
2. The following lots shall have no direct driveway access to Wild Trail Lane: Lots 6 and 7, Block 51.
3. The following lots shall have no direct driveway access to Lost Rangers Drive: Lot 8, Block 25; and Lot 41, Block 27.
4. The following lots shall have no direct driveway access to Ames Street: Lots 54 and 76, Block 29; Lot 18, Block 25; and Lots 1 and 12, Block 51.
5. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
6. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.

State of Texas
County of Nueces

Braselton Development Company, Ltd., 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: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Plat of
Rancho Vista Subdivision
Unit 25

being 20.29 Acres of Land out of Lots 4, 5 and 6, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41–43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas and a portion of a 24.14 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., 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: AMERICAN BANK

By: _____
Phillip J. Ritley, Senior Lending Officer

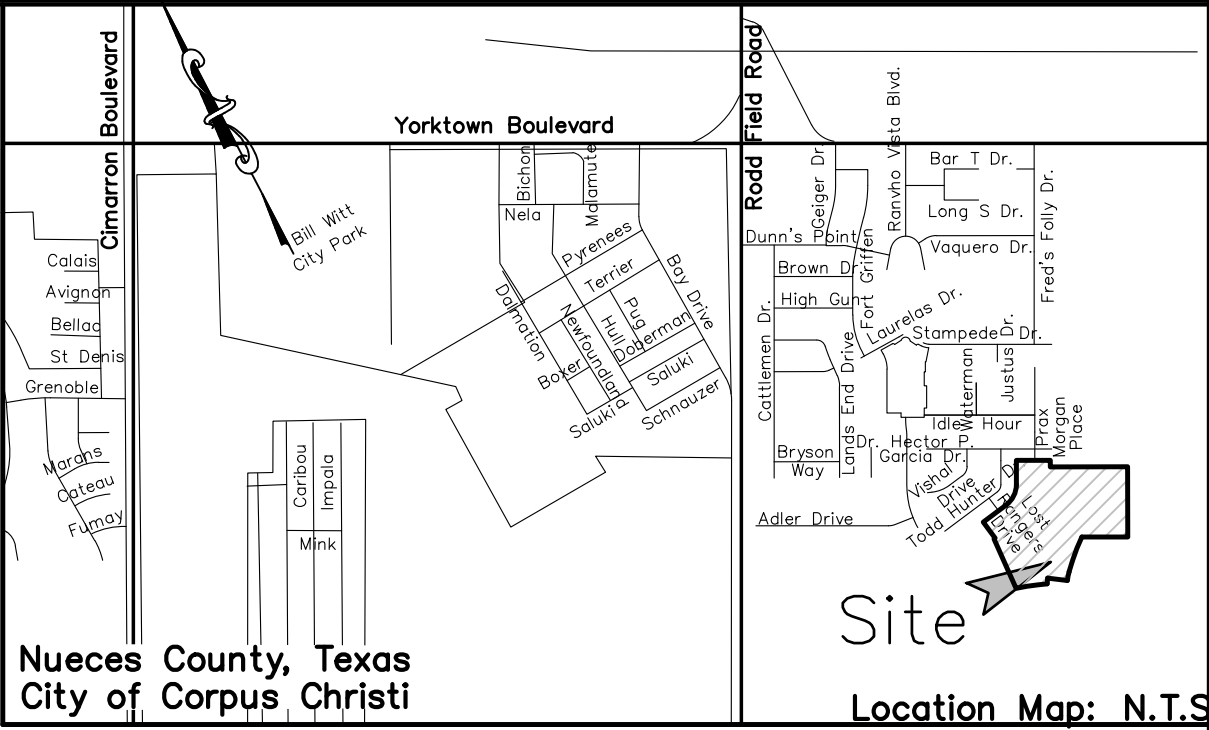
State of Texas
County of Nueces

This instrument was acknowledged before me by Phillip J. Ritley, as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

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.



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____.

Brett Flint, 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
Secretary

Dan Dibble
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

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

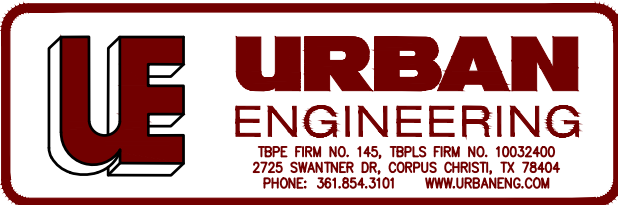
I, Dan L. Urban, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block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

This the _____ day of _____, 20____.

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

Revised: 4/11/2022
Submitted: 2/16/2022
SCALE: None
JOB NO.: 39319.C2.00
SHEET: 1 of 3
DRAWN BY: XG

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urbansurvey1@urbaneng.com

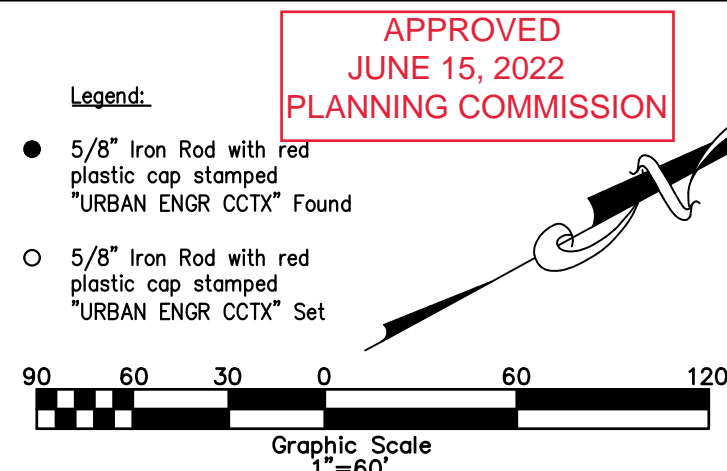


Plat of
Rancho Vista Subdivision
Unit 25

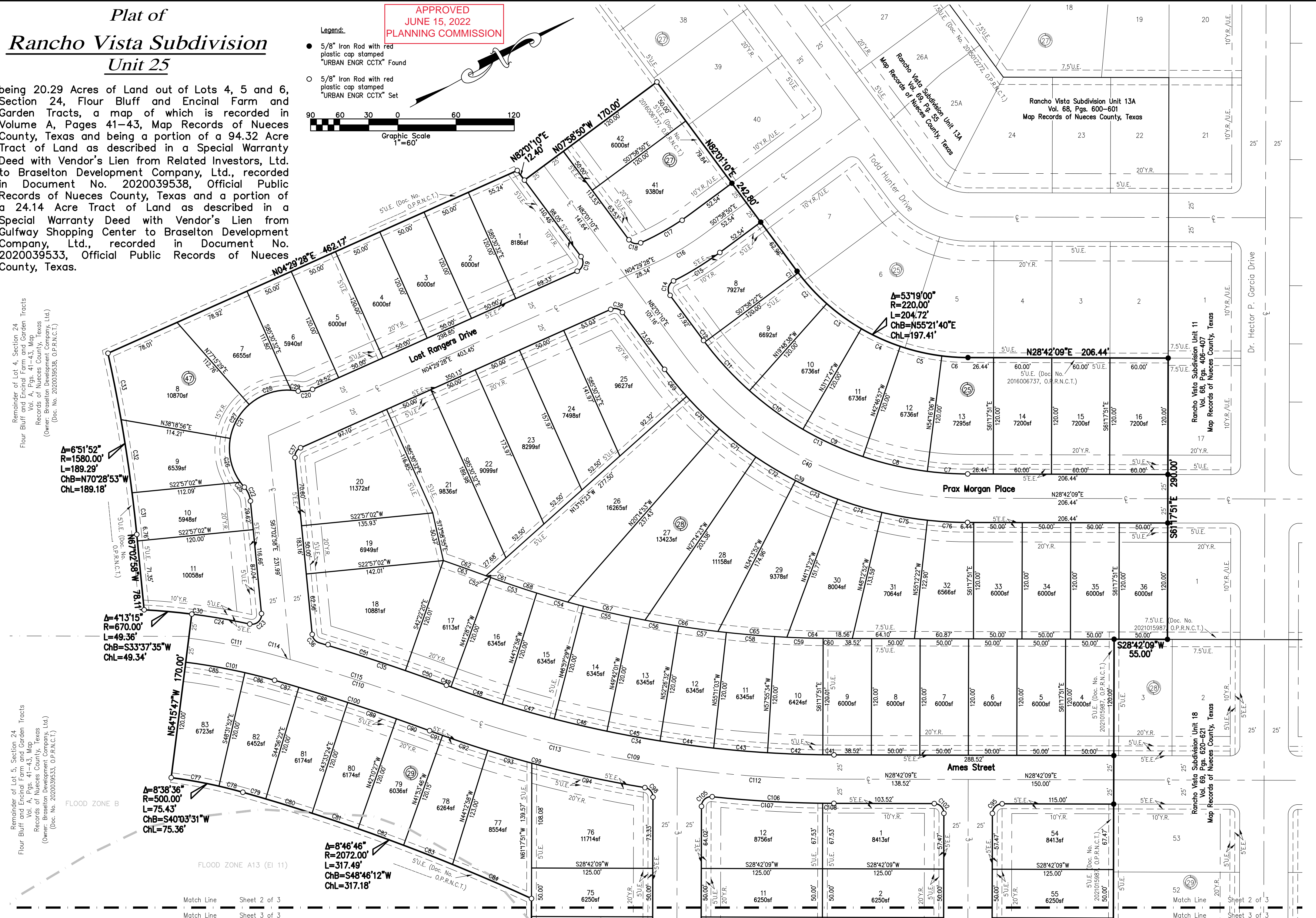
being 20.29 Acres of Land out of Lots 4, 5 and 6, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas and a portion of a 24.14 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Gulfway Shopping Center to Braselton Development Company, Ltd., recorded in Document No. 2020039533, Official Public Records of Nueces County, Texas.

Remainder of Lot 4, Section 24
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039538, O.P.R.N.C.T.)

Remainder of Lot 5, Section 24
Flour Bluff and Encinal Farm and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2020039533, O.P.R.N.C.T.)



APPROVED
JUNE 15, 2022
PLANNING COMMISSION



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
TYPE FIRM NO. 145, TYPE FIRM NO. 1003400
2729 SWANNING DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 4/11/2022
Submitted: 2/16/2022
SCALE: 1"=60'
JOB NO.: 39319.C2.00
SHEET: 2 of 3
DRAWN BY: XG
©2022 by Urban Engineering
urbansurvey1@urbaneng.com

May 10, 2023

Via: hand delivered

Mark Orozco
City of Corpus Christi
2406 Leopard Street
Corpus Christi, Texas 78408

Re: Time Extension Request

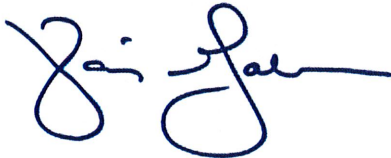
Rancho Vista Subdivision Unit 25
Braselton Development Company
Project No. 39319.C2.00

Mr. Orozco:

The final plat of Rancho Vista Subdivision Unit 25 is coming up for expiration on June 15, 2023. At this time, we, Urban Engineering, on behalf of Braselton Development Company, would like to request a time extension of twelve (12) months for the above referenced project. Market conditions temporarily slowed down the demand for the product this subdivision was intended for. Conditions have improved and construction plans are currently being prepared. We have included a check in the amount of \$313.50 (No. 0637) for this request. Please feel free to call if you have any questions or comments.

Regards,

Urban Engineering



Xavier Galvan
Sr. Platting Technician
xavierg@urbaneng.com

ZONING REPORT

Case # 0523-01

Applicant & Subject Property

City Council District: 3

Owner: WinnCo Investments LLC.

Applicant: American Realty Services, Inc.

Address: 6302 Old Brownsville Road, located along the north side of Old Brownsville Road (FM 665) and Saratoga Boulevard (SH 357), west of Joe Mireur Road (FM 763), and east of South Padre Island Drive (SH 358).

Legal Description: 95.37 acres out of Tracts 3 and 4, Kelly Margaret, Land Assessors Map 149

Acreage of Subject Property: 95.37 Acres

Pre-Submission Meeting: 03/28/2023

Zoning Request

From: "FR" Farm Rural District

To: "R-MH" Manufactured Home District

Purpose of Request: To allow for a Mobile Home Park.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agriculture	Light Industrial
North	"FR" Farm Rural, "IH" Heavy Industrial	Vacant, Agriculture	Light Industrial
South	"FR" Farm Rural, "RS-6" Single-Family 6, "CG-2" General Commercial, "IL" Light Industrial	Vacant, Agriculture, Residential Estate, Low- Density Residential, Commercial	Low-Density Residential, Commercial, Light Industrial
East	"FR" Farm Rural District	Agricultural	Medium-Density Residential, Commercial Light Industrial
West	"FR" Farm Rural District, "RS-6" Single-Family 5	Agricultural, Low-Density Residential	Light Industrial

Plat Status: The property is not platted.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): No.

AICUZ (Air Installation Compatibility Use Zone): Yes – Clear Zone and Accidental Potential 1 Zone for Corpus Christi International Airport (CCIA).

Code Violations: None.

Transportation and Circulation			
Old Brownsville Road	Designation-Urban Street	Section Proposed	Section Existing
	"A-3" Primary Arterial Divided	6 Lanes, 130 feet	2 Lanes, 50 feet
Transit: The Corpus Christi RTA provides service 2.5 miles to the southeast of the subject property via the Ayers 19 route, and to the north of the subject property via Morgan/Port 16 route.			
Bicycle Mobility Plan: The subject property is more than 2 miles away from any proposed facilities.			
Utilities			
Gas: 6" WS line along Old Brownsville Road, HP 16" WS line 875 feet from the western border of the property. Stormwater: Stormwater Ditch along Old Brownsville Road. Wastewater: 4" VCP service line along the eastern side of Old Brownsville Road. Water: 16" ACP line along Old Brownsville Road.			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Port/Airport/Violet Area Development Plan (Amended on February 28, 1995). Joint Land Use Study: Identifies goals, policies, and implementation strategies necessary to achieve greater land use compatibility surrounding Navy airports was adopted in 2013. Corpus Christi International Airport Master Plan Update: Establishes a program for the improvement of existing facilities and the development of additional facilities over the next 20 years. Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed	<ul style="list-style-type: none"> • 18 within a 200-foot notification area • 6 outside 200-foot notification area 		
In Opposition	<ul style="list-style-type: none"> • 0 inside the notification area • 0 inside the notification area • 0 % in opposition within the 200-foot notification area (1 individual property owner) 		

Public Hearing Schedule
Planning Commission Hearing Date: May 31, 2023 City Council 1st Reading/Public Hearing Date: July 18, 2023 City Council 2nd Reading Date: July 25, 2023

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Housing and Neighborhoods
 - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
- **Plan CC:** The proposed rezoning is inconsistent with the following Goals and Strategies for Decision Makers:
 - Future Land Use, Zoning, and Urban Design
 - Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - CC Airport Planning District Future Land Use Map
 - Subject property designed for Light Industrial.
 - Avoid development that is incompatible with the operation of military airfields and the CCIA.
- **Future Land Use Map:** The proposed rezoning is inconsistent.
 - Designated Future Land Use: Light Industrial within the Safety Subzone of CCIA and AICUZ design standards.
 - Continue to consider the compatibility of proposed uses with military airfield operations.
- **Area Development Plan (Port/Airport/Violent):** The proposed rezoning is inconsistent with the following:
 - Plan Goals and Objectives: Minimize incompatible land uses surrounding the airport while encouraging aviation-dependent industrial businesses to take advantage of the proximity and access to the airport.
 - Land Use: Protection of the airport from incompatible activities.
 - The City should encourage development around the airport as displayed in Figure 4 (See Attachment B).
 - The City should prohibit any new residential development, schools, hospitals, or churches from locating within 1.5 miles of the ends of any existing/proposed runways. The subject property's northern boundary is 1.15 miles from the ends of the existing runways.
- **Corpus Christi International Airport Master Plan Update:** The proposed rezoning is inconsistent with the following:
 - Chapter 6: Environmental Overview

- Compatible Land Uses - According to the City of Corpus Christi, the future land uses surrounding Airport property are industrial (heavy and light) and public. The future land uses within the noise contours are identified by the City of Corpus Christi to be public uses, industrial (heavy and light), and small sections of drainage corridors. These land uses are considered compatible land uses for Airport activity and no future impacts with compatible land uses are anticipated.
- **Joint Land Use Study (JLUS):** The proposed rezoning is inconsistent with the following:
 - Air Installation Compatibility Zone (AICUZ/Safety Subzone of CCIA) – The subject property is partially located within the AICUZ, specifically the Clear Zone (CZ) and Accident Potential 1 Zone (APZ-1). The CZ extends 3,000 feet immediately beyond the runway and has the highest potential for accidents. The APZ-1 extends 2,500 feet beyond the CZ. (See Attachment B).

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

The proposed rezoning is inconsistent with the Future Land Use Map and is with many broader elements of the City of Corpus Christi Comprehensive Plan:

- Inconsistent with Plan CC regarding future land use and avoidance of incompatible land uses.
- Inconsistent with the Future Land Use Map.
- Inconsistent with the ADP which states to minimize incompatible land uses, protect the airport from such incompatible uses, and prohibit residential uses within 1.5 miles at the ends of the existing runway.
- Inconsistent with the Joint Land Use Study.
- The subject property is located within the CZ and APZ-1 of the AICUZ/Safety Subzones of the CCIA.
- Approximately 23 acres of the proposed rezoning (95.37 acres) lie within the AICUZ.
- Maximum density of “R-MH” is 12/dwelling acres per unit. The acreage of the proposed rezoning would allow a maximum density of 1,444 units.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends denial of the change of zoning.

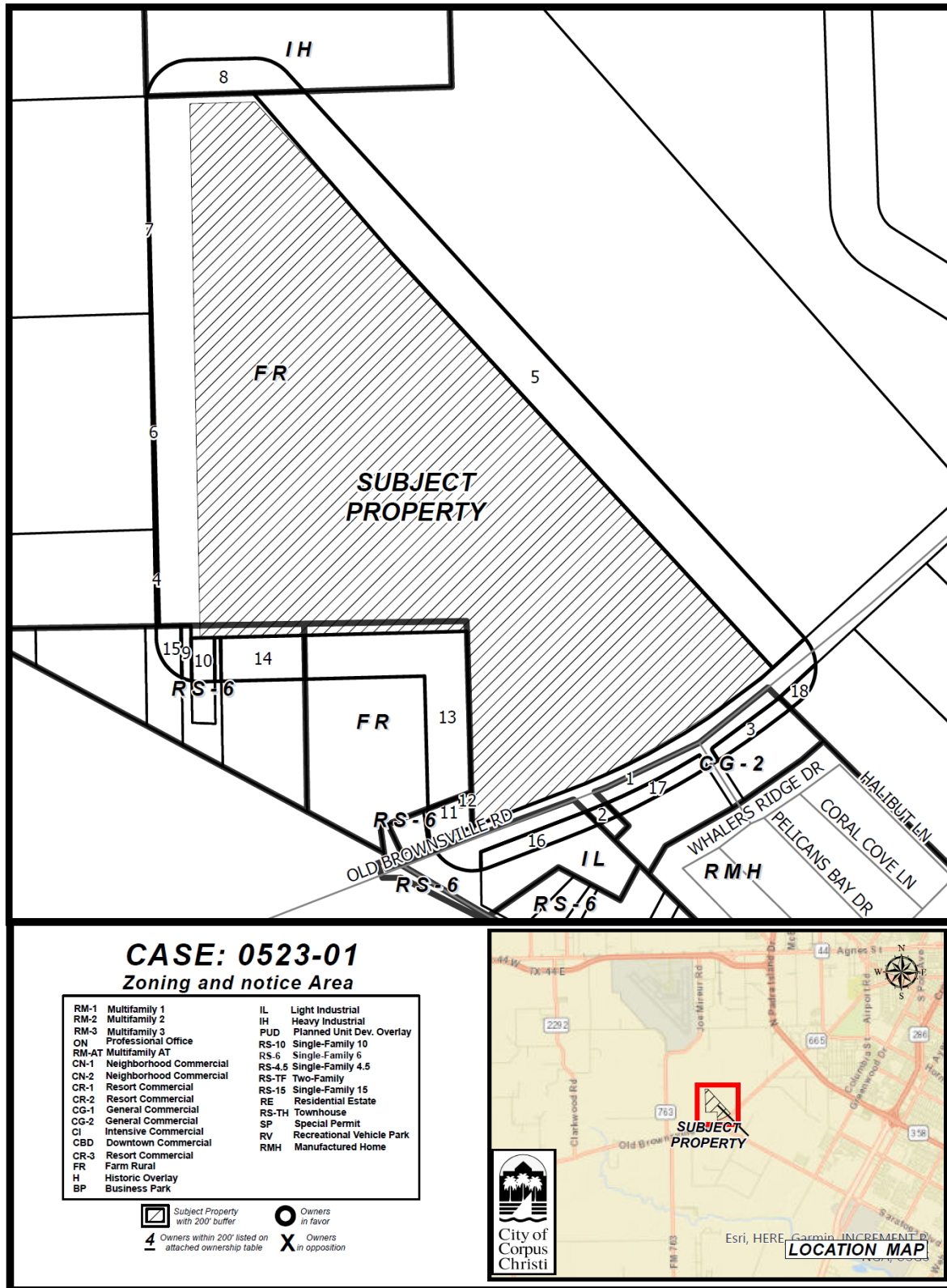
Staff Recommendation: Denial of the change of zoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.

Note: The Navy’s Community Planning Liaison and CCIA staff were consulted regarding the potential rezoning and concurred with the staff’s recommendation of denial.

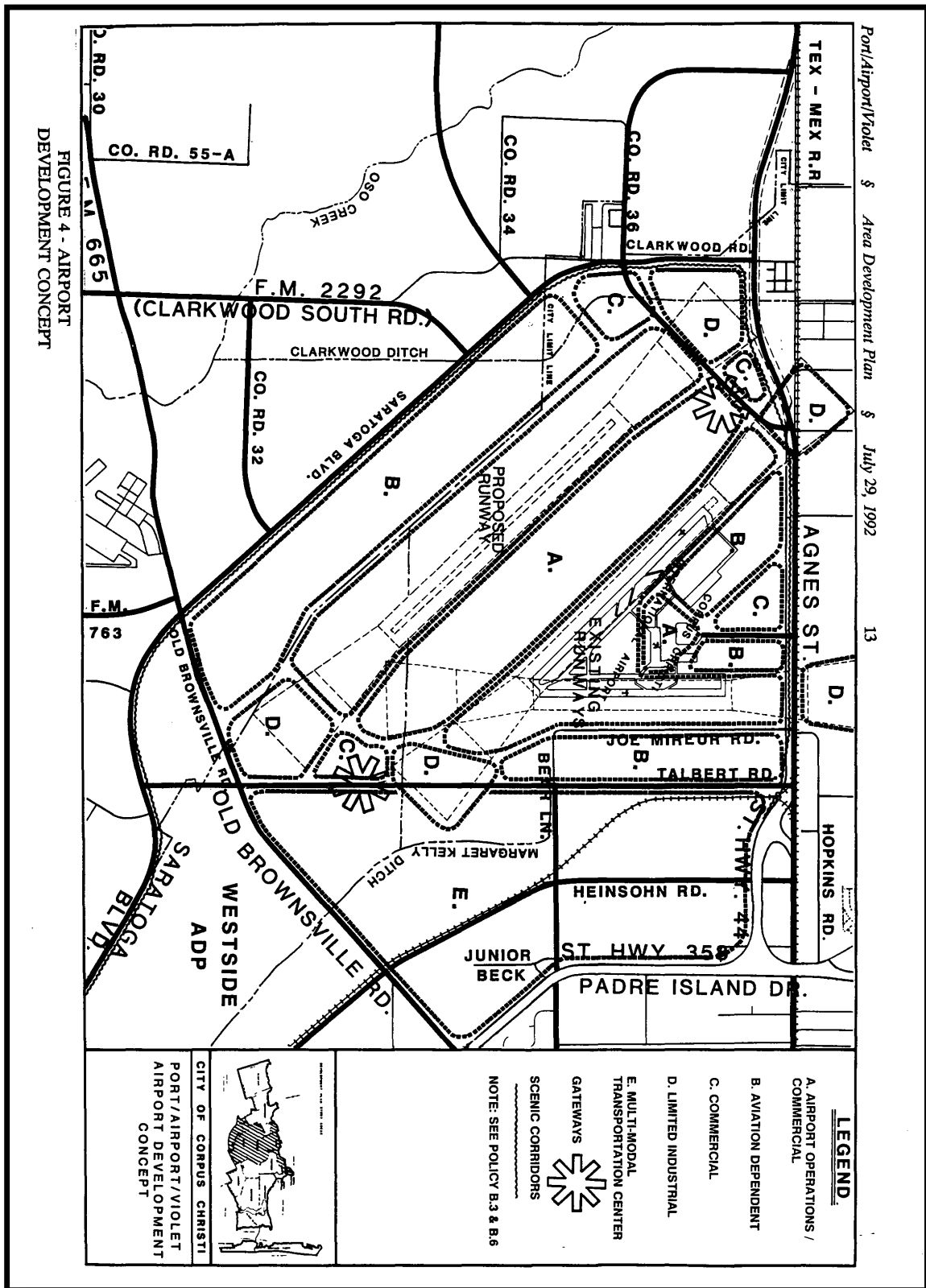
Attachments:

- A. Existing Zoning and Notice Area map.
- B. Port/Airport Violet ADP (Figure 4)
- C. AICUZ Map

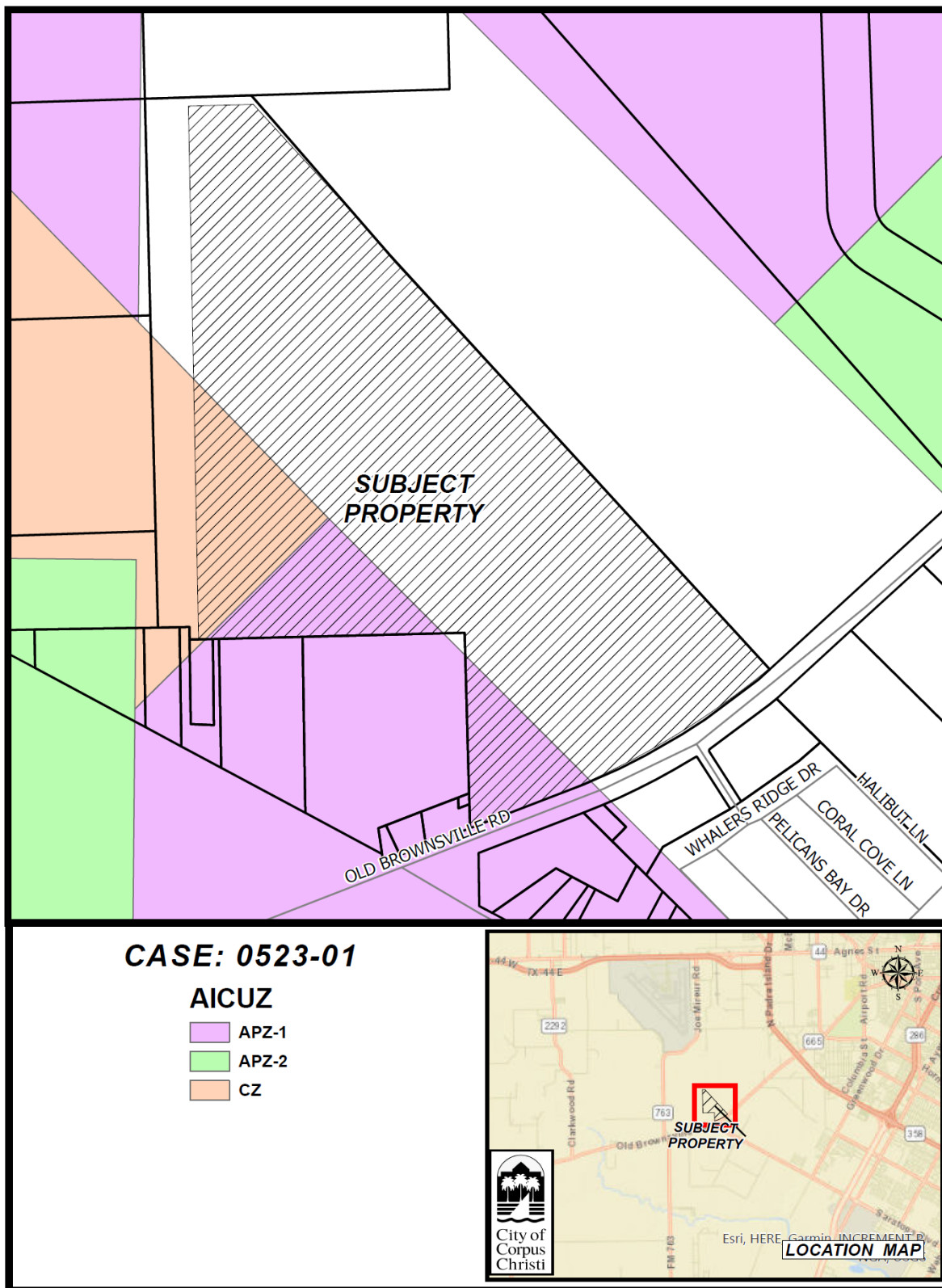
ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



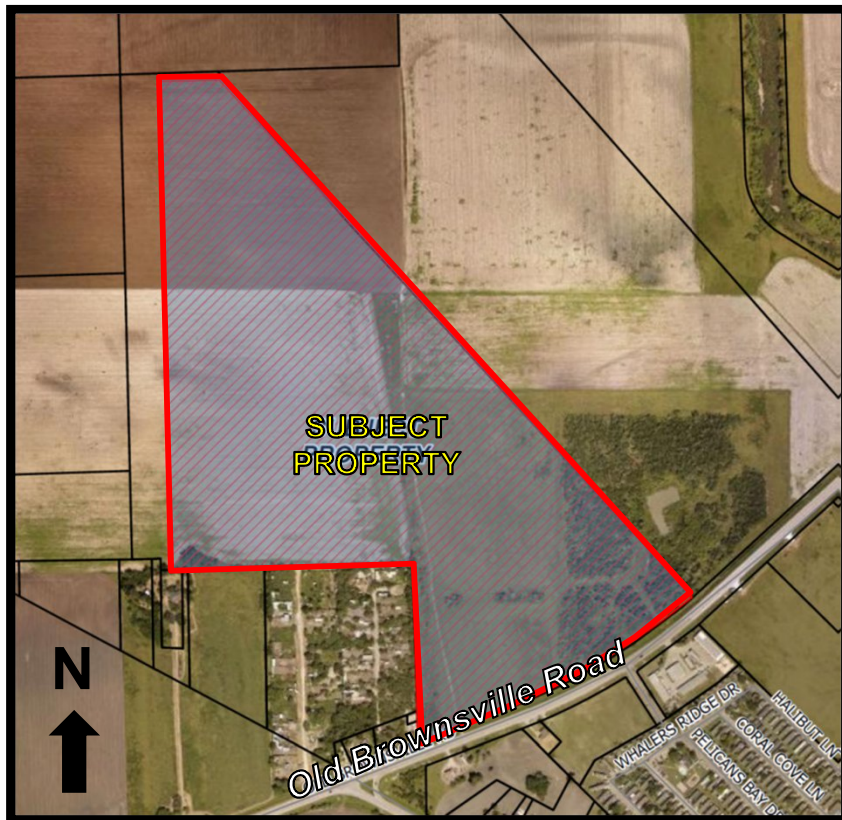
ATTACHMENT B: PORT/AIRPORT/VIOLET ADP – FIGURE 4



ATTACHMENT C: AICUZ 0523-01



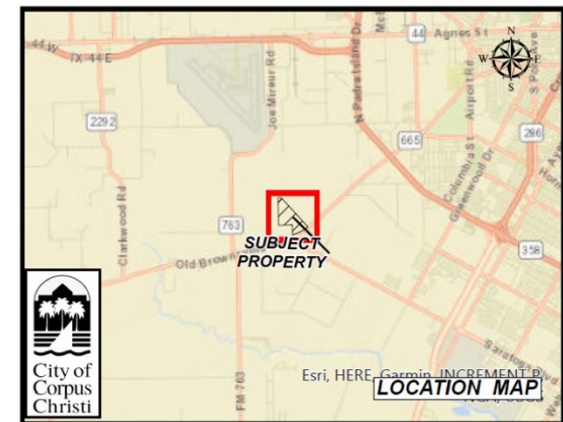
Zoning Case 0523-01



WinnCo Investments, LLC.

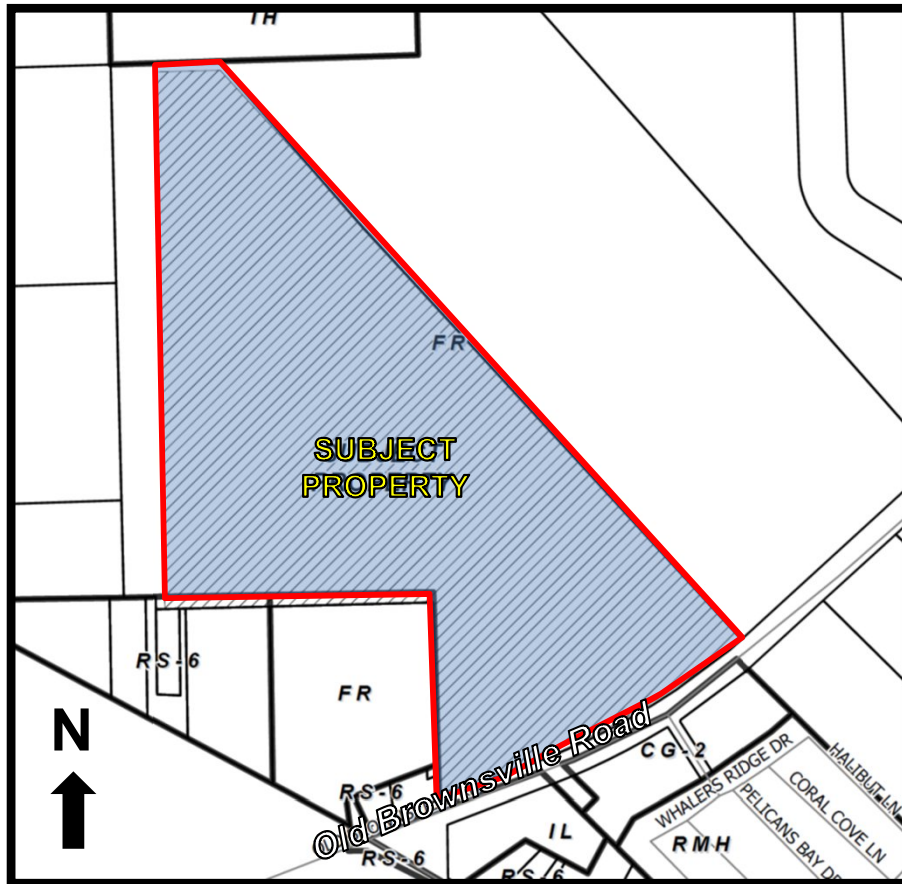
DISTRICT 3

**Rezoning for a property at
6302 Old Brownsville Road
From “FR” Farm Rural to
“R-MH” Manufactured Home**



Planning Commission
May 31, 2023

Zoning and Land Use



Proposed Use:

Mobile Home Park

Area Development Plan:

Port/Airport/Violet

Future Land Use Map:

Light Industrial

Existing Zoning:

"FR" Farm Rural District

Adjacent Land Uses:

- North: Vacant and Agricultural, Zoned "FR" and "IH"
- South: Vacant, Agricultural, Residential Estate, Low-Density Residential, and Commercial, Zoned "FR", "RS-6", "CG-2", "IL"
- East: Agricultural, Zoned "FR"
- West: Agricultural and Low-Density Residential, Zoned "FR" and "RS-6"

Joint Land Use Study (JLUS) 2013

Safety Subzone of CCIA

AICUZ (Air Installation Compatibility Use Zone / Safety Subzone of Corpus Christi International Airport

CZ: Clear Zone

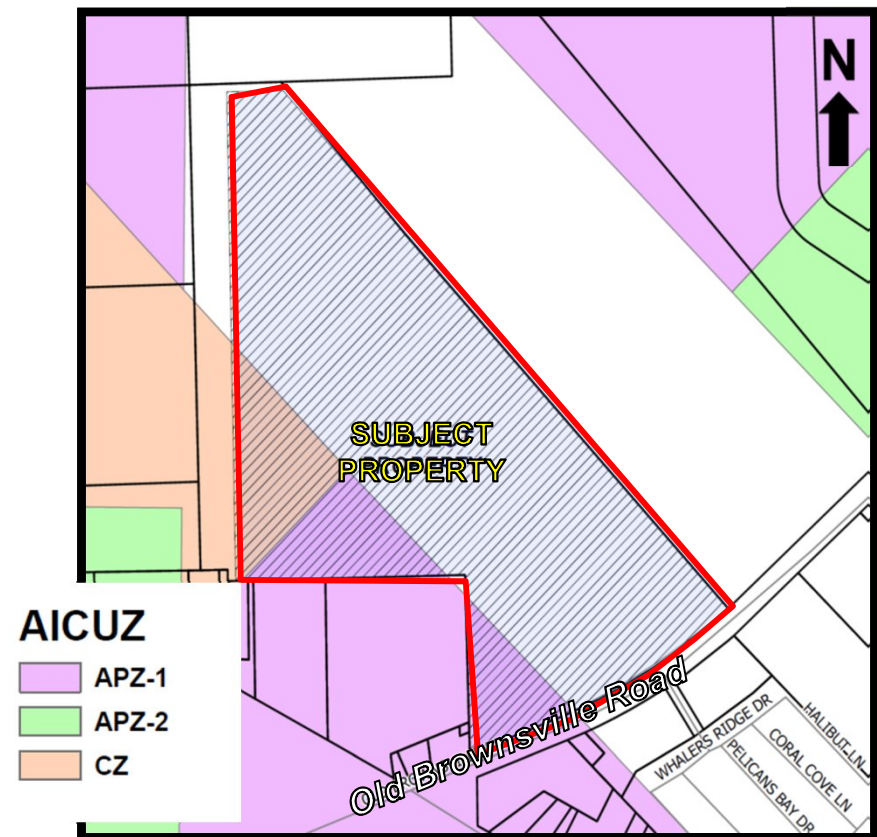
- Zone within the Safety Subzone of the AICUZ
- Area immediately beyond the usual runway threshold
- Possesses a higher potential for accidents than other areas further away from the runway

APZ-1: Accident Potential Zone 1

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the clear zone
- Possesses a measurable potential for accidents relative to the clear zone

APZ-2: Accident Potential Zone 2

- Zone within the Safety Subzone of the AICUZ
- Consisting of an area beyond the Accidental Potential Zone-1
- Possesses a measurable potential for aircraft accidents relative to Accidental Potential Zone 1 or the clear zone.



Public Notification

18 Notices mailed inside 200' buffer
6 Notice(s) mailed outside 200' buffer

Notification Area

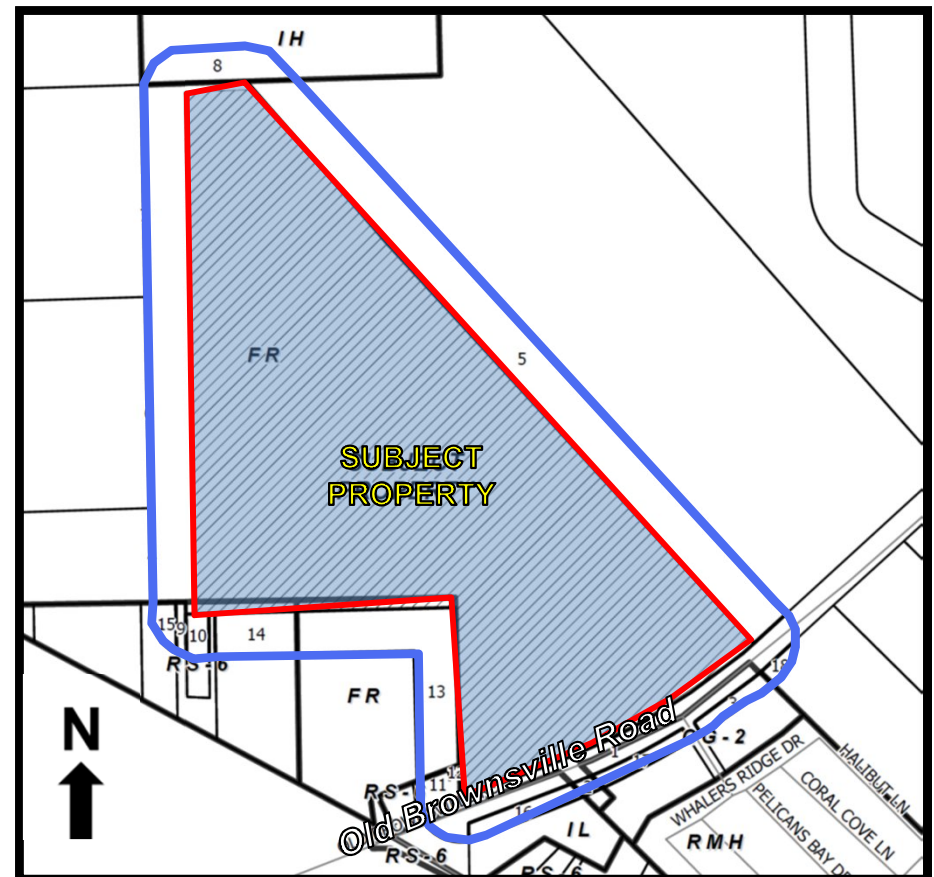
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- Inconsistent with Plan CC regarding future land use and avoidance of incompatible land uses.
- Inconsistent with the Future Land Use Map.
- Inconsistent with the ADP which states to minimize incompatible land uses, protect the airport from such incompatible uses, and prohibit residential uses within 1.5 miles at the ends of the existing runway.
- Inconsistent with the 2013 Joint Land Use Study (JLUS).
- Subject property is located within the CZ and APZ-1 of the AICUZ/Safety Subzones Corpus Christi International Airport.
- Navy and CCIA concur with staff's recommendation of denial.

STAFF RECOMMENDATION: Denial of the rezoning from the “FR” Farm Rural District to the “R-MH” Manufactured Home District.

ZONING REPORT

Case # 0523-02

Applicant & Subject Property			
City Council District: 1 Owner: Diego Vasquez Applicant: Diego Vasquez Address: 1113 Comanche Street, located along the south side of Comanche Street, east of Waco Street, and west of North Staples Street (FM 2444) Legal Description: Lot 6, Block 2020, Bluff Portion Acreage of Subject Property: 0.17 acres Pre-Submission Meeting: April 20, 2023			
Zoning Request			
From: "CI" Intensive Commercial District To: "IL" Light Industrial District Purpose of Request: To allow for the warehousing of goods, welding, and a machine repair shop.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Vacant	Mixed Use
North		Professional Office	
South		Vacant	
East		Medium-Density Residential	
West	"IL" Light Industrial	Professional Office	
Plat Status: Platted. Military Compatibility Area Overlay District: No. Code Violations: None.			
Transportation and Circulation			
Comanche Street	Designation-Urban Street	Section Proposed	Section Existing
	"C1" Minor Residential Collector	2 Lanes, 60 Feet	2 Lanes, 60 feet
Waco Street	Local Residential	2 Lanes, 50 Feet	2 Lanes, 50 Feet
Transit: The Corpus Christi RTA provides service to the subject property via Morgan/Port Route 16, Staples Route 29, and Arboleda Route 21.			

Bicycle Mobility Plan: The subject property is located on a proposed 1-way Cycle Track on Comanche Street.	
Utilities	
Gas: 2" WS line along Comanche Street. Stormwater: 15" RCP line along Comanche Street. Wastewater: 8" VCP along Waco Street. Water: 6" PVC line along Waco Street.	
Corpus Christi Comprehensive Plan	
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Downtown Area Development Plan (Adopted on May 28, 2013). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.	
Public Notification	
Number of Notices Mailed	<ul style="list-style-type: none"> • 19 within a 200-foot notification area • 5 outside 200-foot notification area
In Opposition	
	<ul style="list-style-type: none"> • 0 inside the notification area • 0 inside the notification area • 0% in opposition within the 200-foot notification area (1 individual property owner)
Public Hearing Schedule	
Planning Commission Hearing Date: May 31, 2023 City Council 1st Reading/Public Hearing Date: July 18, 2023 City Council 2nd Reading Date: July 23, 2023	

Background:

The applicant purchased the subject property in 2020. Prior to the purchase of the subject property, the applicant purchased 2 adjacent properties in 2016 on N. Staples Street and Waco Street. The applicant is adjacent to a barbeque restaurant in N. Staples that is open for the early lunch hour and is the owner/operator of a welding shop also located adjacent to the property. The applicant has purchased the subject property to expand separate business endeavors to include custom welding services. The applicant has taken steps to clear the subject property to avoid vandalism and vagrancy and expand his business where he is the sole employee.

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Economy and Workforce
 - Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.
 - Promote a community culture that recognizes innovation and entrepreneurship.
 - Corpus Christi is a community of choice for talented entrepreneurs and professionals.
 - Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
 - 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 Map:** The proposed rezoning is inconsistent.
 - Designated Future Land Use: Mixed Use.
 - Mixed use can include vertical and horizontal mixture of uses, including housing, offices, ground-floor retail, services, restaurants and entertainment, cultural amenities, and so on.

Staff Analysis:

“While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

The proposed rezoning is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan:

- The proposed rezoning promotes an entrepreneurial ecosystem that has proven successful and is expanding.
- The proposed rezoning values entrepreneurial innovation supporting two, separate business fronts.
- Promotes a mix of land use between lunch hour office and custom welding services.

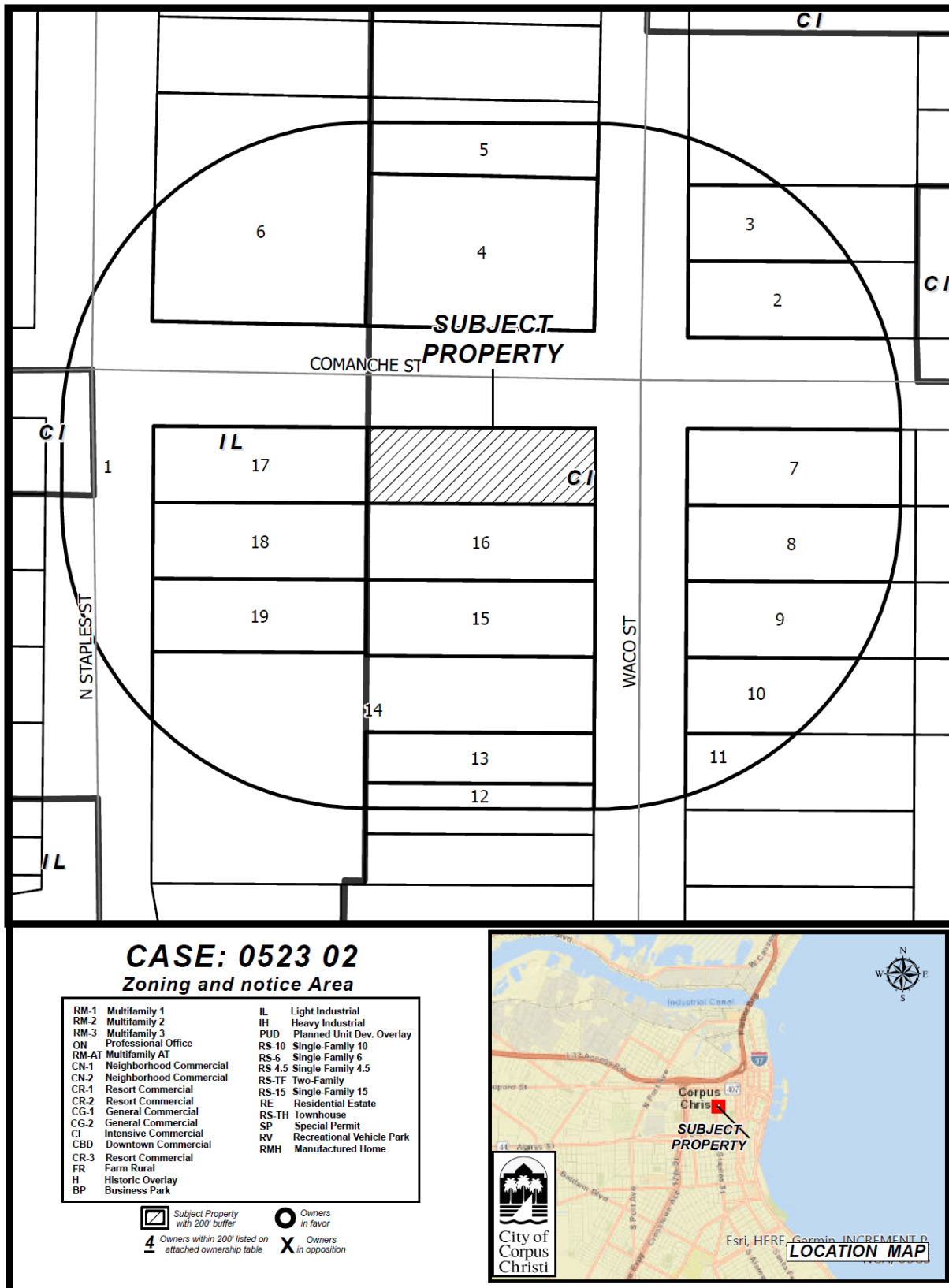
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends a Special Permit in conjunction with the base zoning district that will only allow the additional use of warehousing goods, welding, and a machine repair shop. Such rezoning will protect the base zoning uses and prohibit more intensive uses that would be allowed in the requested zoning district.

Staff Recommendation: Denial of the requested change of zoning in lieu thereof, approval of the “CI/SP” Intensive Commercial District with a Special Permit subject to the following conditions:

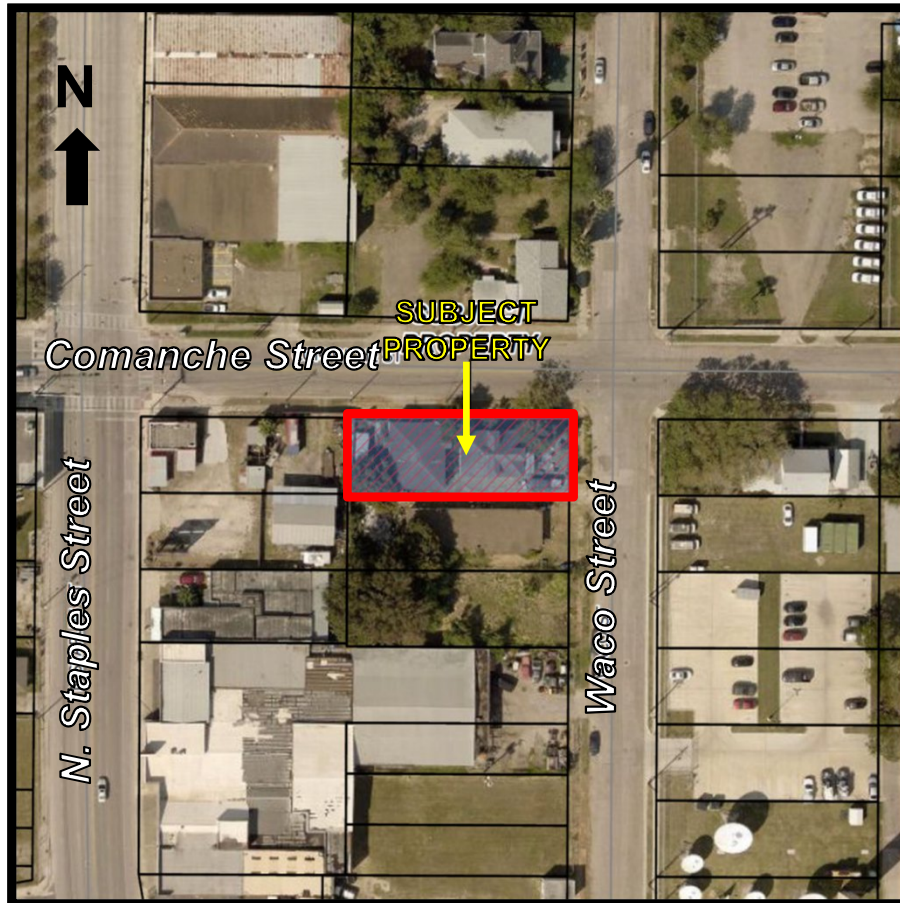
1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts are warehousing of goods, welding, and a machine repair shop.
2. Screening Fence: A minimum of a seven-foot-tall screening fence is required to be constructed.
3. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. Outdoor storage is prohibited.
5. Welding and machine repair shall be done entirely within an enclosed building.
6. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 10:00 PM.
7. Signage: No pole-mounted signage is allowed along Waco Street.
8. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
9. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
10. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachment A: Existing Zoning and Notice Area map.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



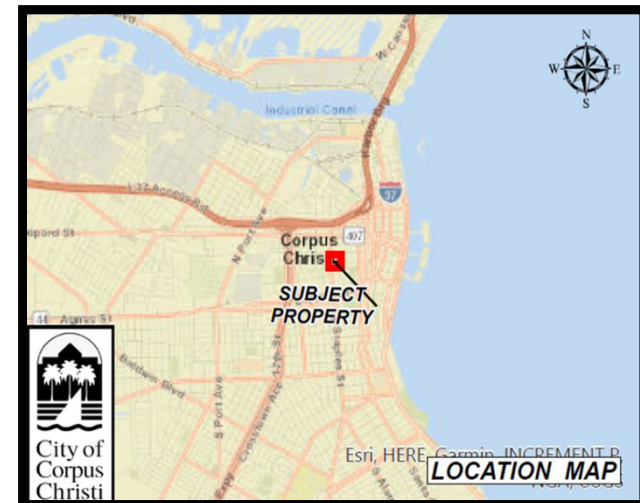
Zoning Case 0523-02



DIEGO VASQUEZ

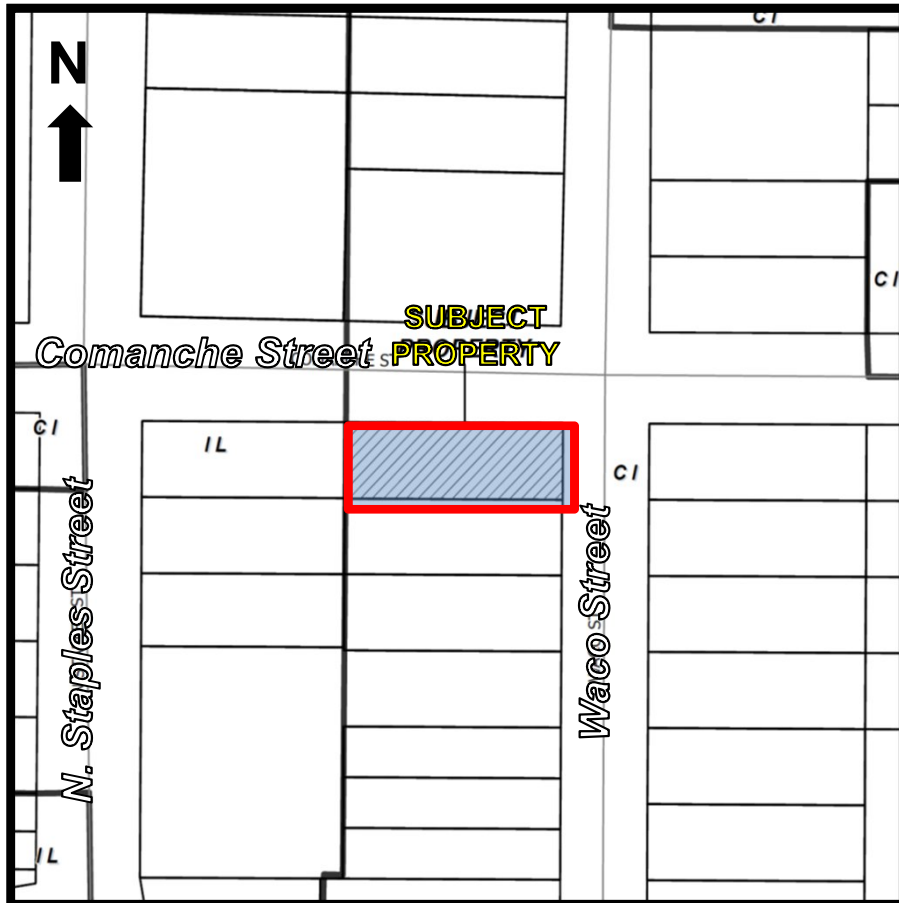
DISTRICT 1

**Rezoning for a property at
1113 Comanche Street
From "CI" to "IL"**



Planning Commission
May 31, 2023

Zoning and Land Use



Proposed Use:

To allow for the warehousing of goods, welding, and a machine repair shop.

Area Development Plan:

Downtown

Future Land Use Map:

Mixed Use

Existing Zoning:

“CI” Intensive Commercial District

Adjacent Land Uses:

- North: Professional Office, Zoned “CI”
- South: Vacant, Zoned “CI”
- East: Medium, Zoned “CI”
- West: Professional Office, Zoned “IL”

Public Notification

19 Notices mailed inside 200' buffer
5 Notice(s) mailed outside 200' buffer

Notification Area

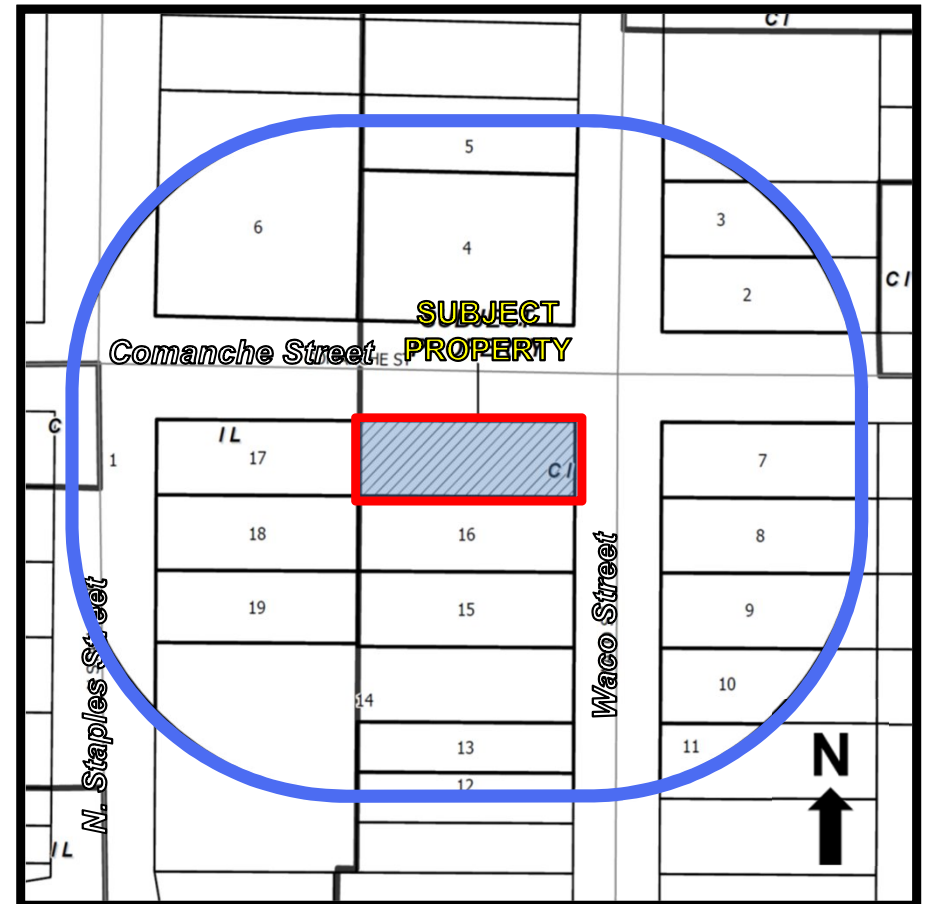
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- The proposed rezoning promotes an entrepreneurial ecosystem that has proven successful and is expanding.
- The proposed rezoning values entrepreneurial innovation supporting two, separate business fronts.
- Promotes a mix of land use between lunch hour office and custom welding services.
- After evaluation of case material, staff recommends a Special Permit in conjunction with the base zoning district that will only allow the additional use of warehousing goods, welding, and a machine repair shop.
- Such rezoning will protect the base zoning uses and prohibit more intensive uses that would be allowed in the requested zoning district.

Staff Recommendation: Denial of the requested change of zoning in lieu thereof, approval of the “CI/SP” Intensive Commercial District with a Special Permit subject to conditions.

Special Permit Conditions

1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts are warehousing of goods, welding, and a machine repair shop.
2. Screening Fence: A minimum of a seven-foot-tall screening fence is required to be constructed.
3. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. Outdoor storage is prohibited.
5. Welding and machine repair shall be done entirely within an enclosed building.
6. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 10:00 PM.
7. Signage: No pole-mounted signage is allowed along Waco Street.
8. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
9. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
10. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.