



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 15, 2023

5:30 PM

City Hall 6th Floor Conference Room

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: November 1, 2023: Chairman Miller and Commissioner Motaghi**
- IV. **Approval of Minutes:**
 1. [23-1837](#) Regular Planning Commission Meeting Minutes November 1, 2023
Attachments: [11-1-23 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. [23-1864](#) 23PL1009-CONDITIONAL
FLOUR BLUFF ESTATES, UNIT 2, BLOCK 5, LOT 7R (REPLAT-1.08
ACRES)

Located southwest corner of Claride Street & N.A.S., 810 N.A.S.

Attachments: [23PL1009 Flour Bluff Estates Block 5 Lot 7R CvPg](#)
[23PL1009 Flour Bluff Estates Block 5 Lot 7R Report-2](#)
[23PL1009 Flour Bluff Estates Block 5 Lot 7R PlatR2](#)

B. Time Extension

3. [23-1840](#) 22PL1095 FIRST REQUEST-12 MONTH EXTENSION
MOSTAGHASI ACRES (FINAL-30.28 ACRES)
Located along the N/S of Yorktown Blvd, between Starry Rd and the Oso
Creek.

Attachments: [21PL1095 Mostaghasi Acres CVvPg](#)
[21PL1095 Mostaghasi Acres \(002\)](#)
[21PL1095 Mostaghasi Acres Time Extension Request](#)
[21PL1095 Mostaghasi Acres- Approved plat](#)

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment of Planning Commission

IX. Convene Beach Dune Committee

X. Call to Order, Roll Call

XI. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach/Dune Committee. (See instructions for item II. above) Comments are limited to 3 minutes.

XII. Approval of Absences: Commissioner Munoz.

XIII. Approval of Minutes: October 18, 2023.

4. [23-1841](#) Regular Meeting Minutes Beach/Dune Committee October 18, 2023.

Attachments: [10-18-23 Beach Dune Committee Minutes](#)

XIV. Consent Public Hearing Discussion and Possible Action (Item C)**C. Beachfront Construction Certificate Admirals Row**

5. [23-1853](#) Case No. BD8080, Admirals Row Co-Council of Owners. Request for a Beachfront Construction Certificate for property located at or near 7393 State Highway 361. (Staff recommends approval).

Attachments: [BD8080 Staff Report](#)
[Staff Report Attachments](#)
[BD8080 PC Presentation](#)

XV. Director's Report**XVI. Future Agenda Items****XVII. 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.



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Meeting Minutes - Draft

Planning Commission

Wednesday, November 1, 2023

5:30 PM

City Hall Sixth Floor Conference Room

I. Call to Order, Roll Call

Vice Chairman York called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Chairman Miller and Commissioner Motaghi absent.

Present 7 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Board Member Billy A. Lerma, Vice Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 3 - Advisory Non voting Ben Polack, Chair Michael Miller, and Board Member Jahvid Motaghi

II. PUBLIC COMMENT: None.

III. Approval of Absences: 10/18/23: Commissioner Munoz

A motion was made by Commissioner Mandel to approve the absence listed above and seconded by Vice Chairman Lerma. The Vote: All Aye. The motion passed.

IV. Approval of Minutes

1. [23-1756](#) Regular Meeting Minutes DRAFT October 18, 2023.

Attachments: [10-18-23 Planning Commission DRAFT Meeting Minutes](#)

A motion was made by Commissioner Salazar-Garza to approve the minutes listed above and seconded by Commissioner Lerma. The Vote: All Aye. The motion passed.

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

Vice Chairman York stated Commissioner Hedrick is abstaining from Item 8, Royal Oak South Subdivision.

Mark Orozco, Development Services, read Consent Agenda A, Item 8, into the record as shown below. The plat satisfies all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman York opened the public hearing. Seeing no one to speak, the public hearing was closed.

Commissioner Lerma moved to approve Item 8, seconded by Commissioner Mandel. The Vote: Aye: Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Lerma, and Budd. Abstain: Commissioner Hedrick. The motion passed.

Mark Orozco, Development Services, read Consent Agenda A, Items 2, 3, 4, 5, 6, 7, and 9 into the record as shown below. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman York opened the public hearing. Seeing no one to speak, the public hearing was closed.

A motion was made by Commissioner Salazar-Garza to approve Items 2-7 and 9, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

A. Plats

2. [23-1751](#) PL8018
LAUGHLIN SUBDIVISION BLOCK 1 LOTS 9B AND 9C (REPLAT OF .50 ACRES)
South of Houston St. and west of Carroll St.

Attachments: [PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C CvPg](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9C 9C Report](#)
[PL8018 Laughlin Sbdvsn Block 1 Lots 9B 9C Plat](#)
3. [23-1752](#) PL8053
BEACH PORTION BLOCK 11, LOTS 6R AND 7R (REPLAT 0.23 ACRES)
Located at Schatzel St. And Mesquite St.

Attachments: [PL8053 Beach Portion Block 11 Lots 6R 7R CvPg](#)
[PL8053 Beach Portion Block 11 Lots 6R 7R Report \(2\)](#)
[PL8053 Beach Portion Plat Block 11 Lots 6R 7R Plat](#)
4. [23-1753](#) PL8069
LINDALE PARK SECTION 2, BLOCK 23, LOT 17R (REPLAT OF 0.20 ACRES)
Located south of Sorrell St & north of Swantner Dr.

Attachments: [PL8069 Lindale Park Section 2 Block 23 Lot 17R CvPg](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Report](#)
[PL8069 Lindale Park Section 2 Block 23 Lot 17R Plat](#)
5. [23-1766](#) PL8062
PORT ARANSAS CLIFFS BLOCK 416 LOT 25R (REPLAT OF 0.21 ACRES)
Located south of Ropes St. & west of Aransas St.

Attachments: [PL8062 Port Aransas Cliffs Block 416 Lot 25R CvPg](#)
 [PL8062 Port Aransas Cliffs Block 416 Lot 25R Report](#)
 [PL8062 Port Aransas Cliffs Block 416 Lot 25R Plat](#)

6. [23-1767](#) PL8089
 FIFTH QUARTER INDUSTRIAL PARK, UNIT 2 LOTS 6-10 (FINAL PLAT OF
 11.34 ACRES)
 Located north of Bates Rd. and west of Flato Rd.

Attachments: [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 CvPg](#)
 [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Report](#)
 [PL8039 Fifth Quarter Industrial Park Unit 2 Lots 6-10 Plat](#)

7. [23-1771](#) PL7991
 SARATOGA RIDGE PRELIMINARY PLAT-PHASES 1-4 (+-257 Acreage)
 Located east of Old Brownsville (FM 665) and north of Saratoga Boulevard (SH
 357)

Attachments: [PL7991 Saratoga Ridge Prelom Phases 1-4CvPg](#)
 [PL7991 Final Report Saratoga Ridge Preliminary- Phases 1-4](#)
 [PL7991 Saratoga Ridge Prelim Phases 1-4.R2 Plat](#)
 [Revised Master Preliminary Plat 10-18-2023](#)
 [032842 ORD - 09_06_2022](#)

8. [23-1772](#) PL8002
 ROYAL OAK SOUTH SUBDIVISION (FINAL PLAT-20.26 ACRES)
 Located west of Rand-Morgan Rd. and west of McNorton Rd.

Attachments: [PL8002 Royal Oak South CvPg](#)
 [PL8002RoyalOakSouthRedefinedMergedReport1024023](#)
 [PL8002 Royal Oak South Plat](#)

9. [23-1775](#) PL8031
 POOLE ESTATES (FINAL PLAT-6.5 ACRES)
 Located south of Graham Rd. and east of Ruddock Dr.

Attachments: [PL8031 Poole Estates CvPg](#)
 [PL8031 Poole Estates ClosedDocReport102623](#)
 [PL8031 Poole Estates Plat](#)

VI. Briefing

Andrew Dimas, Development Services, gave a briefing on the Unified Development Code Text Amendment.

SUMMARY:

As part of the 88th Texas Legislature, bills were passed into laws that became effective on September 1, 2023. Such new laws are related to municipalities establishing platting regulations regarding land subdivision applications and public notifications due to changes to the Texas Local Government Code, the following amendments to the UDC are recommended.

BACKGROUND:

Senate Bill 929: Amendment to Chapter 211 of the Texas Local Government Code relating to the notice and compensation by municipality required before revoking right to use property for a use that was allowed before the adoption of or change to a zoning regulation or boundary. Additionally, if a municipality imposes a requirement to stop a non-conforming use that includes the action by governing body, board, or commission, or official, or determines that the non-conforming use has an adverse effect, the owner is entitled to compensation based on market value, or continued nonconforming use of the property until the owner recovers the amount determined through business activities.

Proposed amendment to UDC Section 3.7.3: Will establish the conditions of mailed public notices including public notifications in the case of the creation of a nonconforming use via either a rezoning or change to the UDC to property owners and tenants.

House Bill 3699: Amendment to Chapter 212 of the Texas Local Government Code relating to the establishment of requirements by a municipality for the application for land subdivision (platting) and the criteria for determining completeness of a land subdivision application. Additionally, each municipality shall adopt and make available to the public a complete, written list of all documentation and other information that the municipality requires to be submitted with a plat application. Municipality shall continuously maintain the list on the Internet not later than the 30th day after the date the municipality adopts or amends the list.

Proposed amendment to UDC Section 3.1.6: Will establish the requirements for submittal of land subdivision applications (platting). Additionally, this subsection will incorporate into the UDC a formalized list of application requirements to determine the completeness of a land subdivision (platting) application.

ANALYSIS AND FINDINGS:

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. The amendment promotes the purpose of this Unified Development Code as established in Section 1.2. The UDC was established to reflect the City's

Comprehensive Plan and its goal to improve and protect public health, safety, and welfare.

2. The amendment is consistent with the Comprehensive Plan.
3. The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.
4. The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.

The proposed text amendments do not conflict with existing language in the UDC nor the Municipal Code. Additionally, the adoption of new state statutes is directly linked to the third condition of the review criteria listed above.

10. [23-1773](#) Unified Development Code Text Amendments.

Attachments: [PC Briefing Memo - Fall 2023 Misc UDC Amendments](#)
[DRAFT Plat Application Requirements](#)
[Ordinance - Fall 2023 Misc UDC Amendments](#)
[Presentation - Fall 2023 Misc UDC Amendments](#)

VII. Director's Report

Nina Nixon-Mendez stated the Texas APA conference is next week, November 8-10. A detailed email was forwarded to the commissioners regarding conference events. The Corpus Christi Historic Preservation Plan is receiving a gold award from the Texas APA. The awards ceremony is at 4:15. The photo op is at the Henry Garrett ballroom at 4:00.

VIII. Future Agenda Items

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 5:53 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 15, 2023**

PROJECT: 23PL1009-CONDITIONAL

FLOUR BLUFF ESTATES, UNIT 2, BLOCK 5, LOT 7R (REPLAT-1.08 ACRES)
Located southwest corner of Claride Street & N.A.S., 810 N.A.S.

Zoned: CG-1

Owner: ADR Investments (John Kendall)

Surveyor: Voss Engineering

The applicant proposes to obtain a building permit. Upon satisfaction of the remaining conditions and comments in the plat review comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

Intra-departmental 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: M2 / 4
App Received: 1/25/2023
TRC Meeting Date: 2/9/2023
TRC Comments Sent Date: 2/13/2023
Revisions Received Date (R1): 2/28/2023
Staff Response Date (R1): 2/28/2023
Revisions Received Date (R2): 3/6/2023
Staff Response Date (R2): 3/12/23
Planning Commission Date: 3/13/23

All comments addressed
PC Date set
Conditional Approval

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: 23PL1009

Four Bluff Est. Unit 2 Bk. 5 Lot 76 (Regulat- 1.08 ACRES)
Located south west corner of Claride St. & N.A.S.

Zoned: CD-1

Owner: ARB Investments (John Kendaal)
Surveyor: Voss Engineering

The applicant proposes to plat the property to obtain building permit.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	House provision is 20' V.A. along N.A.S.	revised	Addressed		
2	Plat	Change PC Chairman name to Adam Zanghoul	revised	Addressed		
3	Plat	Claride St. is a C collector road ROW is to be 60'. Dedication of 5' for Claride St. is needed.	revised	Addressed		
4	Plat	What is the proposed development for this property?	2 warehouses for storage	Noted		
5	Plat	If providing street dedication then Plat comment 40 needs to be updated as per standard rule with dedication.	revised	Addressed		
6	Info for	Conditional approval - USF may build sidewalk on apply for and pay for sewer post PC meeting.		Prior to recordation		
7	Fees	Commercial or etc. Water Abseger Distribution Fees: 1.08 Ac. x 1742.19 = \$1,880.49	ok	Prior to recordation		

8	Fees	Commercial or etc. Wastewater Acreage Fees: 1.08 Ac x 1900.91 = \$2,052.98	ok	Prior to recordation		
9	Fees	Pro Rata Wastewater Fees: 177.17 x 14.74 = \$2,608.98	ok	Prior to recordation		
ZONING						
No. Sheet	Comment					
3	Info:	The subject property is in the rezoning process for "CG-1/UP" General Commercial with a Special Permit. Conditions include:		Addressed		
2	Info:	Uses: The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by the Unified Development Code (UDC) in Section 5.1.8 "Warehouse and Freight Movement" except bus barns, coal and coal storage and sales, milk distributing station, the stockpiling of sand, gravel or other aggregate materials, lumberyard or other building material establishment that sells primarily to contractors and does not have a retail operation.	ok	Addressed		
3	Info:	Screening: A solid screening fence at a minimum of 7 feet in height shall be installed along the property line shared with adjacent properties.	ok	To be addressed at site development		
4	Info:	Lighting and Noise: Proposed development shall be compliant with the Unified Development Code Section 6.5 Military Compatibility Area Overlay District.	ok	To be addressed at site development		
5	Info:	Buffer: Fenc: A 20-foot buffer and 20 plants shall be required along the property boundaries adjacent to single-family zoning districts or residential uses.	ok	To be addressed at site development		
Planning, Environment & Strategic Initiatives (ESI)						
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	Plot	No comment.	Addressed			
DEVELOPMENT SERVICES ENGINEERING						
Aspen	Yes	No				
Public Improvements Required?						
Water	Yes, see utilities comment.					
Fire Hydrants	Yes, no hydrant nearby					
Wastewater	No					
Sanitary	No					
Stormwater	No					
Sidewalks	No, existing along NAS. Clarified over 75% built w/o sidewalks					
Streets	No					
Refer to UDC Section 3.8.3.3.0 Waivers if applicable.						
Applicant Response on Waiver:						
DEVELOPMENT SERVICES ENGINEERING						
No. Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution	
1	SWMP	Legend for different arrows for Fire and Road, but only see the Fire arrows on the plan	revised	Addressed		

		Plan shows increased flow Pre vs Post Flow, but not how that flow is handled. Per DM 3.02.b.a, Storm water detention facilities shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the pre-developed peak runoff rate.	handled by the existing ditch and curb and gutter system.	The existing system is city infrastructure. Development of any site requires handling the additional flow caused by the development. Refer to DM 3.02.b.a. as per original note.	noted how the percentage of flow to be handled.
2	SWQAP				To be addressed at site plan development.
3	SWQAP	Reference FEMA maps.	on it already.		added the flood plain note.
		Public line shall end at the property line. Designate utilities where public and where private.	revised.	Addressed.	Addressed.
4	Utility Plan				
		Segment of gas line is missing needs to be shown (This is where the gas line goes to the east for the stretch noted, as shown on the public GIS).	revised.	Addressed.	
5	Utility Plan				
UTILITIES ENGINEERING					
No. Sheet		Comment	Applicant Response	Staff Resolution	Applicant Response
		Water construction is required for platting (UDC 1.2.1.0 & 3.2.6). Water Distribution Standards). The waterline on Clarine is a 4" cast iron line and the water line on N.W. is a 6" cast iron line. Commercial properties must have at least an 8" waterline to maintain fire flow. A fire hydrant will also need to be installed.	See original note. Commercial requires 8" waterline, and existing fire hydrant is too far away for proposed wood building, as shown on Utility Plan.		
2	Plat	No wastewater construction is required for platting.	ok.	plans submitted.	Addressed.
TRAFFIC ENGINEERING					
No. Sheet		Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.1).	ok.	Addressed.	
		Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	ok.	Addressed.	
2	Infor.				
FLOODPLAIN					
No. Sheet		Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.		Addressed.	
FIRE DEPARTMENT - INFORMATIONAL REQUIRED PRIOR TO BUILDING PERMIT					
No. Sheet		Comment	Applicant Response	Staff Resolution	Applicant Response
1	Infor.	Note: All code reference is based on currently adopted International Fire Code (IFC) 2013 and Congress Chapter Water Distribution Standards. Commercial development shall have a fire flow of 1,500 GPM with 30 psi residual fire hydrant every 300 feet and operational. This site will require a fire hydrant to be installed.	ok.	Addressed.	
2	Infor.		Please see utilities engineering comments for fire hydrant.	use fire hydrant statement above.	Addressed.

SEWER DISTRIBUTION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comments	OK	Adopted	
ROAD					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comments	OK	Adopted	
NUCKES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Sheet	No comments	OK	Adopted	

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 plan 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.

BEING A REPLAT OF LOTS 7-10, BLOCK 5, FLOUR BLUFF ESTATES NO. 2,
AS RECORDED IN VOL. 8, PAGE 22 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"±" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE X COMMUNITY #48355C, PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 10/13/2022.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GLUF OF MEXICO AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 1.087 ACRE WITH 0.038 ACRE DEDICATED TO STREET.
7. GRID BEARINGS AND SURFACE 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).
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

REPLAT ESTABLISHING FLOUR BLUFF ESTATES NO. 2
BLOCK 5, LOT 7R

STORM WATER QUALITY
MANAGEMENT PLAN

STORMWATER PLAN NOTES:

*A STORMWATER QUALITY MANAGEMENT PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS FOR ANY PROJECT OF 1 ACRE OR GREATER/ OR A POLLUTION PREVENTION PLAN IS LESS THAN 5 ACRES.

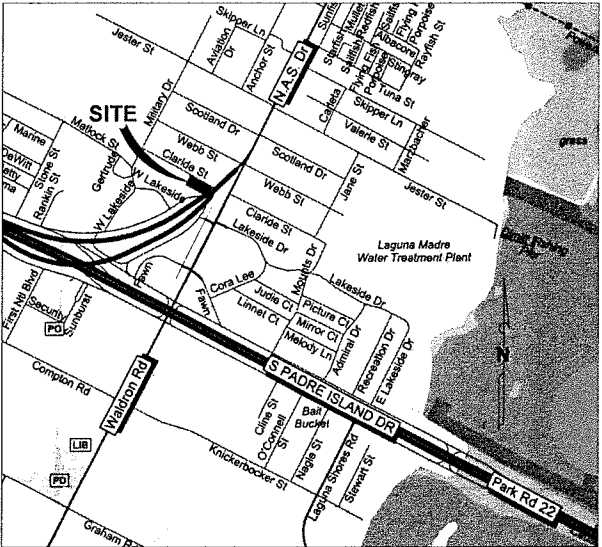
*THE ULTIMATE RECEIVING BODY IS THE LAGUNA MADRE (AND AS REFERENCED IN THE GENERAL NOTES). STORMWATER FROM THE SITE WILL COMPLY WITH THE CITY'S NPDES PERMIT FOR MUNICIPAL STORMWATER DISCHARGE.

*FEMA FLOOD HAZARD ZONE IS ZONE X AND AS DENOTED WITHIN THE GENERAL NOTES.

*THERE WILL BE NO OFFSITE DRAINAGE ONTO THIS PROPERTY.

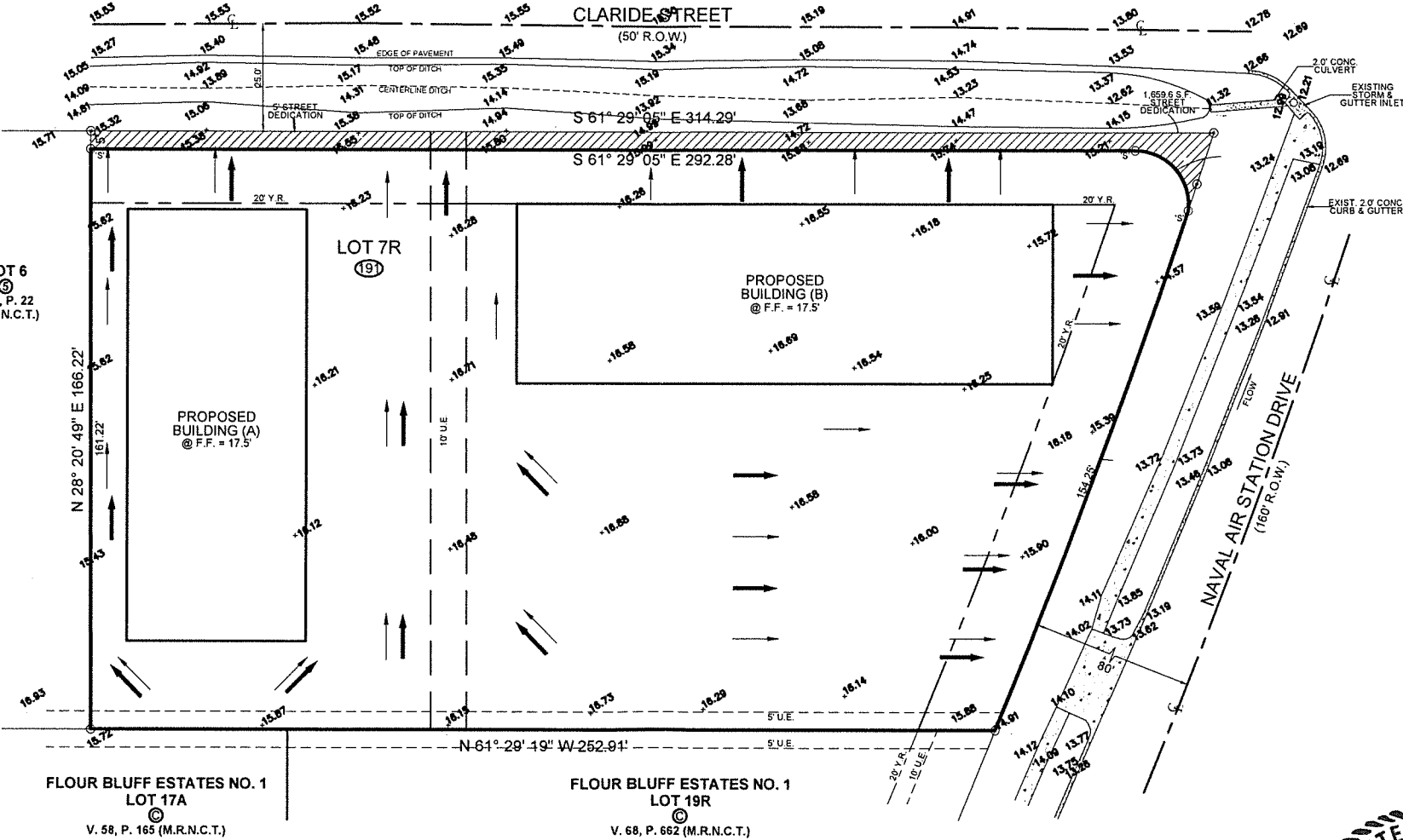
*THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.

*SITE DRAINAGE IS INTO THE EXISTING CURB AND GUTTER OF N.A.S. ROAD & DITCH OF CLARIDE STREET WHICH DRAINS TO THE LAGUNA MADRE.

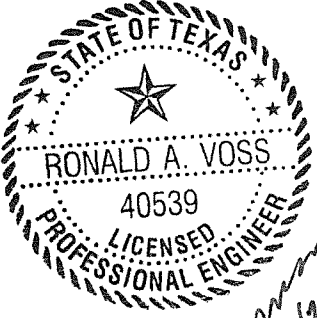


VICINITY MAP (NTS)

SWQMP LEGEND	
	DIRECTION OF EXISTING SURFACE STORM WATER RUNOFF
	DIRECTION OF PROPOSED SURFACE STORM WATER RUNOFF
	EXISTING ELEVATIONS

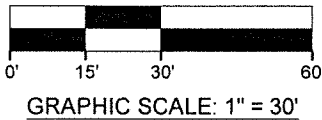


RATIONAL METHOD
TOTAL FLOW CAPACITY TO CURB, GUTTER & DITCH:
Q5 = 2.09 CFS (RAW LAND)
Q25 = 2.71 CFS (RAW LAND)
Q50 = 3.04 CFS (RAW LAND)
Q100 = 3.19 CFS (RAW LAND)
Q5 = 4.78 CFS (W/ IMPROVEMENTS)
Q25 = 6.19 CFS (W/ IMPROVEMENTS)
Q50 = 6.93 CFS (W/ IMPROVEMENTS)
Q100 = 7.30 CFS (W/ IMPROVEMENTS)
I(5) = 5.50 INCHES/HR
I(25) = 7.12 INCHES/HR
I(50) = 7.98 INCHES/HR
I(100) = 8.39 INCHES/HR
C = 0.35 (UNDEVELOPED LAND, SAND)
C = 0.80 (DEVELOPED COMMERCIAL)
TC = 10 MINUTES



VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:	REVISED:	OFFICE:	JOB #:
01/25/2023	02/20/2023	RV & PP	22-7182
FIRM NO. F-166			

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 15, 2023**

PROJECT: 22PL1095 FIRST REQUEST-12 MONTH EXTENSION

MOSTAGHASI ACRES (FINAL-30.28 ACRES)

Located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek.

Owner: Mostaghahi Enterprises, Inc.

Surveyor: Urban Engineering

The Planning Commission originally approved the above plat on November 30, 2022. This is the first request for an extension (expires November 30, 2023). We recommend a 12-month extension.

The applicant states: "The developer was unable to find an engineer with the availability to work on the required public improvement plans until recently."



December 5, 2022

Mostaghassi Enterprises, Inc.
8026 Bar Le Doc,
Corpus Christi, TX 78414

RE: 21PL1095
MOSTAGHASI ACRES
(FINAL – 30.28 ACRES)

Dear Sir / Madam:

**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

On Wednesday, **November 30, 2022**, the Planning Commission held a public hearing on your land subdivision located along the N/S of Yorktown Blvd, between Starry Rd and the Oso Creek. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat and **approved** a request for a Plat Waiver of the sidewalk construction requirements in Section 8.1.4.C, 8.1.5 and 8.2.7.A of the Unified Development Code for sidewalk construction along Yorktown Boulevard.

The final plat must be recorded with the Nueces County Clerk's office by **November 30, 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
Residential Water Acre fee (27.62 acres x \$719.00/acre)	\$19,858.78
Commercial Water Acre fee (2.66 acres x \$1,439.00/acre)	\$3,827.74
Residential Wastewater Acre fee (27.62 acres x \$1571.00/acre)	\$43,391.02
Commercial Wastewater Acre fee (2.66 acres x \$1,571.00/acre)	\$4,178.86
Addressing fee for Final Plats	\$100.00
Recording fee: \$115 (+ \$50.00 for any additional pages)	\$165.00
Total Development Service Surcharge fees:	\$3,218.46
Park Development fee: (78 units x \$426.50/unit)	\$36,075.00
Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
Email plat in .dwg format to platapplication@cctexas.com	
Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
Any other requirements required prior to recordation.	

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

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO\gt
cc: Urban Engineering

Job No. 43385.C0.01

November 3, 2023

Via: emailed/hand delivered

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

Re: Time Extension Request
Mostaghasi Acres (final plat)
Mostaghasi Enterprises, Inc.
Project No. 43385.C0.01

Mr. Orozco:

The final plat of Mostaghasi Acres is coming up for expiration on November 30, 2023. At this time, we, Urban Engineering, on behalf of Mostaghasi Enterprises, Inc. would like to request a time extension of twelve (12) months for the above-referenced project. The developer was unable to find an Engineer with the availability to work on the required public improvement plans until recently. We have included a check in the amount of \$379.34 (No. 1128) 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

Notes:

1. Total platted area contains 30.281 Acres of Land. (Includes Street Dedication).
2. The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". The TCEQ also categorized the receiving water as "contact recreation" use.
3. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. 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.
5. 7A and 24A, Block 2; are non-residential, wetlands Tracts.
6. Lot 1, Block 4 is a Drainage Easement.
7. Lot 1, Block 5 is non-buildable and will be maintained by the H.O.A.
8. Lot 1, Block 1 is a commercial Tract.
9. The property owner shall be responsible for ensuring that any proposed constructions of alterations occurring on said property will comply with 14 CFR, § 77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations.
10. Lots 2 and 11, Block 1; Lots 7, 8, 41 and 44, Block 2; Lots 1, 11, 12 and 22, Block 3 and Lots 1 and 5, Block 6, 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.

Surveyor's Notes:

1. 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.
2. By graphic plotting only, this property is in Zone "A13 (EL 10)" and Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears a revised date of March 18, 1985 and is in a Special Flood Hazard Area.
3. Proposed Flood Map, this property is proposed to lie within Zones "X", "AE(EL 10)", "AE (EL 11)" and "VE (EL 12)" 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).

State of Texas
County of Nueces

The Mostaghasi Enterprises Inc., 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: _____
Hossein Mostaghasi, President

State of Texas
County of Nueces

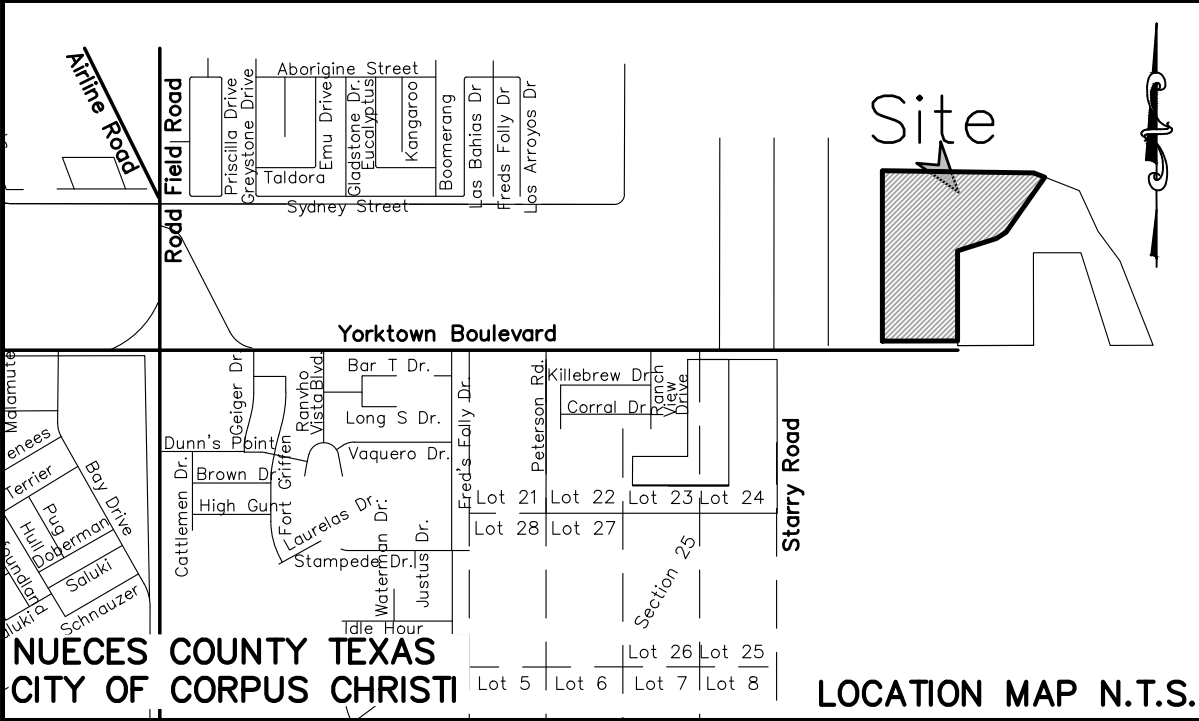
This instrument was acknowledged before me by Hossein Mostaghasi, as President of Mostaghasi Enterprises Inc., a Texas Corporation on behalf of said Corporation.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Mostaghasi Acres

30.281 Acres, being out of Lots 2, 4 and 5, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas; the same land described as a 30.554 Acre Tract described in a General Warranty Deed with Vendor's Lien from Edward M. and Pamela Anne Cantu to Mostaghasi Enterprises Inc., recorded in Document Number 2019051164, of the Official Public Records of Nueces County, 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_____.

Bria A. Whitmire, P.E., CFM, CPM
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

Kamran Zarghouni
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

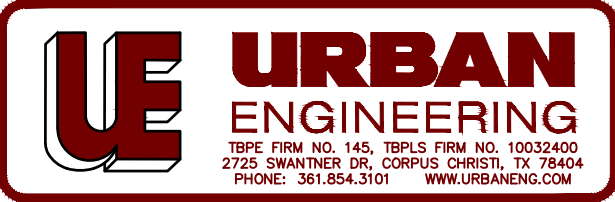
I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and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

This 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.

Brian D. Lorentson, R.P.L.S.
Texas License No. 6839

Approved by the Planning
Commision on November 30,
2022



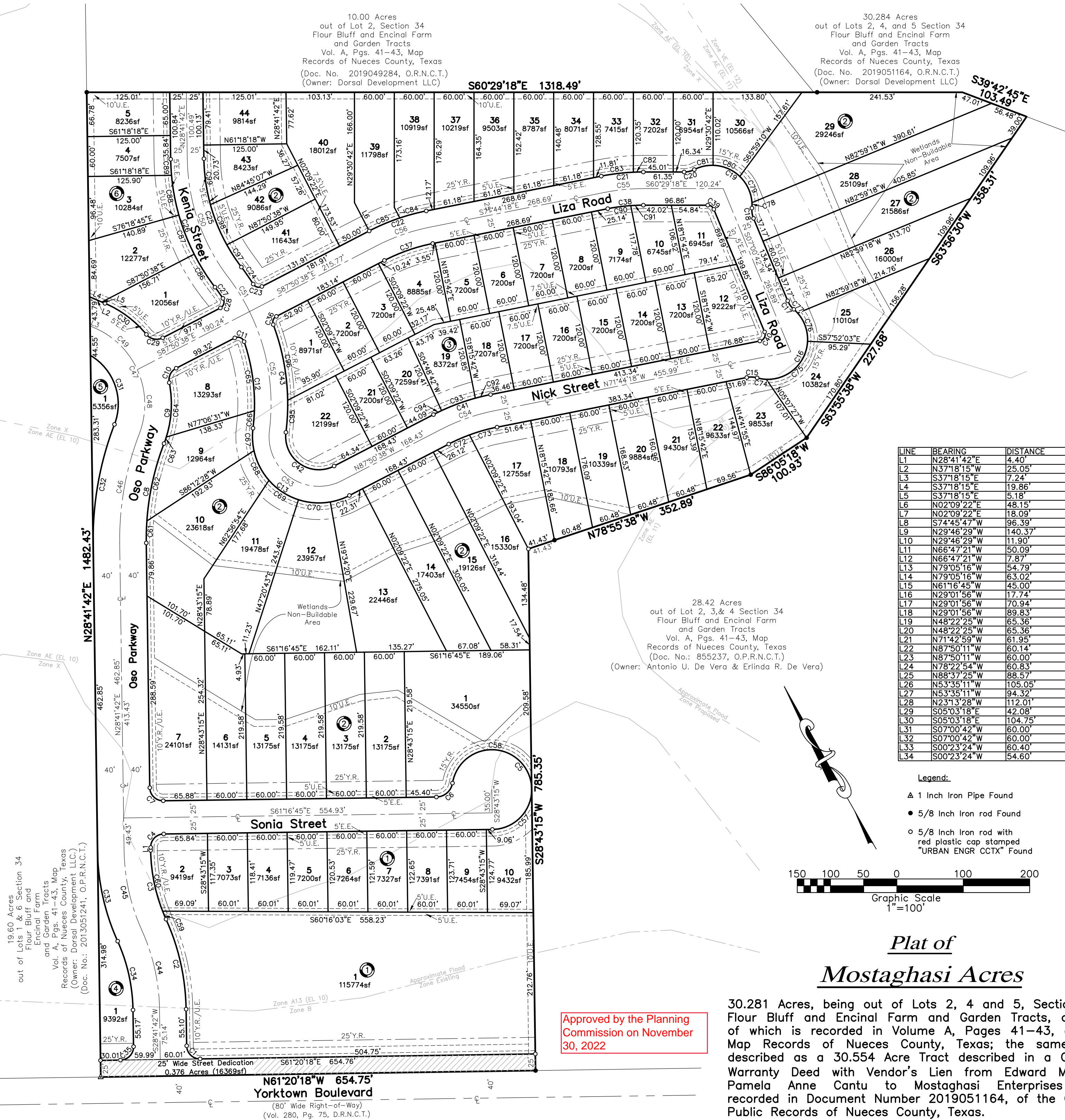
Revised: 10/10/22
Submitted: 06/30/21
SCALE: 1"=100'
JOB NO.: 43885.C0.01
SHEET: 1 of 2
DRAWN BY: BDL
©2021 by Urban Engineering
urbansurvey1@urbaneng.com

10.00 Acres
out of Lot 2, Section 34
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No. 2019049284, O.R.N.C.T.)
(Owner: Dorsal Development LLC)

30.284 Acres
out of Lots 2, 4, and 5 Section 34
Flour Bluff and Encinal Farm
and Garden Tracts
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Doc. No. 2019051164, O.R.N.C.T.)
(Owner: Dorsal Development LLC)

S60°29'18"E 1318.49'

S39°42'45"E 103.49'



LINE	BEARING	DISTANCE
L1	N28°41'42"E	4.40'
L2	N37°18'15"W	25.05'
L3	S37°18'15"E	7.24'
L4	S37°18'15"E	19.86'
L5	S37°18'15"E	5.18'
L6	N02°09'22"E	48.15'
L7	N02°09'22"E	18.09'
L8	S74°45'47"W	96.39'
L9	N29°46'29"W	140.37'
L10	N29°46'29"W	11.90'
L11	N66°47'21"W	50.09'
L12	N66°47'21"W	7.87'
L13	N79°05'16"W	54.79'
L14	N79°05'16"W	63.02'
L15	N61°16'45"W	45.00'
L16	N29°01'56"W	17.74'
L17	N29°01'56"W	70.94'
L18	N29°01'56"W	89.83'
L19	N48°22'25"W	65.36'
L20	N48°22'25"W	65.36'
L21	N71°42'59"W	61.95'
L22	N87°50'11"W	60.14'
L23	N87°50'11"W	60.00'
L24	N78°22'54"W	60.83'
L25	N88°37'25"W	88.57'
L26	N53°35'11"W	105.05'
L27	N53°35'11"W	94.32'
L28	N23°13'28"W	112.01'
L29	S05°03'18"E	42.08'
L30	S05°03'18"E	104.75'
L31	S07°00'42"W	60.00'
L32	S07°00'42"W	60.00'
L33	S00°23'24"W	60.40'
L34	S00°23'24"W	54.60'

Legend:
▲ 1 Inch Iron Pipe Found
● 5/8 Inch Iron rod Found
○ 5/8 Inch Iron rod with red plastic cap stamped "URBAN ENGR CCTX" Found

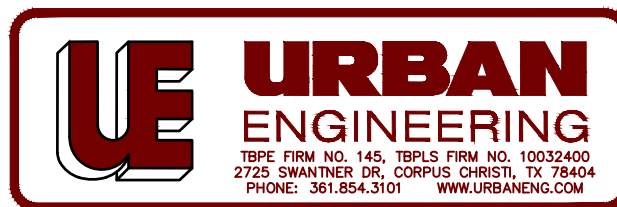
Graphic Scale
1"=100'

Plat of Mostaghaci Acres

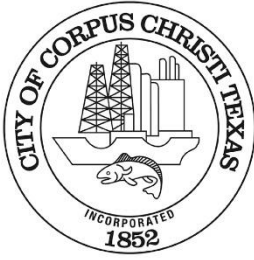
30.281 Acres, being out of Lots 2, 4 and 5, Section 34, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, of the Map Records of Nueces County, Texas; the same land described as a 30.554 Acre Tract described in a General Warranty Deed with Vendor's Lien from Edward M. and Pamela Anne Cantu to Mostaghaci Enterprises Inc., recorded in Document Number 2019051164, of the Official Public Records of Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°02'00"	20.00'	31.43'	S16°19'18"E	28.29'
C2	23°33'23"	340.00'	139.79'	S16°55'00"W	138.80'
C3	23°33'23"	260.00'	106.90'	S16°55'00"W	106.14'
C4	90°01'33"	20.00'	31.42'	S73°42'28"W	28.29'
C5	259°50'09"	60.00'	272.10'	S11°11'50"E	92.04'
C6	79°50'09"	25.00'	34.83'	N78°48'10"E	32.08'
C7	89°58'27"	20.00'	31.41'	N16°17'32"W	28.25'
C8	21°53'54"	400.00'	152.88'	S39°38'38"W	151.95'
C9	32°23'29"	165.00'	93.28'	S34°23'51"W	92.04'
C10	73°57'16"	20.00'	25.81'	S55°10'44"W	24.06'
C11	98°26'43"	10.00'	17.18'	N38°37'16"W	15.15'
C12	26°05'41"	290.00'	132.08'	N23°38'55"E	130.94'
C13	124°40'24"	100.00'	217.36'	N25°34'26"W	177.03'
C14	26°40'07"	34.00'	15.83'	N58°24'15"W	15.68'
C15	154°35'14"	60.00'	161.88'	S57°38'12"W	117.06'
C16	26°40'07"	34.00'	15.83'	S06°19'22"E	15.68'
C17	26°40'07"	34.00'	15.83'	S20°20'45"W	15.68'
C18	12°50'14"	60.00'	126.54'	S26°44'18"E	104.36'
C19	26°40'07"	34.00'	15.83'	S73°49'22"E	15.68'
C20	11°15'00"	325.00'	63.81'	S66°06'48"E	63.71'
C21	16°06'20"	325.00'	91.36'	S79°47'28"E	91.05'
C22	85°16'02"	10.00'	14.88'	S45°12'37"E	13.55'
C23	5°16'19"	340.00'	31.28'	N05°12'45"W	31.27'
C24	36°32'36"	275.00'	175.40'	S10°25'23"W	172.44'
C25	36°32'36"	325.00'	207.29'	N10°25'23"E	203.79'
C26	4°05'06"	290.00'	20.68'	S05°48'22"E	20.67'
C27	95°55'11"	10.00'	16.74'	S44°11'46"W	14.85'
C28	77°52'22"	20.00'	27.18'	N48°54'27"W	25.14'
C29	27°19'59"	165.00'	78.71'	S23°38'16"E	77.97'
C30	80°32'22"	85.00'	119.48'	N10°19'25"E	109.89'
C31	21°53'54"	480.00'	183.45'	N39°38'38"E	182.34'
C32	23°33'23"	340.00'	139.79'	S16°55'00"W	138.80'
C33	23°33'23"	260.00'	106.90'	S16°55'00"W	106.14'
C34	89°58'00"	20.00'	31.40'	N73°40'42"E	28.28'
C35	83°15'09"	10.00'	14.53'	N50°31'47"E	13.29'
C36	16°06'20"	275.00'	77.30'	S79°47'28"E	77.05'
C37	11°15'00"	275.00'	54.00'	S66°06'48"E	53.91'
C38	67°30'00"	10.00'	11.78'	S26°44'18"E	11.11'
C39	101°15'00"	10.00'	17.67'	S57°38'12"W	15.46'
C40	16°06'20"	325.00'	91.36'	N79°47'28"W	91.05'
C41	124°32'24"	50.00'	108.68'	S25°34'26"E	88.51'
C42	27°47'33"	340.00'	164.92'	S22°47'59"W	163.31'
C43	23°33'23"	300.00'	123.34'	N16°55'00"E	122.47'
C44	23°33'23"	300.00'	123.34'	S16°55'00"W	122.47'
C45	87°53'51"	125.00'	191.76'	S39°38'38"W	167.15'
C46	45°37'27"	125.00'	99.54'	S06°38'40"W	173.50'
C47	42°16'23"	125.00'	92.23'	S16°10'03"E	90.15'
C48	36°32'36"	300.00'	191.34'	S10°25'23"W	188.11'
C49	11°07'06"	315.00'	61.13'	S02°17'22"E	61.03'
C50	33°25'35"	315.00'	183.77'	N19°58'58"E	181.18'
C51	124°32'24"	75.00'	163.02'	N25°34'26"W	132.77'
C52	16°06'20"	300.00'	84.33'	S79°47'28"E	84.05'
C53	11°15'00"	300.00'	58.90'	N66°06'48"W	58.81'
C54	16°06'20"	300.00'	84.33'	S79°47'28"E	84.05'
C55	90°00'02"	60.00'	94.25'	S73°43'14"W	84.85'
C56	169°50'07"	60.00'	177.85'	S56°11'51"E	119.53'
C57	2°53'51"	260.00'	13.15'	S06°35'14"W	13.15'
C58	20°39'32"	260.00'	93.75'	S18°21'55"W	93.24'
C59	4°44'00"	400.00'	33.04'	S31°03'41"W	33.04'
C60	17°09'54"	400.00'	119.83'	N42°00'38"E	119.39'
C61	3°38'53"	165.00'	10.51'	S48°46'09"W	10.50'
C62	28°44'36"	165.00'	82.78'	S32°34'24"W	81.91'
C63	20°52'19"	290.00'	105.64'	N12°02'15"E	105.06'
C64	5°13'22"	290.00'	26.43'	S34°05'05"W	26.43'
C65	19°27'29"	100.00'	33.96'	S26°58'01"W	33.80'
C66	29°00'39"	100.00'	50.63'	S02°43'57"W	50.09'
C67	30°52'55"	100.00'	53.90'	S27°12'49"E	53.25'
C68	27°46'23"	100.00'	48.47'	S56°32'28"E	48.00'
C69	17°24'58"	100.00'	30.40'	S79°08'09"E	30.28'
C70	7°06'25"	275.00'	34.11'	N84°17'25"W	34.09'
C71	8°59'54"	275.00'	43.19'	S76°14'16"E	43.14'
C72	13°17'29"	60.00'	13.92'	N51°42'56"W	13.89'
C73	89°30'23"	60.00'	93.73'	N76°53'08"E	84.49'
C74	43°56'41"	60.00'	46.02'	S10°09'36"W	44.90'
C75	7°50'41"	60.00'	8.21'	N15°44'05"W	8.21'
C76	7°50'41"	60.00'	8.21'	S29°45'28"W	8.21'
C77	42°27'32"	60.00'	44.46'	N04°36'22"E	43.45'
C78	42°27'32"	60.00'	44.46'	N37°51'10"W	43.45'
C79	28°04'30"	60.00'	29.40'	N73°07'11"W	29.11'
C80	2°38'37"	325.00'	14.99'	S61°48'37"E	14.99'
C81	8°36'23"	325.00'	48.82'	S67°26'07"E	48.77'
C82	7°15'20"	325.00'	41.16'	N75°21'58"W	41.13'
C83	8°51'00"	325.00'	50.20'	S83°25'08"E	50.15'
C84	10°21'48"	325.00'	58.78'	S02°40'01"E	58.70'
C85	11°10'21"	325.00'	63.37'	N08°06'04"E	63.27'
C86	10°44'41"	325.00'	60.95'	N19°03'36"E	60.86'
C87	4°15'45"	325.00'	24.18'	N26°33'49"E	24.17'
C88	7°16'58"	275.00'	34.96'	S68°05'49"E	34.93'
C89	3°58'02"	275.00'	19.04'	S62°28'19"E	19.04'
C90	4°09'12"	325.00'	23.56'	N73°48'55"W	23.55'
C91	9°33'20"	325.00'	54.20'	N80°40'11"W	54.14'
C92	2°23'47"	325.00'	13.59'	N86°38'44"W	13.59'
C93	8°09'00"	340.00'	48.36'	S32°37'16"W	48.32'
C94	19°38'33"	340.00'	116.56'	S18°43'29"W	115.99'
C95	8°20'42"	275.00'	40.05'	S03°40'34"E	40.02'
C96	13°38'20"	275.00'	65.46'	S07°18'57"W	65.31'
C97	14°33'35"	275.00'	69.88'	S21°24'54"W	69.69'

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: 10/10/22
Submitted: 06/30/21
SCALE: 1"=100'
JOB NO.: 43385.C0.01
SHEET: 2 of 2
DRAWN BY: BDL
©2021 by Urban Engineering
urbansurvey1@urbaneng.com



CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

MEETING MINUTES

**BEACH DUNE COMMITTEE
(PLANNING COMMISSION)**

Wednesday, October 18, 2023

City Hall, 6th Floor Conference Room

CALL TO ORDER - ROLL CALL

Chairman Miller called the meeting to order at 5:36 pm and a quorum was established to conduct the meeting with Commissioner Munoz absent.

PUBLIC COMMENT: None.

APPROVAL OF ABSENCES: None.

APPROVAL OF BEACH DUNE COMMITTEE MINUTES: February 22, 2023

A motion was made by Vice Chairman York to approve the minutes listed above and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

CONSENT PUBLIC HEARING DISCUSSION AND POSSIBLE ACTION: (Item D)

D. Beachfront Construction Certificate 7213 State Highway 361.

Elena Buentello, Development Services, read the Beachfront Construction Certificate into the record. Staff recommends approval.

Chairman Miller opened the public hearing. Seeing no one to speak, the public hearing was closed.

Vice Chairman York moved to approve Item D, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

DIRECTOR'S REPORT: None.

FUTURE AGENDA ITEMS: None.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 5:38 pm.

Beachfront Construction Certificate
Large-Scale
Case No: BD8080
Staff Report

Applicant & Subject Property	
Owner/Applicant: Admirals Row Co-Council of Owners, Corpus Christi Address and Location: 7393 State Highway 361, located along the east side of State Highway 361, south of West Palm Beach and, west of La Concha Boulevard. Area of Proposed Construction: An 8-foot-wide, 250-foot-long dune walkover, Located on two tracts – 9.92 acres out of Survey 596 Land Survey 167 and 3.9 acres of land out of Survey 596 Land Survey 167 on Mustang Island. Legal Description: 9.92 acres out of land out of survey 596, land survey 167, Waterbury JW Sur 596 ABS 408 LS 167, 3.8 acres.	
Purpose of Request	
Dune Walkover: To demolish an existing 5-foot-wide, 255-foot-long dune walkover and replace it with a new 8-foot-wide, 250-foot-long dune walkover in the same footprint.	
Public Notification	
Number of Notices Mailed	– 50 within the 200-foot notification area

Required Findings for the Concurrent Beach/Dune Committee:

Before issuing a **Beachfront Construction Certificate** authorizing the proposed comprehensive mitigation plan, the Concurrent Beach/Dune Committee must find that:

- The proposed activity is consistent with the Unified Development Code, the Municipal Code, including Chapter 10, Beachfront Management and Construction, and State law as they may be amended from time to time.
- The activity follows any other law relevant to dune protection and public beach use and access which affects the activity under view.
- The construction does not reduce the size of the public beach in any manner, except for man-made vegetated mounds and dune walkovers constructed in compliance with the requirements of these regulations.
- The construction does not close any existing public beach access or public parking area unless equivalent or better public access or public parking is established as required in Section 10-37 of the Municipal Code (dedication of equivalent or better access);
- The construction does not cumulatively, directly, or indirectly impair or adversely affect public use of or access to and from a public beach; and
- The construction does not functionally support or depend on nor is otherwise related to proposed or existing structures that encroach on the public beach, regardless of whether the encroaching structure is on land that was previously landward of the public beach. This provision shall not be construed to prevent the construction or reconstruction of structures or facilities landward to the concrete seawall nor those structures or facilities that are functionally dependent on the concrete seawall or are associated with the concrete seawall nor shall this provision be construed to prevent repair or maintenance of the concrete seawall.

- All practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been exhausted.
- The applicant's mitigation plan for any unavoidable adverse effects on dunes and dune vegetation and the effectiveness, feasibility, and desirability of any proposed dune reconstruction and revegetation.
- Comments from the Texas General Land Office.

Staff Analysis:

Staff reviewed the applicant's purpose for the request, Dune Protection Permit from Nueces County, Texas General Land Office comments. Staff also observed that all the required findings for the Concurrent Beach/Dune Committee, relative to the proposed large-scale construction, have been adequately met, and approved by Nueces County and the GLO.

Staff Recommendation:

After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive mitigation plan, staff recommends approval of the **Large-Scale Beachfront Construction Certificate**

Attachments: (A) Texas General Land Office Comments (B) Nueces County Dune Protection Permit, application and supporting documents

Beachfront Construction Certificate
Large-Scale
Case No: BD8080
Staff Report

Applicant & Subject Property	
Owner/Applicant: Admirals Row Co-Council of Owners, Corpus Christi Address and Location: 7393 State Highway 361, located along the east side of State Highway 361, south of West Palm Beach and, west of La Concha Boulevard. Area of Proposed Construction: An 8-foot-wide, 250-foot-long dune walkover, Located on two tracts – 9.92 acres out of Survey 596 Land Survey 167 and 3.9 acres of land out of Survey 596 Land Survey 167 on Mustang Island. Legal Description: 9.92 acres out of land out of survey 596, land survey 167, Waterbury JW Sur 596 ABS 408 LS 167, 3.8 acres.	
Purpose of Request	
Dune Walkover: To demolish an existing 5-foot-wide, 255-foot-long dune walkover and replace it with a new 8-foot-wide, 250-foot-long dune walkover in the same footprint.	
Public Notification	
Number of Notices Mailed	– 50 within the 200-foot notification area

Required Findings for the Concurrent Beach/Dune Committee:

Before issuing a **Beachfront Construction Certificate** authorizing the proposed comprehensive mitigation plan, the Concurrent Beach/Dune Committee must find that:

- The proposed activity is consistent with the Unified Development Code, the Municipal Code, including Chapter 10, Beachfront Management and Construction, and State law as they may be amended from time to time.
- The activity follows any other law relevant to dune protection and public beach use and access which affects the activity under view.
- The construction does not reduce the size of the public beach in any manner, except for man-made vegetated mounds and dune walkovers constructed in compliance with the requirements of these regulations.
- The construction does not close any existing public beach access or public parking area unless equivalent or better public access or public parking is established as required in Section 10-37 of the Municipal Code (dedication of equivalent or better access);
- The construction does not cumulatively, directly, or indirectly impair or adversely affect public use of or access to and from a public beach; and
- The construction does not functionally support or depend on nor is otherwise related to proposed or existing structures that encroach on the public beach, regardless of whether the encroaching structure is on land that was previously landward of the public beach. This provision shall not be construed to prevent the construction or reconstruction of structures or facilities landward to the concrete seawall nor those structures or facilities that are functionally dependent on the concrete seawall or are associated with the concrete seawall nor shall this provision be construed to prevent repair or maintenance of the concrete seawall.

- All practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been exhausted.
- The applicant's mitigation plan for any unavoidable adverse effects on dunes and dune vegetation and the effectiveness, feasibility, and desirability of any proposed dune reconstruction and revegetation.
- Comments from the Texas General Land Office.

Staff Analysis:

Staff reviewed the applicant's purpose for the request, Dune Protection Permit from Nueces County, Texas General Land Office comments. Staff also observed that all the required findings for the Concurrent Beach/Dune Committee, relative to the proposed large-scale construction, have been adequately met, and approved by Nueces County and the GLO.

Staff Recommendation:

After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive mitigation plan, staff recommends approval of the **Large-Scale Beachfront Construction Certificate**

Attachments: (A) Texas General Land Office Comments (B) Nueces County Dune Protection Permit, application and supporting documents

(A) Texas General Land Office Comments



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

October 25, 2023

Via Electronic Mail

Elena J Buentello
Senior City Planner
City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Beachfront Construction Certificate in the City of Corpus Christi

Site Address: Admirals Row Subdivision, Corpus Christi
Legal Description: 9.92 acres out land out of survey 596, land survey 167, Waterbury JW Sur 596
ABS 408 LS 167, 3.8 acres
Lot Applicant: Admirals Row Council of Co-Owners c/o Ryan Dewbre
City Case No.: BD8080
GLO ID No.: BDCC-23-0203

Dear Ms. Buentello:

The General Land Office has reviewed the application materials for a beachfront construction certificate for the above-referenced location. The applicant proposes to demolish an existing 5-foot-wide, 255-foot-long dune walkover and to replace it with a new 8-foot-wide, 250-foot-long dune walkover in the same footprint. Mitigation will occur for both 1,385 square feet of temporary impacts and 4,256 square feet of permanent impacts to dune vegetation and 122 cubic yards of dunes. According to the Bureau of Economic Geology, the area is stable.

Based on the information provided to our office for review, we have the following comments:

- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.¹
- The proposed dune walkover must be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.²
- The proposed dune walkover must be restricted, to the greatest extent possible, to the most landward point of the public beach and must not interfere with or otherwise restrict public use of the beach at normal high tide.³

¹ 31 Tex. Admin. Code § 15.6(i)(1).

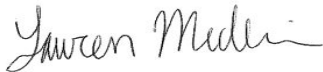
² 31 Tex. Admin. Code § 15.6(i)(1)(C).

³ 31 Tex. Admin. Code §§ 15.7(g)(1-2) & COCC Beach Access Plan § 10-63(a).

- Concrete may not be used to stabilize the dune walkover pilings.⁴
- The City shall require the applicant to relocate the walkovers to follow any landward migration of the public beach or seaward migration of the dunes.⁵ After significant landward migration of the landward boundary of the public beach, the City shall require permittees to shorten any dune walkovers to the appropriate length. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.⁶
- Areas both north and south of the walkover are identified for mitigation. The City may allow the applicant to locate restored dunes in the area extending no more than 20 feet seaward of the line of vegetation. The 20-foot restoration area must follow the natural migration of the vegetation line and the dunes may not restrict or interfere with the public use of the beach at normal high tide.⁷

If you have any questions, please contact me at (512) 463-5234 or at lauren.medlin@glo.texas.gov.

Sincerely,



Lauren Medlin
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

⁴ 31 Tex. Admin. Code § 15.6(i)(2).

⁵ 31 Tex. Admin. Code § 15.7(g)(4) & COCC Beach Access Plan § 10-63(b).

⁶ 31 Tex. Admin. Code § 15.7(g)(4)(A).

⁷ 31 Tex. Admin. Code § 15.7(e).

(B) Nueces County Dune Protection Permit



Date: Thursday, July 6, 2023

From: Nueces County Coastal Parks

To: Admiral's Row Council of Co-Owners, Inc.
Ryan Dewbre, President
4122 Weber Road Suite E
Corpus Christi, TX 78411
Ryan@53Ten.com
214.546.2696

RE: Approval of Dune Protection Permit DPP-04012023-DW –Dune Walkover
at Admiral's Row – Mustang Island, Nueces County, Texas

The subject project permit request is approved. After review by the appropriate agencies the Nueces County Commissioners Court has issued this dune protection permit as described below and further described in the attached application.

The applicant, Admiral's Row Council of Co-Owners, Inc. (Admiral's Row), submitted a permit request to remove an existing dune walkover built in the 1990s and construct a new dune walkover in its place. The walkover is located on two tracts - 9.92 acres of land out of Survey 596 Land Survey 167 and 3.9 acres of land out of Survey 596 Land Survey 167 on Mustang Island, Nueces County, Texas. The applicant is proposing replacement of the existing 5-foot wide, 255-foot long walkover with an 8-foot wide, 250-foot long walkover, which aligns with the current configuration to avoid and minimize dune disturbance and place the walkover as far landward as possible. The proposed walkover is an approximate 725 square foot (SF) increase from the existing structure and would be constructed to allow rain and sunlight to pass through the decking with slats placed ½ inch apart. The applicant proposes to construct the height of the dune walkover three (3) feet above the dunes to allow for the growth of dune vegetation and the migration of dunes.

Temporary impacts associated with demolition of the existing structure and construction of the new walkover are 1,385 SF. Permanent impacts for the proposed walkover are 4,256 SF and 122 cubic yards (CY). The contractor would maintain at 3:1 slope from the proposed grade to existing grade. The permitted impact area would be flagged and clearly marked in the field during construction to avoid equipment or material going beyond the area. The proposed shower

platform would be situated in the same area as the existing platform. Because the proposed shower platform is in a similar location, similar size, and similar height, impacts to vegetation or dunes from water running off of it is not expected but will be monitored. If any impacts from the shower water runoff are identified, mitigation would be proposed and coordinated with County Parks.

For the resulting unavoidable impacts, the applicant proposes to mitigate adverse effects on the dunes and dune vegetation at a 1:1 ratio. Existing dune vegetation, topsoil, and seedstock will be removed from within the construction area then stockpiled and protected outside the Building Setback Line within the residential development. The applicant proposes to place the temporary stockpile in a protected area that would not impact critical dunes or critical dune vegetation. Once construction is complete, the stockpiled material (native vegetation, topsoil, and seedstock) will be placed over any disturbed areas to support revegetation, reduce wind erosion, and ensure moisture retention. Mulching material, such as hay, will be mixed or disced into topsoil before planting and then placed on top of the restored areas to protect the area until vegetation begins to grow back. The proposed 3,300 SF dune restoration area will be established: (a) approximate to the naturally formed dune location, contour, volume, and elevation as the natural dunes in the vicinity; (b) landward of the location where foredunes naturally occur to allow for natural dynamics and dune migration; and (c) to stabilize washout areas, taking into account overall impact of the project on the dune system and any adverse effects on hydrology and drainage associated with the project. The applicant will provide an annual report regarding the success, status, and stabilization of dune restoration efforts.

The following conditions apply:

1. Comply with all rules and regulations of the Nueces County Beach Management Plan and the GLO, and The Joint Erosion Response Plan for Nueces County and the City of Corpus Christi.
2. Upon receipt of this dune protection permit, you shall notify the County of the planned schedule for construction. This includes a notice at least 10 working days prior to starting construction, significant construction schedule updates, and the end of construction.
3. Apply for and obtain a Beachfront Construction Certificate (BCC) from the City of Corpus Christi and comply with the City building codes and ordinances.
4. Begin compensation for any adverse effects to dunes and dune vegetation prior to or concurrent with the commencement of construction of the new structure. If compensation is not completed prior to the commencement of construction the permittee must provide the County with proof of financial responsibility in the amount necessary to complete the mitigation.
5. Conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance of restoration activities pending completion

- of mitigation. The permittee shall be deemed to have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after beginning compensation efforts.
6. Compensate for adverse effects on dune vegetation by planting indigenous vegetation on the affected dunes.
 7. Ensure the compensation project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.
 8. Dune walkover should be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.
 9. Concrete may not be used to stabilize the base of the pilings for the dune walkover.
 10. Mining dunes is prohibited and, therefore, sand from within dunes in the critical dune area may not be used as fill material or to stabilize the construction site. If needed, fill material is clean and free of debris and free of toxic materials listed in Title 40 of the Code of Federal Regulations, §302.4, in concentrations which are harmful to people, flora, and fauna.
 11. Applicant will take measures to avoid additional adverse impacts to dunes and dune vegetation during construction, such as temporarily installing silt fencing adjacent to the critical dune area to prevent construction equipment or materials from being placed in the adjacent dunes. Applicant understands that any unauthorized adverse impacts to dunes or dune vegetation are in violation of the Dune Protection Act and may be subject to enforcement action by Nueces County and the GLO, which may include administrative penalties of \$50 to \$2,000 per violation per day. Additional information about this condition is included in the attached letter from the GLO.
 12. Applicant will direct all stormwater so that construction and fill activities do not result in increased flood damage to the proposed construction site, public beach, or adjacent properties, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for wash overs or blowouts to occur.
 13. Upon receiving this letter, the Applicant will pay the Proposed Fees for Dune Walkover Projects totaling \$1,220 (\$920 for the 2,000 sq ft dune walkover and \$300 for the 125 feet of dune reconstruction along the beach dune front) by check to Nueces County at P.O. Box 18608, Corpus Christi, Texas 78408.

This permit is valid for three (3) years from the date of issuance. If the proposed construction is changed in any manner which causes or increases adverse effects on dunes, dune vegetation, or public beach use and access, this project shall not be eligible for a renewal but will require the application for a new permit.

The County reserves the right to access the property to inspect and monitor the permitted activity during construction and until expiration of the dune protection permit. If at any time the Commissioners Court finds that the activity is not consistent with the conditions of the permit, the Commissioners Court may order the activity to cease until a plan for compliance is agreed upon.

Within thirty (30) days of completion of this dune walkover project, submit to the County Engineer an affidavit signed and sealed by your engineer, architect, or geologist licensed in the State of Texas. The affidavit must attest that the provisions of the dune protection permit have been met, and that the permitted work has been completed. The County will then verify that the provisions have been met and the County will send a letter of acceptance or rejection of the attestation to you.

Additional information about the dune permit process, questions about amendments or extensions, and other dune habitat information is available from the Nueces County Beach Management Plan which can be found at <https://www.nuecesbeachparks.com/dune-permitting/nueces-county-beach-management-plan>. For additional support contact Nueces County Coastal Parks at P.O. Box 18608, Corpus Christi, Texas 78408, (361) 949-8122, CoastalParksDunePermits@nuecesco.com.

Attachments



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

June 15, 2023

Via Electronic Mail

Scott Cross
Director, Nueces County Coastal Parks
15820 Park Road 22
Corpus Christi, Texas 78418

Application for a Dune Protection Permit in Nueces County

Site Address: Admirals Row Subdivision, Corpus Christi
Legal Description: 9.92 ac of land out of survey 596, land survey 167, Waterbury J W Sur 596 ABS
408 LS 167, 3.8 Acs
Lot Applicant: Admiral's Row Council of Co-Owners, Inc. c/o Ryan Dewbre
County ID No.: DPP-04012023-DW
GLO ID No.: BDNC-23-0134

Dear Mr. Cross,

The General Land Office has reviewed the application materials for a Dune Protection Permit for the above-referenced location. The applicant proposes to demolish an existing 5-foot-wide, 255-foot-long dune walkover and to replace it with a new 8-foot-wide, 250-foot-long dune walkover in the same footprint. Mitigation will occur for both 1,385 square feet of temporary impacts and 4,256 square feet of permanent adverse impacts to dune vegetation and 122 cubic yards of dunes. According to the Bureau of Economic Geology, the area is stable.

Based on the information provided to our office for review, we have the following comments:

Dune Walkover

- The deck of the walkover must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.¹
- The proposed dune walkover should be constructed to maintain ½-inch spacing between the slats to allow rain and sand to pass through the decking.
- Concrete may not be used to stabilize the base of the pilings for the dune walkover.²

¹ 31 Tex. Admin. Code § 15.7(g)(3).

² 31 Tex. Admin. Code § 15.6(f)(3).

- The County shall require the applicant to relocate the walkover to follow any landward migration of the public beach or seaward migration of the dunes.³ After a major storm or any other event, the County shall require permittees to shorten any dune walkovers to the appropriate length. This requirement shall be contained as a condition in any permit and certificate issued authorizing construction of walkovers.⁴
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.⁵

Dune Mitigation

- The County shall require permittees to minimize construction on or across dune areas to the greatest extent practicable.⁶ The current walkover design significantly minimizes the amount of dune impacts when compared to those proposed under a previous design.
- The applicant must take measures to avoid adversely impacting dunes and dune vegetation to the greatest extent practicable during construction, such as minimizing the construction equipment corridor and installing temporary silt fencing or barriers adjacent to the critical dune area.⁷
- The GLO requests that the applicant provide the County and the GLO photographs of the site throughout construction to ensure that impacts to dunes and dune vegetation are being avoided as outlined in the permit application.
- The applicant must repair dunes using indigenous vegetation that will achieve the same protective capability as the surrounding natural dunes.⁸ The species of bitter panicum, sea oats, and marshhay cordgrass are permissible, as is stockpiled and transplanted vegetation from on-site.
- Areas both north and south of the walkover are identified for mitigation. The County may allow the applicant to locate restored dunes in the area extending no more than 20 feet seaward of the line of vegetation. The 20-foot restoration area must follow the natural migration of the vegetation line and the dunes may not restrict or interfere with the public use of the beach at normal high tide.⁹
- The County must require the applicant to conduct mitigation and compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal

³ Nueces County Beach Management Plan § III(G)(c) & Tex. Admin. Code § 15.7(g)(4).

⁴ Nueces County Beach Management Plan § III(G)(c)(1) & Tex. Admin. Code § 15.7(g)(4)(A).

⁵ 31 Tex. Admin. Code § 15.4(d).

⁶ 31 Tex. Admin. Code § 15.4(f)(2)(B)(i).

⁷ 31 Tex. Admin. Code § 15.4(f)(1).

⁸ 31 Tex. Admin. Code § 15.7(e)(4).

⁹ 31 Tex. Admin. Code § 15.7(e).

or superior to the pre-existing dune vegetation. These efforts shall include preservation and maintenance of restoration activities pending completion of mitigation.¹⁰

- The permittee shall be deemed to have failed to achieve mitigation and compensation if a 1:1 ratio has not been achieved within three years after beginning mitigation efforts.¹¹
- The County shall determine a mitigation or compensation project complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.¹² The County shall provide written notification to the GLO after determining that mitigation is complete. The GLO may conduct a field inspection to verify compliance.¹³
- Since a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing at least 10 days prior to the hearing on the application.¹⁴
- Before construction proposed in this application commences, the applicant must apply for and obtain a Beachfront Construction Certificate from the City of Corpus Christi.

If you have any questions, please contact me at (512) 463-0413 or at natalie.bell@glo.texas.gov.

Sincerely,



Natalie Bell
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

¹⁰ 31 Tex. Admin. Code § 15.4(g)(2).

¹¹ 31 Tex. Admin. Code § 15.4(g)(5).

¹² 31 Tex. Admin. Code § 15.4(g)(3).

¹³ 31 Tex. Admin. Code § 15.4(g)(4).

¹⁴ 31 Tex. Admin. Code § 15.4(b)(5).

**Admiral's Row
7393 State Highway 361
Corpus Christi, Texas
78373**

April 21, 2023

VIA EMAIL (CoastalParksDunePermits@nuecesco.com)

Nueces County Coastal Parks Department
Attention: Scott Cross, Director
P.O. Box 18608
Corpus Christi, TX 78408

Re: Dune Protection Permit Application for Admiral's Row Dune Walkover

Dear Director Cross:

Please find attached an application for a dune protection permit to construct a replacement dune walkover for Admiral's Row located in Nueces County, Texas. The application addresses information requested as set forth in the Nueces County Dune Protection Permit Application.

Should you have any questions, please contact me at (214)546-2696.

Respectfully,



Ryan Dewbre, President
Admiral's Row Council of Co-Owners, Inc.

cc: Diego Andrade, Lynn Engineering

**Admiral's Row Dune Walkover
DUNE PROTECTION PERMIT APPLICATION**

Table of Contents

- I. Project Description**
- II. Nueces County Dune Protection Permit Application**
- III. Exhibits**
 - a. Exhibit A (Site Map)
 - b. Exhibit B (Impacts and Mitigation Plan)
 - c. Exhibit C (FEMA Map)
 - d. Exhibit D (Permit Plans)
 - i. Sheet Number C0.1 (General Notes)
 - ii. Sheet Number C1.0 (Existing Conditions)
 - iii. Sheet Number C2.0 (Site Plan)
 - iv. Sheet Number C3.0 (Walkover Plan and Profile)
 - v. Sheet Number S1.0 (Structural Details)
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 - e. Site Photos
 - f. Mitigation Procedures
 - g. Adjacent Landowner Notice

I. PROJECT DESCRIPTION

Admiral's Row Council of Co-Owners, Inc. (Admiral's Row) seeks authorization to remove an existing dune walkover and construct a new dune walkover in its place. The replacement walkover will be located seaward of the 1,000-foot dune protection line and accordingly requires a Dune Protection Permit from Nueces County. The new dune walkover is designed in accordance with 31 Texas Administrative Code (TAC) Chapter 15, Subch. A.

The applicant is proposing replacement of the existing 5-foot wide, 255-foot long walkover with an 8-foot wide, 250-foot long walkover, which generally aligns with the current configuration to avoid and minimize dune disturbance. The applicant is not replacing the 3-foot existing sidewalk. Rather, Admiral's Row will align the width of the sidewalk with the use of impervious materials, such as gravel and pavers, to allow for transition of the sidewalk to the walkover.

The existing walkover substructure is in poor condition and requires major repair. Similarly, the existing design with large stairs and lack of safety railing have resulted in pedestrian safety concerns. The new walkover would allow for golf cart access ensuring safe access to and from the beach for all residents of Admiral's Row, including families with young children and mobility-impaired residents.

Temporary impacts associated with demolition and construction of the new walkover are 1385 square feet (SF). Permanent impacts associated with the replacement of the walkover are 4256 SF and 122 cubic yards (CY). Construction activities will be limited to a five-foot offset from the walkover edge to minimize impacts. The project will not materially weaken the dunes nor materially damage dune vegetation. More specifically, the project does not: 1) result in the potential for increased flood damage; 2) result in runoff or drainage patterns that aggravate erosion on or off the site; 3) result in significant changes to dune hydrology; 4) disturb unique flora or fauna or result in adverse effects on dune complexes dune vegetation; and 5) significantly increase the potential for washovers or blowouts to occur.

There are no practicable alternatives to access the beach. Further, Admiral's Row has avoided and minimized impacts to the greatest extent practicable with this project by not replacing the sidewalk and aligning the new walkover in the same configuration as the existing walkover. For the resulting unavoidable impacts, the applicant will mitigate adverse effects on the dunes and dune vegetation. Notice has been provided to landowners immediately adjacent to the Admiral's Row tract at least 10 days prior to the hearing on this application.

II. NUECES COUNTY DUNE PROTECTION PERMIT APPLICATION

1. Name, address, phone number, and, if applicable, fax number of the applicant, and the name of the property owner, if different from the applicant:

Name: *Admiral's Row Council of Co-Owners, Inc.*

Contact: *Ryan Dewbre, President*
Address: *4122 Weber Road Suite E*
Corpus Christi, TX 78411
Phone: [214.546.2696](tel:214.546.2696)

2. A complete legal description of the tract and a statement of its size in acres or square feet:

9.92 acres of land out of survey 596, land survey 167, Mustang Island, Nueces County, Texas, as further described by metes and bounds.

3.80 acres, more or less, out of J.W. Waterbury, Survey 596, abstract 408, L.S. 167 Mustang Island, being more particularly described in Exhibit B in Volume 1830, Page 308, Deed of Trust Records of Nueces County.

3. The number of proposed structures and whether the structures are amenities or habitable structure

Admiral's Row is proposing the replacement of an amenity, a single dune walkover. No habitable structures are proposed.

4. The number of parking spaces:

N/A; there is no change in the number of parking spaces.

5. The approximate percentage of existing and finished open spaces (those areas completely free of structures):

The existing open space is 98.8%; the proposed walkover is an approximate 725 SF increase from the existing walkover structure.

6. The floor plan and elevation view of the structure proposed to be constructed or expanded:

*The existing 5-foot wide, 255 foot-long dune walkover would be replaced with an 8-foot wide, 250 foot-long walkover. **Exhibit D-C3.0 (Walkover Plan and Profile).***

7. The approximate length of the construction process:

Admiral's Row anticipates initiating construction within 2-3 months of obtaining approval and completing construction within 12 months. If necessary due to unforeseen circumstances, Admiral's Row will seek an extension for completion of construction.

8. A description (including location) of any existing or proposed walkways or dune walkovers on the tract:

An existing walkover built in the 1990s currently allows residential access to and from the beach. The applicant is proposing to replace the existing walkover with an 8-foot walkover,

*to accommodate pedestrians and golf carts, for a total length of 250 feet in the same location as the existing structure. **Exhibit D-C2.0 (Site Plan).***

9. A grading and layout plan identifying all elevations (in reference to the National Oceanic and Atmospheric Administration datum), existing contours for the final grade:

*A topographic survey of the existing elevations of the tract is attached. **Exhibit D-C2.0 (Site Plan).***

10. Photographs of the site which clearly show the current location of the line of vegetation and the existing dunes on the tract:

*Attached are photographs of the site indicating the existing dunes on the track and the current line of vegetation. **Exhibit E (Site Photos).***

11. The effects of the proposed activity on the beach/dune system which cannot be avoided should the proposed activity be permitted:

*The proposed walkover has been configured to avoid and minimize temporary and permanent impacts to dune vegetation and the dune system while allowing safe movement of pedestrians and golf carts from the residential area to and from the beach. For impacts requiring mitigation, material will be relocated to stabilize and re-vegetate the dune system, including washover areas at the current access point on the beachside. See **Exhibit F (Mitigation Procedures)** for additional information.*

12. A comprehensive mitigation plan which includes a detailed description of the methods which will be used to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation. Additional details of mitigation planning may be found in section III.B. on page 17 of this order.

*The applicant has evaluated alternative walkover designs and identified the proposed walkover which will not materially weaken the dunes or dune vegetation. Mitigation will be provided for impacts to the dunes by restoring the contours to align with the dune system and relocating material to stabilize and re-vegetate the dune system near the beach access of the walkover. **Exhibit F (Mitigation Procedures).***

13. An accurate map or plat of the site identifying:

- a. the site by its legal description, including, where applicable, the subdivision, block and lot;

See Exb. D-C1.0 (Existing Conditions).

- b. the location of the property lines and a notation of the legal description of adjoining tracts;

See Exb. D-C1.0 (Existing Conditions).

- c. the location of the structures, the footprint or perimeter of the proposed construction on the tract;

See Exb. D-C2.0 (Site Plan).

- d. proposed roadways and driveways and proposed landscaping activities on the tract;

N/A

- e. the location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract; and

N/A

- f. if known, the location and extent of any pre-existing human modifications on the tract.

See response to #8 above describing the existing walkover structure that is the only pre-existing human modification on the beach side tract (3.80 acres, more or less, out of J.W. Waterbury, Survey 596, abstract 408, L.S. 167 Mustang Island, being more particularly described in Exhibit B in Volume 1830, Page 308, Deed of Trust Records of Nueces County).

*There are other existing residential structures, utilities, and roadways in the inland tract (9.92 acres of land out of survey 596, land survey 167, Mustang Island, Nueces County, Texas, as further described by metes and bounds). These structures can be seen in **Exb. A (Site Map)**.*

14. For all proposed large-scale construction, applications shall submit the following additional items and information:

- a. if the tract is located in a subdivision and the applicant is the owner or developer of the subdivision, a certified copy of the recorded plat of the subdivision, or if not a recorded subdivision, a copy of the preliminary plat of the subdivision as filed with the local government having jurisdiction over subdivision development of the site, such preliminary plat having been certified by a licensed surveyor, and a statement of the total area of the subdivision in acres or square feet; ***N/A***

- b. in the case of multiple-unit dwellings, the number of units proposed:

N/A

- c. alternatives to the proposed location of construction on the tract or to the proposed method of construction which would cause fewer or no adverse effects on dunes and dune vegetation; and

N/A

- d. the proposed activities' impact on the natural drainage pattern of the site and the adjacent lots.

N/A

15. For all proposed construction (large- and small-scale), if applicants already have the following items and information to be submitted in addition to other information required:

- a. a copy of a blueprint of the proposed construction, such print to indicate detailed floor plans and structural layout of the proposed project; ***See Exb. D-S1.0 and S2.0 (Structural Details).***
- b. a copy of a topographical survey of the site; ***See Exb. D-C2.0 (Site Plan).***
- c. the most recent local historical erosion rate data (as determined by the University of Texas at Austin, Bureau of Economic Geology) and the activity's potential impact on coastal erosion; and

Elevated dune walkovers are generally not considered to have adverse effects on coastal erosion; See Exb. D-C1.0 (Existing Conditions).

- d. A copy of the FEMA "Elevation Certificate" ***Exb. C (FEMA Map).***

Exhibit A

Date: Apr 19, 2023, 3:31pm User ID: genec
File: N:\Land Development\ENG 2022\41468 - admirals row\3 - CAD\Plans\Exhibit\41468-EXHIBIT A.dwg



GRAPHIC SCALE IN FEET

SCALE: 1"=300'

LEGEND

- 350' BUILDING SETBACK
- 1000' DUNE PROTECTION LINE
- VEGETATION LINE
- MEAN HIGH TIDE

EXHIBIT A - SITE MAP

**ADMIRALS ROW DUNE WALKOVER
PORT ARANSAS, TX**

LYNNENGINEERING



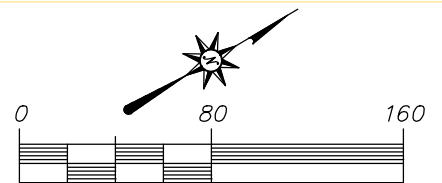
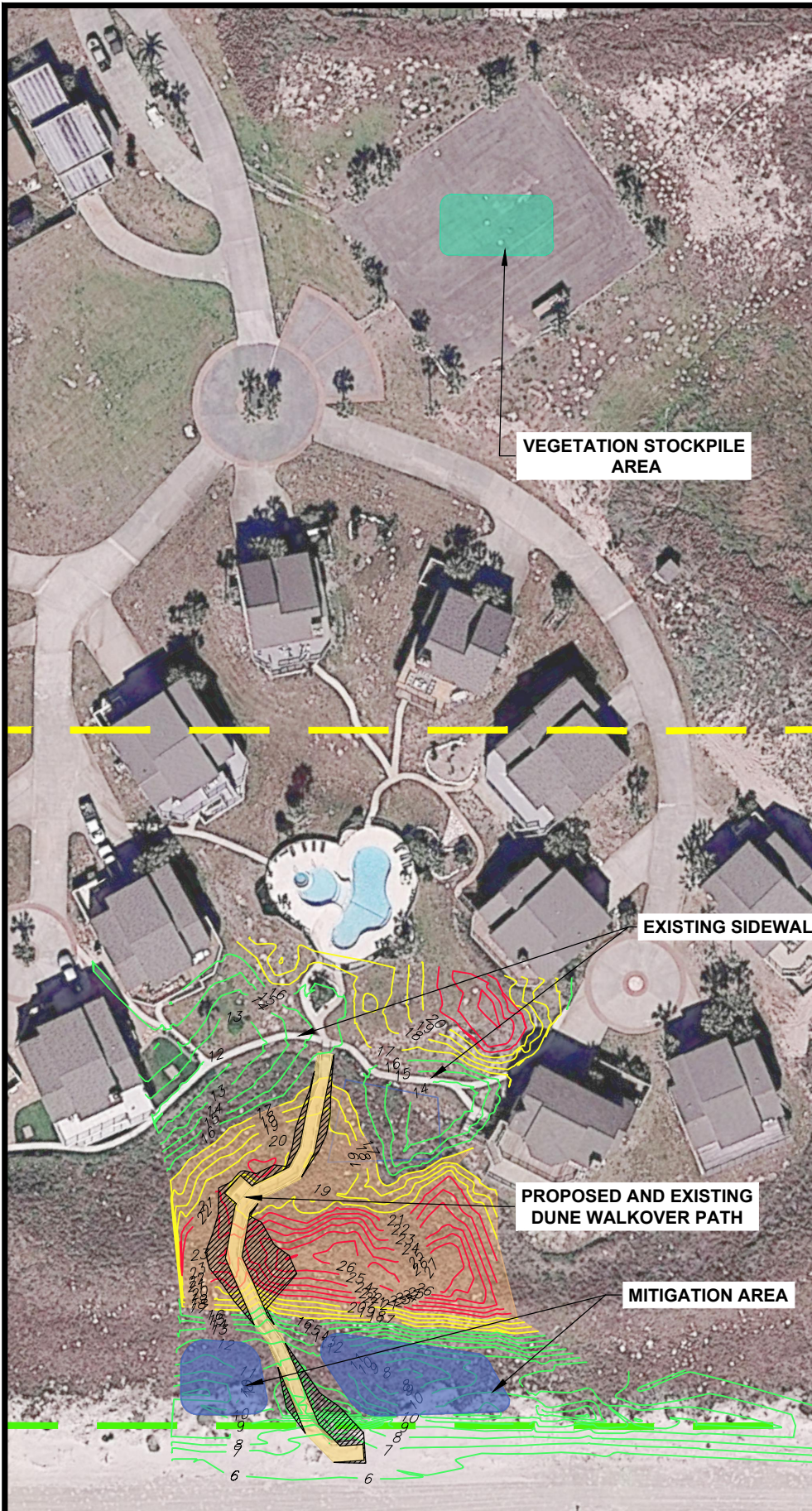
110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345

LYNN JOB NO: 41468

REV: 0001

Exhibit B

Date: Jun 14, 2023, 4:45pm User ID: gene.coronado
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GRAPHIC SCALE IN FEET

SCALE: 1"=80'

LEGEND

	PROPOSED CROSSOVER
	IMPACTED AREA
	MITIGATION AREA
	CRITICAL DUNES
	VEGETATION STOCKPILE AREA

1. CONTRACTOR TO HOLD 3:1 SLOPE FROM PROPOSED GRADE TO EXISTING DUNES.
2. ESTIMATED DUNE IMPACT IS 122 CUBIC YARDS TO BE MITIGATED IN THE MITIGATION AREA
3. EXISTING NATIVE VEGETATION, TOPSOIL AND SEED STOCK WILL BE REMOVED FROM WITHIN THE CONSTRUCTION AREA AND SUBSEQUENTLY STOCKPILED IN VEGETATION STOCKPILE AREA AND UPON CONSTRUCTION COMPLETION, PLACED OVER DISTURBED AREAS.
4. SEE MITIGATION PROCEDURES FOR ADDITIONAL DETAIL.

TEMPORARY IMPACTED AREA: 1,385 SQ.FT.
RESTORATION AREA: 4,256 SQ.FT.
STOCKPILE AREA: 1,600 SQ.FT.

EXHIBIT B - IMPACTS AND MITIGATION PLAN

ADMIRALS ROW DUNE WALKOVER
PORT ARANSAS, TX

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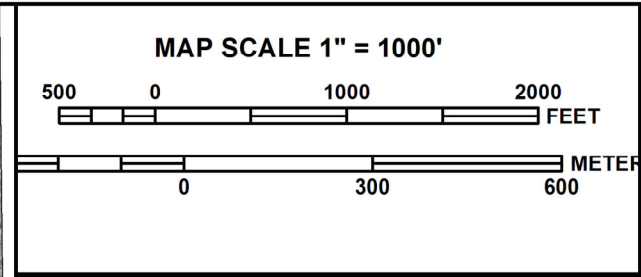
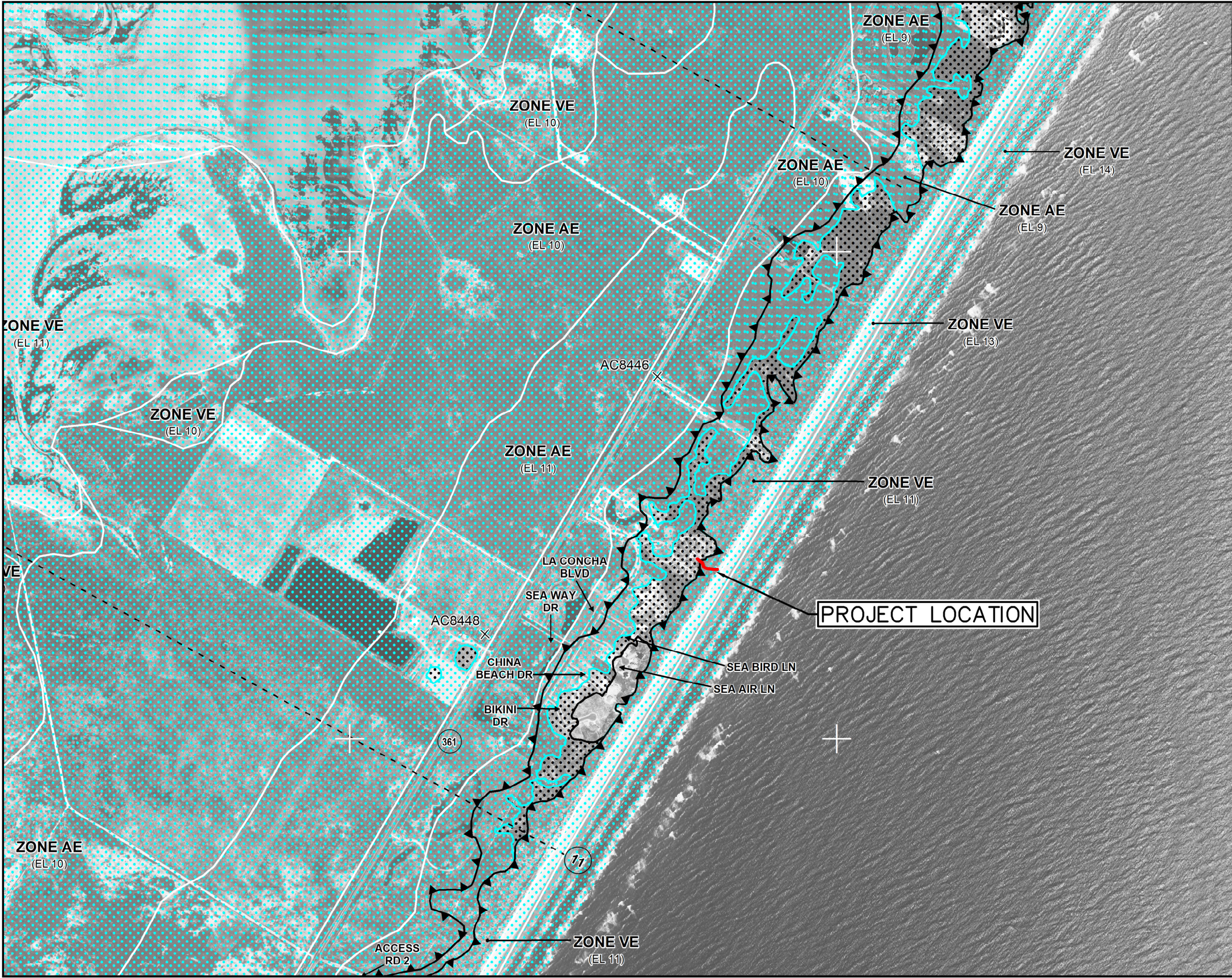


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PH: (361) 790-7023
FAX: (979) 245-5345

LYNN JOB NO: 41468

REV: 0001

Exhibit C



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0560G

FIRM
FLOOD INSURANCE RATE MAP
NUECES COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 560 OF 775
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CORPUS CHRISTI, CITY OF	485464	0560	G

-NOTE-
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48355C0560G

EFFECTIVE DATE
OCTOBER 13, 2022

Federal Emergency Management Agency

EXHIBIT C

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Exhibit D

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1110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345



ADMIRALS ROW

COVER SHEET

PROJECT NAME:

FISHER
INVESTMENTS

CUSTOMER NAME

PROJECT INFO.:
NAME
DRAWN BY: GC
CHECKED BY: DA
DESIGNED BY: GC
JOB NO. 11160

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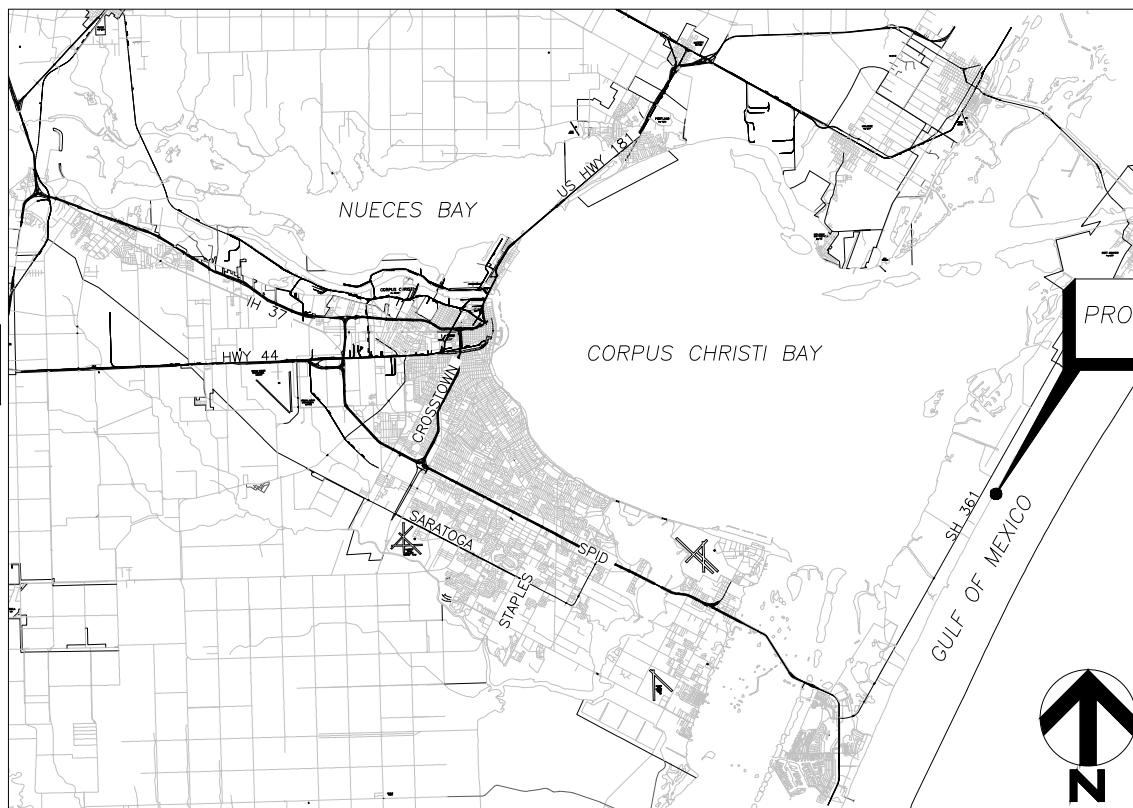
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PAGE NO:

C0.0 71



PROJECT LOCATION



PROJECT LOCATION



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	WALKOVER PLAN AND PROFILE
C3.1	DUNE MITIGATION PLAN
S1.0	STRUCTURAL DETAILS
S2.0	STRUCTURAL DETAILS



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Date: Jun 14, 2023, 5:40pm, User ID: gene.coronado, File: N:\Land Development\ENG 2022\41468 - admirals row\3 - CAD\Plans\Construction Plans\41468-COVER SHEET.dwg

GENERAL NOTES:

1. THE ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTIONS MEANS, METHODS TECHNIQUES SEQUENCES, OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF TEH CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRYOUT THE WORK IN ACCORDANCE WITH THE 2018 IBC/IRC AND STANDARDS REFERENCED THEREIN. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, GRADE CONDITIONS, (BOTH NEW AND EXISTING) REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH ANY PHASE OF THE WORK AS THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK FITTING AS INTENDED BY THE CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
4. THE LATERAL LOAD RESISTING SYSTEM CONSISTS OF WOOD TIMBER FRAMING WITH 3/4" THRU-BOLTS TRANSFERRING THE LATERAL LOADS TO STRUCTURAL TIMBER PILE FOUNDATION, LATERAL LOAD IS ALSO TRANSFERRED FROM DECK DIAPHRAGMS THROUGH NAILING AND CLIPS TO THE TIMBER FRAMING MEMBERS. THE LOAD IS THEN TRANSFERRED THROUGH 3/4" THRU BOLTS INTO THE STRUCTURAL TIMBER PILE FOUNDATION.
5. PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF _____, IS SOLELY RESPONSIBLE FOR THE PURPOSE OF DETERMINING TIF THE WORK IS PROCEEDING IN ACCORDANCE WIT HTHE ENGINEERED DOCUMENT AND/OR PLANS. THIS LIMITED SITE OBSERVATION IS NOT INTENDED TO BE A CHECK OF THE QUALITY OF THE WORK, BUT RATHER A PERIODIC CHECK IN AN EFFORT TO INFORM THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

SITE PREPARATION OF SUBGRADE:

1. ALL THE SURFICIAL ORGANICS SHALL BE REMOVED PRIOR TO PLACING CONCRETE. IF FILL IS REQUIRED TO ACHIEVE THE FINISH GRADE ELEVATIONS, PROPERLY COMPACTED SOILS ARE BASE MATERIALS AS DIRECTED BY THE GEOTECHNICAL ENGINEER SHALL BE UTILIZED.
2. THE FINISH GRADING AROUND THE FOUNDATIONS SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE OF SURFACE WATER AWAY FROM THE FOUNDATIONS.
3. THE SUBGRADE OR FILL APPROVED BY THE ENGINEER PLACED BENEATH THE BEAMS SHOULD NOT BE LESS THAN 96% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT MAY VARY +3% TO -1% OF OPTIMUM. IF THE FILL MATERIAL IS NEEDED, IT IS TO BE PLACED IN 6" LIFTS OR LESS. PRIOR TO PLACEMENT OF FILL, NOTIFY ENGINEER BEFORE REMOVAL FO EXISTING SOIL ALONG WITH ANY ORGANIC SUBSTANCE.
4. EXCAVATIONS SHALL BE EXTENDED TO FINAL SUBGRADE ELEVATIONS AND CONCRETE SHALL BE PLACED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE TO BEARING SOILS. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE. IF SUBGRADE SOILS ARE SOFTENED BY WATER INTRUSION OR BY DESICCATION, THE UNSUITABLE SOILS MUST BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS OR BASE MATERIALS AS DIRECTED BY THE GEOTEHCNICAL ENGINEER.
5. TRENCHING OF GRADE BEAMS SHALL BE EXCAVATED IN ORDER TO PROVIDE THE BEAM CROSS SECTIONS INDICTED. BEAM AND SLAB DEPTHS AND WIDTHS AS INDICATED ARE MINIMUM ACCEPTABLE SIZES. ALL LOOSE SOIL FROM SIDES AND BOTTOMS OF TRENCHES SHALL BE REMOVED AND EXCAVATIONS SHALL BE FREE OF DEBRIS AND PONDED WATER.

STRUCTURAL DESIGN CRITERIA:

1. APPLICABLE CODES:

1.1. 2015 INTERNATIONAL BUILDING CODE (PORT ARANSAS CURRENT CODE SET)

1.2. 2018 INTERNATIONAL BUILDING CODE (TDI CURRENT CODE SET)(AT REQUEST OF OWNER)

1.3. ASCE 7-16

1.4. ACI 319-19,20, LATEST EDTIONS

1.5. NDS 2018, LATEST EDITION

1.6. AISC FOURTEENTH EDITION 2011
2. WIND LOADS - ASCE 7-16

BASIC DESIGN WIND SPEED (Quit) 149(3-SEC, GUST)(MPH)

BASIC DESIGN WIND SPEED (Qasd) 116(S-SEC, GUST)(MPH)

EXPOSURE CLASSIFICATION C

IMPORTANCE FACTOR I

G_{pi} +\- 0.18

RISK FACTOR 1
3. LIVE LOADS:

3.1. DECK AREAS 100 PSF

3.2. GROUND SNOW LOAD 0 PSF

SEISMIC DESIGN CATEGORY A

TIMBER PILES:

1. THE TIMBER PILES SHALL HAVE MINIMUM ALLOWABLE STRESSES AS INDICATED BELOW:

1.1. BENDING: 2,400 PSI

1.2. HORIZONTAL ELASTICITY 110 PSI

1.3. MODULUS OF ELASTICITY 1,500 KSI

1.4. COMPRESSION PARALLEL TO GRAIN 1,200 PSI

1.5. COMPRESSION PERPENDICULAR TO GRAIN 250 PSI
2. TIMBER PILES SHALL CONFORM TO THE LATEST EDITIONS OF THE "STANDARD SPECIFICATION FOR ROUND TIBER PILES - ASTM D26" , "STANDARD TEST METHOD FOR ESTABLISHING CLEAR WOOD STRENGTH VALUES - ASTM D 2555" AND "PILES - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES - AWWA C3"
3. PROVIDE PILES OF SUFFICIENT LENGTH TO OBTAIN THE SPECIFIED EMBEDMENT LENGTH AS WELL AS FINISHED FLOOR OR ROOF ELEVATION. NO SPLICES ARE ALLOWED IN THE TIMBER PILES. COORDINATE EMBEDMENT LENGTHS WITH EXISTING/FINISHED GRADES ON SITE.
4. PILES MUST NOT DEVIATE FROM PLUMB BY MORE THAN 1/4" PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6" OVER THE OVERALL LENGTH.
5. ALL TIMBER PILES SHALL BET TREATAED WITH ENVIRONMENTALLY SAFE PRESERVATIVES. CUT OFF PILES AT TOP ELEVATION DETERMINED FROM DRAWINGS AND TREAT WITH ENVIRONMENTALLY SAFE PRESERVATIVES IN ACCORDANCE WITH AWWA-M4.
6. ALL BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL - ASTM A167; HOT-DIP GALVANIZED AFTER FABRICATION - ASTM A123 OR ASTM A153; OR HOT-DIP GALVANIZED PRIOR TO FABRICATION AND MEET ASTM A653.
7. PROVIDE 1"x4" REDWOOD SPACERS BETWEEN PILES AND ANY/ALL CONCRETE INTERFACES ADDED.

WOOD FRAMING:

1. ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. LATEST EDITION, BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE, GRADE 2, OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
3. IF THE CONTRACTOR OR OWNER CHOOSE TO USE A WOOD SPECIES OR FRAMING MEMBER OTHER THAN WHAT IS SHOWN IN THE DRAWINGS, SCHEDULES, GENERAL NOTES, ETC., MODIFICATION TO THE DESIGN WILL NEED TO BE PERFORMED BY THE ENGINEER. THE CONTRACTOR/OWNER WHO IS REQUESTING THE ALTERNATE MATERIAL SHALL REIMBURSE THE ENGINEER FOR ALL TIME SPENT ON THE RE-DESIGN.
4. PROVIDE SOLID WOOD BLOCKING AT SUPPORTS, ENDS OF CANTILEVERS, HALFWAY BETWEEN SUPPORTS AND ENDS OF CANTILEVERS, AND 8'-0" CENTER MAXIMUM.
5. ALL EXPOSED WOOD MEMBERS SHALL BE TREATED LUMBER, UNLESS NOTED OTHERWISE.
6. ALL JOIST AND BEAM CONNECTIONS WITH SUPPORTING MEMBERS SHALL BE PROVIDED WITH HANGERS OR APPROPRIATE SIZE AND GAGE AS MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL.
7. ALL FRAMING ANCHORS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE AND SHALL BE TYPE 316L STAINLESS STEEL OR HOT-DIP GALVANIZED.

TEXAS DEPARTMENT OF INSURANCE WINDSTORM INSPECTION REQUIREMENTS:

1. FOR ELIGIBILITY OF WINDSTORM COMPLIANCE (WPI-8), THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE MUST INSPECT THE FOLLOWING BUT NOT LIMITED TO ONLY THE FOLLOWING:

1.1. FOUNDATION PRIOR TO CONCRETE PLACEMENT

1.2. TIMBER PILES INSTALLATION

1.3. ROUGH FRAMING (ALL SHEATHING TYPES)

1.4. FINAL FRAMING (INCLUDING HANDRAILS)
2.
3. IF THE CONTRACTOR OR OWNER REQUEST THE ENGINEER TO REVIEW ANY PRODUCTS FOR TDI COMPLIANCE OR INSTALLATION REQUIREMENTS, THE CONTRACTOR/OWNER WHO IS REQUESTING THE REVIEW SHALL REIMBURSE THE ENGINEER FOR ALL TIME SPENT.

F-324

ARCH/ENG SEAL:

LYNNENGINEERING

110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345



ADMIRALS ROW

GENERAL NOTES

PROJECT NAME:

FISHER
INVESTMENTS

CUSTOMER NAME:

PROJECT INFO:	PROJECT NAME	DRAWN BY: GC	CHECKED BY: DA	DESIGNED BY: GC	JOB NO.
					41468

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DATE	REMARKS
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

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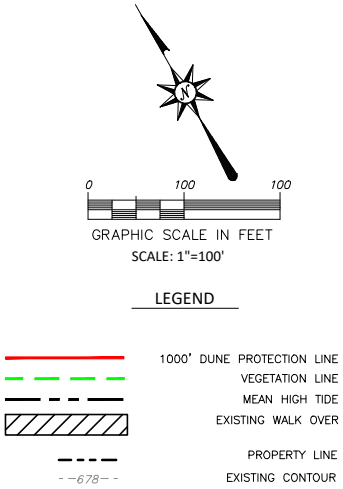
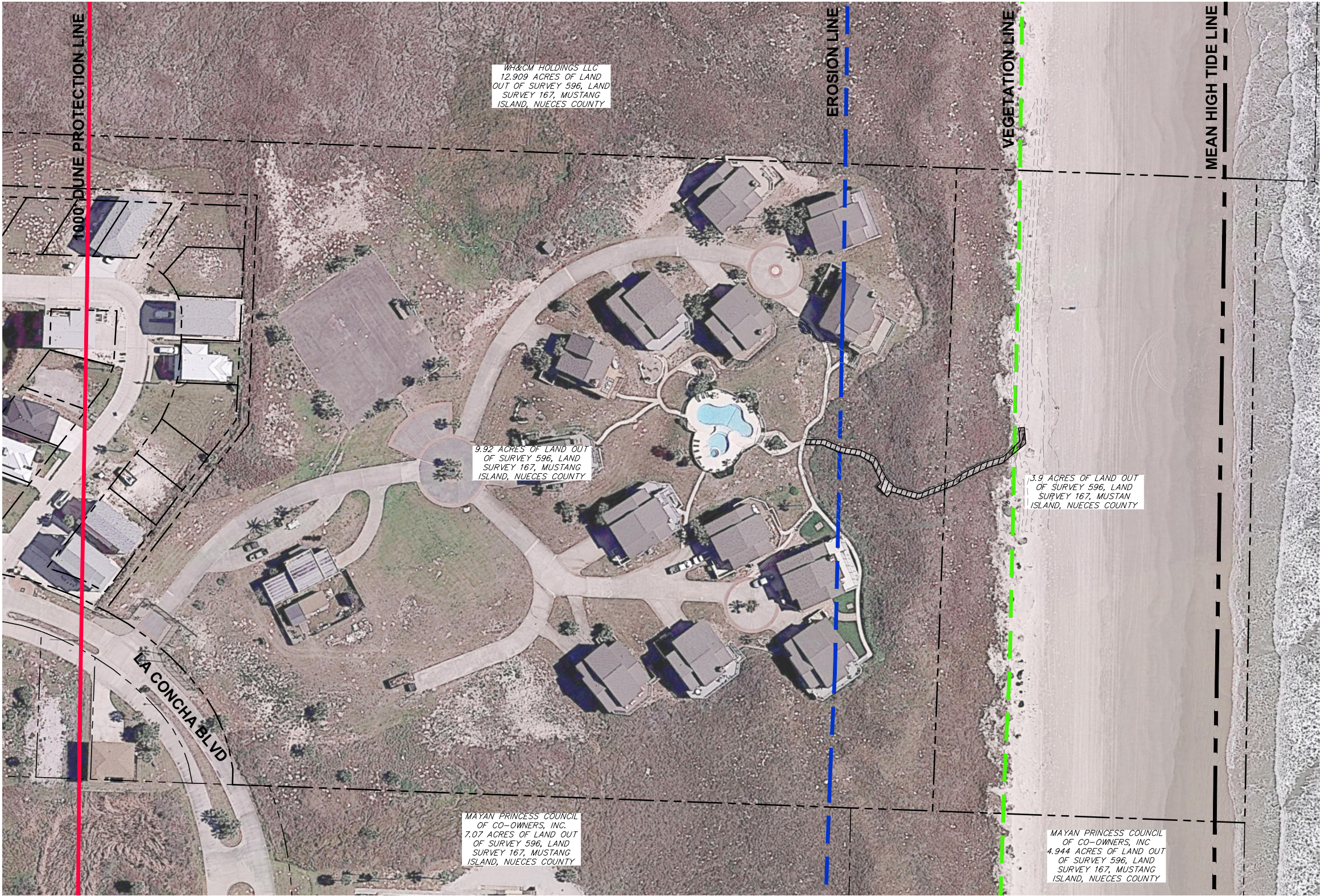
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ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345



ADMIRALS ROW

EXISTING CONDITIONS

PROJECT NAME:

FISHER
INVESTMENTS

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: GC	CHECKED BY: DA	DESIGNED BY: GC	JOB NO.
					41468

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DATE	REMARKS
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

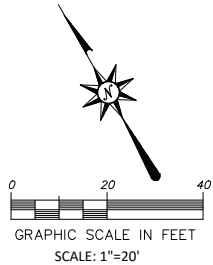
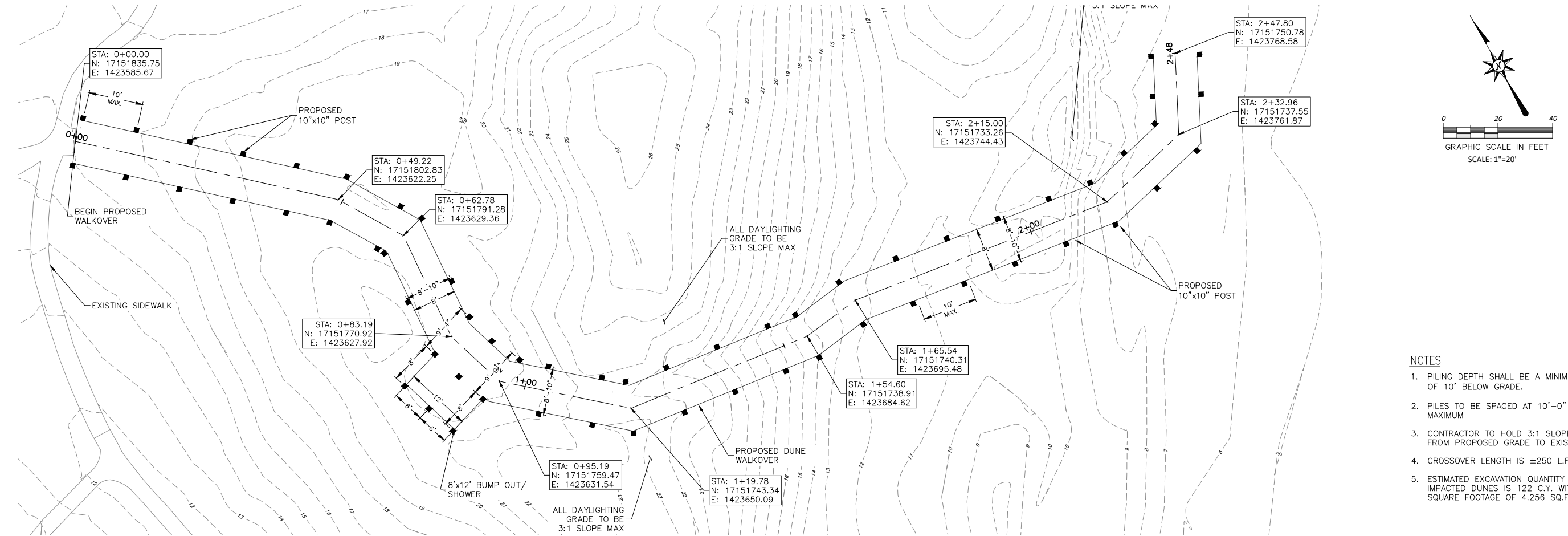
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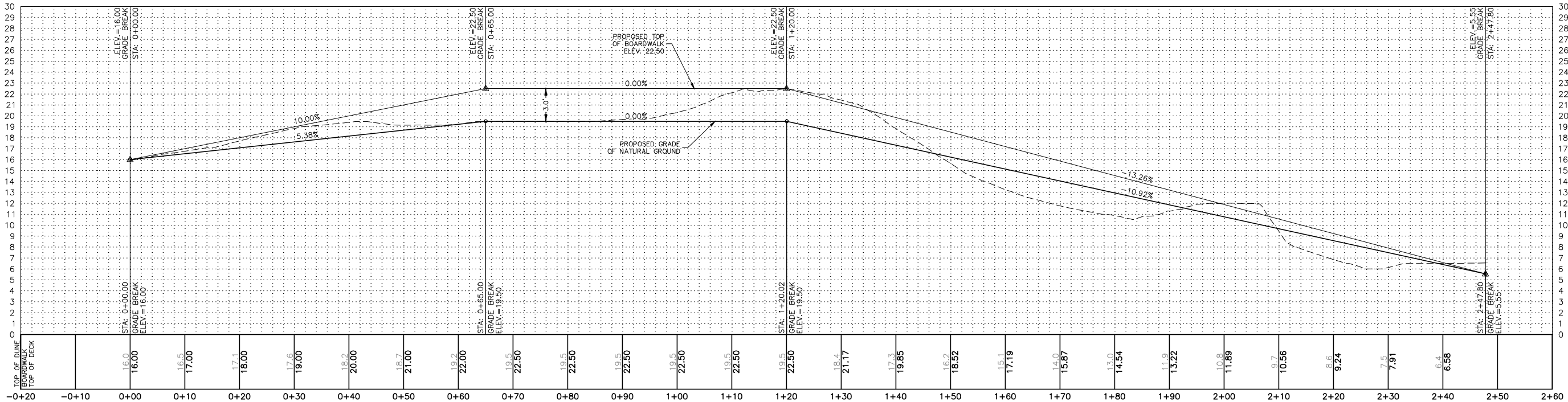
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- NOTES
1. PILING DEPTH SHALL BE A MINIMUM OF 10'-0" BELOW GRADE.
 2. PILES TO BE SPACED AT 10'-0" O.C. MAXIMUM
 3. CONTRACTOR TO HOLD 3:1 SLOPE FROM PROPOSED GRADE TO EXISTING.
 4. CROSSOVER LENGTH IS ±250 L.F.
 5. ESTIMATED EXCAVATION QUANTITY OF IMPACTED DUNES IS 122 C.Y. WITH A SQUARE FOOTAGE OF 4,256 SQ.FT.



PROFILE - STA. -0+20 TO 2+60
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'

F-324

ARCH/ENG SEAL

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110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345

ADMIRALS ROW

WALKOVER PLAN AND PROFILE

PROJECT NAME:

FISHER INVESTMENTS

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: GC	CHECKED BY: DA	DESIGNED BY: GC	JOB NO.
					41468

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DATE	REMARKS
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

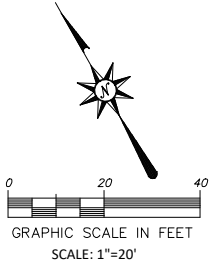
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ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345



ARCH/ENG SEAL:

ADMIRALS ROW
DUNE MITIGATION PLAN

PROJECT NAME:

FISHER
INVESTMENTS

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY: GC	CHECKED BY: DA	DESIGNED BY: GC	JOB NO.
					41468

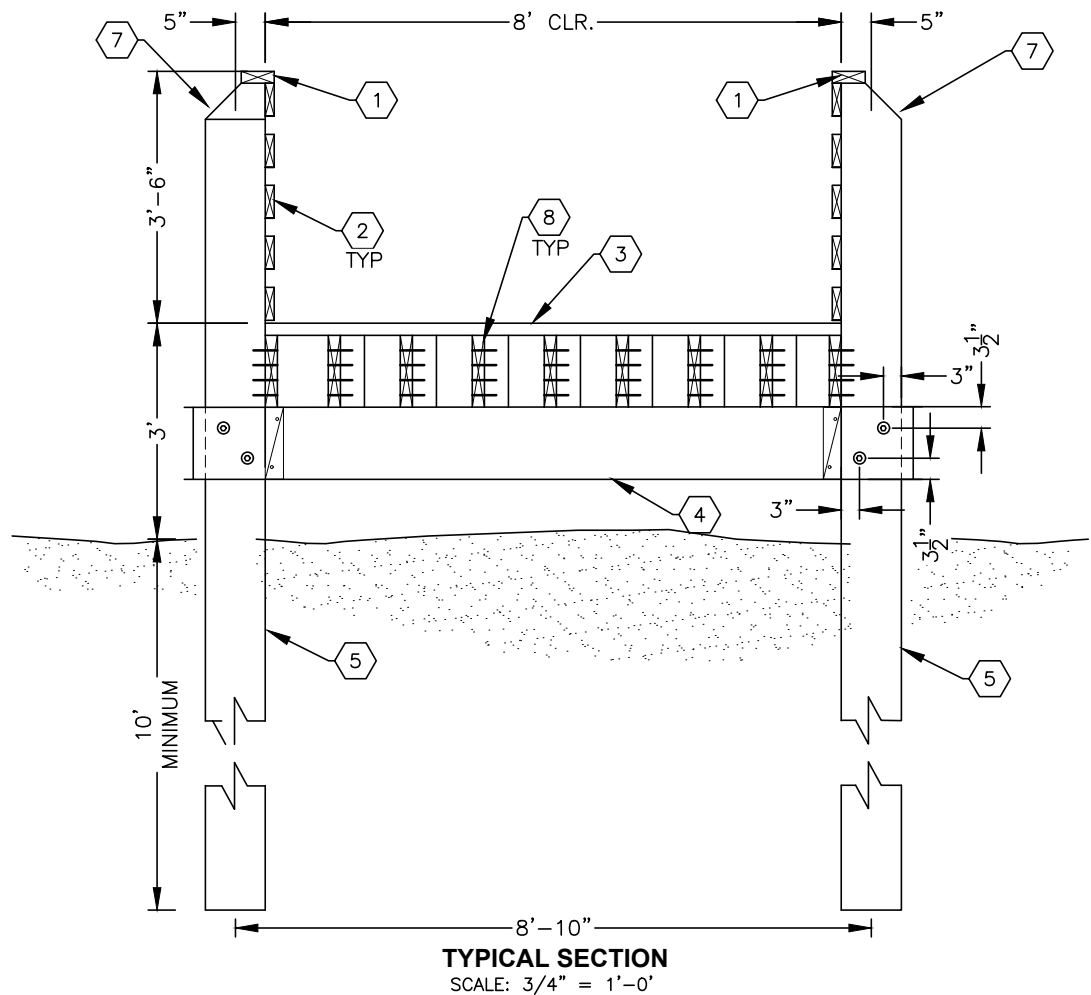
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00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

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00/00/00	REVISION 2
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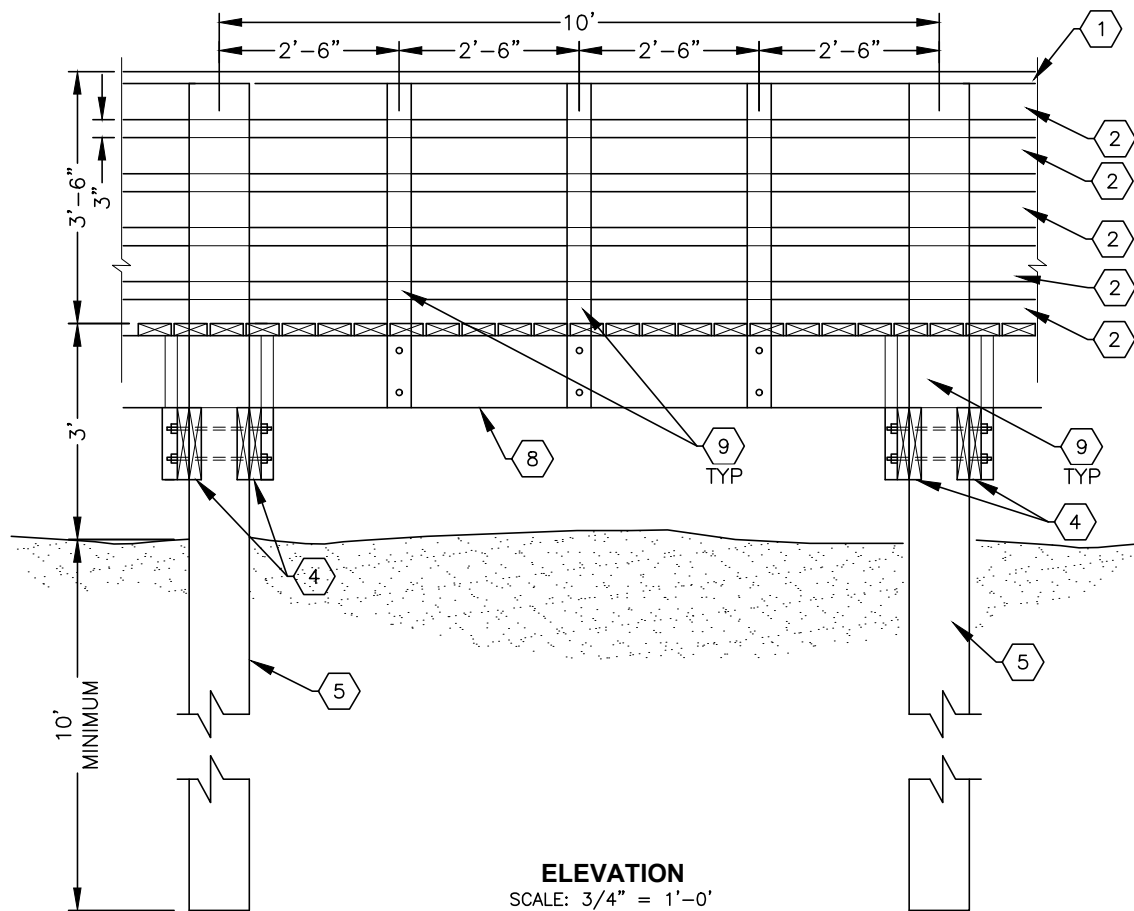
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under the authority of Mitchell Carrillo, P.E. 125070 on
6/14/2023

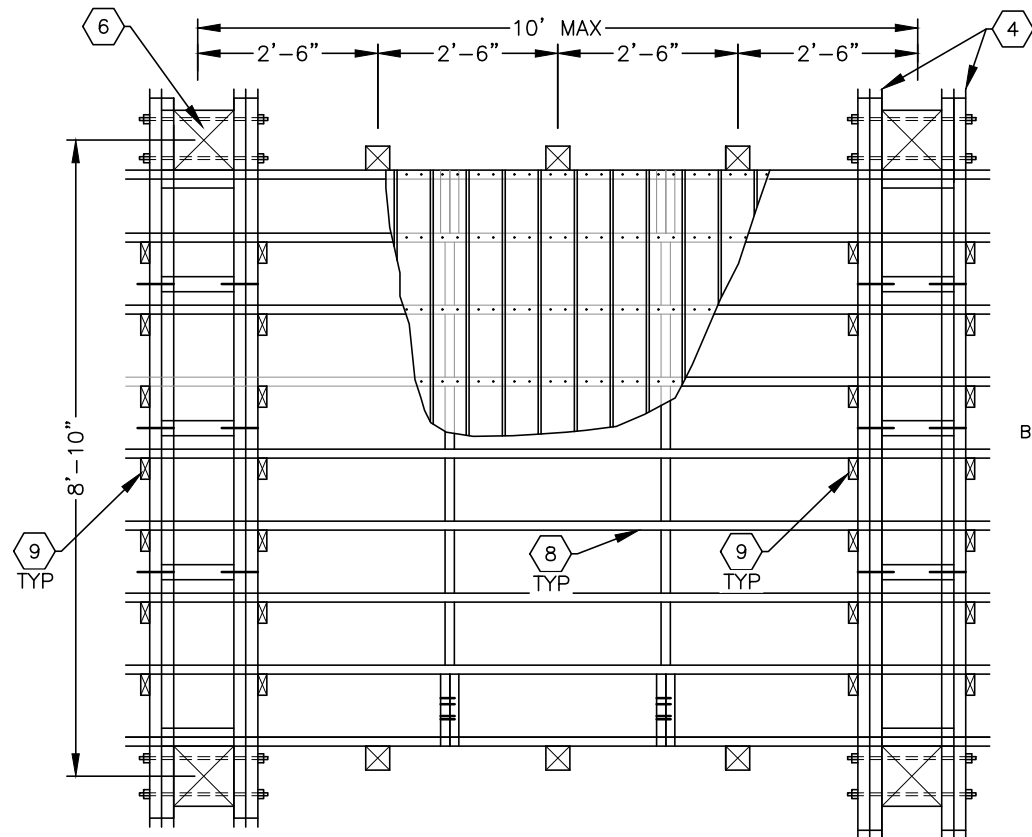
Date: Jun 14, 2023, 5:45pm, User ID: gene.coronado
File: N:\Land Development\ENG 2022\41468 - admirals row\3 - CAD\Plans\Construction Plans\41468-DETAILS.dwg



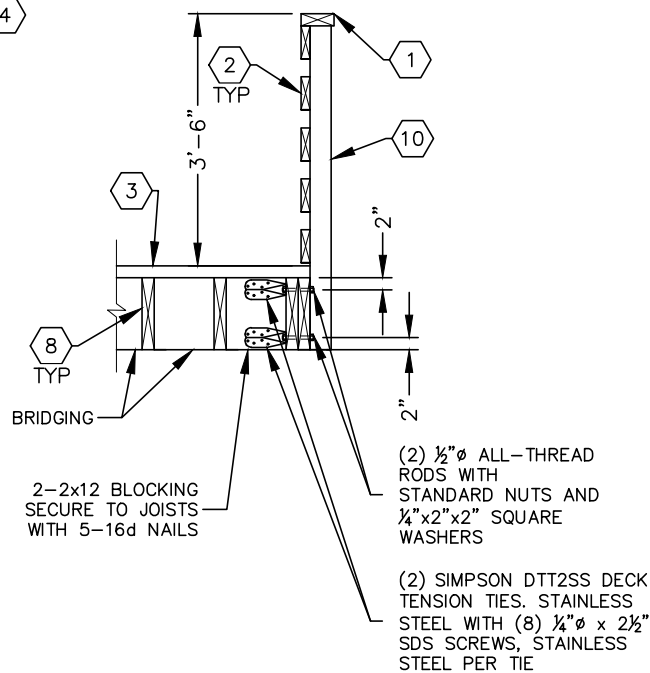
TYPICAL SECTION
SCALE: 3/4" = 1'-0'



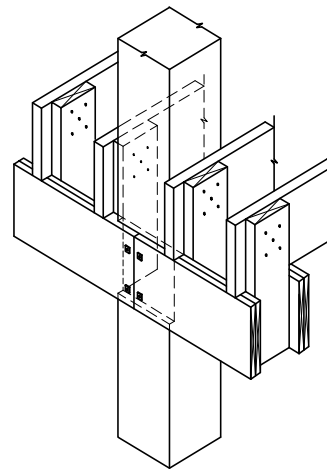
ELEVATION
SCALE: 3/4" = 1'-0'



TYPICAL FRAMING
SCALE: 3/4" = 1'-0'



GUARDRAIL POST CONNECTION
SCALE: 3/4" = 1'-0'



PILING TO STRINGER CONNECTION
N.T.S.

- ALL PILING MUST BE DRILLED AND INSTALLED TRUE, STRAIGHT AND PLUMB. IF WATER IS ENCOUNTER CONTACT PROFESSIONAL ENGINEER BEFORE PROCEEDING.
- ALL PILING SHALL BE SET TO A DEPTH OF 10'.
- PROVIDE CLEAT CONNECTION FROM JOISTS TO STRINGERS @ EACH JOIST, USE 5 NAILS EACH SIDE & 5 NAILS TO FLOOR JOIST.

NOTES

- 2x6 TOP RAIL. SPLICE TOP RAIL AT PILE LOCATIONS AND FASTEN EACH END WITH (3) #8x3" SCREWS. FASTEN TO 4x4 GUARDRAIL POSTS WITH (2) #8x3" SCREWS. ROUND INSIDE EDGE.
- 2x6 INTERMEDIATE RAILS. FASTEN TO PILES AND 4x4 GUARDRAIL POSTS WITH (2) #8x3" WOOD SCREWS.
- 2x6 DECK BOARDS WITH 1/2" CLEARANCE BETWEEN BOARDS. FASTEN TO 2x12 DECK JOISTS WITH (2) #8x3" WOOD SCREWS.
- 2-2x12 STRINGERS ON EACH SIDE OF PILES (TOTAL OF 4 STRINGERS) FASTEN TO PILES WITH (2) 3/4" BOLTS WITH NUTS AND 3" SQUARE WASHERS
- 10"x10" WOOD PILE.
- TRIM TOP OF PILE 6" WIDE BY 6" DEEP.
- 2x12 DECK JOISTS (TOTAL OF 10 EQUALLY SPACED AS SHOWN):
 - ATTACH 2x12 DECK JOIST TO STRINGER WITH 2x4 CLEAT. (8 JOISTS)
- 2x4 CLEAT. FASTEN 2x12 DEC JOIST TO 2x4 CLEAT WITH 4-16d NAILS. FASTEN 2x4 CLEAT TO 2x12 STRINGERS WITH 5-16d NAILS. (REFERENCE PILING TO STRINGER CONNECTION DETAIL)
- 4x4 GUARDRAIL POST.

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
6/14/2023

LYNNENGINEERING

ARCH/ENG SEAL

110 HWY 35 N, SUITE A
ROCKPORT, TX 78382
PH: (361) 790-7023
FAX: (979) 245-5345



ADMIRALS ROW

STRUCTURAL DETAILS

PROJECT NAME:

FISHER
INVESTMENTS

CUSTOMER NAME:

PROJECT INFO:	NAME	DRAWN BY:	GC	CHECKED BY:	DA	DESIGNED BY:	GC	JOB NO.	41468
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PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
00/00/00	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2
00/00/00	REVISION 3
00/00/00	REVISION 4

PAGE NO:

S1.0 77

Exhibit E



PHOTO 1- ADMIRAL'S ROW, FACING SOUTH (EXISTING WALK OVER IN BACKGROUND)



PHOTO 2- ADMIRAL'S ROW, FACING SOUTH (EXISTING WALK OVER)



PHOTO 3- ADMIRAL'S ROW, FACING SOUTHEAST (EXISTING WALK OVER)



PHOTO 4- ADMIRAL'S ROW, FACING SOUTHEAST (EXISTING WALK OVER IN BACKGROUND)

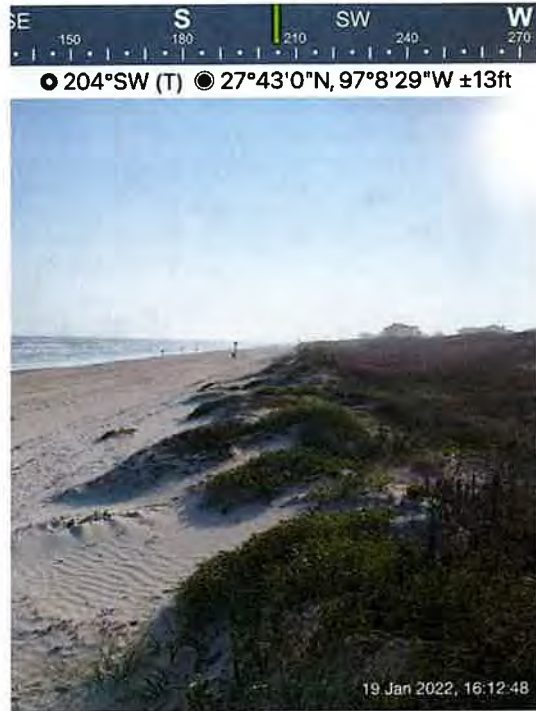


PHOTO 5- ADMIRAL'S ROW, VIEW OF VEGATATION LINE, FACING
SOUTHWEST



PHOTO 6- ADMIRAL'S ROW, VIEW OF VEGATATION LINE, FACING
NORTHEAST



PHOTO 7- ADMIRAL'S ROW, VIEW OF VEGATATION LINE, FACING
SOUTHWEST



PHOTO 8- ADMIRAL'S ROW, FACING SOUTHWEST (EXISTING WALK OVER
IN FRAME)

South West Elevation

☉ 42°NE (T) ☉ 27°42'59"N, 97°8'31"W ±13ft



PHOTO 9- ADMIRAL'S ROW, FACING NORTH EAST (EXISTING WALK OVER IN BACKGROUND)

South Elevation

☉ 15°N (T) ☉ 27°42'59"N, 97°8'31"W ±13ft



PHOTO 10- ADMIRAL'S ROW, FACING NORTH (EXISTING WALK OVER IN BACKGROUND)

North Elevation

☉ 192°S (T) ☉ 27°43'0"N, 97°8'30"W ±13ft



PHOTO 11- ADMIRAL'S ROW, FACING SOUTH

South Elevation

☉ 17°N (T) ☉ 27°43'0"N, 97°8'30"W ±13ft



PHOTO 12- ADMIRAL'S ROW, FACING NORTH

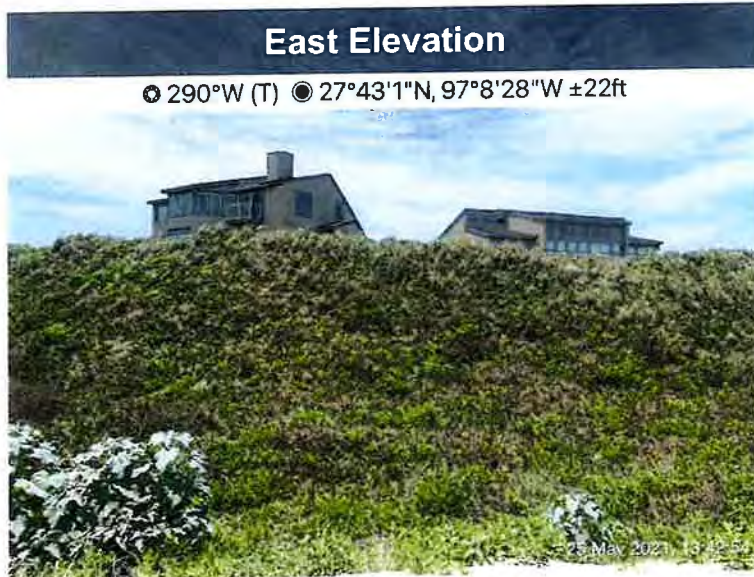


PHOTO 13- ADMIRAL'S ROW, FACING WEST



PHOTO 14- ADMIRAL'S ROW, FACING NORTH

Exhibit F

EXHIBIT F MITIGATION PROCEDURES

1. Existing native vegetation, topsoil (depth varies) and seedstock will be removed from within the construction area and then subsequently stockpiled and protected on site, outside the limits of construction.
2. Once construction is complete, the stockpiled material (native vegetation, topsoil, and seedstock) will be placed over any disturbed areas to support revegetation, reduce wind erosion, and ensure moisture retention.
3. Additional indigenous vegetation or combination of harvest seedbank/vegetation, such as bitter panicum and sea oats, may be used for restoration of dune vegetation in addition to hay mulching. If used, it will be planted in an appropriate density to stabilize the dunes. Plantings will account for and be conducted at optimal times of the year for transplanting vegetation to achieve the same protective capability or greater capability as the surrounding natural dunes.
4. If needed, any additional fill material will be of similar grain size and mineralogy as the existing sand. Dune restoration will be established: (a) approximate to the naturally formed dune location, contour, volume, and elevation as the natural dunes in the vicinity; (b) landward of the location where foredunes naturally occur to allow for natural dynamics and dune migration; and (c) to stabilize washout areas, taking into account overall impact of the project on the dune system and any adverse effects on hydrology and drainage associated with the project area.
5. Adverse effects to dune vegetation and dunes will be compensated at a 1:1 ratio.
6. Mulching material, such as hay, will be mixed or disced into topsoil before planting and then placed on top of the restored areas to protect the area until vegetation begins to grow back.
7. The work areas will be staked in the field to avoid impacting areas beyond those included in this application. The contractor shall be careful not to damage any existing critical dunes or dune vegetation outside of the temporary impact areas. Any critical dunes or dune vegetation that are altered during demolition or construction of manmade dunes or improvements shall be repaired to a level that at least matches the original state using these guidelines.
8. Watering will be performed by using a spray mist or similar irrigation system at an appropriate seasonal frequency (based on natural rainfall and other factors) to achieve dune re-vegetation within the three-year period after beginning on-site compensation.
9. The construction site will be monitored by the landowner and maintained until the native vegetation cover matches or exceeds the vegetation level of surrounding undisturbed dune areas. The landowner will also remove any invasive species, such as cattail and Brazilian pepper, if found in the disturbed area.

10. If requested, an annual report regarding the success, status and stabilization of dune restoration efforts shall be submitted to the Nueces County Coastal Parks Department after beginning on-site compensation. Upon completion of dune restoration, written notice will be provided to the Nueces County Coastal Parks Department.

Exhibit G

April 21, 2023

CMRRR NO. 9414 7266 9904 2203 8336 88

Mayan Princess Council of Co-Owners
7537 State Highway 361
Port Aransas, Texas 78373

To Whom It May Concern:

Per the rules of the General Land Office, this letter serves as notice to the landowners immediately adjacent to Admiral's Row, Nueces County, Texas of a Dune Protection Permit hearing during the Beach Management Advisory Committee meeting scheduled for May 17, 2023, from 2:00 to 4:00 p.m. The location is listed on Nueces County's website at [Calendar Meeting List Nueces County, TX](#)).

Your property will not be affected by this permit application for the replacement of a dune walkover on Admiral's Row.

If you have questions, please contact Diego Andrade, LynnGroup, at (361)790-7023.

April 21, 2023

CMRRR NO. 9414 7266 9904 2203 8336 71

WH&CM Holdings LLC
4418 Ocean Drive
Corpus Christi, Texas 78412-2535

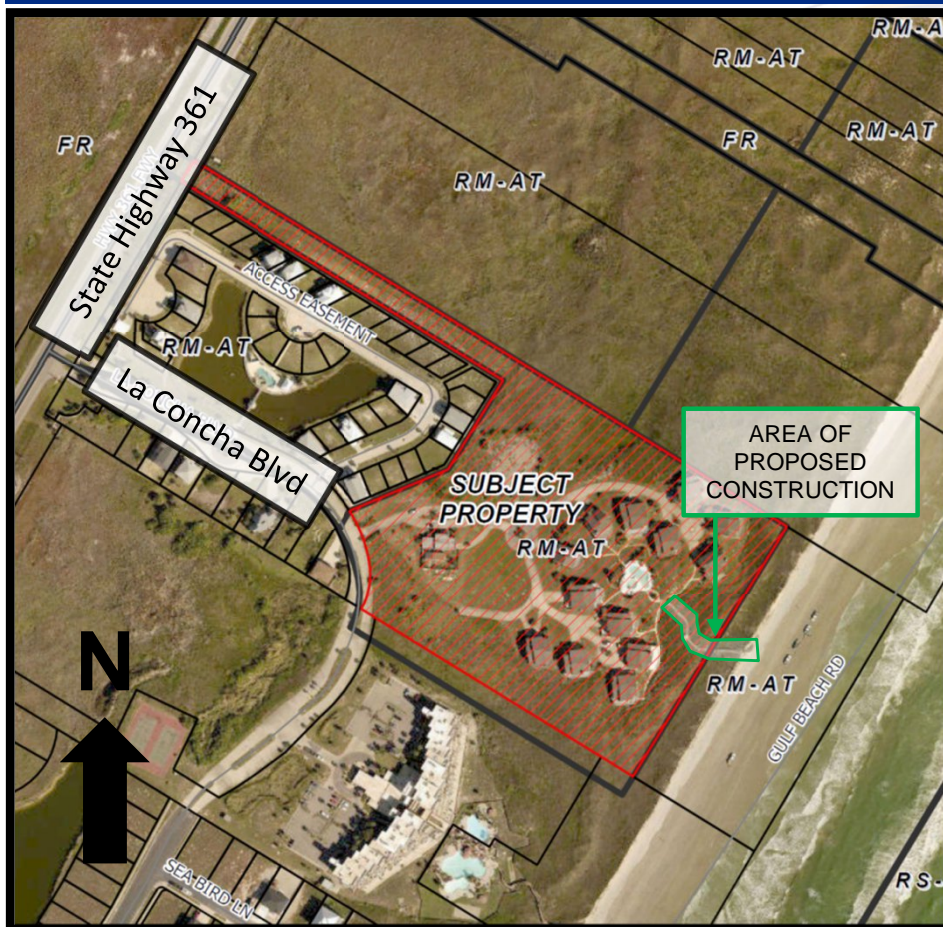
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Your property will not be affected by this permit application for the replacement of a dune walkover on Admiral's Row.

If you have questions, please contact Diego Andrade, LynnGroup, at (361)790-7023.

Beachfront Construction Certificate



Admirals Row Co-Council of Owners Case No. BD8080

Request for a Large-Scale Beachfront
Construction Certificate at or near
7393 State Highway 361



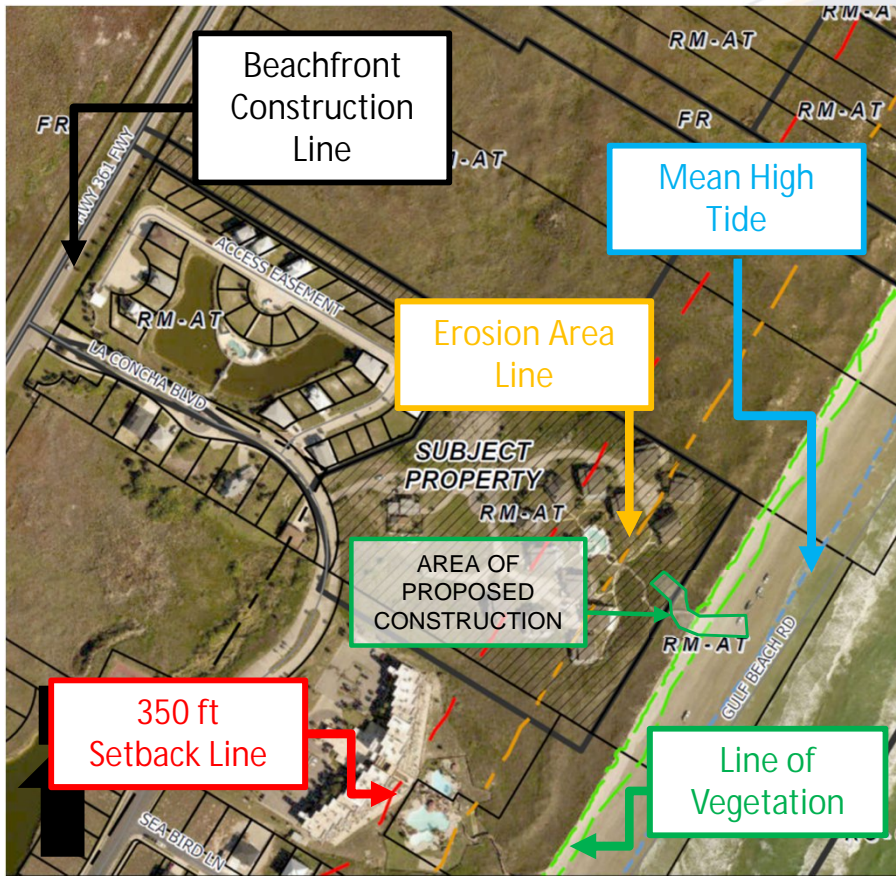
Concurrent Beach/Dune Committee
November 15, 2023

Concurrent Beach/Dune Committee

A Beachfront Construction Certificate is forwarded to this committee if the proposed construction meets the criteria below:

- **May be seaward of the Erosion Area Line or the Erosion Area Restriction Line**
- May be **located on an existing beach** access or future beach access as shown in an element of the City's Comprehensive Plan
- **May functionally support or depend on, or otherwise relate to proposed existing structures that encroach on the public beach**
- Includes a **retaining wall or imperious surface** and is within **200 feet landward of the vegetation line**
- Includes a dune walkover that will not be constructed under the dune walkover construction standards in the Texas General Land Office's Dune Protection and Improvement Manual for the Texas Gulf Coast.

Erosion Area Line



Erosion Area Line

An imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, **whichever is greater**.

Corpus Christi Municipal Code §10.1

Public Notification

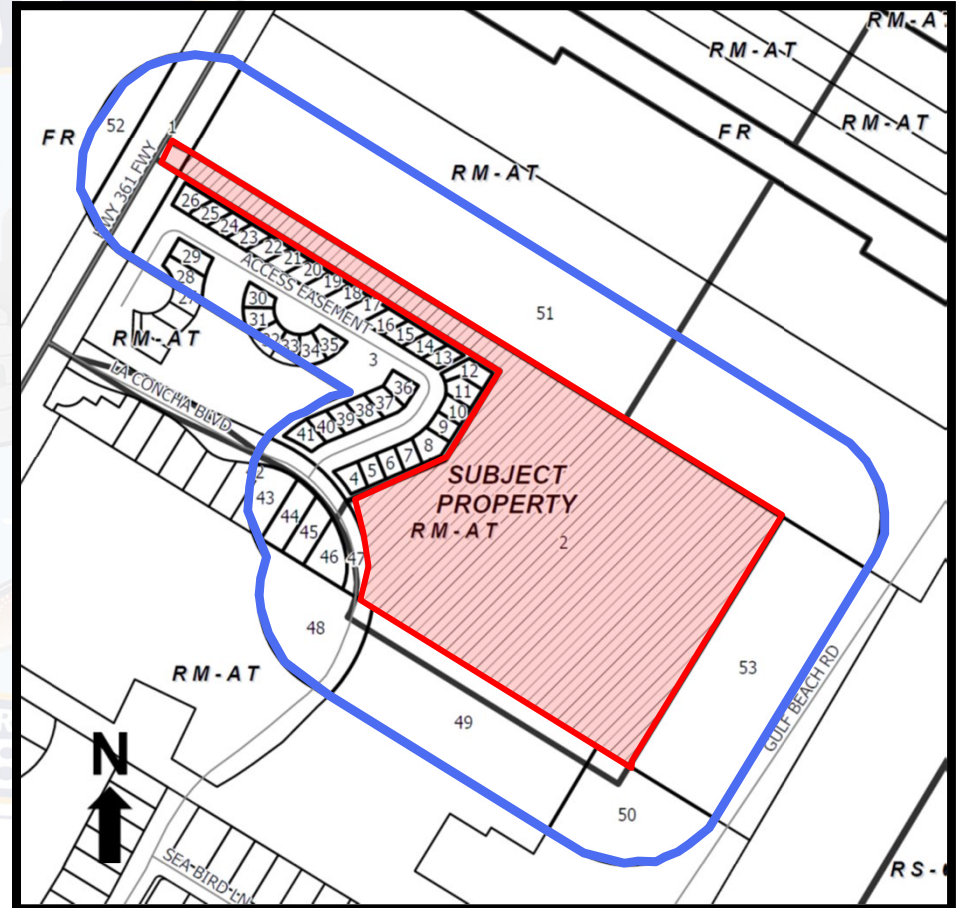
50 Notices mailed inside the 200' buffer

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.



Required Findings for the Concurrent Beach/Dune Committee

Before issuing a Beachfront Construction Certificate, the Concurrent Beach/Dune Committee must find that the proposed activity:

- ☒ Is consistent with the UDC, the Municipal Code, and State Law
- ☒ Follows any other law relevant to dune protection and public beach use
- ☒ Does not reduce the size of the public beach in any manner, except for man-made vegetated mounds and dune walkover construction in compliance
- ☒ Does not close any existing public beach access or public parking area, unless or equivalent or better public access or public parking is established.
- ☒ Does not cumulatively, directly, or indirectly impair or adversely affect public use of or access to or from a public beach
- ☒ Does not functionally support or depend on nor is otherwise related to proposed or existing structures that encroach on the public beach, regardless of whether the encroaching structure is on land that was previously landward of the public beach

STAFF RECOMMENDS APPROVAL OF THE LARGE-SCALE BEACHFRONT CONSTRUCTION CERTIFICATE