



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 17, 2024

5:30 PM

Council Chambers

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

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: April 3, 2024; Chairman Miller and Commissioner Motaghi.
- IV. Approval of Minutes: DRAFT April 3, 2024
 1. [24-0619](#) DRAFT Agenda Minutes April 3, 2024
Attachments: [4-3-24 PC Minutes DRAFT](#)
- V. Consent Public Hearing: Discussion and Possible Action Items A, B, and C

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items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [24-0597](#) PL 8226 - Conditional
Viridian Phase I - Final Plat of 21.080 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8226 Viridian Phase 1 Final PCoverTabrConditional](#)
[PL8226 Viridian Phase I Final Merged Documents Report](#)
[PL8226 Viridian Phase 1 Final Plat](#)
3. [24-0598](#) PL 8227 - Conditional
Viridian Phase II - Final Plat of 15.60 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8227 Viridian Phase II Final PCoverTabrConditional](#)
[PL8227 Viridian Phase II Final Merged Documents Report](#)
[PL8227 Viridian Phase II Plat](#)
4. [24-0599](#) PL 8230 - Conditional
Ventanas Phase I - Final Plat of 22.43 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8230 Ventanas Phase I PCoverTabConditional](#)
[PL8230 Ventanas Phase I Merged Doc Rpt](#)
[PL8230 Ventanas Phase I Final Plat](#)
5. [24-0600](#) PL 8228 - Conditional
Ventanas Phase II - Final Plat of 14.47 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8228 Ventanas Phase II Final CCoverTabConditional](#)
[PL8228 Ventanas Phase II Final Merged Documents Report](#)
[PL8228 Ventanas Phase II-Final Plat](#)
6. [24-0601](#) PL 8229 - Conditional
Valencia Phase I - Final Plat of 10.59 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8229 Valencia Phase I Final PCoverTabConditional](#)
[PL8229 Valencia Phase I Final Merged Doc Report](#)
[PL8229 Valencia Phase I-Final Plat \(1\)](#)
7. [24-0602](#) PL 8231 - Conditional
Valencia Phase II - Final Plat of 15.06 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22.
Attachments: [PL8231 Valencia Phase II Final PCoverTabConditional](#)
[PL8231 Valencia Phase II Final Merged Documents Report](#)

[PL8231Valencia Phase II-Final Plat](#)

8. [24-0614](#) PL8249-CONDITIONAL
PADRE ISLAND NO. 1 BLOCK 34, LOTS 1AR & 1BR (REPLAT OF
0.689 ACRES)
Located West of HWY 361 and North of Verdemar Dr.
Attachments: [PL8249 Padre Island No. 1 Cover Txt Tab- Conditional Final](#)
[PL8249 Padre Island No. 1 comb rpt](#)
[PL8249 Padre Island No. 1 15-3334-UTILITY PLAN-REV](#)
[PL8249 Padre Island No. 1 Plat](#)
9. [24-0603](#) PL8159
SOLID ROCK INDUSTRIAL PARK (PRELIMINARY OF 45.2 ACRES)
Located west of South Padre Island Drive and north of Old Brownsville
Road (FM 665).
Attachments: [PL8159 Cover Txt Tab- Solid Rock Ind Park](#)
[PL8159 Solid Rock Industrial Park Prelim- Report](#)
[PL8159 Preliminary Plat - Solid Rock Industrial Park_R1](#)

B. Plats with a Variance-Waiver

10. [24-0607](#) 22PL1186 London Ranch Estates
Request for a Waiver of the Wastewater Infrastructure Construction
Requirement in Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development
Code.
Attachments: [22PL1186 London Ranch Estates Agenda Memo Wastewater Construction Wai](#)
[22PL1186 London Ranch Estates WW Construction Waiver Presentation](#)
11. [24-0608](#) 22PL1186 London Ranch Estates
Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement in
Sections 8.5.2.G. of the Unified Development Code.
Attachments: [22PL1186 London Ranch Estates Agenda Memo Wastewater FEE Waiver](#)
[22PL1186 London Ranch Estates WW FEE Waiver Presentation](#)

C. Zoning

12. [24-0596](#) Zoning Case No. ZN8242, Zumic Investments LLC (District 1). Ordinance
rezoning a property at or near 4458 Church Street from the "RS-6"
Single-Family 6 District to the "CN-1" Neighborhood Commercial District;
Providing for a penalty not to exceed \$2,000 and publication. (Staff
recommends approval).
Attachments: [ZN8242 Zumic Investments LLC Staff Report](#)
[ZN8242 Zumic Investments LLC PWRPT](#)
13. [24-0604](#) Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance
rezoning a property at or near 2212 Morris Street from the "RS-6"

Single-Family 6 District and the "CI" Intensive Commercial District to the "RM-2" Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [Case ZN8219 City of Corpus Christi Text File Tab](#)

[Case ZN8219 City of Corpus Christi Staff Report](#)

[Case ZN8219 Attachment B - Metes and Bounds](#)

[Case ZN8219 City of Corpus Christi PowerPoint Presentation](#)

D. Briefing

14. [24-0610](#) Proposed Bond 2024 Program

Attachments: [Bond 2024 Program Overview \(5 Feb 24\) - Final](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes - Draft

Planning Commission

Wednesday, April 3, 2024

5:30 PM

Council Chambers

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: 3/20/24 Vice Chairman York and Commissioner Hedrick

A motion was made by Commissioner Munoz to approve the absences listed above, seconded by Commissioner Mandel. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: DRAFT Meeting Minutes March 20, 2024

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

1. [24-0517](#) 3-20-24 Planning Commission Meeting Minutes DRAFT

Attachments: [3-20-24 PC Minutes DRAFT](#)

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

Vice Chairman York stated for the record he is abstaining from Item 2, Hakuna Matata Mobile Home Park, and Commissioner Hedrick is abstaining from Item 3, Mirabella Subdivision. Commissioner Salazar-Garza will conduct the meeting during the absence of Vice Chairman York.

Vice Chairman York asked for the presentation on Items 4, 5, 6, 7, 8, 9, and 10.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, Items 4, 5, 6, 7, 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).

Mark Orozco also read Consent Item B, Zoning, items 8, 9, and 10, into the record. Staff recommends approval of the plats and zoning cases.

Vice Chairman York opened the Public Hearing. Seeing no one to speak, Vice Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to approve Consent Agenda Item A and B, Plats and Zoning, items 4, 5, 6, 7, 8, 9, and 10 as presented by staff and seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, item 3, 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 of the plat.

Vice Chairman York opened the Public Hearing. Seeing no one to speak, Vice Chairman York closed the Public Hearing.

A motion was made by Commissioner Lerma to approve Consent Agenda A, Item 3, as presented by staff and seconded by Commissioner Munoz. The Vote: Aye: Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Budd, and Lerma. Abstain: Commissioner Hedrick. The motion passed.

Mark Orozco, Development Services, read Consent Agenda Item A, Plats, Item 2, 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 of the plat.

Commissioner Salazar-Garza opened the Public Hearing. Seeing no one to speak, Commissioner Salazar-Garza closed the Public Hearing.

A motion was made by Commissioner Mandel to approve Consent Agenda A, Item 2, as presented by staff and seconded by Commissioner Munoz. The Vote: Aye: Commissioners Mandel, Salazar-Garza, Munoz, Budd, Hedrick, and Lerma. Abstain: Vice Chairman York. The motion passed.

A. Plats

2. [24-0700](#) PL8203-CONDITIONAL
Hakuna Matata Mobile Home Park, Block 1, Lot 1 (FINAL-74.72 Acres).
Located north along Old Brownsville Rd. and east of the intersection of
Saratoga Blvd. and Old Brownsville Rd. (FM 665).

Attachments: [PL8203HakunaMatataMHParkCondApprovalCoverPage](#)
[PL8203HakunaMatataMHParkCondDocReport](#)
[PL8203 HM SWQMP \(2\) \(3\)](#)
[PL8203 HM UTILITY PLAN \(2\) \(3\)](#)
[PL8203 Final Plat- HM Park Lot 1, Blk 1 \(5\)](#)

3. [24-0502](#) PL8223-CONDITIONAL
MIRABELLA SUBDIVISION (PRELIMINARY OF +-297 ACRES)
Located east of Hwy 286 (Chapman Ranch Road) and south of CR 22

Attachments: [PL8223 Mirabella Subdvsn Conditional Prelim CvPg](#)
[PL8223 Merged Documents Report for PC 4.3.24](#)
[PL8223 Mirabella Crosstown Coves - Phasing, Zoning & Land Use](#)
[PL8223 Mirabella Crosstown Coves - Preliminary Plat](#)
[PL82223 Mirabella Subdvsn SWQMP](#)
[PL8223 Mirabella Subdvsn Utility Plan](#)

4. [24-0492](#) PL8216
Chamberlin & Ropes Bay Terrace Addition, Block 10, Lots 24R & 25R.
Located at the northeast corner of the intersection of 11th St. and Hancock Ave.

Attachments: [PL8216 Chamberlin and Ropes Bay Terrace Addition PCCoverPage](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition ClosedDocReport](#)
[PL8216 Chamberlin and Ropes Bay Terrace Addition Plat32124](#)

5. [24-0493](#) PL8113
Valley View Subdivision Block 1 Lot 6A (OCL)
Located north of C.R. 52 and east of FM 1889

Attachments: [PL8113 Valley View SD PCCoverLetter](#)
[PL8113 Valley View SD ClosedDocReport](#)
[PL8113 Valley View SD Plat](#)

6. [24-0494](#) PL8210
CALALLEN TOWNSITE BLOCK 23, LOT 4R (REPLAT OF 0.29 AC).
Located east of I-37 Access Rd. and south of Elliff St.

Attachments: [PL8210 Calallen Townsite Block 23 Lot 4R Cover Text Tab](#)
[PL8210 Calallen Townsite Block 23 Lot 4R ClosedDocReport](#)
[PL8210 Calallen Townsite Block 23 Lot 4R Updated Plat 3-18](#)

7. [24-0503](#) PL8152
PERRY'S ESTATES BLOCK 5, LOTS 8AR, 8BR, 8CR, AND 9R (REPLAT
OF 2.404 ACRES)

Located south of SH 358 & west of Waldron Rd.

Attachments: [PL8152 Perry's Estates Cover Txt Tab-PL8152](#)
[PL8152 Perry's Estates CLOSED COMB RPT](#)
[PL8152 Perry's Estates Plat Pg. 1 3-26](#)
[PL8152 Perry's Estates Plat Pg. 2 3-26](#)
[PL8152 Perry's Estates Utility Plan 3-18](#)
[PL8152 Perry's Estates SWQMP - PERRY'S ESTATES](#)

B. Zoning

8. [24-0496](#) Zoning Case No. ZN7974, Leslie Lopez (District 1). Ordinance rezoning a property at or near 110 Rolling Acres Drive from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial in lieu thereof approval to the "ON/SP" Neighborhood Office District with a Special Permit.)

Attachments: [ZN7974 Leslie Lopez Staff Report](#)
[ZN7974 Leslie Lopez PowerPoint](#)

9. [24-0497](#) Zoning Case No. ZN8199, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 3345 Gollihar Road and 4500 Kirkwood Drive from the "ON" Neighborhood Office District and the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8199 Barajas Family Corporation](#)
[ZN8199 Barajas Family Corporation PowerPoint](#)

10. [24-0498](#) Zoning Case No. ZN8200, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 2823 South Port Avenue and 2511 San Jacinto Drive from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8200 Barajas Family Corporation](#)
[ZN8200 PowerPoint Presentation](#)

VI. Director's Report:

Michael Dice, Assistant Director, presented the following:

Presentation Overview: Water Impact Fee

Purpose of Capital Improvements Advisory Committee (CIAC)
→ Assist with Land Use Assumptions (LUA)

- Review Capital Improvements Plan (CIP)
- Monitor and evaluate implementation/administration of impact fees
- Project-level versus system Improvements
- Revenue credits
- Site-specific credits
- Developer reimbursements
- Review additional transportation scenario without A3
- Recommendations on draft water impact fees
- Advisory capacity regarding LUA and CIP
- CIAC does not vote to adopt a specific impact fee schedule

Mr. Dice explained the Water Impact Fee and potential fees for water service. Land Use and CIP's implementation was discussed along with fee service areas, which is based on current water treatment plants. We have one water treatment plant but two pressure zones. Pape Dawson recommends we have two service areas, all of Corpus Christi, and the island. Projects and calculated fees were presented based on growth patterns. (10-year growth plan). Option 1 is the recommended option out of 5 options.

Commissioner Lerma asked about the two service areas, how many other cities are doing two service areas, how will the projects be different, and how are the projects funded.

Mr. Dice stated service areas provide a split of the fund and makes sure funds collected are spent in the area it was collected from. The two items on Padre Island will probably be non-funded. CIAC will review the advantages of one or two service areas.

Mr. Dice stated CIAC can approve or deny; the trust fund is not part of CIAC's purview.

Commissioner Salazar-Garza asked about desalination fees.

Mr. Dice stated they are not taking out the desalination fees, as part of the calculation, you take the CIP program, the equation shown at previous meeting, and plug in capital improvements, LEU's will be done, and how that development is going to occur in the next 10 years, will help develop the total fee cost. When desalination is taken out, recommended by Pape-Dawson, because that \$250 million in capital improvements is out, it helps lower that item in the equation which lowers the costs. Anything collected for impact fees can be spent on desalination. If something is in the CIP in that service area, money collected can be used towards desalination. If desalination is not in the CIP, money can't be used.

Commissioner Munoz stated CIAC will recommend a rate for the fees, but City Council has final approval.

Mr. Dice stated depending on whether you have the maximum and the assessment, if Council adopts at a maximum rate but assess zero, CIAC can come back and

recommend changes based on growth. CIAC has to meet every five years and examine impact fees and make recommendations to Council. If Council assesses the maximum at zero, CIAC can't do anything. Everything would have to start over to adjust the impact fee.

Vice Chair York asked if the max fee is \$1,000 and Council says we will charge \$100, and come back a year later, and they need more money, \$200, what is the process to change the amount?

Mr. Dice stated in Chapter 395, anything addressing the impact fee has to be reviewed by CIAC. It only goes through the approval process for CIAC and Council. Planning Commission does not vote on the issue.

Vice Chairman York asked about how the fees are assessed compared to the trust fund; per lot or per unit?

Mr. Dice stated it is per LEU; per residential lot. The calculation is different for commercial because it is based on the water meter size.

Vice Chairman York asked what happens to the trust fund if impact fees are adopted?

Mr. Dice stated trust funds will continue until an effective date of the impact fee is established and everyone has plenty of notice. At that point, trust funds go away.

Vice Chairman York asked that CIAC address the issues based on the size of the meters for commercial properties.

Mr. Dice stated there will be instances of this type, and the policy can be amended.

Mr. Brice stated the city has flexibility amending the impact fee program, so eight inch vs. two inch pipes, a new rule can be adopted by Council.

Mr. Dice stated the city can charge but they do not have to charge. (Impact Fee Waivers for developers and investors).

VII. Future Agenda Items: None.

VIII. Adjournment:

There being no further business to discuss, the meeting adjourned at 6:00 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8226 – Conditional
Viridian Phase I - Final Plat of 21.080 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **74 lots on 21.08 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8226**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves Move up Ph I Subdivision.pdf
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM _02.21.2024 (4).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
31	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 & 5.	
32	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area.	
35	Melanie Barrera : DS	Open	a SWQMP and utility plan is missing from this final plat submission. please submit with these two documents for staff review. further comments pending.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
36	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	
37	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	SHEET 1	Callout	Mark Zans : DS	Open	IChange subdivision map to Final Plat	
2	SHEET 1	Note	Mark Zans : DS	Open	Go to City Of Corpus Christi / Platting website and follow the Final Plat template for plat format.	
3	SHEET 1	Note	Mark Zans : DS	Open	Place square footages of each lot below the lot number.	
4	SHEET 1	Note	Mark Zans : DS	Open	Label the common area as to the use of the area.	
5	SHEET 1	Note	Mark Zans : DS	Open	Provide street names for the streets on this plat. Street names shall match the names that were shown on the preliminary plat.	
6	SHEET 1	Note	Mark Zans : DS	Open	Please label this easement as to type and width.	
7	SHEET 1	Note	Mark Zans : DS	Open	Hatch the area for road way dedication and provide the square footage of the area.	
8	SHEET 1	Note	Mark Zans : DS	Open	Label surrounding parcels with the phase and lots of the other plats.	
9	SHEET 1	Callout	Mark Zans : DS	Open	Change Move Up Phase one to plat name that makes sense.	
10	SHEET 1	Note	Mark Zans : DS	Open	Provide block numbers for all blocks within this plat.	
11	SHEET 1	Note	Mark Zans : DS	Open	Remove metes and bounds description from plat. See City of Corpus Christi / Platting for templates to use for final plat format.	
12	SHEET 1	Note	Mark Zans : DS	Open	Please check the acreage of the this plat. Total acreage shown here does not match acreage in subtitle.	
14	SHEET 1	Callout	Mark Zans : DS	Open	Change years in the County Clerks Certification.	
15	SHEET 1	Callout	Mark Zans : DS	Open	Change Chairman's name to Michael Miller	
16	SHEET 1	Callout	Mark Zans : DS	Open	Fix signature line.	
20	SHEET 1	Note	Mark Zans : DS	Open	Increase font size for street names.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
22	SHEET 1	Note	Mark Zans : DS	Open	Solid Waste Comment- How is waste disposal services to lots 55,56,57 to be done.	
24	SHEET 1	Callout	Mark Zans : DS	Open	Add Phase name to the Crosstown Coves	
25	SHEET 1	Note	Mark Zans : DS	Open	Add phase name to the Crosstown Coves name in the surveyors certificate.	
26	SHEET 1	Note	Mark Zans : DS	Open	<p>TxDOT comments- □No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.</p> <p>□TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020).</p> <p>□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
27	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments - 1- 7</p> <p>1□Infor:□Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2□Utility□Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3□Infor:□503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4□Infor:□IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>shoulders</p> <p>5 Infor: Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
28	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments 8-14</p> <p>8 Infor, To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9 Infor, Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10 Infor: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>maintained.</p> <p>11 Infor: 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12 Infor. As the new subdivision develops, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor. There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
29	SHEET 1	Note	Mark Zans : DS	Open	Park De. Fee: 74 lots x 462.50 = \$34,225.00	
30	SHEET 1	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
33	SHEET 1	Note	Mark Zans : DS	Open	<p>Traffic comments- 1 -8</p> <p>1 Plat Lack of Public Infrastructure Plans present difficulty to justify variable right-of-way widths internal to the subdivision.</p> <p>2 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>3 Plat Curvilinear nature of Roadway layout may require lighting above and beyond the minimum 500 ft spacing</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>4□Informational:□Per urban transportation masterplan CR22 is Nueces County Right of Way. Developer to coordinate access to CR22 with Nueces County</p> <p>5□Informational:□Per the Urban Transportation Masterplan, CR22 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR22 will need to be dedicated to the City</p> <p>6□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>7□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p>	
34	SHEET 1	Note	Mark Zans : DS	Open	<p>Traffic comments- 9 -16</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>12□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>13□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>14□Informational:□Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>15□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>16□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
38	SHEET 1	Note	Mark Zans : DS	Open	It is DSD understanding that the zoning for this plat will be RS-4.5 Front yard setback for RS 4.5 zoning is 20 feet. Please depict and label a front yard setback of 20' for each lot.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
39	SHEET 1	Note	Mark Zans : DS	Open	GIS comment- The plat does not close within acceptable engineering standards.	
17	SHEET 2	Callout	Mark Zans : DS	Open	IChange subdivision map to Final Plat	
18	SHEET 2	Callout	Mark Zans : DS	Open	Change Move Up Phase i to plat name that makes sense.	
19	SHEET 2	Note	Mark Zans : DS	Open	Increase font size foe street names	
21	SHEET 2	Callout	Mark Zans : DS	Open	Ffix Signature line.	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, THAT IT HAS HAD SAID LANDS SURVEYED AS SHOWN, THAT STREETS 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____

BOBAK MOSTAGHASI
MANAGING MEMBER
DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

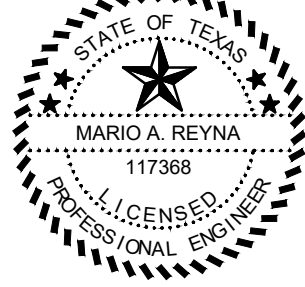
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VIRIDIAN PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

DATE _____

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____.

MICHAEL MILLER
CHAIRMAN
AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

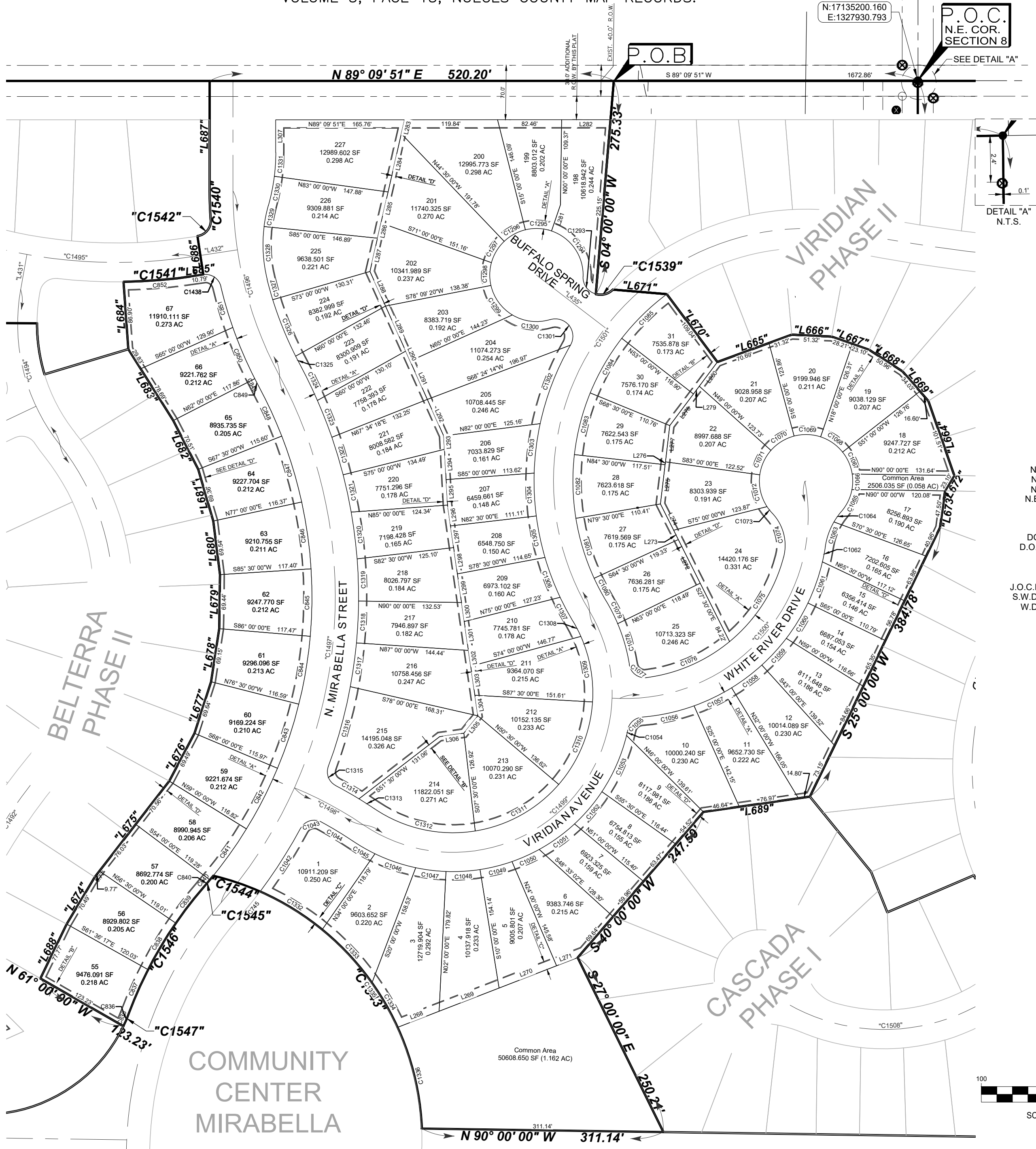
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

FINAL PLAT OF VIRIDIAN PHASE I

BEING A SUBDIVISION OF 21.080 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 21.080 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 1322505.6630; EASTING: 1322839.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT) MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8227 - Conditional
Viridian Phase II - Final Plat of 15.60 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **60 lots on 15.60 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8227**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM_02.21.2024 (4).pdf
Crosstown Coves Move Up Ph II Plat_02.22.2024.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
30	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
31	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
34	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
35	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	SHEET 1	Note	Mark Zans : DS	Open	Hatch the area to be street dedication and provide square footage of the area.	
2	SHEET 1	Note	Mark Zans : DS	Open	Move 10 U/E/ label to readable spot.	
3	SHEET 1	Note	Mark Zans : DS	Open	Provide street names. Street names should match names given on preliminary plat.	
4	SHEET 1	Note	Mark Zans : DS	Open	Place square footage of lots below lot number.	
5	SHEET 1	Note	Mark Zans : DS	Open	Name surrounding parcels with names associated with the other plats. and phases.	
6	SHEET 1	Note	Mark Zans : DS	Open	Label common areas as to usage.	
7	SHEET 1	Note	Mark Zans : DS	Open	Increase font size to make street names readable.	
8	SHEET 1	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting website for final plat templates and formatting.	
9	SHEET 1	Note	Mark Zans : DS	Open	Remove legal description from the plat page, not needed.	
10	SHEET 1	Callout	Mark Zans : DS	Open	Change subdivision map to Final Plat of	
11	SHEET 1	Callout	Mark Zans : DS	Open	Change Phase name to something that makes sense.	
13	SHEET 1	Note	Mark Zans : DS	Open	Change plat format, please see City of Corpus Christi / Platting website for final plat formats.	
14	SHEET 1	Callout	Mark Zans : DS	Open	Fix signature line	
15	SHEET 1	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
21	SHEET 1	Note	Mark Zans : DS	Open	Parks Dept. No comments Park Fee: 60 lots x 462.50 = \$27,750.00	
23	SHEET 1	Callout	Mark Zans : DS	Open	Add pahse name to Crosstown Coves	
24	SHEET 1	Note	Mark Zans : DS	Open	TxDOT comments- <input type="checkbox"/> No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. <input type="checkbox"/> TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020).</p> <p>□ Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□ If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
25	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments 8-14</p> <p>8□ Infor, □ To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9□ Infor, □ Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10□ Infor: □ 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11□ Infor: □ 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12□ Infor. □ As the new subdivision develops, streets</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor: There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
26	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments - 1- 7</p> <p>1 Infor: Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2 Utility Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3 Infor: 503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4 Infor: IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5 Infor: Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6 Infor: "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
27	SHEET 1	Callout	Mark Zans : DS	Open	Insert phase name here	
28	SHEET 1	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. (i.e. Clubhouse,, HOA office)	
29	SHEET 1	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
32	SHEET 1	Note	Mark Zans : DS	Open	<p>Traffic comments 1-8</p> <p>1 Plat Lack of Public Improvement Plans present difficulty to justify variable right-of-way widths interanal to the subdivision.</p> <p>2 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>3 Plat Curvilinear nature of Roadway layout may require lighting above and beyond the minimum 500 ft spacing</p> <p>4 Informational: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>5 Informational: Per urban trasnportation masterplan CR22 is Nueces County Right of Way. Developer to coordinate access to CR22 with Nueces County</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>6□Informational:□Per the Urban Transportation Masterplan, CR22 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR22 will need to be dedicated to the City</p> <p>7□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p>	
33	SHEET 1	Note	Mark Zans : DS	Open	<p>Traffic comments 9 - 16</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>12□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>13□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>14□Informational:□Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>15□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>16□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
36	SHEET 1	Note	Mark Zans : DS	Open	GIS comments- The plat does not close within acceptable engineering standards.	
37	SHEET 1	Note	Mark Zans : DS	Open	It is department understanding that zoning is to be RS-4.5. Front yard setback for this zoning is 25'. Please depict this setback of 25 feet and label it 25' Y.R.	
16	SHEET 2	Callout	Mark Zans : DS	Open	Change to final Plat of Crosstown Coves	
17	SHEET 2	Callout	Mark Zans : DS	Open	Change Phase name to something that makes sense.	
18	SHEET 2	Callout	Mark Zans : DS	Open	Fix signature line.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	SHEET 2	Callout	Mark Zans : DS	Open	Change to sheet 2 of 2	
20	SHEET 2	Note	Mark Zans : DS	Open	Increase font size to make streets readable.	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, 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 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____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

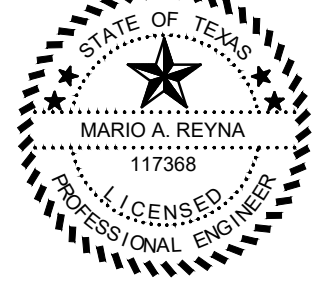
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VIRIDIAN PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. #6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

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____

MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

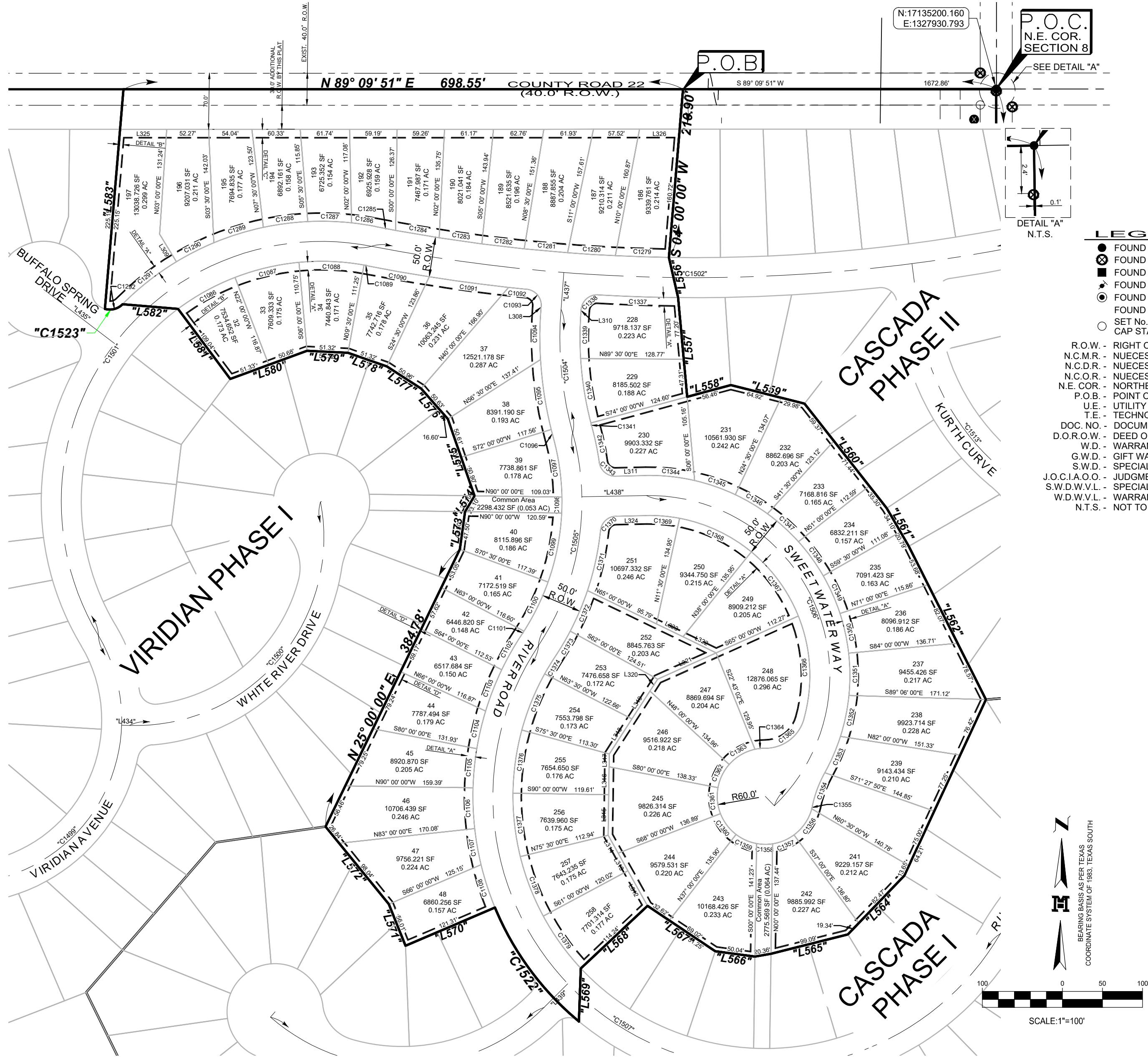
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

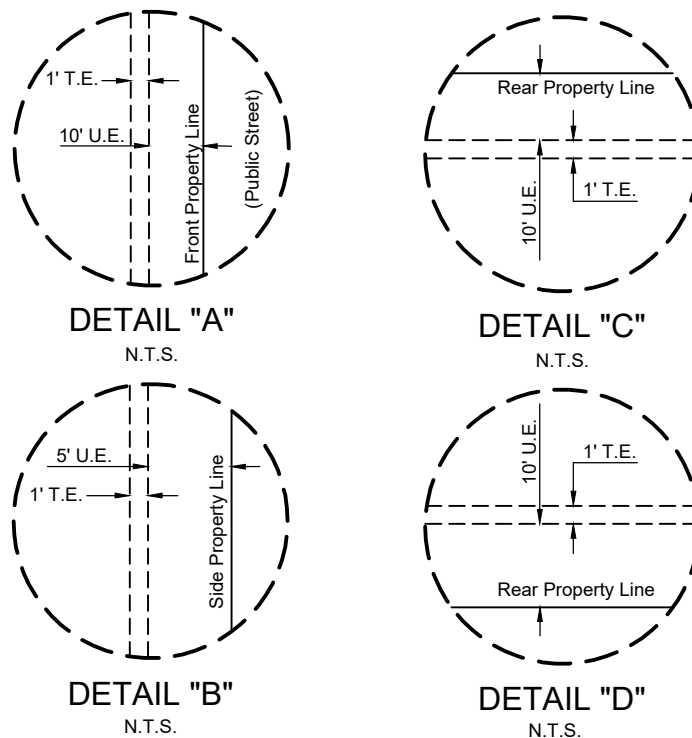
KARA SANDS, COUNTY CLERK

FINAL PLAT OF VIRIDIAN PHASE II

BEING A SUBDIVISION OF 15.605 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - ⊗ FOUND CONCRETE MONUMENT
 - ⬢ FOUND PK NAIL
 - FOUND PIPE
 - FOUND "X" MARK ON CONCRETE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
W.D.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. - NOT TO SCALE



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G; MAP REVISED: OCTOBER 13, 2022.
 - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 15.605 ACRES OF LAND.
 - SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630, EASTING: 1322839.0520.
 - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
 - THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
 - BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
 - BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
 - ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
 - PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
 - COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8230 - Conditional
Ventanas Phase I - Final Plat of 22.43 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **119 lots on 22.43 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8230**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves Entry Ph I Plat_02.22.2024 (2).pdf
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM _02.21.2024 (4).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
34	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
35	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
38	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
39	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
3	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
4	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
5	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Label easement areas as to type and width.	
6	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Place square footage of lots below the lot number.	
7	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Provide street names for the plat. Street names shall match those that are shown on the preliminary plat.	
8	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
9	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
10	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Provide block numbers for the plat.	
11	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Label any common area with usage.	
12	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Remove the legal description from the plat. is not needed.	
13	24022-Entry Phase I-Plat.pdf	Callout	Mark Zans : DS	Open	Change subdivision map to Final Plat of Crosstown Coves	
14	24022-Entry Phase I-Plat.pdf	Callout	Mark Zans : DS	Open	Change phase name to something that makes sense.	
15	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Increase font size to make streets readable.	
16	24022-Entry Phase I-Plat.pdf	Callout	Mark Zans : DS	Open	Make this page 2 of 2	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
27	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	<p>TxDOT comments-</p> <ul style="list-style-type: none"> □No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. □TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020). □Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system □If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
28	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	<p>Fire comments 1-7</p> <p>1□Infor:□Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2□Utility□Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3□Infor:□503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4□Infor:□IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5□Infor: □Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6□Infor.□"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
29	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	<p>Fire comments 8-14</p> <p>8 Infor, To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9 Infor, Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10 Infor: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Infor: 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12 Infor. As the new subdivision develops, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor. There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
30	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Park Dev. Fee: 119 units x 462.50 = \$55,037.50	
32	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. (i.e. Clubhouse,, HOA office)	
33	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
36	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	<p>Traffic comments 1-10</p> <p>1 Informational: Developer to confirm Right-of-way dedication capalites with gulfway shopping center</p> <p>2 Informational: recommended to have one or two pedestrian access easements going to the gulfway shopping center.</p> <p>3 Informational: Lack of Public Infrastructure Plans present difficulty to justify variable right-of-way widths interanal to the subdivision.</p> <p>4 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>per IDM Chapter 8 section 1.2.B.a</p> <p>5□Informational:□Curvilinear nature of Roadway layout may require lighting above and beyond the minimum 500 ft spacing</p> <p>6□Informational:□Per urban transportation masterplan CR20A is Nueces County Right of Way. Developer to coordinate access to CR20A with Nueces County</p> <p>7□Informational:□Per the Urban Transportation Masterplan, CR20A is planned to be a C3 Collector Street, Per UDC 8.2.1, 37.5ft of ROW from the Centerline of CR20A will need to be dedicated to the City Per UDC 8.2.1</p> <p>8□Plat□Proximity to commercial property of Gulfway Shopping center may limit access availability to near by lots</p> <p>9□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>10□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
37	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	<p>Traffic comments 11-20</p> <p>11□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>12□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>13□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>14□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>15□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>16□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>17□Informational:□Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>18□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					19 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.	
40	24022-Entry Phase I-Plat.pdf	Note	Mark Zans : DS	Open	It is the understanding of the DSD that the zoning for this plat is to be RS-4.5. Front yard setback for zoning RS-4.5 is 20 feet. Please depict and label a 20' Front yard setback for each lot.	
17	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Make this page 1 of 2	
18	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Change subdivision map to Final Plat of crosstown Coves	
19	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Change Phase name to something that makes sense.	
20	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Add Phase name to Crosstown Coves name	
21	24022-Entry Phase I-Plat2.pdf	Note	Mark Zans : DS	Open	Change land acreage to match that of plat.	
22	24022-Entry Phase I-Plat2.pdf	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / platting website for plat information and formatting.	
24	24022-Entry Phase I-Plat2.pdf	Note	Mark Zans : DS	Open	Be advised that if this plat is done as a PUD then part or all of the comments may change.	
25	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Change County Clerks Certification years.	
26	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
31	24022-Entry Phase I-Plat2.pdf	Callout	Mark Zans : DS	Open	Insert phase name here	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 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____.

BOBAK MOSTAGHASI
MANAGING MEMBER
DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

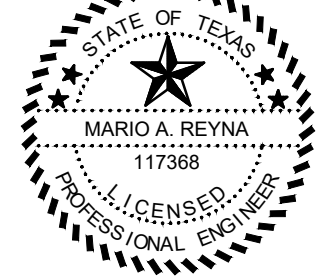
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VENTANAS PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

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____.

MICHAEL MILLER
CHAIRMAN
AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

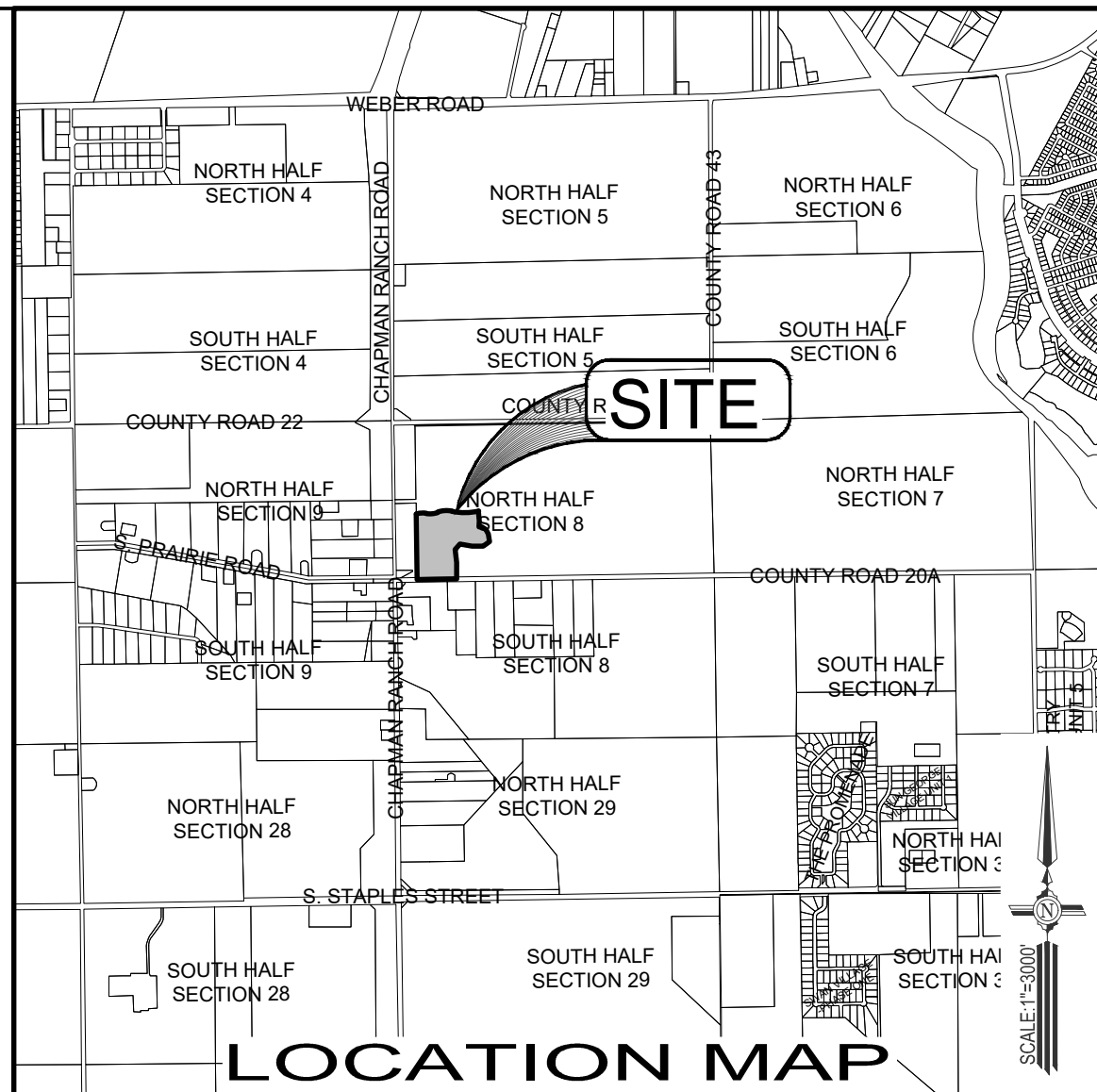
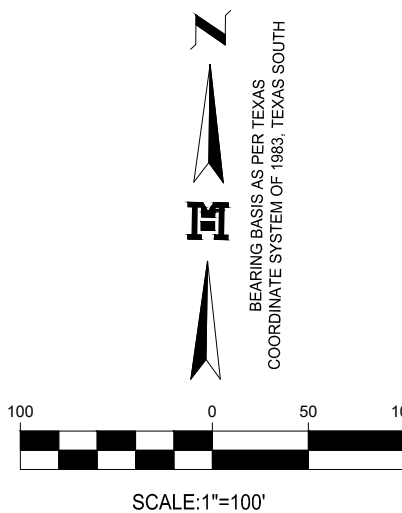
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF VENTANAS PHASE I

BEING A SUBDIVISION OF 22.430 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



OWNERS INFORMATION:

BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

ENGINEER:

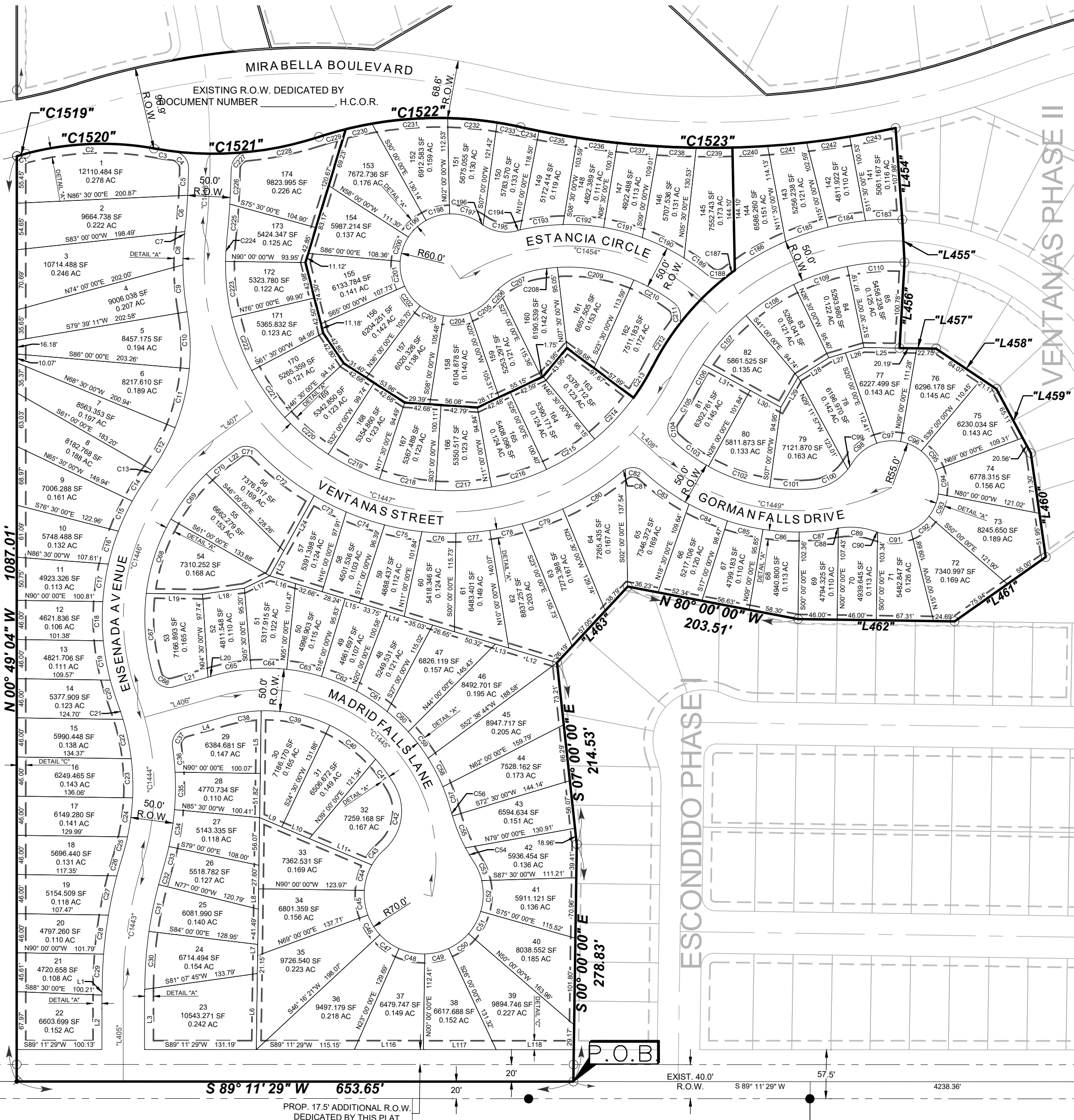
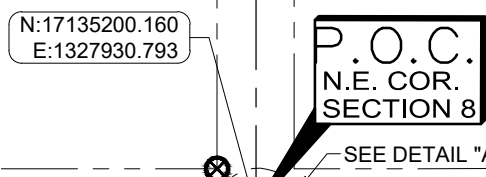
MARIO A. REYNA
115 W. McINTYRE
EDINBURG, TX 78541

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E.COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
- W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
- N.T.S. - NOT TO SCALE

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED) ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 48544 0515 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 22.430 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630; EASTING: 1322639.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEO HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT: OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



ALEX H. HARRIS AND WIDE, POLLY HARRIS
W.D.W.V.L. DOC. No. 1999032465, N.C.O.R.

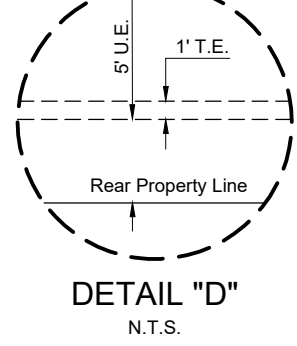
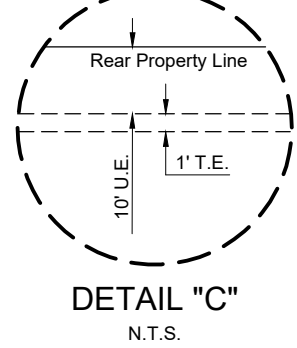
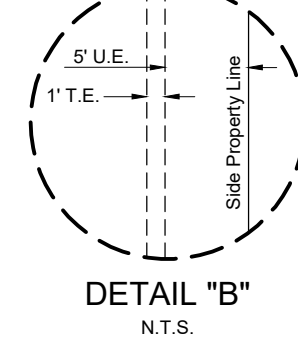
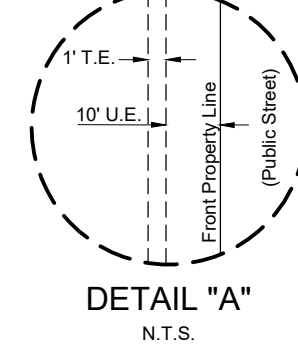
SECTION 8, LAURELES
FARM TRACTS
VOLUME 3, PAGE 15, N.C.M.R.

AEP TEXAS INC.
G.W.D. DOC. No. 2022040827, N.C.O.R.

SECTION 8, LAURELES
FARM TRACTS
VOLUME 3, PAGE 15, N.C.M.R.

PECK RANDAL NELSON
PROPERTY ID: 256863

SECTION 8, LAURELES
FARM TRACTS
VOLUME 3, PAGE 15, N.C.M.R.



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8228 - Conditional
Ventanas Phase II - Final Plat of 14.47 acres.
Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **73 lots on 14.47 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8228**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - PRELIM _02.21.2024 (4).pdf
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves ENTRY Phase II.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
31	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
32	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
35	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
36	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	SHEET 1	Note	Mark Zans : DS	Open	Location map - the site shown on the location map does not match the location of the plat shown on this page. Increase font size so that streets are readable.	
2	SHEET 1	Note	Mark Zans : DS	Open	Hatch area that will be for road dedication and provide square footage of that dedication.	
3	SHEET 1	Note	Mark Zans : DS	Open	Provide doc# for the dedication of common area.	
4	SHEET 1	Note	Mark Zans : DS	Open	Label as to the usage of the common areas on this plat.	
5	SHEET 1	Note	Mark Zans : DS	Open	Provide street names for all streets. Street names shall match the names of those that are put on the preliminary plat.	
6	SHEET 1	Note	Mark Zans : DS	Open	Place the square footage of each plat under the lot number.	
7	SHEET 1	Note	Mark Zans : DS	Open	Please provide block numbers on the plat.	
8	SHEET 1	Note	Mark Zans : DS	Open	Label the surrounding parcels with the phases of the Crosstown coves plat.	
9	SHEET 1	Note	Mark Zans : DS	Open	Per the UTP, the interior roadway is a C-3 collector road and minimum width is to be 75'. This may change if plat is done as a PUD.	
11	SHEET 1	Note	Mark Zans : DS	Open	Make this page 2 of 2 for the plat.	
12	SHEET 1	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting website for final plat templates to use for plat formats.	
13	SHEET 1	Callout	Mark Zans : DS	Open	Change subdivision to Final Plat of Crosstown Coves	
14	SHEET 1	Callout	Mark Zans : DS	Open	Rename Phase to a name which makes sense.	
23	SHEET 1	Note	Mark Zans : DS	Open	TxDOT comments- No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020).</p> <p>□ Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□ If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
24	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments 8-14</p> <p>8□ Infor, □ To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9□ Infor, □ Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10□ Infor: □ 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11□ Infor: □ 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12□ Infor. □ As the new subdivision develops, streets</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor: There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
25	SHEET 1	Note	Mark Zans : DS	Open	<p>Fire comments - 1- 7</p> <p>1 Infor: Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2 Utility Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3 Infor: 503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4 Infor: IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5 Infor: Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6 Infor: "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
26	SHEET 1	Note	Mark Zans : DS	Open	Park Dev. Fee: 73 lots x 462.50 = \$33,300.00	
29	SHEET 1	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. (i.e. Clubhouse,, HOA office)	
30	SHEET 1	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
33	SHEET 1	Note	Mark Zans : DS	Open	Traffic comments 1-8	
34	SHEET 1	Note	Mark Zans : DS	Open	<p>Traffic comments 9-18</p> <p>9 Informational: Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10 Informational: All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to,</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>11□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>12□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City s Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>13□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>14□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>15□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>16 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>17 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>18 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
37	SHEET 1	Note	Mark Zans : DS	Open	It is the department understanding that the zoning for this plat will be RS 4.5. Front yard setback for zoning 4.5 is 20 feet. Please depict and label a 20' setback along the front yard for each lot.	
15	SHEET 2	Note	Mark Zans : DS	Open	Make this page 1 of 2 for the plat.	
16	SHEET 2	Note	Mark Zans : DS	Open	Please check City of Corpus Christi / Platting website for plat templates to change format of plats.	
17	SHEET 2	Note	Mark Zans : DS	Open	Remove the legal description from the plat. It is not needed.	
18	SHEET 2	Note	Mark Zans : DS	Open	Make this page the title page of the plat. See City of Corpus Christi / Platting for platting templates and formatting.	
19	SHEET 2	Note	Mark Zans : DS	Open	Move the County Clerks Certification to the edge of the plat so that a seal can be placed on the plat.	
20	SHEET 2	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
21	SHEET 2	Callout	Mark Zans : DS	Open	Fix signature line.	
22	SHEET 2	Callout	Mark Zans : DS	Open	Add Phase name to this certification.	
27	SHEET 2	Callout	Mark Zans : DS	Open	Insert phase name here	
28	SHEET 2	Callout	Mark Zans : DS	Open	Change acreage being platted to acreage of this phase of the plats.	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING VENTANA PHASE II PLAT THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS 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____

BORAK MOSTAGHASI
MANAGING MEMBER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

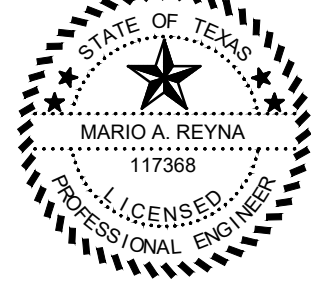
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VENTANA PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB No. 24304.08

DATE

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____

MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

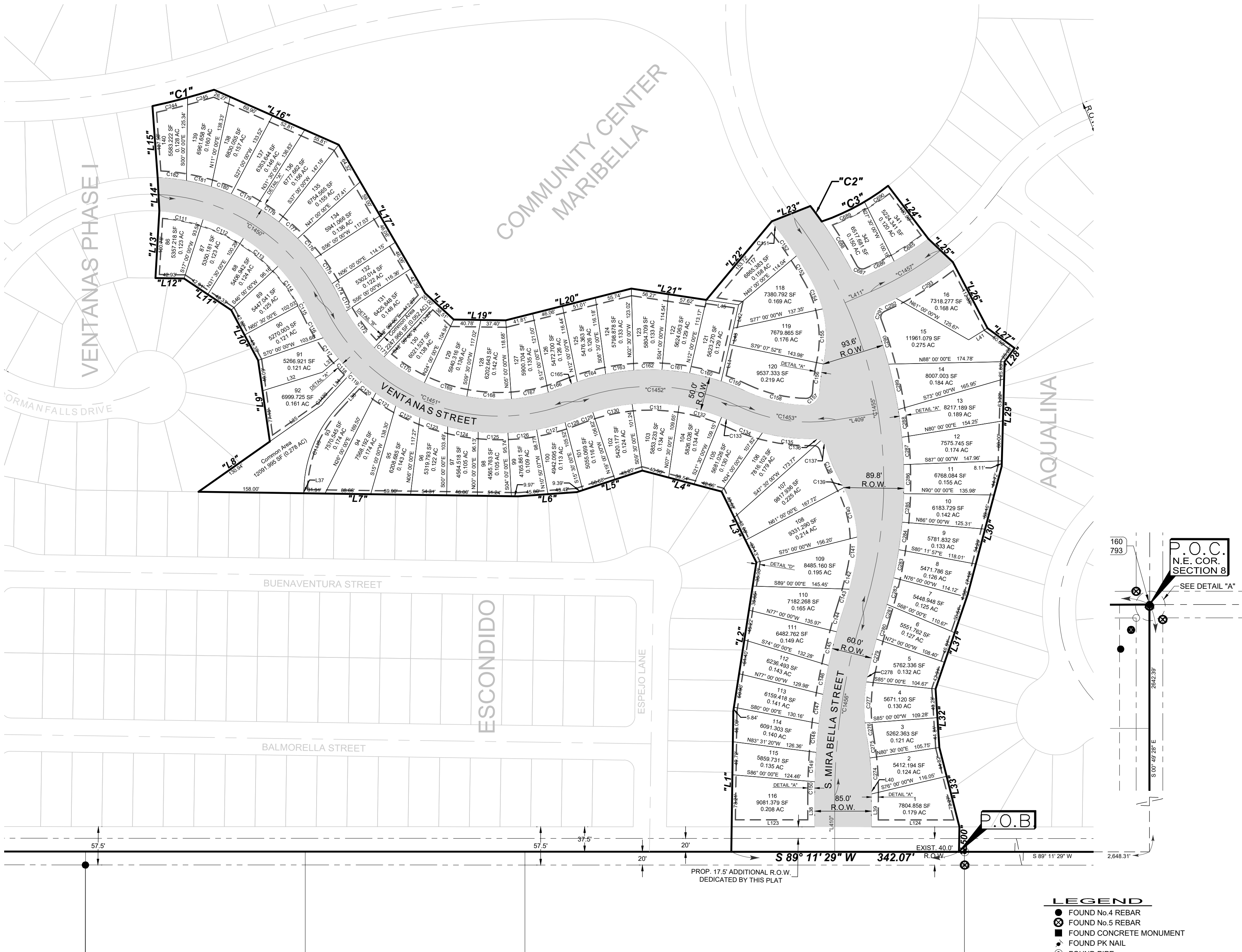
STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE _____ DAY OF _____, 20____.

BY: _____

FINAL PLAT OF VENTANA PHASE II

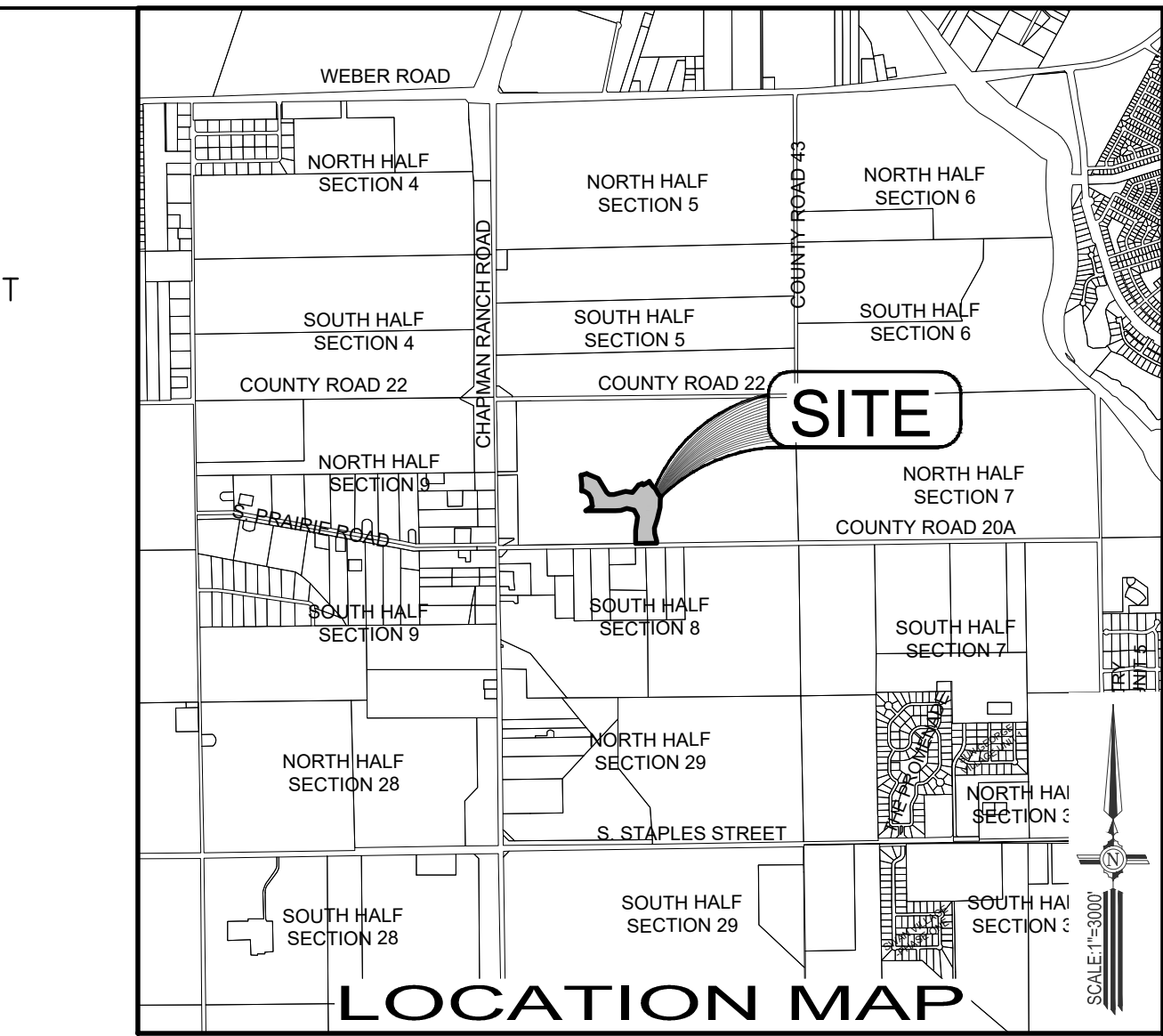
BEING A SUBDIVISION OF 14.479 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



LEGEND

- FOUND NO.4 REBAR
- FOUND NO.5 REBAR
- FOUND CONCRETE MONUMENT
- ◆ FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE

DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____



Boundary Line		
Line #	Length	Direction
1.1	211.43	N00° 00' 00"E
1.2	226.02	N08° 00' 00"E
1.3	118.73	N27° 00' 00"E
1.4	123.10	N77° 00' 00"W
1.5	103.47	S71° 00' 00"W
1.6	88.47	S85° 00' 00"W
1.7	480.00	N00° 00' 00"W
1.8	130.94	N54° 00' 00"E
1.9	123.24	N00° 00' 00"W
1.10	85.67	N29° 00' 00"W
1.11	85.24	N57° 00' 00"E
1.12	42.93	N00° 00' 00"W
1.13	160.98	N00° 30' 00"E
1.14	50.24	N03° 45' 00"E
1.15	107.86	N05° 00' 00"W
1.16	204.78	S67° 00' 00"E
1.17	257.84	S31° 00' 00"E
1.18	58.51	S48° 00' 00"E
1.19	78.17	N00° 00' 00"E
1.20	154.83	N75° 00' 00"E

Boundary Line Table		
Line #	Length	Direction
"1.21"	113.89	S82° 19' 18"E
"1.22"	153.72	N00° 00' 00"E
"1.23"	62.07	N67° 26' 38"E
"1.24"	100.00	S38° 00' 00"E
"1.25"	50.54	S47° 12' 43"E
"1.26"	112.35	S28° 30' 00"E
"1.27"	50.90	S54° 30' 00"E
"1.28"	20.28	S33° 30' 00"W
"1.29"	157.15	S00° 44' 40"W
"1.30"	199.24	S14° 00' 00"W
"1.31"	150.11	S18° 00' 00"W
"1.32"	88.10	S04° 30' 00"E
"1.33"	123.08	S15° 00' 00"E

OWNERS INFORMATION:

BORAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BARLEDOO DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S.
115 W. MCINTYRE
EDINBURG, TX 78541

ENGINEER:

MARIO A. REYNA
115 W. MCINTYRE
EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. FEMA FIRM COMMUNITY PANEL NUMBER 485464 0515 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 15.605 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI

FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52; NORTHING: 17132505.6630; EASTING: 1322839.0520.

- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.

- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.

- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.

- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.

- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TADOT.

- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

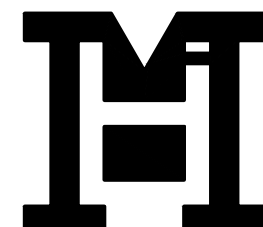
- COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT

- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

- 136,200.55 s.f. (3.127Acres) ROAD RIGHT OF WAY TO BE DEDICATED BY THIS PLAT (HATCH AREA)

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8229 - Conditional

NAME OF PLAT: Valencia Phase I - Final Plat of 10.59 acres.

Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **51 lots on 10.59 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8229**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM_02.21.2024 (4).pdf
Crosstown Coves 2nd Move up Ph I Plat_02.22.2024.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
34	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
35	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	
38	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
39	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	2ndMoveUp	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
2	2ndMoveUp	Note	Mark Zans : DS	Open	Label easement areas as to type and width.	
3	2ndMoveUp	Note	Mark Zans : DS	Open	Place square footage of lots below the lot number.	
4	2ndMoveUp	Note	Mark Zans : DS	Open	Provide street names for the plat. Street names shall match those that are shown on the preliminary plat.	
5	2ndMoveUp	Note	Mark Zans : DS	Open	Provide block numbers for the plat.	
6	2ndMoveUp	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
7	2ndMoveUp	Note	Mark Zans : DS	Open	Label common area with usage.	
8	2ndMoveUp	Note	Mark Zans : DS	Open	Increase size of font to make street names readable.	
9	2ndMoveUp	Callout	Mark Zans : DS	Open	Mak this sheet 2 of 2	
10	2ndMoveUp	Note	Mark Zans : DS	Open	Remove the legal description from the plat. is not needed.	
11	2ndMoveUp	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
12	2ndMoveUp	Callout	Mark Zans : DS	Open	Change subdivision plat to Final Plat of Crosstown Coves	
13	2ndMoveUp	Callout	Mark Zans : DS	Open	Change phase name to something that makes sense.	
15	2ndMoveUp	Note	Mark Zans : DS	Open	Hatch area to be dedicated for ROW and provide square footage of the area.	
27	2ndMoveUp	Note	Mark Zans : DS	Open	TxDot comments- □No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. □TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing,	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52 (2020).</p> <p>□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
28	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Fire comments - 1-7</p> <p>1□Infor:□Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2□Utility□Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3□Infor:□503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4□Infor:□IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5□Infor: □Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6□Infor.□"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1.□Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.□Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
29	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Fire comments 8 -14</p> <p>8 Infor, To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96 minimum.)</p> <p>9 Infor, Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10 Infor: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Infor: 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12 Infor. As the new subdivision develops, streets that terminate in a dead-end are to be provided</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor. There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
30	2ndMoveUp	Note	Mark Zans : DS	Open	Park Dev. Fee: 31 lots x 462.50 = \$14,337.50	
32	2ndMoveUp	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. (i.e. Clubhouse,, HOA office)	
33	2ndMoveUp	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
36	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Traffic comments 1-10</p> <p>1 Informational: Developer to confirm Right-of-way dedication capaliites with gulfway shopping center</p> <p>2 Informational: recommended to have one or two pedestrian access easements going to the gulfway shopping center.</p> <p>3 Plat Lack of Public Infrastructure Plans present difficulty to justify variable right-of-way widths interanal to the subdivision.</p> <p>4 Informational: All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>5 Plat Curvilinear nature of Roadway layout may require lighting above and beyond the minimum 500 ft spacing</p> <p>6 Informational: Per urban trasnportation masterplan CR22 is Nueces County Right of Way. Developer to coordinate access to CR22 with</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Nueces County</p> <p>7□Informational:□Per the Urban Transportation Masterplan, CR22 is planned to be an A2 Arterial road, Per UDC 8.2.1, 50ft of ROW from the Centerline of CR22 will need to be dedicated to the City Per UDC 8.2.1</p> <p>8□Plat□Proximity to commercial property of Gulfway Shopping center may limit access availaibility to near by lots</p> <p>9□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>10□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
37	2ndMoveUp	Note	Mark Zans : DS	Open	<p>Traffic comments 11-19</p> <p>11□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>12□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>13□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City s Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>14□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>15□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>16□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>17□Informational:□Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>18□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>19□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
40	2ndMoveUp	Note	Mark Zans : DS	Open	<p>It is the DSD understanding that the zoning for this plat is to be RS-4.5. Front yard setback for this RS-4.5 zoning is 20'.</p> <p>Please depict and label the front yard setback for each lot.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
41	2ndMoveUp	Note	Mark Zans : DS	Open	GIs comments: The plat does not close within acceptable engineering standards.	
16	2ndMoveUp2	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
17	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change subdivision name to Final Plat of Crosstown coves	
18	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change pahse name to something that makes sense.	
19	2ndMoveUp2	Callout	Mark Zans : DS	Open	Add Phase name to Crosstown Coves	
20	2ndMoveUp2	Note	Mark Zans : DS	Open	Change land acreage to match acreage being platted.	
21	2ndMoveUp2	Note	Mark Zans : DS	Open	Change common areas numbers to match this plat.	
24	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change year for the County Clerks Certification.	
25	2ndMoveUp2	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
26	2ndMoveUp2	Callout	Mark Zans : DS	Open	Make this sheet 1 of 2. make sheet title page.	
31	2ndMoveUp2	Callout	Mark Zans : DS	Open	Insert phase name here	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, 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 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____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

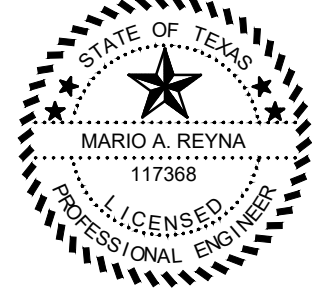
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VALENCIA PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/09/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

DATE _____

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____

MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____, 2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ DAY OF _____, 2024 AT _____
O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

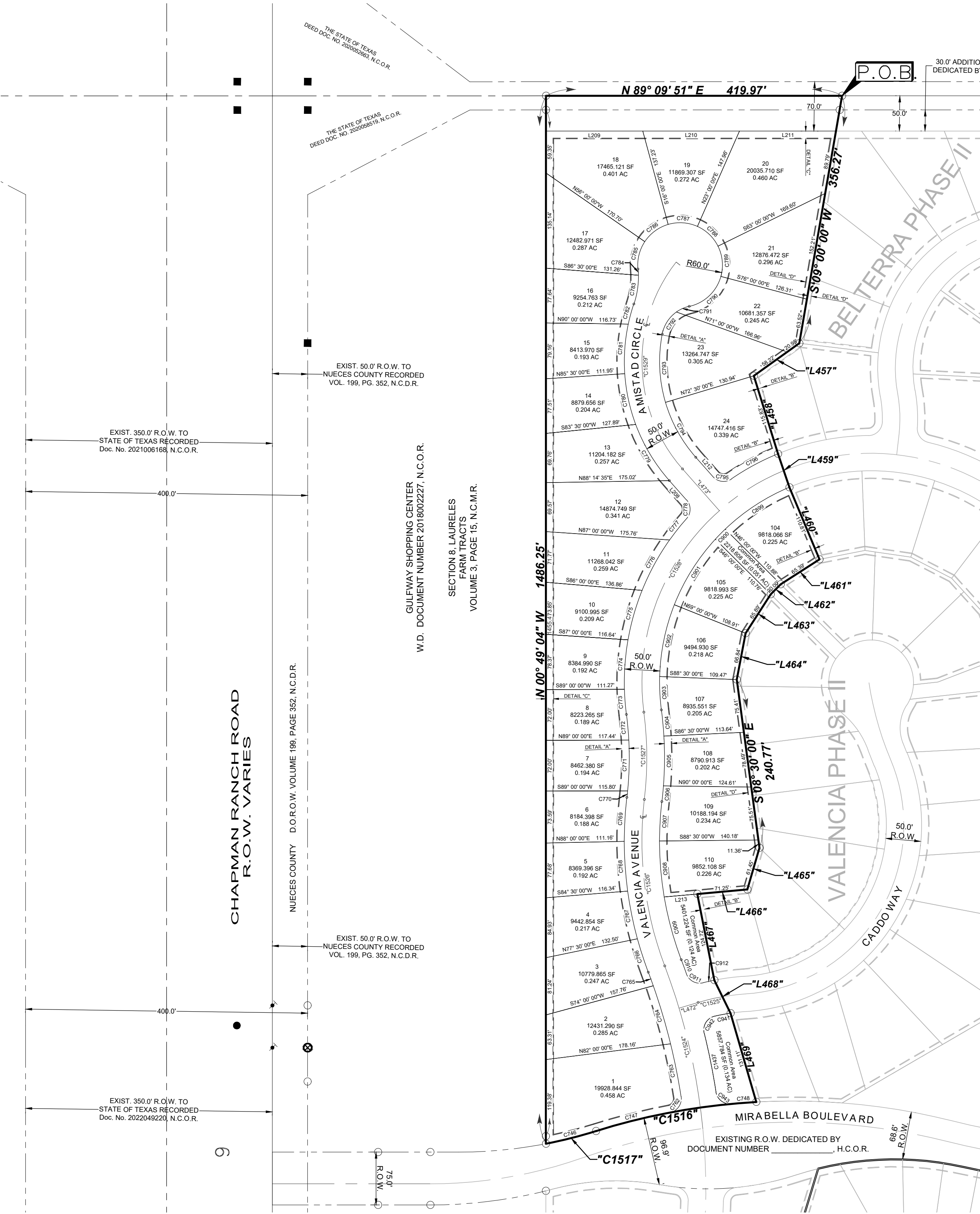
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF VALENCIA PHASE I

BEING A SUBDIVISION OF 10.592 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



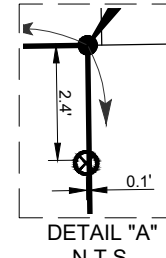
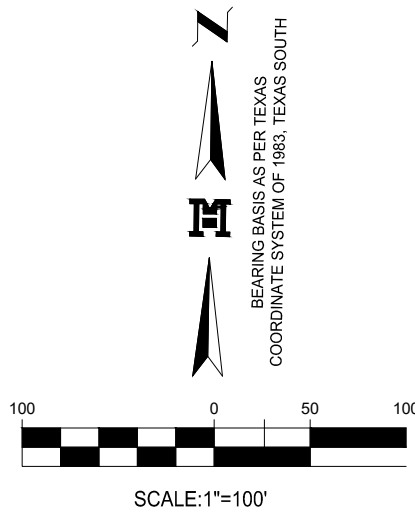
N 17135200.160
E 1327930.793

P.O.C.
N.E. COR.
SECTION 8

SEE DETAIL "A"

LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 10.592 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52. NORTHING: 17132505.6630; EASTING: 1322839.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES. COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL 8231 - Conditional

NAME OF PLAT: Valencia Phase II - Final Plat of 15.06 acres.

Located east of Chapman Ranch Rd. and south of C.R. 22

Zoned: ZONING: RS-4.5

Owner: Rhodes Development Inc.

Surveyor: Melden and Hunt Engineering

The applicant proposes to plat the property to develop **48 lots on 15.06 Acres**. Upon satisfaction of the remaining conditions and open comments in the final plat, review comments report, the submitted final plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.: PL8231**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
Crosstown Coves - Master_02.21.2024.pdf
Crosstown Coves - PRELIM_02.21.2024 (4).pdf
2ND Move up Phase II Subdivision.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
31	Melanie Barrera : DS	Open	further comments pending resubmission of preliminary plat PL8223. comments from prelim should be addressed in the finals as well.	
32	Melanie Barrera : DS	Open	Proposed utilities in the curved layout as shown do not comply with the subdivision design and improvement standards adopted by the City. Public improvement approval is dependent on CCW s approval of the proposed variances to IDM chapters 4 &5	
33	Melanie Barrera : DS	Open	Proposed public improvements are to be reviewed prior to final plat approval to comply with 3.8.5.D. Changes to plat necessary for CCW/public works approval of utilities may affect buildable area	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
34	Melanie Barrera : DS	Open	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: yes Sidewalks: yes Streets: yes	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Increase font size to make streets readable.	
4	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
6	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Label easement areas as to type and width.	
7	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Place square footage of lots below the lot number.	
8	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Provide street names for the plat. Street names shall match those that are shown on the preliminary plat.	
9	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
10	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Label adjacent properties with the plat phase if appropriate.	
11	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Provide block numbers for the plat.	
12	2ndMoveUPPh2	Callout	Mark Zans : DS	Open	Change subdivision map to Final Plat of Crosstown Coves	
13	2ndMoveUPPh2	Callout	Mark Zans : DS	Open	Change phase name to something that makes sense.	
14	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Make this page 2 of 2	
22	2ndMoveUPPh2	Note	Mark Zans : DS	Open	<p>Fire comments 8-14</p> <p>8 Infor, To negotiate a turn in a cul-de-sac, the minimum required distance is a 96 ft diameter in accordance with section 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum.)</p> <p>9 Infor, Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>10 Infor: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Infor: 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: Fire Lane-No Parking at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, Fire Lane-No Parking at 15-foot intervals.</p> <p>12 Infor: As the new subdivision develops, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>13 Infor: There are several points of access into the subdivision from CR 20A; CR 22; CR43 and Crosstown Expwy. It is important that these roadway be built out to accommodate traffic and large fire apparatus. The Standard Urban Transportation Plan lists these streets as follows: CR20A as a C-3 collector street; CR 22 as an A-2 Arterial Street; CR 43 as an A-2 Arterial Street and a center (currently unnamed street that splits the subdivision as a C-3 75 ft. collector street.</p> <p>14 Infor: D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	
23	2ndMoveUPPh2	Note	Mark Zans : DS	Open	<p>Fire comments-</p> <p>1 Infor: Although presently this proposed subdivision is outside city limits, it is projected to be annexed soon. Consideration should be given to the standards for fire protection as follows:</p> <p>2 Utility Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>3 Infor: 503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>4 Infor: IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders</p> <p>5 Infor: Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>6 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting NO PARKING-FIRE LANE along one side of the street."</p> <p>7 Infor "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, a cul-de-sac reduced to 60 ft. wide would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p>	
24	2ndMoveUPPh2	Note	Mark Zans : DS	Open	<p>TxDot</p> <p>No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.</p> <p>TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code 11.52</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					(2020). □Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system □If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem	
25	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Park Dev. fee- 48 Units x 462.50 = \$22,200.00	
27	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Please provide a addressed plat with addresses for each lot. Do not address the small common areas unless their is a building planned for the lot. (i.e. Clubhouse,, HOA office)	
28	2ndMoveUPPh2	Note	Mark Zans : DS	Open	AEP Texas Distribution request a 5 electric easement in the front of every lot off the ROW for front lot distribution. It can be the first 5 or the second behind a UE if there is one.	
29	2ndMoveUPPh2	Note	Mark Zans : DS	Open	Traffic comments 1-8 1□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 2□Informational:□Curvilinear nautre of Roadway layout may require lighting above and beyond the minimum 500 ft spacing 3□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either NO OUTLET or DEAD END signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>reviews and inspections, by the City. This includes furnishing and installing STOP signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a private street. (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City s Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
30	2ndMoveUPPh2	Note	Mark Zans : DS	Open	<p>Traffic comments 9 -13</p> <p>9□Informational:□The developer or their representative is required to submit a Street Lighting Plan , indicating the proposed locations and fixture type of street lights, for review and approval to the City s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>10□Informational:□The Street Lighting Plan shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary written approval of the Street Lighting Plan , by the City s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>11 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>12 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>13 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
35	2ndMoveUPPh2	Note	Mark Zans : DS	Open	it is DSD understanding that this plat is to be zoned RS 4.5. Front yard setback for RS-4.5 zoning is 20 feet. Please depict and label the front yard setback of 20' for each lot.	
2	2ndMoveUpPh2	Note	Mark Zans : DS	Open	Remove the legal description from the plat. is not needed.	
3	2ndMoveUpPh2	Note	Mark Zans : DS	Open	Please see City of Corpus Christi / Platting for final plat templates for information and plat formatting.	
15	2ndMoveUpPh2	Note	Mark Zans : DS	Open	Make this page 1 of 2	
16	2ndMoveUpPh2	Note	Mark Zans : DS	Open	correct acreage of land to the land being platted with this phase.	
18	2ndMoveUpPh2	Note	Mark Zans : DS	Open	Move County Clerks Certification towards plat edge so that a seal may be used.	
19	2ndMoveUpPh2	Callout	Mark Zans : DS	Open	Place phase name with the Crosstown Coves name.	
20	2ndMoveUpPh2	Callout	Mark Zans : DS	Open	Fix signature line.	
21	2ndMoveUpPh2	Callout	Mark Zans : DS	Open	Change chairman's name to Michael Miller	
26	2ndMoveUpPh2	Callout	Mark Zans : DS	Open	Insert phase name here	

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 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____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST
DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND
SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

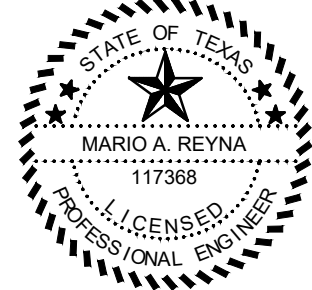
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VALENCIA PHASE II, WERE PREPARED FROM A
SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE
AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

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____

MICHAEL MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

BRIA WHITMOIRE, P.E., CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS,
HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____, 2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ DAY OF _____, 2024 AT _____
O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

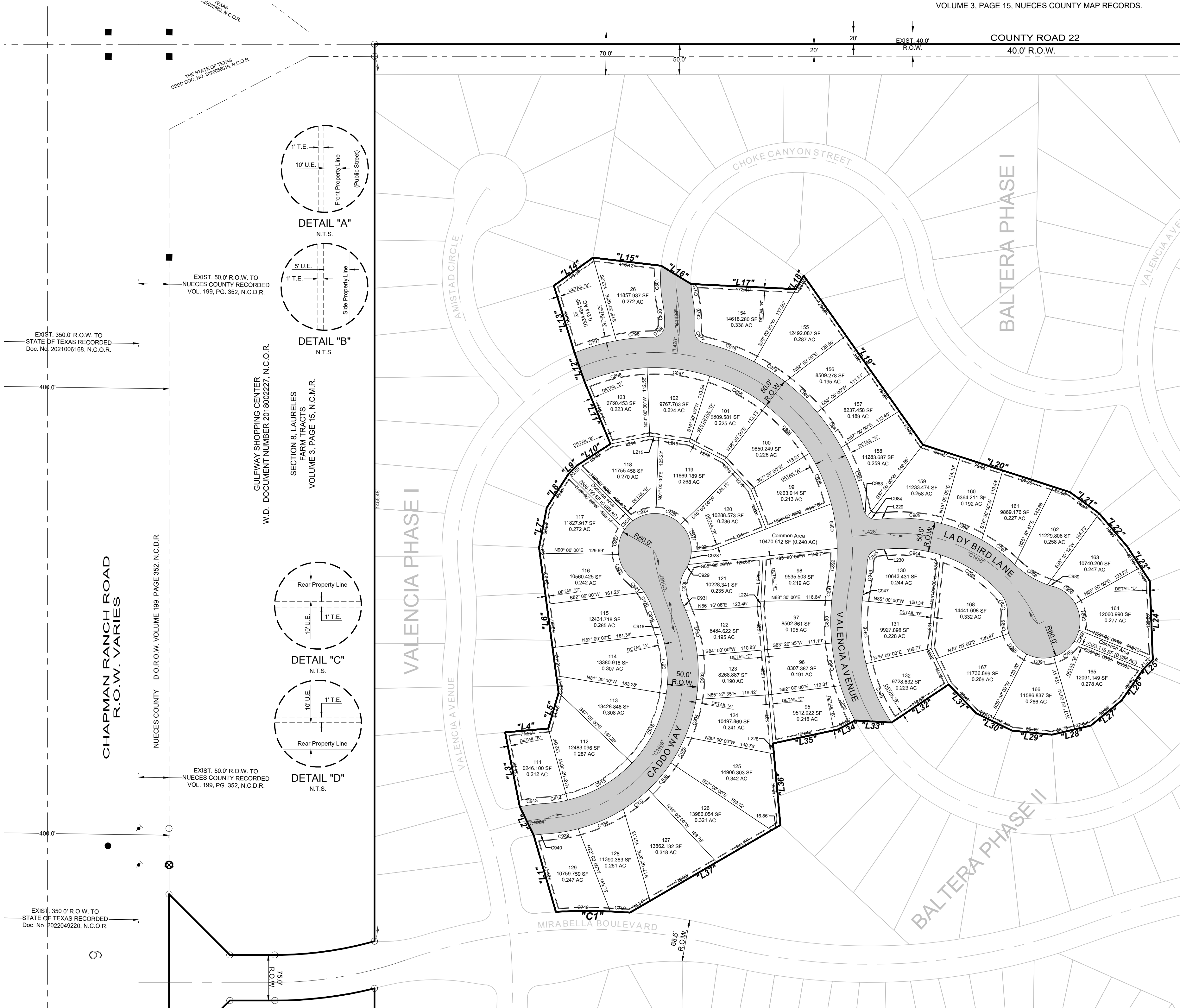
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

FINAL PLAT OF VALENCIA PHASE II

BEING A SUBDIVISION OF 15.063 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND
CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY
EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

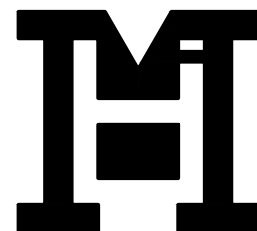
STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____, FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF
A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE
SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE _____ DAY OF
_____, 20____.

BY: _____

DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE PH: (956) 381-0961
EDINBURG, TX 78541 FAX: (956) 381-1839
ESTABLISHED 1947 www.meldenandhunt.com

SHEET 1 OF 1

Boundary Line Table			Boundary Line Table		
Line #	Length	Direction	Line #	Length	Direction
1.1	131.11	N17° 00' 00" W	1.21	60.07	S54° 42' 47" E
1.2	62.07	N26° 54' 54" W	1.22	70.95	S41° 00' 00" E
1.3	124.72	N12° 00' 00" W	1.23	68.11	S34° 00' 00" E
1.4	11.25	N84° 00' 00" E	1.24	124.35	S22° 00' 00" E
1.5	61.45	N15° 20' 40" E	1.25	21.73	S43° 00' 12" W
1.6	240.77	N54° 30' 00" W	1.26	62.88	S34° 00' 00" W
1.7	66.84	N10° 00' 00" E	1.27	65.49	S50° 00' 00" W
1.8	65.89	N22° 00' 00" E	1.28	65.75	S70° 00' 00" W
1.9	65.00	N44° 02' 21" E	1.29	65.95	N80° 00' 00" W
1.10	65.39	N50° 30' 00" E	1.30	65.05	N80° 00' 00" W
1.11	110.81	N23° 30' 00" W	1.31	65.42	N44° 30' 00" W
1.12	60.10	N10° 41' 30" W	1.32	112.55	S55° 30' 00" W
1.13	115.83	N10° 00' 00" W	1.33	60.12	N80° 30' 10" W
1.14	19.19	N50° 30' 40" E	1.34	21.36	S61° 30' 00" W
1.15	113.32	S84° 00' 00" E	1.35	108.46	S77° 00' 00" W
1.16	37.58	S59° 28' 54" E	1.36	134.78	S90° 00' 00" E
1.17	172.44	S48° 00' 00" E	1.37	286.41	S59° 00' 00" W
1.18	25.78	N20° 00' 00" E			
1.19	340.40	S40° 00' 00" E			
1.20	263.78	S70° 00' 00" E			

OWNERS INFORMATION:

BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

ENGINEER:

MARIO A. REYNA
115 W. McINTYRE
EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
FEMA FIRM COMMUNITY PANEL NUMBER 485464 0515 G.
MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE:
THE TOTAL PLATTED AREA CONTAINS 15.605 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS
SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE:
A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION
OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630,
EASTING: 1322639.0520.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF
FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE
EASEMENT.
- RECEIVING WATER NOTE:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE
TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN
ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ
HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND
CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- PUBLIC OPEN SPACE NOTE:
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION
WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF
BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND
APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A
TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE
"TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR
OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES,
INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS
CREATED BY THIS PLAT.
- COMMON AREAS "34" AND "11" TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT
CENTER OF EACH RESIDENTIAL LOT
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION
WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 116,819 s.f. (2.682 Acres) ROAD RIGHT OF WAY TO BE DEDICATED BY THIS PLAT (HATCH AREA)

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL8249-CONDITIONAL

PADRE ISLAND NO. 1 BLOCK 34, LOTS 1AR & 1BR (REPLAT OF 0.689 ACRES)
Located West of HWY 361 and North of Verdemar Dr.

Zoned: ZONING RS-6

Owner: Theodore Dimpoulos

Surveyor: Voss Engineering, INC.

The applicant proposes to plat the property to change lot size of Lot 1B. Upon satisfaction of the remaining conditions and open comments in the Plat Review Comments Report, the submitted Public Notice plat will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

**Merged Document Report****Application No.:**

Description :	
Address :	
Record Type :	

Submission Documents:

Document Filename
15-3334-Replat-REV.pdf
15-3334-UTILITY PLAN-REV.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Andrea Fernandez	andrea3@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Andrea Fernandez : DS	Closed	Planning comment: Plat is a Public notice PC plat.	
13	Andrea Fernandez : DS	Closed	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/17 PC. The deadline for revisions to be submitted is 4/8.	
14	Andrea Fernandez : DS	Closed	Planning comment: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
15	Andrea Fernandez : DS	Closed	Planning comment: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
16	Andrea Fernandez : DS	Closed	Planning Comment: Please follow replat template concerning proper format and order of signature blocks. Found at https://www.ctexas.com/sites/default/files/PLAT-Final-PlatReplat-Template.pdf	
25	Melanie Barrera : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. Streets: no Sidewalks: no, per UDC 8.2.2. Water: no Wastewater: no Stormwater: no Public open space: no Permanent monument markers: no	

[Corrections in the following table need to be applied before a permit can be issued](#)

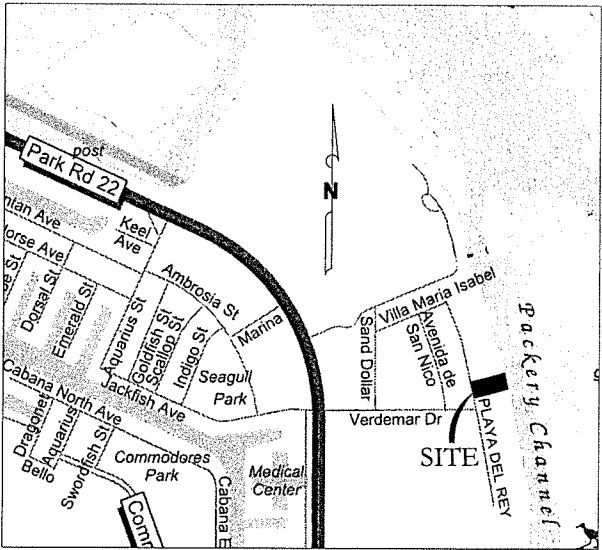
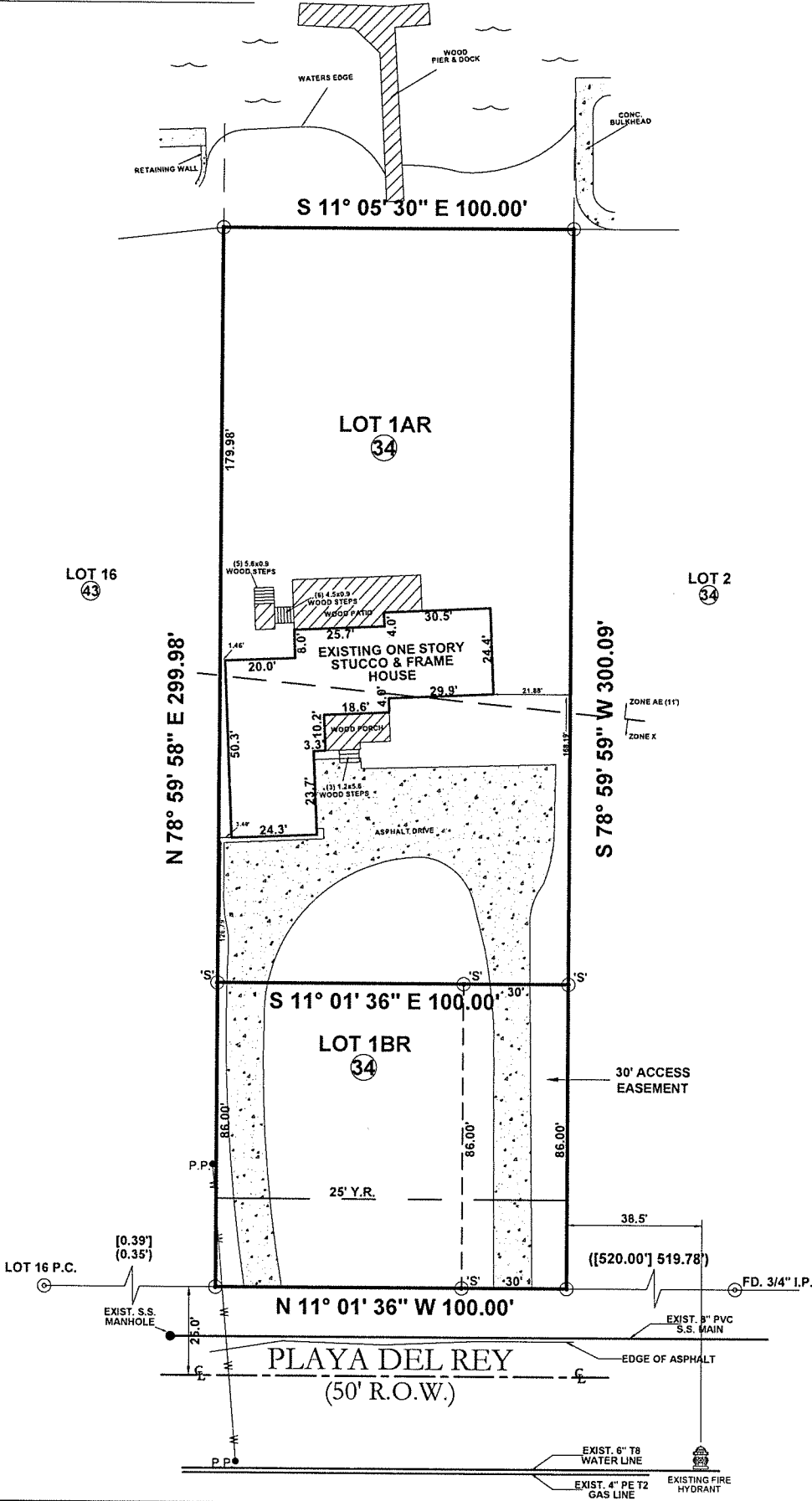
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	Replat	Note	Andrea Fernandez : DS	Closed	AEP Transmission: No comment on subject plat	
4	Replat	Note	Andrea Fernandez : DS	Closed	CCRTA: This replat is not located along an existing or foreseeably planned CCRTA service route.	
5	Replat	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	
6	Replat	Note	Andrea Fernandez : DS	Closed	GIS: 1 Plat The plat closes within acceptable engineering standards.	
7	Replat	Note	Andrea Fernandez : DS	Closed	Fire comments: 1 Plat Review based upon construction of a single family home. 2 Infor. Fire Hydrant is within acceptable distance. 3 Infor. Playa Del Rey is an existing street. 4 Infor. The plat indicates that the primary residence is set back from the street more than 150 ft. This exceptionally long drive-way poses a problem for fire fighting operations. It is imperative that a fire apparatus be able to reach a home with fire attack lines of 150 ft. in length. The comments below are cited only as a precaution that the drive to the home is within acceptable	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>limits.</p> <p>5 Infor. The rear portion of the home should not be more than 150 ft. from a paved surface of Playa Del Rey. Otherwise a fire apparatus access lane will be required meeting the following standards:</p> <p>6 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.</p> <p>7 Infor. 102.1 Access and loadings. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>8 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p>	
8	Replat	Note	Andrea Fernandez : DS	Closed	Parks: No comments	
9	Replat	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments:</p> <p>1 Plat No comments</p> <p>2 Informational: No new additional driveways will be permitted. Driveway may be relocated.</p> <p>3 Informational: Any new proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>4 Informational: Per the Urban Transportation Masterplan, Playa Del Rey is a Local with a PCI = 91.</p> <p>5 Informational: The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED.</p> <p>Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>6 Informational: The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete. 7 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements. 8 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@ccctexas.com 9 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.	
10	Replat	Note	Andrea Fernandez : DS	Closed	NCAD Comments: 1. Lot 1A is an existing lot per volume 70 page 113. 2. The plat description needs to be updated to reflect volume 70 page 113 (Lots 1A & 1B). 3. Per document 2013027084 the owner is listed as THEO DIMOPOULOS.	
11	Replat	Note	Andrea Fernandez : DS	Closed	Planning comment: Update PC chairman to Micheal Miller.	
17	Replat	Note	Andrea Fernandez : DS	Closed	Planning comment: Correct plat description with Lot 1A and 1B	
18	Replat	Note	Andrea Fernandez : DS	Closed	Planning comment: Extend Lot 1B boundary to east boundary; update SF/acreage.	
19	Replat	Note	Andrea Fernandez : DS	Open	Planning comment: Label previous panhandle portion of Lot 1BR as private utility and access easement. UPDATED FOR CLARITY: Label as private access and private utility easement.	
20	Replat	Note	Andrea Fernandez : DS	Closed	Planning comment: In plat title label Lot 1A as lot 1AR.	
21	Replat	Note	Andrea Fernandez : DS	Closed	Planning comment; Change comment Lot 1A to Lot 1AR.	
22	Replat	Note	Andrea Fernandez : DS	Open	Planning comment: Provide minimum 10' front Y.R. for Lot 1AR NOT ADDRESSED UPDATED FOR CLARITY: Provide 10' YR for street front of Lot 1AR	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
24	UTILITY PLAN	Note	Melanie Barrera : DS	Closed	informational: each lot is to have individual access to utilities	
2	UTILITY PLAN	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
1	UTILITY PLAN	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

UTILITY PLAN PACKERY CHANNEL

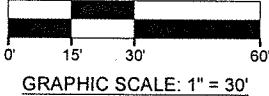


VICINITY MAP (NTS)

NOTE: FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS,
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE
SPECIFIED. "S" DENOTES SET 5/8" I.R.

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 #:
01/10/2023	04/08/2024	RV & PP	15-3334
FIRM NO. F-166			

PADRE ISLAND NO. 1
BLOCK 34, LOTS 1AR & 1BR

BEING A REPLAT OF LOTS 1A & 1B, BLOCK 34, PADRE ISLAND NO. 1,
AS RECORDED IN VOLUME 70, PAGE 113 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

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. "S" DENOTES SET 5/8" I.R.
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
"+-" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE X & AE (11'), COMMUNITY #48355C, PANEL 0755G (CITY OF CORPUS CHRISTI), AND IS AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS 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 CATEGORZIED THE GULF OF MEXICO AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.689 ACRE.
7. BASIS OF BEARINGS ARE BASED ON 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.

STATE OF TEXAS
COUNTY OF NUECES

I, THEODORE DIMOPOULOS, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 1A & 1B, BLOCK 34, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP, THAT I HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2024,

THEODORE DIMOPOULOS
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, THEODORE DIMOPOULOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024,

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

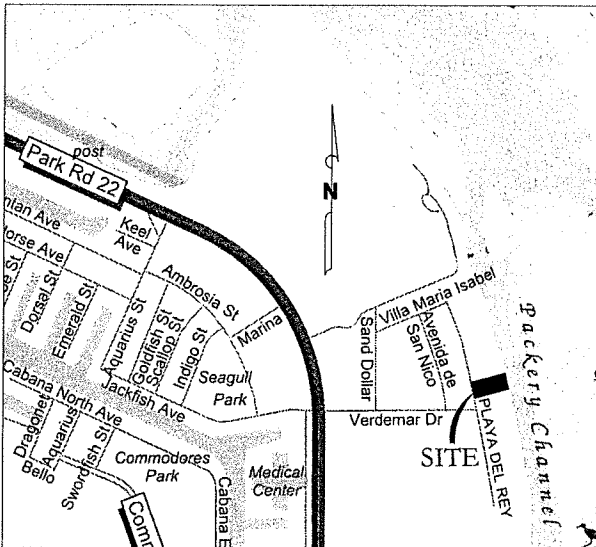
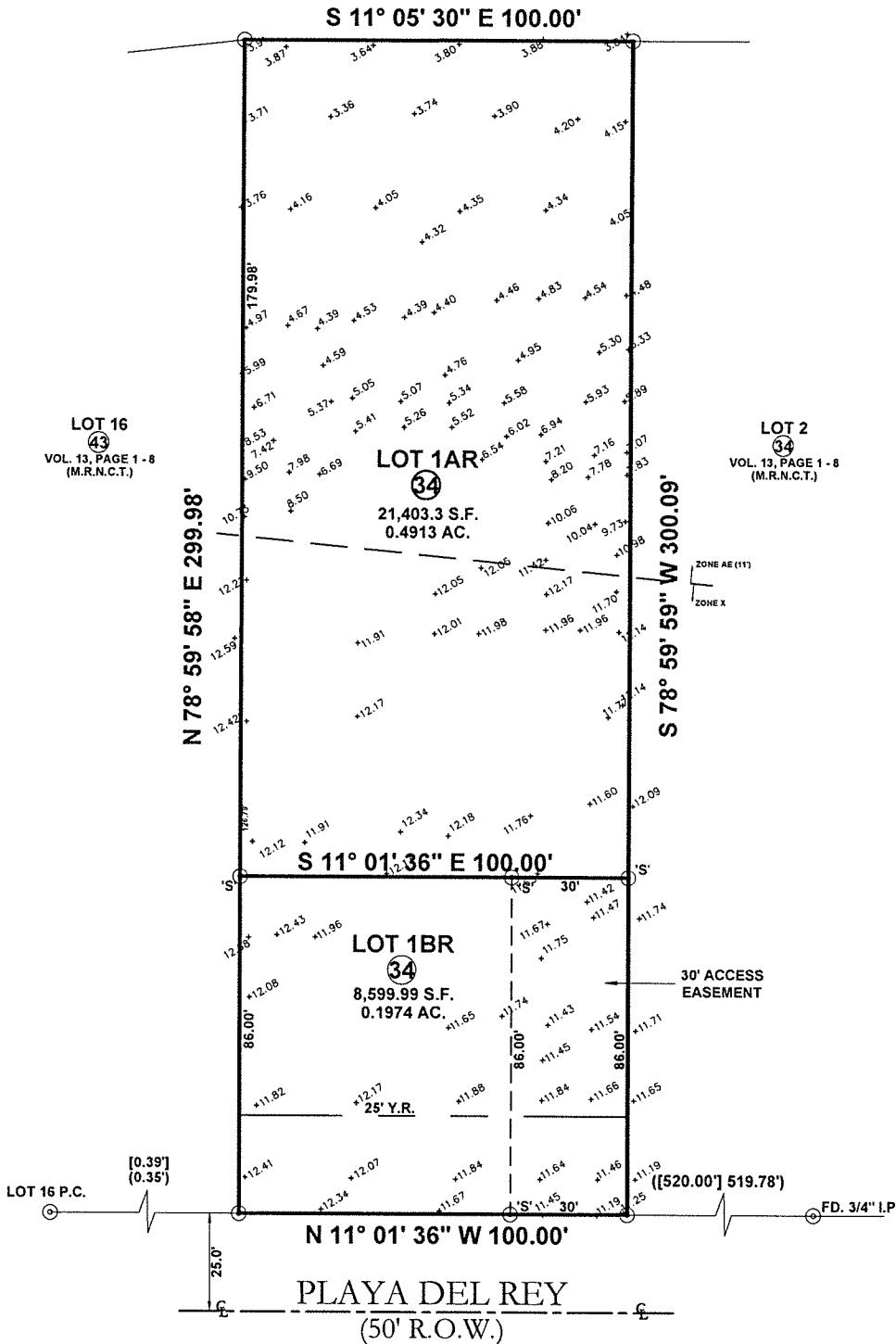
I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2024,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

PACKERY CHANNEL



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS REPLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION

THIS THE ____ DAY OF _____, 2024,

MICHAEL MILLER, CHAIRMAN

AL RAYMOND III, A.I.A., C.B.O.

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2024,

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2024, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2024 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

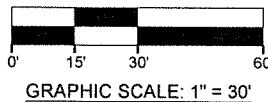
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

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 #:
01/10/2023	04/08/2024	RV & PP	15-3334
FIRM NO. F-166			

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 17, 2024**

PROJECT: PL8159

SOLID ROCK INDUSTRIAL PARK (PRELIMINARY OF 45.2 ACRES)

Located west of South Padre Island Drive and north of Old Brownsville Road (FM 665).

Zoned: II Light Industrial

Owner: Adrian Ortiz

Consultant: York Engineering

The applicant proposes to plat the property to subdivide for 24 Industrial lots. The submitted Preliminary Plat will satisfy the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

**Merged Document Report****Application No.:**

Description :	PL8159 Solid Rock Industrial Park- Preliminary Plat
Address :	5658 OLD BROWNSVILLE CORPUS CHRISTI TX 78417
Record Type :	

Submission Documents:

Document Filename
Preliminary Utility Plan.pdf
Preliminary Plat - Solid Rock Industrial Park_R1.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Melanie Barrera : DS	Closed	Layout appears to be dependent on including the proposed 8" water line in the 40' UE. Per CCW, this is not permitted. Revise layout so that preliminary plat complies with current design standards.	
21	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: yes Fire Hydrants: yes Wastewater: yes Stormwater: no Sidewalks: no Streets: yes	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
28	Melanie Barrera : DS	Closed	DS staff and CCW would like to meet prior to resubmission to discuss the remaining open comments.	

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Prelim1	Note	Melanie Barrera : DS	Closed	include drainage note #4 with plat notes revised comment 3/14/24: SWQMP note 4 is acceptable to put on plat face, however, the note added requires revision. per UDC 8.2.8, all habitable structures are required to mitigate to the 100-year storm event. further drainage review of pre/post to occur at that site development.	
2	Prelim1	Note	Mark Zans : DS	Closed	Provide dimension to centerline of Old Brownsville Rd.	
3	Prelim1	Note	Mark Zans : DS	Closed	Be advised that 40' Utility easement across lot 1 and 2 may render these unbuildable due to no permanent structure can be placed in easements.	
6	Prelim1	Note	Mark Zans : DS	Closed	Per UTP, Old Brownsville Rd. is a A-3 roadway and 130' ROW is required. Currently, the roadway is measured at 125' on GIS. A road dedication of 2.5 feet is required. along Old Brownsville Rd.	
7	Prelim1	Note	Mark Zans : DS	Closed	Per the UTP, be advised that Junior Beck Dr. is a C-1 roadway and is to be 60' wide. Dedication of five feet on each side of the roadway will be required to reach the 60' width.	
8	Prelim1	Note	Mark Zans : DS	Closed	Due to Junior Beck Dr. being a C-1 roadway and the minimum width is 60' in width, please provide a drawing cross section of roadway 60' wide.	
10	Prelim1	Note	Mark Zans : DS	Closed	Planning comment: Please provide a signed third page of the application.	
11	Prelim1	Note	Mark Zans : DS	Closed	TxDot comments: <ul style="list-style-type: none"> •No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. •TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>(2020).</p> <ul style="list-style-type: none"> • Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system • If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem 	
12	Prelim1	Note	Mark Zans : DS	Closed	If this parcel is owned by Solid Rock Commercial Properties please depict the entire piece of property and label the property with the ownership.	
13	Prelim1	Note	Mark Zans : DS	Closed	Be advised that Per UTP, this parcel has a A2 roadway. ROW for A-2 is 100'. This ROW may affect the plat being preliminary platted.	
15	Prelim1	Note	Mark Zans : DS	Closed	<p>Fire comments 1 thru 11</p> <p>1 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Infor. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 Infor. If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Infor. A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5 Infor. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler</p>	

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					<p>system, the distance requirement shall be 500 feet.</p> <p>6 Infor. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>7 Infor. Note: Hose lay from a hydrant will not cross an arterial street. In this instance, the fire dept will not attempt to obtain water supplies across Old Brownsville Rd.</p> <p>8 Infor. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>9 Infor. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>10 Infor. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>11 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	

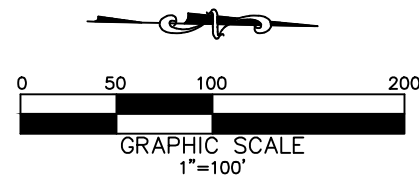
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	Prelim1	Note	Mark Zans : DS	Closed	<p>Fire comments 11 thru 21</p> <p>11 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>12 Infor. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>14 Infor. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>15 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>16 Infor. "</p> <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>17 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>maintained.</p> <p>18 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>19 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>20 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>21 Note Commercial development of the property will require further Development Services review.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
22	Prelim1	Note	Melanie Barrera : DS	Closed	show sidewalks on street section, or provide waiver. note 3/14/24 upon resubmission: application found at https://www.cctexas.com/sites/default/files/4012%20t%20Waiver%20Application%20Form.pdf	
23	Prelim1	Note	Melanie Barrera : DS	Closed	TXDOT drainage approval required prior to recordation of final plats	
26	Prelim1	Note	Mark Zans : DS	Closed	<p>Traffic comments- 1 thru 9</p> <p>1□Plat□ROW on Junior Beck Dr needs to maintain 60 feet of ROW and be aligned with appropriate taper</p> <p>2□Plat□developer to follow the sidewalk requirements as outlined by the UDC 8.2.2</p> <p>3□Plat□Per Transportation Master Plan Junior Beck Dr is classified as a C-1. Increase the radius of the intersection at Junior Beck Dr and Solid Rock Dr from 10 feet to 15 feet per UDC 8.2.1.E</p> <p>4□Plat□Add parking restriction along Solid Rock Dr</p> <p>5□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>6□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>7□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
27	Prelim1	Note	Mark Zans : DS	Closed	<p>Traffic comments 10-18</p> <p>10□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>12□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>13□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>14 Informational: Per Transportation Masterplan, Old Brownsville Rd is TXDOT ROW. Any work on Old Brownsville Road will need to be coordinated with TXDOT.</p> <p>15 Informational: Junior Beck Dr is designated as a "new" street per City Ordinance Sec. 49-39-2. - Definitions. Any excavation within the Junior Beck Dr Right-of-Way will require a variance from the Director of Public Works.</p> <p>16 Informational: Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>17 Informational: For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>18 Informational: Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
14	Layout1	Note	Melanie Barrera : DS	Closed	informational: CCW may disapprove a service connection to the manhole at PI's. This may alter WW layout.	
18	Layout1	Note	Mikail Williams : WTR	Closed	CCW would like a larger easement for this large diameter transmission main.	
19	Layout1	Note	Mikail Williams : WTR	Closed	<p>Per IDM 4.03</p> <p>j. Utility Easements</p> <p>e. No permanent structure shall be built in a utility easement.</p> <p>f. Anything built or placed in a utility easement shall be considered temporary and shall be subject to demolition or removal.</p> <p>j. The purpose of water line easements shall be to provide an easement for water mains only.</p>	
20	Layout1	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
25	Layout1	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



LEGEND

	PHASE 2 BOUNDARY
U.E.	UTILITY EASEMENT
Y.R.	YARD REQUIREMENT
R.O.W.	RIGHT OF WAY
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX

- GENERAL NOTES:
- THE TOTAL AREA, TO BE PLATTED IN TWO PHASES, CONTAINS 52.0 ACRES OF LAND.
 - ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355003156, EFFECTIVE OCTOBER 13TH, 2022, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS "FULLY SUPPORTED" TCEQ ALSO CATEGORIZED THE OSO CREEK BASIN AS "CONTACT RECREATION" USE.
 - THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
 - DEVELOPMENT STANDARDS SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 - PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 - TO MITIGATE THE INCREASE IN RUN-OFF, EACH LOT IN THE PROPOSED SOLID ROCK INDUSTRIAL PARK SUBDIVISION SHALL BE REQUIRED TO INSTALL ON-SITE STORMWATER DETENTION. DETENTION PONDS FOR EACH LOT SHALL BE SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY YORK ENGINEERING, DATED 12/05/2023.

PRELIMINARY PLAT
OF
SOLID ROCK
INDUSTRIAL PARK

45.2 ACRES CONSISTING OF A 23.013 ACRE TRACT, CALLED TRACT I, AND A 22.189 ACRE TRACT, CALLED TRACT II, BOTH BEING OUT OF A 66.88 ACRE TRACT, CALLED TRACT VII, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2004040019, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

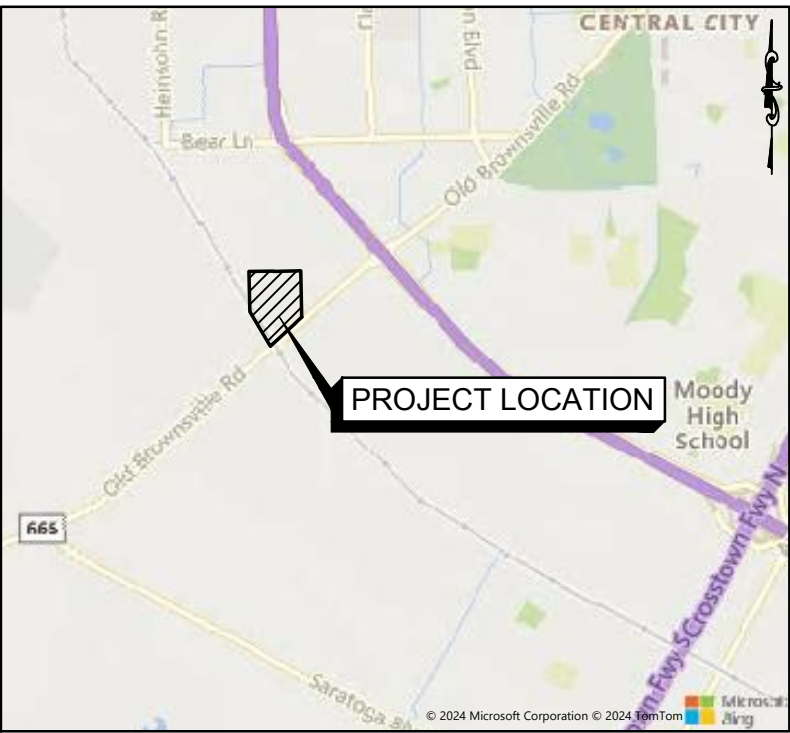
AND

A 2.826 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033866, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.

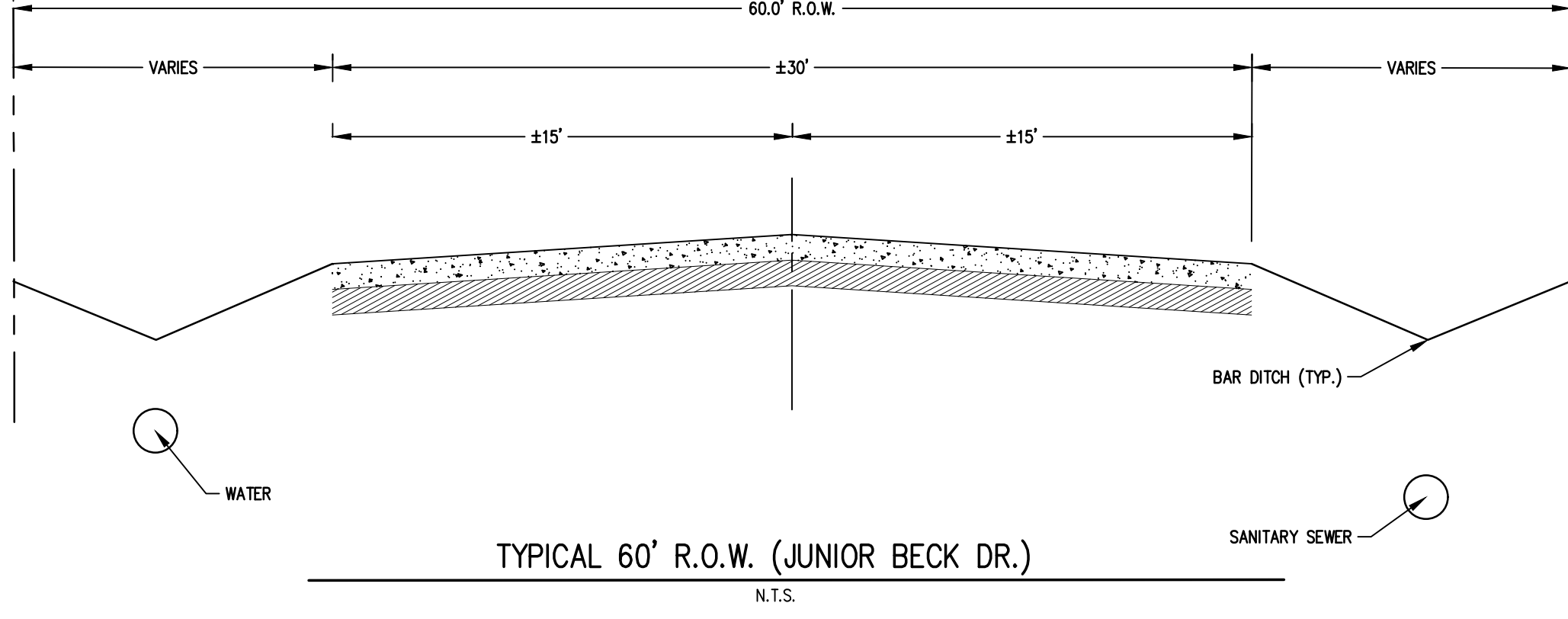
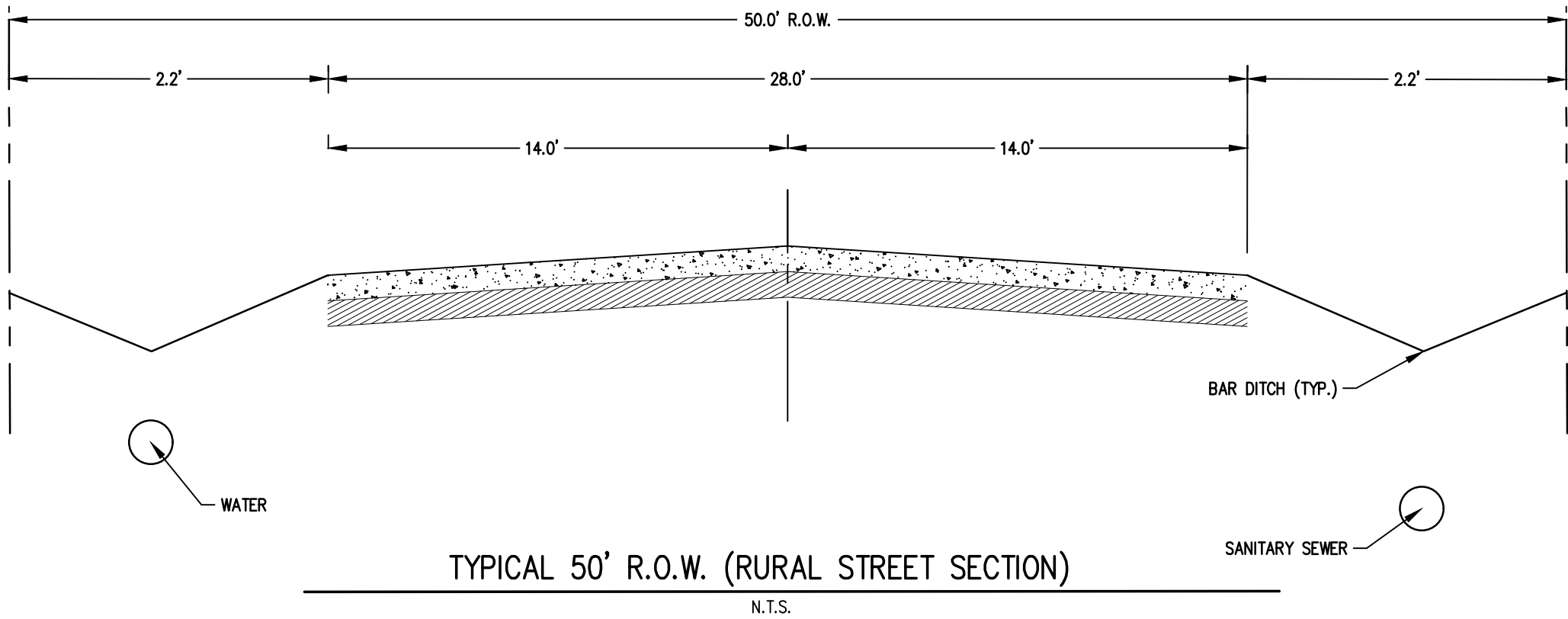
AND

3.96 ACRES BEING OUT OF LOT 2, BLOCK 5, INDUSTRIAL TECHNOLOGY PARK UNIT 2, AS RECORDED IN VOLUME 67, PAGE 502, MAP RECORDS NUECES COUNTY, TEXAS.

12/04/2023



LOCATION MAP
SCALE: 1" = 5,000'





AGENDA MEMORANDUM

Planning Commission Meeting of April 17, 2024

DATE: April 9, 2024

TO: Al Raymond, AIA, Director of Development Services

FROM: Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer
BriaW@cctexas.com
(361) 826-3268

22PL1186 London Ranch Estates

Request for a Waiver of the Wastewater Infrastructure Construction Requirement
In Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development Code.

BACKGROUND

Mitchell Carrillo, PE, on behalf of property owners Linda and John Mikulencak, submitted a request for a waiver (Exhibit C) of the plat requirement to construct wastewater infrastructure under Section 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code (UDC).

The subject property shown as Exhibit A, known as the proposed London Ranch Estates, is in the London area on County Road (CR) 22, between CR's 51 and 49. The Planning Commission conditionally approved the final plat for London Ranch Estates, 22PL1186, in February 2023. The property is an 87.076-acre portion of a 169.367-acre tract in the north half of Section 11 in the Laureles Farm Tracts, previously platted and approved by Nueces County Commissioners in 1914. London Ranch Estates is zoned RS-22 (Single-Family 22) and proposes 108 buildable lots. The City of Corpus Christi annexed this area, including a portion of County Road 22, in December of 2023.

This plat waiver request is for the construction of a wastewater system that would connect to Corpus Christi Water (CCW) sanitary sewer infrastructure. The applicant proposes individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.A. The plat has a note that states the subdivider shall provide septic systems to all lots. The lots will meet the current Texas Commission of Environmental Quality (TCEQ) minimum lot size requirement of one-half acre for a private sanitary sewer permit.

STAFF ANALYSIS

Waiver of Construction Requirement for Wastewater Public Improvements

UDC 3.8.5.D requires the tract of land subject to the plat application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8.

1. UDC 8.1.4.C requires that a developer provide a wastewater system when platting.
2. UDC 8.1.5 requires continuity of improvements among adjacent properties.
3. UDC 8.2.7.A requires that "every lot within a proposed

subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity *as determined by adopted City wastewater standards and master plans.*”

The need for a waiver is to be demonstrated to the Planning Commission’s satisfaction. Per UDC 3.8.3.D., the waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

When any subdivision is planned that is not reasonably accessible to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system.

Per UDC 8.2.7.B.1, in such case, the subdivision shall have either

1. an individual aerobic (septic) system with:
 - minimum lot area of one-half acre per single family dwelling
 - aerobic systems to be installed concurrent with development
 - design and installation conform to city City-County Health Department requirements
2. an individual wastewater treatment plant serving the subdivision, or
3. interim service by construction of lift station(s) and force main(s).

Reasonably accessible is defined in UDC Section 8.2.7.B.1.d.(i)-(ii)

- master plan facilities (including trunk mains and lift stations) currently exist in the designated service area, and such facilities can be extended to serve the subdivision; and
- collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

Staff Findings on Waiver from Construction

Staff finds that the proposed London Ranch Estates is not “reasonably accessible” to a public wastewater facility. The property is outside the boundary of the London Wastewater Treatment Plant (WWTP) service area, shown in Exhibit B.

The nearest existing wastewater manhole is located on Lady Alexa Drive, near FM 43. The city's Geographic Information Systems (GIS) shows this existing manhole is approximately 3,000 feet (~.57 mile) east of the property edge down CR 22 and 5,300 feet (~1 mile) north, along CR 49.

Exhibit D shows the proposed plan to service London Ranch Estates with wastewater service. In the plan provided, the applicant would install 2,303 feet of 10-inch Polyvinyl Chloride (PVC) line along CR 22, with four manholes spaced 500 feet apart. The gravity flow line would connect to a proposed lift station, then be pumped 5,365 feet north through a 6-inch PVC force main. This force main will connect to the manhole located at Lady Alexa Drive.

In the cost estimate provided by the applicant (see Exhibit E), the engineer of record did not demonstrate the wastewater construction would satisfy the minimum design standards described in Article 8. Plans provided appear to be for connection of off-site wastewater services only, how each lot would receive sewer services is not addressed. Per UDC 8.2.7.A., each lot would need access to a system of adequate capacity.

UDC 8.1.5. requires continuity of improvements. In the cost estimate shown in Exhibit E, the 10-in line along CR 22 would only extend to the entrance of the subdivision, not to the property's boundary. An additional 500 feet (approximately) would need to be added along CR 22 to satisfy the connectivity requirement.

The proposed design deviates from accepted design standards and would not be approved for construction.

The Corpus Christi Infrastructure Design Manuel requires that 10-inch sewer line must be sloped at an angle of at least 0.33%. Unlike other requirements where a variance can be requested, this requirement is tied to the health and safety of citizens, as stagnation can occur if the line is too flat. The proposed design has a slope of 0.20%. Texas Administrative Code 217.53 has a minimum slope permissible of 0.25% for 10-inch lines.

The nearest Master Plan connection point is approximately 1,500 linear feet north of CR 22, and 2,000 feet from London Ranch Estates' eastern boundary. **A cost estimate connecting to the nearest Master Plan connection point has not been provided.** The distance to the Master Plan connection point is about 5,000 feet less than the proposed connection to the existing manhole.

A Master Plan Amendment request has not been submitted for review to city staff.

Staff finds that the proposed cost estimate is invalid and should not be considered. However, the subdivider-provided individual septic systems can adequately serve the London Ranch Estates subdivision, provided they conform with requirements of the City-County Health Department and any applicable governing body. Per UDC 8.2.7.B.1.a., the City-County Health Department shall have the authority to vary the lot area requirement if satisfactory evidence is presented indicating that soil conditions are such as to warrant a modification.

STAFF RECOMMENDATION

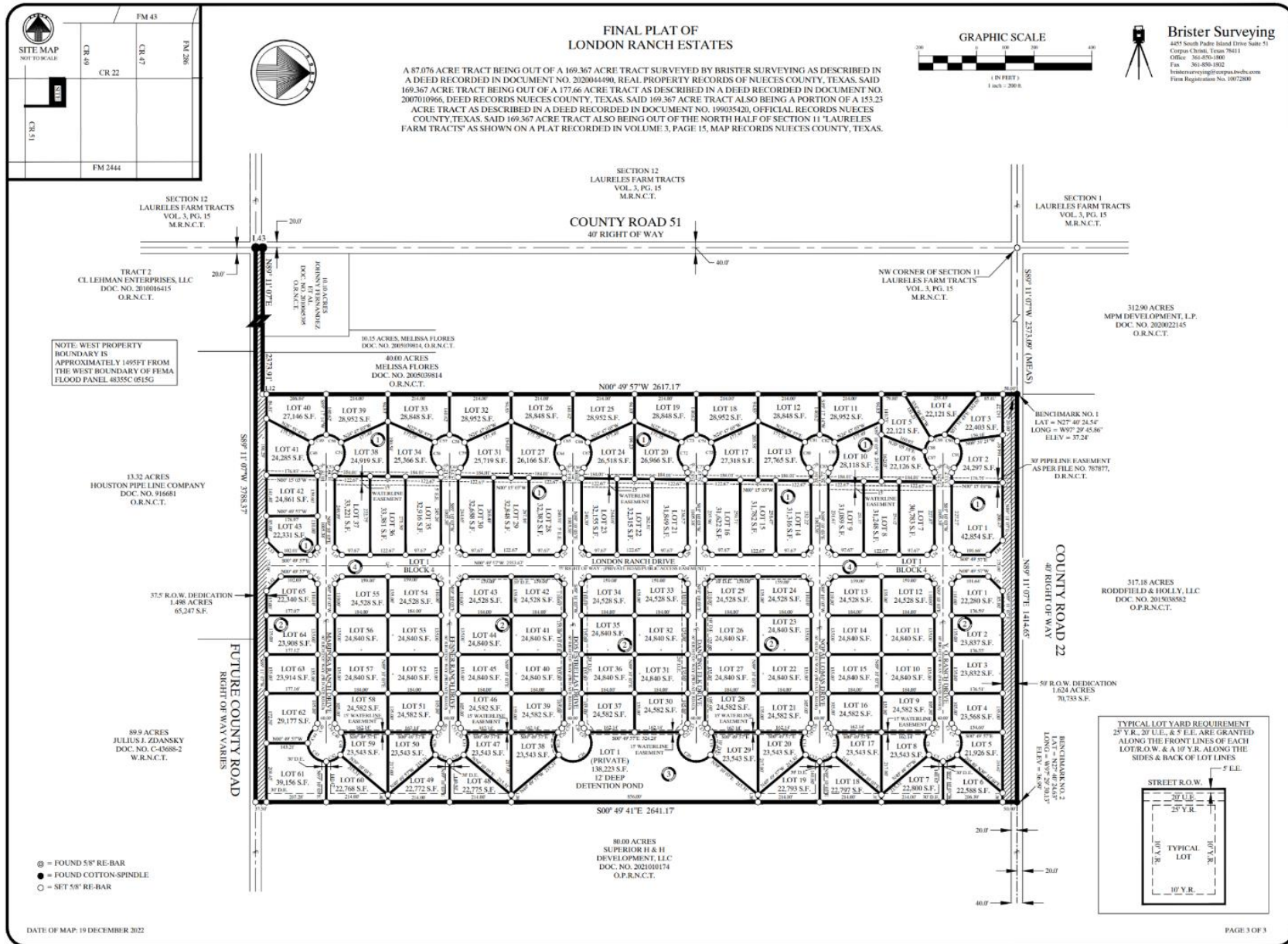
Staff recommends approval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A.

The Planning Commission may choose to follow or decline staff's recommendation and move to approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Final Plat of London Ranch Estates (Conditionally Approved in February 2023)
- Exhibit B – 2023 Master Planned London Area WWTP service area
- Exhibit C – Waiver Letter Request
- Exhibit D – Connection to existing wastewater infrastructure (provided by applicant)
- Exhibit E – Cost estimate to existing wastewater infrastructure (provided by applicant)

Exhibit A



London Area Sanitary Sewer Planning
CITY OF CORPUS CHRISTI

Legend

- Existing Gravity Pipes (Including London 2021 Model)
 - <=12"
 - 15"-24"
 - 27" - 36"
 - >36"
- Future Force Main
- CoCC Pipes Under Construction
- Future Gravity Main
- AI/CUZ
- London preliminary water lines
- WWTP Service Area
- COM
- FPC
- Government
- Institutional
- Residential
- Mixed Use
- Permanent Open Space
- Transportation
- WATER
- Waste Water Treatment Plant

LONDON Peak Flow Summary (gpm)

Lift Station	Peak Flow Summary (gpm)		
	Current	10-Year	Ultimate
West Point Crossing	-	900	6905
London East	-	108	14315
LS to Oso (estimated)	500	650	700
TOTAL	500	1658	21920

Scale: 0 1,500 3,000 6,000 Feet

Job No. 12383-00
Date: Sep 2023
Designer: AA
Drawn: AA
Checked: AA
Sheet: 1.0



Stuart A. Lynn, PE
N. Mitchell Carrillo, PE
John D. Merecer, PE
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi
ATTN: Al Raymond, AIA, CBO
2406 Leopard Street
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,
Lynn Engineering

N. Mitchell Carrillo, PE
mitchell.carrillo@lynnengineering.com

 555 N Carancahua St. Ste. 1780
Corpus Christi, Texas 78401
 (361) 806-0400
 lynn-engineering.com

Lynn Engineering
Texas Registered Engineering Firm F-324



2200 Avenue A
 Bay City, Texas 77414
 (979)245-8900
 FIRM F-324

ENGINEERS OPINION OF PROBABLE COST

Project: LMK London
Date: March 12, 2024
Location: Corpus Christi, TX
Job No.: 37003

	Qty.	Unit	Unit Cost	Engineers Estimate
10" PVC Sewer line (Open Cut <15ft depth)	2,303	LF	\$ 75.00	\$ 172,725.00
6" Force Main	5,365	LF	\$ 50.00	\$ 268,250.00
5' Diameter Manhole	5	EA	\$ 6,000.00	\$ 30,000.00
Trench Safety	7,668	LF	\$ 1.00	\$ 7,668.00
Tie into Existing Sewer Line	1	EA	\$ 10,000.00	\$ 10,000.00
Driveway Repair	120	SF	\$ 5.00	\$ 600.00
Asphalt Pavment Repair	336	SF	\$ 12.00	\$ 4,032.00
Concrete Bore	120	LF	\$ 140.00	\$ 16,800.00
Lift Station	1	LS	\$ 275,000.00	\$ 275,000.00
TOTAL PROJECT=				\$ 785,075.00
10% CONTINGENCY =				\$ 78,507.50
TOTAL PROJECT WITH CONTINGENCY =				\$ 863,582.50



London Ranch Estates Subdivision 22PL1186

Request for Plat Waiver for Wastewater Construction

Planning Commission Meeting
April 17, 2024





Proposed Waiver for Wastewater Construction



Stuart A. Lynn, PE
N. Mitchell Carrillo, PE
John D. Merecer, PE
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi
ATTN: Al Raymond, AIA, CBO
2406 Leopard Street
Corpus Christi, Texas 78401

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Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,
Lynn Engineering

N. Mitchell Carrillo, PE
mitchell.carrillo@lynnngroup.com



London Ranch Estates





UDC 3.8.3.D.

Applicable Factors for Consideration

The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving wastewater construction**:

1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC
-



Wastewater Construction Requirement

UDC 3.8.5.D.4 Final Plat Review Criteria

*“The tract of land subject to the application is **adequately served** by the **improvements and infrastructure**, including water, storm water and **wastewater**, or will be adequately served upon completion by the applicant of required improvements that **meets the standards of Article 8.**”*



Applicable Subdivision Design (Article 8) Standards

UDC 8.1.4.C requires that a developer provide a **wastewater system when platting**.

UDC 8.1.5 requires **continuity of improvements** among adjacent properties.

UDC 8.2.7.A requires that “every lot within a proposed subdivision shall be provided with access to an **approved wastewater collection and treatment system of sufficient capacity** as determined by adopted City wastewater standards and master plans.”



Applicable Subdivision Design (Article 8) Standards

UDC 8.2.7.B. When any subdivision is planned that is **not reasonably accessible** to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system.

an individual aerobic
(septic) system with:

- minimum lot area of one-half acre per single family dwelling
- aerobic systems to be installed concurrent with development
- design and installation conform to city City-County Health Department requirements

an individual
wastewater treatment
plant serving the
subdivision, or

interim service by
construction of lift
station(s) and force
main(s).



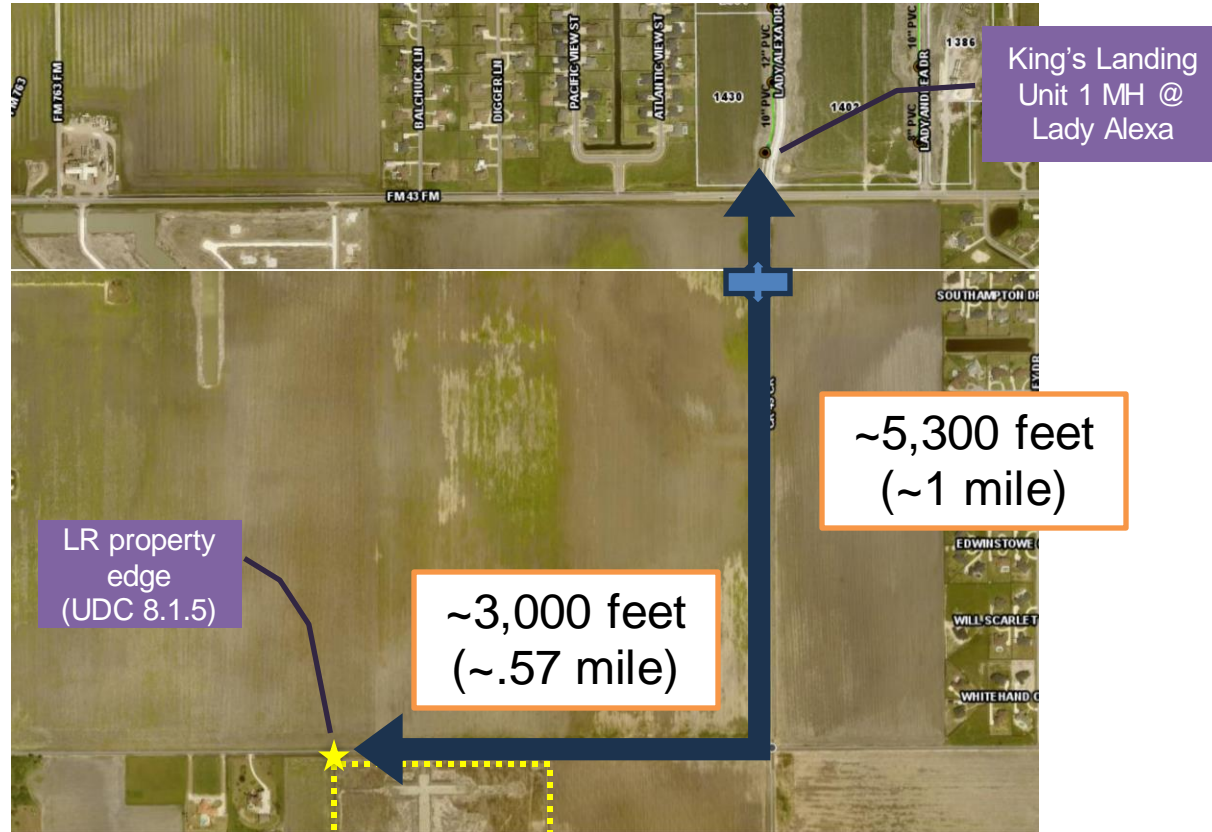
UDC Section 8.2.7.B.1.d.(i)-(ii)

*“Reasonably
accessible”*

1. **master plan facilities** (including trunk mains and lift stations) **currently exist** in the designated service area, and such facilities can be extended to serve the subdivision; and
2. collection lines of adequate capacity to service the proposed development are **within 1,000 feet** of the subdivision and can be extended.



Nearest Existing WW Access





Cost Estimate

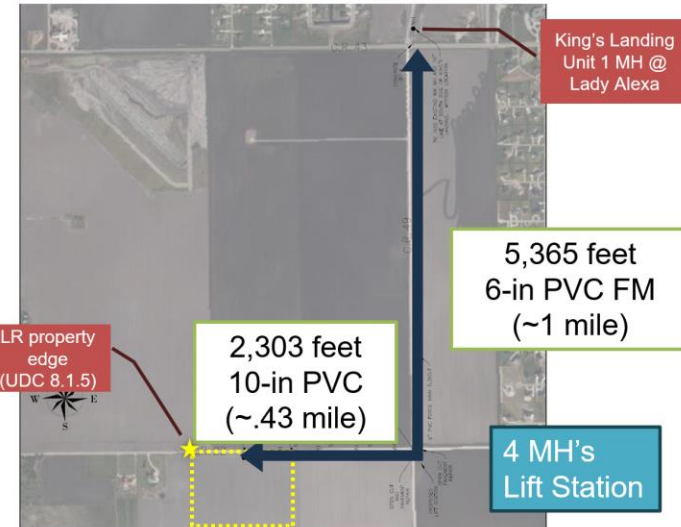


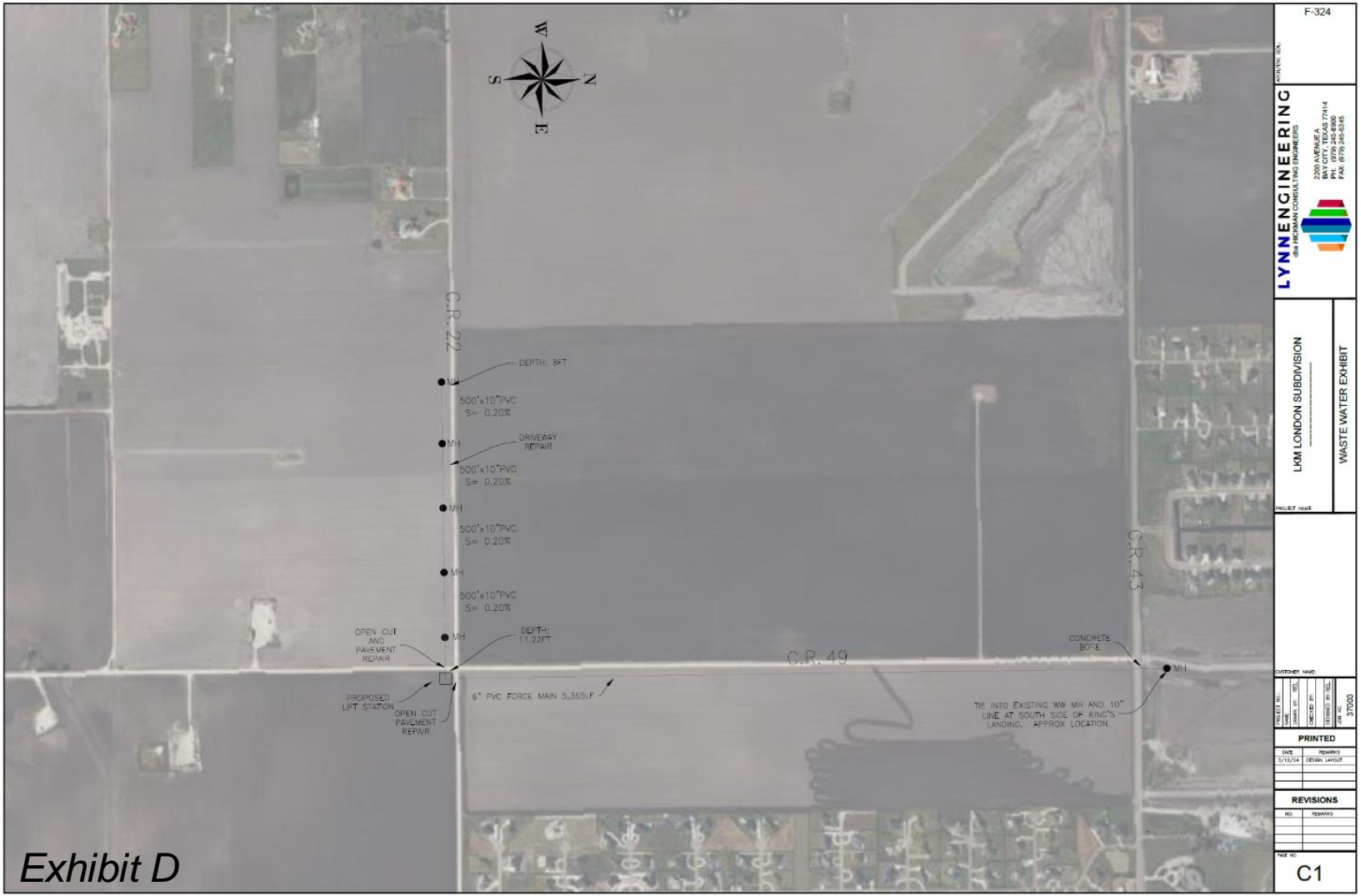
Project: LMK London
Date: March 12, 2024
Location: Corpus Christi, TX
Job No.: 37003

ENGINEERS OPINION OF PROBABLE COST

2200 Avenue A
Bay City, Texas 77414
(979)245-8900
FIRM F-324

	Qty.	Unit	Unit Cost	Engineers Estimate
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TOTAL PROJECT= \$				785,075.00
10% CONTINGENCY = \$				78,507.50
TOTAL PROJECT WITH CONTINGENCY = \$				863,582.50





LYNN ENGINEERING
GEOTECHNICAL CONSULTING ENGINEERS

2200 AVENUE A
 BAY CITY, TEXAS 77144
 PHONE: (979) 246-8346
 FAX: (979) 246-8346

F-324

LMM LONDON SUBDIVISION
WASTE WATER EXHIBIT

WASTE WATER EXHIBIT

PRINTED

DATE	REVISIONS
5/12/24	DESIGN LAYOUT

37000

REVISIONS

NO.	REMARKS

37000

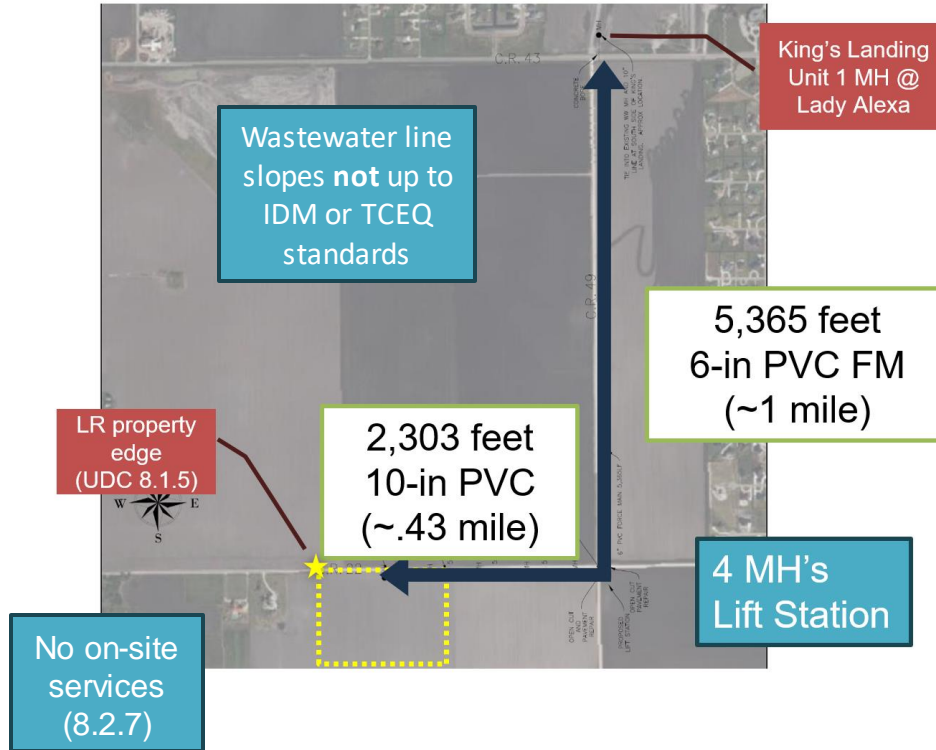
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Exhibit D



Proposed Wastewater Construction Plans

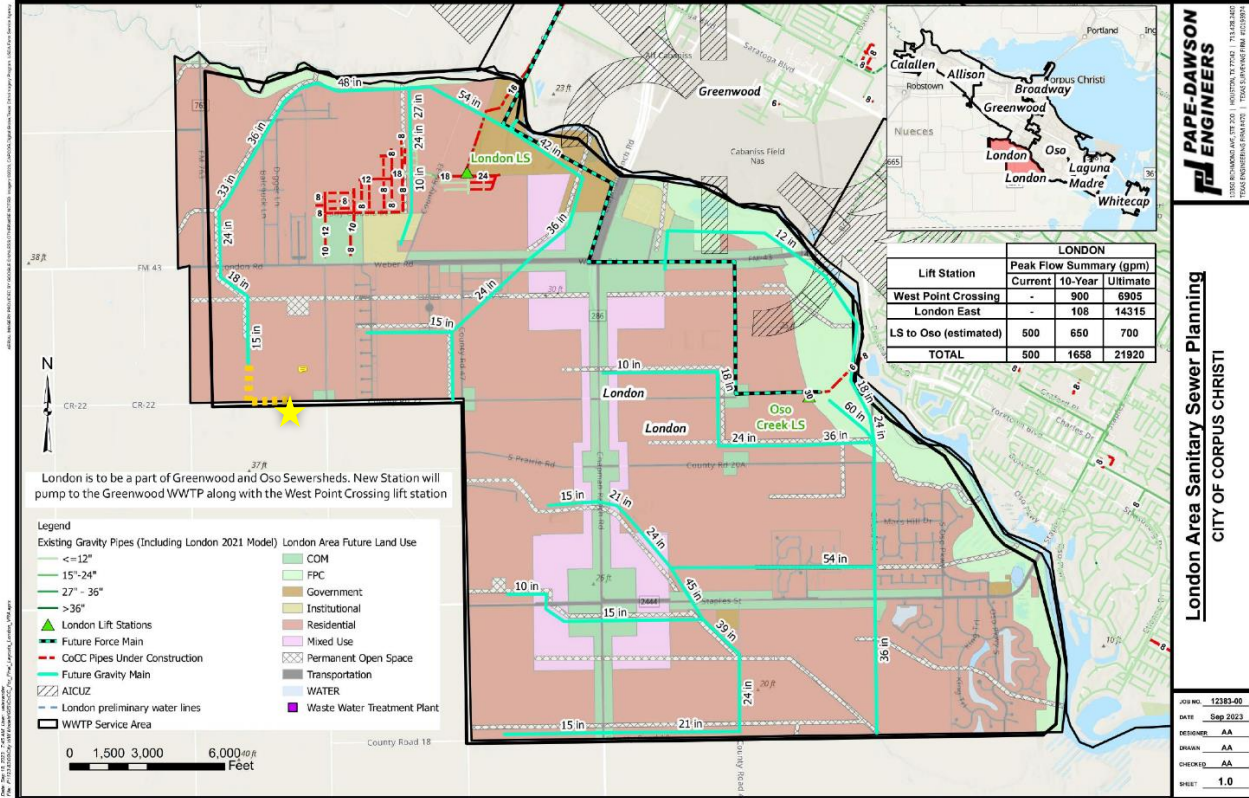


If waiver is denied, proposed plans would **not** be approved

- Design doesn't meet standards
- All lots must have access
- Must provide connectivity
- The distance to the Master Plan connection point is about 5,000 feet less than the proposed connection to the existing manhole

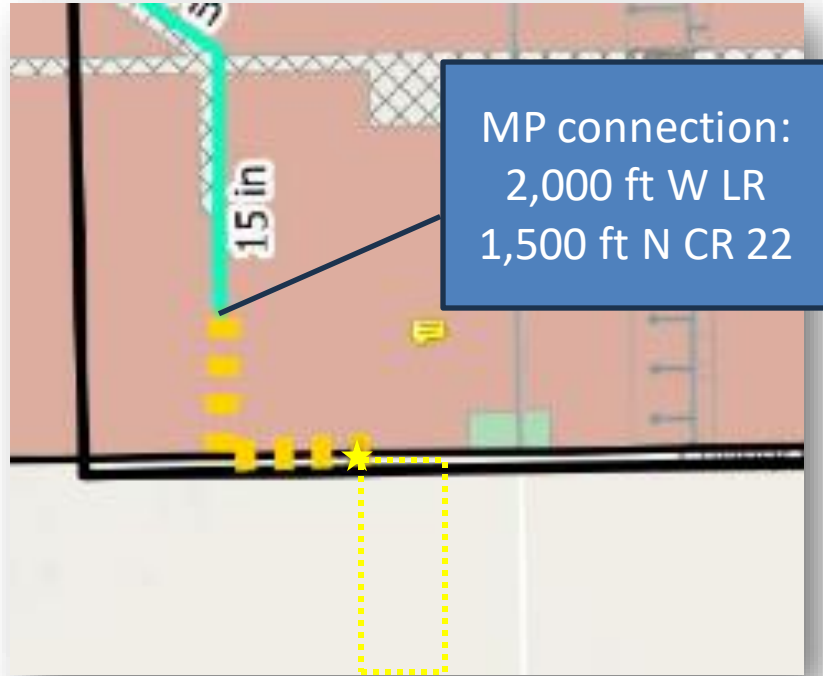


London Area Wastewater Master Plans





Nearest Master Planned Facilities



- A cost estimate connecting to the nearest Master Plan connection point has not been provided
- A Master Plan Amendment request has not been submitted for review to city staff



UDC 3.8.3.D.

Applicable Factors for Consideration

The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code; ✓

The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. X

Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or -

The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code. ✓



Staff Findings

Cost estimate is
not valid and
should not be
considered

Existing
wastewater
services are more
than 1,000 feet of
the subdivision

Not reasonably
accessible

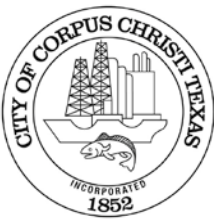
Eligible for waiver



Staff Recommendation

Staff recommends **approval** of the waiver from wastewater construction.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.



AGENDA MEMORANDUM

Planning Commission Meeting of April 17, 2024

DATE: April 9th, 2024

TO: Al Raymond, AIA, Director of Development Services

FROM: Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer
BriaW@cctexas.com
(361) 826-3268

22PL1186 London Ranch Estates

Request for a Waiver of the Wastewater Lot/Acreage Fee Requirement
in Sections 8.5.2.G. of the Unified Development Code

BACKGROUND

Mitchell Carrillo, PE, on behalf of property owners Linda and John Mikulencak, submitted a request for a waiver (Exhibit C) of the plat requirement to pay Wastewater Trust Fund fees associated with plat recordation. Section 8.5.2.G states that City Council, with the advice of Planning Commission, may exempt a tract of land from the wastewater lot/acreage fees, provided the area is not likely to be served with wastewater services within the next 15 years. The applicable fees are approximately \$182,084.28, based on the FY 2024 Development Fee Schedule rate of \$2,091 per acre, multiplied by 87.08 acres. On-site sewage facilities (septic systems), in conformance with City-County Health Department will be proposed with the development on the property. A waiver for wastewater construction was submitted concurrently.

The subject property shown as Exhibit A, known as the proposed London Ranch Estates, is near the London area on County Road (CR) 22, between CR's 51 and 49. The Planning Commission conditionally approved the final plat for London Ranch Estates, 22PL1186, in February 2023. The property is an 87.076-acre portion of a 169.367-acre tract in the north half of Section 11 in the Laureles Farm Tracts, previously platted and approved by Nueces County Commissioners in 1914. London Ranch Estates is zoned RS-22 (Single-Family 22) and proposes 108 buildable lots. The City of Corpus Christi annexed this area, including a portion of County Road 22, in December of 2023.

STAFF ANALYSIS AND FINDINGS

Wastewater trust fund fees are a platting requirement as per UDC 8.5.2.B.: *Payment of Fees*:

"Before any unit of a subdivision, single lot, or tract which is completed and the final plat recorded, the lot or acreage fee, whichever is greater, shall be paid."

The purpose of collecting fees for this fund are outlined in UDC 8.5.2.A.: *Purpose*:

1. "To encourage the orderly development of subdivisions within and surrounding the City;
2. To establish an equitable system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;

3. To establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and
4. To establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Wastewater infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for wastewater trust fund reimbursement, unless approved by City Council.”

UDC 8.5.2.G.: *Exemptions* states that wastewater trust fund fees may be exempted in areas determined to not likely to be served by City wastewater services within the next 15 years, separated procedurally by the amount of fees to be exempted:

- The Director of Development Services may make such determination when the fees of the area being exempted are \$50,000 or less.
- Planning Commission shall make its recommendation to the City Council, which shall make the final determination whenever the fees of the area being exempted are more than \$50,000.

The fees for this plat surpass \$50,000, so the fee waiver exemption process is as follows:

“City Council, with the advice of the Assistant City Manager of Development Services and the Planning Commission, may make such determinations.”

Although the UDC does not explicitly state what criteria should be considered to determine if the area is or is not likely to be served, the following planning analyses are applicable:

- Future Land Use
- Plan CC Comprehensive Plan
- Area Development Plans
- Master Plans

These items have been summarized in the Zoning Report 1023-02 presented with the annexation of London Ranch Estates. Portions of the report have been included in Exhibit D.

Historically, Corpus has continued to annex land near the London area (Exhibit F). London Ranch Estates is immediately outside of the London Area Development Plan (ADP), so an urban planning analysis of the area is not currently included in London ADP. Because of this, all land usage is listed as undesignated.

It is also important to note the utility Master Plans most recently adopted incorporate the Area Development Plans into their master planning of city utilities. Although it is probable that imminently annexed land outside of the London Area was *not* considered for the Wastewater Master plans, Pape Dawson still identifies the London area as requiring significant infrastructure

updates based on the neighboring area, shown on Exhibit H. These identified improvements include a trunk line that would otherwise be required for the developer to connect to should the wastewater construction waiver be denied.

The need for a waiver is to be demonstrated to the Planning Commission's satisfaction. Per UDC 3.8.3.D., the waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

During the Capital Improvement process, including building or reimbursing wastewater infrastructure construction to service the London area, failing to collect funds from an area that would be served by city wastewater services may be considered adverse to the city's finances. It is not conclusive if the granting of the waiver will be injurious to the City, however, it would be contradictory to the purposes listed in 8.5.2.A.

Important to note, neighboring plats did not apply for this fee waiver. If City Council deems the London Ranch Estates area is not likely to be served, the neighboring areas would be equally unlikely.

Should a property owner believe fees were paid under the conditions applicable in UDC 8.5.2.G.: *Exemptions*, a refund may be considered by City Council after ten years (but no more than twenty years) of filing the plat if:

1. The petitioners are the property owners of lots for which a wastewater lot or acreage fee has been paid;
2. No wastewater lines serve the petitioners' property from the City's wastewater system, from another governmental entity, or from existing wastewater control districts, or authorities which provide for the collection or treatment of sanitary sewage; and
3. The property is not likely to be served with such wastewater lines within five years.

Staff Findings on Waiver from Construction

Although the Future Land Use for this area is listed as vacant, this is because the London Ranch Estates area was not included in the Area Development Plan—therefore, it was not analyzed for future usage. This affects the Master Plans, which despite not including land that may be annexed, still identifies planned wastewater improvements in the area.

The surrounding area is postulated to become medium-density residential, and the approved plat and zoning is for Residential use.

Zoning and planning review, as well as recent annexation trends, indicate **this area will likely be served by city wastewater services within the next 15 years.**

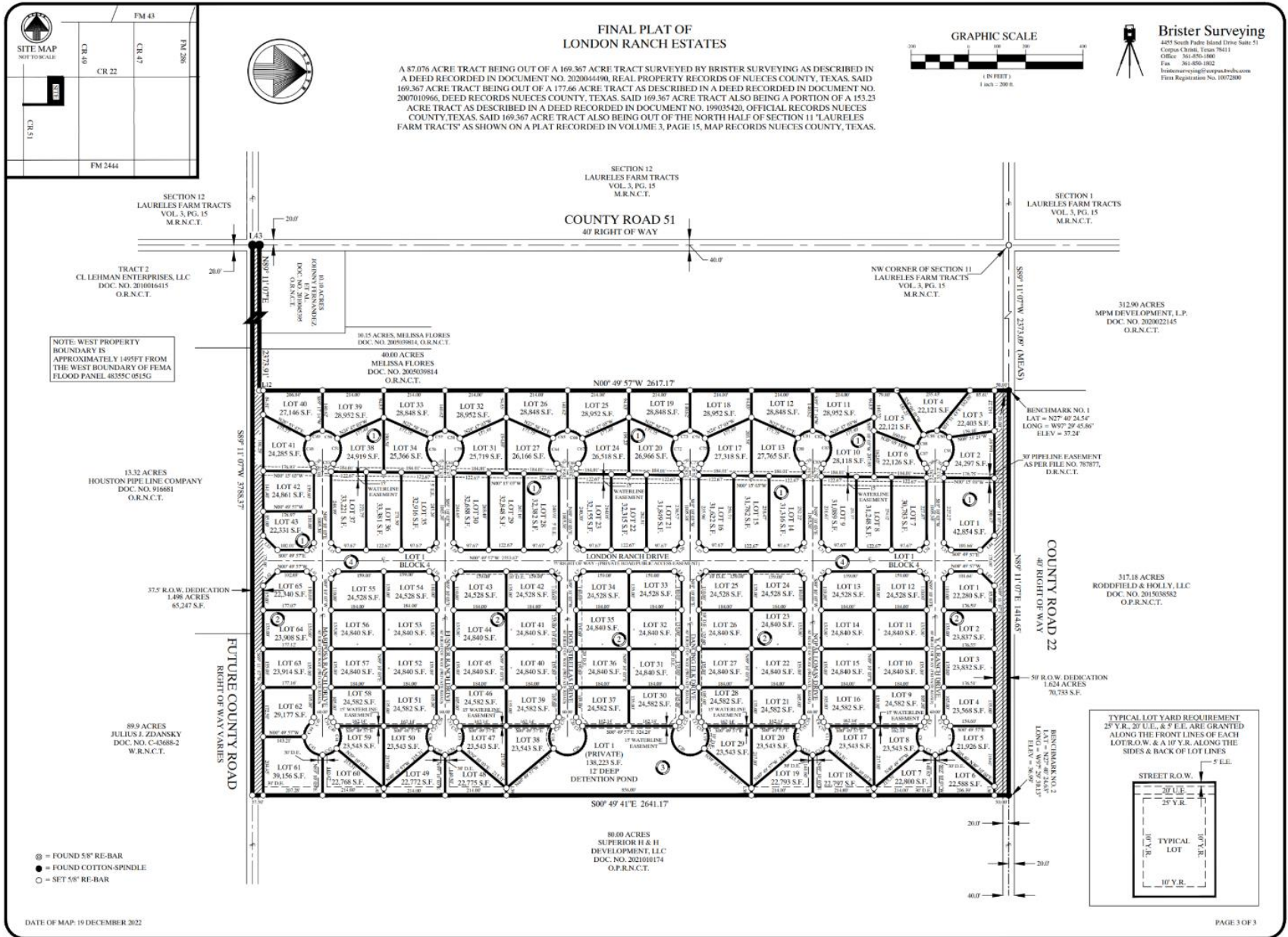
STAFF RECOMMENDATION

Staff recommends denial of the request for waiver of wastewater infrastructure fees per Section 8.5.2.G.

The Planning Commission may choose to follow or decline staff's recommendation and move to approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Final Plat of London Ranch Estates (*Conditionally Approved February 2023*)
- Exhibit B – Waiver Request Application
- Exhibit C – Waiver Letter Request
- Exhibit D – Portion of Case 1023-02 Zoning Report
- Exhibit E – Future Land Use Map from London Area Development Plan
- Exhibit F – Corpus Christi Annexation Ordinance History since 2010
- Exhibit G – Map of Corpus Christi annexed territory
- Exhibit H – Wastewater Master Plans for London Area





Waiver Request Application



2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | Fax: 361.826.4375 | platapplication@cctexas.com

Date: 01/24/24

Property Information

Owner/Entity: LM&JM Investments, LLC

Address: P.O. Box 270245

City: Corpus Christi State: TX Zip Code: 78427

Phone No.: 361-215-0661 E-mail: mikulencak9@aol.com

Associated with a Plat: ☐ Y ☐ N Plat Name: 22PL1186

Previous Waiver requested? ☐ Y ☒ N

Check if Applicable	Condition	Items Required to be Submitted with fee
<input type="checkbox"/>	Right-of-way, street design, and/ or street construction requests	<ul style="list-style-type: none"> •Letter of request for waiver(s) with rationale for request •Alternative street section/ or construction illustration
<input type="checkbox"/>	Sidewalk/mobility facilities	<ul style="list-style-type: none"> •Letter of request for waiver(s) with rationale for request •Alternative sidewalk/mobility facility section/construction illustration, if applicable
<input type="checkbox"/>	Half Street Construction Requests	<ul style="list-style-type: none"> •Letter of request for waiver(s) with rationale for waiver •Half street section illustration •Probable cost estimate if requesting cash in lieu
<input checked="" type="checkbox"/>	Wastewater Construction Waiver	<ul style="list-style-type: none"> •Letter of request with rationale for waiver •Wastewater report outlining request for wastewater construction waiver with illustration and probable costs of required installation •Layout from property to access point showing City Master planned network
<input checked="" type="checkbox"/>	Wastewater Fee Exemption Request accompanies Wastewater Construction Waiver request - A separate application fee will be charged for this request.	<ul style="list-style-type: none"> •Letter of request stating fee to be exempt •With wastewater Fee Exemption request submit signed Sanitary Sewer Connection agreement contract to: contractsandagreements@cctexas.com (only for a FEE EXEMPTION request over \$50,000)

Applicant's Signature

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf.pdf>

ENGINEER

Title



Waiver Request Application



2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | Fax: 361.826.4375 | platapplication@cctexas.com

Submit Waiver application to platapplication@cctexas.com

Waiver requests should accompany the application for Preliminary Plats and Replats. A waiver of subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Justification for waivers shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety, or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

(UDC Section 3.8.3D Waivers)

Half Street Construction Requests

1. Half streets be prohibited except when the Planning Commission may approve a plat containing half streets, if it find that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.
2. Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.

(UDC Section 8.2.1F Half streets)

3. The City may accept cash in lieu of construction of a half street or cash in lieu of both a half street and either or both of its related water and sanitary sewer infrastructure improvements if the Planning Commission has approved the plat containing the half street.

(UDC Section 8.1.13 Cash in Lieu of Construction of Half Streets)

Wastewater Construction Waivers and Fee Exemptions

Wastewater – Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined by adopted City wastewater standards and master plans. Requests for a waiver from these requirements shall be submitted in accordance with 3.8.3.D waivers.

UDC When any subdivision is planned that is not reasonably accessible to a public wastewater facility of sufficient capacity as determined by adopted. City wastewater standards, it shall provide for the use of an individual aerobic system, wastewater treatment plant, or interim service. Reasonably accessible is defined as follows:

- i. Master plan facilities including trunk mains and lift stations currently exist in the designated service area in which the development is to occur, and such facilities can be extended to provide service to the development in accordance with Subsection 8.2.7.A of this Code; or Master plan facilities will be built concurrently with the development in accordance with Subsection 8.2.7.A of the Unified Development Code; and
- ii. Collection Lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

(UDC Section 8.2.7 Wastewater)

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf.pdf>



Stuart A. Lynn, PE
N. Mitchell Carrillo, PE
John D. Merecer, PE
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi
ATTN: Al Raymond, AIA, CBO
2406 Leopard Street
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,
Lynn Engineering

N. Mitchell Carrillo, PE
mitchell.carrillo@lynnengineering.com

 555 N Carancahua St. Ste. 1780
Corpus Christi, Texas 78401
 (361) 806-0400
 lynn-engineering.com

Lynn Engineering
Texas Registered Engineering Firm F-324

Corpus Christi Comprehensive Plan (Plan CC)			
<p>Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.</p> <p>Area Development Plan (ADP): According to Plan CC the subject property is not located within an ADP; however, it is immediately south of the London Area Development Plan, which was adopted on March 17, 2020.</p> <p>Water Master Plan: No improvements have been proposed.</p> <p>Wastewater Master Plan: No improvements have been proposed.</p> <p>Stormwater Master Plan: No improvements have been proposed.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Vacant	No designation
North	"OCL" Outside City Limits	Vacant (Approved Preliminary Gemini Acres, northwest of the site)	No designation
South	"OCL" Outside City Limits	Vacant	No designation
East	"OCL" Outside City Limits	Vacant (Approved Charlotte Est.)	No designation
West	"OCL" Outside City Limits	Vacant	No designation
<p>Plat Status: The subject property is the site of the proposed London Ranch Estates Subdivision, whose preliminary and final plats were conditionally approved by Planning Commission on December 14, 2022 and February 22, 2023, pending annexation and rezoning.</p> <p>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.</p> <p>Code Violations: None.</p>			

ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The Future Land Use Plan and Map, while an element of the City of Corpus Christi Comprehensive Plan, is established by the ADP, and supersedes the City's Comprehensive Plan's upon adoption. The subject property is outside any incorporated and unincorporated area-specific plan; therefore, has no assigned future land use.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many elements of the City of Corpus Christi Comprehensive Plan (Plan CC).
- The subject property is part of an owner-initiated petition to incorporate the subject parcel into the city's limit, supported by the annexation framework established by the city, and that as situated can aid and facilitate orderly developments in a manner beneficial to governmental and non-governmental parties as growth and preferences are accommodated.
- In the absence of an area-specific plan, and being adjacent to the London Area, staff considered the London Area Development Plan's vision, goals, and future land use patterns for consistency and the compatibility of the proposed development.
 - The southern boundary of the London Area, along CR-22 (County Road 22) from CR-51 (County Road 51) to the edge of the City, has a future land use designation of Medium-Density Residential; except for commercial where CR-22 encounters an arterial. For a coordinated development of the area, a similar use pattern should be mirrored to the south side of CR-22.
- The rezoning request will allow a low-density residential development of 108 lots with an average area of 26,154 square feet. The Unified Development Code requires 22,000 square feet at a minimum.
- The Technical Review Committee reviewed the subdivision plat map and made recommendations on the infrastructure necessary to support the development; including, the realignment of a proposed C3 class collector (identified as London Ranch Drive on the proposed plat map. See attachment B) that traverses the east side of the subject parcel to redistribute traffic onto County Road 22 and County Road 49.

FUTURE LAND USE MAP

LAND USE	ACRES	PERCENTAGE
Mixed-Use	776	6.2%
Agriculture/ Rural Enterprise	5	0.0%
Commercial	1,015	8.1%
Government	323	2.6%
Institutional	135	1.1%
Low-Density Residential	1,783	14.2%
Medium- Density Residential	6,317	50.3%
Transportation	535	4.3%
Permanent Open Space	650	5.2%
Flood Plain Conservation	984	7.8%
Water	48	0.4%
Total	12,571	100.0%

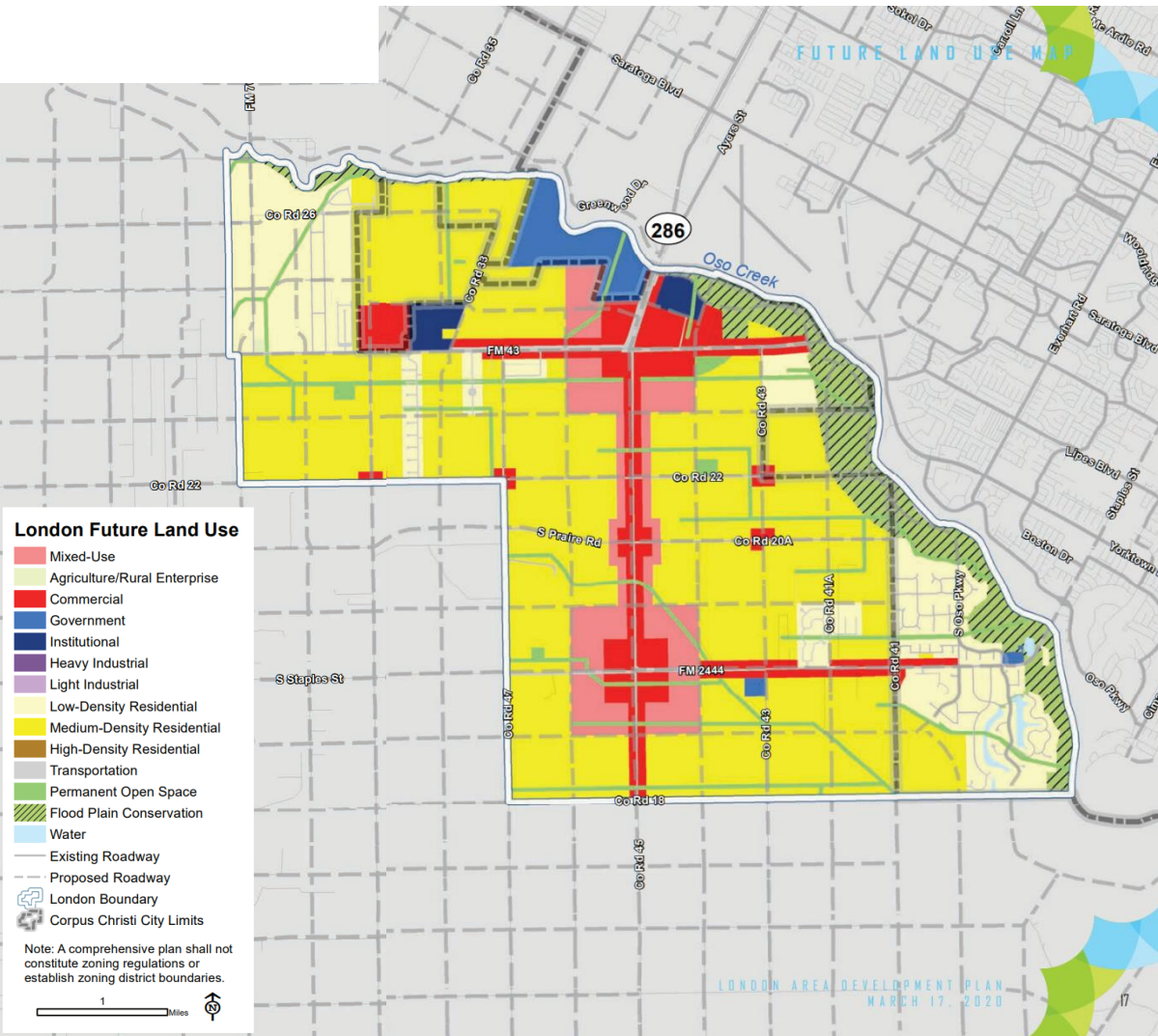


Exhibit F

2014-10-14	<u>030307</u>	Annexation	Chapman Ranch	L	10463.000	16.3484	
2015-06-09	<u>030521</u>	Annexation	Sam Kane Beef	L	70.250	0.1098	
2015-10-13	<u>030640</u>	Annexation	ABTEX Brinkerhoff Oil Co - Tract 1	L	1.090	0.0017	
2015-10-13	<u>030640</u>	Annexation	Coastal Liquids Partners LP - Tract 4	L	0.100	0.0002	
2015-10-13	<u>030640</u>	Annexation	Coastal Liquids Partners LP - Tract 5	L	0.920	0.0014	
2015-10-13	<u>030640</u>	Annexation	Coastal States Petroleum Co - Tract 2 & 3	L	1.550	0.0024	
2015-10-13	<u>030640</u>	Annexation	Exxon Pipeline Co & Koch Gathering Sys Inc - Tract 6 & 7	L	0.43	0.0007	
2016-10-18	<u>030994</u>	Disannexation	Citgo Refining & Chemicals Company	L	-3.890	-0.0061	
2016-10-18	<u>030994</u>	Disannexation	Citgo Refining & Chemicals Company	L	-54.350	-0.0849	
2017-03-21	<u>031093</u>	Disannexation	Chapman Ranch	L	-10463.000	-16.3484	
2017-05-16	<u>031145</u>	Disannexation	Industrial District 1 & 2	L	-3.410	-0.0053	
2019-05-21	<u>031776</u>	Annexation	La Quinta Corridor	L	540.515	0.8446	
2019-05-21	<u>031776</u>	Annexation	La Quinta Corridor	L	44.804	0.0700	
2019-05-21	<u>031776</u>	Annexation	La Quinta Corridor	L	475.089	0.7423	
2019-05-21	<u>031777</u>	Annexation	North Side of Corpus Christi Bay	L	185.795	0.2903	
2019-05-21	<u>031777</u>	Annexation	North Side of Corpus Christi Bay	L	116.680	0.1823	
2019-05-21	<u>031777</u>	Annexation	North Side of Corpus Christi Bay	L	1519.013	2.3735	
2019-05-21	<u>031777</u>	Annexation	North Side of Corpus Christi Bay	L	360.103	0.5627	
2019-05-21	<u>031777</u>	Annexation	North Side of Corpus Christi Bay	L	869.102	1.3580	
2019-07-23	<u>031816</u>	Disannexation	Cheniere Land Holdings, Du Pont De Nemours, Sherwin Alumina	L	-662.510	-1.0352	
2019-07-30	<u>031822</u>	Annexation	London Towne Subdivision	L	161.560	0.2524	
2019-11-19	<u>031935</u>	Disannexation	La Quinta Corridor	L	-540.790	-0.8450	
2019-12-10	<u>031944</u>	Annexation	King's Lake Phase 2 Subdivision	L	281.000	0.4391	
2019-12-10	<u>031945</u>	Annexation	King's Landing Subdivision	L	446.400	0.6975	
2020-03-24	<u>032065</u>	Disannexation	North of Corpus Christi Bay & West of Ingleside	L	-869.20	-1.3581	
2021-05-18	<u>032436</u>	Annexation	London Pirate Road (FM43 to north)	L	3.733	0.0058	
2021-05-25	<u>032441</u>	Annexation	The intersection of CR-52 and US-77	L	18.560	0.0290	
2022-04-12	<u>032720</u>	Disannexation	Bootstrap Energy LLC,	L	-75.580	-0.1181	
2022-12-20	<u>032956</u>	Annexation	Caroline Heights - FM2444 (Staples St)	L	43.558	0.0681	
2022-12-20	<u>032956</u>	Annexation	Caroline Heights - Subdivision	L	37.440	0.0585	
2022-12-20	<u>032956</u>	Annexation	Caroline Heights - County Road 18 & 43	L	9.780	0.0153	
2023-03-21	<u>033002</u>	Annexation	V2 Ventures LLC - London Pirate Rd	L	141.660	0.2213	
2023-07-24	<u>033094</u>	Annexation	Agape Ranch LLC - London Pirate Rd	L	10.817	0.0169	
2023-12-12	<u>033245</u>	Annexation	CR 22 ROW	L	19.410	0.0303	
2023-12-12	<u>033245</u>	Annexation	Charlotte Estates	L	80.000	0.1250	
2023-12-12	<u>033245</u>	Annexation	London Ranch Estates	L	84.368	0.1318	
2024-02-20	<u>033301</u>	Annexation	London ISD	L	82.400	0.1288	

Exhibit G

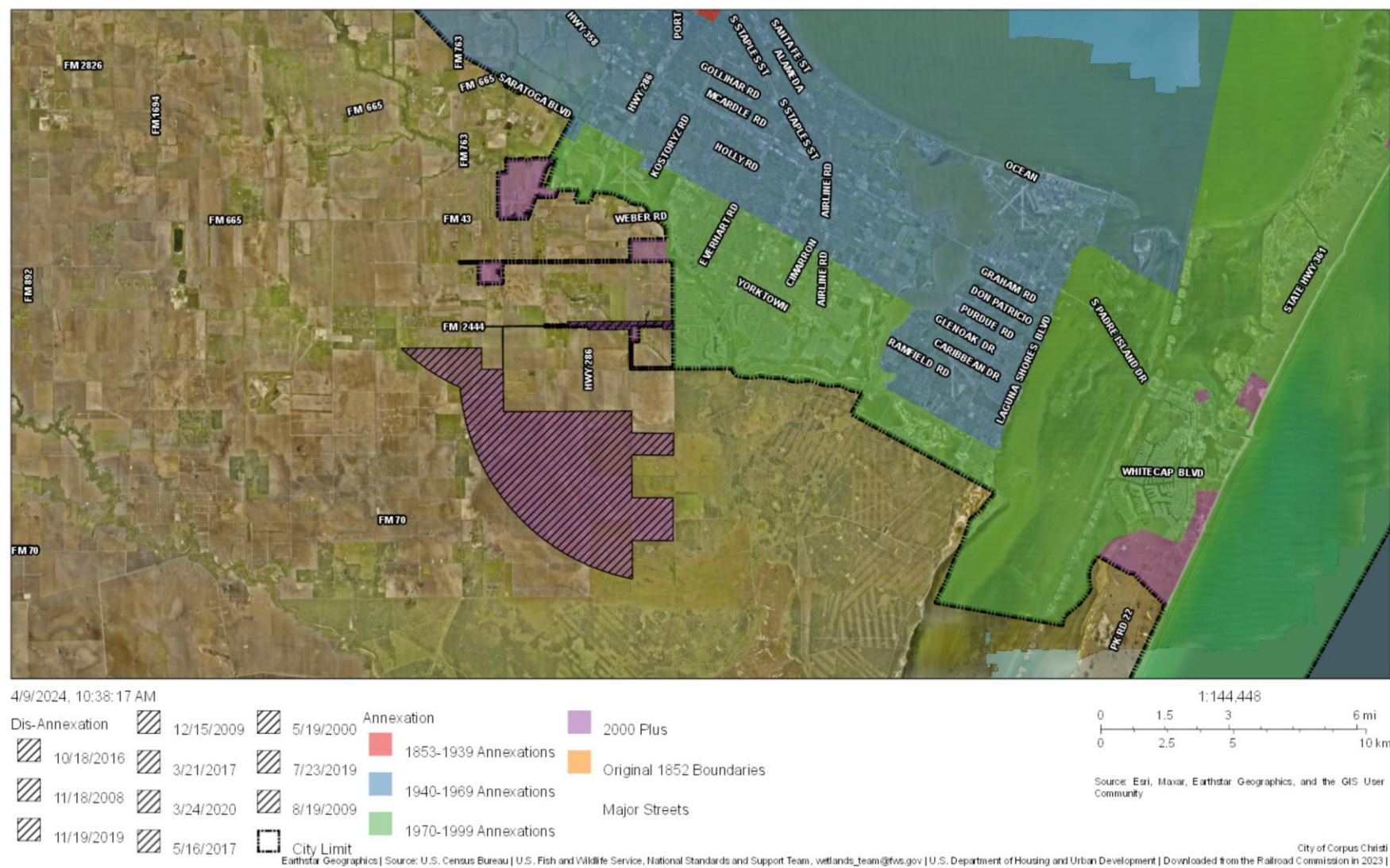
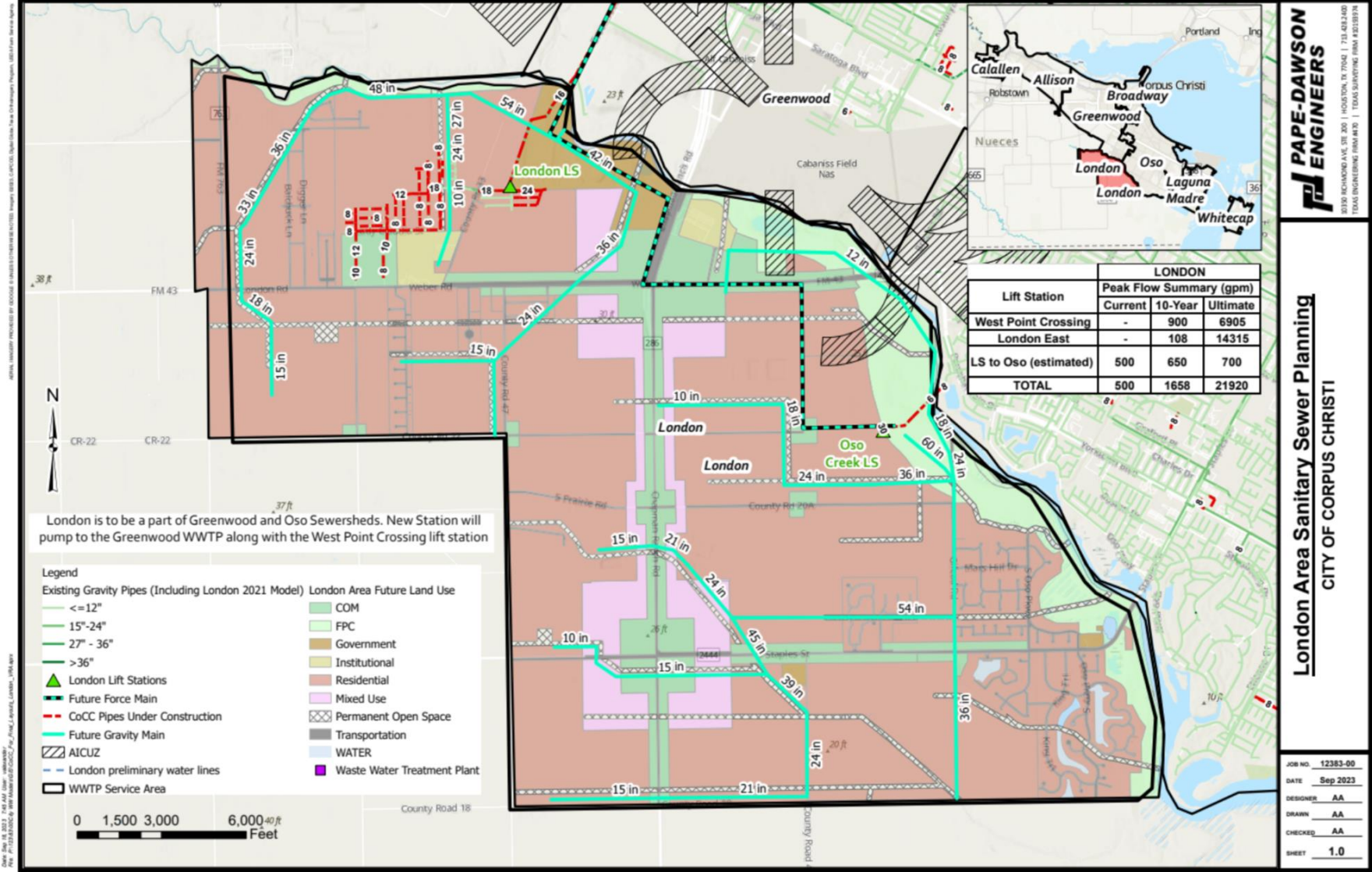


Exhibit H





London Ranch Estates Subdivision 22PL1186

**Request for Plat Waiver
for Wastewater Fee Requirement**

Planning Commission Meeting
April 17, 2024





Proposed Waiver for Wastewater Fee Construction



Stuart A. Lynn, PE
N. Mitchell Carrillo, PE
John D. Merecer, PE
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi
ATTN: Al Raymond, AIA, CBO
2406 Leopard Street
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

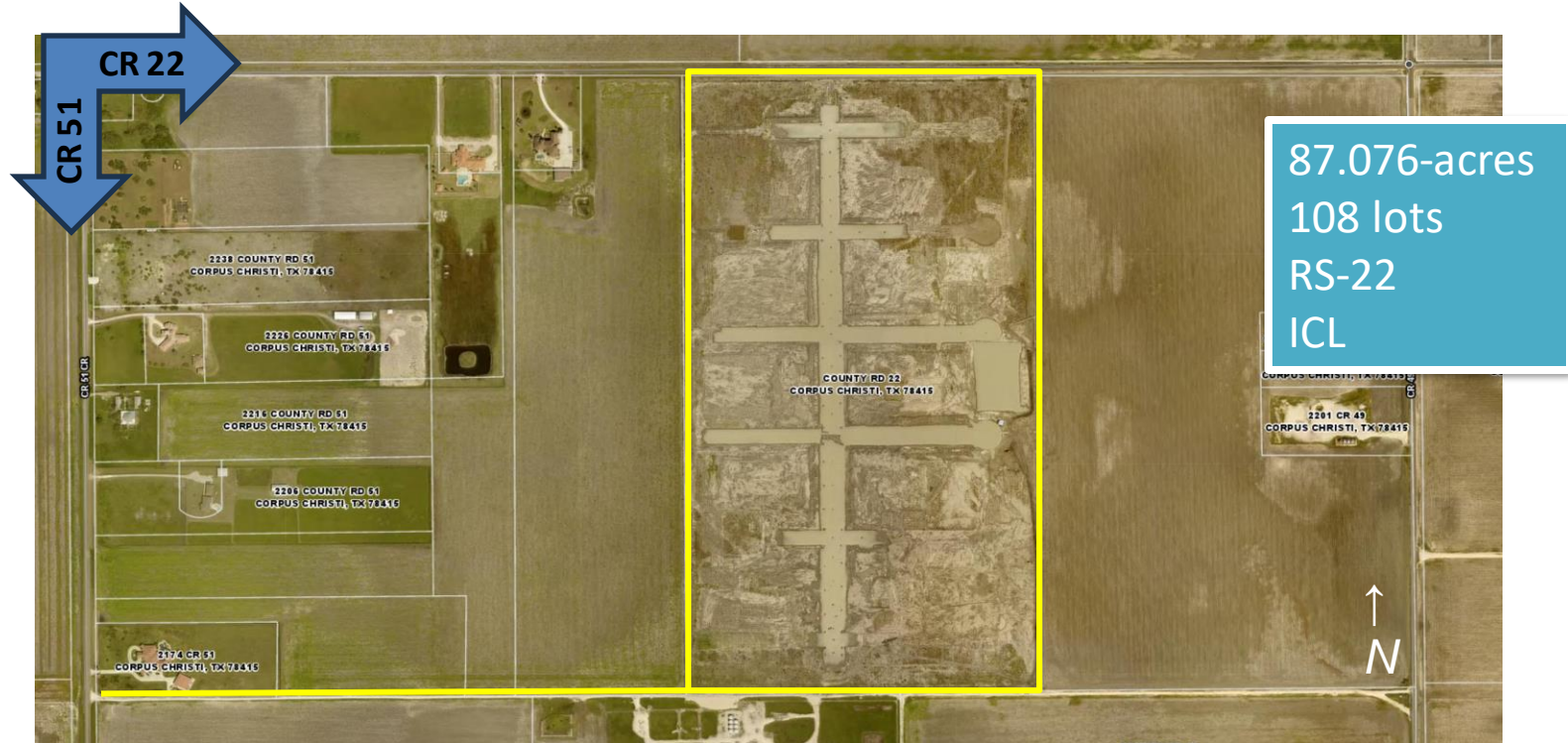
Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,
Lynn Engineering

N. Mitchell Carrillo, PE
mittchell.carrillo@lynnngroup.com



London Ranch Estates





UDC 3.8.3.D.

Applicable Factors for Consideration

The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving the wastewater trust fund fees**:

1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC
-



Wastewater Trust Fund Fee Requirement

UDC 8.5.2.B.: *Payment of Fees*

“Before any unit of a subdivision, single lot, or tract which is completed and the final plat recorded, the lot or acreage fee, whichever is greater, shall be paid.”

Failing to collect funds from an area that would be served by city wastewater services may be considered adverse to the city's finances

Infrastructure Trust Fund Lot & Acreage Fees

Lot fee for water infrastructure*	\$477.83
Acreage fee for water infrastructure*	\$1,915.31
Lot fee for water infrastructure for single-family or duplex*	\$242.24
Acreage fee for water infrastructure for single-family or duplex*	\$956.99
Surcharge for water infrastructure for single-family or duplex*	\$323.43
Water distribution line front foot pro rata fee*	\$14.02
PIIC water tap fee*	\$638.88
PIIC lot fee for water infrastructure*	\$638.88
PIIC acreage fee for water infrastructure*	\$1,597.20
Lot fee for wastewater infrastructure*	\$523.08
Acreage fee for wastewater infrastructure*	\$2,091.00
Surcharge for wastewater infrastructure*	\$368.69
Collection line front foot pro rata fee*	\$16.21
Wastewater fee exemption for City Council consideration*	\$726.00

2024 DS Fee Schedule
www.cctexas.com/ds



Purpose of Wastewater Trust Fund Fees: UDC 8.5.2.A.

“To encourage the **orderly development** of subdivisions **within and surrounding** the City;

To establish an **equitable** system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;

To establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and

To establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code.”



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\$182,084.28



UDC 8.5.2.G.: Exemptions

Wastewater trust fund fees may be exempted in areas determined to not likely to be served by City wastewater services within the next 15 years:

The **Director of Development Services** may make such determination when the fees of the area being exempted are **\$50,000 or less.**

Planning Commission shall make its recommendation to the **City Council**, which shall make the final determination whenever the fees of the area being exempted are **more than \$50,000.**

\$182,084.28 > \$50,000



“Likely to be Served”

Not quantified in UDC

Planning analyses to forecast wastewater needs

- Future Land Use
 - Plan CC Comprehensive Plan
 - Area Development Plans (ADPs)
 - Master Plans
-



Annexation & Growth in London

Table 3-3 MPO Annual Growth Rate vs. Annual Growth Rate by Lot Additions

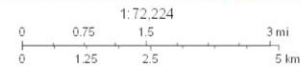
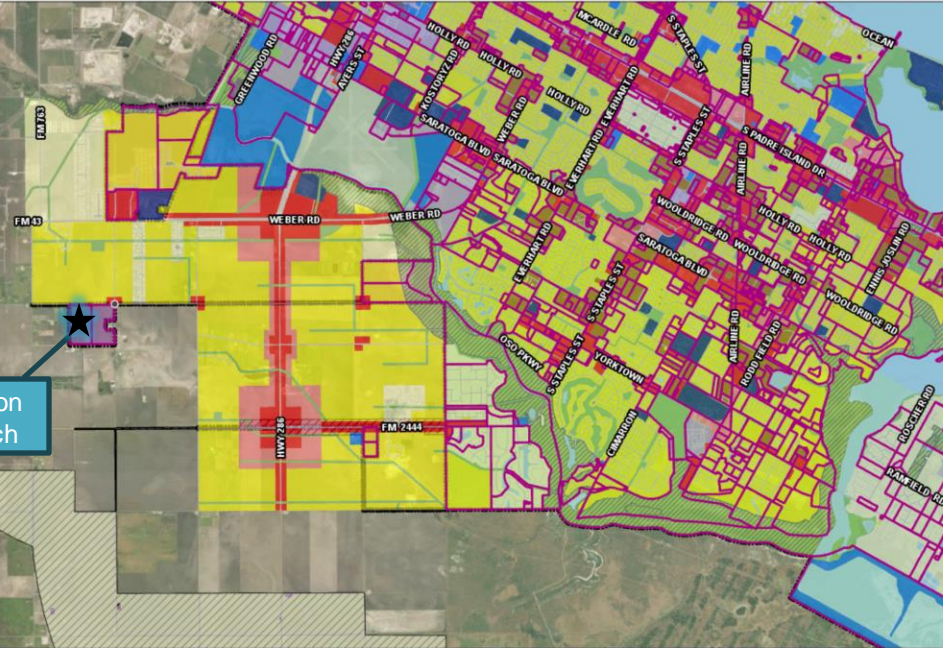
ADP	MPO Annual Residential Units Added	MPO Annual Growth Rate	Average Annual Lot Addition	Annual Lot Addition Growth Rate
Bayside	97	0.3%	60	0.2%
Calallen	80	5.3%	24	1.8%
CC Airport	65	4.1%	0	0.0%
Downtown	112	3.0%	5	0.5%
Flour Bluff	57	0.7%	112	1.4%
London	288	4.6%	225	4.5%
Northwest	304	2.5%	71	0.6%
Padre/Mustang Island	131	2.2%	36	0.6%
Southside	553	1.3%	421	1.0%
Westside	145	0.8%	70	0.4%
Total	1,832	1.3%	1024	0.8%

2023 Adopted Wastewater Master Plans

Table 3-4 Historic Growth Rate by ADP

ADP	Time Period	Growth Trend
Bayside	2010-2021	0.15%
Calallen	No Data	
CC Airport	No Data	
Downtown	No Data	
Flour Bluff	2010-2019	0.67%
London	2000-2018	7.2%
Northwest	No Data	
Padre/Mustang Island	2000-2019	2.48%
Southside	2000-2018	2.04%
Westside	2000-2019	0.36%

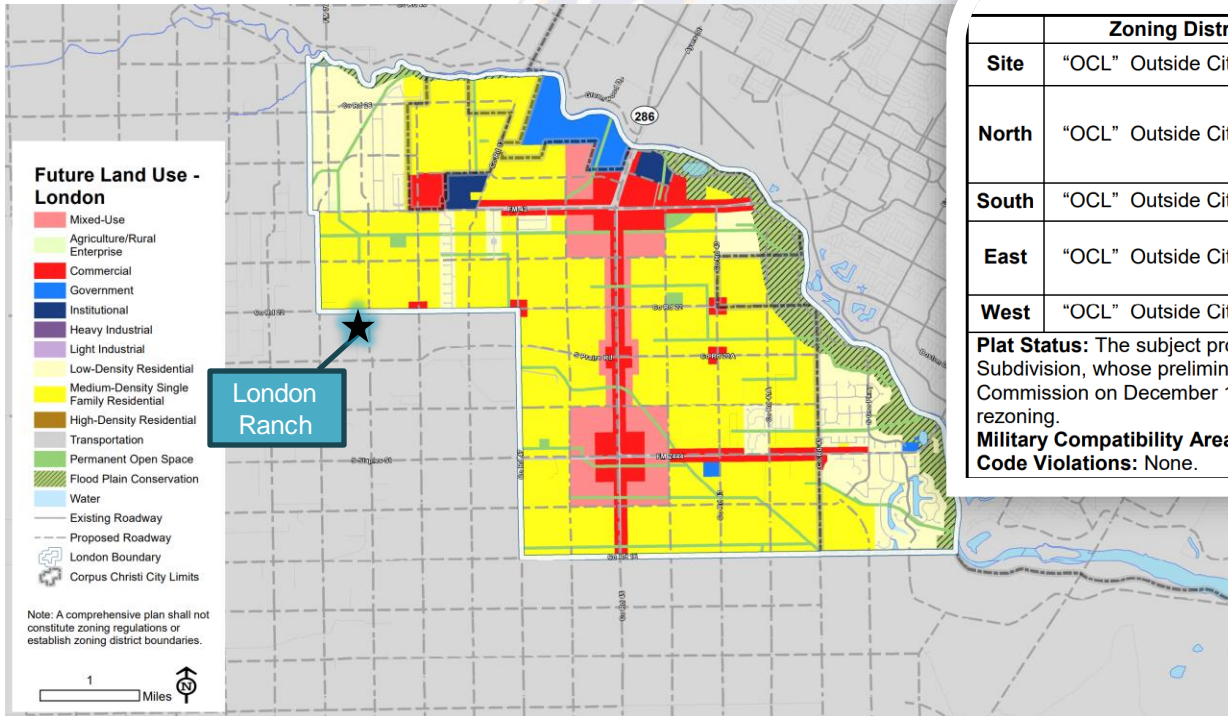
London Ranch



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



London Area Development Plan



Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Vacant	No designation
North	"OCL" Outside City Limits	Vacant (Approved Preliminary Gemini Acres, northwest of the site)	No designation
South	"OCL" Outside City Limits	Vacant	No designation
East	"OCL" Outside City Limits	Vacant (Approved Charlotte Est.)	No designation
West	"OCL" Outside City Limits	Vacant	No designation

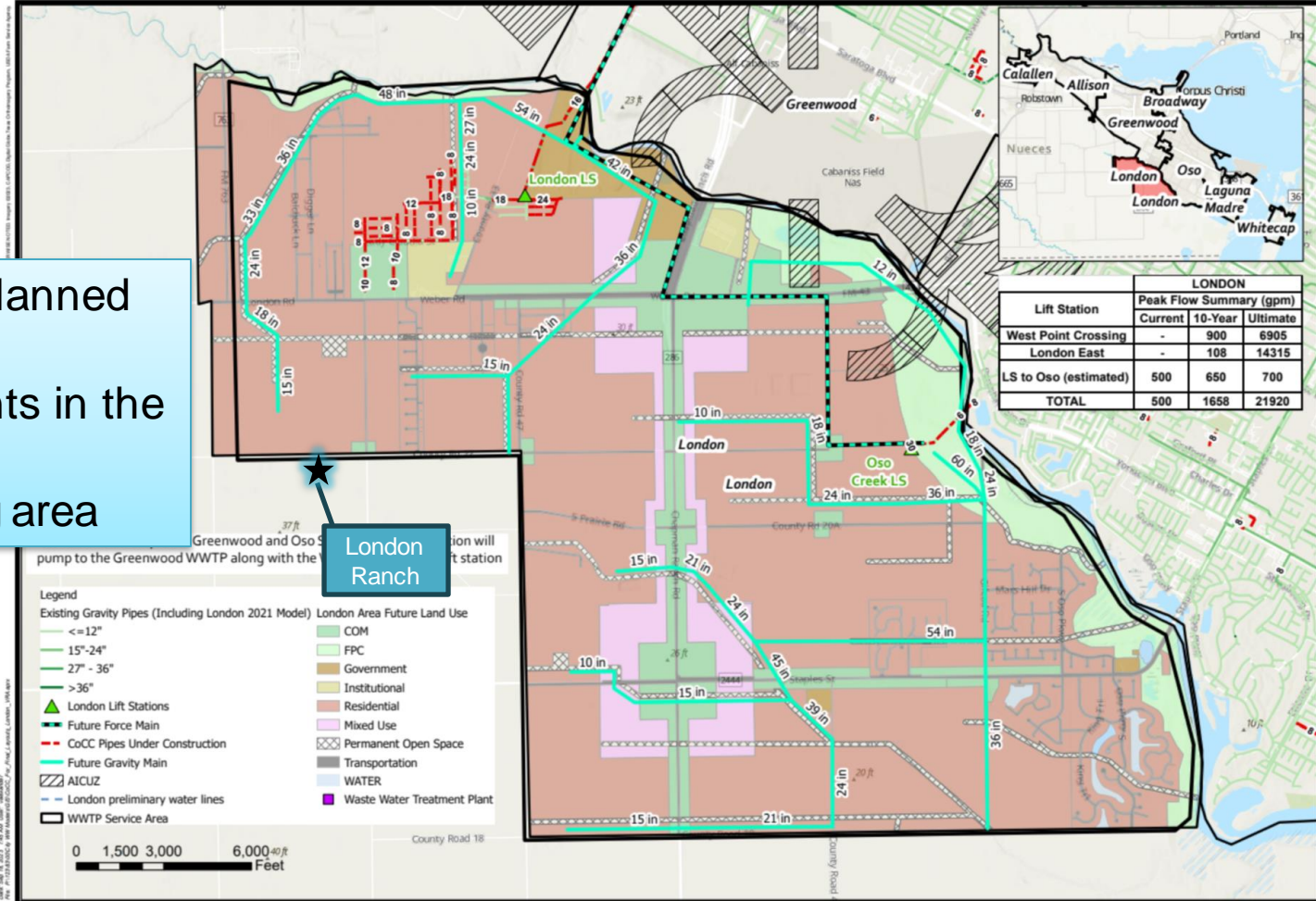
Plat Status: The subject property is the site of the proposed London Ranch Estates Subdivision, whose preliminary and final plats were conditionally approved by Planning Commission on December 14, 2022 and February 22, 2023, pending annexation and rezoning.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.
Code Violations: None.

no designation ≠ no future land use, just means this **wasn't included in the scope** of the city plan



There are planned wastewater improvements in the immediate surrounding area



Lift Station	LONDON Peak Flow Summary (gpm)		
	Current	10-Year	Ultimate
West Point Crossing	-	900	6905
London East	-	108	14315
LS to Oso (estimated)	500	650	700
TOTAL	500	1658	21920



London Ranch

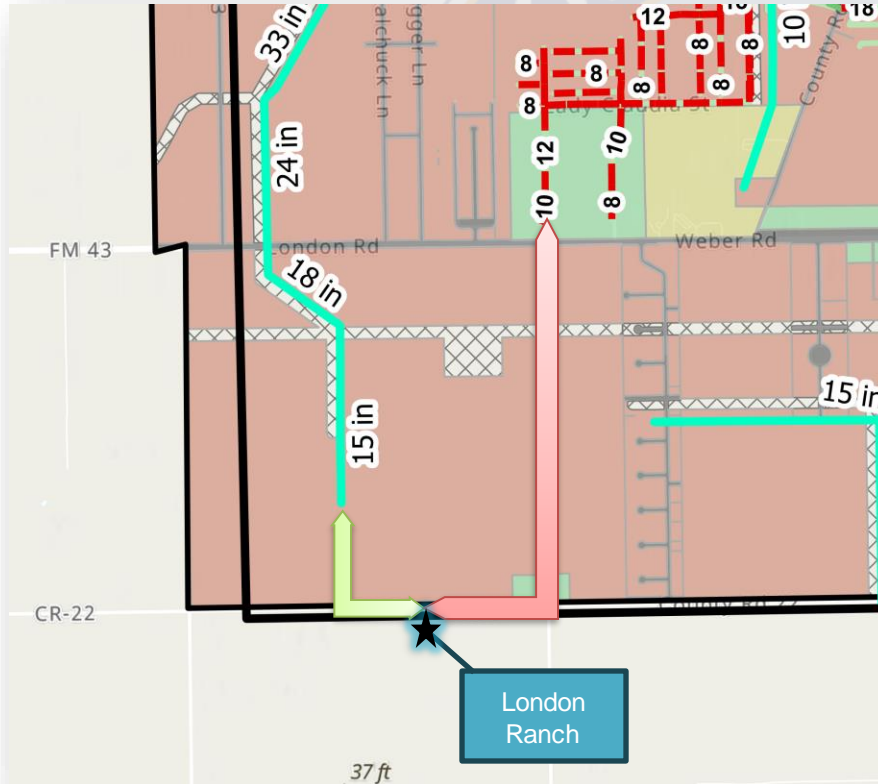
PAPE-DAWSON ENGINEERS
 2505 RICHMOND AVE. SUITE 200 | HOUSTON, TX 77046 | 713.482.2400
 TEXAS PROFESSIONAL ENGINEERING NUMBER 152101919

London Area Sanitary Sewer Planning
 CITY OF CORPUS CHRISTI

JOB NO. 12383-00
 DATE Sep 2023
 DESIGNER AA
 DRAWN AA
 CHECKED AA
 SHEET 1.0



London Area Development Plan



The distance to the Wastewater Master Plan connection point is about **5,000 feet less** than the proposed connection to the existing manhole



UDC 3.8.3.D.

Applicable Factors for Consideration

The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or **to the City** in administering this Unified Development Code; -

The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. X

Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or -

The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code. -



Staff Findings

Although London Ranch is not specifically included in the ADPs, the surrounding future land use, annexation trends, and wastewater master plans indicate

this area will be served by city services within 15 years



Staff Recommendation

Staff recommends **disapproval** of the waiver from the wastewater trust fund fee requirement.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

ZONING REPORT

Case # ZN8242

Applicant & Subject Property			
District: 1 Owner: Zumic Investments LLC Applicant: Brister Surveying Address: 4458 Church Street, located along the south side of Church Street, north of Leopard Street, south of Interstate 37 (IH-37), east of Hart Road, and west of Violet Road. Legal Description: Lot 7B, Shell Road Poultry Acres Acreage of Subject Property: 0.5 acre(s) Pre-Submission Meeting: March 1, 2024			
Zoning Request			
From: "RS-6" Single-Family 6 District To: "CN-1" Neighborhood Commercial District Purpose of Request: To allow for commercial use; particularly, office development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Mixed-Use
North	"RS-6" Single-Family 6, "RV" Recreational Vehicle, "CG-2" General Commercial	Low-Density Residential, Vacant, Commercial	Mixed-Use
South	"CN-1" Neighborhood Commercial, "RS-6" Single-Family 6	Commercial, Vacant	Mixed-Use
East	"CG-2" General Commercial, "CN-1" Neighborhood Commercial	Commercial	Mixed-Use
West	"RS-6" Single-Family 6	Vacant, Transportation, Low-Density Residential	Mixed-Use
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 62, Page 173. The amendment to the existing zoning district must precede the plat; the proposed development will require the property be platted into one lot. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			
Transportation and Circulation			
Church Street	Designation	Section Proposed	Section Existing
	"Local" Residential	1 Lane & On-Street Parking, 50 feet	1 Lane & On-Street Parking, 50 feet

Transit: The Corpus Christi RTA provides service to the subject property via Route 27 <i>Leopard</i> with stops inbound and outbound near Leopard Street and Church Street.	
Bicycle Mobility Plan: The subject property is approximately 200 feet away from a proposed One-Way Cycle Track on both sides of Violet Road, west of the subject property, to a Bike Boulevard along Timbergrove Lane.	
Utilities	
Gas: 4-inch WS type line exists along north side of Violet Road. Stormwater: 24-inch RCP line exists along the north side of Violet Road. Wastewater: 8-inch VCP line exists along the north side of Violet Road. Water: 6-inch ACP line exists along the south sides of Church Street and Violet Road.	
Corpus Christi Comprehensive Plan (Plan CC)	
Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Northwest Area Development Plan (Adopted on January 9, 2001). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: Intersection improvements at Violet Road and Leopard Street have been proposed.	
Public Notification	
Number of Notices Mailed	12 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owner)
Public Hearing Schedule	
Planning Commission Hearing Date: April 17, 2024 City Council 1st Reading/Public Hearing Date: June 11, 2024 City Council 2nd Reading Date: June 18, 2024	

Background:

The subject property is a vacant and undeveloped half-acre, “RS-6” Single-Family 6 zoned, parcel out of the Shell Road Poultry Acres Subdivision, along Church Street, back-to-back to a property with common ownership along Violet Road, a secondary arterial right-of-way, and the future access road. County records indicate a surface-drainage easement along the western to the southwestern boundaries of the parcel, preventing access from Church Street.

The subject parcel is within the remaining Shell Road Poultry Acres subdivision of 1930, measuring approximately 800 feet along the north side of Leopard Street, a secondary arterial

road, and 1900 feet along the west side of Violet Road, a secondary arterial road, immediately south of IH 37's access road, at the end of Church Street.

"CG-2" General Commercial District parcels along Leopard Street, similarly along IH-37, and "CN-1" Neighborhood Commercial Districts between the "CG-2" General Commercial Districts at the intersections along Violet Road, with a "RV" Recreational Vehicle District flag-parcel beyond, and a modest "RS-6" District beyond at the core, characterize the remaining subdivision and block.

Immediately to the north of the subject property are parcels that are zoned "RS-6" Single-Family 6, "RV" Recreational Vehicle, and "CG-2" General Commercial District with low-density residential, vacancy, and commercial uses. To the east, the properties are zoned "CN-1" Neighborhood Commercial and "CG-2" General Commercial with commercial uses. To the south are properties are zoned "RS-6" Single-Family 6 and "CN-1" Neighborhood Commercial with commercial and low-density residential uses. The properties to the west are zoned "RS-6" Single-Family 6 District with low-density residential use.

The applicant is requesting an amendment to the existing zoning to accommodate an office development. The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
 - The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complex developments with a lack of interconnection.
 - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.
- *Transportation & Mobility:*
 - Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks, and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, sustainable development patterns, and economic development.
 - Promote desirable patterns of development consistent with the Urban Transportation and Future Land Use Plans.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and built environments.

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
- Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

The proposed rezoning is inconsistent with the FLUM designation of Mixed Use; however, is consistent of the Northwest ADP; specifically, the following policy statement.

- The expansion of business uses along Northwest Boulevard (Farm to Market Road 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many elements and goals of Plan CC; however, it is inconsistent with the FLUM designation of mixed use.
 - With the inconsistency of the subject request with the designated FLUM, and in determining a recommendation, staff considered the framework for the mixed-use allocation in the area, and the propensity for transformation.
- Staff noted that most of the parcels along Church Street, the frontage of the subject property, have been developed with conforming single-family uses, and while the UDC will ensure compatibility through its prescriptive buffers and its prohibition of commercially-generated vehicular traffic on Church Street is achieved, site attributes will further reduce the impact of this office development with Church Street as a buffer and the 50-foot drainage easement hosting an open ditch along Church Street.

Staff Recommendation:

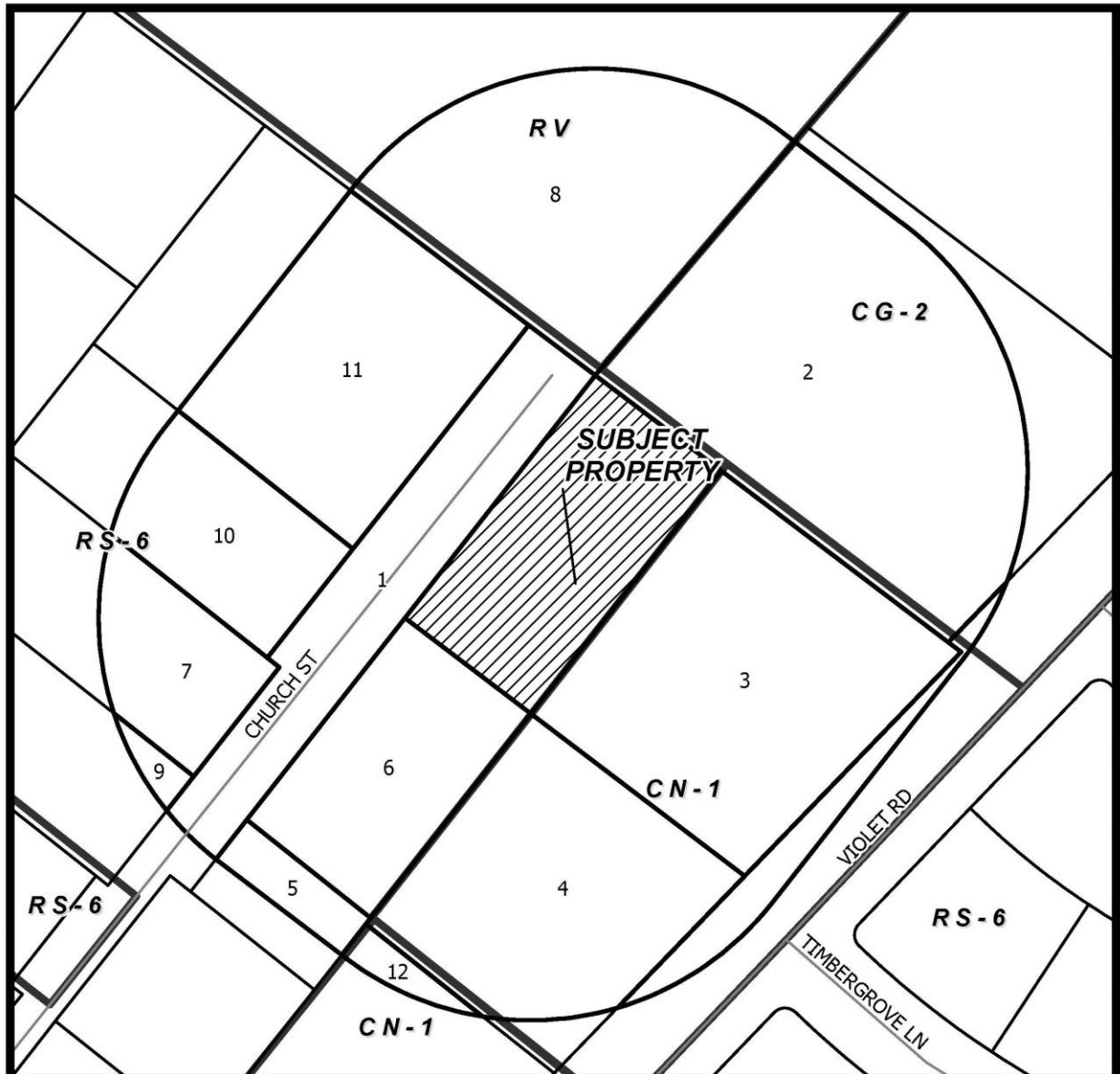
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends **approval** of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

- The rezoning request is consistent with the Comprehensive Plan.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning Map amendment will not have a negative impact upon the surrounding neighborhood.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN8242 Zoning and notice Area

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition

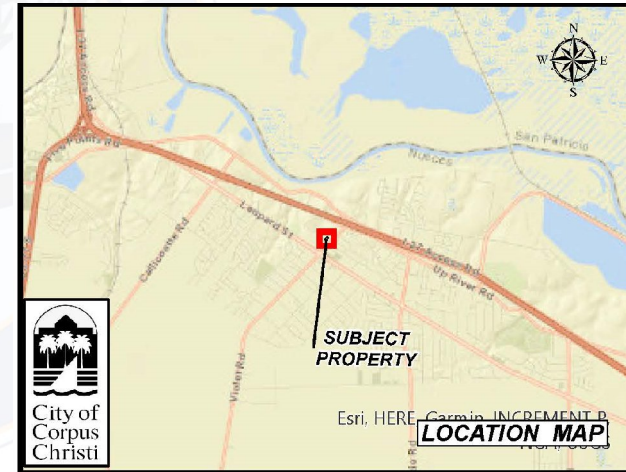


Zoning Case ZN8242



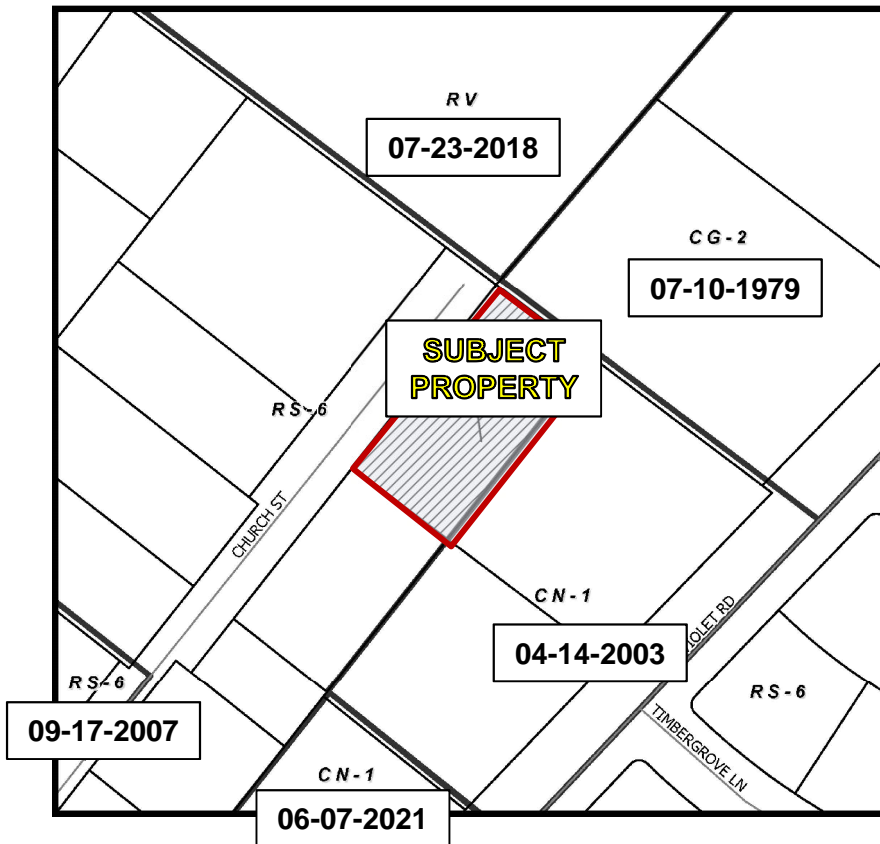
Zumic Investments District 1

Rezoning for a property at or near
4458 Church Street
From the "RS-6" Single-Family 6 District
To the "CN-1" Neighborhood Commercial District



Planning Commission
April 17, 2024

Zoning and Land Use



Proposed Use:

To allow an office development

ADP (Area Development Plan):

Northwest, adopted on January 9, 2011

FLUM (Future Land Use Map):

Mixed-Use

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Low-Density Residential, Commercial, Vacant;
Zoned: "RS-6", "RV", "CG-2"

South: Commercial, Vacant; Zoned: "RS-6", "CN-1"

East: Commercial; Zoned: "CG-2", "CN-1"

West: Vacant, Transportation, Low-Density Residential ;
Zoned: "RS-6"



Public Notification

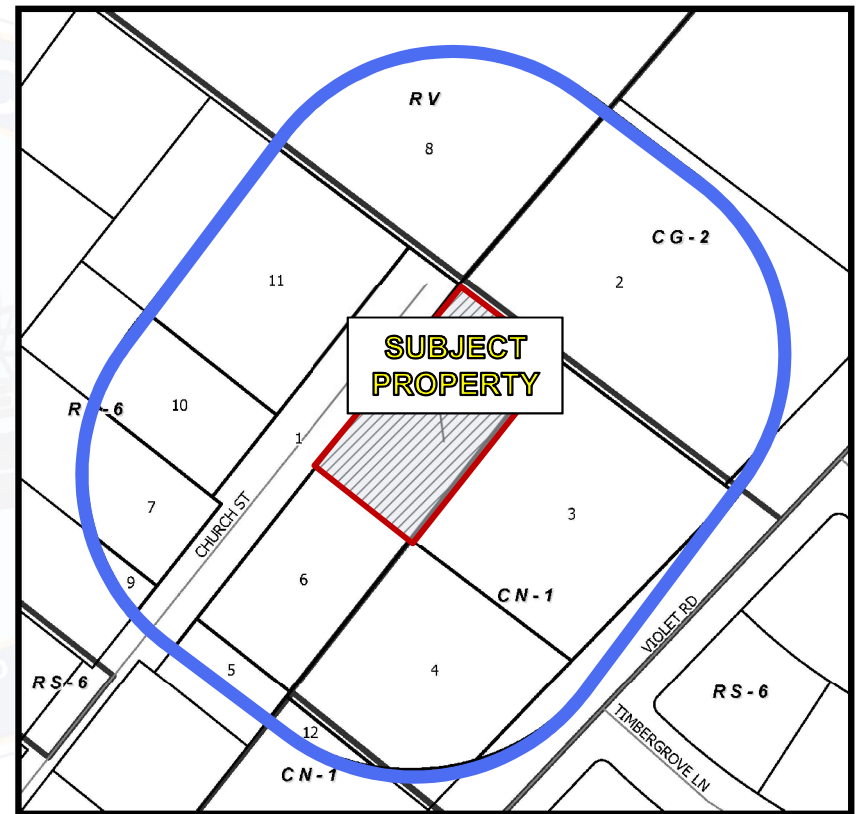
12 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

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



In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements and goals of Plan CC; however, it is inconsistent with the FLUM designation of mixed use.
 - With the inconsistency of the subject request with the designated FLUM, and in determining a recommendation, staff considered the framework for the mixed-use allocation in the area, and the propensity for transformation.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The Zoning Map amendment will not have a negative impact upon the surrounding neighborhood.
 - Staff noted that most of the parcels along Church Street, the frontage of the subject property, have been developed with conforming single-family uses, and while the UDC will ensure compatibility through its prescriptive buffers and its prohibition of commercially-generated vehicular traffic on Church Street is achieved, site attributes will further reduce the impact of this office development with Church Street as a buffer and the 50-foot drainage easement hosting an open ditch along Church Street.

STAFF RECOMMENDS APPROVAL
TO THE “CN-1” NEIGHBORHOOD COMMERCIAL DISTRICT

Public Hearing - Rezoning for a property located at or near 2212 Morris Street.

Zoning Case No. ZN8219, City of Corpus Christi (District 2). Ordinance rezoning a property at or near 2212 Morris Street from the "RS-6" Single-Family 6 District and the "CI" Intensive Commercial District to the "RM-2" Multifamily District. Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

ZONING REPORT

Case # ZN8219

Applicant & Subject Property			
District: 2 Owner: The City of Corpus Christi Applicant: TG 110, Inc. Address: 2212 Morris Street, located along the north side of Morris Street, south of Agnes Street, east of South Port Avenue, and west of Highway 286 (Crosstown Expressway). Legal Description: Various Tracts, See Metes and Bounds (Attachment B) Acreage of Subject Property: 3.42 acres Pre-Submission Meeting: February 27, 2024.			
Zoning Request			
From: "RS-6/SP" Single-Family 6 District/Special Permit, "CI" Intensive Commercial District To: "RM-2" Multifamily District Purpose of Request: To develop multifamily housing for senior living.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6/SP" Single-Family 6/Special Permit, "CI" Intensive Commercial	Vacant (Former Lamar Elementary Site)	Medium-Density Residential, Institutional
North	"RS-6" Single-Family 6	Vacant, Low-Density Residential	Medium-Density Residential
South	"RS-6" Single-Family 6, "RM-3" Multifamily, "CI" Intensive Commercial	Vacant, Low-Density Residential	Medium-Density Residential
East	"RS-6" Single-Family 6, "RM-3" Multifamily	Vacant, Low-Density Residential, Public Semi-Public (St. Joseph's Convent)	Medium-Density Residential, Institutional
West	"RS-6/SP" Single-Family 6/Special Permit	Low-Density Residential, Public Semi-Public	Medium-Density Residential
Plat Status: The subject properties are currently platted, however, the amendment to the existing zoning districts must precede the replat; the proposed development will require the property to be platted into one lot. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			

Transportation and Circulation			
Morris Street	Designation	Section Proposed	Section Existing
19 th Street	“Local” Residential	1 Lane & On-Street Parking 50 feet	1 Lane & On-Street Parking 50 feet
20 th Street			
Transit: The Corpus Christi RTA provides service directly to the subject property via Route 21 Arboleda with stops along the east of 19 th Street and Mary Street.			
Bicycle Mobility Plan: A Buffered Bike Lane is planned adjacent to the subject property along the west side of 19 th Street.			
Utilities			
Gas: 2-inch WS lines bound the subject property. Stormwater: 18 and 24-inch RCP lines bound the subject property. Wastewater: 8 and 18-inch VCP lines bound the subject property. Water: 6-inch ACP lines both bound the subject property.			
Corpus Christi Comprehensive Plan (Plan CC)			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside Area Development Plan (Updated January of 2023). Water Master Plan: No improvements are proposed. Wastewater Master Plan: No improvements are proposed. Stormwater Master Plan: No improvements are proposed.			
Public Notification			
Number of Notices Mailed		76 within a 200-foot notification area 2 outside 200-foot notification area	
In Opposition		0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owners)	
Public Hearing Schedule			
Planning Commission Hearing Date: April 17, 2024 City Council 1st Reading/Public Hearing Date: June 11, 2024 City Council 2nd Reading Date: June 18, 2024			

Background:

The subject properties are a part of the development of the former Lamar Elementary site, The Palms at Morris, which is utilizing grant funding through the City of Corpus Christi, Housing and Community Development. The project is a part of a comprehensive neighborhood revitalization strategy of infill housing development focused on meeting local housing affordability needs. The project has also received a resolution of support for a 9% Low-income Housing Tax Credit (No. 033296 dated 2/13/2024)

The subject property consists of nine individual and vacant parcels, totaling 3.42 acres, zoned “RS-6/SP” Single-Family 6 with a Special Permit (Ordinance No. 032602 allowing for accessory parking use for a government facility) and “CI” Intensive Commercial. The subject property is located along Morris, 19th, and 20th Streets. To the north, properties are zoned “RS-6” Single-Family 6 and vacant. To the south, properties are zoned “RM-3” Multifamily and “CI” Intensive Commercial with uses being vacant and low-density residential. To the east, properties are zoned “RS-6” Single-Family 6 and “RM-3” Multifamily with vacant, low-density residential, public semi-public (St. Joseph’s Convent) uses. To the west, properties are zoned “RS-6” Single-Family 6 and “RS-6/SP” (same special permit ordinance as the subject property).

The applicant is requesting an amendment to the existing zoning to accommodate a multifamily development geared toward the senior living community. The “RM-2” Multifamily district permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

Excerpt from the 2023 Request for Interest: Former Lamar Elementary Site & Neighborhood Parcels (Attachment A):

“Currently vacant, the site that was once home to Lamar Elementary School which was originally part of the 1908 Eckerd Subdivision while parcels to the east of 19th Street are part of the 1929 Jasmin Subdivision. Narrow and deep single-family lots, typical of this time, are common throughout the neighborhood, though many lots have been combined over the decades to form larger parcels. Other neighborhood institutions include St. Joseph’s Catholic Church, the Garcia Arts Center and Park, and educational facilities like the Marguerite Child Development Center and a charter high school. Lamar Elementary served many generations, starting in 1941. The school was closed in 2010 and later demolished in 2021 to make way for new development and neighborhood investment. Though no longer standing, the site still holds historical significance as the 1948 location of the meeting that formed the American GI Forum, the civil rights group founded by Dr. Hector P. Garcia. (Katheryn Cargo for the Caller Times, November 20, 2021)”

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Housing and Neighborhoods:*
 - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
 - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types –rentals and ownership, market-rate, and assisted- to meet community needs.
 - Corpus Christi sustains and maintains established neighborhoods.
 - Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods.
- *Future Land Use, Zoning, and Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is inconsistent with FLUM's designation of Medium-Density Residential as the rezoning would constitute high-density residential use. However, the proposed rezoning is consistent with the following vision themes and policy initiatives of the Westside ADP:

- Continue to promote infill residential development.
 - Support housing agencies that build new homes in existing neighborhoods.
- Encourage the development of various housing types to meet housing needs at multiple income levels.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with many goals of Plan CC (City of Corpus Christi Comprehensive Plan), however, is inconsistent with FLUM's (Future Land Use Map) designation of Medium-Density Residential.
- The westside area lacks diversity in its housing options. Its constituents expressed a need for affordable housing. The City of Corpus Christi has identified the subject parcels as an ideal infill development opportunity that could expand such options.
 - The subject property, within an established neighborhood, has been vacant for many years. The infrastructure to support the development already exists.

- The proposed development is keeping in character with adjacent and neighboring properties and density and will not have a negative impact on the surrounding uses and neighborhood.
- The “RM-2” Multifamily is determined to be ideal for infill development.

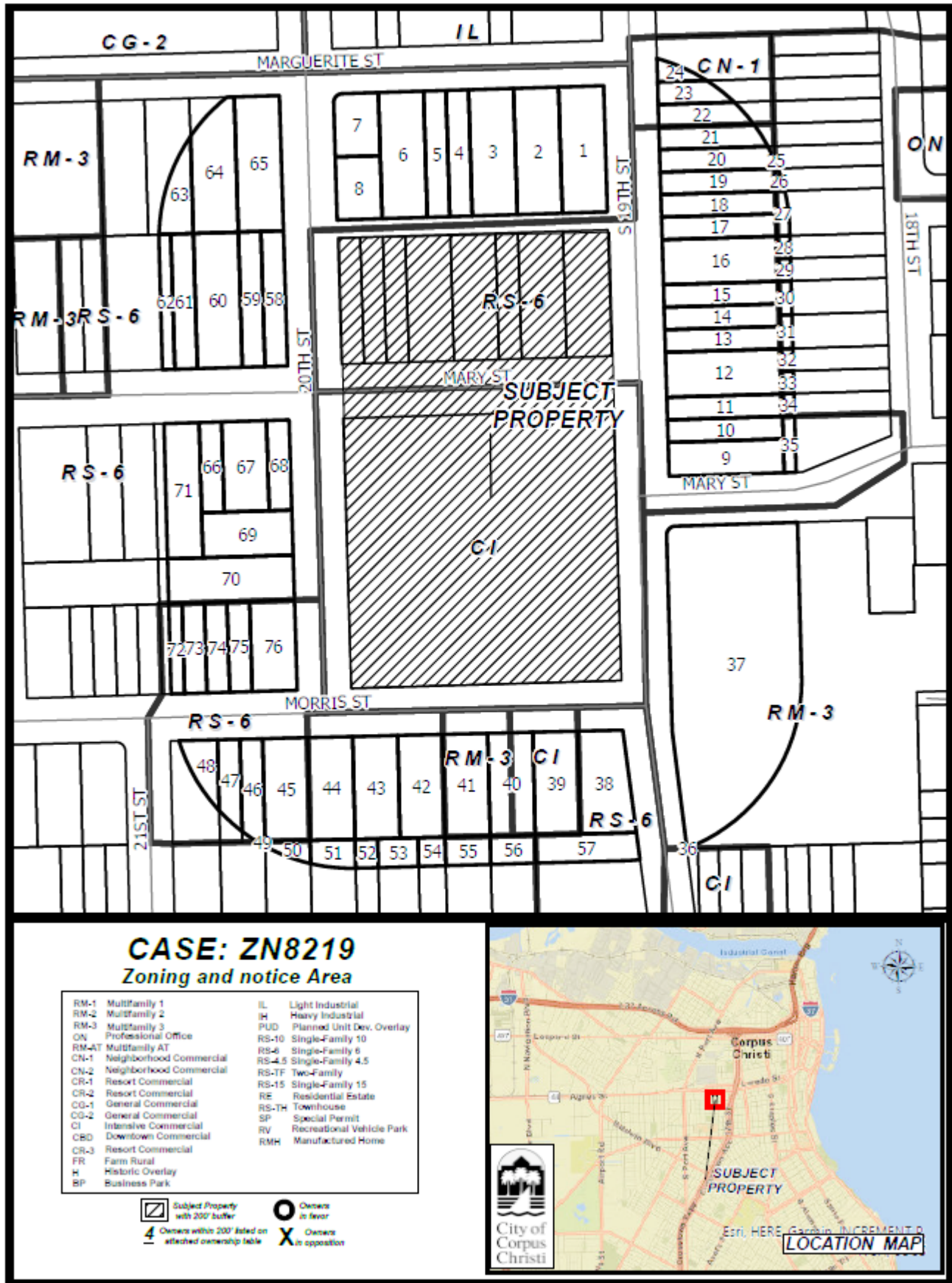
Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “RS-6/SP” Single-Family 6 District with a Special Permit and the “CI” Intensive Commercial District to the “RM-2” Multifamily District.

Attachment(s):

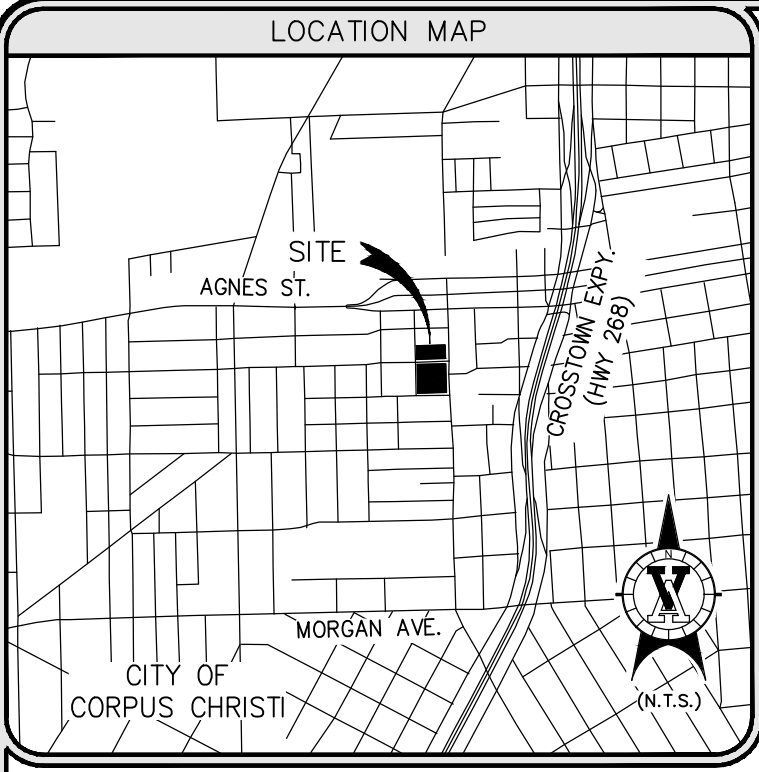
- (A) Existing Zoning and Notice Area Map
- (B) Metes & Bounds Description and Exhibit

(A) Existing Zoning and Notice Area Map



1/24/2024, 10:05:24 AM mvanerdtapen
A:\23-0728 Survey\Draw\Shl_Survey.dwg

DRAWN BY: AJS/MAR APPROVED BY: MJV FIELD CREW: BR/JA



FLOOD NOTE

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND "A" (1% ANNUAL FLOOD CHANCE - NO BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAPS: 4835503000, EFFECTIVE DATE: OCTOBER 13, 2022, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

SCHEDULE B EXCEPTIONS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GENERAL FILE NUMBER 230246655, WITH AN EFFECTIVE DATE OF OCTOBER 26, 2023 AN ISSUE DATE OF DECEMBER 22, 2023.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND THE INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND OTHER RESTRICTIONS TO THE SUBJECT PROPERTY WERE PROVIDED BY SAID TITLE COMMITMENT.

THE FOLLOWING SURVEY-RELATED ITEMS ARE LISTED ON SCHEDULE B OF SAID TITLE COMMITMENT:

10G. FIRST TRACT: STREETS, EASEMENTS, DEDICATIONS AND OTHER MATTERS SET FORTH ON THE PLAT OF SECOND REVISED PLAT OF BLOCK 1 OF THE ECKERO ADDITION, RECORDED IN VOLUME 4, PAGE 49, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. (AFFECTS-AS SHOWN).

10H. FIRST TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: CORPUS CHRISTI INDEPENDENT SCHOOL DISTRICT
LESSEE: COASTAL STATES GAS PRODUCING CO.
DATED: JULY 11, 1986
RECORDING NO.: 718745, VOLUME 240, PAGE 266, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).

10I. FIRST TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: CORPUS CHRISTI INDEPENDENT SCHOOL DISTRICT
LESSEE: KELLY BELL
DATED: JULY 6, 1970
RECORDING NO.: 826112, VOLUME 288, PAGE 977, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).

10M. SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: QUIRINO S. ADAME AND JOSEFINA R. ADAME
LESSEE: KELLY BELL
DATED: MAY 1, 1967
RECORDING NO.: 815719, VOLUME 285, PAGE 867, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. [LOTS 3 AND 4, BLOCK 2 - ECKERO ADDITION] (AFFECTS-NOT PLOTTABLE).

10N. SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: YSABEL BARRERA AND JULIA ADAMS BARRERA
LESSEE: KELLY BELL
DATED: MAY 1, 1967
RECORDING NO.: 815754, VOLUME 285, PAGE 940, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. [LOTS 10 AND 11, BLOCK 2 - ECKERO ADDITION] (AFFECTS-NOT PLOTTABLE).

10O. SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: YSABEL BARRERA AND JULIA ADAMS BARRERA
LESSEE: KELLY BELL
DATED: MAY 1, 1967
RECORDING NO.: 815754, VOLUME 285, PAGE 940, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. [LOT 12, BLOCK 2, ECKERO ADDITION] (AFFECTS-NOT PLOTTABLE).

10P. ALL TRACTS: TERMS AND PROVISIONS CONTAINED IN UNIT DESIGNATION AGREEMENT BY KELLY BELL AND PAN AMERICAN PETROLEUM CORPORATION, DESIGNATING THE "KELLY BELL-TEXAS MEXICAN RAILWAY COMPANY GAS UNIT A, CITY OF CORPUS CHRISTI", FILED NOV. 19, 1970, RECORDED AT FILE NO. 827460, VOLUME 289, PAGE 188, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. TITLE TO SAID INTEREST NOT RESEARCHED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. (AFFECTS-NOT PLOTTABLE).

10Q. THIRD TRACT: YARD REQUIREMENTS, DEDICATION AND OTHER MATTERS SET FORTH ON THE PLAT OF AMENDING REPLAT OF ECKERO ADDITION, RECORDED IN VOLUME 67, PAGE 746, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. (AFFECTS-AS SHOWN).

10R. SECOND AND THIRD TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
LESSOR: LUCIANO GARZA
LESSEE: KELLY BELL
DATED: MAY 1, 1967
RECORDING NO.: 815921, VOLUME 286, PAGE 240, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS.

SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).

10S. FOURTH TRACT: TO BE DETERMINED. SUBJECT TO ALL INSTRUMENTS OF RECORD IN NUECES COUNTY, TEXAS, AFFECTING TITLE TO THIS TRACT. (NOT YET CONVEYED).

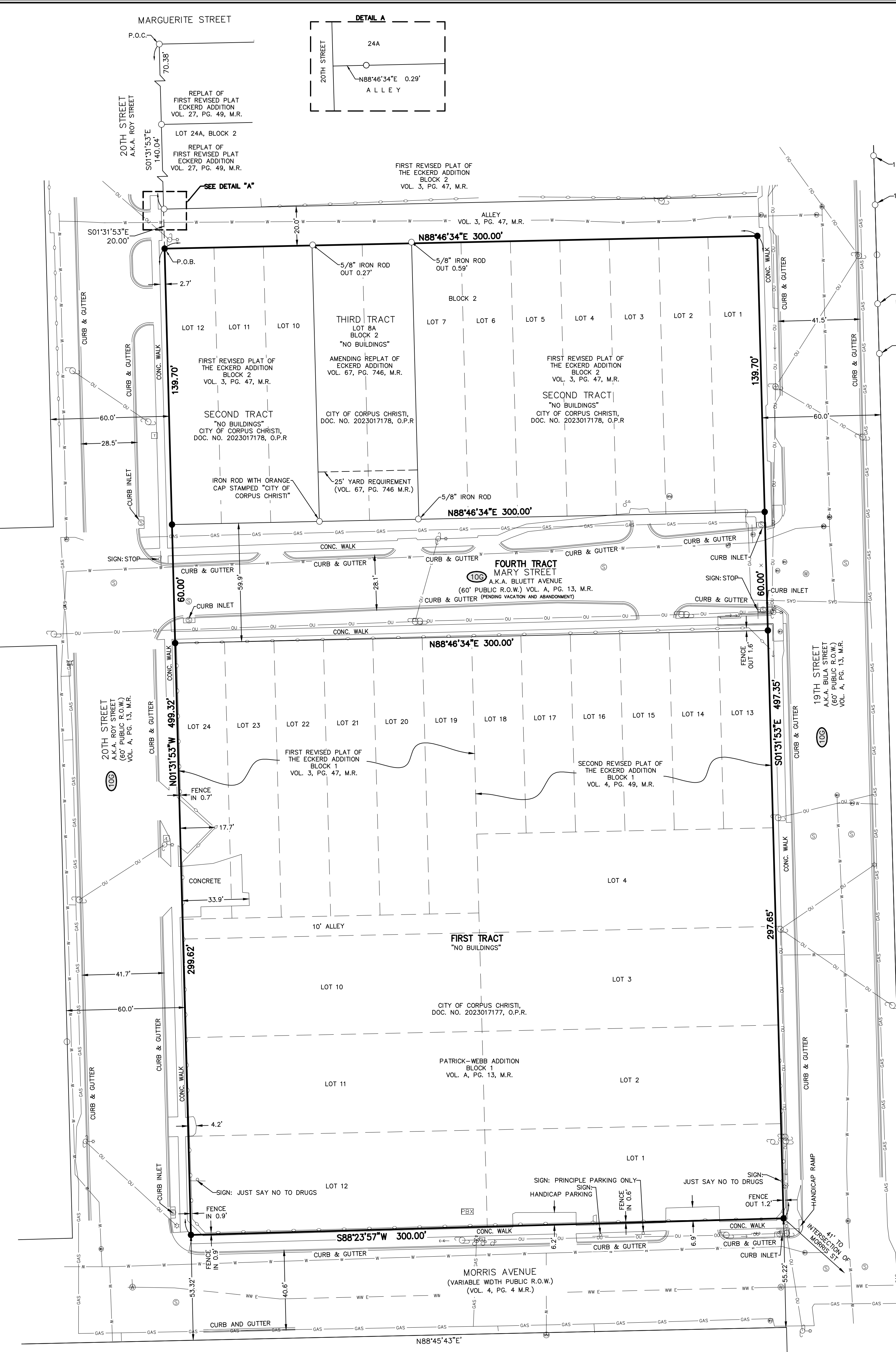
ZONING NOTES

- THE FOLLOWING ZONING INFORMATION IS LIMITED TO THE REQUIREMENTS LISTED IN TABLE A, ITEM 6 OF THE 2021 ALTA/NSPS STANDARDS. OTHER ZONING INFORMATION MAY APPLY TO THIS PROPERTY.
- ZONING INFORMATION SHOWN HEREON IS BASED ON DATA RETRIEVED FROM "HTTPS://WWW.CCTEXAS.COM" & "HTTPS://ONLINE.ENCODEPLUS.COM/REGS/CORPUSCHRISTI-TX" ON JANUARY 10, 2024.
- THE SURVEYOR DOES NOT GUARANTEE OR WARRANT THAT THIS ZONING INFORMATION IS COMPREHENSIVE OR COMPLETE. THE CITY OF CORPUS CHRISTI ZONING DEPARTMENT MUST BE CONTACTED TO DETERMINE ALL ZONING REGULATIONS THAT APPLY TO THE PROPERTY.

ZONING DISTRICT	FRONT SETBACK (MIN)	FRONT SETBACK (MAX)	SIDE SETBACK (MIN)	REAR SETBACK (MIN)
RS-6	25'	-	5'	10'
	DENSITY (MAX)	STREET FRONTAGE (MAX)	LOT WIDTH (MIN)	
	30'	-	50'	

ZONING DISTRICT	FRONT SETBACK (MIN)	FRONT SETBACK (MAX)	SIDE SETBACK (MIN)	REAR SETBACK (MIN)
CI	-	-	0'(12)	0'(12)
	DENSITY (MAX)	STREET FRONTAGE (MIN)	LOT WIDTH (MIN)	
	-	-	0'	

1. RS-6 REQUIRES A MINIMUM LOT SIZE OF 6,000 SQUARE FEET
2. 10' IF ADJACENT TO ANY RESIDENTIAL USE



GENERAL NOTES

- BEARING REFERENCE FOR THIS SURVEY IS BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- THE SITE HAS MULTIPLE ADDRESSES: 2212 MORRIS STREET (ALL OF BLOCK 1) & 2222, 2218, 2214, 2212, 2210, 2208 & 2206 MARY STREET & 521 19TH STREET (PORTIONS OF BLOCK 2), ALL IN THE CITY OF CORPUS CHRISTI TEXAS, 78405.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ONLY IMPROVEMENTS WHICH WERE VISIBLE AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OF IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND SURVEY AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC) ARE BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- A ONE CALL UTILITY LOCATE (TICKET # 2384859541) WAS REQUESTED ON 12/14/2023 FOR THE PUBLIC RIGHT-OF-WAY ADJACENT TO SUBJECT PROPERTY. ALL UTILITIES SHOWN SHOULD BE REVIEWED AND VERIFIED BY CLIENT. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD OBSERVATIONS OF ONE-CALL MARKINGS AND GEOGRAPHIC INFORMATION SYSTEMS DATA RETRIEVED FROM HTTPS://GIS-CORPUS.OPENDATA.ARGOS.COM, DECEMBER 2023, AND THE LOCATION IS APPROXIMATE.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "ONECALL" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT TEXAS ONECALL AT 811.
- THERE ARE A TOTAL OF 0 STRIPED PARKING SPACES. (TABLE A, ITEM 9).
- OWNERSHIP INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR, PERFORMED DECEMBER 2023 (TABLE A, ITEM 13)

PROPERTY DESCRIPTION

BEING A 3.432 ACRE (149,501 SQUARE FEET) TRACT OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11, & 12, BLOCK 2, AND PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY OF THE FIRST REVISED PLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.). ALL OF LOT 8A, BLOCK 2 OF THE AMENDING REPLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 746, M.R., ALL OF LOTS 13, 14, 15, 16, 17 & 18, BLOCK 1 OF THE SECOND REVISED PLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, M.R., AND ALL OF LOTS 1, 2, 3, 4, 10, 11 & 12, BLOCK OF THE PATRICK-WEBB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 13, M.R., SAID 3.432 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, (2011 ADJUSTMENT, EPOCH 2010.00) SOUTH CENTRAL ZONE:

COMMENCING AT A FOUND 5/8-INCH IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MARGUERITE STREET AND THE WEST RIGHT-OF-WAY LINE OF 20TH STREET, BEING THE NORTHWEST CORNER OF LOT 23A, BLOCK 2 OF THE REPLAT OF THE FIRST REVISED PLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 49, M.R.;

THENCE, SOUTH 01°31'53" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, AT A DISTANCE OF 70.38 FEET PASSING A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 23A, AND FOR THE NORTHWEST CORNER OF LOT 24A OF SAID REPLAT OF THE FIRST REVISED PLAT OF THE ECKERO ADDITION, AT A DISTANCE OF 140.04 FEET PASSING A POINT FOR THE INTERSECTION OF THE NORTH LINE OF A 20-FOOT ALLEY AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 88°46'34" EAST, A DISTANCE OF 0.29 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 160.04 FEET TO A SET 1 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." FOR THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°46'34" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET AND ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 300.00 FEET TO A SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE SOUTH LINE OF SAID 20-FOOT ALLEY AND THE WEST RIGHT-OF-WAY LINE OF 19TH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2 AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01°31'53" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, AT A DISTANCE OF 139.70 FEET, PASSING A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, FOR THE SOUTHEAST CORNER OF SAID LOT 1, AT A DISTANCE OF 199.70 FEET PASSING A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 1 AND CONTINUING FOR A TOTAL DISTANCE OF 487.35 FEET TO A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MORRIS AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88°23'57" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MORRIS AVENUE, A DISTANCE OF 300.00 FEET TO A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MORRIS AVENUE AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°31'53" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, AT A DISTANCE OF 299.62 FEET, PASSING A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°31'53" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, AT A DISTANCE OF 299.62 FEET, PASSING A SET 1 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 499.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.432 ACRES (149,501 SQUARE FEET).

LEGEND	
○	FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
●	SET IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR."
○	UTILITY POLE
+	SIGN
+	WATER VALVE
+	GAS METER
+	WATER VALVE COVER
+	FIRE HYDRANT
+	TELEPHONE PEDESTAL
+	BOLLARD
+	WASTEWATER MANHOLE
+	TELEPHONE MANHOLE
+	STORM MANHOLE
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
D.T.R.	DEED OF TRUST RECORDS OF NUECES COUNTY, TEXAS
M.R.	MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
N.T.S.	NOT TO SCALE
()	RECORD INFORMATION
CONC.	CONCRETE
W	WATER LINE
WW	WATER LINE
OU	OVERHEAD UTILITY
GAS	GAS LINE
—	BREAK-LINE
—	WOOD IRON FENCE
+	WOOD METER

ALTA/NSPS LAND TITLE SURVEY

2212 MORRIS ST.
&
2222, 2218, 2214, 2212, 2210,
& 2208 & 2206 MARY ST.
521 19TH ST.
CORPUS CHRISTI TX, 78405

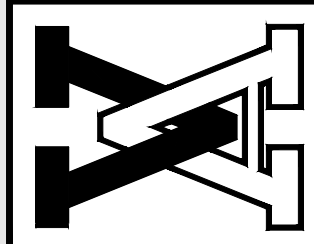
TO: SAN JACINTO TITLE SERVICES OF TEXAS, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
1210, INC.
THE CITY OF CORPUS CHRISTI, TEXAS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6a, 7a, 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2023.



MICHAEL J. VANDERSTAPPEN DATED 1/23/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6594
VICKREY & ASSOCIATES, LLC
MVANDERSTAPPEN@VICKREY-LLC.COM

VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS



CIVIL • ENVIRONMENTAL • SURVEY
12940 Corporate Parkway San Antonio, TX 78216
Telephone: (210) 349-3271
TBPCLS # 10004100

BEING A 3.432 ACRE TRACT OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11, & 12, BLOCK 2, AND PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY OF THE FIRST REVISED PLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.). ALL OF LOT 8A, BLOCK 2 OF THE AMENDING REPLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 746, M.R., ALL OF LOTS 13, 14, 15, 16, 17 & 18, BLOCK 1 OF THE SECOND REVISED PLAT OF THE ECKERO ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, M.R., SAID 3.432 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, (2011 ADJUSTMENT, EPOCH 2010.00) SOUTH CENTRAL ZONE:

PROJ NO. 23-01978

DATE: 1/23/2024

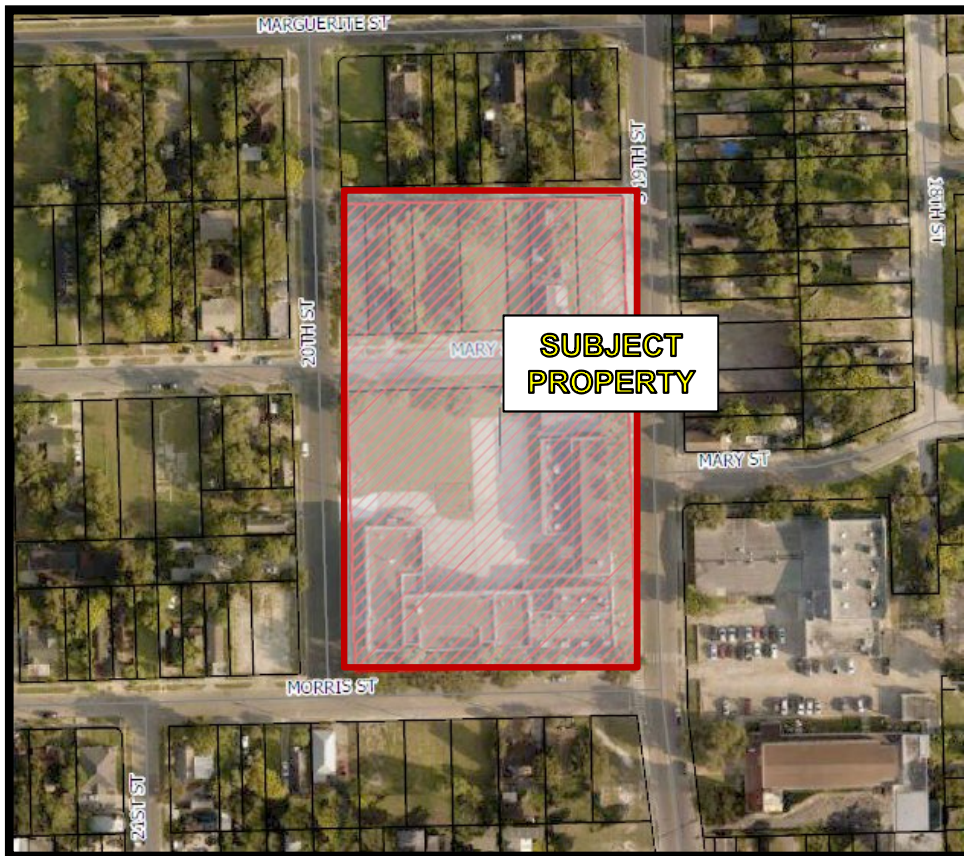
SCALE

1" = 30'

0 10 30 45

SHEET 1 OF 1

Zoning Case ZN8219



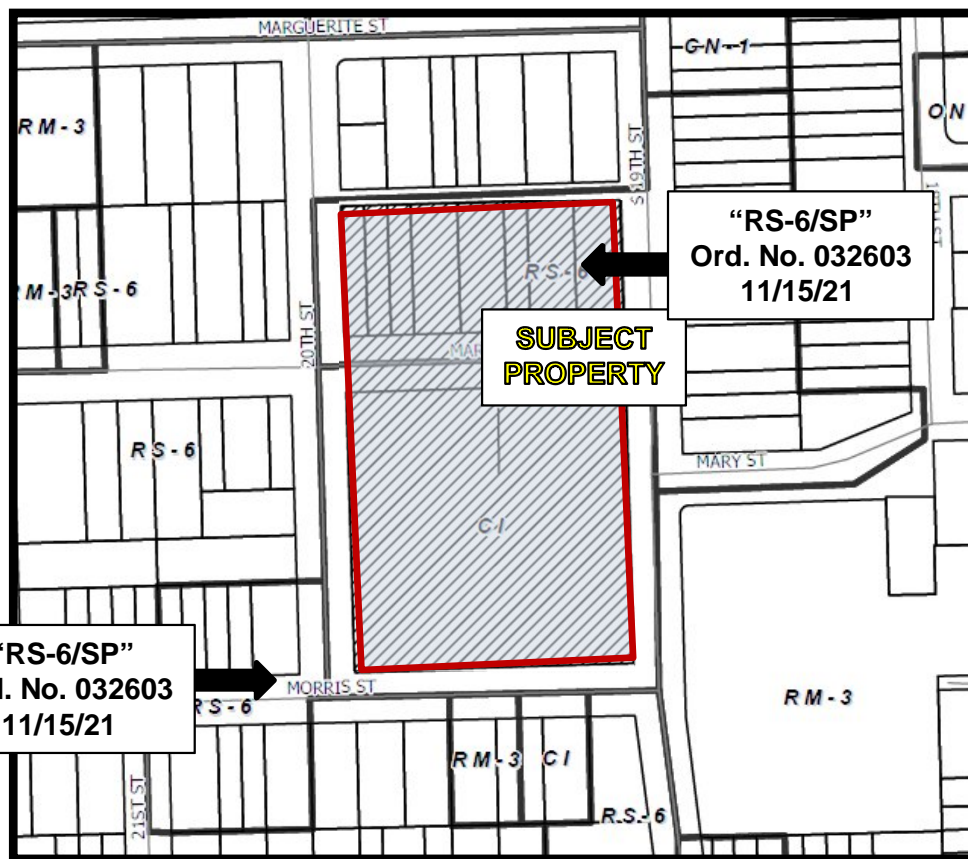
The City of Corpus Christi (The Palms at Morris) District 2

Rezoning for a property at or near
2212 Morris Street
From the "RS-6/SP" and "CI"
To the "RM-2" Multifamily District



Planning Commission
April 17, 2024

Zoning and Land Use



Proposed Use:

To develop multifamily housing for senior living

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

RS-6/SP and CI

Adjacent Land Uses:

North: Vacant, Low-Density Residential; Zoned: RS-6

South: Vacant, Low-Density Residential Zoned: RS-6, RM-3, CI

East: Vacant, Low-Density Residential, Public Semi-Public ; Zoned: RS-6, RM-3

West: Low-Density Residential, Public Semi-Public; Zoned: RS-6, RS-6/SP

Public Notification

76 Notices mailed inside the 200' buffer
2 Notices mailed outside 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 SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Staff Analysis and Recommendation

- Although inconsistent with the FLUM, the proposed rezoning is consistent with many goals of Plan CC.
- The Westside area lacks diversity in housing options
- The subject property is within an established neighborhood
- The Infrastructure exists to support the proposed multifamily development
- It is in keeping with the neighborhood character and an opportune parcels for infill development

**STAFF RECOMMENDS APPROVAL
TO THE RM-2 MULTI-FAMILY DISTRICT**

PROPOSED BOND 2024 PROGRAM



City Council Briefing
February 13, 2024



CITY BOND BACKGROUND

- Bond is developed every two years
- Bond Categories
 - Streets
 - Public Safety
 - Parks
 - Libraries/Community Centers
- Bond focuses on large infrastructure projects
- Most bond projects are phased
 - Phase 1: Design Only
 - Phase 2: Construction
- Examples of Previous Projects
 - Bill Witt Aquatic Center
 - Everhart Road
 - Police Training Academy



GUIDING PRINCIPLES TO BE USED IN DEVELOPING THE PROGRAM

- Fund projects that are fully designed
- Project Continuation
- Rough Proportionality
- Improve Public Safety Facilities
- Increase Road capacity
- Increase Connectivity
- Major Citywide Signature Projects
- Focused on Projects Creating Economic Development
- Enhance Functionality of Recreational Areas
- Investment in Major Corridors
- Leverage Funding
- Landscape Design in Certain Road Projects



ROUGH PROPORTIONALITY (PREVIOUS BONDS)

Bond 2020 Program Rough Proportionality							
Proposition	CD1	CD2	CD3	CD4	CD5	Citywide	Total
Streets	\$12,000,000	\$13,300,000	\$11,800,000	\$12,100,000	\$11,800,000		\$61,000,000
Public Safety						\$2,000,000	\$2,000,000
Parks and Public Facilities	\$750,000	\$1,000,000		\$750,000	\$1,000,000	\$8,500,000	\$12,000,000
Totals	\$12,750,000	\$14,300,000	\$11,800,000	\$12,850,000	\$12,800,000	\$10,500,000	\$75,000,000
Percentage	17%	19%	16%	17%	17%	14%	100%

Proposed Bond 2022 Program Rough Proportionality							
Proposition	CD1	CD2	CD3	CD4	CD5	Citywide	Total
Public Streets	\$11,500,000	\$15,200,000	\$12,200,000	\$14,000,000	\$6,200,000	\$33,400,000	\$92,500,000
Public Safety						\$10,000,000	\$10,000,000
Public Libraries	\$2,500,000						\$2,500,000
Public Parks	\$1,925,000	\$1,525,000	\$4,000,000	\$1,800,000	\$10,000,000	\$750,000	\$20,000,000
Totals	\$15,925,000	\$16,725,000	\$16,200,000	\$15,800,000	\$16,200,000	\$44,150,000	\$125,000,000
Percentage	12.74%	13.38%	12.96%	12.64%	12.96%	35.32%	\$0



GENERAL OBLIGATION (G.O.) DEBT CAPACITY

- No property tax rate increase
- Bond Capacity:
 - o Bond 2018: \$75 Million
 - o Bond 2022: \$125 Million
- Debt Management Briefing (27 Feb 24)





KEY DATES FOR BOND 2024

Date	Activity
February 13, 2024	Council Briefing of Bond 2024 Allocation
February 27, 2024	Debt Management Presentation by City Financial Advisor
February 14, 2024 – March 15, 2024	Refinement of Proposed Projects with Departments
March 15, 2024 – April 15, 2024	One-on-One Briefings w/ Mayor, Councilmembers, and Stakeholders
March 19, 2024	Plan of Finance Presentation by City Financial Advisor
April 15, 2024 – May 15, 2024	Community Meetings by Council District
May 15, 2024 – June 15, 2024	Refinement of Proposed Projects
July 16, 2024	Bond Proposal Presentation to City Council
August 13, 2024	Bond 2024 and Calling for Election - First Reading Ordinance
November 5, 2024	Bond Election



Questions?