

City of Corpus Christi

1201 Leopard Street Corpus Christi, TX 78401 cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, August 7, 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. Discussion and Possible Action: Election of Chairman and Vice Chairman
- III. 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 Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- IV. Approval of Absences: July 24, 2024: Commissioner Lerma
- V. Approval of Minutes
- 1. 24-1276 July 24, 2024, Meeting Minutes DRAFT

Attachments: 7-24-24 PC Minutes DRAFT

VI. 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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.

Α. **Plats**

24-1257 PL8337-CONDITIONAL 2.

CAROLINE'S HEIGHTS UNITS 2 & 3 (PRELIMINARY OF 18.720 ACRES)

Located south of FM 2444 & east of TX 286.

Attachments: PL8337 Carolines Heights Text File Tab

PL8337 Carolines Heights 3rd comb rpt

PL8337 Carolines Heights PREL AS PREL 7-12-24 PL8337 Carolines Heights PREL AS SWQMP 7-1-24 PL8337 Carolines Heights PREL AS WTR 7-1-24

В. Zoning

3. 24-1251 Zoning Case No. ZN8359, Horizon Land Properties LLC (District 5). Ordinance rezoning a property at or near 601 Graham Road from the "RM-1" Multi-Family District to the "RS-4.5" Single-Family and "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

> Attachments: ZN8359 Horizon Land Properties LLC Staff Report ZN8359 Horizon Land Properties LLC Presentation

Zoning Case No. ZN8268, JAR Development, LLC (District 5). 4. 24-1258 Ordinance rezoning a property at or near 7868 Yorktown Boulevard from

the "RS-4.5 Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District" providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

<u>Attachments:</u> <u>ZN8268 Jar Development LLC_7868 Yorktown Staff Report</u> ZN8268 Jar Development LLC 7868 Yorktown Presentation

5. <u>24-1265</u> Zoning Case No. ZN8336, Shafinury Morteza (District 4). Ordinance rezoning a property at or near 2201 Rodd Field Road from the "ON" Neighborhood Office District to the "CG-2" General Commercial; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

> Attachments: ZN8336 Shafinury Morteza Staff Report **ZN8336 Shafinury Morteza Presentation**

C. **Time Extension**

22PL1001 6. <u>24-1277</u> THE VILLAS PUD (FINAL OF 2.35 ACRES) 2ND Request for a12 Month Extension

Located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: 22PL1001 Cover Txt Tab-Time Ext-The Villas

22PL1001-PCAct-The Villas Action Letter

22PL1001 EXTActionLttr-The Villas

22PL1001 Time Extension Request The Villas 20240730

22PL1001 Approved plat-The Villas

- D. Public Hearing Discussion and Possible Action: Kamil Taras, FY 24-25 Capital Improvement Program Budget
- 7. 24-1266 Proposed FY2024-2025 Capital Improvement Program (CIP) Budget

<u>Attachments:</u> Agenda Memo Aug 7 FY2024-2025 Capital Budget - Planning Commission

FY2025 Proposed CIP Presentation

- 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 cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, July 24, 2024 5:30 PM Council Chambers

I. Call to Order, Roll Call

Chairman Miller called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting.

Present

8 - Board Member Brian Mandel, Board Member Cynthia Garza, Board Member Justin Hedrick, Chair Michael Miller, Vice Chair Michael York, Board Member Jahvid Motaghi, Board Member Mike Munoz, and Board Member Michael Budd

Absent

2 - Advisory Non voting Ben Polack, and Board Member Billy A. Lerma

- II. PUBLIC COMMENT: None.
- III. Approval of Absences: None.
- IV. Approval of Minutes: July 10, 2024 DRAFT Meeting Minutes

A motion was made by Commissioner Mandel to approve the July 10, 2024, minutes, seconded by Commissioner Salazar-Garza. The Vote: All Aye. The motion passed.

1. <u>24-1192</u> July 10, 2024, DRAFT Meeting Minutes

Attachments: 7-10-24 PC Minutes DRAFT

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

Andrew Dimas, Development Services, read Consent Agenda Item A and B into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee (TRC). Items B, Zoning cases, satisfy all requirements and staff recommends approval.

Chairman Miller stated Commissioner York is abstaining from Item 3, PL8335, Lexington Plaza Block D.

Commissioner Hedrick asked about Item 4, Zoning Case ZN8340, Cypress Point Capital LLC, regarding the zoning: It was zoned RS-22 and FR previously, and the applicant is taking a chunk of the FR and adding it to RS-22 and change to CN-1.

Mr. Dimas stated that is correct. The back side of the property will stay as RS-22. This tract is split in half. The portion closest to the intersection will have the neighborhood

commercial zone and the rear portion will be RS-22.

Commissioner Hedrick stated his main concern is that the area is annexed but there is no drainage or sewer for this tract and this is not the type of development we want to encourage. We don't want to put more development on septic; we want sewer; all of it should be RS-22; no more CN-1 on septic systems in the city.

Mr. Dimas stated he agreed but at the zoning level we are only dedicating land use. At a major intersection it is not unreasonable to have commercial development. At the platting stage, the developer will have to show stormwater runoff and how they will address wastewater. Chairman Miller agrees to the land use, but we need to use our development tools to take into consideration at the plat level.

Chairman Miller stated he agreed with Commissioner Hedrick. This has been reviewed before. As the city continues to grow to the south and the west, will it be pockets of either commercial or residential developments on septic that are not constructed to city standards.

Commissioner Mandel stated if we deny this, this is an opportunity to set a precedent on future land use. We will have weider pockets of RS-22 on 2444 followed by commercial in the future; what about the safety of RS-22; residential so close to the road.

Commissioner Hedrick stated they should wait on zoning until they have full city services. In reality, having RS-22 inside the city limits is something the city doesn't want anyway. If we add pockets here and there it creates future problems.

Chairman Miller stated RS-22 allows ½ acre lots that could accommodate septic systems.

Mr. Dimas stated that RS-22 only sets the minimum lot size. You can have RS-22 with greater size lots. RS-22 is low density residential.

Commissioner Hedrick stated there are no plans in the next 10-15 years for utilities.

Mr. Dimas stated that is true today but when the CIP budget opens, we don't know what will happen in the future.

Elena Buentello, Development Services, stated that piece of property is slated for future land use as commercial and a preliminary plat has been submitted and is under review by staff.

Chairman Miller stated at Holly and Roddfield, Lakeview Drive, it's a really cool spot with larger properties, but there is also a lot of rural standard roads that are dangerous. At the plat stage, we will get out the magnifying glass.

Chairman Miller opened public comment.

Seeing no one to speak, Chairman Miller closed public comment.

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

Commissioner Salazar-Garza asked about Item 4, zoning, how far is the process now?

Vice Chairman York stated if you cross Weber, that is the break in the service area. Everything north of Weber on the Oso side is served by what is already built, will go to Greenwood, everything on the other side is slated for future treatment plant of lift station, which is a huge project to do.

Mr. Dimas stated we are only looking at land use and not to put the cart before the horse with utilities; does commercial fit in the corridor of 2444 with $\frac{1}{2}$ acre lots; it is consistent with the ADP and the future land use map.

Vice Chairman York stated he agrees with the concerns Commissioners have, but it is hard to limit a land owners right to develop his property just because the city has not brought services out there.

Vice Chairman York made a motion to approve Items 2, 4, and 5 as presented by staff, seconded by Commissioner Mandel. The Vote: Items 2 and 5: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, Hedrick and Budd. Item 4: The Vote: Aye: Chairman Miller, Vice Chairman York, Commissioners Mandel, Salazar-Garza, Munoz, Motaghi, and Budd. No: Commissioner Hedrick. The motion passed.

Attorney Brice stated if the Commissioners don't object to a consent agenda vote on more than one item and there is a no vote, the vote will stand.

A. Plats

2. 24-1179 PL8344

Shoreline Oaks Subdivision Unit 1 Block1 Lots 1R thru 8R (Replat of 0.92 Ac)

Located south of Sea Oak Dr. and west of Flour Bluff Dr.

<u>Attachments:</u> PL8344CoverTabReplatApproval Shoreline Oaks

PL8344 Shoreline Oaks ClosedDoc Report

PL8344 Shoreline Oaks Plat

PL8344 Shoreline Oaks Utility - Address Plan 6-28 (2)

3. <u>24-1203</u> PL8335

Lexington Plaza Block D Lots 43 and 44 (Replat 0 5.1 Ac)

Located north of SPID and west of Carroll Ln.

<u>Attachments:</u> PL8335CoverTabReplatApproval Lexington Plaza

PL8335ClosedDocReport Lexington Plaza

PL8335 Lot 43 and 44, Block D, Lexington Plaza Plat (3) (6)
PL8335 Lot 43 and 44, Block D, Lexington Plaza SWQMP -

Reviewed - Approved

PL8335 Lot 43 and 44, Block D, Lexington Plaza Utility - Reviewed -

Approved

B. Zoning

Zoning Case No. ZN8340, Cypress Point Capital LLC (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM-2444/Staples Street) and County Road 43 (CR-43) from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District and the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

<u>Attachments:</u> ZN8340 Cypress Point Capital LLC Report

ZN8340 Cypress Point Capital LLC

5. Zoning Case No. ZN8348, City of Corpus Christi (District 1). Ordinance rezoning a property at or near 508 South Nineteenth Street from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends Approval).

<u>Attachments:</u> ZN8348 City of Corpus Christi Staff Report

ZN8348 City of Corpus Christi

C. Briefing

Briefing on the Draft Bayside Area Development Plan

Annika Yankee presented a report to Commissioners regarding the plan.

6. 24-1198 Briefing on the Draft Bayside Area Development Plan

<u>Attachments:</u> Agenda Memo - Bayside Plan Briefing 7-24-2024

240724 Planning Commission Briefing RFS

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 6:28 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING COMMISSION MEETING August 7th, 2024

PROJECT: PL8337-CONDITIONAL

CAROLINE'S HEIGHTS UNITS 2 & 3 (PRELIMINARY OF 18.720 ACRES)

Located south of FM 2444 & east of TX 286.

Zoned: FR

Owner: CYPRESS POINT CAPITAL LLC

Surveyor: BASH & WELSH ENGINEERING

The applicant proposes to plat the property to develop commercial and residential lots. Upon satisfaction of the remaining Conditions and Open comments in the Preliminary Plat Review Comments Report, the submitted Preliminary Plat will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends <u>Conditional Approval</u>. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.

2406 Leopard Street, Corpus Christi, TX 78408



Date: 07.30.2024

Merged Document Report

Application No.: PL8337

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PREL AS WTR 7-1-24.pdf
PREL AS PREL 7-12-24.pdf
PREL AS SWQMP 7-1-24.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254
Mikail Williams	MikailW@cctexas.com	
Mark Orozco	markor@cctexas.com	361-826-3921
Andrea Fernandez	andreaf3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
13	Melanie Barrera : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes, per 8.2.2 B. Water: yes Fire hydrants: yes C. Wastewater: yes, or approved waiver D. Stormwater: yes (or shown to be mitigated at PI's site development) E. Public open space: no F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
14	Melanie Barrera : DS	Closed	submit PI plans with/prior to final plat	
16	Andrea Fernandez : DS	Closed	Planning: Plat is a Non-public notice PC plat	
17	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/10 PC. The deadline for revisions to be submitted in good order is 7/1. UPDATED: Extension requested, 8/7 PC.	
18	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.	
19	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.	
20	Andrea Fernandez : DS	Closed	Planning: Please follow preliminary plat template concerning proper format and title. Found at https://www.cctexas.com/sites/default/files/PLAT-Preliminary-Plat-Template.pdf.	
23	Andrea Fernandez : DS	Open	Planning: Property will need to be rezoned to anticipated zoning districts before approval of Final plat. Conditional pending approval by City Council for the Rezoning	
29	Melanie Barrera : DS	Closed	further drainage review to occur at final plat/Pl's for compliance with UDC and IDM.	
30	Melanie Barrera : DS	Closed	If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
34	Melanie Barrera : DS		revised per Bria Whitmire, Eng 5: Approval of a preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat. original comment: Approval of preliminary/final plat does not approve the layout of public utilities without approved Public Improvement/construction plans	

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
	plat	Note	Andrea Fernandez : DS	Closed	Note: Fire comments have been separated based on use (comm and resi) Commerical fire comments 1-10: 1□Plat□Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2□Plat□"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3□Plat□507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 4□Plat□507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. 5□Plat□912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest	12
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Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					fire hydrant connected to an approved water 6□Plat□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. 7□Plat□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. 8□Plat□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. 9□Plat□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. 10□Plat□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.	
2	plat	Note	Andrea Fernandez : DS	Closed	Commercial fire comments 11-17: 11□Plat□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. 12□Infor.□"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. 1.□Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed	13

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					within the fire apparatus lane. 2. DWhere 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. 3. DThe 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." 13 DInfor. D"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." 14 DPlat D503.4 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. 15 DPlat D503.3 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. 16 DPlat D503.2.5 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. 17 DPlat Commercial development of the property will require further Development Services review.	
3	plat	Note	Andrea Fernandez : DS	Closed	Residential fire comments 1-6: 1	14

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 4□Plat□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. 5□Plat□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. 6□Plat□Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	
4	plat	Note	Andrea Fernandez : DS	Closed	Residential fire comments 7-14: 7□Plat□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. 8□Plat□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. 9□Infor.□"1.□Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." 10□Infor.□"Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in.	15

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in." 11	
7	plat	Note	Andrea Fernandez : DS	Closed	TxDOT comment: Please add the below 4 notes regarding access/drainage onto the state roadway system. DNo 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	16

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					□□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	
8	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 1-3: 1	
9	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 4-16: 4□Informational:□A TIA may be required at a later date pending more detail on Commercial lot use. If a TIA is required development as a whole will need to be studied. 5□Informational:□FM 2444 (Staples St is TxDOT Jurisdiction. Any driveways will be permited 6□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a 7□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) 8□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 9□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	
						17

Comment ID Page Reference Annotation Type Author: Department Status Review Comments Applicant Response Comment	s
Article 8.2.1.J. Private Streets) 100Informational:IDPavement 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 previews and inspections, by the City, Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. 110Informational:IRaised 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 hydrard locations, Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. 112Dinformational:IDThe 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. 13UInformational:IDThe Street Lighting Design Policy and Guidelines. 13UInformational:IDThe 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 Design Policy and Guidelines. 13UInformational:IDThe Orthory Traffic Engineering Design of the "Street Lighting Plan", by the City's Traffic Engineering Design Policy and Guidelines of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering Issues a Letter of Authorization	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	plat	Note	Andrea Fernandez : DS	Closed	AEP Distribution: No comment	
11	plat	Note	Melanie Barrera : DS	Closed	submit wastewater waiver for septic use with/prior to final plat	
12	plat	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
21	plat	Note	Andrea Fernandez : DS	Closed	Planning: Plat title and legal description should be at top of page per prelim plat template	
22	plat	Note	Andrea Fernandez : DS	Closed	Planning: in plat note #4, October is misspelled.	
24	plat	Note	Andrea Fernandez : DS	Closed	Planning: For unit 3, change 40' YR to BL or correct YR to reflect RS-22 zoning standards per UDC 4.3.3.	
25	plat	Note	Andrea Fernandez : DS	Closed	Planning: on CR-43, verify distance of CL will be 50' after dedication to accommodate 100' ROW	
26	plat	Note	Andrea Fernandez : DS	Closed	Parks: No comments	
					Park Development Fee "Fee in Lieu of Land" Dwelling Units: 18 Fee: \$462.0 Total Due: \$8,325.00	
27	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide deed referenced in legal description	
28	plat	Note	Mark Orozco : DS	Closed	Planning: Provide street cross sections on plat. Street Section deviates from Standard and requires a Waiver for acceptance.	
31	plat	Note	Melanie Barrera : DS	Closed	any work done in the ROW will require a separate permit from ROWmanagemennt@cctexas.com. you can refer to driveway design standards in UDC 7.1.7	
33	plat	Note	Melanie Barrera : DS	Closed	7/3/2024: not addressed, however, can be corrected at final plat. should say shaded as this is different from the unshaded Zone X	
					correct plat note 4, property is in flood zone X (shaded) Also verify lot 1 is not in AE	
37	plat	Note	Andrea Fernandez : DS	Closed	Planning: Will development be phased? If so provide phasing.	
38	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide street width for Peak St. on plat face.	19

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
40	plat	Note	Andrea Fernandez : DS	Closed	Planning:Cul-de-sac shall abide by UDC 8.2.1.G.1: A cul-de-sac shall have a minimum 50-foot radius of pavement surface to the back of the curb and a 59-foot radius to the back edge of the right of way provided that, the radius to the back edge of the right of way can be reduced to 56 feet if the sidewalk is tied to the curb. RS-22 requires sidewalks. UPDATED 7/26 NOT ADDRESSED: Sidewalk not tied, therefore updated cul-de-sac to 59' UPDATED 7/30: After phone call with Mark O and developer, tied sidewalk confirmed	
32	swqmp	Note	Mark Orozco : DS	Closed	what classification is Peak St.? sidewalks or a sidewalk waiver are required. For Sidewalk Waiver provide application found on DS website. Submit Waiver applications with Plat revision to provide ample time for Memo and Presentation to Planning Commission. Waiver application fees apply to each Waiver requested.	
35	utility	Note	Melanie Barrera : DS	Closed	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
36	utility	Note	Melanie Barrera : DS	Closed	how will lots 19-22 have fire protection? label any existing/proposed hydrants	
5	utility	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	utility	Note	John Gonzales : WW	Closed	Wastewater construction is required per 8.2.7, or an approved waiver for wastewater construction and approval from cc health department is needed for lots to use a septic system	

PRELIMINARY PLAT

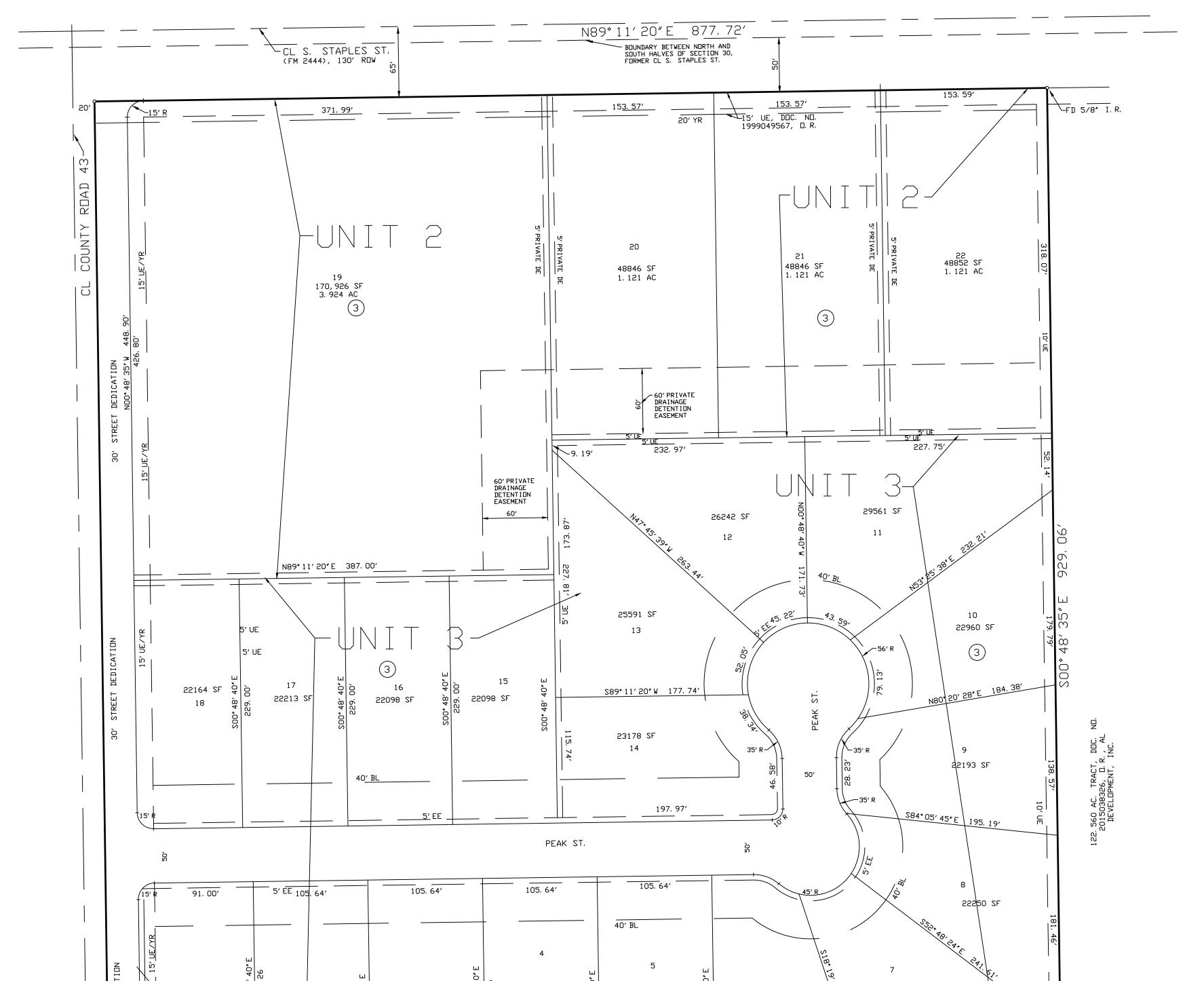
CAROLINE'S HEIGHTS UNITS 2 & 3

AN 18.720 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME. 3, PAGE 15, MAP RECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2017046839, OFFICIAL RECORDS, NUECES CO., TX CORPUS CHRISTI, NUECES CO., TX

> BASS & WELSH ENGINEERING TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/12/24 COMP. NO.: PREL.DWG J□B N□.: 22011 SCALE: 1'' = 60'PLOT SCALE: SAME

SHEET 1 OF 1



22001 SF

105, 64′

22058 SF

14<u>0, 09′</u> 5<u>′ UE</u>

22001 SF

105, 64′

S89°11′20″W 877|/2′

CAROLINE'S HEIGHTS UNIT

1, V. XX, P. XX, M. R.

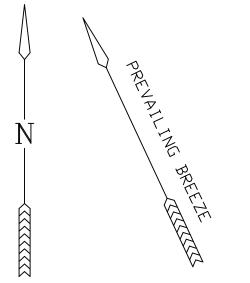
22001 SF

105. 64′

22027 SF

1

29085 SF

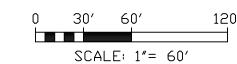


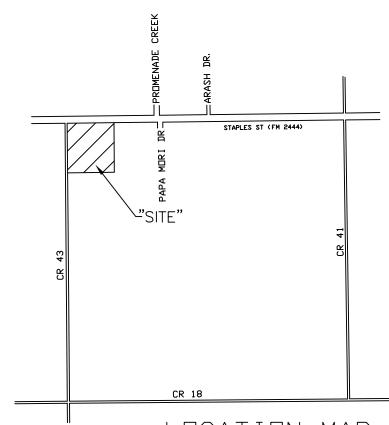
DEVELOPER:

CYPRESS POINT CAPITAL, LLC 16 BAR LE DOC CORPUS CHRISTI, TX 78414 PHDNE: 361-815-4880 EMAIL: GEORGE14W@YAHOO. COM

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LOCATION MAP

OFFICIAL RECORDS, NUECES CO., TX

LEGEND:

DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX

UTILITY EASEMENT

<u>NOTES</u>

1. ALL LOTS SHALL BE SERVED WITH PRIVATE SS SYSTEMS MEETING REQUIREMENTS OF CITY-COUNTY HEALTH DEPARTMENT.

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

3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

4. THE SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0515G DATED OCTOBER 13, 2022 AND FEMA MAP 48355C0520G DATED OCTOBER 13, 2022. ALL OF THE SITE IS IN ZONE X OTHER FLOOD AREAS EXCEPT THE SOUTHWEST PORTION OF LOT 1, BLOCK 3 AS SHOWN IS IN ZONE AE (EL 22.2).

5. LEGAL DESCRIPTION: AN 18.720 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME. 3, PAGE 15, MAP RECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2017046839, OFFICIAL RECORDS, NUECES CO., TX

6. THE TOTAL PLATTED AREA CONTAINS 18.720 ACRES OF LAND INCLUDING STREET DEDICATIONS. 7. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS

SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. 8. NO PRIVATE DRIVEWAY ACCESS TO CR 43 FROM RESIDENTIAL LOTS (LOTS 1 & 18, BLOCK 3).

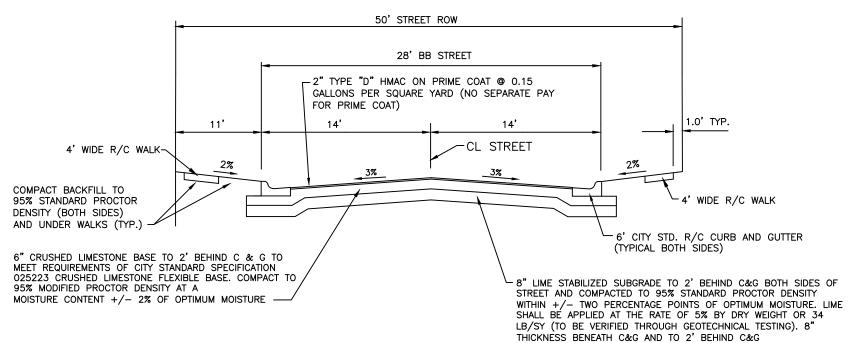
9. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL IRON RODS FOUND OR SET CONTAIN CAPS LABELED "BASS AND WELSH ENGINEERING".

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES THIS PLAT SHALL BE 24 INCHES ABOVE THE HIGHEST STREET CENTERLINE OF PAVING ELEVATION FRONTING EACH PARTICULAR LOT. 11. ZONING - UNIT 2 (7.593 AC.) IS PROPOSED TO BE REZONED FROM FR TO CN-1. UNIT 3 (11.127 AC.) IS PROPOSED TO BE RÈZONED FROM FR TO RS-22.

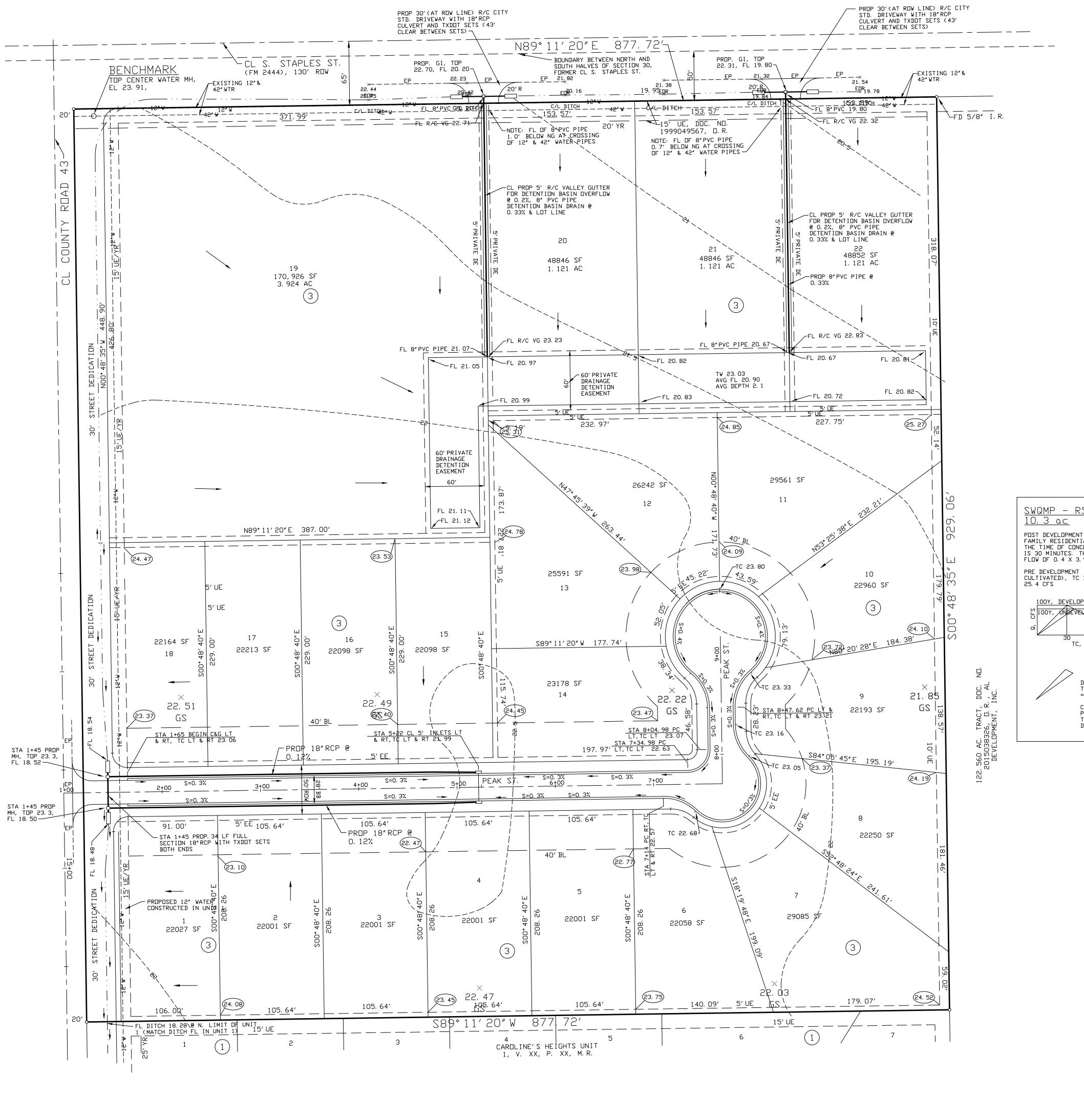
TXDOT NOTES

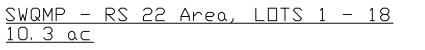
1.NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT. 2. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, 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.

3. 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. 4. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITYIMPROVEMENTS. IF OWNER FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.



TYPICAL STREET SECTION - 50' ROW





POST DEVELOPMENT 5 YR - THE SUBJECT SITE IS SINGLE FAMILY RESIDENTIAL WITH AN ESTIMATED "C" VALUE OF O. 4. THE TIME OF CONCENTRATION FOR DRAINAGE CALCULATIONS IS 30 MINUTES. THIS PRODUCED A RUNDFF VALUE FOR 5-YR FLOW OF O. 4 X 3. 91 X 10. 3 AC = 16. 1 CFS.

PRE DEVELOPMENT 100 YR - "C" = 0.35 (IDM TABLE 3.1, CULTIVATED), TC 30 MIN, Q = 0.35 X 7.04 X 10.3 AC = 25.4 CFS

100Y, DEVELOPED 0. 4 X 7. 04 X 10. 8 AC = 30. 4 CFS

100Y, MAREVELOPED 0. 35 X 7. 04 X 10. 8 AC = 26. 6 CFS

30

TC, MIN

DETENTION REQ'D = AREA WITHIN UPPER TRIANGLE, 171 CFS-MIN X 60 SEC/MIN = 10,260 CF

CALCULATED DETENTION FURNISHED IN PEAK STREET AT TW 1.0' ABOVE LOWEST TC = TC 21.99 + 1 = TC 22.99.
DETENTION FURNISHED = 36,855 CF

SWQMP - CN-1 Area 10.3 ac, LOTS 19 - 22

POST DEVELOPMENT 5 YR - THE SUBJECT SITE IS COMMERCIAL WITH AN ESTIMATED "C" VALUE OF 0.8. THE TIME OF CONCENTRATION FOR DRAINAGE CALCULATIONS IS 30 MINUTES. THIS PRODUCED A RUNOFF VALUE FOR 5-YR FLOW OF 0.8 X 3.91 X 7.8 AC = 24.4 CFS.

PRE DEVELOPMENT 100 YR - "C" = 0.35 (IDM TABLE 3.1, CULTIVATED), TC 30 MIN, Q = 0.35 X 7.04 X 10.3 AC = 25.4 CFS

100Y, DEVELOPED 0.8 X 7.04 X 7.3 AC = 41.1 CFS

100Y, UNDEVELORED 0.35 X 7.04 X 7.8 AC = 18.0 CFS

30 60 90

DETENTION REQ'D = AREA WITHIN UPPER TRIANGLE, 1054 CFS-MIN X 60 SEC/MIN = 63,240 CF

CALCULATED DETENTION FURNISHED IN DETENTION BASIN AT AVERAGE DEPTH OF 2.1' = 60417 CF

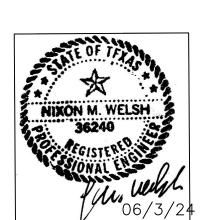
DETENTION REQ'D = 10,260 + 63,240 = 73,500 CF

DETENTION FURNISED = 36,855 + 60417 = 97272 CF CF OR 132% REQ'D

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DEVELOPER:

CYPRESS POINT CAPITAL, LLC 16 BAR LE DOC CORPUS CHRISTI,TX 78414 PHONE: 361-815-4880 EMAIL: GEORGE14W@YAHOO. COM





BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
CAROLINE'S HEIGHTS UNITS 2 & 3**
CORPUS CHRISTI, NUECES CO., TX

STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)

PLOT SCALE: 1" = 50'

SCALE (V): SAME

SCALE (V): NONE

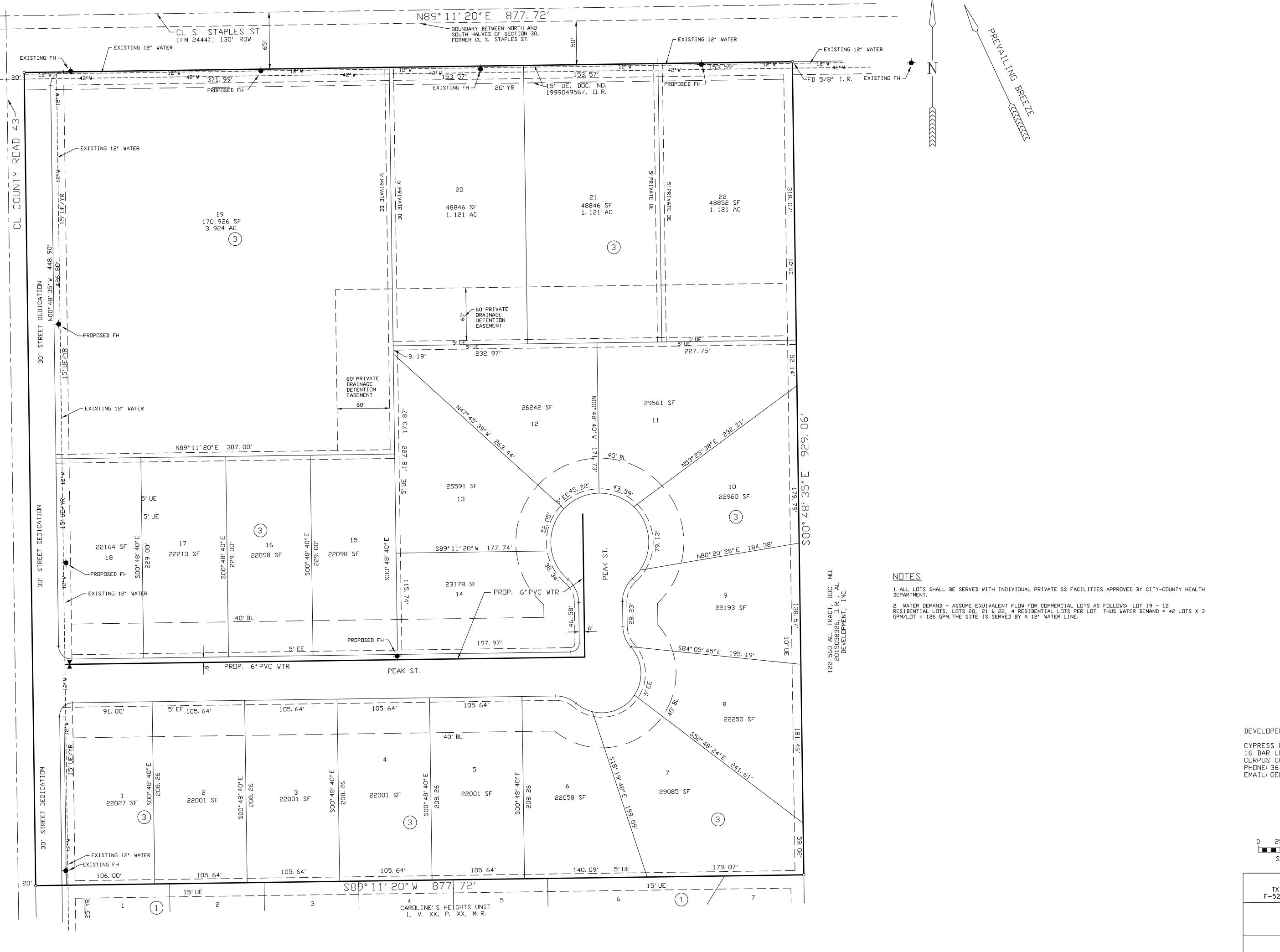
DATE PLOTTED 7/1/24

PLOT SCALE: 1" = 50'

COM. NO. PREL AS SWO

22011

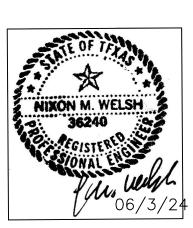
SHEET 1 OF 1



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DEVELOPER:

CYPRESS POINT CAPITAL, LLC 16 BAR LE D□C CORPUS CHRISTI, TX 78414 PHONE: 361-815-4880 EMAIL: GEORGE14W@YAHOO. COM



0 25′ 50′ SCALE: 1"= 50'

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING REG. NO.
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT CAROLINE'S HEIGHTS UNITS 2 & 3** CORPUS CHRISTI, NUECES CO., TX

WATER PLAN

PLOT SCALE: JOB NO. 22011

ZONING REPORT CASE ZN8359

Applicant & Subject Property

District: 4

Owner: Horizon Land Properties LLC

Applicant: MVR Construction Company Inc

Address: 601 Graham Road, located along the west side of Waldron Road, north of Don Patricio

Road, south of Graham Road, and west of Flour Bluff Drive.

Legal Description: 17.28 Acres Out of Lot 24, Section 48, Flour Bluff & Encinal Farm Garden Tract

Acreage of Subject Property: 17.285 acre(s). Refer to Attachment (A) Metes and Bounds.

Zoning Request

From: "RM-1" Multi-Family District

To: "RS-4.5" Single-Family District and "CG-2" General Commercial District

Purpose of Request: To allow the development of the property into a residential subdivision and

commercial uses.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-1" Multi-Family	Vacant	Medium-Density Residential
North	"RS-6" Single-Family, "RE" Residential Estate	Low-Density Residential, ROW (Graham Rd), Vacant, Public/Semi-Public	Low- Density Residential, Medium-Density Residential, Transportation (Graham Rd), Government
South	"RM-1" Multi-Family, "RV" Recreational Vehicle Park	Vacant, ROW (Waldron Road), Manufactured Home, Public/Semi-Public	Medium-Density Residential, Transportation (Waldron Rd), High-Density Residential
East	"RE" Residential Estate, "CG-2" General Commercial	Public/Semi-Public, ROW (Waldron & Graham Road), Commercial, Vacant	Government, Transportation (Waldron & Graham Road), High-Density Residential
West	"RS-6" Single-Family, "RM-1" Multi-Family	Low-Density Residential, Vacant	Low-Density Residential, Medium-Density Residential

Plat Status: The subject property is not platted.

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					
	Designation	Section Proposed	Section Existing		
Graham Road	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, No Median/Center Turn Lane	60-Foot ROW 2 Lanes, No Median/Center Turn Lane		
	Designation	Section Proposed	Section Existing		
Waldron Road	"A2" Secondary Arterial Divided	100-Foot ROW 4 Lanes, Center Turn Lane	80-Foot ROW 4 Lanes, Center Turn Lane		

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 8 S Flour Bluff Mall and 4 Flour Bluff near Waldron Road and Graham Road.

Bicycle Mobility Plan: The subject property is approximately 700 feet from the nearest off-road multi-use trail along the O'Neil Ditch north of Waldron Road, and a 1-way Cycle Track along both sides of Waldron Road.

Utilities

Gas: 3-inch WS (gas main) exists along the south side of Graham Road, and a 4- and 8-inch WS along the west side of Waldron Road.

Stormwater: 33-, 16-, and 30-inch RCP exist along the east side of Waldron Road.

Wastewater: 18-inch DIP (Public Force Main) exists along the west side of Waldron Road.

Water: 8-inch RCP (Public Distribution) line exists along the west side of Waldron Road, and a 6-inch ACP along the south side of Graham 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 Flour Bluff ADP (Adopted on June 22, 2021).

Water Master Plan: Improvements have been proposed; an 18-inch water line extension.

Wastewater Master Plan: Improvements have been proposed; which, includes a future force main. **Stormwater Master Plan:** No improvements have been proposed.

Roadway Master Plan: Improvements have been proposed; which, includes the widening of Waldron Road.

Public Notification		
Number of Notices Mailed	48 within a 200-foot notification area	
	4 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: August 7, 2024

City Council 1st Reading/Public Hearing Date: September 17, 2024

City Council 2nd Reading Date: October 15, 2024

Background:

The subject property is a 17.28-acre tract out of the Flour Bluff area, located at the southwest quadrant of Graham Road, a C1 class collector road, and Waldron Road, an A2 class arterial road. The area is characterized primarily by single-family uses with Flour Bluff having most commercial uses along South Padre Island Drive, and sparingly between Yorktown Boulevard and Graham Road, the Oso, and the Laguna Madre.

The properties to the north are zoned "RS-6" Single-Family and "RE" Residential Estate and have low-density residential and public/semi-public land uses. Those to the south are zoned "RM-1" Multi-Family District and "RV" Recreation Vehicle Park District. Some lots are vacant, and another property hosts a recreational vehicle park. The properties to the east are zoned "RE" Residential Estate and "CG-2" General Commercial, with a current land use of commercial. The properties to the west are zoned "RS-6" Single-Family 6 and "RM-1" Multi-Family District, with low-density residential, and vacant land uses.

The applicant is requesting to amend the current zoning district to tentative development the property with a medium-density residential subdivision of 78 lots and a commercial development separated to the Waldron Road frontage by a right-of-way. Per the preliminary layout, the development will consist of 11.77 acres of residential use out of the 17.285 acres, with the remaining for retail sales and services.

The "RS-4.5" Single-Family District allows single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood. The "CG-2" General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, and services, vehicle sales and services, and water-oriented uses.

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

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

- Housing and Neighborhoods:
 - New and redeveloped housing is resource efficient.
 - Support resource efficiency in City-assisted housing, whether new or rehabilitated.
 - New cost-effective residential subdivisions are established in high-growth corridors to support the demand for new housing.
 - 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.
- 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.
 - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
 - Encourage convenient access from medium-density residential development to arterial roads.
 - Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency: The proposed rezoning is consistent with the Flour Bluff ADP; however is not consistent with the FLUM designation of Medium-Density Residential along Waldron Road, where a commercial use is being proposed.

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 several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Waldon Road.
- The request to amend the subject property to accommodate residential subdivision and commercial developments is compatible with the present zoning and conforming uses of the nearby property. The commercial area will be separated by a right-of-way from the residential subdivision.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

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, <u>Staff Recommends approval of the change of zoning from the "RM-1" Multi-Family District to the "RS-4.5" Single-Family and "CG-2" General Commercial District.</u>

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit

EXHIBIT "A", TRACT 1 OF 2

STATE OF TEXAS COUNTY OF NUECES

Field notes of an 11.775 acre tract of land being out of a 17.285 acre tract of land, said 17.285 acre tract also being out of Lot 24, Section 48, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, pages 41-43 of the Map Records of Nueces County, Texas, and as described in a general warranty deed from Morteza Shafinury to Horizon Land Properties, LLC recorded under Document No. 2024018722 of the Official Public Records of Nueces County, Texas (the parent 17.285 acre tract). Said 11.775 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the southerly right of way line of Graham Road, said point also being the point of curvature in the northerly boundary line of Lot 1, Block 1, Diamond Subdivision, as recorded in Volume 56, Page 111 of the Map Records of Nueces County, Texas, and being the **POINT OF COMMENCEMENT**;

THENCE, North 61° 33' 22" West, along the southerly right of way line of Graham Road and northerly boundary of Lot 1, Block 1, Diamond Subdivision as recorded in Volume 56, Page 111 of the Map Records of Nueces County, Texas, a distance of 165.00 feet, to a 5/8" iron rod found in said right of way line and the northerly boundary of Lot 1, Block 1, Diamond Subdivision, said point also being the northwest corner of Lot 1, Block 1, Diamond Subdivision and the **POINT OF BEGINNING**;

THENCE, South 28° 44' 41" West, along the common westerly boundary line of Lot 1, Block 1, Diamond Subdivision and easterly boundary of this tract, a distance of 185.30 feet to a 5/8 inch iron rod set in the common southerly boundary line of Lot 1, Block 1, Diamond Subdivision and easterly boundary of this tract, said point also being southwest corner of Lot 1, Block 1 Diamond Subdivision, and an exterior corner of this tract;

THENCE, North 61° 14' 35" West, a distance of 46.00 feet to a 5/8 inch iron rod set for an interior corner of this tract:

THENCE, South 28° 33' 27" West, along the easterly boundary of this tract, a distance of 987.11 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE, South 61° 32' 04" East, along the easterly boundary of this tract, a distance of 25.00 feet to a 5/8 inch iron rod set for an exterior corner of this tract;

THENCE, South 28° 33' 27" West, along the easterly boundary of this tract a distance of 110.00 feet to a 5/8 inch iron rod set in the common southerly boundary of this tract and the northerly boundary of a 5.88 acre tract of land belonging to Exxon Pipeline Company out of Lot 25 Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, said point also being the southeast corner of this tract;

THENCE, North 61° 32' 04" West, along the common southerly boundary of this tract and the northerly boundary of a 5.88 acre tract of land belonging to Exxon Pipeline Company out of Lot 25 Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, a distance of 412.24 feet to a 5/8 inch iron rod found in said common boundary line, said point also being the common northwest corner of the Exxon Pipeline property, southwest corner of the parent 17.285 acre tract, and southwest corner of this tract;

Page 1 of 2

THENCE, North 28° 37' 18" East, along the common easterly boundary line of the Perry's Estate Subdivision and the westerly boundary of the parent 17.285 acre tract and westerly boundary of this tract, a distance of 1295.15 feet to a 5/8 inch iron rod found in the southerly right of way line of Graham Road, said point also being the northwest corner of the parent 17.285 acre tract and the northwest corner of this tract;

THENCE, South 61° 46' 56" East, along the southerly right of way line of Graham Road and northerly boundary of the parent 17.285 acre tract and northerly boundary of this tract, a distance of 432.45 feet to a 5/8 inch iron rod found in the southerly right of way line of Graham Road, said point being the northeast corner of the parent 17.285 acre tract and the northeast corner of this tract;

THENCE, South 28° 44' 41" West, along the easterly boundary of the parent 17.285 acre tract and the easterly boundary of this tract, a distance of 14.84 feet to the **POINT OF BEGINNING**, and containing 11.775 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this ________, 2024, and is correct to the best of my knowledge and belief.



Fred C. Hayden, Jr., RPLS No. 4486

Fred C. Haydin

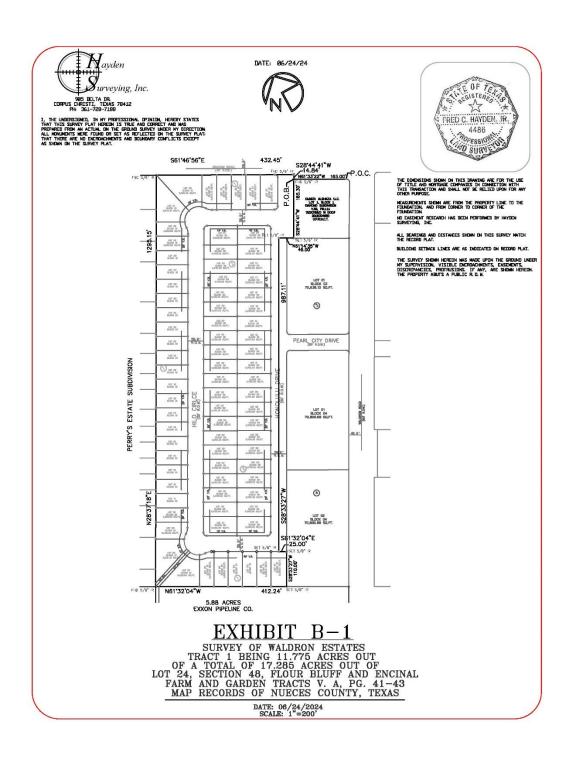


EXHIBIT "A", TRACT 2 OF 2

STATE OF TEXAS COUNTY OF NUECES

Field notes of an 5.510 acre tract of land being out of a 17.285 acre tract of land, said 17.285 acre tract also being out of Lot 24, Section 48, Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, pages 41-43 of the Map Records of Nueces County, Texas, and as described in a general warranty deed from Morteza Shafinury to Horizon Land Properties, LLC recorded under Document No. 2024018722 of the Official Public Records of Nueces County, Texas (the parent 17.285 acre tract). Said 5.510 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the southerly right of way line of Graham Road, said point also being the point of curvature in the northerly boundary line of Lot 1, Block 1, Diamond Subdivision, as recorded in Volume 56, Page 111 of the Map Records of Nueces County, Texas, and being the **POINT OF COMMENCEMENT**;

THENCE, North 61° 33' 22" West, along the southerly right of way line of Graham Road and northerly boundary line of Lot 1, Block 1, Diamond Subdivision as recorded in Volume 56, Page 111 of the Map Records of Nueces County, Texas, a distance of 165.00 feet, to a 5/8" iron rod found in said right of way line and the northerly boundary of Lot 1, Block 1, Diamond Subdivision, said point also being the northwest corner of Lot 1, Block 1, Diamond Subdivision;

THENCE, South 28° 44' 41" West, along the westerly boundary line of Lot 1, Block 1, Diamond Subdivision, a distance of 185.30 feet, to a 5/8 inch iron rod set in the common southerly boundary line of Lot 1, Block 1, Diamond Subdivision and northerly boundary of this tract, said point also being southwest corner of Lot 1, Block 1 Diamond Subdivision and the **POINT OF BEGINNING**;

THENCE, SOUTH 61° 14' 35" East, along the common southerly boundary of Lot 1, Block 1, Diamond Subdivision and northerly boundary of this tract, a distance of 175.00 feet to a 5/8 inch iron rod found in the westerly right of way line of Waldron Road, said point also being the common southeast corner of Lot 1, Block 1, Diamond Subdivision and northeast corner of this tract;

THENCE, South 28° 33' 27" West, along the westerly right-of-way line of Waldron Road and easterly boundary of this tract, a distance of 1095.99 feet to a 5/8 inch iron rod found in the westerly right of way line of Waldron Road, said point being the common northeast corner of a 5.88 acre tract of land belonging to Exxon Pipeline Company out of Lot 25, Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, and southeast corner the parent 17.285 acre tract and the southeast corner of this tract;

THENCE, North 61° 32' 04" West, along the common southerly boundary line of the parent 17.285 acre tract and southerly boundary of this tract and northerly boundary of a 5.88 acre tract of land belonging to Exxon Pipeline Company out of Lot 25 Section 48 of the Flour Bluff and Encinal Farm and Garden Tracts as recorded in Volume A, Pages 41-43 of the Map Records of Nueces County, Texas, a distance of 196.00 feet to a 5/8 inch iron rod set in said boundary line, said point also being the southwest corner of this tract;

THENCE, North 28° 33' 27" East, along the westerly boundary of this tract, a distance of 110.00 feet to a 5/8 inch iron rod set for an interior corner of this tract;

Page 1 of 2

THENCE, North 61° 32' 04" West, along the westerly boundary of this tract, a distance of 25.00 feet to a 5/8 inch iron rod set for an exterior corner of this tract;

THENCE, North 28° 33' 27" East, along the westerly boundary of this tract, a distance of 987.11 feet to a 5/8 inch iron rod set for the northwest corner of this tract;

THENCE, South 61° 14' 35" East, along the northerly boundary of this tract, a distance of 46.00 feet to the **POINT OF BEGINNING**, and containing 5.510 acres of land, more or less.

Notes:

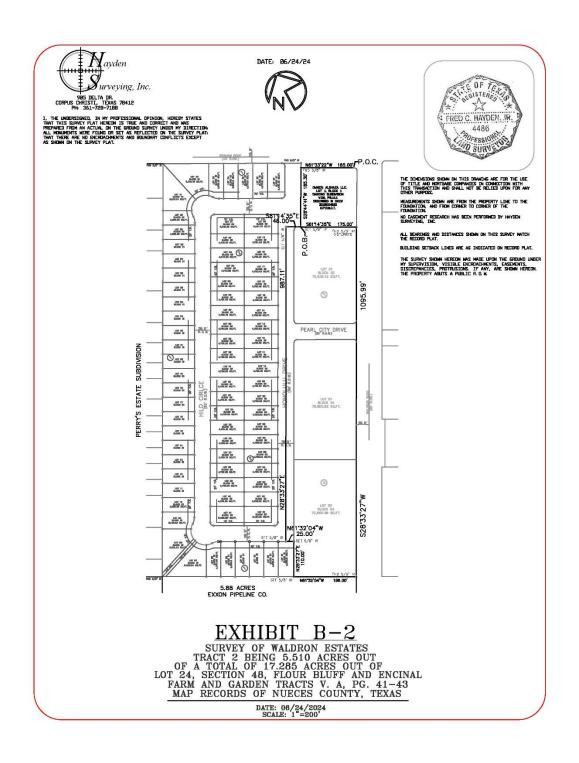
- 1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum
- 2.) A map of equal date accompanies this Metes and Bounds description.



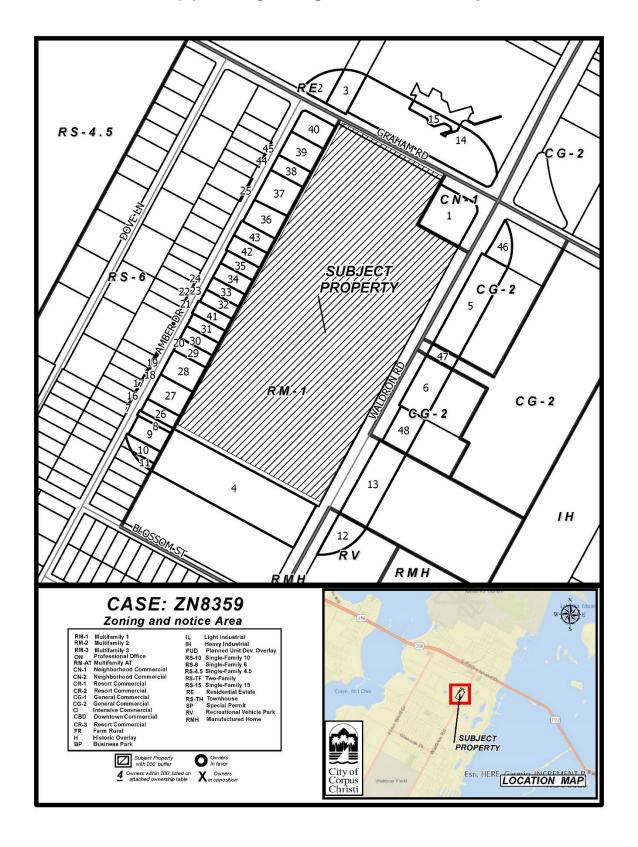
Fred C. Hayden, Jr., RPLS No. 4486

Fred C. Haydin

Page 2 of 2



(B) Existing Zoning and Notice Area Map



Zoning Case ZN8359



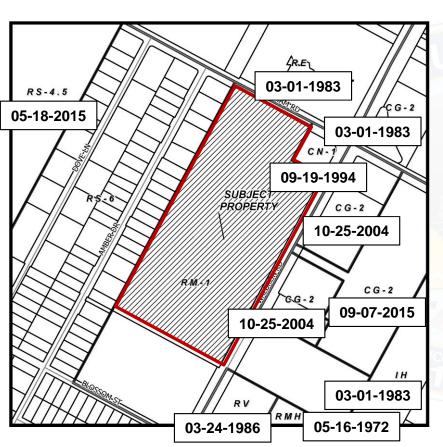
Horizon Land Properties LLC District 4

Rezoning for a property at or near 601 Graham Road From the "RM-1" Multi-Family District To the "RS-4.5" Single-Family District and the "CG-2" General Commercial District



Planning Commission August 7, 2024

Zoning and Land Use



Proposed Use:

To allow a residential subdivision and a commercial development.

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"RM-1" Multi-Family

Adjacent Land Uses:

North: Low-Density Residential, Vacant, Public/Semi-Public;

Zoned: RS-6, RE

South: Vacant, Manufactured Home, Public/Semi-Public;

Zoned: RM-1, RV

East: Public/Semi-Public, Transportation, Commercial, Vacant;

Zoned: RE, CG-2

West: Low-Density Residential; Zoned: RS-6, RM-1

Public Notification

48 Notices mailed inside the 200' buffer 4 Notices mailed outside the 200' buffer

Notification Area

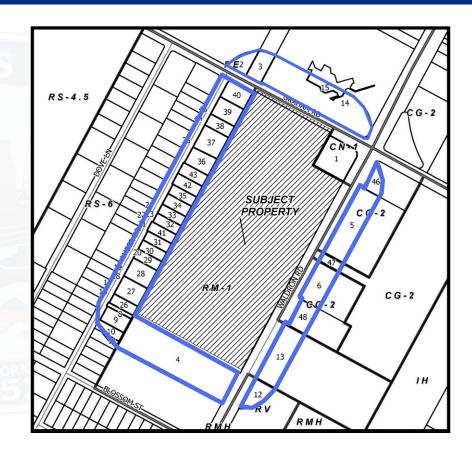
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)



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 several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Waldon Road.
- The request to amend the subject property to accommodate residential subdivision and commercial developments is compatible with the present zoning and conforming uses of the nearby property. The commercial area will be separated by a right-of-way from the residential subdivision.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL TO THE "RS-4.5" SINGLE-FAMILY AND "CG-2" GENERAL COMMERCIAL DISTRICT

Preliminary Site Plan



ZONING REPORT

Case # ZN8268

Applicant & Subject Property

District: 5

Owner/Applicant: JAR Development, LLC

Address: 7868 Yorktown Boulevard, located along the north side of Yorktown Boulevard,

north of Ranch View Drive, east of Pari Drive, and west of Azali Drive.

Legal Description: 1.61 acres out of Lots 7 and 10, Flour Bluff & Encinal Farm & Garden

Tracts 2

Acreage of Subject Property: 1.61
Pre-Submission Meeting: 4/19/2024

Zoning Request

From: "RS-4.5" Single-Family 4.5 District

To: "CN-2" Neighborhood Commercial District **Purpose of Request**: To allow for a retail center.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single-Family 4.5	Agriculture	Medium Density Residential
North	"RS-4.5" Single-Family 4.5	Agriculture	Medium Density Residential
South	"RS-4.5" Single-Family 4.5	Medium Density Residential	Medium Density Residential
East	"RS-4.5" Single-Family 4.5	Medium Density Residential	Medium Density Residential
West	"CN-1" Neighborhood Commercial	Vacant	Commercial

Plat Status: The subject property is not platted. Note: However, a final plat was conditionally approved in February of 2024.

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

	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A3" Primary Arterial Divided	6 Lanes, Median, 130-Foot ROW	4 Lanes, Median, 120 Foot ROW

Transit: The Corpus Christi RTA provides service via a route 1.5 miles west of the subject property.

Bicycle Mobility Plan: The subject property abuts a 1-way Cycle Track, planned for the south side of Yorktown Boulevard.

Utilities

Gas: A 2-inch line exists along the eastern boundary of the subject property.

Stormwater: A partially constructed 30-inch storm pipe exists along Yorktown Boulevard and in front of the properties to the east of the subject property.

Wastewater: An 8-inch PV line traverses the property from the northern boundary, ending in the center of the subject property.

Water: A 6-inch PVC line is currently under construction transversing the property from north to south.

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 Southside Area Development Plan (Adopted on March 17, 2020).

Water Master Plan: Improvements have been proposed, a 36-inch line running along the front property line.

Wastewater Master Plan: No improvements have been proposed. **Stormwater Master Plan:** No improvements have been proposed.

Public Notification				
19 within a 200-foot notification area				
1 outside 200-foot notification area				
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: August 7, 2024

City Council 1st Reading/Public Hearing Date: September 17, 2024

City Council 2nd Reading Date: October 15, 2024

Background:

The subject property is vacant and was part of a previous rezoning request for 24.49 acres from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District. The rezoning was approved on October 13, 2020.

To the north, the property use is agriculture zoned "RS-4.5" Single-Family 6 District. To the south, is the Riverbend Unit 1 Subdivision, which is medium-density residential, zoned "RS-4.5", to the east is also a medium-density subdivision, Azali Estates Unit 1, zoned "RS-4.5". To the east, properties are vacant along Yorktown Boulevard Zoned "CN-1", while the remaining property is medium-density residential, zoned "RS-4.5."

The applicant is requesting the rezoning to create retail uses along Yorktown Boulevard. The requested "CN-2" Neighborhood Commercial District permits office uses, limited indoor recreation, retail sales and service, medical facilities, and overnight accommodations.

Comprehensive Plan Consistency:

- **Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:
 - Future Land Use, Zoning, and Urban Design
 - 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 computability, locational needs, and characteristics of each.
 - Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
 - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.
 - Screening fences, open space, or landscaping can provide an essential buffer between shopping and residential areas.
- Southside ADP and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is inconsistent with the Southside ADP and FLUM designation of medium-density residential.

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 the many elements of the Comprehensive (Plan CC) and the Future Land Use Map, which designates the property as commercial.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard and with the general character of the surrounding area. This rezoning will not have a negative impact on the surrounding neighborhood regarding noise.
- The nature of the Yorktown corridor from South Staples Street to the east of Rodd Field Road, is developing with a pattern of commercial uses.
- A Type B Buffer Yard will be required consisting of a minimum 10-foot-wide buffer yard plus at least 10 points as defined in Section 4.9.5. A. of the Unified Development Code. (UDC), minimally achieved by an 8-foot, solid wood screening fence. Alternatively, 10 points may be achieved by an 8-foot, concrete panel wall.

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-4.5" Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District.

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT	
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Field notes of a 0.795 acre tract being out of a 11.59 acre tract described in a deed recorded in Document No. 2020023010, Deed Records Nueces County, Texas. Said 11.59 acre tract also being out of lots 7 & 10, section 25, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume A, Pages 41 – 43, Map Records Nueces County, Texas. Said 0.795 acre tract being more particularly described as follows:

COMMENCING at a point in the center of Yorktown Boulevard, for the south corner of "Granger Park Unit 3" subdivision as shown on the plat recorded in Volume 69, Pages 770-771, and for the west corner of said 11.59 acre tract, THENCE with the common line of said "Granger Park Unit 3" and said 11.59 acre tract, North 28°41'28" East, a distance of 215.00 feet to a point in the common line of said 11.59 acre tract and "Granger Park Unit 3", from WHENCE a point for a common corner of Lot 59, Block 5, of said "Granger Park Unit 3" and Lot 1, Block 3, of "Moorland View Unit 1" as shown on the plat recorded in Volume 69, Pages 904 – 905, bears North 28°41'28" East, a distance of 680.67 feet, THENCE across said 11.59 acre tract, South 61°18'45" East, a distance of 285.00 feet to a point for the north corner of this survey, and for the POINT OF BEGINNING.

THENCE South 28°40'34" West, a distance of 189.94 feet to a point for the west corner of this survey.

THENCE South 61°17'37" East, a distance of 174.71 feet to a point for an outside corner of this survey.

THENCE North 73°41'21" East, a distance of 21.21 feet to a point for an outside corner of this survey.

THENCE North 28°41'25" East, a distance of 85.12 feet to a point for the point of curvature of a curve to the left with a radius of 81.51 feet.

THENCE with said curve to the left a chord bearing of North 14°28'22" East, a chord distance of 41.75 feet, and a total arch distance of 45.22 feet to a point for an outside corner of this survey.

THENCE North 00°15'15" East, a distance of 56.19 feet to a point for the east corner of this survey.

THENCE North 61°18'45" West, a distance of 152.75 feet to the **POINT OF BEGINNING** of this survey, and containing 0.795 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the electrical easement does not represent an on the ground survey and is correct to the best of my knowledge and belief.

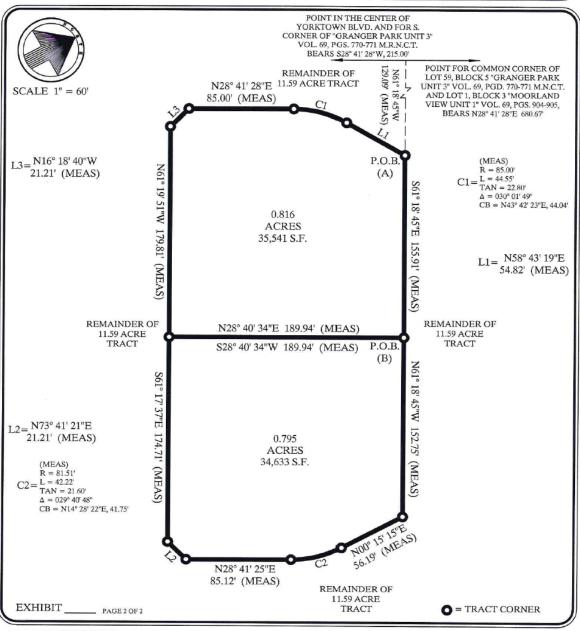
Ronald E. Brister, RPLS No. 5407

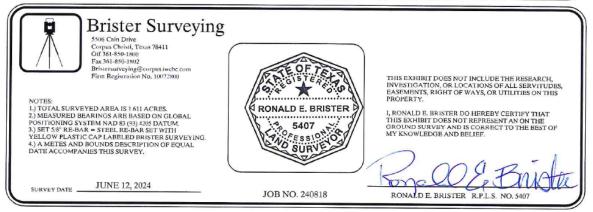
Date: June 3, 2024

Job No. 240818-B

EXHIBIT OF

A 0.816 ACRE TRACT AND A 0.795 ACRE TRACT BEING OUT OF A 11.59 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020023010, DEED RECORDS NUECES COUNTY, TEXAS. SAID 11.59 ACRE TRACT ALSO BEING OUT OF LOTS 7 & 10, SECTION 25, "FLOUR BLUFF AND ENCINCAL FARM AND GARDEN TRACTS" AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS NUECES COUNTY, TEXAS.





(B) Existing Zoning and Notice Area Map

PUBLIC HEARING NOTICE

CITY PLANNING COMMISSION Rezoning Case No. ZN8268

JAR Development, LLC has petitioned the City of Corpus Christi to consider a change of zoning from the "RS-4.5" Single-Family 4.5 District to the "CN-2" Neighborhood Commercial District, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 7868 Yorktown Boulevard and described as being 1.61 acres out of Lots 7 and 10, Section 25, Flour Bluff & Encinal Farm & Garden Tract 1, located along the north side of Yorktown Boulevard, north of Ranch View Drive, east of Pari Drive and west of Azali Drive. Please see the map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on <u>Wednesday</u>, <u>August 7</u>, <u>2024</u>, during one of the Planning Commission's regular meetings, which begins at <u>5:30 p.m.</u>, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request.

The Planning Commission may recommend to the City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3240.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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

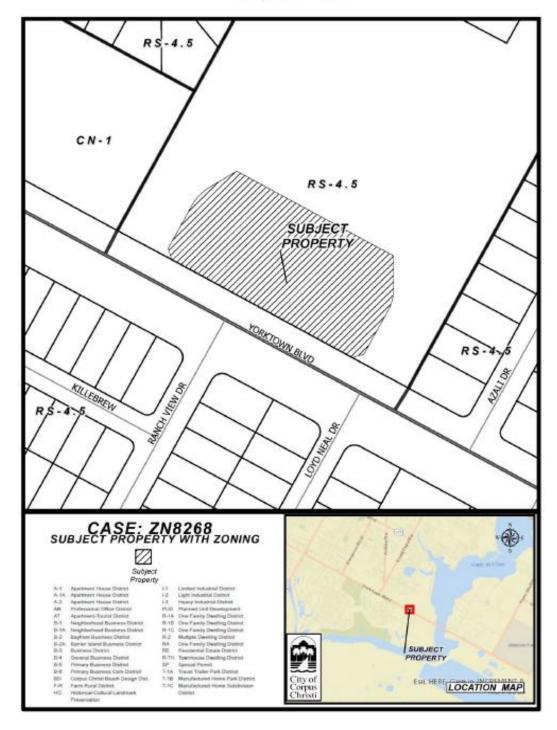
7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or via email to zoning@cctexas.com.

Property Owner(s) Name:	
Address:	Phone No:
() IN FAVOR () IN OPPOSITION	
REASON:	
Signature	

Planner Assigned: Elena Buentello Email: <u>elenab@cctexas.com</u> Phone: 361-826-3598 INFOR Case No: ZN8268 Property Owner ID: «FID» City of Corpus Christi Development Services Dept. P.O. Box 9277 Corpus Christi, TX 78469

> «FID» «TAXID» «NAME» «ADDRESS» «ADDRESS2» «CITY», «STATE» «ZIP»



Zoning Case ZN8268



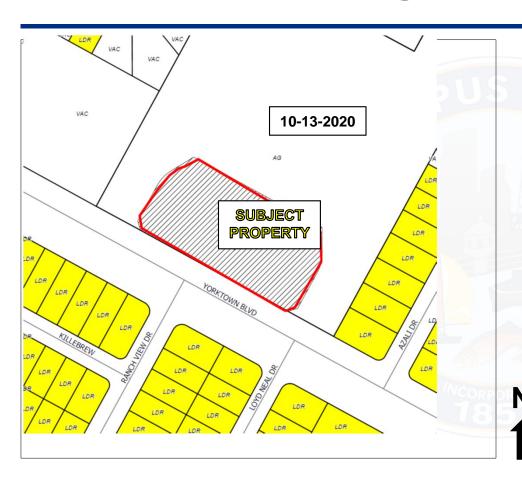
JAR Development, LLC District 5

Rezoning for a property at or near 7868 Yorktown Boulevard From the "RS-4.5" to the "CN-2" District



Planning Commission August 7, 2024

Zoning and Land Use



Proposed Use:

To allow for a retail center

ADP (Area Development Plan):

Southside (Updated March 17, 2020)

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"RS-4.5" Single-Family 4.5 District

(October 2020: Rezoned from "FR" to "RS-4.5")

Adjacent Land Uses:

North: Agricultural; Zoned: RS-4.5

South, Medium-Density Residential; Zoned: RS-4.5

East:

West: Vacant; Zoned: CN-1

Public Notification

19 Notices mailed inside the 200' buffer 1 Notices mailed outside the 200' buffer

Notification Area

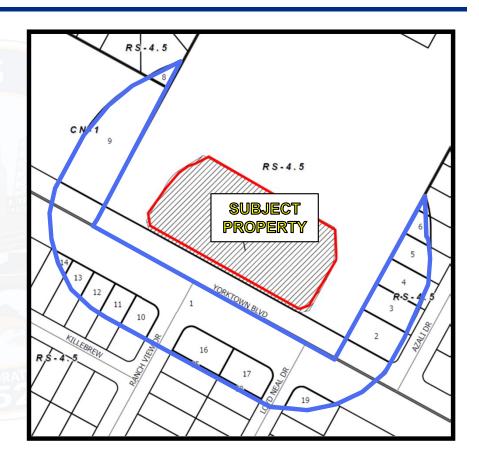
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)



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 broader elements of the Comprehensive Plan.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard, which is transitioning to commercial in nature.
- A Type B Buffer will be required, minimally accomplished by a 10-foot-wide buffer and an 6-foot, solid wood screening fence. The buffer yard is designed to screen or block vision, noise pollutants, and any other negative by-products between nonresidential districts and one-or two-family districts.

STAFF RECOMMENDS APPROVAL.

ZONING REPORT CASE ZN8336

Applicant & Subject Property

District: 5

Owner: Shafinury Morteza
Applicant: Shafinury Morteza

Address: 2201 Rodd Field Road, Describe the location of the Subject Parcel, as in the Notices to

be Mailed.

Legal Description: 19.316 Acres out of the South Half of Lots 7 & 8, Flour Bluff & Encinal Farm

Garden Tract

Acreage of Subject Property: 10.07 acre(s). Refer to Attachment (A) Metes and Bounds.

Zoning Request

From: "ON" Neighborhood Commercial District

To: "CG-2" General Commercial District

Purpose of Request: To allow commercial use (indoor and outdoor recreation, and general

commercial uses).

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use					
Site "ON" Neighborhood Office		Vacant	Medium-Density Residential					
North "FR" Farm Rural Vacant		Vacant	Medium-Density Residential					
South	"CG-2" General Commercial, "IL" Light Industrial	Commercial, Light Industrial	Commercial, Medium-Density Residential, Light Industrial					
East	"CG-2" General Commercial, "FR" Farm Rural	Vacant, Public/Semi-Public	Medium-Density Residential					
West	"ON" Neighborhood Office	Vacant, Public/Semi-Public, Commercial	Medium-Density Residential, Commercial					

Plat Status: The subject property is not platted.

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

	Designation	Section Proposed	Section Existing
Rodd Field Road	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	115-Foot ROW 4 Lanes, Center Turn Lane

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route (s) 8 S Flour Bluff Mall near Rodd Field Road and Williams Drive.

Bicycle Mobility Plan: The subject property is approximately $\frac{3}{4}$ of a mile from the nearest 1-way cycle track along both sides of Williams Drive, north of the subject property, and west of Rodd Field Road.

Utilities

Gas: An 8-inch WS (gas main) exists along the east side of Rodd Field Road.

Stormwater: A 48-inch RCP (public) line exists along the east side of Rodd Field Road.

Wastewater: A 16-inch PVC (public force main) exists along the west side of Rodd Field Road.

Water: An 8-inch ACP (public distribution) exists along the west side of Rodd Field 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 Southside ADP (Adopted March 17, 2020).

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:** No improvements have been proposed.

Public Notification				
Number of Notices Mailed	5 within a 200-foot notification area			
	5 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: August 7, 2024

City Council 1st Reading/Public Hearing Date: September 17, 2024

City Council 2nd Reading Date: October 15, 2024

Background:

The subject property is a 10.07-acre vacant and undeveloped parcel out of a parent lot in the Southside area. It is located along the west side of Rodd Field Road, abutting the 400-foot deep parcel along Rodd Field Road, and the 210-foot deep parcel to remain adjacent to the Windsong Unit 2 subdivision. At the exception of the portion along Rodd Field Road, the "buffer" and subject parcels are currently zoned "ON" Neighborhood Commercial District. Rodd Field Road is an A3 class road, with varying width, that right-of-way dedication will bring into conformity.

The properties to the north are zoned "FR" Farm Rural and are vacant. Those to the south are zoned "CG-2" General Commercial and "FR" Farm Rural, with vacant use and Public/Semi-Public use. The properties to the west include the "buffer" parcel zoned "ON" Neighborhood Office, and are vacant and with Public/Semi-Public Use, and commercial uses. .

The applicant is requesting a change in zoning to expand the development footprint for commercial use. The development will include indoor and outdoor recreation uses, and accompanying incidental uses, and a shell commercial development along Waldron Road.

The "CG-2" General Commercial District allows restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales, and services, vehicle sales and services, and water-oriented uses.

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

The proposed rezoning is consistent with 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.
- 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.
 - 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.
 - Screening fences, open spaces, or landscaping can provide an essential buffer between shopping and residential areas.

Southside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency: The proposed recogning is consistent with the Southside ADP: however is not consistent with the

The proposed rezoning is consistent with the Southside ADP; however is not consistent with the FLUM designation of Medium-Density Residential.

- Promote land development that enhances the character and opportunities in the southside.
 - Attract diverse, new, commercial development to vacant, non-residential, infill parcels.
 - Work with neighborhoods and districts on targeted Future Land Use Map updates and possible rezoning if desired.

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 Plan CC; however is inconsistent with the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will have no adverse impact on the neighborhood.
- The property to be rezoned is suitable for the uses to be permitted by the proposed amendment.

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, <u>Staff Recommends approval of the change of zoning from the "ON" Neighborhood Office District to the "CG-2" General Commercial District.</u>

Attachment(s):

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

(A) Metes & Bounds Description and Exhibit

MURRAY BASS, JR., P.E., R.P.L.S. NIXON M. WELSH, P.E., R.P.L.S. www.bass-welsh.com 3054 S. ALAMEDA, ZIP 78404
361 882-5521~ FAX 361 882-1265
e-mail: murrayir@aol.com
e-mail: nixmwl@gmail.com

BASS & WELSH ENGINEERING

TX Registration No. F-52 Survey Registration No. 100027-00 P.O. Box 6397 Corpus Christi, TX 78466-6397

> June 5, 2024 24015-M&B Zoning

CG-2 Zoning Tract

STATE OF TEXAS

§

COUNTY OF NUECES

8

Description of a 10.071 acre tract of land, more or less, a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 19, Lots 7 and 8, a map of which is recorded in Volume "A", Pages 41 thru 43, Map Records, Nueces County, Tx and also being a portion of a 19.316 acre tract described by deed, Document No. 2021050080, official records of said county, said 10.071 acre tract of land as further described by metes and bounds as follows:

BEGINNING at a point in the southwest boundary line of Christ Community Subdivision Lot 1 as shown by plat recorded in Volume 62, Page 89, said map records, said beginning point bears N61°20'33"W 401.68' from the southernmost corner of said Christ Community Subdivision Lot 1, said beginning point for the easternmost corner of the tract herein described;

THENCE S27°49'35"W 660.30' along the northwest boundary line of an existing CG-2 zoning tract to a point in the common southwest boundary line of said Lot 8, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of a 10 acre tract described by deed, Volume 1487, Page 242, deed records of said county, for the southernmost corner of the tract herein described;

THENCE N61°20'00"W 669.00' along the common southwest boundary line of said Lots 8 and 7, Section 19, Flour Bluff and Encinal Farm and Garden Tracts and northeast boundary line of said 10 acre tract, to a point for the westernmost corner of the tract herein described;

THENCE N28°36'27"E 660.13' along a line 210.00' southeast of and parallel to the southeast boundary line of Windsong Unit 2, Block 1, as shown by plat in Volume 51, Pages 138 & 139, said map records, to a point for the northernmost corner of the tract herein described in said southwest boundary line of Christ Community Subdivision Lot 1;

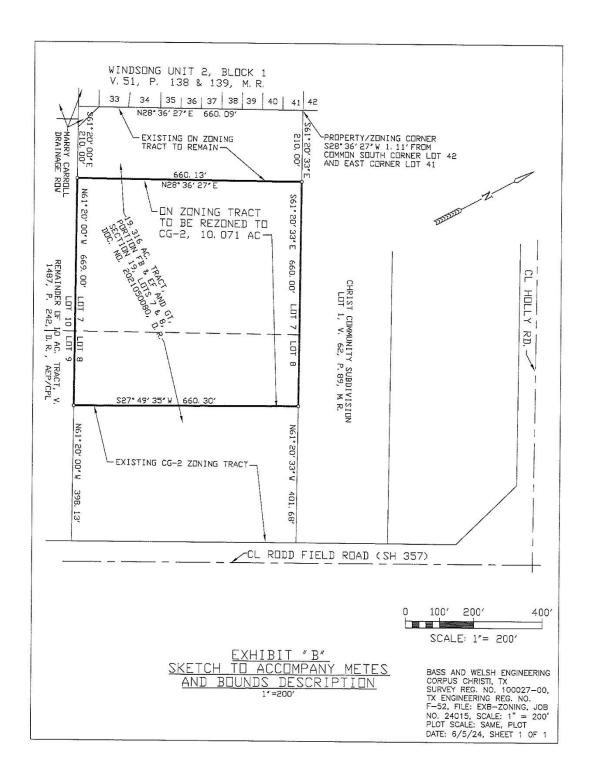
EXHIBIT "A"

Metes and Bounds Description, 10.071 Ac., June 5, 2024, Continued:

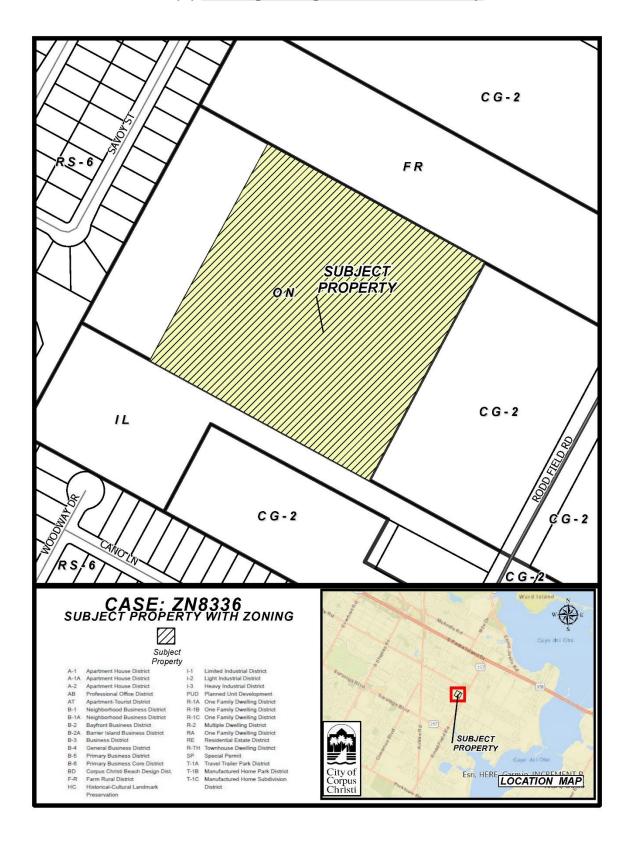
THENCE S61°20'33"E 660.00 along said southwest boundary line of Christ Community Subdivision Lot 1 to the to the POINT OF BEGINNING, a sketch showing said 10.071 acre tract for CG-2 zoning being attached hereto as Exhibit "B".

Nixon M. Welsh, R.P.L.S.

EXHIBIT "A"



(B) Existing Zoning and Notice Area Map



Zoning Case ZN8336



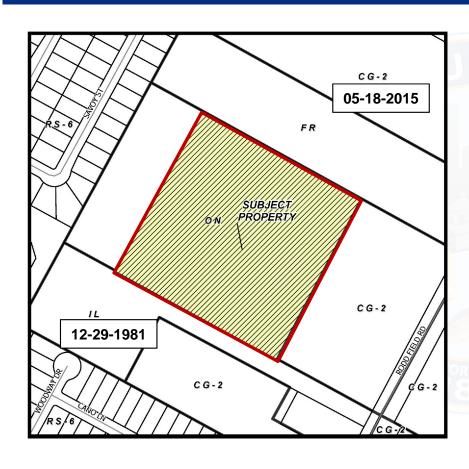
Shafinury Morteza District 5

Rezoning for a property at or near 2201 Rodd Field Road From the "ON" Neighborhood Office District To the "CG-2" General Commercial District



Planning Commission August 7, 2024

Zoning and Land Use



Proposed Use:

To allow a commercial development; particularly a golf range, other indoor recreation uses, and retail sales and services uses.

ADP (Area Development Plan):

Southside ADP, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"ON" Neighborhood Office

Adjacent Land Uses:

North: Vacant; Zoned: FR

South: Commercial, Light Industrial; Zoned: CG-2, IL

East: Vacant, Public/Semi-Public; Zoned: CG-2, FR

West: Vacant, Public/Semi-Public, Commercial;

Zoned: ON

Public Notification

5 Notices mailed inside the 200' buffer

5 Notices mailed outside the 200' buffer

Notification Area

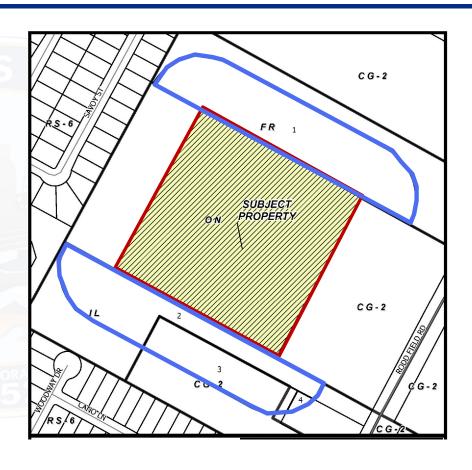
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)



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 several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Rodd Field Road.
- The request to amend the subject property to accommodate the commercial development is compatible with adjacent zoning and conforming uses of the nearby property. The commercial area will be separated by 210' setback from the residential subdivision to the rear.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL. TO THE "CG-2" GENERAL COMMERCIAL DISTRICT

TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING COMMISSION MEETING August 7th, 2024

PROJECT: 22PL1001

<u>THE VILLAS PUD (FINAL OF 2.35 ACRES)</u> 2ND Request for a12 Month Extension Located on the northeast side of Granada Drive and west of Leeward Drive.

Owner: SuperElite, LLC

Surveyor: Urban Engineering

The Planning Commission originally approved the plat on August 10, 2022. This is the 2nd request for an extension and will expire on August 10, 2024. We recommend a 12-month extension.

The applicant states: "Additional time is needed to update previously approved construction plans to current City requirements."



August 15, 2022

SuperElite, LLC Benjamin Lee and Euming Chong 5466 Quashnick Road Stock, California 95212

RE: 22PL1001 The Villas PUD (Final – 2.35 Acres)

Dear Sir / Madam:

On Wednesday, **August 10, 2022**, the Planning Commission held a public hearing on your land subdivision located on the northeast side of Granada Drive and west of Leeward Drive. After reviewing facts and taking public testimony, the Planning Commission <u>approved</u> the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **August 10, 2023. Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

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

I HOI K	plat recordation, the following requirements must be met, and lees paid.	
	Requirements/Fees/Credits	Fees
1.	*Addressing fee for Final Plats.	\$100.00
2.	*Recording fee for one page (+ \$50.00 for any additional pages)	\$110.00
3.	*Total Development Service Surcharge fees:	\$9.45
4.	Public Improvement Plans, Construction and Acceptance are	
	required for improvements including Water, Fire Hydrant(s)	
	Streets, Sidewalk(s).	
5.	Prior to plat recordation submit a HOA legal instrument, to be	
	reviewed as to form by the City Attorney.	
6.	Prior to plat recordation coordinate with AEP on street light fees	
	and provided confirmation of payment.	
7.	Prior to plat recordation provide the Ordinance Number and	
	Document Number for each closed 5' U.E	
8.	One (1) full size original (18" x 24") of the plat with original	
	notarized signatures for recordation.	
9.	CD (Include the plat in .pdf AND .dwg formats)	
10.	Provide a tax certificate with submittal of the original tracing	
	indicating all taxes are current.	
11.	Any other requirements in prior Technical Review Committee or	
	Staff or governmental agency or utility comments, or City	
	ordinance, code, regulation, law or policy, that must be met prior to	
	recordation	

*Please make checks payable to the City of Corpus Christi

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,

Mark J. Orozco
Sr. City Planner

MJO: gg

cc: Urban Engineering

DEVELOPMENT SERVICES

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

Administration
Fax 361-826-3006

Land Development Fax 361-826-3571

Project Management Fax 361-826-3006

Building Permits Fax 361-826-4375



September 5, 2023

DEVELOPMENT SERVICES

2406 Leopard
First Floor
Corpus Christi

Phone 361-826-3240 www.cctexas.com

Texas 78408

Administration
Fax 361-826-3006

Land Development Fax 361-826-3571

Project Management Fax 361-826-3006

Building Permits Fax 361-826-4375

SuperElite, LLC Benjamin Lee and Euming Chong 5466 Quashnick Road Stock, California 95212

RE: 22PL1001

THE VILLAS PUD (FINAL – 2.35 ACRES)

Dear Sir / Madam:

On Wednesday, **August 23, 2023,** the Planning Commission held a public hearing on your request for a <u>twelve-month time extension</u> on the land subdivision located on the northeast side of Granada Drive and west of Leeward Drive that was approved by Planning Commission on August 10, 2022. After reviewing facts and taking public testimony, the Planning Commission <u>approved</u> your request for a twelve-month time extension. **The plat will expire on August 10, 2024. Please note this letter will be the only notification of the plat expiration date.**

To expedite the processing of building permits, changes to street names will no longer be accepted once the Planning Commission takes action on the final plat. If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,

Mark J. Orozco

Mark J. Orozco Senior City Planner Development Services

MJO:

cc: Urban Engineering

Xavier Galvan 2725 Swantner Dr. Corpus Christi, TX 78404

65



July 30, 2024 Via: emailed/hand delivered

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

Re: Time Extension Request

The Villas PUD (plat) SuperElite Project No. 43122.C100/000000431

Mr. Orozco:

The final plat of The Villas is coming up for expiration on August 10, 2024. At this time, we, Urban Engineering, on behalf of SuperElite would like to request a time extension of a twelve (12) months for the above-referenced project. Additional time is needed to update previously approved construction plans to current City requirements. We have included a check in the amount of \$379.34 for this request. Please feel free to call if you have any questions or comments.

Regards,

Urban Engineering

Xavier Galvan

Sr. Platting Technician xavierg@urbaneng.com

Notes:

- 1. Total platted area contains 2.35 Acres of Land.
- 2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
- 3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4. By graphic plotting only, this property is in Zone "A13" (El 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
- 5. Proposed Flood Map: This property is proposed to lie within Zone "AE (EL 10)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0755G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0755G is based on the North American Vertical Datum of 1988 (NAVD88).
- 6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 7. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
- 8. Lot 28, Block 1 Common Area, will be maintained by the Home Owners Association.
- 9. All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
- 10. Village Drive, Lot 29 is a Private Access Easement
- 11. Rear setbacks are 5', front and side are 0' unless shown otherwise.
- 12. This subdivision shall comply will all the conditions set forth in the approved PUD (Ordinance No. 031947).
- 13. No private access along Granada Drive.
- 14. The City is allowed ingress/egress over and across Lot 29 to access the public waterline that is located within the 15' Wide Utility Easement.
- 15. Block 1, Lot 28 Common Area, will be maintained by the Home Owners Association.
- 16. Block 1, Lot 29 Private Access, shall be used as access and utility easement and maintained by Home Owners Association.
- 17. Replacement costs of private amenities within a public utility easement shall be the responsibility of the Home Owners Association.

State of Texas County of Nueces

SuperElite, LLC, a California limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, with the exception of Lot 3, Block 1; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This	the		day	of		20	
------	-----	--	-----	----	--	----	--

By: SuperElite, LLC, a California limited liability company

Jasbir S. Cheema, Managing Member

State of Texas County of Nueces

This instrument was acknowledged before me by Jasbir S. Cheema, as Managing Member of SuperElite, LLC, a California limited liability company, on behalf of said limited liability company.

This the _____, 20_____.

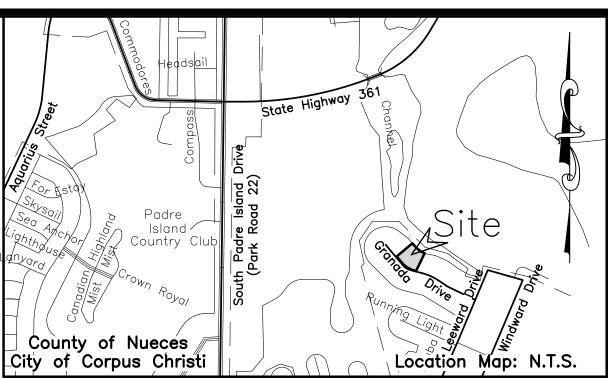
Notary Public in and for the State of Texas

APPROVED
AUGUST 10, 2022
PLANNING COMMISSION

Plat of The Villas PUD

being a Re-plat of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

State of Texas County of Nueces Benjamin Lee and Euming Chong, hereby certify that they are the owners Lot 3, Block 1, as shown on the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication. This the _____, 20___ Benjamin Lee, Owner Euming Chong, Owner State of Texas County of Nueces This instrument was acknowledged before me by Benjamin Lee, as Owner This the _____, 20_____. Notary Public in and for the State of Texas State of Texas County of Nueces This instrument was acknowledged before me by Euming Chong, as Owner This the _____, 20_____. Notary Public in and for the State of Texas



		// \\ \\ \			
State of Texas County of Nueces					
This final plat of the herein Services of the City of Corpus		vas approved	by the Do	epartment	of Development
This the day of		, 20			
Brett Flint, P.E. Development Services Engineer					
State of Texas County of Nueces					
This final plat of the herein d Texas by the Planning Commis		approved on I	behalf of t	he City of	Corpus Christi,
This the day of		, 20			
Al Raymond, III, AIA Secretary	_	Dan Dibble Chairman			
State of Texas County of Nueces					
I, Kara Sands, Clerk of the Coinstrument dated the da filed for record in my office the duly recorded the day of the the day of the file.	y of, : ne day of of, 20	20, with , 20	its certific At _	cate of aut O'cloc	chentication was
Witness my hand and seal of Texas, the day and year last v		and for said	County, o	ıt office in	Corpus Christi,
No					
Filed for Record		Kara Sand Nueces Co	s, County ounty, Texa		
at O'clock , 20			_		
,,,		Ву:	Depu	ity	

State of Texas County of Nueces

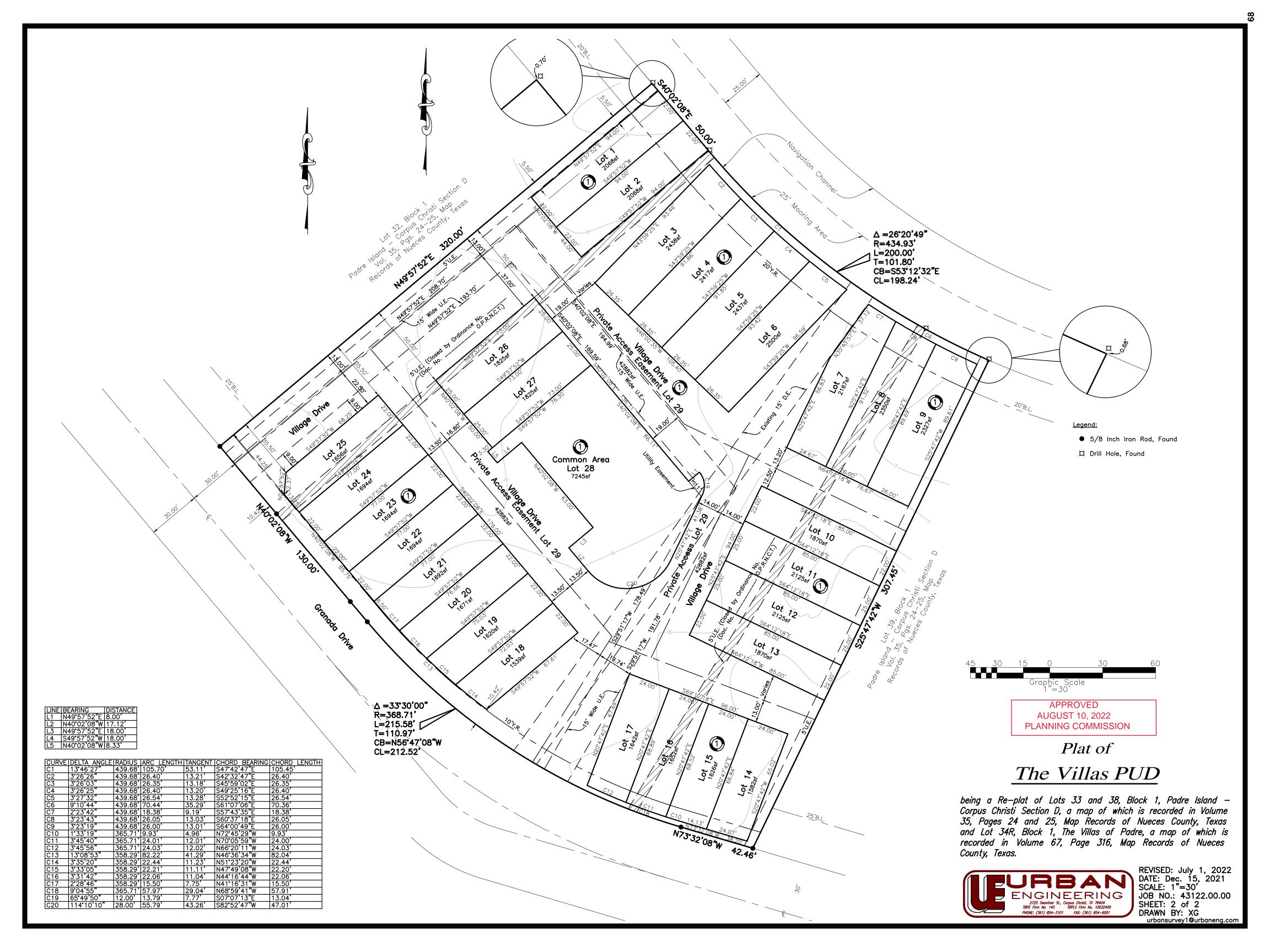
I, Dan L. Urban, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block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

is	the	 day	of	;	20

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



REVISED: July 1, 2022
DATE: Dec. 15, 2021
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com





For the Planning Commission Meeting of August 7, 2024

DATE: August 7, 2024

TO: Honorable Planning Commission

THRU: Eddie Houlihan, Director of Management & Budget

Eddieho@cctexas.com

(361) 826-3792

FROM: Kamil Taras, Assistant Director of Corpus Christi Water – Finance & Administration

kamilt@cctexas.com (361) 826-1844

Proposed FY2024-2025 Capital Improvement Program (CIP) Budget

STAFF PRESENTER(S):

Name <u>Title/Position</u> <u>Department</u>

1. Kamil Taras Assistant Director – Finance & Administration Corpus Christi Water

OUTSIDE PRESENTER(S):

None

CAPTION:

Proposed FY2024-2025 Capital Improvement Program (CIP) Budget.

PURPOSE:

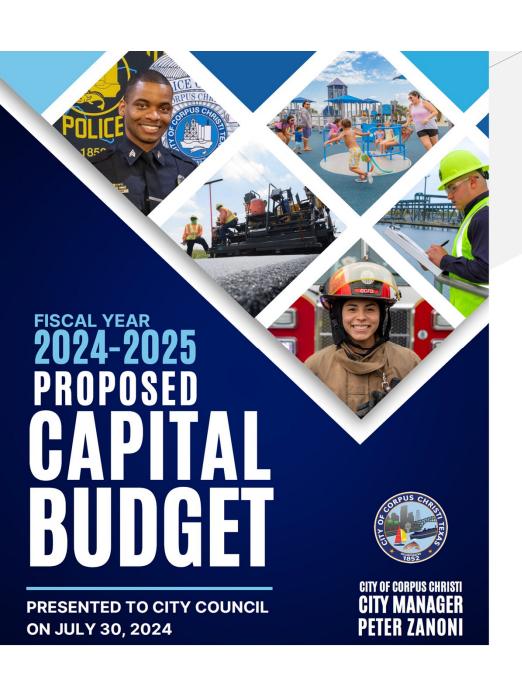
The purpose of this item is to present the Proposed FY2024-2025 Capital Improvement Program (CIP) Budget to the Planning Commission. Planning Commission recommendation to City Council will take place on August 21st, 2024.

BACKGROUND:

The Proposed Fiscal Year 2024-2025 Capital Improvement Program Budget contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

LIST OF SUPPORTING DOCUMENTS:

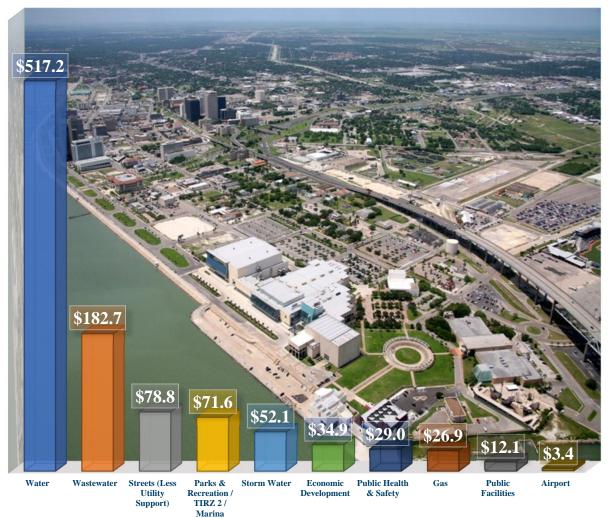
Proposed FY 2024-2025 Capital Improvement Program (CIP) Budget book to be distributed during the Planning Commission meeting.



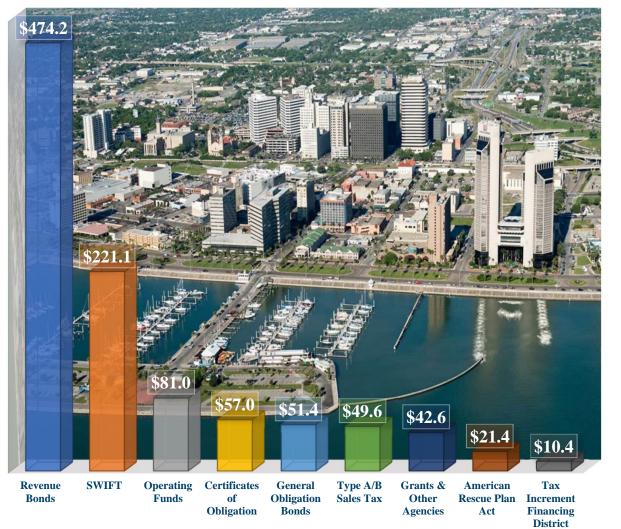
FY 2024-2025
Proposed
Capital Improvement
Program (CIP) Budget

Presented by: Kamil Taras Assistant Director CCW – Finance & Administration

CIP Program Funding Uses



Funding Uses by Program	Amount		% of Total
Water	\$	517.2M	51.3%
Wastewater	\$	182.7M	18.1%
Streets (Less Utility Support)	\$	78.8M	7.8%
Parks & Rec / Marina	\$	71.6M	7.0%
Storm Water	\$	52.1M	5.2%
Economic Development	\$	34.9M	3.5%
Public Health & Safety	\$	29.0M	2.9%
2 00110 11001111 00 201100	Ψ	_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_,,,
Gas	\$	26.9M	2.7%
Public Facilities	\$	12.1M	1.2%
Tubile Tubilities	Ψ	12.11	1.270
Airport	\$	3.4M	0.3%
Total FY 2025 Capital Uses	\$ 1,008.7M		100%



Funding Sources by Program	Amount		% of Total
Revenue Bonds	\$	474.2M	47%
State Water Implementation Fund			
Texas (SWIFT) Loans	\$	221.1M	22%
Operating Funds	\$	81.0M	8%
Certificates of Obligation	\$	57.0M	6%
General Obligation Bonds	\$	51.4M	5%
Type A/B Sales Tax	\$	49.6M	5%
Grants & Other Agencies	\$	42.6M	4%
American Rescue Plan Act	\$	21.4M	2%
Tax Increment Financing District	\$	10.4M	1%
Total FY 2025 Capital Sources		1,008.7M	
Total I 1 2025 Capital Sources	Ψ.	1,000.7111	100/0

Airport

Year One: \$3.4 Million

Program Highlights:

- Airport Drainage Study
- International Drive Rehabilitation / Curbside Upgrades
- TSA Baggage Screening Area Upgrades

- Federal Aviation Administration Grants
- Airport Fund Reserves



Economic Development

Year One: \$34.9 Million

Program Highlights:

- Arena, Convention Center & Selena Auditorium Rehabilitation and Upgrades
- North Padre Island Seawall, Street and Bridge Improvements
- Downtown ADA Improvements
- Seawall Improvements
- Art Museum, Harbor Playhouse and Museum of Science & History HVAC Replacement

- Hotel Occupancy Tax (HOT)
- Tax Increment Financing District 2 & 3
- Type A/B Sales Tax



Parks & Recreation / Marina

Year One: \$71.6 Million

Program Highlights:

- Marina
 - Boater/Boat Haul Out/Office Facilities
 - Coopers Boaters Facility
 - Peoples Boardwalk Rehab
 - · Peoples T-Head Dredging
- Harbor Bridge Mitigation Park Projects
 - Ben Garza Park
 - Dr. H.J. Williams Park
 - North Beach Trail
 - T.C. Ayers Aquatic Center
 - T.C. Ayers Park
 - Washington Coles Park
- Bond 2022 Proposition B
 - Greenwood Sports Complex Softball & Baseball Fields
 - Commodore Park Improvements
 - Labonte Park Expansion

Funding Sources:

- General Obligation Bonds
- Sales Tax Proceeds (Type A Board Funding)
- Grant Funds
- Certificates of Obligation
- Metropolitan Planning Organization
- State Hotel Occupancy Tax (SHOT)
- General Fund
- Park Development Funds





6

Public Facilities

Year One: \$12.1 Million

Program Highlights:

- Bond 2022 Proposition D
 - La Retama Central Library Exterior Renovations
- City Hall Improvements
- Development Services Building Upgrade
- Public Health Department & Service Center Facilities Improvements

Funding Sources:

- General Obligation Bonds
- General Funds
- Certificates of Obligation
- Development Services Reserves



/

Public Health & Safety

Year One: \$29.0 Million

Program Highlights:

- Public Safety Facilities
 - Design of New Northwest Police Sub Station
 - Design of New Fire Station 8 & 10
 - Construction of New Far South Police Sub Station
 - Fire Resource Center Phase 2 construction
- Solid Waste Facility Complex
- Landfill Road Improvements

Funding Sources:

- Certificates of Obligation
- General Obligation Bonds







8

Streets

Year One: \$78.8 Million (Less Utility Support)

Program Highlights:

- Bond 2018 Propositions B
 - Arterials & Collectors Construction
- Bond 2020 Propositions A
 - Arterials & Collectors Construction
- Bond 2022 Propositions A
 - Arterials & Collectors Design & Construction
- Residential Street Rebuild Program
- Street Preventative Maintenance Program
- Median and Signalization Improvements

- Certificates of Obligation
- General Obligation Bonds (2018, 2020 & 2022)
- Residential Street Tax Levy
- Sales Tax Proceeds (Type B Board Funding)



Gas

Year One: \$26.9 Million

Program Highlights:

- Various Pipeline Replacement / Extension Projects
- Cathodic Protection Upgrades
- Underground Natural Gas Storage
- Gas Dept. Building and Parking Upgrade
- Gas support for planned Street projects (\$1.9M)

Funding Sources:

• Utility Revenue Bonds



Storm Water

Year One: \$52.1 Million

Program Highlights:

- City-Wide Storm Water Infrastructure Repairs, Outfall Rehabilitation and Repairs and Bridge Rehab
- La Volla Creek Improvements
- North Beach Drainage Improvements
- Storm Water support for planned Street projects (\$24.1M)

- American Rescue Plan Act Grant
- PAYGO
- Certificates of Obligation
- General Fund
- Utility Revenue Bonds



Wastewater

Year One: \$182.7 Million

Program Highlights:

- Wastewater Treatment Plants repairs and improvements
- City-Wide Lift Station Repair
- City-Wide collection capacity remediation
- Office & Admin Facility Improvements
- Wastewater support for planned Street projects (\$8.5M)

- Utility Revenue Bonds
- American Rescue Plan Act
- Community Development Block Grant (CDBG) – Mitigation
- PAYGO



Water

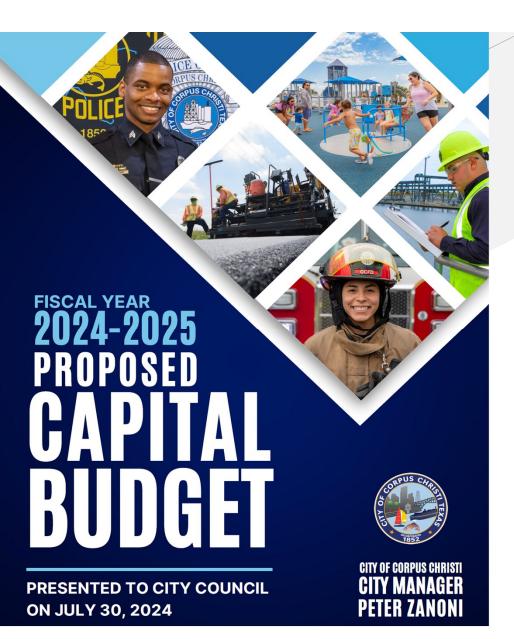
Year One: \$517.2 Million

Program Highlights:

- O.N. Stevens WTP Site Infrastructure & Facility Improvements
- City-Wide Water Line Rehabilitation and Replacement
- Mary Rhodes Pipeline Improvements & Cathodic Protection Upgrades
- Wesley Seale Dams Spillway Gate Rehabilitation
- Seawater Desalination Plant
- Water support for planned Street projects (\$8.4M)

- American Rescue Plan Act Grant
- State Water Implementation Fund Texas Loan
- Utility Revenue Bonds
- US Army Corp of Engineers
- PAYGO
- Raw Water Fund





Questions?

Proposed FY 2025 Capital Budget is available to the Public in a hard copy at any of the Library branches and the City Secretary's office as well as online on CCTEXAS.COM