



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, February 5, 2025

5:30 PM

City Hall 6th Floor Conference Room

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

- I. **Call to Order, Roll Call**
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. **Approval of Absences: January 22, 2025: Commissioners Munoz and Teichelman.**
- IV. **Approval of Minutes: January 22, 2025, DRAFT Meeting Minutes**
[25-0144](#) January 22, 2025, Planning Commission Meeting Minutes DRAFT
Attachments: [1-22-25 PC Meeting Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Item A)**

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

items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

[25-0146](#)

PL8294

CLARKWOOD ESTATES PHASE 1 (PRELIMINARY OF 51.47 ACRES)

Located south of HWY 44 & west of S. Clarkwood Rd.

Attachments: [PL8294 Clarkwood Estates Prelim Cover Txt Tab- PL8294](#)

[PL8294 Clarkwood Estates Prelim Closed Comb Rpt](#)

[PL8294 Clarkwood Estates Prelim 13 PRELIM SWQMP - REV 9-27-24](#)

[PL8294 Clarkwood Estates Prelim 14 UTILITY PLAN - REV 9-27-24](#)

[PL8294 Clarkwood Estates Prelim 16 PRE PLAT REV 1-10-2025](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

B. Zoning

[25-0131](#)

Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8512 Green Wing Investments, LLC Staff Report](#)

[ZN8512 Green Wing Investments, LLC 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, January 22, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioners Munoz and Teichelman absent.

Present 7 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Board Member Michael Miller, Chair Michael York, Board Member Michael Budd, and Board Member Ed Cantu

Absent 3 - Advisory Non voting Ben Polack, Board Member Mike Munoz, and Board Member Trey Teichelman

II. PUBLIC COMMENT: None.

III. Approval of Absences: None.

IV. Approval of Minutes: January 8, 2025

Commissioner Mandel made a motion to approve the minutes from January 8, 2025, meeting as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [25-0067](#) 1-8-25 Planning Commission Meeting Minutes DRAFT

Attachments: [1-8-25 PC Meeting Minutes DRAFT \(2\)](#)

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

Andrew Dimas, Development Services, read Consent Items A and B (Items 2, 3, 4, and 5) into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item 5, Zoning, also satisfies all requirements, and staff recommends approval.

Commissioner Hedrick asked what had changed on Item 2; it was an adjustment of the lot line, one lot bigger, one lot smaller.

Commissioner Miller asked what the plan is for County Road 33 on Item 4.

Mr. Dimas stated the City has annexed a majority of the property, and as development progresses on either side, the city is going through the process of determining what has

to be improved and to what level. London Pirate Road (CR 33) is on the new roadway master plan created by Pape-Dawson. As per the Urban Transportation Plan, London Pirate Road (CR 33) is a "C3" Collector Street; however, it only needs to be designed to a "C1" Collector Street standard.

Chairman York asked if it was going to be a "C3" Collector Street.

Mr. Dimas stated on paper and dedicated as a "C3" Collector Street, will be constructed as a "C1" Collector Street.

Commissioner Hedrick asked who was responsible for improving the road.

Mr. Dimas stated there is a discussion that is occurring now as to what level, whether it be the City or the developer.

Commissioner Hedrick stated that the residents are not presented with a clear path.

Vice Chairman Salazar-Garza asked about drainage and stormwater; there are only two entrances to the property. No other entrances are currently planned; it is an ongoing discussion with the Fire Department.

Mr. Dimas stated that is how it is conveyed. Public Improvements will determine what style of stormwater will be planned.

Commissioner Hedrick asked about Hammerhead Streets; are they allowed?

Mr. Dimas stated there are three levels of planning: Master (only the road layout has to play out), Preliminary-only if approved by the TRC.

Commissioner Hedrick stated we are at Master Prelim and at Final Prelim next.

A motion was made by Commissioner Miller to approve Consent Agenda Items A and B, 2, 3, 4, and 5 as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

A. Plats

2. [25-0062](#) PL 8541
Pope Place Unit 1 Block 7 Lot 1R (Replat of 0.26 Ac.)
Located west of Alameda Dr. and south of Delanie Dr.

Attachments: [PL8541 Pope Place PCCoverTab](#)
[PL8541 Pope Place ClosedDocReport](#)
[PL8541 Pope Place UpdatedPlat121924](#)
3. [25-0063](#) PL8509

Conditional Approval-Del-Mar South Campus Block 1 Lot 3 (Police Station) (Final Plat of 5.00 Ac.)

Located north Yorktown Blvd. and east of Cimarron Blvd.

Attachments: [PL8509 Del-MarPoliceStationCoverTab](#)
[PL8509 Open ClosedReport](#)
[PL8509 Latest Plat](#)
[PL 8509 Del Mar 240012 - SS SUBSTATION SWQMP - 01072025 \(1\)](#)
[PL8509 Del Mar 240012 - SS SUBSTATION UTILITY - 01072025 \(1\)](#)

4. [25-0079](#) PL8525
London Towne 10 (Master Preliminary 64.0497 ACRES)
Located north of FM 43 & east of CR 33.

Attachments: [PL8525 London Towne 10 Cover Txt Tab](#)
[PL8525 London Towne 10 Closed Comb Rpt](#)
[PL8525 London Towne 10 30.101601 Preliminary Engineering Plan -2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary EX SWQMP-2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary Master Plat -2025-01-13](#)
[PL8525 London Towne 10 30.101601 Preliminary PR SWQMP-2025-01-13](#)

B. Zoning

5. [25-0081](#) Zoning Case No. ZN8534, Port of Corpus Christi Authority (District 1). Ordinance rezoning various properties along Lexington Avenue, located south of Minton Street and north of Martin Luther King Drive, from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8534 POCCA Staff Report](#)
[ZN8534 POCCA PWPT](#)

VI. Director's Report: None.

VII. Future Agenda Items: None.

VIII. Adjournment

Seeing no further business to conduct, the meeting was adjourned at 5:44 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
February 5, 2025**

PROJECT: PL8294

CLARKWOOD ESTATES PHASE 1 (PRELIMINARY OF 51.47 ACRES)

Located south of HWY 44 & west of S. Clarkwood Rd.

Zoned: RS-4.5

Owner: NASSER AND SOROUSH N. FARAHNAKIAN

Surveyor: HAYDEN SURVEYING INC.

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

**Merged Document Report****Application No.: PL8294**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
13 PRELIM SWQMP - REV 9-27-24.pdf
16 PRE PLAT REV 1-10-2025.pdf
14 UTILITY PLAN - REV 9-27-24.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning comment: Plat is a Non-public notice PC plat	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Andrea Fernandez : DS	Closed	Planning comment: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/29 PC. The deadline for revisions to be submitted is 5/20. UPDATED: Extensions requested, currently on agenda for 10/16 PC UPDATED: Current PC date disclosed via email.	
3	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.	
4	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.	
9	Andrea Fernandez : DS	Closed	Planning comment: -Master Preliminary must be approved before approval of this preliminary plat. -Comments from Master Preliminary that have not been addressed also apply to this preliminary plat. UPDATED: Master Prelim PC approved 10/2	
21	Melanie Barrera : DS	Closed	remaining open comments from Master Prelim PL8178 will need to be addressed prior to resubmittal of prelim PL8294	
28	Andrea Fernandez : DS	Closed	Planning comment: Please follow preliminary plat template regarding layout and format. Found at our website at https://www.cctexas.com/sites/default/files/PLAT-Preliminary-Plat-Template.pdf	
43	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 C. Wastewater: yes D. Stormwater: yes 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.	
49	Andrea Fernandez : DS	Closed	Planning comment: For any deviations to design standards pertaining to streets and infrastructure, waiver applications and fee payment are required. Waivers to be on PC agenda with plat.	

[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
5	plat	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment on subject plat	
6	plat	Note	Andrea Fernandez : DS	Closed	Fire comments 1-9:	8

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>1 Plat Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3 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.</p> <p>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.</p> <p>5 Infor. 503.1.1 (amendment) Once building materials are on site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>6 Plat Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>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.</p> <p>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.</p> <p>9 Infor. It is of note the the plat includes 50 ft. ROW for the streets withn the subdivision but does not include a 50 ft. ROW for CR36. CR36 will be used for two points of access into the subdivision--can it be widened?</p>	
7	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 10-16:</p> <p>10 Infor. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>11 Infor. "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in."</p> <p>12 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>13 Infor. Any hydrants located on the opposite side of Clarkwood Rd. will be deemed inaccessible, Fire refrains from shutting down arterial roads to obtain water supplies to fight a fire.</p> <p>14 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>15 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
8	plat	Note	Andrea Fernandez : DS	Closed	<p>TxDOT Comments: Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. TxDOT Permits will be issued in accordance with</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).</p> <p>□□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
10	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Verify all lots are meeting RS-4.5 development standards (i.e. min lot width/area etc.) and provide general note.	
11	plat	Note	Melanie Barrera : DS	Closed	Nueces County Public Works comment: Underground storm sewer not allowed within county road 36 right of way.	
12	plat	Note	Melanie Barrera : DS	Closed	provide phasing estimated timeline (units shown not phases) for staff to review if proposed stormwater temporary/permanent infrastructure are appropriate, per UDC 3.7.4.; 3.7.3.A	
13	plat	Note	Melanie Barrera : DS	Closed	show all storm infrastructure on SWQMP, and easements.	
14	plat	Note	Melanie Barrera : DS	Closed	Nueces County Public Works comment: Recommend relocating the detention pond near the outfall structure at the south east corner of the development.	
15	plat	Note	Melanie Barrera : DS	Closed	Nueces County Public Works comment: Was upstream run-off considered into the design calculations for the detention pond and outfall run-off?	
16	plat	Note	Melanie Barrera : DS	Closed	preliminary calculations show a significant increase in storm water runoff rate. Although detention is proposed, please show how the delta Q will be mitigated to predeveloped conditions, or state on plat (not just SWQMP) that stormwater will exit the platted property at a controlled rate, not to exceed the predeveloped peak runoff rate, per IDM 3.05	

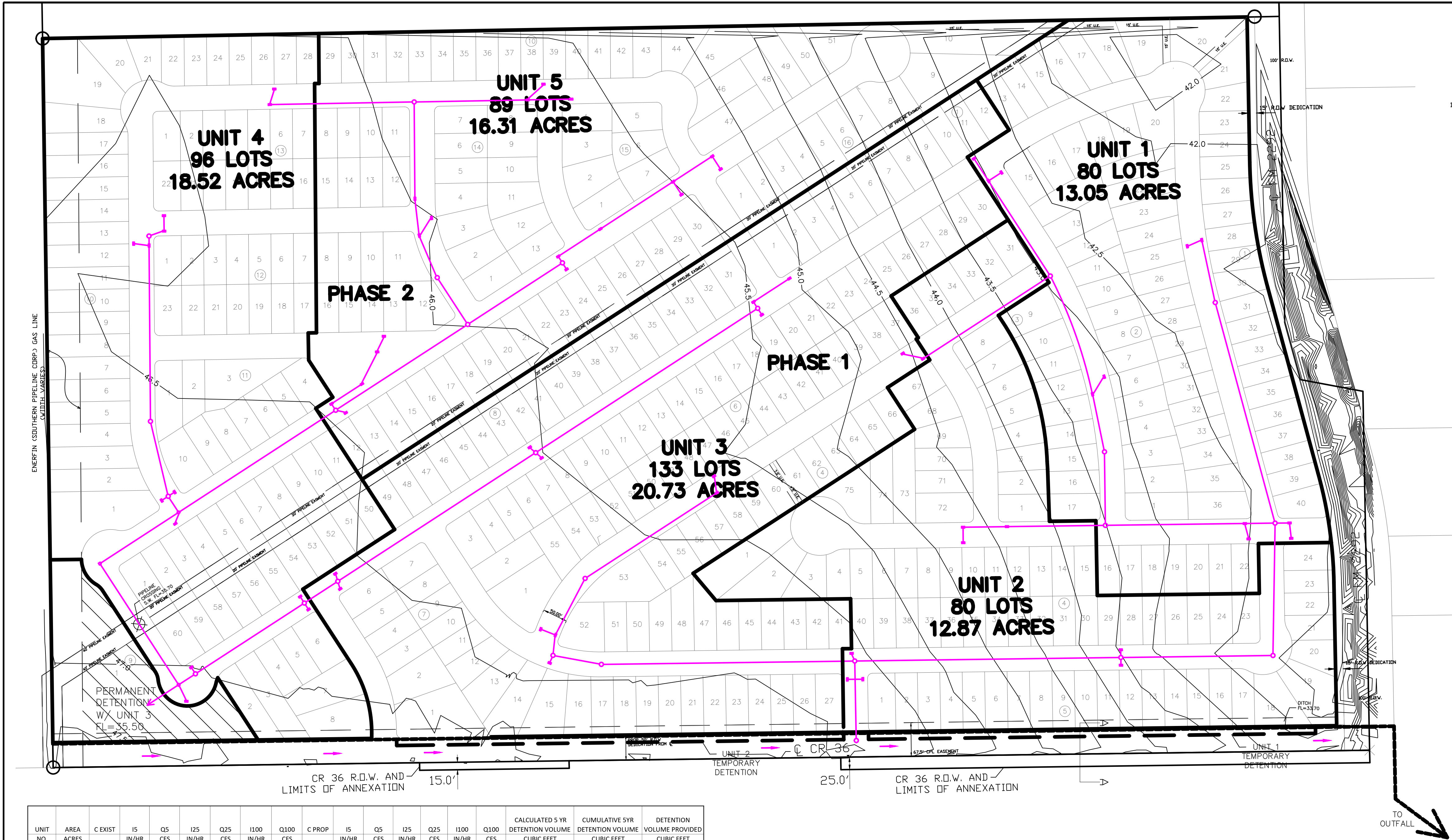
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	plat	Note	Melanie Barrera : DS	Closed	TxDOT Comments: Q proposed values will need to be equal to or less than existing Q values.	
18	plat	Note	Melanie Barrera : DS	Closed	explicitly show boundary of platted property and proposed city limit. it appears that detention crosses proposed city limit.	
19	plat	Note	Bria Whitmire : DS	Closed	10/15/24 UPDATE: Temporary detention may be allowed, but permanent storm plan will also need to be approved with 100-yr detention for habitable structures per UDC 8.2.8 Nueces County Public Works comment: Temporary detention should not be within Nueces County Right of Way	
20	plat	Note	Bria Whitmire : DS	Closed	10/15/24 UPDATE: SWQMP shows detention for 5-yr storm, however City's UDC 8.2.8 requires habitable structures to be mitigated to the 100-yr storm event. Nueces County Public Works comment: Detention shall meet requirements for a 100-yr storm event.	
22	plat	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route	
23	plat	Note	Andrea Fernandez : DS	Closed	Parks: No comments Dwelling units: 478 Fee: \$462.50 Total Due: \$221,075.00	
24	plat	Note	Andrea Fernandez : DS	Closed	AEP Transmission Comments: 1) Surveyor to reference volume and page number of our easement. 2) We would request a solid line across all plats on the south of the plat and not dashes. 3) AEP will protect 67.5' of our easement and will not allow any above ground improvements within our easement area.	
27	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide graphic scale	
30	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide document number for pipeline easement	
31	plat	Note	Andrea Fernandez : DS	Closed	Planning comment; Preliminary plat title should be Phase 1 instead of No. 1	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
32	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: UTP designates CR 36 as A2. Update street section to required standards (ROW 100') Update: provide correct ROW width/Centerline	
35	plat	Note	Andrea Fernandez : DS	Closed	Public Works Streets Comments: •The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to Infrastructure Design Manual (IDM) when constructing pavement section. •Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
36	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Provide phasing schedule as per prelim plat template.	
37	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: Does the street offset meet the minimum 125 ft distance at the Gaviota intersection?	
38	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: Existing ROW for CR 36 is 50 ft, 25 ft on center.	
39	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: CR 36 ROW at San Juan Park is 25 ft on the north half of the road. There is no ROW adjacent to San Juan Park.	
40	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: There is only 40 ft ROW fronting San Juan Addition #3.	
41	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: There is no dedicated ROW west of San Juan Addition #3	
42	plat	Note	Andrea Fernandez : DS	Closed	Nueces County Public Works comment: Review existing ROW for San Juan Addition #3 to verify that the city's arterial requirements can be met in the future UPDATED: See comment #52	
44	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment: 1Plat: Show Driveways on east side of FM 2292 and label intersection offsets	
45	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment: 2Plat: Provide Trip Generation memorandum for full site including units not included with this preliminary plat. TIA may be required.	
46	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 3-8: 3Informational:FM 2292 is TXDot Jurisdiction and	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>CR 36 is Nueces County Jurisdiction</p> <p>4□Informational:□All new streetlight systems in residential subdivisions shall utilize concrete poles per IDM Chapter 8 section 1.2.B.a</p> <p>5□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>6□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>8□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
47	plat	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments 9-15:</p> <p>9□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10□Informational:□Raised blue pavement markers</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>12□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>13□Informational:□Per City of Corpus Christi Code of Ordinances Section 49-2 A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way separate of plat approval and infrastructure improvements.</p> <p>14□Informational:□For further information or to acquire a ROW Construction Permit please email ROWManagement@cctexas.com</p> <p>15□Informational:□Working without an approved ROW Construction Permit will be considered non-compliance and can be subject to fines and / or citations.</p>	
48	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning comment: Provide approval letter for access point onto TxDOT ROW prior to being placed on PC agenda</p> <p>Updated: Pending approval letter</p> <p>UPDATED 1/28: Approval letter to be provided at final plat stage for relvant units.</p>	
50	plat	Note	Andrea Fernandez : DS	Closed	Planning comment: Label remaining acreage/units as phase 2	15

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
51	plat	Note	Bria Whitmire : DS	Closed	Verify ROW dimensions. On proposed CL to Proposed North ROW Line, there is 32.5 ft, however below it has 20.5'+11'+5'+1' = 37.5'? Clarify.	
52	plat	Note	Andrea Fernandez : DS	Closed	Traffic Comment 10/15/2024: CR 36 is an A2 in the UTP, which requires 100' of ROW per UDC Table 8.2.1.C. Provide such that there is 50' of ROW on your side from the CL along CR 36.	
53	plat	Note	Andrea Fernandez : DS	Closed	Planning: Confirm limits of annexation shown match with annexation ordinance going to city council.	
25	utility	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
26	utility	Note	Mikail Williams : WTR	Closed	CCW will review the proposed utilities when the Public Improvement Plans are submitted.	
33	utility	Note	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	
34	utility	Note	John Gonzales : WW	Closed	Please provide estimated wastewater demand for plat.	



UNIT NO.	AREA ACRES	C EXIST	I5 IN/HR	Q5 CFS	I25 IN/HR	Q25 CFS	I100 IN/HR	Q100 CFS	C PROP	I5 IN/HR	Q5 CFS	I25 IN/HR	Q25 CFS	I100 IN/HR	Q100 CFS	CALCULATED 5 YR DETENTION VOLUME CUBIC FEET	CUMULATIVE 5YR DETENTION VOLUME CUBIC FEET	DETENTION VOLUME PROVIDED CUBIC FEET
1	13.05	0.30	3.82	15.0	5.03	19.7	6.04	23.6	0.55	4.33	31.1	5.68	40.8	6.78	48.7	25758	25758	80100**
2	12.87	0.30	3.82	14.7	5.03	19.4	6.04	23.3	0.55	4.33	30.6	5.68	40.2	6.78	48.0	25438	51196	160200**
3	20.73	0.30	3.82	23.8	5.03	31.3	6.04	37.6	0.55	4.33	49.4	5.68	64.8	6.78	77.3	40957	92155	178815
4	18.52	0.30	3.82	21.2	5.03	27.9	6.04	33.6	0.55	4.33	44.1	5.68	57.9	6.78	69.1	44792	136945	199196
5	16.31	0.30	3.82	18.7	5.03	24.6	6.04	29.6	0.55	4.33	38.8	5.68	51.0	6.78	60.8	39316	176261	199196
TOTAL	81.48			93		123		148			194		255		304	176261	176261	199196

** DENOTES DETENTION CAPACITY PROVIDED BY TEMPORARY STORMWATER DETENTION DITCH ALONG CR36

STORMWATER COLLECTION SYSTEM DESIGN CRITERIA
CLARKWOOD ROAD IS DESIGNATED AS AN A3 ARTERIAL IN THE CITY OF CORPUS CHRISTI TRANSPORTATION MASTER PLAN. COUNTY ROAD 36 IS DESIGNATED AS AN A2 ARTERIAL STREET IN THE CITY OF CORPUS CHRISTI TRANSPORTATION MASTER PLAN. NO OTHER HIGHER SERVICE LEVEL STREETS ARE DESIGNATED WITHIN THE PROPERTY BOUNDARIES BY THE CITY OF CORPUS CHRISTI MASTER PLAN. ALL OTHER STREETS WILL BE CONSIDERED AS LOCAL/NEIGHBORHOOD STREETS.
PER CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM), SECTION 3.03.a.b., 5 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR LOCAL/NEIGHBORHOOD STREET STORMWATER CONVEYANCE SYSTEMS. PER SECTION 3.03.a.d., 25 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR ARTERIAL STREET STORMWATER CONVEYANCE SYSTEMS.

STORMWATER RUNOFF ESTIMATES
TOTAL PROPERTY AREA = 87.57 ACRES
DRAINAGE AREA IS LESS THAN 200 ACRES. THE RATIONAL METHOD IS TO BE USED FOR STORMWATER RUNOFF CALCULATIONS.
FOR NUECES COUNTY, 5 YEAR EVENT: $d5 = 79$ $d5 = 8.7$ $d5 = 0.794$
FOR NUECES COUNTY, 25 YEAR EVENT: $d25 = 91$ $d25 = 9.7$ $d25 = 0.759$
FOR NUECES COUNTY, 100 YEAR EVENT: $d100 = 99$ $d100 = 9.4$ $d100 = 0.730$
EXISTING LAND USE IS CULTIVATED FARMLAND WITH CLAYEY SOIL AND OVERLAND SLOPE < 1%
RUNOFF COEFFICIENT, C = 0.30 PER IDM TABLE 3.1

ESTIMATED RUNOFF VELOCITY = 1.0 FT/SEC PER SCS UPLANDS METHOD GRAPH OF SLOPE VS. FLOW VELOCITY

L = 2300 FT.
TC EXISTING = 36.7 MIN
I5 EXISTING = $79 / (36.7 + 8.7) 0.794 = 3.82$ IN/HR
I25 EXISTING = $91 / (36.7 + 8.7) 0.759 = 5.03$ IN/HR
I100 EXISTING = $99 / (36.7 + 9.4) 0.730 = 6.04$ IN/HR

PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL WITH LOTS LESS THAN 1/3 ACRE IN SIZE AND OVERLAND SLOPE >1%, <3.5%
RUNOFF COEFFICIENT, C = 0.55 PER IDM TABLE 3.1

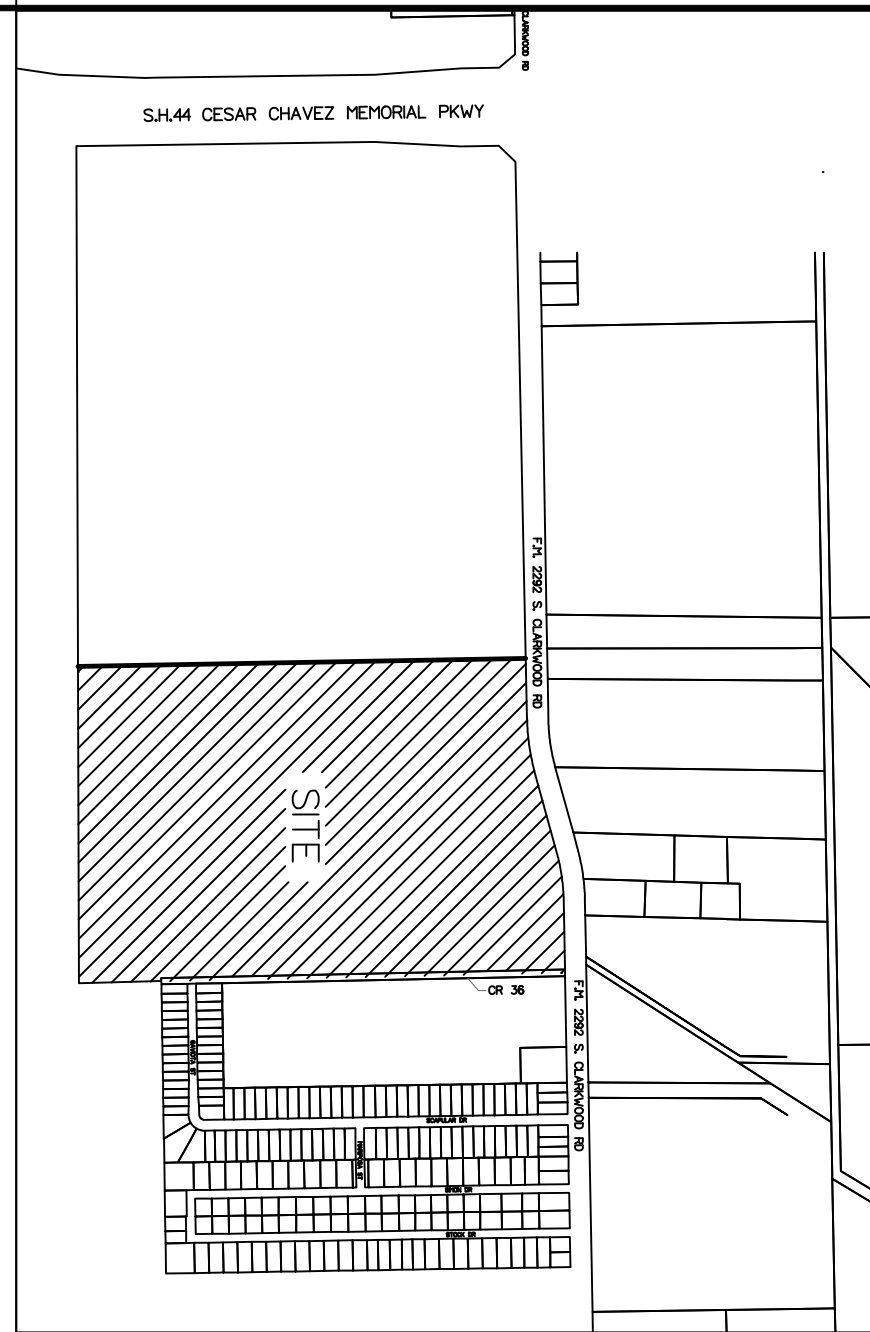
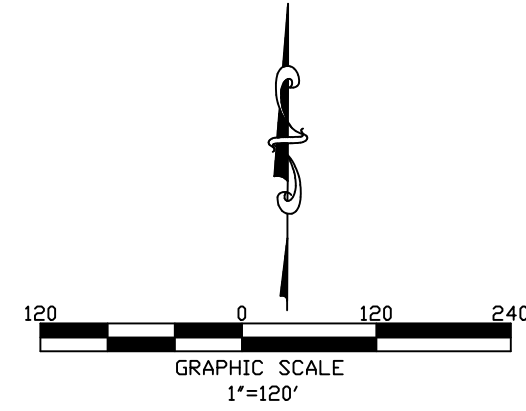
ESTIMATED RUNOFF VELOCITY = 2.0 FT/SEC FOR OVERLAND FLOW PER SCS UPLANDS METHOD GRAPH OF SLOPE VS. FLOW VELOCITY, AND 2.0 FT/SEC FOR PIPE FLOW

L OVERLAND = 200 FT. T = 1.7 MIN

L PIPE = 2800 FT. T = 23.3 MIN

TC TOTAL = 25.0 MIN => USE 30.0 MIN
I5 PROPOSED = $79 / (30.0 + 8.7) 0.794 = 4.33$ IN/HR
I25 PROPOSED = $91 / (30.0 + 8.7) 0.759 = 5.68$ IN/HR
I100 PROPOSED = $99 / (30.0 + 9.4) 0.730 = 6.78$ IN/HR

CALCULATED DETENTION VOLUME REQUIREMENTS:
DRAINAGE AREA IS LESS THAN 200 ACRES. U.S. SOIL CONSERVATION SERVICE TRIANGULAR UNIT HYDROGRAPH PROCEDURE WILL BE USED TO CALCULATE STORMWATER DETENTION REQUIREMENTS.
TL = 2/3 TC MAX
TD = 8/3 TL
REQUIRED DETENTION VOLUMES
= ((QPOSTDEVELOPMENT - QPREDEVELOPMENT, CFS) X 60 CFM/CFS X TD (MIN.))/2, (CU FT)



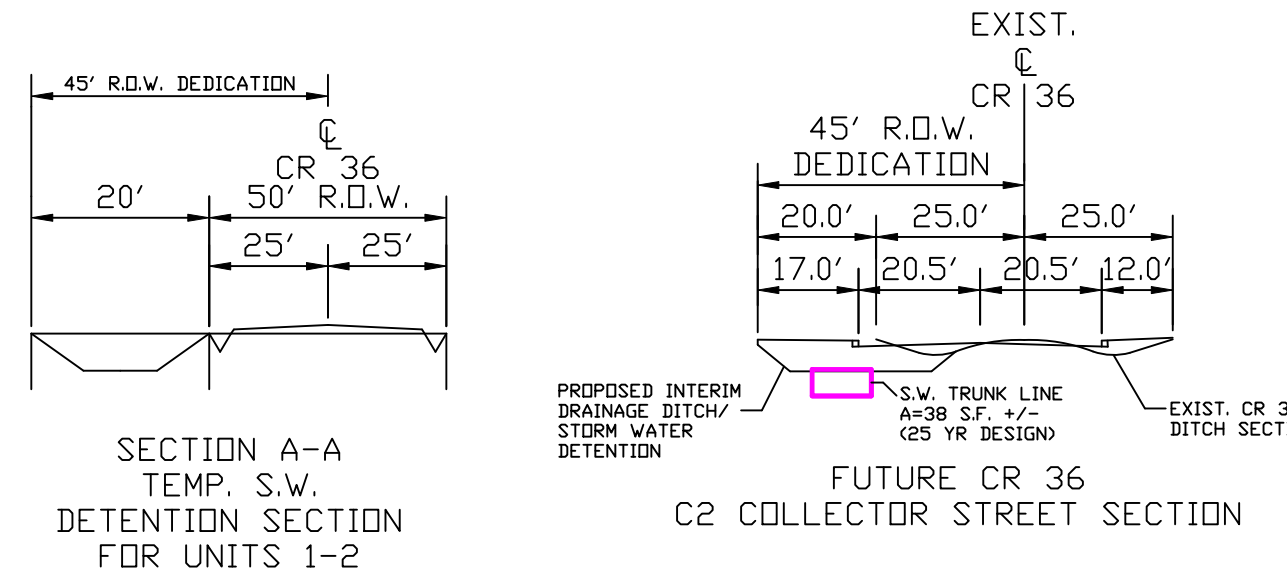
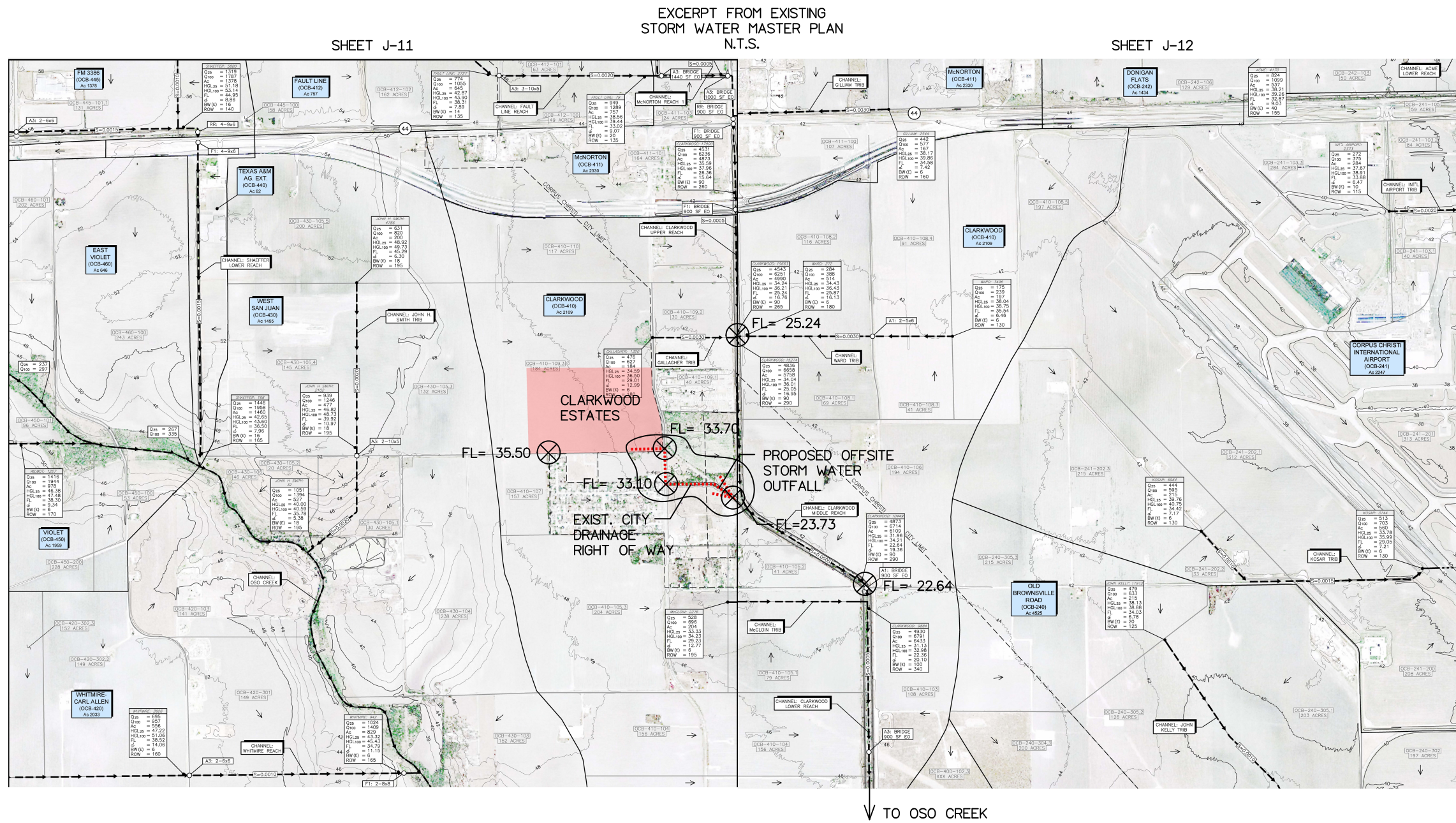
VICINITY MAP
SCALE: N.T.S.

- GENERAL NOTES
- 1) EXISTING LAND USE IS CULTIVATED FARMLAND. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL DISTRICT WITH LOTS LESS THAN 1/4 ACRE. THE SITE IS CURRENTLY OUTSIDE THE CORPUS CHRISTI CITY LIMITS. A PETITION FOR ANNEXATION IS UNDERWAY. REQUESTED ZONING OF PROPERTY IS RS-45, SINGLE FAMILY RESIDENTIAL USE.
 - 2) TOTAL ACREAGE OF THE PROPOSED SUBDIVISION IS 87.57 ACRES
 - 3) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
 - 4) A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE DETAILED CONSTRUCTION PLANS FOR THE SUBDIVISION.
 - 5) DRAINAGE IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S MASTER DRAINAGE PLAN.
 - 6) THE PROPOSED DEVELOPMENT FALLS WITHIN SECTION OCB-410-109.3 OUT OF THE CLARKWOOD SUB-BASIN (OCB-410) WITHIN THE OSO CREEK STORM WATER DRAINAGE BASIN.
 - 7) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS 'EXCEPTIONAL' AND 'OYSTER WATERS', AND HAS CATEGORIZED THE RECEIVING WATERS AS 'CONTACT RECREATION' USE.
 - 8) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES WITHIN THE PROPERTY BOUNDARIES.
 - 9) THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, NOR IS UPSTREAM OR ADJACENT TO THE NUECES RIVER WATER SUPPLY SOURCE FOR THE CITY OF CORPUS CHRISTI.
 - 10) PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C03006, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - 11) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

PHASING SCHEDULE FOR CLARKWOOD ESTATES SUBDIVISION

PHASE I: THE TOTAL AREA OF THE PROPERTY IS 87.57 ACRES. PHASE 1 WILL INCLUDE THE SOUTHEASTERLY 52.74 ACRE PORTION OF THE PROPERTY IDENTIFIED BY PRELIMINARY PLAT NO. 1. PRELIMINARY PLAT NO. 1 IDENTIFIES THE FIRST THREE UNITS OF THE SUBDIVISION TO BE DEVELOPED. PRELIMINARY PLAT NO. 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY SEPTEMBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 1, INCLUDING APPROXIMATELY 13.05 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY OCTOBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 2, INCLUDING APPROXIMATELY 12.87 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2026. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 3, INCLUDING APPROXIMATELY 20.73 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2028.

PHASE II: PHASE II OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE REMAINING NORTHWESTERLY 34.83 ACRES OF THE PROPERTY AS TO BE IDENTIFIED BY PRELIMINARY PLAT NO. 2. PRELIMINARY PLAT NO.2 WILL INCLUDE UNITS 4 AND 5 OF THE SUBDIVISION. PRELIMINARY PLAT NO. 2 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2029. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 4, INCLUDING APPROXIMATELY 18.52 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2030. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 5, INCLUDING APPROXIMATELY 16.31 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2031.



SECTION A-A
TEMP. S.W.
DETENTION SECTION
FOR UNITS 1-2

FUTURE CR 36
C2 COLLECTOR STREET SECTION

J. Perales Civil Engineering and Planning Services

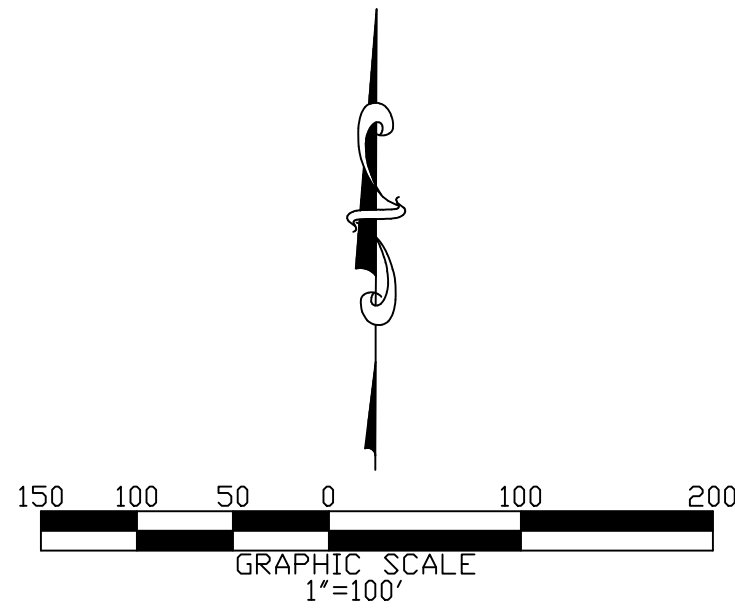
TBPE FIRM No. F-14207
jperales@jperalesengineering.com
5866 S. Staples Street Ste 315
Corpus Christi, Texas 78413
Tel: (361) 728-7188

PRELIMINARY STORM WATER MANAGEMENT PLAN

CLARKWOOD ESTATES
Corpus Christi, Texas



APPROVED BY: JP
DATE: 09-06-24
DRAWING #: 230222
PAGE: 1
DRAWN BY: RG
SCALE: 1" = 120'
DF: 1



CURSORY EVALUATION OF EXISTING 10" VITRIFIED CLAY PIPE WASTEWATER LINE

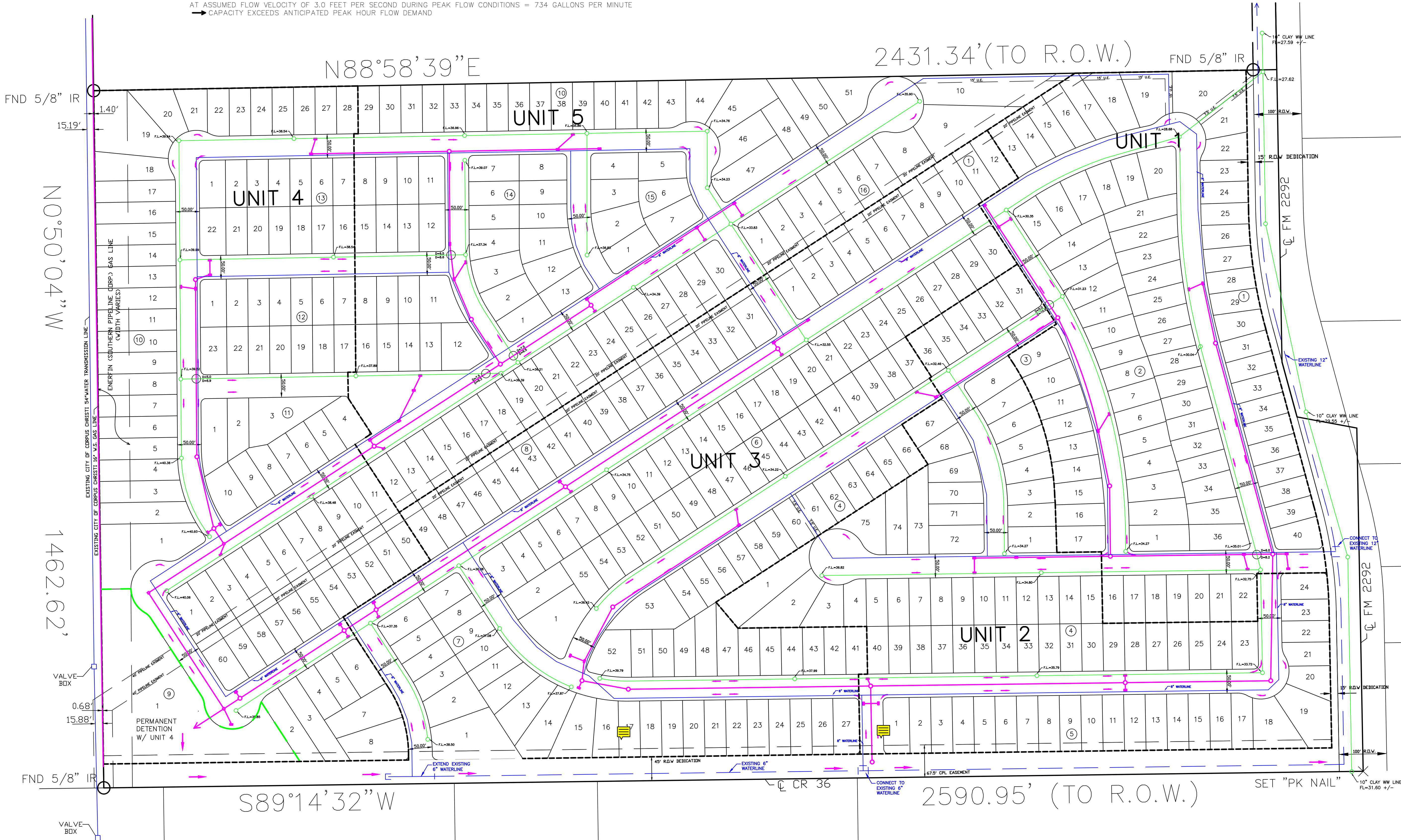
CURRENT FLOW INTO PIPE SEGMENT UPSTREAM FROM THE PROPOSED CLARKWOOD ESTATES SUBDIVISION COMES FROM THE SAN JUAN ADDITION.
NUMBER OF PLATTED LOTS WITHIN THE SAN JUAN ADDITION = 181
181 LOTS X 3.5 CAPITA PER LOT = 633 CAPITA
633 CAPITA X 100 GALLONS PER CAPITA PER DAY = 63,350 GALLONS PER DAY AVERAGE FLOW
CURRENT FLOW INTO PIPE SEGMENT UPSTREAM FROM THE PROPOSED CLARKWOOD ESTATES SUBDIVISION COMES FROM THE SEAMIST MOBILE HOME PARK
NUMBER OF MOBILE HOME SITES WITHIN THE SEAMIST PARK = 175
175 SITES X 3.5 CAPITA PER SITE = 613 CAPITA
613 CAPITA X 100 GALLONS PER CAPITA PER DAY = 61,300 GALLONS PER DAY AVERAGE FLOW
NUMBER OF PROPOSED SINGLE FAMILY RESIDENTIAL LOTS IN THE CLARKWOOD ESTATES SUBDIVISION = 477
477 LOTS X 3.5 CAPITA PER LOT = 1670 CAPITA
1670 CAPITA X 100 GALLONS PER CAPITA PER DAY = 167,000 GALLONS PER DAY AVERAGE FLOW
TOTAL ESTIMATED FLOW INCLUDING THE CLARKWOOD ESTATES SUBDIVISION
= 291,550 GALLONS PER DAY AVERAGE FLOW
ESTIMATED PEAK HOUR FLOW WITH PEAK FACTOR 3.0 = 608 GALLONS PER MINUTE

ESTIMATED CAPACITY OF THE EXISTING 10" INCH DIAMETER VCP WASTEWATER LINE:
AT MINIMUM TCEQ FLOW VELOCITY OF 2.0 FEET PER SECOND = 70,416 GALLONS PER DAY
→ CAPACITY EXCEEDS ANTICIPATED AVERAGE DAILY FLOW DEMAND

ESTIMATED CAPACITY OF THE EXISTING 10" INCH DIAMETER VCP WASTEWATER LINE:
AT ASSUMED FLOW VELOCITY OF 3.0 FEET PER SECOND DURING PEAK FLOW CONDITIONS = 734 GALLONS PER MINUTE
→ CAPACITY EXCEEDS ANTICIPATED PEAK HOUR FLOW DEMAND

MUNICIPAL WATER SERVICE NOTES:

PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554). THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY NOVEMBER 1, 2024.



PRELIMINARY UTILITIES
SCHEMATIC

CLARKWOOD ESTATES
Corpus Christi, Texas

J. Perales Civil Engineering and
Planning Services

TBPE FIRM No. F-14207
jperales@jperalesengineering.com
5866 S. Staples Street
Corpus Christi, Texas 78413
Tel: (361) 728-7188

APPROVED BY: JP
DATE: 09-06-24
DRAWING #: 230222
PAGE: 1 OF 1

DRAWN BY: RG
SCALE: 1" = 100'
DF: 1

CURVE TABLE				
NUM	DELTA	ARC	RADIUS	BEARING
C1	90°50'30"	15.85	10.00	S45°19'58"E
C2	33°19'21"	148.68	255.64	N16°20'42"W
C3	33°19'21"	148.68	255.64	N16°20'42"W
C4	90°00'00"	15.71	10.00	S11°58'19"W
C5	90°00'00"	15.71	10.00	N78°01'41"W
C6	90°00'00"	15.71	10.00	S11°58'19"W
C7	25°43'01"	123.43	275.00	S45°53'11"E
C8	57°43'41"	327.45	325.00	S61°33'17"E
C9	16°49'11"	80.73	275.00	S82°20'47"E
C10	95°16'51"	16.63	10.00	S26°17'46"E
C11	99°54'39"	17.44	10.00	N71°17'59"E
C12	35°37'37"	217.63	350.00	S39°09'28"W
C13	35°37'37"	186.54	300.00	S39°09'28"W
C14	89°51'24"	15.68	10.00	N46°08'21"W
C15	87°50'02"	15.27	10.00	S45°11'01"W
C16	89°52'46"	15.69	10.00	N43°59'59"E
C17	92°20'46"	16.12	10.00	S44°53'19"E
C18	28°37'19"	20.48	41.00	S74°56'00"W
C19	27°22'11"	280.45	59.00	S16°47'58"W
C20	63°43'46"	45.60	41.00	S58°53'18"E
C21	90°00'00"	15.71	10.00	N11°58'19"E

CURVE TABLE				
NUM	DELTA	ARC	RADIUS	BEARING
C22	90°00'00"	15.71	10.00	S78°01'47"E
C23	90°00'00"	15.71	10.00	N78°01'41"W
C24	90°00'00"	15.71	10.00	N11°58'19"E
C25	96°22'20"	16.82	10.00	N74°50'31"W
C26	90°00'00"	15.71	10.00	S11°58'19"W
C27	90°00'02"	15.71	10.00	N78°01'42"W
C28	32°21'03"	183.50	325.00	N16°51'09"W
C29	32°21'03"	211.74	375.00	N16°51'09"W
C30	89°55'26"	15.69	10.00	N44°17'06"E
C31	90°04'34"	15.72	10.00	S45°42'54"E
C32	89°55'26"	15.69	10.00	N44°17'06"E
C33	25°58'43"	433.01	955.00	N13°39'59"W
C34	90°04'34"	15.72	10.00	S45°42'54"E
C35	30°22'24"	532.76	1005.00	N15°47'44"W
C36	87°29'18"	15.27	10.00	S10°42'58"W
C37	27°03'24"	354.17	750.00	S67°59'19"W
C38	97°26'57"	17.01	10.00	N49°45'30"W
C39	26°05'33"	318.78	700.00	S67°17'57"W
C40	14°16'24"	281.47	1170.00	S 87°01'18"E
C41	5°24'31"	23.60	250.00	S19°02'10"E

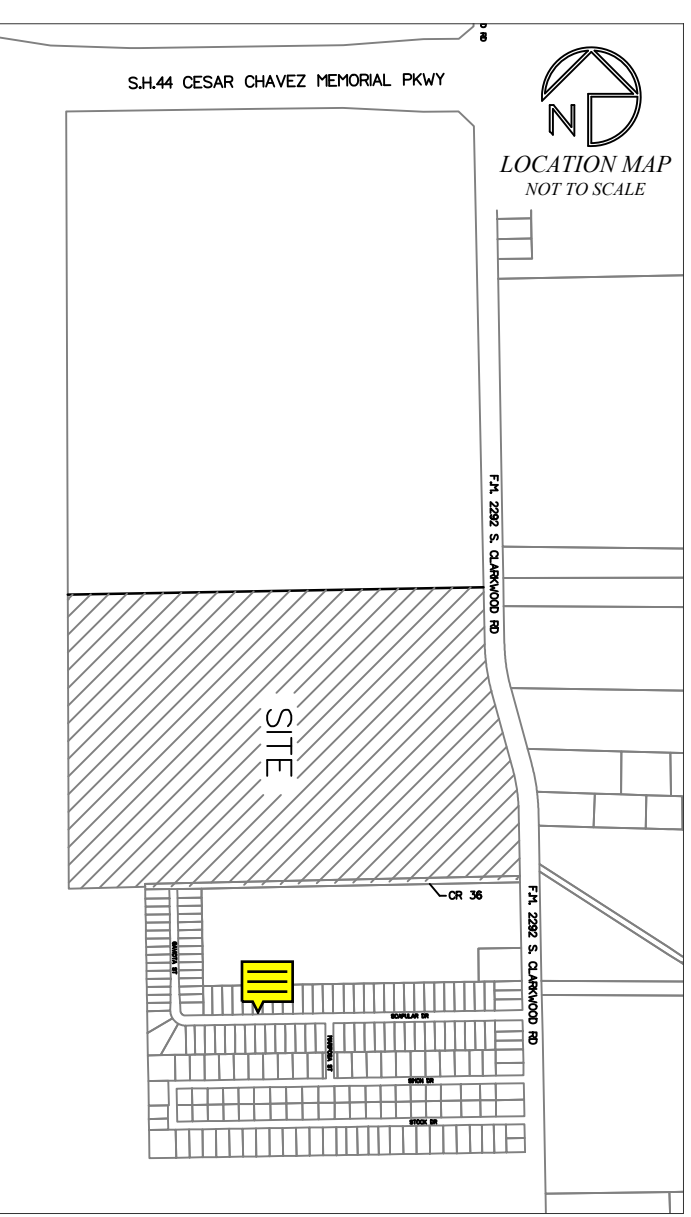
CURVE TABLE				
NUM	DELTA	ARC	RADIUS	BEARING
C42	10°40'02"	209.18	1108.00	N19°19'55"W
C43	5°24'31"	23.60	250.00	S13°37'39"E
C44	15°39'17"	163.94	600.00	N 8°30'16"W
C45	10°42'10"	18.22	10.00	N37°02'44"E
C46	8°41'12"	15.65	10.00	N45°54'33"W
C47	90°18'36"	15.76	10.00	N44°05'21"E
C48	29°42'29"	21.26	41.00	N75°54'06"W
C49	15°02'35"	154.87	58.00	N43°45'07"E
C50	30°22'24"	21.74	41.00	S16°15'22"E
C51	90°21'38"	15.77	10.00	S44°04'02"W
C52	85°02'36"	14.84	10.00	N48°13'57"W
C53	4°32'52"	70.64	880.00	N 3°08'07"W
C54	14°16'14"	225.41	905.00	N 8°17'47"W
C55	99°33'08"	17.38	10.00	N39°28'17"E
C56	75°39'49"	13.19	10.00	S52°37'14"E
C57	57°07'37"	79.64	890.00	N12°52'06"W
C58	14°15'39"	250.25	1005.00	N 8°10'18"W
C59	14°16'24"	254.10	1020.00	S 8°10'18"E
C60	14°16'24"	279.01	1120.00	S 8°10'18"E
C61	29°41'17"	21.24	41.00	S13°48'37"W
C62	16°32'33"	168.30	59.00	N53°04'01"W
C63	33°24'28"	23.91	41.00	N61°54'56"E
C64	19°53'47"	277.81	800.00	S68°40'16"W
C65	88°55'07"	15.52	10.00	N44°47'14"E

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S21°20'40"W	11.66
L2	N21°20'40"W	14.49

Preliminary Plat for Phase 1 CLARKWOOD ESTATES

BEING A TOTAL OF 51.47 ACRES OUT OF
A 254.07 ACRE TRACT OF LAND
DESCRIBED IN DOC # 2019023660 OFFICIAL
PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

- LEGEND:
- PRELIMINARY PLAT BOUNDARY
 - ROAD CENTERLINE
 - EASEMENT LINE
 - FINAL PLAT BOUNDARY LINE
 - PHASING BOUNDARY LINE
 - LIMITS OF ANNEXATION LINE



OWNER: DANNY JAUER
70.00 ACRE TRACT OUT OF
A 254.07 ACRE TRACT DESCRIBED
IN DOC #2007036276
O.P.R.N.C.T.
DOC# 2014012029

OWNER: YIU INC
10.87 ACRE TRACT OUT OF
TRACT M OF THE
ASSESSOR'S MAP DESCRIBED
IN DOC #2013002088
O.P.R.N.C.T.

OWNER: YES SEAMIST LLC
SOUTH CLARKWOOD ACRES
BLOCK 01, LOT 01
10.69 ACRE TRACT DESCRIBED
IN DOC #2018014400
O.P.R.N.C.T.

OWNER:
NASSER & SOROUSH N. FARAHNAKIAN
8722 KING RANCH DRIVE
CORPUS CHRISTI, TX 78406

ENGINEER:
J. PERALES ENGINEERING
AND PLANNING SERVICES
5868 S. STAPLES STREET, #315
CORPUS CHRISTI, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DRIVE
CORPUS CHRISTI, TX 78412

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

NOTES:

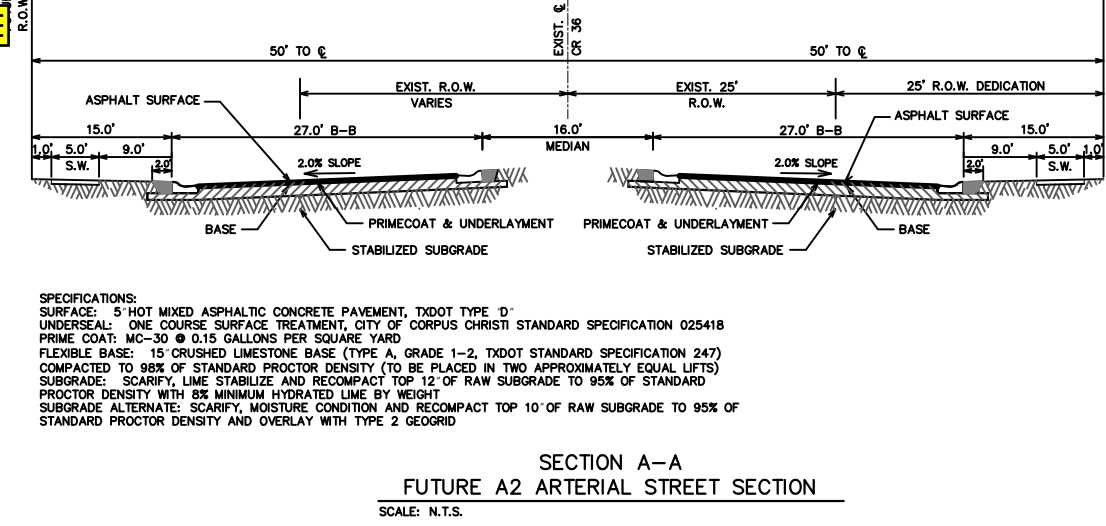
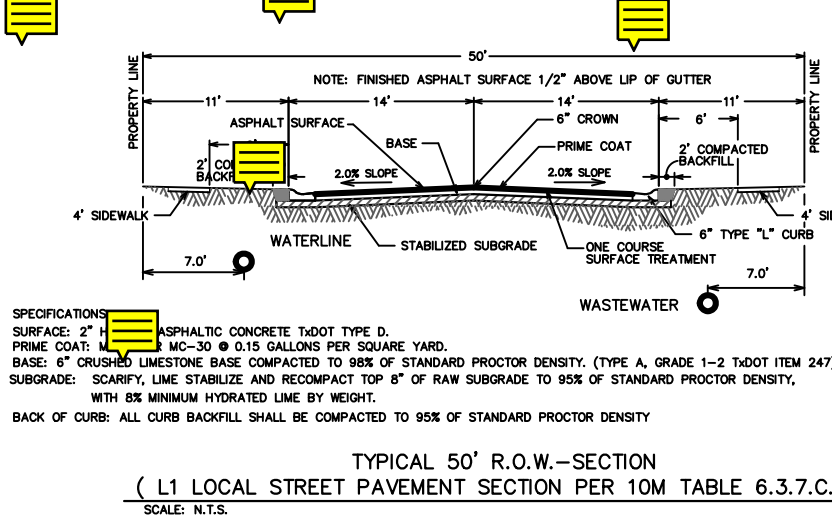
- TOTAL PLATTED AREA CONTAINS 51.47 ACRES OF LAND. (INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE EASEMENTS)
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE DSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE DSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE DSD CREEK BRINGS DIRECTLY INTO THE DSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE DSD BAY AS "EXCEPTIONAL" AND "DYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS 83-1 PLANE COORDINATE SYSTEM OF 1983, TEXAS ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- PER FLOOD INSURANCE RATE MAP NUMBER 48355C03000, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
- THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
- THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
- THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.
- THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.
- THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
- THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- ALL LOTS WITHIN THE LIMITS OF THIS PRELIMINARY PLAT HAVE BEEN CONFIRMED TO MEET THE REQUIREMENTS OF THE CITY OF CORPUS CHRISTI RS-4.5 SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS.
- DESIGN AND CONSTRUCTION OF THE SUBDIVISION WILL INCLUDE FACILITIES THAT WILL LIMIT POST DEVELOPMENT STORMWATER RUNOFF RATES TO NOT EXCEED PREDEVELOPMENT RATES.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT OF WAY SHALL BE ACCEPTED BY TxDOT.
- TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. REFERENCE TAC 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM BUILD OUT OR FULLY DEVELOPED CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT RIGHT OF WAY, THE OWNER SHALL CORRECT THE PROBLEM.
- PROPOSED FINISHED FLOOR ELEVATIONS WITHIN THE SUBDIVISION WILL BE A MINIMUM OF 1 FOOT ABOVE THE CALCULATED 100 YEAR EVENT STORM WATER CONVEYANCE SYSTEM HYDRAULIC GROUND LINE OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, CROWN OF THE ROAD, OR TOP OF BANK OF ANY ADJACENT CHANNEL, WHICHEVER IS HIGHER.

PHASING SCHEDULE FOR CLARKWOOD ESTATES SUBDIVISION

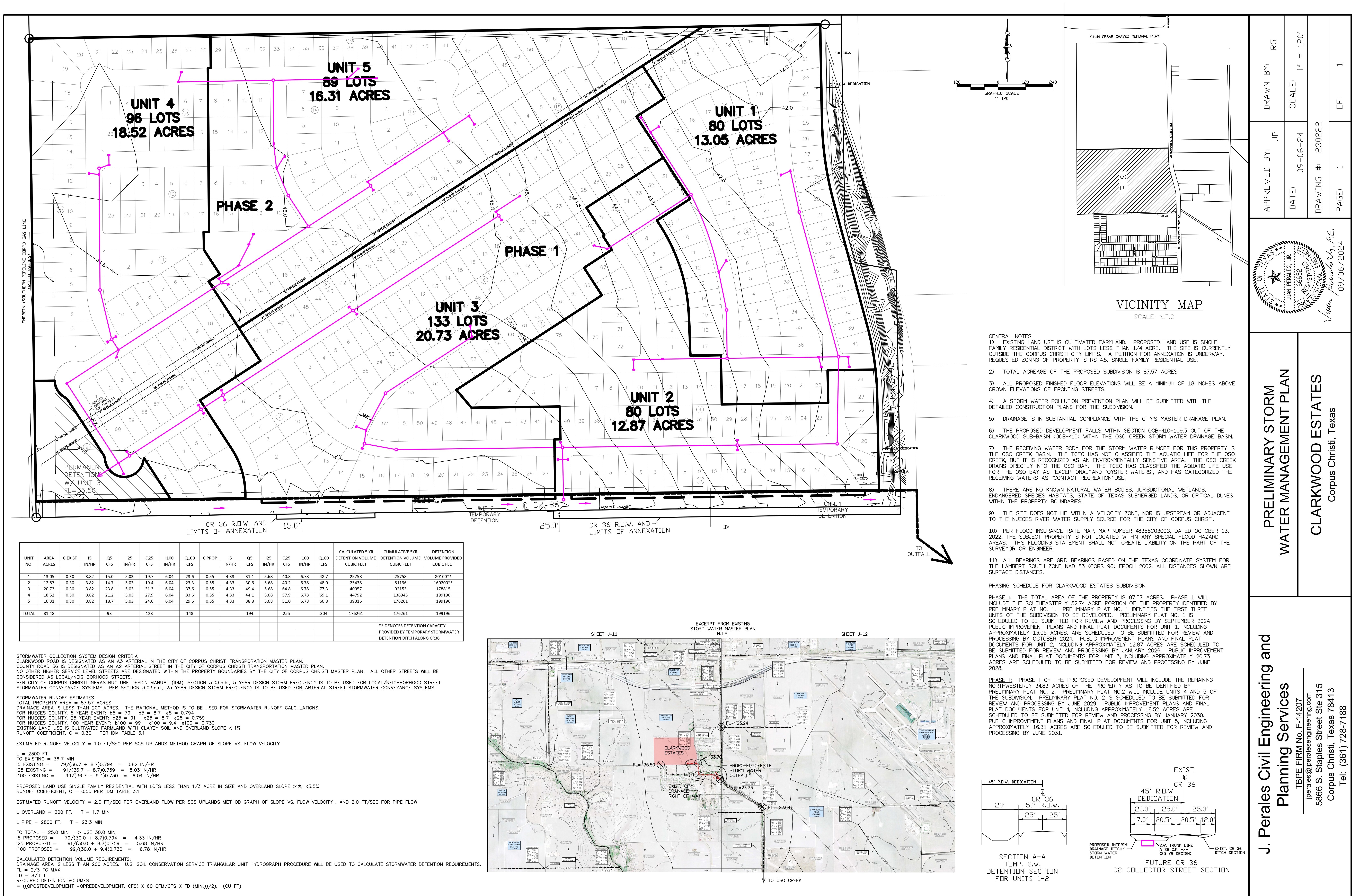
PHASE I. THE TOTAL AREA OF THE PROPERTY IS 93.73 ACRES. PHASE I WILL INCLUDE THE SOUTHEASTERLY 32.74 ACRE PORTION OF THE PROPERTY IDENTIFIED BY PRELIMINARY PLAT PHASE 1. PRELIMINARY PLAT PHASE 1 IDENTIFIES THE FIRST THREE UNITS OF THE SUBDIVISION TO BE DEVELOPED. PRELIMINARY PLAT PHASE 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY SEPTEMBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 1, INCLUDING APPROXIMATELY 1287 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY OCTOBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 2, INCLUDING APPROXIMATELY 1287 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2025. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 3, INCLUDING APPROXIMATELY 2873 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2025.

PHASE II. PHASE II OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE REMAINING NORTHWESTERLY 34.83 ACRES OF THE PROPERTY AS TO BE IDENTIFIED BY PRELIMINARY PLAT PHASE 2. PRELIMINARY PLAT PHASE 2 WILL INCLUDE UNITS 4 AND 5 OF THE SUBDIVISION. APPROXIMATELY 1632 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2029. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 4, INCLUDING APPROXIMATELY 1632 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2030. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 5, INCLUDING APPROXIMATELY 1632 ACRES ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2031.

TRIP GENERATION SUMMARY FOR THE CLARKWOOD ESTATES SUBDIVISION					
FINAL PLAT UNIT NO.	SINGLE FAMILY RESIDENTIAL LOTS	AM PEAK HR RATE	AM PEAK HR TRIPS	PM PEAK HR RATE	PM PEAK HR TRIPS
1	80	0.75	60	0.99	79
2	80	0.75	60	0.99	79
3	133	0.75	100	0.99	132
4	25	0.75	21	0.99	24
5	89	0.75	67	0.99	88
TOTAL	477		358		478



SCALE: 1" = 120'
0 30 60 180



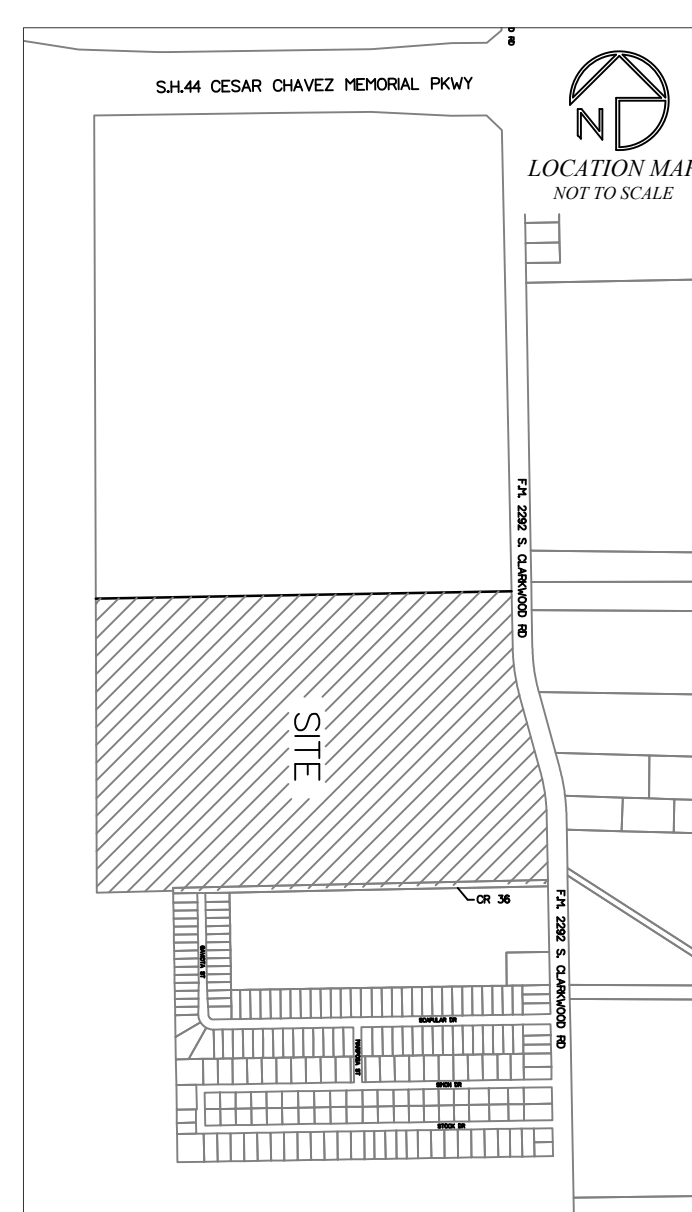
CURVE TABLE					CURVE TABLE					CURVE TABLE					LINE TABLE		
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°50'30"	15.85'	10.00'	S45°19'58"E	14.25'	C22	90°00'00"	15.71'	10.00'	S78°01'47"E	14.14'	C42	104°00'00"	209.18'	1108.00'	N18°19'55"W	208.87'
C2	33°19'21"	148.68'	255.64'	N16°20'42"W	174.10'	C23	90°00'00"	15.71'	10.00'	N78°01'41"W	14.14'	C43	5°24'31"	23.60'	250.00'	S13°37'59"E	23.59'
C3	33°19'21"	148.68'	255.64'	N16°20'42"W	174.10'	C24	90°00'00"	15.71'	10.00'	N11°58'19"E	14.14'	C44	15°39'17"	163.94'	600.00'	N 8°30'16"W	163.43'
C4	90°00'00"	15.71'	10.00'	S11°58'19"W	14.14'	C25	96°22'20"	16.82'	10.00'	N74°50'31"W	14.91'	C45	104°24'09"	18.22'	10.00'	N37°02'44"E	15.80'
C5	90°00'00"	15.71'	10.00'	N78°01'41"W	14.14'	C26	90°00'00"	15.71'	10.00'	S11°58'19"W	14.14'	C46	88°41'12"	15.65'	10.00'	N45°54'33"W	14.10'
C6	90°00'00"	15.71'	10.00'	S11°58'19"W	14.14'	C27	90°00'00"	15.71'	10.00'	N78°01'42"W	14.14'	C47	90°18'36"	15.76'	10.00'	N44°05'21"E	14.18'
C7	25°43'01"	123.43'	275.00'	S45°53'11"E	122.40'	C28	32°21'03"	183.50'	325.00'	N16°51'09"W	181.08'	C48	29°42'29"	21.26'	41.00'	N75°54'06"W	21.02'
C8	57°43'41"	327.45'	325.00'	S61°53'11"E	313.78'	C29	32°21'03"	211.74'	375.00'	N16°51'09"W	208.93'	C49	150°23'59"	154.87'	58.00'	N43°45'10"E	114.08'
C9	16°49'11"	80.73'	275.00'	S82°20'47"E	80.44'	C30	89°55'26"	15.69'	10.00'	N44°17'06"E	14.13'	C50	30°22'52"	21.74'	41.00'	S16°15'22"E	21.49'
C10	95°16'51"	16.63'	10.00'	S26°17'46"E	14.78'	C31	90°04'34"	15.72'	10.00'	S45°42'54"E	14.15'	C51	90°21'38"	15.77'	10.00'	S44°04'02"W	14.19'
C11	99°54'39"	17.44'	10.00'	N17°17'59"E	15.31'	C32	89°55'26"	15.69'	10.00'	N44°17'06"E	14.13'	C52	85°02'36"	14.84'	10.00'	N48°13'57"W	13.52'
C12	35°37'37"	217.63'	350.00'	S39°09'28"W	214.14'	C33	25°58'43"	433.01'	955.00'	N13°19'59"W	429.31'	C53	4°32'52"	70.64'	890.00'	N 3°08'07"W	70.63'
C13	35°37'37"	186.54'	300.00'	S39°09'28"W	183.55'	C34	90°04'34"	15.72'	10.00'	S45°42'54"E	14.15'	C54	14°16'14"	225.41'	905.00'	N 8°17'47"W	224.82'
C14	89°51'24"	15.68'	10.00'	N46°08'21"W	14.12'	C35	30°22'24"	532.76'	1005.00'	N15°47'44"W	526.55'	C55	98°33'08"	17.38'	10.00'	N39°28'17"E	15.27'
C15	87°50'02"	15.27'	10.00'	S45°11'01"W	13.83'	C36	87°29'18"	15.27'	10.00'	S10°42'58"W	13.83'	C56	75°33'49"	13.19'	10.00'	S52°37'14"E	12.26'
C16	89°52'46"	15.69'	10.00'	N43°59'59"E	14.13'	C37	27°03'24"	354.17'	750.00'	S67°59'19"W	350.89'	C57	57°37'31"	79.64'	890.00'	N12°52'06"W	79.61'
C17	92°20'46"	16.12'	10.00'	S44°53'19"E	14.43'	C38	97°26'57"	17.01'	10.00'	N49°45'30"W	15.03'	C58	14°15'39"	250.25'	1005.00'	N 8°10'18"W	249.72'
C18	28°37'19"	20.48'	41.00'	S74°56'00"W	20.27'	C39	26°05'33"	318.78'	700.00'	S67°17'57"W	316.03'	C59	14°18'24"	254.10'	1020.00'	S 8°10'18"E	253.44'
C19	27°22'11"	280.45'	59.00'	S16°47'58"W	81.71'	C40	14°16'24"	281.47'	1170.00'	S 8°10'18"E	280.71'	C60	14°16'24"	279.01'	1120.00'	S 8°10'18"E	278.29'
C20	63°43'46"	45.60'	41.00'	S58°53'18"E	43.29'	C41	5°24'31"	23.60'	250.00'	S19°02'10"E	23.59'	C61	29°41'17"	21.24'	41.00'	S13°48'37"W	21.01'
C21	90°00'00"	15.71'	10.00'	N11°58'19"E	14.14'							C62	16°32'33"	168.30'	59.00'	N53°04'01"W	116.77'
												C63	33°24'28"	23.91'	41.00'	N61°54'56"E	23.53'
												C64	19°53'47"	277.81'	800.00'	S68°40'16"W	276.41'
												C65	88°55'07"	15.52'	10.00'	N44°47'14"E	14.01'

OWNER: DANNY JAUER
70.00 ACRE TRACT OUT OF
A 254.07 ACRE TRACT DESCRIBED
IN DOC #2007036276
O.P.R.N.C.T.
DOC# 2014012029

Preliminary Plat for Phase 1 CLARKWOOD ESTATES

BEING A TOTAL OF 51.47 ACRES OUT OF
A 254.07 ACRE TRACT OF LAND
DESCRIBED IN DOC # 2019023660 OFFICIAL
PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

- LEGEND:
- PRELIMINARY PLAT BOUNDARY
 - ROAD CENTERLINE
 - EASEMENT LINE
 - FINAL PLAT BOUNDARY LINE
 - PHASING BOUNDARY LINE
 - LIMITS OF ANNEXATION LINE



OWNER:
NASSER & SOROUSH N. FARAHNAKIAN
8722 KING RANCH DRIVE
CORPUS CHRISTI, TX 78406

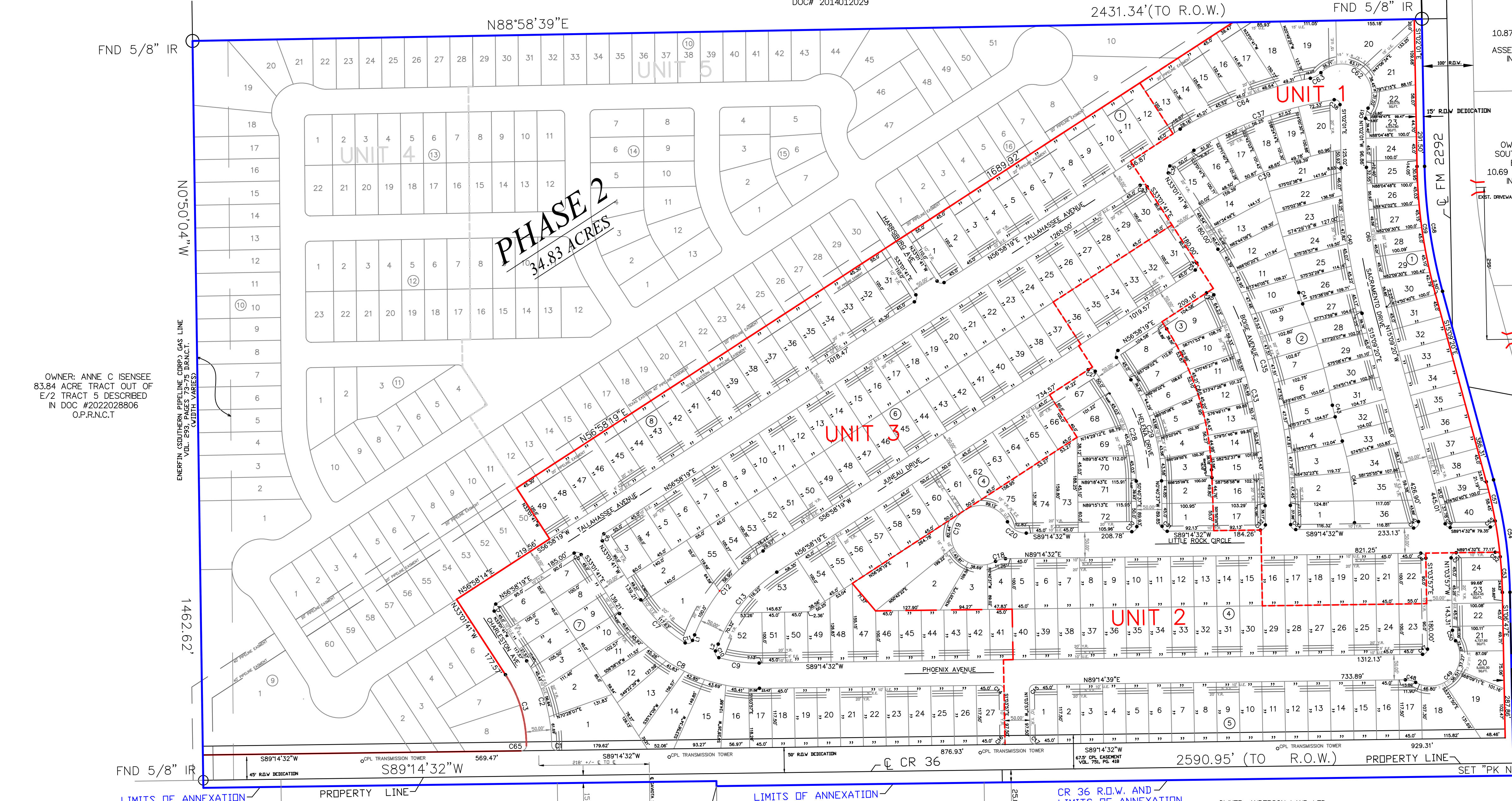
ENGINEER:
J. PERALES ENGINEERING
AND PLANNING SERVICES
5868 S. STAPLES STREET, #315
CORPUS CHRISTI, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DRIVE
CORPUS CHRISTI, TX 78412

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900, FAX: 361-991-9034

NOTES:

- TOTAL PLATTED AREA CONTAINS 51.47 ACRES OF LAND. (INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE EASEMENTS)
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE DSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE DSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE DSD CREEK BRANCHES DIRECTLY INTO THE DSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE DSD BAY AS "EXCEPTIONAL" AND "DYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- PER FLOOD INSURANCE RATE MAP NUMBER 48355C03000, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
- THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
- THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
- THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.
- THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.
- THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
- THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- ALL LOTS WITHIN THE LIMITS OF THIS PRELIMINARY PLAT HAVE BEEN CONFIRMED TO MEET THE REQUIREMENTS OF THE CITY OF CORPUS CHRISTI RS-4.5 SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS.
- DESIGN AND CONSTRUCTION OF THE SUBDIVISION WILL INCLUDE FACILITIES MINIMUM OF 1 FOOT ABOVE THE CALCULATED 100 YEAR EVENT STORM WATER CONVEYANCE SYSTEM HYDRAULIC GRADE LINE OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, CROWN OF THE ROAD, OR TOP OF BANK OF ANY ADJACENT CHANNEL, WHICHEVER IS HIGHER.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT OF WAY SHALL BE ACCEPTED BY TxDOT.
- TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. REFERENCE TAC 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM BUILD OUT OR FULLY DEVELOPED CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT RIGHT OF WAY, THE OWNER SHALL CORRECT THE PROBLEM.
- PROPOSED FINISHED FLOOR ELEVATIONS WITHIN THE SUBDIVISION WILL BE A MINIMUM OF 1 FOOT ABOVE THE CALCULATED 100 YEAR EVENT STORM WATER CONVEYANCE SYSTEM HYDRAULIC GRADE LINE OR 18 INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, CROWN OF THE ROAD, OR TOP OF BANK OF ANY ADJACENT CHANNEL, WHICHEVER IS HIGHER.



OWNER: ANNE C. ISENSEE
83.84 ACRE TRACT OUT OF
E/2 TRACT 5 DESCRIBED
IN DOC #2022028806
O.P.R.N.C.T.

OWNER: MURFF IRREVOCABLE
TRUST 55.00 ACRE TRACT
OUT OF SHARES 4 & 5
OF THE ASSESSOR'S
MAP DESCRIBED
IN DOC #2003011303
O.P.R.N.C.T.

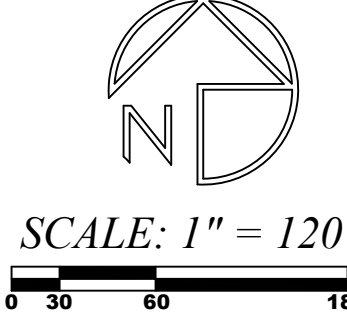
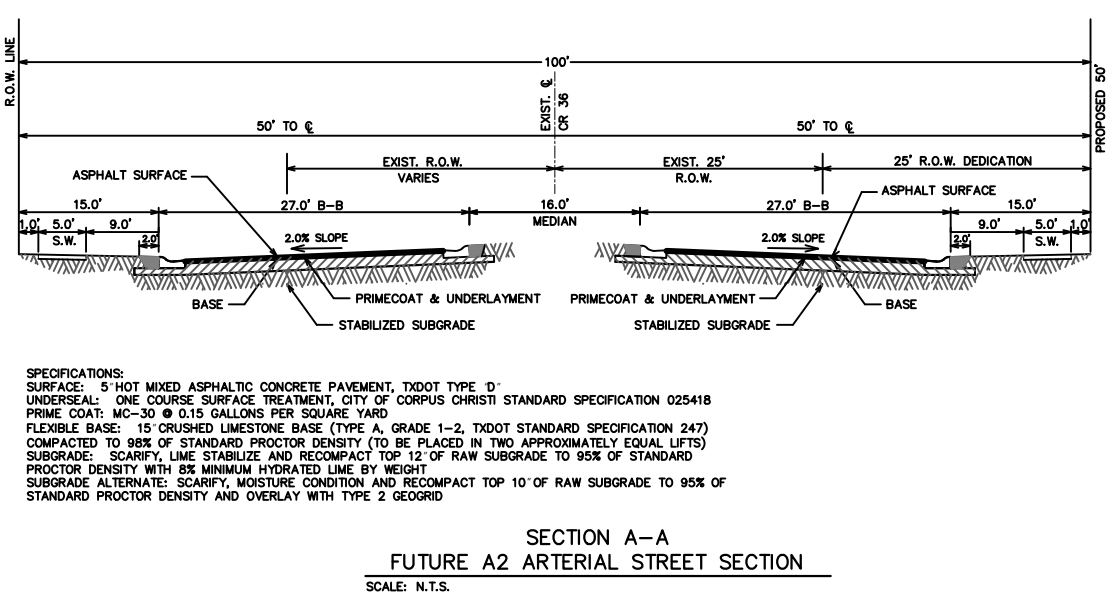
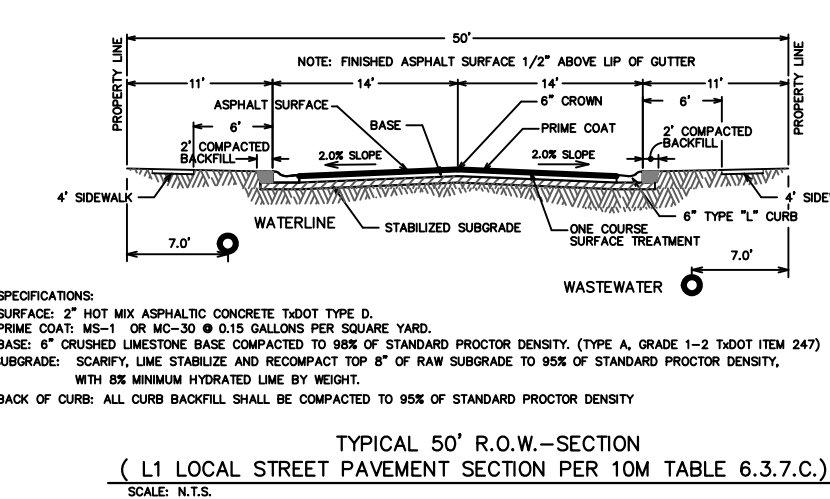
OWNER: NIECES COUNTY
6.00 ACRE TRACT OUT OF
TRACT 14 OF THE KOUREK
PARTITION
SANT JUAN ADDITION NO.3
V.12, PG. 34

PHASING SCHEDULE FOR CLARKWOOD ESTATES SUBDIVISION

PHASE I. THE TOTAL AREA OF THE PROPERTY IS 87.57 ACRES. PHASE I WILL INCLUDE THE SOUTHEASTERLY 32.74 ACRE PORTION OF THE PROPERTY IDENTIFIED BY PRELIMINARY PLAT PHASE 1. PRELIMINARY PLAT PHASE 1 IDENTIFIES THE FIRST THREE UNITS OF THE SUBDIVISION TO BE DEVELOPED. PRELIMINARY PLAT PHASE 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY SEPTEMBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 1, INCLUDING APPROXIMATELY 12.87 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY OCTOBER 2024. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 2, INCLUDING APPROXIMATELY 12.87 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2025. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 3, INCLUDING APPROXIMATELY 20.73 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2025.

PHASE II. PHASE II OF THE PROPOSED DEVELOPMENT WILL INCLUDE THE REMAINING NORTHWESTERLY 34.83 ACRES OF THE PROPERTY AS TO BE IDENTIFIED BY PRELIMINARY PLAT PHASE 2. PRELIMINARY PLAT PHASE 2 WILL INCLUDE UNITS 4 AND 5 OF THE SUBDIVISION. PRELIMINARY PLAT PHASE 2 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2025. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 4, INCLUDING APPROXIMATELY 16.31 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JANUARY 2026. PUBLIC IMPROVEMENT PLANS AND FINAL PLAT DOCUMENTS FOR UNIT 5, INCLUDING APPROXIMATELY 18.52 ACRES, ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING BY JUNE 2026.

TRIP GENERATION SUMMARY FOR THE CLARKWOOD ESTATES SUBDIVISION					
FINAL PLAT UNIT NO.	SINGLE FAMILY RESIDENTIAL LOTS	AM PEAK HR RATE	AM PEAK HR TRIPS	PM PEAK HR RATE	PM PEAK HR TRIPS
1	80	0.75	60	0.99	79
2	80	0.75	60	0.99	79
3	133	0.75	100	0.99	132
4	25	0.75	21	0.99	24
5	89	0.75	67	0.99	88
TOTAL	477		358		478



ZONING REPORT

Case # ZN8512

Applicant & Subject Property			
District: 4 Owner: Green Wing Investments, LLC. Applicant: Green Wing Investments, LLC. Address: 1318 Flour Bluff Drive, located along the north side of Flour Bluff Drive, south of Oso Bay, and west of South Padre Island Drive. Legal Description: Lots 6, 7, 8, 9, 10, Block 41, Flour Bluff and Encinal Farm and Garden Tract. Acreage of Subject Property: 32.066 acres Pre-Submission Meeting: August 2024			
Zoning Request			
From: "RS-6" Single-Family 6 District To: "RM-3" Multifamily District Purpose of Request: To allow for the development of apartments.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant/Agriculture	Planned Development/Commercial
North	"CG-1" General Commercial	Commercial	Commercial
South	"CG-1" General Commercial	Vacant/Agriculture	Commercial
East	"CG-1" General Commercial	Commercial	Commercial
West	"RE" Residential Estate	Estate Residential/Vacant	Low-Density Residential
Plat Status: The subject property is not platted per MRNCT (Map Records of Nueces County, Texas). 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			
Flour Bluff Drive	Designation	Section Proposed	Section Existing
	"A1" Primary	4 Lanes, 95 feet	4 lanes, 95 feet
Transit: The Corpus Christi RTA serves the subject property via Route <i>4E Flour Bluff Express (PILOT)</i> with a stop north of Flour Bluff Drive. The Corpus Christi RTA serves the subject property via Route 4 Flour Bluff with a halt south of South Padre Island Drive. The Corpus Christi RTA serves the subject property via Route 29 Staples, stopping south of South Padre Island Drive.			

Bicycle Mobility Plan: A 1-way Cycle Track (both sides) is planned along Flour Bluff Drive.	
Utilities	
Gas: A 12-inch steel line exists within the property. Stormwater: A 104-inch SBC line and storm ditch “Compton” exist west of the subject property. Wastewater: An 8-inch VCP line exists east of the subject property. Water: A 16-inch PVC line exists north of Flour Bluff Drive.	
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), which was adopted in 2016. ADP (Area Development Plan): According to Plan CC, the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021). 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	25 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area
Public Hearing Schedule	
Planning Commission Hearing Date: January 8, 2025 (Tabled per applicant request) Planning Commission Hearing Date: February 5, 2025 City Council 1st Reading/Public Hearing Date: March 18, 2025 City Council 2nd Reading Date: April 9, 2025	

Background:

The applicant is requesting a zoning change to accommodate the development of apartments. The “RM-3” Multifamily District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, and nursing homes.

The subject property is a 32.06-acre tract out of the Flour Bluff and Encinal Farm and Garden Tract and is not platted. The subject property is zoned “RS-6” along the west side of Flour Bluff Drive, an “A1” Primary Collector.

To the north, the surrounding properties are zoned “CG-1” General Commercial District with commercial uses. To the south, surrounding properties are zoned “CG-1” General Commercial District with vacant and agricultural uses. To the east, surrounding properties are zoned “CG-1”

General Commercial District with commercial uses. To the west, surrounding properties are zoned “RE” Residential Estate with mostly vacant uses and little estate residential use.

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

The proposed rezoning is not consistent with the following Elements, Goals, and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.

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

The proposed rezoning is inconsistent with the Flour Bluff ADP and FLUM designation of planned development.

Staff Analysis:

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

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP, and the future land use map.
- While the subject property is not located within the Air Installation Compatibility Use Zone (AICUZ) Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise. The subject property is within the Lighting Overlay of the Military Compatibility Area Overlay District (MCAOD).
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone 2 (APZ-2), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- A previous rezoning request was made in 2021 for the “RM-2” Multifamily District. The City Council approved a reduced density Special Permit allowing single-family homes and townhomes. Multifamily zoning was not approved.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following: “Due to the proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC), the density level of the proposed site is not recommended.”

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 denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-3” Multifamily District.

Attachments:

- (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

Field notes of a 32.066 acre, zoning tract, out of Lots 6, 7, 8, 9 and 10, Section 41, "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 32.066 acre, zoning tract also being out of the "R. De Ynojosa" Survey, Abstract - 411, Nueces County, Texas. Said 32.066 acre tract being more particularly described as follows:

COMMENCING at a point in the northwest right of way of Flour Bluff Drive, for the south corner of Lot 1, "Murphy Oil Subdivision" as shown on the plat recorded in Volume 67, Page 695, Map Records Nueces County, Texas. **THENCE** with the southwest line of said Lot 1, North 61°27'31" West, a distance of 300.00 feet to a point in the southwest line of said Lot 1, for an outside corner of this exhibit and for the **POINT of BEGINNING**.

THENCE with the southeast line of this exhibit, across said Lot 6, South 28°33'44" West, Section 41, a distance of 598.49 feet to a point in the northeast line of a 7.10 acre tract, described in a deed recorded in Document No. 2011004146, Official Public Records Nueces County, Texas and for the southernmost corner of this exhibit.

THENCE with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 635.58 feet to a point for an outside corner of this exhibit.

THENCE with the common line of said 7.10 acre tract and this exhibit, North 16°17'51" West, a distance of 121.32 feet to a point for an outside corner of this exhibit.

THENCE with the common line of said 7.10 acre tract and this exhibit, North 28°42'15" East, a distance of 29.22 feet to a point for an inside corner of this exhibit.

THENCE with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 1709.77 feet to a point for an outside corner of this exhibit.

THENCE with the northwest line of this exhibit, across said Lot 10, North 28°42'15" East, Section 41, a distance of 603.37 feet to a point in the southwest line of a tract designated as "Area B", adjacent to an existing 20.00 foot, private road easement, "Lexington Industrial Center", as shown on the plat recorded in Volume 29, Page 47, Map Records Nueces County, Texas, and for the northernmost corner of this exhibit.

THENCE with the common line of said "Area B" and this exhibit, South 61°26'43" East, at a distance of 24.25 feet pass a point for the west corner of Lot 2, said "Lexington Industrial Center (V. 29, P. 47)", and in all a total distance of 941.46 feet to a point in the southwest line of Lot 11A, "Lexington Industrial Center" as shown on the plat recorded in Volume 68, Page 837, Map Records Nueces County, Texas, for an outside corner of Lot 15A, "Lexington Industrial Center" as shown on the plat recorded in Volume 56, Page 156, Map Records Nueces County, Texas, and for an outside corner of this exhibit.

THENCE with the common line of said Lot 15A and this exhibit, South 28°12'06" West, a distance of 100.00 feet to a point for a common corner of said Lot 15A and this exhibit.

PAGE 1 OF 3

THENCE with the common line of said Lot 15A and this exhibit, South 61°26'43" East, a distance of 300.01 feet to a point for a common corner of said Lot 15A and this exhibit.

THENCE with the common line of said Lot 15A and this exhibit, North 28°12'06" East, a distance of 100.00 feet to a point in the southwest line of Lot 16, "Lexington Industrial Center" as shown on the plat recorded in Volume 32, Page 88, Map Records Nueces County, Texas and for a common corner of said Lot 15A and this exhibit.

THENCE with the common line of Lot 16, said "Lexington Industrial Center(V.32, P.88)" and this exhibit, South 61°26'43" East, a distance of 187.09 feet to a point for the north corner of Lot 2, said "Murphy Oil Subdivision" and for an outside corner of this exhibit.

THENCE with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 28°31'29" West, a distance of 126.46 feet to a point for the west corner of said Lot 2, "Murphy Oil Subdivision" and for an inside corner of this exhibit.

THENCE with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 61°27'31" East, a distance of 1000.71 feet to the **POINT of BEGINNING** of this exhibit, and containing 32.066 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 exhibit of the property legally described herein does not represent an on the ground survey.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407

Date: November 7, 2024



PAGE 2 OF 3

EXHIBIT OF

A 32.066 ACRE, ZONING TRACT, OUT OF LOTS 6, 7, 8, 9 AND 10, SECTION 41, "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 32.066 ACRE, ZONING TRACT ALSO BEING OUT OF THE "R. DE YNOJOSA" SURVEY, ABSTRACT - 411, NUECES COUNTY, TEXAS



SCALE 1" = 400'

LINE TABLE		
LINE NO:	BEARING:	DISTANCE:
L1	S28° 12' 06"W	100.00' (MEAS)
L2	S61° 26' 43"E	300.01' (MEAS)
L3	N28° 12' 06"E	100.00' (MEAS)
L4	S61° 26' 43"E	187.09' (MEAS)
L5	S28° 31' 29"W	126.46' (MEAS)
L6	N28° 42' 15"E	29.22' (MEAS)

7.10 ACRES
(OWNER: CITY OF CORPUS CHRISTI)
DOC. NO. 2011004146
D.R.N.C.T.

7.10 ACRES
(OWNER: CITY OF CORPUS CHRISTI)
DOC. NO. 2011004146
D.R.N.C.T.

7.10 ACRES
(OWNER: CITY OF CORPUS CHRISTI)
DOC. NO. 2011004146
D.R.N.C.T.

a.)
LOT 6
"LEXINGTON IND. CENTER"
VOL. 33, P. 92, M.R.N.C.T.

b.)
LOT 7
"LEXINGTON IND. CENTER"
VOLUME 45, P. 29, M.R.N.C.T.

FLOUR BLUFF DRIVE
120' RIGHT OF WAY

○ = POINT

● = EXHIBIT CORNER

PAGE 3 OF 3

EXHIBIT _____

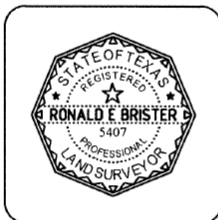


Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbo.com
Firm Registration No. 10072800

NOTES:

- 1.) TOTAL AREA OF EXHIBIT IS 32.066 ACRES.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) DATUM.
- 3.) SET 5/8" REBAR = STEEL REBAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
- 5.) THIS DOCUMENT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES NOT REPRESENT AN ON THE GROUND SURVEY.

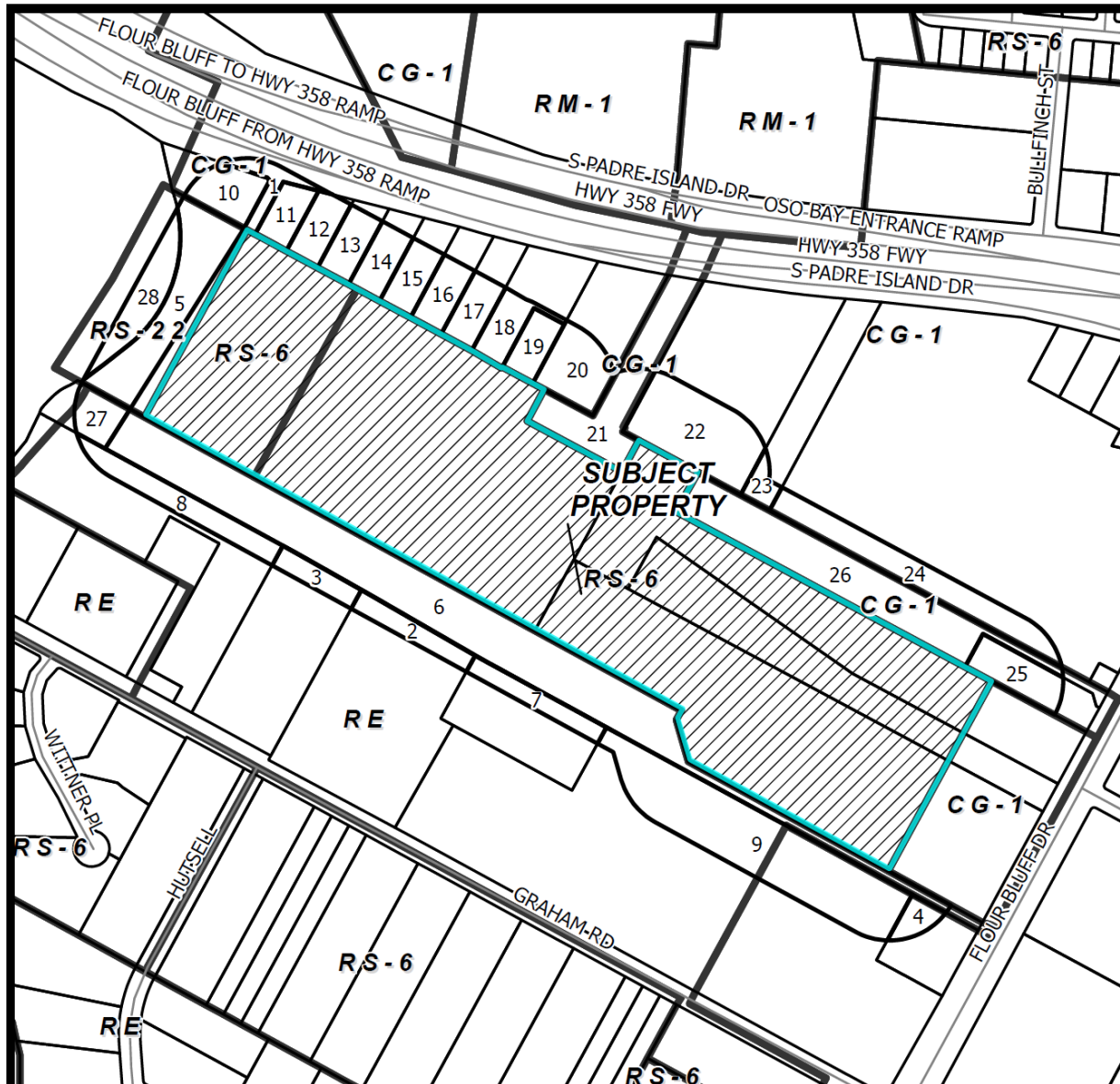
Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE: NOVEMBER 7, 2024

JOB NO. 241460

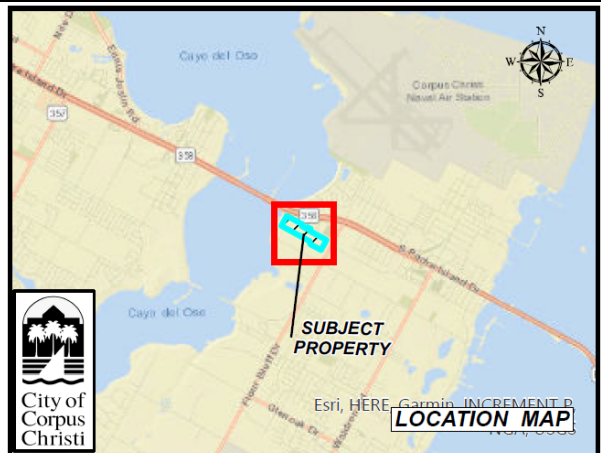
(B) Existing Zoning and Notice Area Map



CASE: ZN8512 Zoning and notice Area

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

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



Zoning Case ZN8512



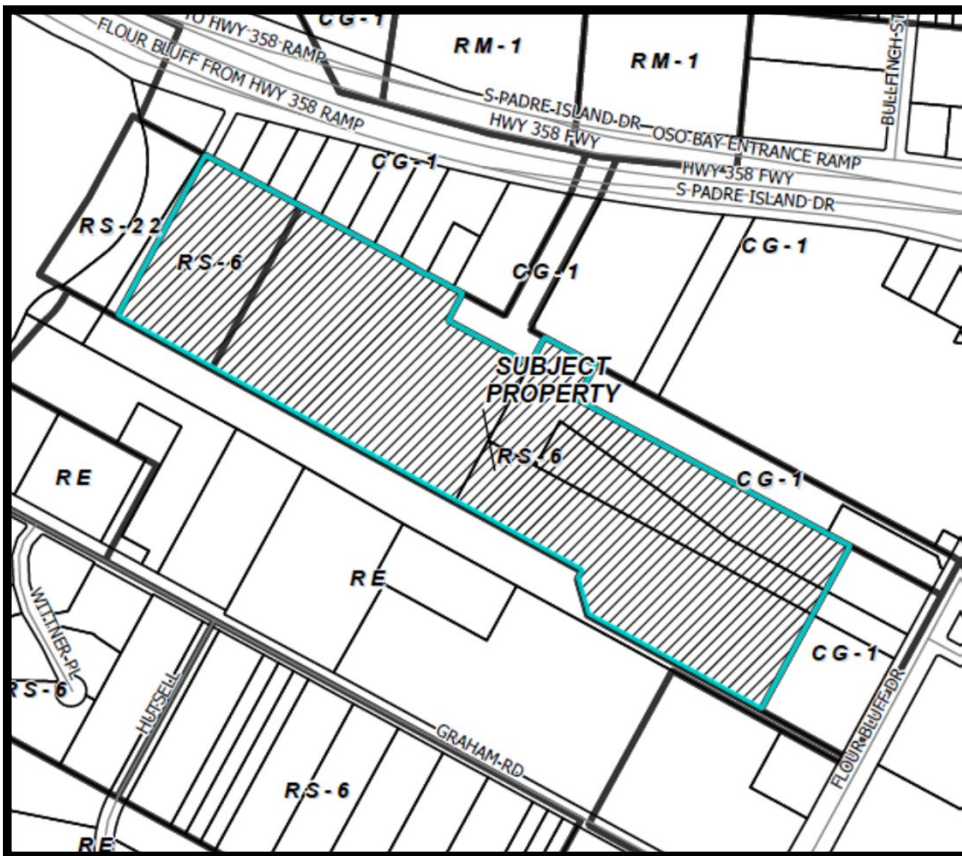
Green Wing Investments, LLC
District 4

**Rezoning for a property at or near
1318 Flour Bluff Drive
From the "RS-6" to the "RM-3"**



Planning Commission
February 5, 2025

Zoning and Land Use



Proposed Use:

To allow for multifamily development

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Planned Unit Development/Commercial

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Commercial; Zoned: CG-1

South: Vacant/Agriculture; Zoned: CG-1

East: Commercial; Zoned: CG-1

West: Estate Residential/Vacant; Zoned: "RE"

Public Notification

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

Notification Area

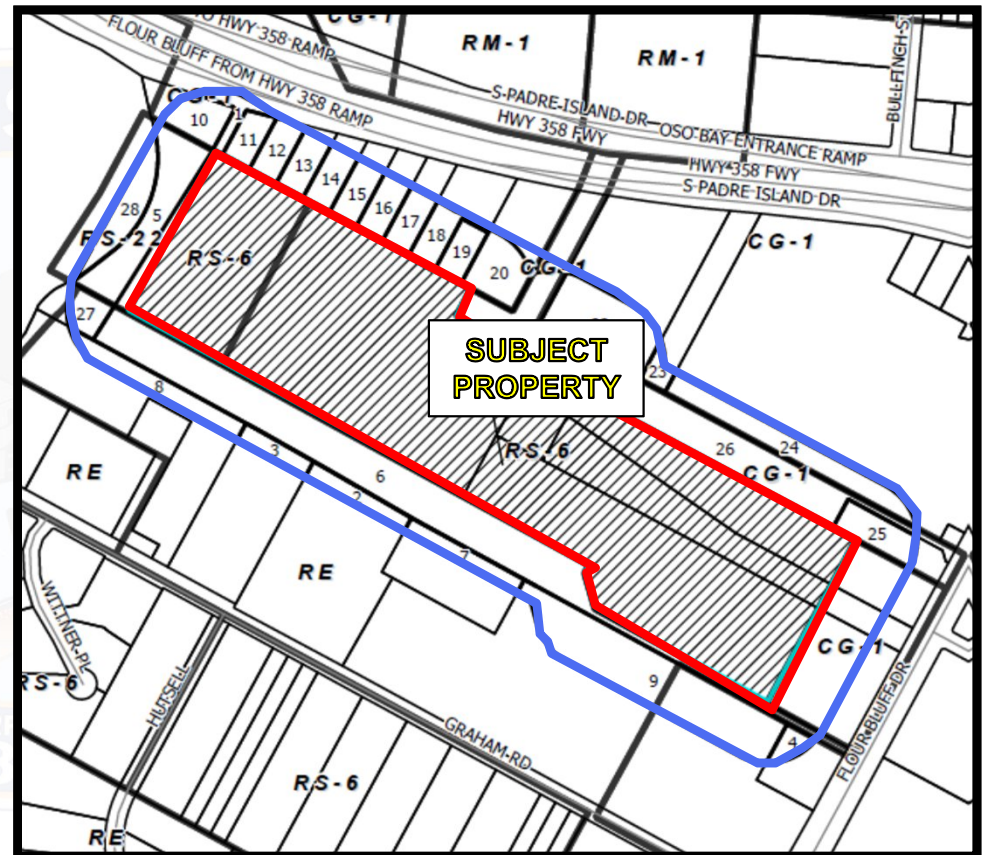
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

*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 inconsistent with the adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP, and the future land use map.
- While the subject property is not located within the AICUZ Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise.
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone II (APZ), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following:

“Due to the close proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC) the density level of the proposed site is not recommended.”

**STAFF RECOMMENDS DENIAL TO
THE “RM-3” MULTIFAMILY DISTRICT**

Air Installation Compatibility Use Zone



Alternative Recommendation

Approval of the change of zoning to the “CG-1” General Commercial District, “RS-6/SP” Single-Family 6 District with a Special Permit, “RS-6” Single-Family 6 District, and the “RS-22” Single-Family 22 District.

1. **Uses**: The only uses authorized by this Special Permit other than uses permitted in the base zoning district of the “RS-6” Single-Family 6 District, would be a townhouse development as permitted by “RS-TH” Townhouse District with two or more dwelling units per building, subject to the overall limitations that no more than 220 dwelling units within the 27.22 Acres may be developed in this zoning district.
 2. **Development Standards**: Any townhouse development permitted under this Special Permit shall comply with all other development standards of the Code applicable to “RS-TH” Townhouse District.
 3. **Buffer Yards**: Any townhouse development permitted under this Special Permit shall comply with all buffer yard requirements of the Code applicable to “RS-TH” Townhouse District adjacent to any other zoning districts.
 4. **Time Limit**: In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
-