



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, May 13, 2020

6:00 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or GilbertGa@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. Opening Statement
- III. **PUBLIC COMMENT: PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. This meeting will be broadcast at cctexas.com/services/council-meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.
- IV. Approval of Absences: Commissioner Miller

V. Approval of Minutes

1. [20-0571](#) Regular Meeting Minutes of April 29, 2020

Attachments: [MeetingMinutes04.29.2020](#)

VI. Consent Public Hearing: (Item A) - Discussion and Possible Action**A. Plats****New Plats**

2. [20-0575](#) 20PL1027
WILDCAT INDUSTRIAL PARK, BLOCK 1, LOT 2R (REPLAT - 2.00 ACRES)
Located south of Leopard Street and east of Rhew Road.
Attachments: [CoverPg-Wildcat_05.13.20MTG](#)
[Wildcat IndPark- Resolution CommR2](#)
[Wildcat Industrial Park.R2](#)
3. [20-0576](#) 20PL1029
WESTPOINT CROSSING UNIT 2, BLOCK 1, LOT 1 (FINAL - 6.58 ACRES)
Located west of SH 358 and north of Westpoint Road.
Attachments: [CoverPg-Westpoint_05.13.20MTG](#)
[WestpointCrossingUnit2-ResolutionCommR1](#)
[Westpoint Crossing.R1](#)
4. [20-0577](#) 20PL1031
LINDALE PARK SECTION 4, BLOCK 40, LOT 23R (REPLAT - .91 ACRES)
Located north of Texas Trail and west of Alameda Street.
Attachments: [LindaleParkSection4-ResolutionCommR2](#)
[CoverPg-Lindale_05.13.20MTG](#)
[Lindale Park Section 4, Blk 40, Lot 23R.R2](#)
5. [20-0587](#) 20PL1033
BAYMOOR ADDITION, LOT 1R (REPLAT - .46 ACRES)
Located south of IH 37 and east of Buddy Lawrence Drive.
Attachments: [CoverPg-Baymoor_05.13.20MTG](#)
[BaymoorAddition-ResolutionCommR2](#)
[Baymoor Addition.R2](#)

6. [20-0584](#) 20PL1030
AVANTI LEGACY BAYSIDE, BLOCK 1, LOT 1 (FINAL - 5.45 ACRES)
Located west of South Staples and south of Lipes Boulevard.

Attachments: [CoverPg-Avanti 05.13.20MTG](#)
[Avanti Legacy Bayside-Resolution Comments.R1](#)
[Avanti Legacy Bayside.R1](#)

Time Extension

7. [20-0580](#) 19PL1040
EMPIRE SUBDIVISION (FINAL - 16.39 ACRES)
Located north of Slough Road and east of Ametrine Drive.

Attachments: [TimeExt, EmpireSub-05.13.20PCMTg](#)
[Empire Sub ExtReqLtr](#)
[EMPIRE SUB PC-APPRVD 10.30.19MTG](#)

VII. Public Hearing: (Item B) - Discussion and Possible Action

B. Plat With a Variance (Waiver)

8. [20-0531](#) 19PL1130 - STREET RIGHT-OF-WAY
DON PATRICIO, BLOCK F, LOT 47R (REPLAT - 0.985 ACRES)
Located west of Waldron Road and south Don Patricio. Request for a
Waiver of the Street Right-of-Way Dimensional Standards in Section
8.2.1.B.

Attachments: [Don Patricio- Street Memo](#)
[Don Patricio- StreetPPT](#)

VIII. Director's Report

IX. Items to be Scheduled

X. Adjournment

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045. The live stream of the Planning Commission meeting can be viewed online at the following address: www.cctexas.com/cctv.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, April 29, 2020

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with Commissioner Miller absent.

II. Opening Statement

- III. **PUBLIC COMMENT: PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. This meeting will be broadcast at cctexas.com/services/council-meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@ccrexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

IV. Approval of Absences: None

V. Approval of Minutes

A motion to approve item "1" was made by Commissioner Hovda and the motion was seconded by Commission Dibble. The motion passed.

1. [20-0521](#) Regular Meeting Minutes April 15, 2020

VI. Consent Public Hearing: (Items A & B) - Discussion and Possible Action

Chairman Crull asked Staff to present the Consent Agenda, items VI.A and VI.B. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "2, 3, 4, 5, 6, 7, 8 & 9" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items "10 & 11". Staff also recommends approval for New Zoning item "12" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull had a question regarding the sidewalk easement for New Plat item "4". He would like Staff to verify if the sidewalk easement is needed on the property. Staff made a notation to do so. For the record, Mr. Dimas stated that no written public comment forms were submitted nor were any public notices returned with opposition for any of the agenda items. With that information, Chairman Crull closed the public hearing. A motion was made by Vice Chairman Baugh to approve items "2, 4, 5, 6, 9, 10, 11 & 12" as presented. The motion was seconded by Commissioner Hovda and the motion passed. A motion was made by Commissioner Dibble to approve items "3, 7 & 8" as presented. The motion was seconded by Vice Chairman Baugh and the motion passed with Commissioner York abstaining.

A. Plats**New Plats**

2. [20-0522](#) 20PL1016
STARLIGHT ESTATES UNIT 5 (FINAL - 19.02 ACRES)
Located south of Yorktown Boulevard & east of Fred's Folley Drive.
3. [20-0523](#) 20PL1019
COTTAGES BY THE BAY UNIT 1 (FINAL - 7.995 ACRES)
Located west of Flour Bluff Dr. between Glenoak Drive & Purdue Road.
4. [20-0524](#) 20PL1026
WOOD RIVER UNIT 1, BLK 1, LOT 26R & UNIT 5, BLK 1, LOT 27R (REPLAT - 0.58 ACRES)
Located north of Northwest Boulevard & west of River Hill Drive.
5. [20-0525](#) 20PL1020
LAGUNA VISTA SHORES BLK 9, LOT 1R (REPLAT - 0.284 ACRES)
Located west of Shore Drive between Riviera Drive & Courtland Drive.

6. [20-0526](#) 20PL2018
DODDRIDGE TRACT BLOCK 1, LOT 7R (FINAL REPLAT - 1.07 ACRES)
Located south of Agnes Street between Tanacahua Street and Carancahua Street.
7. [20-0533](#) 20PL1025
PARKDALE VILLAGE ANNEX "C" LOTS 3A, 3B & 3C (REPLAT - 3.2400 ACRES)
Located west of South Staple Street and south of Gollihar Road.
8. [20-0534](#) 20PL1024
100 SOUTH PADRE BLOCK 1, LOTS 3 AND 4 (FINAL - 5.014 ACRES)
Located west of Enterprize Parkway and south of Bear Lane.
9. [20-0537](#) 19PL1122
HERITAGE PARK BLOCK 1, LOTS 21R AND 22R (FINAL REPLAT - 0.781 ACRES)
Located north of South Padre Island Drive and west of Rodd Field Road.

Time Extensions

10. [20-0527](#) 19PL1011
VIOLET ROAD RV RESORT (FINAL - 6.46 ACRES)
Located south of IH 37 and west of Violet Road.
11. [20-0528](#) 19PL1063
CALALLEN SOUTH UNIT 1 (FINAL - 23.145 ACRES)
Located east of I.H. 69/US Hwy 77 and north of CR 48.
- B. New Zoning
12. [20-0529](#) **Public Hearing - Rezoning Property at or near 7001 Williams Drive**

Case No. 0420-03 - Covenant Baptist Church: Ordinance rezoning property at or near 7001 Williams Drive (located along the south side of Williams Drive, east of Nile Drive, and west of Rodd Field Road), from the "RS-6" Single-Family 6 District "to the "CN-1" Neighborhood Commercial District.

VII. Public Hearing: (Item C) - Discussion and Possible Action**C. Plat with a Variance (Waiver)****13. [20-0530](#)**

19PL1130

DON PATRICIO, BLOCK F, LOT 47R (REPLAT - 0.985 ACRES)

Located west of Waldron Road and south Don Patricio Road.

Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Section 8.2.7.A of the Unified Development Code (UDC); an Exemption from Wastewater Lot/Acreage Fees in Accordance with Section 8.5.2.G of the UDC.

Mr. Dimas presented item “13” for the record. For location purposes, he presented an aerial view of the subject property. The proposed Don Patricio subdivision is “Reasonably accessible” to a public wastewater facility. “Reasonably accessible” means master plan facilities (including trunk mains and lift stations) currently exist in the designated service area, and such facilities can be extended to serve the subdivision; collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended. (UDC Section 8.2.7.B.1.d).

Mr. Dimas explained the plat is in the Laguna Madre WWTP service area of the Wastewater Collection System Master Plan. The nearest wastewater accessibility is a manhole along Don Patricio Drive, east of the property, and approximately 775 linear feet from the property; the manhole is at a sufficient depth so that, if a line were extended from it, west to the subject property, across its entire front footage, sewage would flow by gravity to this connection. Mr. Dimas also presented a map of the Wastewater Collection System Master Plan for the Laguna Madre WWTP service area, overlooking that Don Patricio Road is included for improvements.

Staff has requested cost estimates of connection alternatives. Instead of wastewater extensions, the applicant proposes an individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.a. Staff recommends disapproval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A. After Staff’s presentation, Chairman Crull opened the floor for Commissioner comments/questions. Discussion took place regarding the option of a reimbursement agreement and the cost estimate provided by the engineer. Chairman Crull felt that the cost estimate needs to be verified. After Commissioner comments/questions concluded, Chairman Crull called for a motion. A motion was made by Commissioner Hovda to approve Staff’s recommendation to deny the request for waiver of wastewater infrastructure construction. The motion was seconded by Commissioner York and the motion passed.

VIII. Director's Report**IX. Items to be Scheduled**

X. Adjournment

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 20PL1027

WILDCAT INDUSTRIAL PARK, BLOCK 1, LOT 2R (REPLAT – 2.00 ACRES)

Located south of Leopard Street and east of Rhew Road.

Zoned: RS-6

Owner: Bhaskar Patel and Minakshi Patel

Engineer: Texas Geo Tech Land Surveying

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-6-20

Revisions Received Date (R1): 4-13-20

Staff Response Date (R1): 4-23-20

Revisions Received Date (R2): 4-23-20

Staff Response Date (R2): 4-23-20 TRC comments met. PC date set

Planning Commission Date: 5-13-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1027**WILDCAT INDUSTRIAL PARK, BLOCK 1, LOT 2R (REPLAT – 2.00 ACRES)**

Located south of Leopard Street and east of Rhew Road.

Zoned: RS-6

Owner: Bhaskar Patel and Minakshi Patel

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop an industrial project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Addressed		
2	Plat	Provide a north arrow on the location map.		Not addressed. No response.	ADDED NORTH ARROW	Addressed

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update plat description with "South half" and correct spelling of Wildcat.		Not addressed. No response.	CORRECTED	Addressed
2	Plat	Update DS Engineer certificate with Jalal Saleh, PE		Not addressed. No response.	DONE	Addressed
3	Plat	Remove plat note 8 from plat.		Addressed		
4	Plat	Show the 30' DE at rear on adjacent property as per previous plat.		Not addressed. No response.	ADDED	Addressed
5	Plat	Development fees paid on previous plat.		Addressed		

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

DEVELOPMENT SERVICES ENGINEERING

Draft Copy

Action	Yes	No
Public Improvements Required?	Yes	No
Water		No
Fire Hydrants		No
Wastewater	Waiver previously approved.	No
Manhole	Waiver previously approved.	No
Stormwater		No
Sidewalks		No, sidewalk exists nearby.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informa	Additional FH with 1500 gpm and 20 psi residual pressure may be required at the building stage depending on where the building is placed.	NOTED	To be addressed with Site Development		
2	Informa	A permit is required for any excavation in public right of way. Excavation means an activity that cuts, penetrates, or bores under any portion of the public ROW that has been improved with a paved surface for street, sidewalk, surface drainage, or related public transportation infrastructure purposes. Permits will not be issued for excavation in any public way that has been constructed, reconstructed, repaved, or resurfaced in the preceding period of five years from the date of acceptance by the public works construction entity.	NOTED	To be addressed with Site Development		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	NOTED	Addressed		
2	Plat	No Wastewater construction is required for platting as per Waiver approved.	NOTED	Addressed		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	To be addressed with Site Development		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow for Commercial and Light Industrial Areas shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	NOTED	Addressed		

2	Infor:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	NOTED	Addressed		
	Infor:	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	NOTED	Addressed		
3	Infor:	503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	NOTED	Addressed		
4	Infor:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches 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 (7925 mm), exclusive of shoulders	NOTED	Addressed		
5	Infor:	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	NOTED	Addressed		
6	Infor:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	NOTED	Addressed		
7	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.	NOTED	Addressed		
8	Infor:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	NOTED	Addressed		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove plat note 8.	REMOVED	Addressed		

REGIONAL TRANSPORTATION AUTHORITY

Draft Copy

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	NOTED	Addressed		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	NOTED	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2 miles north of CCIA, will be subject to aircraft transit noise, airspace study may be required based on type of construction method.	NOTED	To be addressed with Site Development		

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

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

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

STATE OF TEXAS
COUNTY OF NUECES

WE, BHASKAR H. PATEL AND MINAKSHI B. PATEL, HEREBY CERTIFIES THAT WE ARE THE OWNERS LOTS 2R, BLOCK 2, WILDCAT INDUSTRIAL PARK; THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2020.

BHASKAR H. PATER, CO-OWNER

MINAKSHI B. PATER, CO-OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
BHASKAR H. PATEL AND MINAKSHI B. PATEL.

THIS THE_____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2020.

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING COMMISSION.

THIS THE_____ DAY OF _____ 2020.

CARL CRULL
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2020, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

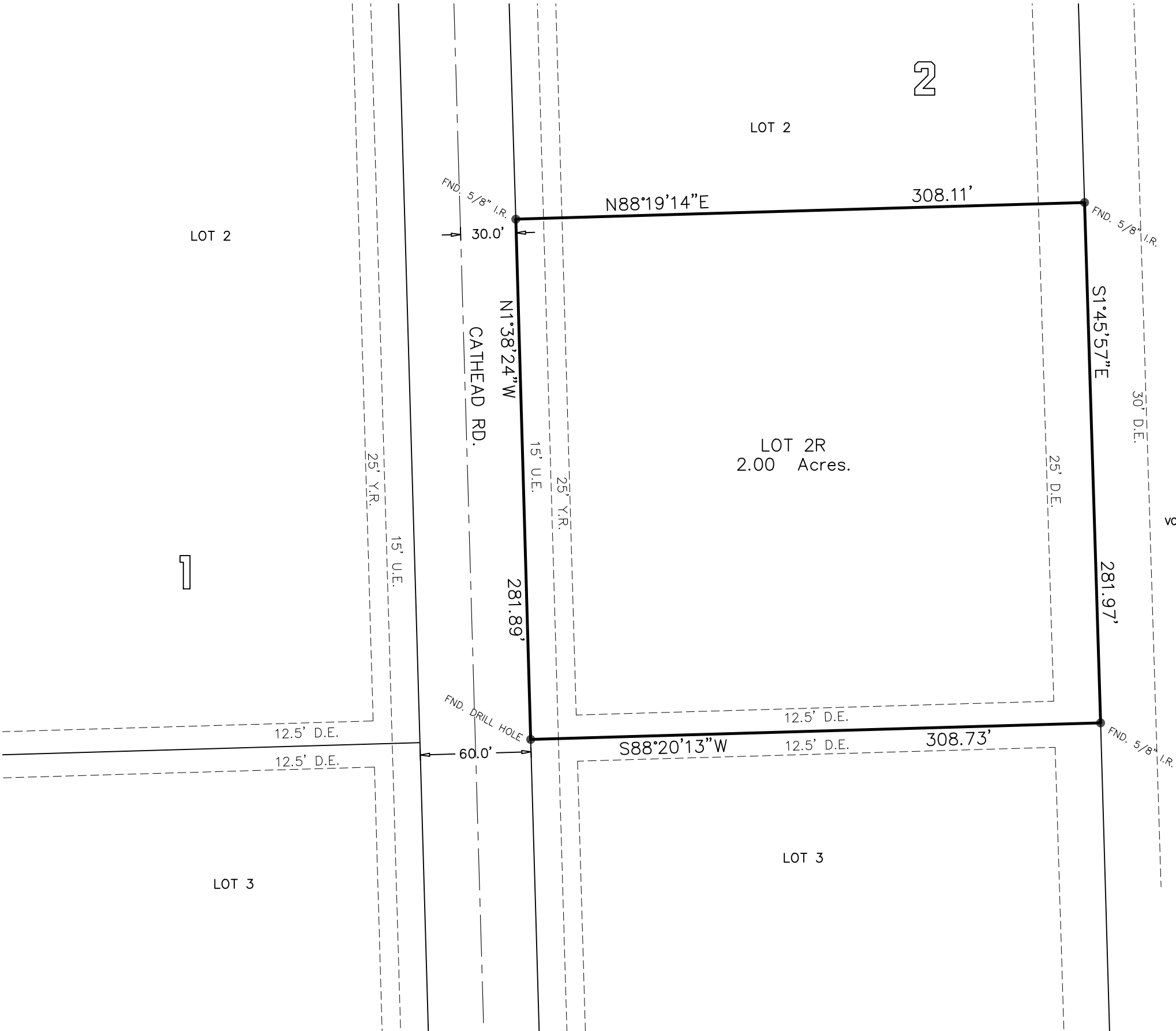
AT _____ O'CLOCK _____M.

_____, 2020

BY: _____
DEPUTY

PLAT OF:
WILDCAT INDUSTRIAL PARK
BLOCK 1, LOT 2R

BEING A RE-PLAT OF BLOCK 2 – THE SOUTH HALF OF LOT 2, WILDCAT INDUSTRIAL PARK, A SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY RECORDED IN VOLUME 68, PAGE 126–127, MAP RECORDS OF NUECES COUNTY, TEXAS.

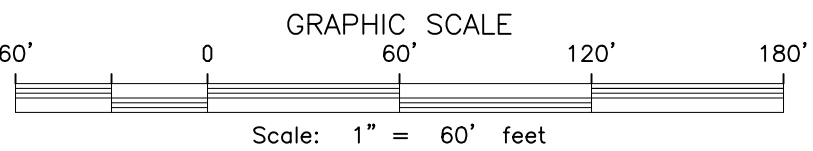


LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 2.00 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0320G, MAP REVISED 10/23/2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR, THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE"
- 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) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

LOT 1A, BLOCK 1
COUNCIL ADDITION
VOLUME 67, PAGES 720–721
M.R.N.C.T.



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993–0808 Fax (361) 993–2955
JOB # 200317
APRIL 23, 2020

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXXXXXXX 2020.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 20PL1029

WESTPOINT CROSSING UNIT 2, BLOCK 1, LOT 1 (FINAL – 6.58 ACRES)

Located west of SH 358 and north of Westpoint Road.

Zoned: CG-2

Owner: Peterson Properties, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property for a commercial lot. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-2-2020

TRC Comments Sent Date: 4-9-20

Revisions Received Date (R1): 4-10-20

Staff Response Date (R1): 4-27-20 TRC comments met. Set for PC.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: May 13, 2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: **20PL 1029****WESTPOINT CROSSING UNIT 2, BLOCK 1, LOT 1 (FINAL – 6.58 ACRES)**

Located west of SH 358 and north of Westpoint Road.

Zoned: CG-2

Owner: Peterson Properties, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property for a commercial lot.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove dashed line within property that is the boundary of Tract 3-B and Tract 4.	has been removed	Addressed.		
2	Plat	Proposed Lift station Site to be shown as a Public easement. Provide document number or include in platted area.	Lift station site will be deeded to the city. Recording information will be shown on deed has been filed.	To be addressed prior to recordation		
3	Plat	Water Acreage fee= 6.58 Acres x \$1,439.00 = \$9,468.62	understood	To be addressed prior to recordation		
4	Plat	Waste water Acreage fee= 6.58 Acres x \$1,571.00 = \$10,337.18	understood	To be addressed prior to recordation		

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

Draft Copy

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks		No, ditches prevent constructing sidewalks.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required for water and wastewater main prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	understood	To be addressed prior to recordation		
2	Utility Plan	Show and label the proposed Private Wastewater Lift Station and wastewater main; keep in mind the conversation you had with Mr. Michael Johnston, no reimbursement is allowed for a VA (government project).	This is just wrong. It is a master plan lift station and is eligible for reimbursement as it will serve additional properties. In addition, the VA Clinic facility is privately owned and leased to the government.	Not Addressed: You need to address this item With Mr. Michael Johnston. To be addressed prior to recordation.		
3	Utility Plan	Please don't place the proposed FH at the stormwater crossing on West Point Road.	Understood, please see attached revised utility plan.	Addressed.		
4	Plat	Provide a cross access easement between lots 1 and 2.	No, Not necessary or required	Addressed.		
5	Plat	Add the following note "all driveways on West Point Road shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	To be addressed on site development.		
6	Informational	See TXDOT Comments hereafter.	Understood	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood	To be addressed prior to recordation		
2	Plat	Wastewater construction is required for platting.	Understood	To be addressed prior to recordation		

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

Draft Copy

1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Understood	To be addressed on site development.		
2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. SH 358 SBFR (SPID) is a TxDOT maintained roadway.	Understood	To be addressed on site development.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Plat indicates that property line (if correct) includes secondary entrance to Woodspring Suites at 1026 S. Padre Island Dr. at West Point Rd.	1026 S.P.I.D. Is catty-corner to the subject property. Comment is irrelevant	Addressed.		
2	Infor:	Commercial Development: WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow Commercial Areas: shall have 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	To be addressed prior to recordation		
3	Infor:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Understood	To be addressed on site development.		
		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed on site development.		
4	Infor:	503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access	Understood	To be addressed on site development.		
5	Infor:	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Understood	To be addressed on site development.		
6	Infor:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Understood	To be addressed on site development.		

Draft Copy

7	Infor:	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure. Further review will be required through Development Services and the Corpus Christi Fire Marshal's Office.	Understood	To be addressed on site development.		
---	--------	---	------------	--------------------------------------	--	--

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not currently located along but may be served by a future CCRTA bus route.	Understood	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.6 miles Southeast of CCIA, 3 miles North of Cabaniss ALF will be subject to potential aircraft transit noise. Airspace study may be required based on construction.	Understood	Addressed.		

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

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

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

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

INFORMATIONAL

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

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

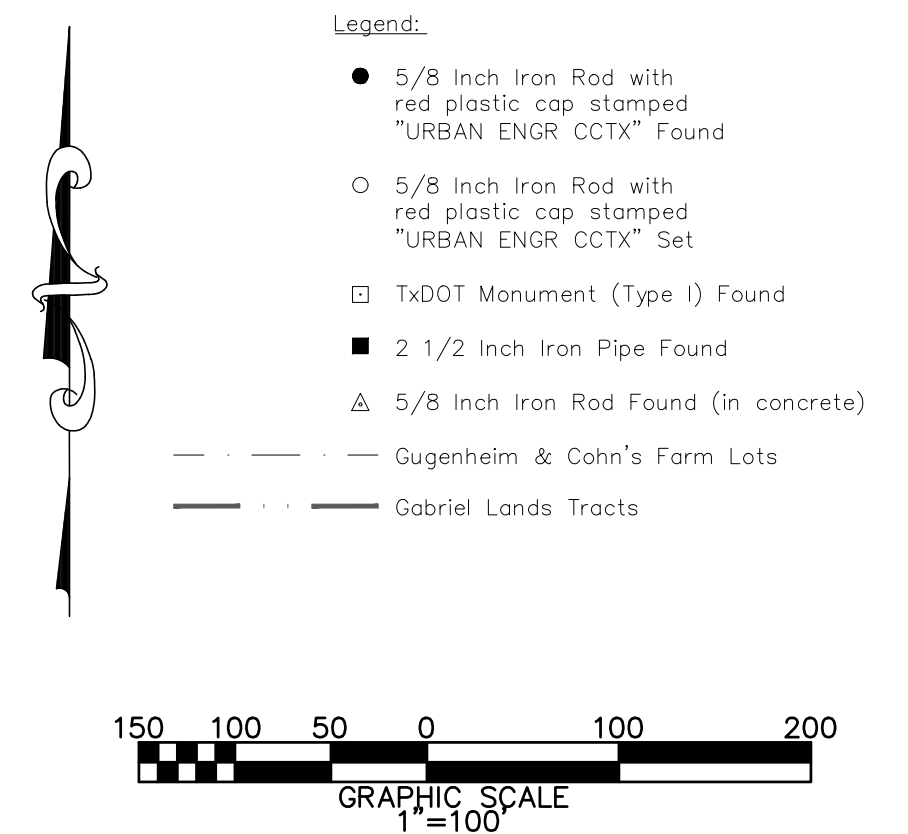
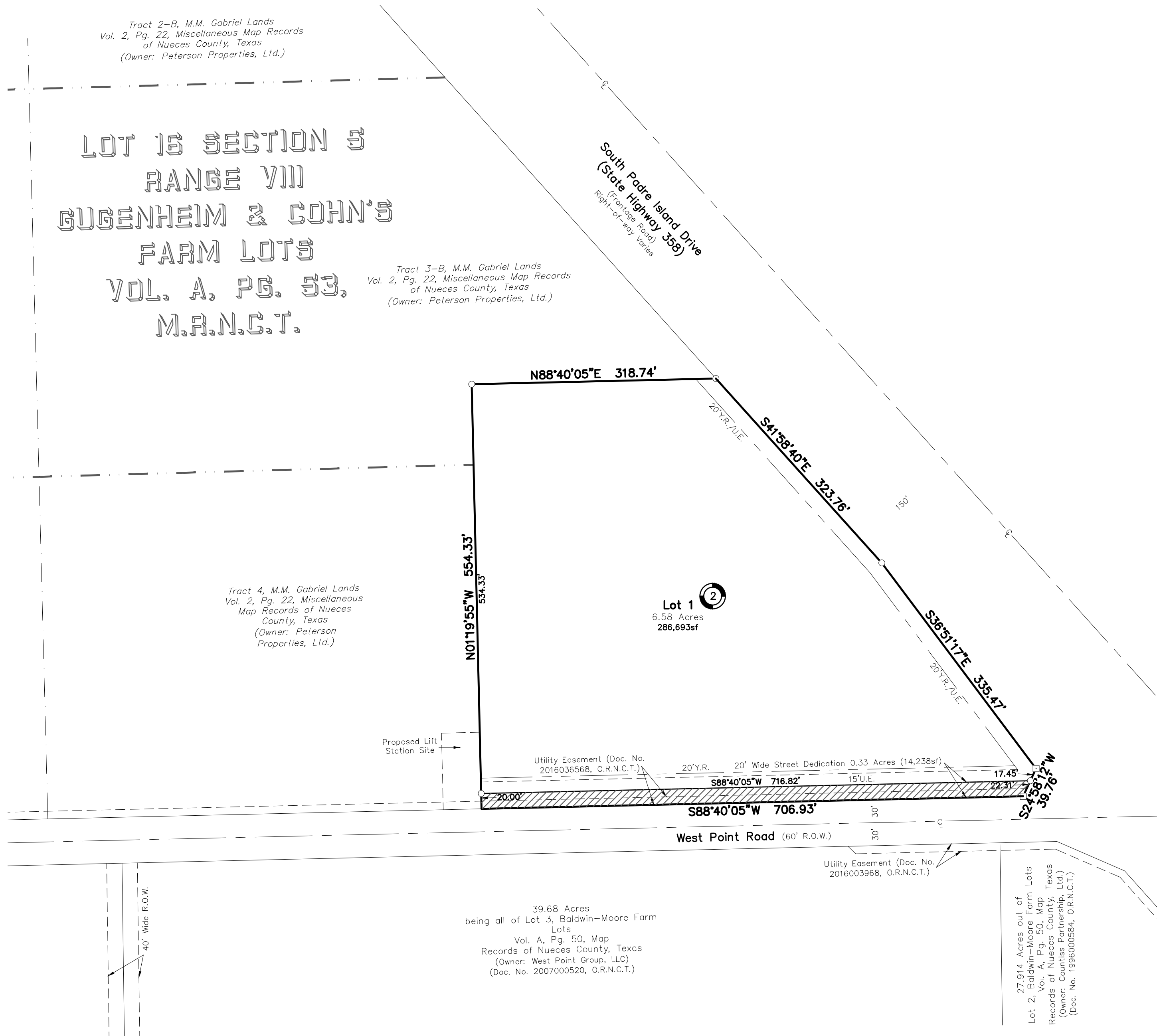
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

Draft Copy

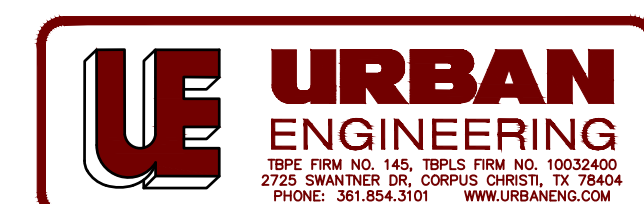
1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Understood



Plat of
Westpoint Crossing Unit 2
Block 2, Lot 1

6.91 Acres of Land, being a portion of Lot 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, also being portions of Tracts 3-B and 4, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas; said portions of Tracts 3-B and 4, described in Document Nos. 837116, 837117, 837118, 837119 and 837120, Official Public Records of Nueces County, Texas, as Tracts I and II.



Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 40706.B9.02
SHEET: 2 of 2
DRAWN BY: XG
©2019 by Urban Engineering
urbansurvey1@urbaneng.com

Notes:

1. Total platted area contains 6.91 Acres of Land. (Includes Street Dedication)
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. 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 "C" on Flood Insurance Rate Map, Community Panel No. 485464 0165 C, City of Corpus Christi, Texas, which bears a revised date of July 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code (UDC) and is subject to change as the zoning may change.
6. All driveways on West Point Road shall conform to access management standards outlined in Article 7 of the UDC.

State of Texas
County of Nueces

Peterson Properties, Ltd., a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, 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: Peterson Properties, Ltd., a Texas Limited Partnership

By: _____
Patricia Peterson Nuss, General Partner

By: _____
Chris Ann Peterson Brown, General Partner

By: _____
James D. Peterson, General Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Patricia Peterson Nuss, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Chris Ann Peterson Brown, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

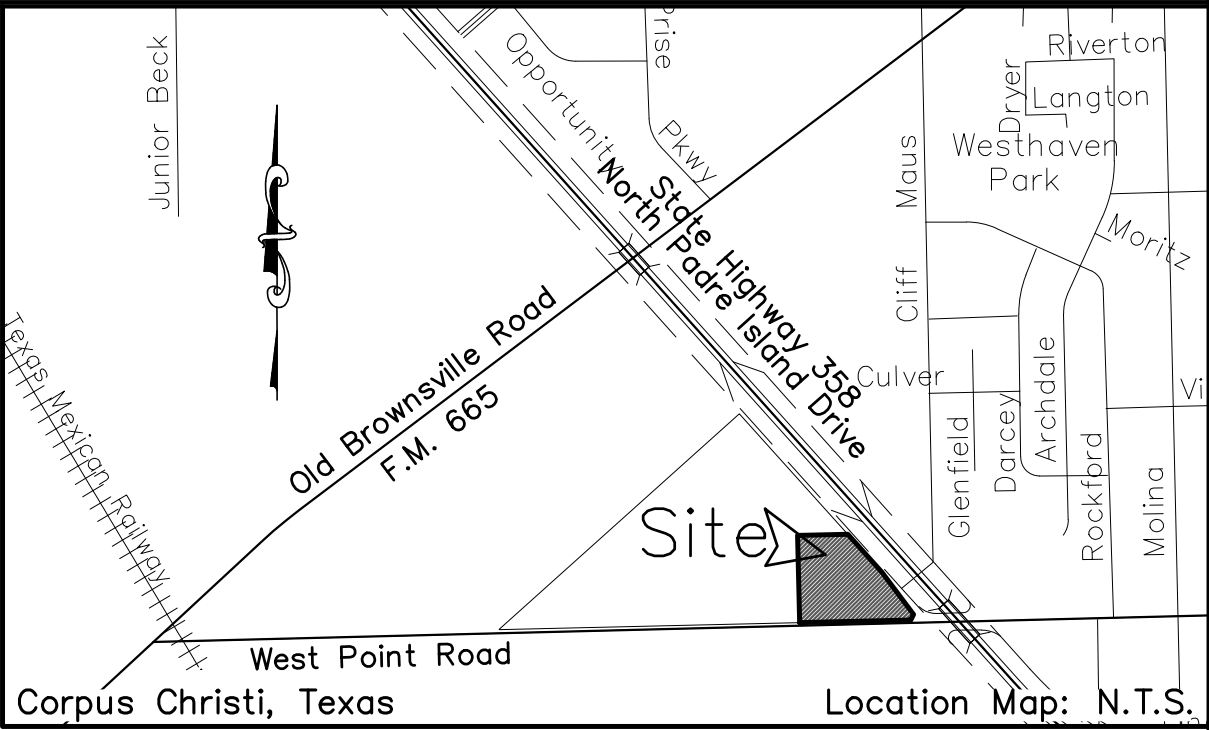
This instrument was acknowledged before me by James D. Peterson, as a General Partner of Peterson Properties, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
Westpoint Crossing Unit 2
Block 2, Lot 1

6.91 Acres of Land, being a portion of Lot 16, Section 5, Range VIII, of the Gugenheim & Cohn's Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas, also being portions of Tracts 3-B and 4, M.M. Gabriel Land, a map of which is recorded in Volume 2, Page 22, Miscellaneous Map Records of Nueces County, Texas; said portions of Tracts 3-B and 4, described in Document Nos. 837116, 837117, 837118, 837119 and 837120, Official Public Records of Nueces County, Texas, as Tracts I and II.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20_____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20_____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20_____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

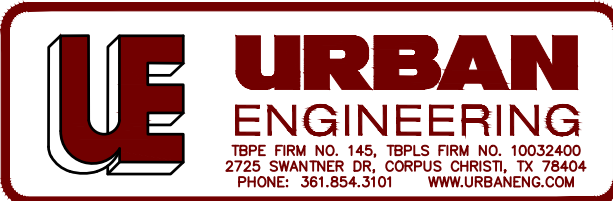
By: _____
Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

James D. Carr, R.P.L.S.
Texas License No. 6458



Submitted: 12/18/19
SCALE: 1"=100'
JOB NO.: 40706.B9.02
SHEET: 1 of 2
DRAWN BY: XG

©2019 by Urban Engineering
urbansurvey1@urbaneng.com

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-16-20

TRC Comments Sent Date: 4-12-20

Revisions Received Date (R1): 4-24-20

Staff Response Date (R1): 4-27-20

Revisions Received Date (R2): 4-28-20

Staff Response Date (R2): 4-28-20 TRC comments met. PC date set.

Planning Commission Date: 5-13-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1031

LINDALE PARK SECTION 4, BLOCK 40, LOT 23R (REPLAT – .91 ACRES)

Located north of Texas Trail and west of Alameda Street.

Zoned: ON

Owner: Texas Trail Properties, LLC

Engineer: Urban Engineering

The applicant proposes to combine 5 lots into one to develop a commercial project.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved.		
2	Plat	Please fix Legal description grammatical error. (Volume 11, Page* 14)	Correction has been made	Resolved.		
3	Plat	The plat title will begin with the subdivision name, followed by the block number then the lot number.	Correction has been made	Not Resolved. Plat title should reflect proposed lot number (23R)	Correction has been made	Resolved.

Draft Copy

4	Plat	The north arrow orientation on location map is incorrect.	Correction has been made	Resolved.		
---	------	---	--------------------------	-----------	--	--

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change the BL to Y.R. for Yard Requirement.	Change has been made	Addressed.		
2	Plat	Provide a 10' UE along Texas Trail.	Easement has been added	Addressed.		
3	Plat	Provide an extra 5' UE along the west boundary.	No, We have provided an additional 2.5 Feet of U.E. which would account for our portion of the Required 15' U.E. by U.D.C.	Not Addressed. For 5' UE provide previous plat reference. Label additional as 2.5' and provide a dimension for the 7.5'.	Label has been added and correction was made.	Addressed.
4	Plat	On plat title, place block before the lot number.	Correction has been made	Addressed.		
5	Plat	Water Distribution System acreage fee – 0.91 acres x \$1,439.00/acre = \$1,309.49	Understood	To be addressed prior to recordation.		
6	Plat	Wastewater System acreage fee – 0.91 acres x \$1,571.00/acre = \$1,429.61	Understood	To be addressed prior to recordation.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
--------------------------------------	--	--

Draft Copy

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

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Understood	Addressed.		
2	Plat	No wastewater construction is required for platting	Understood	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	Addressed.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Purpose: to combine 5 commercial lots into 1. At this stage of plat review Fire has no comment.	Understood	Addressed.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

Draft Copy

1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note has been added	Addressed.		
---	--	---	---------------------	------------	--	--

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is located along but not immediately adjacent to bus stops served by the Route 17 Carroll/Southside and should not adversely impact CCRTA Services.	Understood	Addressed.		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

Draft Copy

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 20PL1031

LINDALE PARK SECTION 4, BLOCK 40, LOT 23R (REPLAT – .91 ACRES)

Located north of Texas Trail and west of Alameda Street.

Zoned: ON

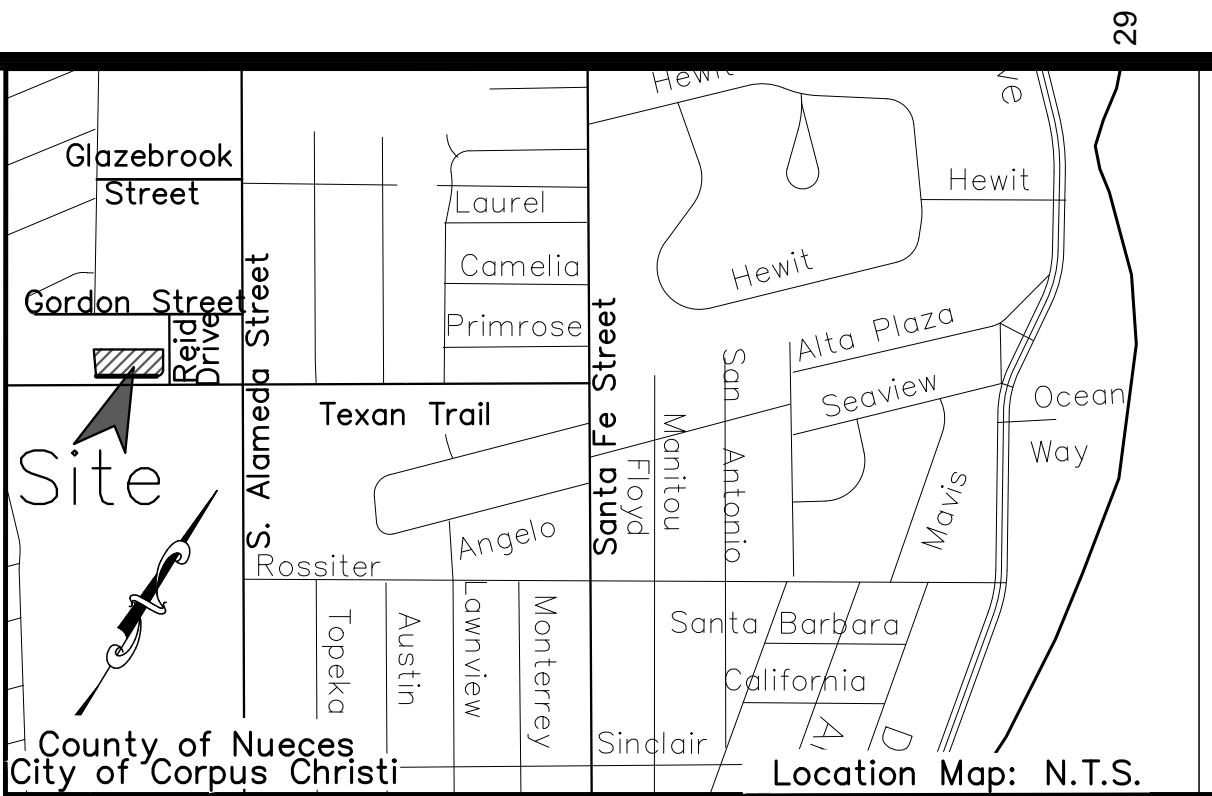
Owner: Texas Trail Properties, LLC

Engineer: Urban Engineering

The applicant proposes to replat the property to combine five lots into one lot to develop a commercial project. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

Notes:

- 1.) Total platted area contains 0.9051 Acres of Land.
- 2.) The receiving water for the storm water runoff runoff from this property is the Corpus Christi Bay. The TCEQ has classified the aquatic life use for the Corpus Christi Bay as "exceptional" and "oyster waters". TCEQ also categorized the Corpus Christi Bay as "contact recreation" use.
- 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 "C" on Flood Insurance Rate Map, Community Panel No. 485464 0169 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and is not in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



Plat of
Lindale Park Section 4
Block 40, Lot 23R

Being a re-plat of Lots 23 through 27, Block 40, Lindale Park, Section 4, a map of which is recorded in Volume 11, Page 14, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____

Al Raymond III, AIA,CBO
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20____

James D. Carr, R.P.L.S.
Texas License No. 6458

State of Texas
County of Nueces

Texan Trail Properties, LLC., a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____.

By: Texan Trail Properties, LLC., general partner

By: _____
Adam M. McCandless, Manager

State of Texas
County of Nueces

This instrument was acknowledged before me by Adam M. McCandless, as Manager of Texan Trail Properties, LLC., a general partner of Texan Trail Properties, LLC.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

American Bank, hereby certifies that it holds a lien on the property owned by Texan Trail Properties, LLC., as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: American Bank

By: _____
Rose Royce Huegele, Senior Lending Officer

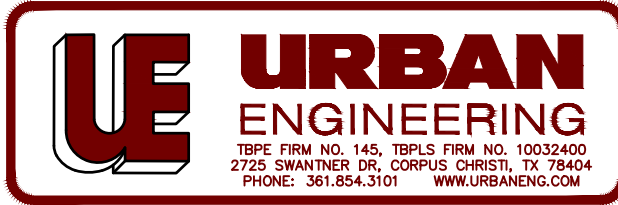
State of Texas
County of Nueces

This instrument was acknowledged before me by Rose Royce Huegele, as Senior Lending Officer of American Bank.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

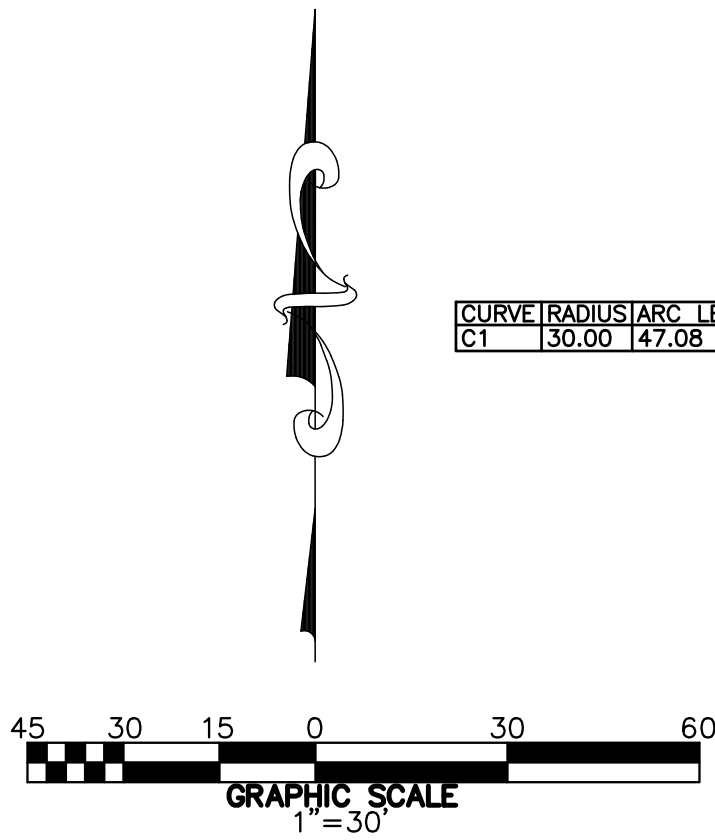
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Submitted: 04/01/20
SCALE: 1"=30'
JOB NO.: 42492.C0.01
SHEET: 1 of 2
DRAWN BY: JAB

©2020 by Urban Engineering
urbansurvey1@urbaneng.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	47.08	42.40	S13°43'13"W	89°55'12"



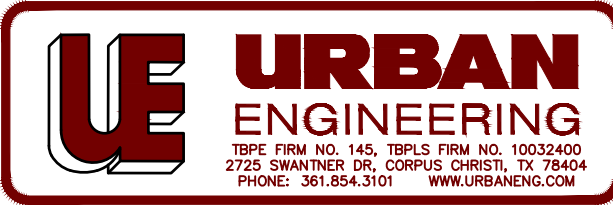
Legend:

- ⊙ 3/8 Inch Iron Rod Found
- ⦿ 1/2 Inch Iron Rod Found
- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod with plastic cap stamped "Urban Engineering CCTx" Found
- ⦿ 3/4 Inch Iron Pipe Found
- ▲ 60D Nail Found



Plat of
Lindale Park Section 4
Block 40, Lot 23R

Being a re-plat of Lots 23 through 27, Block 40, Lindale Park, Section 4, a map of which is recorded in Volume 11, Page 14, Map Records of Nueces County, Texas.



Submitted: 04/01/20
SCALE: 1"=30'
JOB NO.: 42492.C0.01
SHEET: 2 of 2
DRAWN BY: JAB

©2020 by Urban Engineering
urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 20PL1033

BAYMOOR ADDITION, LOT 1R (REPLAT – .46 ACRES)

Located south of IH 37 and east of Buddy Lawrence Drive.

Zoned: CG-2

Owner: MDC Coast 10, LLC

Engineer: Blew & Associates

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-16-20

TRC Comments Sent Date: 4-21-20

Revisions Received Date (R1): 4-24-20

Staff Response Date (R1): 4-27-20

Revisions Received Date (R2): 5-5-20

Staff Response Date (R2): 5-6-20 PC date set for Conditional Plat

Planning Commission Date: 5-13-20

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 20PL1033

BAYMOOR ADDITION, LOT 1R (REPLAT – .46 ACRES)

Located south of IH 37 and east of Buddy Lawrence Drive.

Zoned: CG-2

Owner: MDC Coast 10, LLC

Engineer: Blew & Associates

The applicant proposes to plat the property to redevelop a commercial store.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Acknowledged	Resolved		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	Revised. Unable to determine right of way widths, it is not specified in any record documents or prior surveys	Resolved		
3	Plat	Proposed lot number on platted area should match plat title (Lot *1R)	Revised	Resolved		

Draft Copy

4	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	Acknowledged	Resolved		
5	Plat	Highway 37 is an Interstate Highway. Please revise labeling on platted area as well as location map.	Revised	Not Resolved. Platted area and location map still reads "STATE HIGHWAY 37" and should read "INTERSTATE HIGHWAY 37"	Revised	Resolved

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update Development Services Engineer to Jalal Saleh, PE	Revised	Addressed.		
2	Plat	Update Planning Commission certificate as below at end of Land Development comments.	Revised	Addressed.		
3	Plat	The current lot lines can be remove along with the referenced legal description.	Revised	Addressed.		
4	Plat	Rename 20' Building Setback to 20' Yard Requirement.	Revised	Addressed.		
5	Plat	Provide Yard Requirement label for IH 37 frontage.	Revised	Addressed.		
6	Plat	Update lot label within platted property with Lot number with acreage and square footage only.	Revised	Addressed.		
7	Plat	On Plat title, remove, "Subdivision Plat of"	Revised	Addressed.		

Draft Copy

8	Plat	For street half distance on Buddy Lawrence provide distances to center of street from the three points along property line.	Revised	Addressed.		
9	Plat	Metes and bounds description is not required for the plat and is not reviewed by our department. Verify there are no inconsistencies with plat and future Deed.	The plat will supersede all prior descriptions	Addressed.		
10	Plat	Remove the Zoning notes from plat as the zoning may change in future.	Revised	Addressed.		
11	Plat	Remove the County Health Department signature certificate as connection to Wastewater utilities is existing or will be connected.	Revised	Addressed.		
10	Plat	Provide ownership signature certificate as per State filing. Provide copy of state filing on ownership.	Revised	No addressed. Print name of owner on Owners certificate. Filings/documentation not provided.	Waiting for client to provide documentation and corrected owners name from MDC	No addressed. Print name of owner on Owners certificate. Filings/documentation not provided.

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20__.

Al Raymond, III , AIA
Secretary

Carl Crull, P.E.
Chairman

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

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
--------------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the receiving Water note to the Plat (Inner Harbor Basin)).	Revised	Addressed.		
2	Plat	Verify the need for the UE's on site; according to the City GIS system "no public utility easement exists on site".	Easements shown are from Baymoor Addition, Volume 4 Pg 42 & Baymoor Annex, Volume 22 Page 19	Addressed.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	Acknowledged	Addressed.		
2	Plat	No wastewater construction is required for platting.	Acknowledged	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC.	Acknowledged	Addressed.		

Draft Copy

2		Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. IH37 Eastbound Frontage Road is	Acknowledged	Addressed.		
---	--	--	--------------	------------	--	--

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Purpose: To combine 2 commercial properties into 1. Note: Hydrant across street at Buddy Lawrence.	Acknowledged	Addressed.		
2	Utility Plan	Commercial Properties require a fire hydrant flow of 1,500 GPM with 20 psi residual with a fire hydrant every 300 feet.	Fire hydrant is located across the street at Buddy Lawrence; land is already developed	Addressed.		
3	Utility Plan	Note: Hose lay from hydrant will not cross major street artery.	Acknowledged	Addressed.		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Revised	Addressed.		

Draft Copy

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Acknowledged	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.		Addressed.		

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.				

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

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

1. Development fees don't apply as existing utility account open on existing property that was previous platted.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Draft Copy

DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY
WAS APPROVED BY THE DEVELOPMENT SERVICES
ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS
THE ____ DAY OF ____ 20__

JAMAL SALEM, P.E.
DEVELOPMENT SERVICES ENGINEER

PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF NUECES
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY
WAS APPROVED ON BEHALF OF THE CITY OF CORPUS
CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF ____ 20__

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

OWNERS CERTIFICATE

REALTY INCOME CORPORATION, HEREBY CERTIFIES THAT
THEY ARE THE OWNER OF THE LANDS EMBRACED WITHIN
THE BOUNDARIES OF THE FOREGOING PLATE; THAT THEY
HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS
SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE
PUBLIC USE FOREVER; THAT EASEMENTS 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:

REALTY INCOME CORPORATION - MANAGER FOR MDC COAST
10, LLC

REFERENCE DOCUMENTS

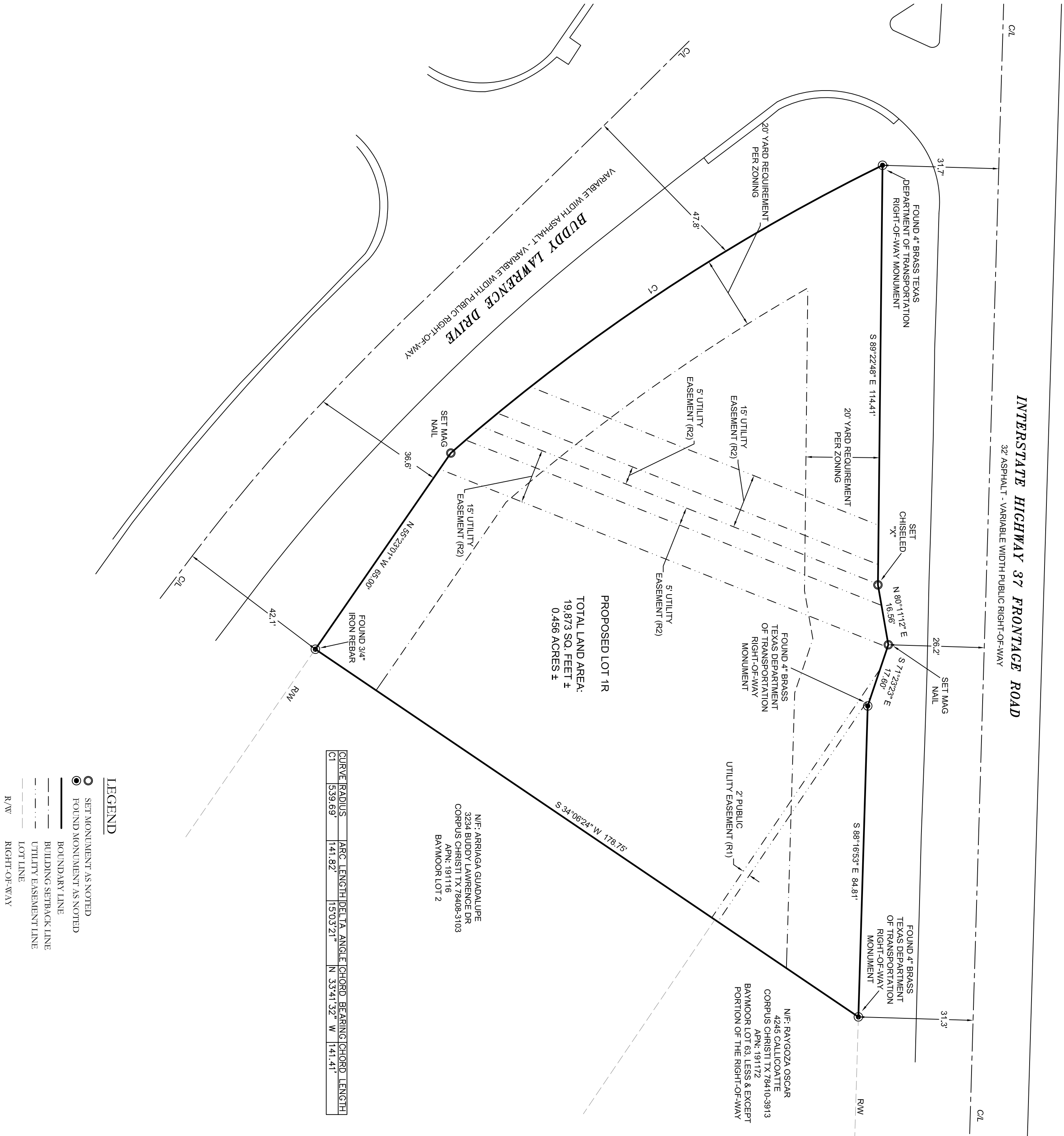
- R[1] BAYMOOR ADDITION, VOLUME 4, PAGE 42, MAP
RECORDS OF NUECES COUNTY, TEXAS
- R[2] BAYMOOR ANNEX, VOLUME 22, PAGE 19, MAP OF
RECORDS OF NUECES COUNTY, TEXAS

GENERAL NOTES

1. THE TOTAL PLATTED AREA CONTAINS 0.456 ACRES OF
LAND.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE
SOUTHERN RIGHT-OF-WAY LINE OF I-37 FRONTAGE ROAD,
ALSO BEING THE NORTHERN PROPERTY LINE, WHICH
BEARS S 89°22'48" E PER TEXAS STATE PLANE COORDINATE
SYSTEM SOUTH ZONE, NAD83.
- LATITUDE = N27°46'05.3881", LONGITUDE =
W97°25'48.5779", CONVERGENCE ANGLE =
N60°29'08.5720"E
- COMBINED SCALE FACTOR (GRID TO GROUND) =
1.000007905
3. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X"
ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.
4854640166C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS
AN EFFECTIVE DATE OF 07/18/1985.
4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES,
COMPLIANCE WITH THE OPEN SPACE REGULATION WILL
BE REQUIRED DURING THE BUILDING PERMIT PHASE.
5. PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC
ACCESS MANAGEMENT PLAN.
6. THE PROPERTY IS CURRENTLY ZONED "CG-2" (GENERAL
COMMERCIAL, DISTRICT 2).
7. THERE IS NO EVIDENCE OF ANY DELINEATED
WETLAND AREAS PER THE U.S. FISH & WILDLIFE SERVICE
NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS
FROM A FIELD DELINEATION OF WETLANDS CONDUCTED
BY A QUALIFIED SPECIALIST WERE OBSERVED DURING
THE COURSE OF THE ALTA SURVEY.
8. PUBLIC OPEN SPACE IF ANY LOT IS DEVELOPED WITH
RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE
REGULATION WILL BE REQUIRED DURING THE BUILDING
PERMIT PHASE.
9. CORPUS CHRISTI BAY DRAINAGE BASIN: THE RECEIVING
WATER FOR THE STORM WATER RUNOFF FROM THIS
PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS
CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS
CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS".
TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS
"CONTRACT RECREATION" USE.

BAYMOOR ADDITION, LOT 1R

BEING A PORTION OF LOTS 1, 64 & 65 OF BAYMOOR ADDITION
VOLUME 4, PAGE 42, MAP RECORDS OF NUECES COUNTY, TEXAS
AND A PORTION OF LOT A OF BAYMOOR ANNEX, VOLUME 22, PAGE 19, MAP OF RECORDS OF NUECES COUNTY, TEXAS



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 20PL1030

AVANTI LEGACY BAYSIDE, BLOCK 1, LOT 1 (FINAL – 5.45 ACRES)

Located west of South Staples and south of Lipes Boulevard.

Zoned: RM-1

Owner: Saratoga Palms Properties, Ltd.

Engineer: Carney Engineering, PLLC

The applicant proposes to plat the property to develop a multi-family development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 4-16-20

TRC Comments Sent Date: 4/21/20

Revisions Received Date (R1): 4-28-20

Staff Response Date (R1): 5-5-20

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date:

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: **20PL1030**

AVANTI LEGACY BAYSIDE, BLOCK 1, LOT 1 (FINAL – 5.45 ACRES)

Located west of South Staples and south of Lipes Boulevard.

Zoned: RM-1

Owner: Saratoga Palms Properties, Ltd.

Engineer: Carney Engineering, PLLC

The applicant proposes to plat the property to develop a Multi-family development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No comment	Resolved		
2	Plat	Original lot lines and Legal descriptions within platted area shall be a lighter shade than proposed legal descriptions. (Flour Bluff & Encinal lot lines and legal)	Done	Resolved		
3	Plat	Remove hatching from new utility easement (light gray hatching is reserved for additional street dedication).	Done	Resolved		
4	Plat	Location map subject property does not match boundary that is being platted. Please revise to show platted area.	Done	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Update east property TG100 Village at Henderson with new Legal Description from plat (Village at Henderson, Blk 2, Lot 2) and recording information (Volume 69 Page 14).	Done	Addressed.		

Draft Copy

2	Plat	Update east adjacent property with "Remaining ## acres of Lot 6....."	Done	Addressed.		
3	Plat	Update Planning Commission Secretary to Al Raymond, III, AIA	Done	Addressed.		
4	Plat	Water Distribution System acreage fee – 5.45 acres x \$1,439.00/acre = \$7,842.55		To be addressed prior to recording.		
5	Plat	Wastewater System acreage fee –5.45 acres x \$1,571.00/acre = \$8,561.95		To be addressed prior to recording.		
6	Plat	Water Pro-Rata - 60 LF x \$10.53/LF = \$631.80		To be addressed prior to recording.		
7	Plat	Wastewater Pro-Rata – 60 LF x \$12.18/LF = \$730.80		To be addressed prior to recording.		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		
Water	Yes		
Fire Hydrants	Yes, with true looping		To be addressed prior to recording on Public Improvement plans
Wastewater		No, all lines are private except for the MH located over our existing 12 inch VCP is public.	
Manhole	Yes, only the MH located over our existing 12 inch VCP is public.		To be addressed prior to recording on Public Improvement plans
Stormwater		No, private system	
Sidewalks	Yes, ADA ramps (sidewalks exists).		To be addressed with Site Development.
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
-------------------------------	--	--

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		Public Improvements Plans are required at the Final Plat Stage; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A		To be addressed prior to recording on Public Improvement plans	

Draft Copy

	Informa 2 tional	FIRE access lane must be 26' wide at the FHs and the remaining must be 20' wide; the pavement must be able to withstand 75,000 lbs.		To be addressed prior to recording on Public Improvement plans		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction required for platting.				
2	Plat	No wastewater construction is required for platting.		To be addressed prior to recording on Public Improvement plans		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC		Addressed.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: Plat indicated only one point of entry into complex. Will complex tie into existing Legacy Facility that has access to Henderson Street?	There is only one entry point planned	To be addressed on site development.		
2		MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS- Apartments				
3	Info:	D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.	The complex will have 60 units	To be addressed on site development.		
4	Site	D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.	The complex will have 60 units	To be addressed on site development.		
5	Site	D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.		To be addressed on site development.		

6	Info:	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for Commercial Property shall have 1,500 GPM with 20 psi residual with a Fire hydrant every 300 feet and operational.		To be addressed on site development.		
7	Info:	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.		To be addressed on site development.		
8	Info:	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)		To be addressed on site development.		
9		REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.				
10	Info:	503.1.1 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 comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.		To be addressed on site development.		
11	Info:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches		To be addressed on site development.		
12	Info:	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 (7925 mm), exclusive of shoulders		To be addressed on site development.		
13	Info:	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 (34 050 kg).		To be addressed on site development.		
14	Info:	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities		To be addressed on site development.		
15	Info:	Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to "going vertical" with the structure.		To be addressed on site development.		
16	Info:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.		To be addressed on site development.		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Open Space Regulations will apply on Building permits.				
1		Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note is #6 on plat already.	To be addressed on site development.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.		Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	No comment	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		2.7 miles Southwest of Cabaniss ALF. May be subject to aircraft noise and overflight, air study may be required dependent on construction method.		To be addressed on site development.		

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

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

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

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

INFORMATIONAL

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

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

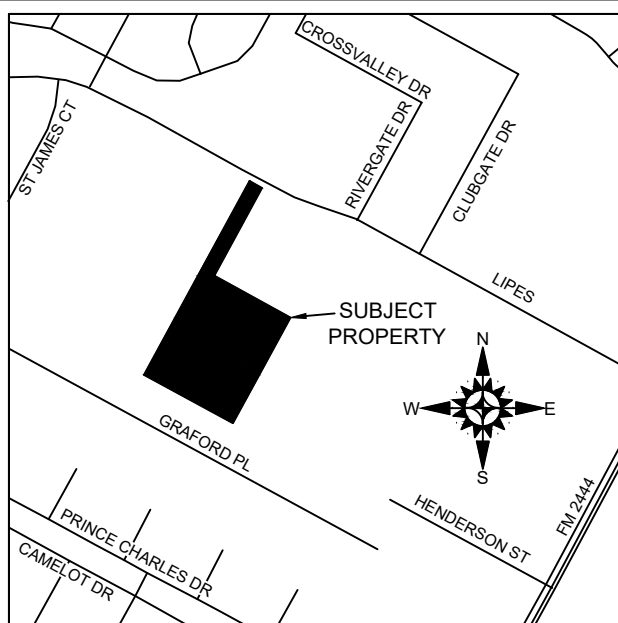
Draft Copy

Planning Commission for approval.

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

LAND DEVELOPMENT

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



VICINITY MAP
(1" = 800 FEET)

LEGEND

- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
- FOUND 5/8" IRON ROD

NOTES

- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
- Flood zone information:
 - The subject property **DOES NOT** appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating (no shading) as shown by Map No. 4854940520D, dated June 4, 1987.
 - The subject property **DOES NOT** appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Preliminary Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating (no shading) as shown by Map No. 48355C0520G, dated October 23, 2015.
- The total platted area contains 5.450 acres of land.
- Title Commitment issued by Fidelity National Title Insurance, G.F. No. 198515057, effective date February 17, 2019.
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- 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.
- Water and Wastewater fees shall be paid prior to recordation of the final plat.
- All driveways shall conform to access management standards outlined in Article 7 of the UDC.

LINE	BEARING	DISTANCE
ES1	S 28°35'18" W	395.62'
ES2	S 61°02'31" E	5.00'
ES3	S 28°35'18" W	106.01'
ES4	S 61°24'42" E	335.67'
ES5	S 16°23'07" E	47.16'
ES6	S 28°35'18" W	300.73'
ES7	S 73°35'18" W	69.85'
ES8	N 61°24'42" W	241.89'
ES9	N 16°24'42" W	56.57'
ES10	N 61°24'42" W	37.72'
ES11	S 28°35'18" W	73.92'
ES12	S 61°24'42" E	305.64'
ES13	S 28°35'18" W	20.50'
ES14	S 61°24'42" E	10.00'
ES15	N 28°35'18" E	20.50'
ES16	S 61°24'42" E	13.81'
ES17	S 16°23'07" E	34.74'
ES18	S 28°35'18" W	288.31'
ES19	S 73°35'18" W	57.43'
ES20	N 61°24'42" W	229.46'
ES21	N 16°24'42" W	56.57'
ES22	N 61°24'42" W	43.93'
ES23	N 28°35'18" E	313.49'

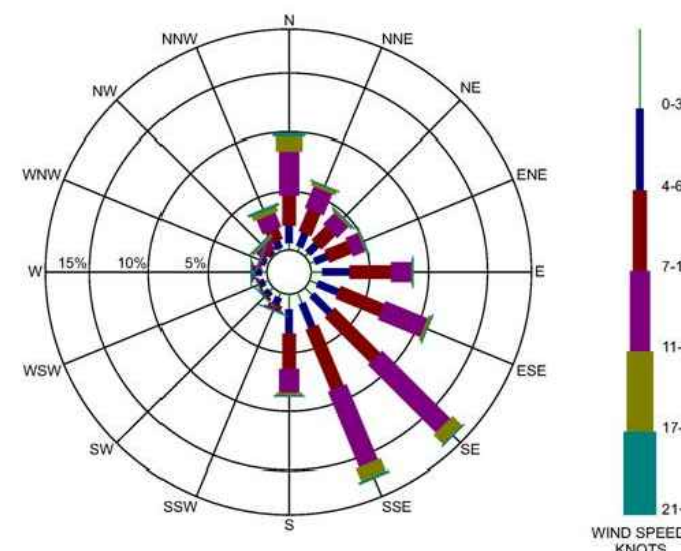


Figure 1
Wind Rose for Corpus Christi, TX

State of Texas
County of Nueces

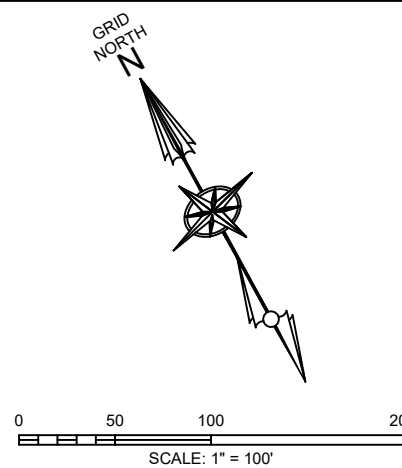
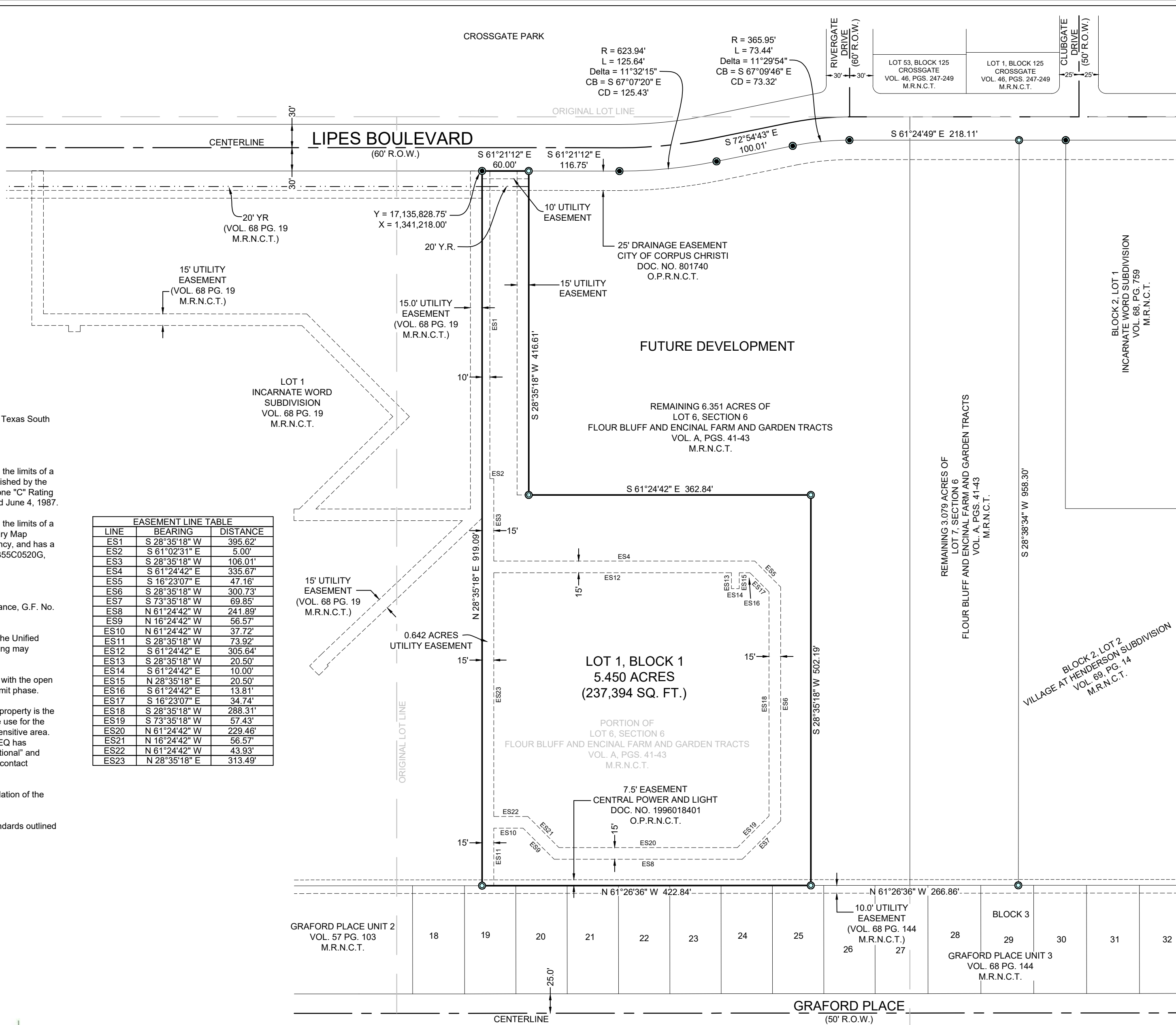
I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot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

This the ____ day of _____, 20__

Plat of
Avanti Legacy Bayside
Block 1, Lot 1

Being a portion of Lot 6, Section 6, Flour Bluff and Encinal Farm and Garden Tracts, as recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, being a part of that certain tract of land described in deed to Saratoga Palms Properties, LTD., as recorded in Document No. 2016007102, Official Public Records of Nueces County, Texas

Surveyor
Frontier Surveying Company
710 Buffalo St., Suite 700
Corpus Christi, TX 78401
Ph: (361) 881-8044



State of Texas
County of Nueces

Saratoga Palms Properties, LTD., hereby certifies that it is the owner of the lands within the boundaries of the foregoing plat; that it have had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the 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: _____

Name: J. Scott Smith
Title: General Partner

State of Texas
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared J. Scott Smith, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__

Notary Public

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20__

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Services.

This the ____ day of _____, 20__

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20__ at ____ o'clock ____ M. and duly recorded the ____ day of _____, 20__ at ____ o'clock ____ M. in said County in Volume ____, Page ____, Map Records.

No. _____
Filed for Record
At ____ o'clock ____ M.
_____, 20__

Kara Sands
County Clerk
Nueces County Texas

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 13, 2020**

PROJECT: 19PL1040

EMPIRE SUBDIVISION (FINAL – 16.39 ACRES)

Located north of Slough Road and east of Ametrine Drive.

Zoned: RS-6

Owner: Mostaghassi Enterprises, Inc.

Engineer: Munoz Engineering

The applicant proposes to plat the property to develop a residential subdivision.

The Planning Commission originally approved the above plat on October 30, 2019 (expires April 30, 2020). This is the first request for a six-month extension. The applicant states there is a delay in construction due to permitting and reimbursements for off-site wastewater utilities.



April 30, 2020

City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Attn: Andrew Dimas

RE: PLAT EXTENSION

CASE NO. 19PL1040

EMPIRE SUBDIVISION

To Whom it May Concern:

On behalf of the Owner, Mostaghazi Investment Trust, we hereby request a six-month (6-month) extension for the referenced plat. This request is due to the delay of construction due to permitting and reimbursement documents for off-site wastewater utilities.

Please provide concurrence with the request and date of the new plat recordation filing date.

Please feel free to contact us if you shall have any questions or comments regarding this request.

Sincerely,

Munoz Engineering, LLC.

Thomas Tiffin, P.E.

Project Manager

PLAT OF EMPIRE SUBDIVISION

A 16.39 ACRE SUBDIVISION, BEING 4.750 ACRES OUT OF LOTS 20 AND 21, SECTION 26, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AND 11.640 ACRES OUT OF LOTS 20, 21, 26, AND 27, SECTION 26, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACT, RECORDED IN VOLUME A, PAGES 41, 42 AND 43 IN THE MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF NUECES §

I, THE MOSTAGHASI INVESTMENT TRUST, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

THIS THE ____ DAY OF ____, 20__.

BY: _____
GEORGE MOSTAGHASI
OWNER

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF ____ §

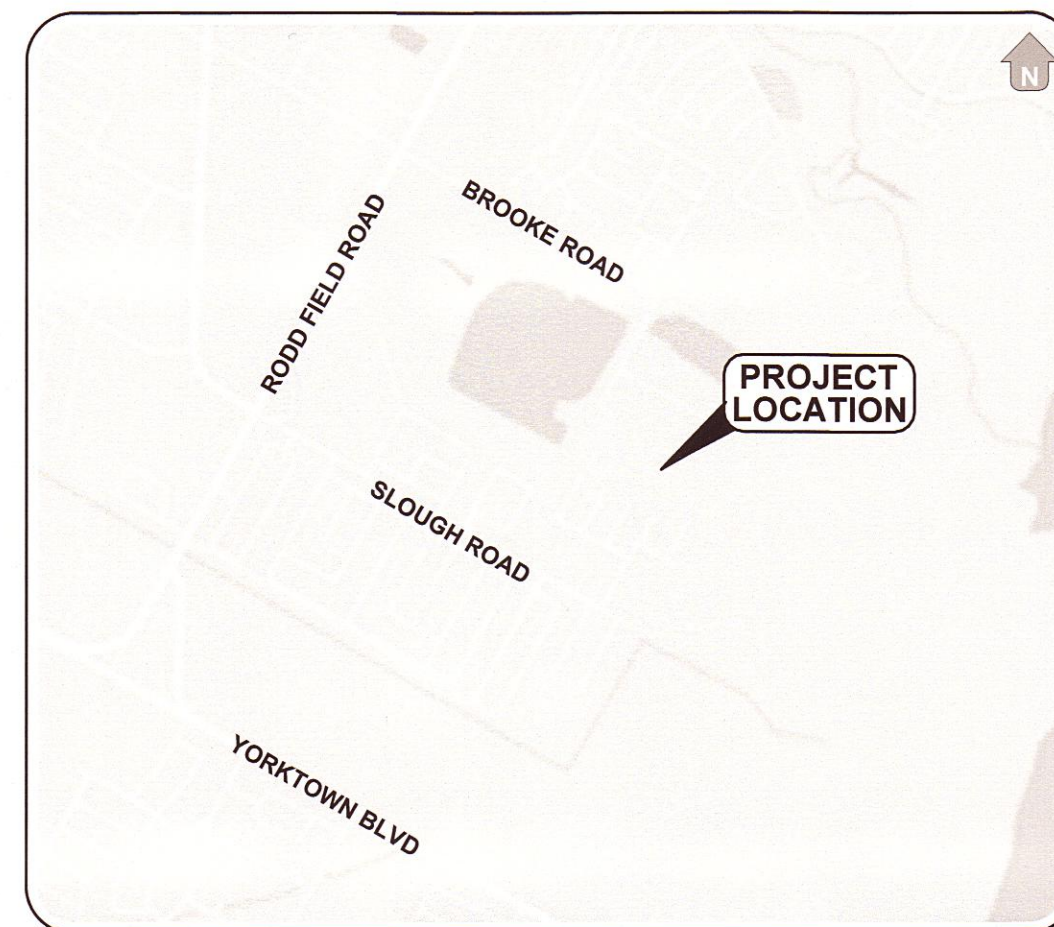
I, _____, _____ FOR CHARTER BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH THE MOSTAGHASI INVESTMENT TRUST IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE ____ DAY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

BY: _____

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF ____ §

I, _____, _____ FOR FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH THE MOSTAGHASI INVESTMENT TRUST IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE ____ DAY OF ____, 20__.

BY: _____

STATE OF TEXAS §
COUNTY OF ____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



STATE OF TEXAS §
COUNTY OF NUECES §

I, ARTURO MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, AND REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: _____
ARTURO MEDINA, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6669

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF EMPIRE SUBDIVISION, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

WILLIAM J. GREEN, PE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS PLAT OF EMPIRE SUBDIVISION, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

ERIC VILLARREAL, P.E. NINA NIXON-MENDEZ, FAICP
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF EMPIRE SUBDIVISION, DATED THE ____ DAY OF ____, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE ____ DAY OF ____, 20__, AT ____ O'CLOCK ____ M. AND DULY RECORDED IN VOLUME ____, PAGE ____, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 20__.

NO. _____

FILED FOR RECORD
AT ____ O'CLOCK ____ M.
_____, 20__.

KARA SANDS
COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

ENGINEER
THOMAS TIFFIN, PE
SURVEYOR
ARTURO MEDINA, RPLS
OWNER
MOSTAGHASI INVESTMENT TRUST
CORPUS CHRISTI, TEXAS 78467
OFFICE: (361) 333-4317
FIRM REGISTRATION
NO. 10194360
DRAWN BY
TT
CHECKED BY
RA
APPROVED BY
AM
DRAWING DATE:
10/2019

AM LAND SURVEYING
PO BOX 71004
CORPUS CHRISTI, TEXAS 78467
OFFICE: (361) 333-4317
FIRM REGISTRATION
NO. 10194360
amlandsurveying@yahoo.com

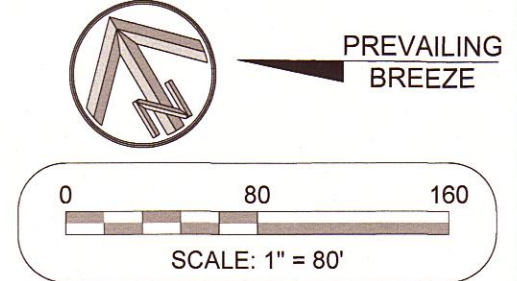
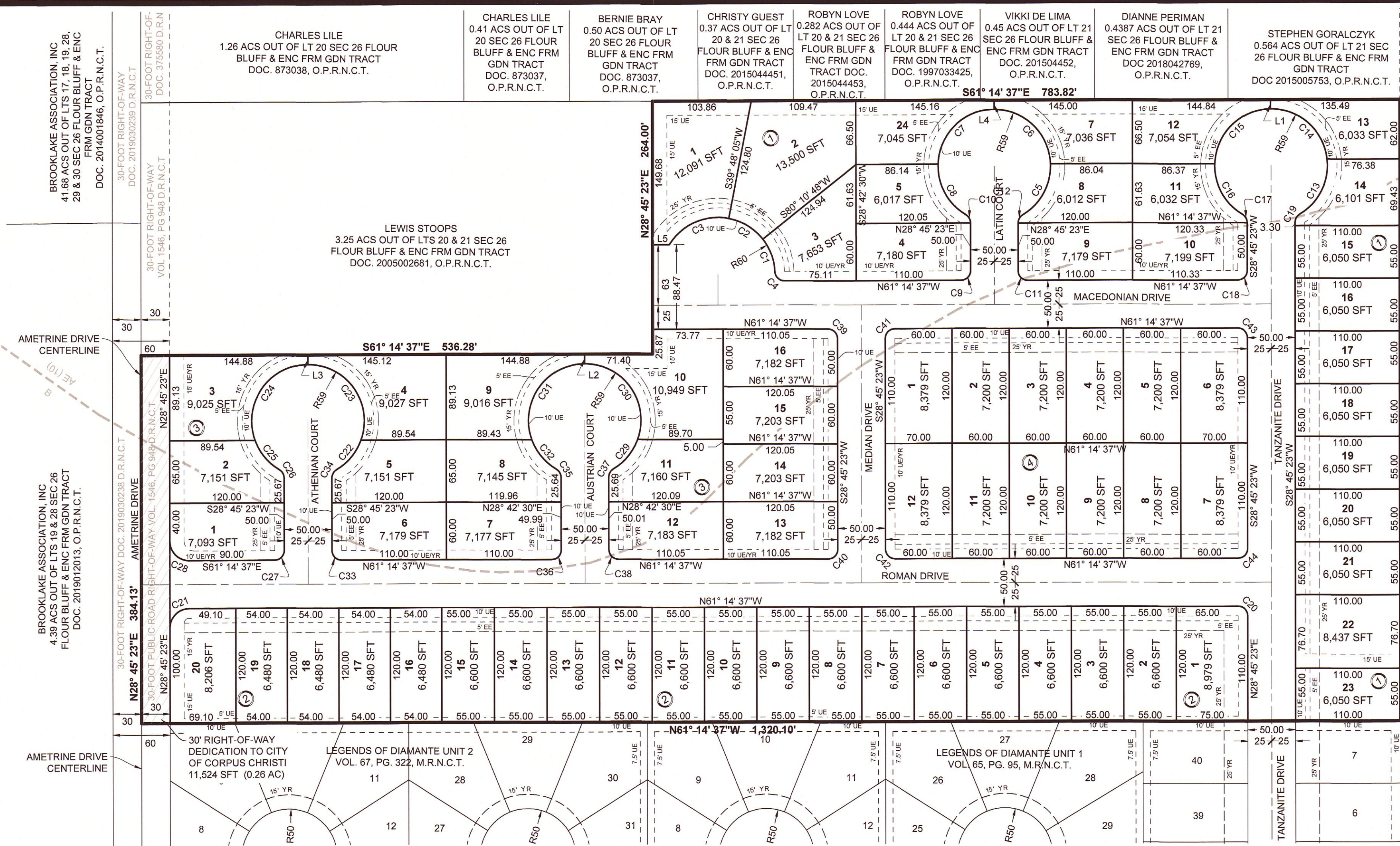
AM
LAND SURVEYING

CIVIL-STRUCTURAL-MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4948
1609 S. BROWLIE BOULEVARD
CORPUS CHRISTI, TX 78404
TBBE FIRM NO. F-1240

ME
MUNOZ ENGINEERING

PLAT OF
EMPIRE SUBDIVISION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
01
TOTAL PAGES
02
PAGE
01



LINE TABLE		
LINE ID	LENGTH	BEARING
L1	9.67'	S28° 42' 30.00"W
L2	10.00'	N28° 45' 22.73"E
L3	10.00'	N28° 45' 22.73"E
L4	9.67'	N28° 45' 22.73"E
L5	17.52'	N61° 17' 30.00"W

DORSAL DEVELOPMENT, LLC.
69.812 ACS OUT OF LTS 22, 23, 24 & 25
SEC 26 FLOUR BLUFF & ENC FRM GDN
TRACT DOC 2013003716, O.P.R.N.C.T.



- PLAT NOTES:**
- TOTAL PLATTED AREA CONTAINS 16.387 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND STREET DEDICATIONS.
 - FEMA INFORMATION CURRENT:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854940540C, MARCH 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
PROPOSED:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
 - RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
 - ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
 - THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
 - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
 - DRIVEWAY IS PROHIBITED ALONG AMETRINE DRIVE.
 - DRIVEWAY IS PROHIBITED FROM BLK 3, LOT 10 ONTO MACEDONIAN DRIVE

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.05'	60.00'	35.38'	N8° 24' 39"E	36.46'
C2	42.85'	60.00'	40.92'	N29° 44' 18"W	41.95'
C3	72.40'	60.00'	69.14'	N84° 46' 02"W	68.09'
C4	15.24'	10.00'	87.34'	S17° 34' 18"E	13.81'
C5	63.46'	59.00'	61.62'	N57° 27' 51"E	60.44'
C6	90.51'	59.00'	87.90'	N17° 17' 44"W	81.89'
C7	90.51'	59.00'	87.90'	S74° 48' 29"W	81.89'
C8	63.46'	59.00'	61.62'	S0° 02' 54"W	60.44'
C9	15.71'	10.00'	90.00'	N73° 45' 23"E	14.14'
C10	10.39'	10.00'	59.52'	N1° 00' 12"W	9.93'
C11	15.71'	10.00'	90.00'	S16° 14' 37"E	14.14'
C12	10.39'	10.00'	59.52'	S58° 30' 58"W	9.93'
C13	67.97'	59.00'	66.01'	N55° 16' 21"E	64.27'
C14	86.48'	59.00'	83.98'	N19° 43' 19"W	78.94'
C15	90.03'	59.00'	87.43'	S74° 34' 24"W	81.54'
C16	63.46'	59.00'	61.62'	S0° 02' 54"W	60.44'

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	10.39'	10.00'	59.52'	N1° 00' 12"W	9.93'
C18	15.71'	10.00'	90.00'	N73° 45' 23"E	14.14'
C19	10.39'	10.00'	59.52'	S58° 30' 58"W	9.93'
C20	15.71'	10.00'	90.00'	N16° 14' 37"W	14.14'
C21	31.42'	20.00'	90.00'	S73° 45' 23"W	28.28'
C22	40.75'	59.00'	39.57'	N68° 29' 26"E	39.94'
C23	113.34'	59.00'	110.06'	N6° 19' 32"W	96.70'
C24	113.10'	59.00'	109.84'	S63° 43' 31"W	96.56'
C25	40.75'	59.00'	39.57'	S10° 58' 41"E	39.94'
C26	10.39'	10.00'	59.52'	N1° 00' 12"W	9.93'
C27	15.71'	10.00'	90.00'	N73° 45' 23"E	14.14'
C28	31.42'	20.00'	90.00'	S16° 14' 37"E	28.28'
C29	40.70'	59.00'	39.52'	N68° 28' 00"E	39.90'
C30	113.22'	59.00'	109.95'	N6° 16' 16"W	96.63'
C31	113.22'	59.00'	109.95'	S63° 46' 47"W	96.63'
C32	40.80'	59.00'	39.62'	S11° 00' 07"E	39.99'

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C33	15.71'	10.00'	90.00'	S16° 14' 37"E	14.14'
C34	10.39'	10.00'	59.52'	S58° 30' 58"W	9.93'
C35	10.39'	10.00'	59.52'	N1° 03' 05"W	9.93'
C36	15.72'	10.00'	90.05'	N73° 43' 56"E	14.15'
C37	10.39'	10.00'	59.52'	S58° 28' 05"W	9.93'
C38	15.70'	10.00'	89.95'	S16° 16' 04"E	14.14'
C39	15.71'	10.00'	90.00'	N16° 14' 37"W	14.14'
C40	15.71'	10.00'	90.00'	N73° 45' 23"E	14.14'
C41	15.71'	10.00'	90.00'	S73° 45' 23"W	14.14'
C42	15.71'	10.00'	90.00'	S16° 14' 37"E	14.14'
C43	15.71'	10.00'	90.00'	N16° 14' 37"W	14.14'
C44	15.71'	10.00'	90.00'	N73° 45' 23"E	14.14'

ENGINEER: STEFIN, PE
SURVEYOR: ARTURO MEDINA, RPLS
OWNER: MOSTAGHASI INVESTMENT TRUST
ENGINEER PID: SURVEYOR PID:
DRAWN BY: DATE: 10/20/19
CHECKED BY: DATE:
APPROVED BY: DATE:

AM LAND SURVEYING
PO BOX 71094
CORPUS CHRISTI, TEXAS 78467
FIRM REGISTRATION NO. 10194360
amlandsurveying@yahoo.com

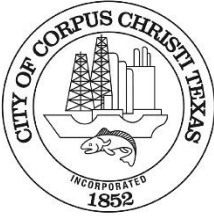
CIVIL-STRUCTURAL-MARINE
TOPOGRAPHIC SURVEYING
OFFICE: 361-946-4848
1608 S BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
TYPE FIRM No. F-12240

ME
MUNOZ ENGINEERING

PLAT OF
EMPIRE SUBDIVISION
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE 02
TOTAL PAGES 02

PAGE 02



AGENDA MEMORANDUM

Planning Commission Meeting of May 13, 2020

DATE: Mary 7, 2020

TO: Al Raymond, Director of Development Services

FROM: Jalal Saleh, Engineer III, Development Services
JalalS@cctexas.com
(361) 826-3568

Don Patricio, Block F, Lot 47R (Final Plat)

Request for a Plat Waiver for construction to the Street Right-of-Way Dimensional Standards in Section 8.2.1.B

BACKGROUND:

Munoz Engineering, LLC., on behalf of Jeffrey Ryan Kraus, property owners, submitted a request for a waiver of the plat requirement to construct streets according to the Local Street Standards in Section 8.2.1.B of the Unified Development Code (UDC). The plat (Don Patricio, Block F, Lot 47R) will provide an additional 5-foot dedication to meet the standard 50-foot right-of-way width for Poplar Street. Currently, Poplar Street does not exist and is considered a "Paper Street". The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1941. The plat provided street dedication for the layout of the subdivision, but many streets were ultimately not completed and constructed by the developer. The City of Corpus Christi annexed this area in 1961. There have been numerous city projects that have provided street and utility construction for blocks west of Poplar Street.

The subject property, known as the proposed Don Patricio, Block F, Lot 47R, Final Plat (0.92 acres +/-), is in Flour Bluff, located on the west side of Waldron Road, south of Don Patricio Road. The land is zoned "RS-6" Single-Family 6 District. The site is not within in an AICUZ zone and is currently vacant. The owner proposes to develop a single-family home on a .92-acre lot.

STAFF ANALYSIS and FINDINGS:

UDC Sections 8.1.4 and 8.2.1 require construction of streets as part of the platting process.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in

administering this Unified Code;

2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

Factors in Support of the Waiver. The applicant states that they do not believe the street with curb, gutter and sidewalk should be required because:

1. The proposed street is considered a “Paper Street” since the plat of the subdivision that indicates Poplar Street was filed and recorded on May 10, 1941.
2. The adjacent properties to this “Paper Street” have and are being developed as large tract single-family lots and are not requiring access from Poplar Street.
3. The street would be a dead-end street that would not be extended, of which is evident since the proposed street was platted 79-years ago and has not been constructed.
4. The area is not located along an existing or foreseeably planned CCRTA service route.
5. The Comprehensive Plan will not be substantially affected.
6. Not providing the street will not be a detrimental to the public health, safety, or general welfare within or adjacent to the subdivision.
7. The property is not along a road on the Mobility Plan or ADA Master Plan.

Factors weighing against the waiver and in support of requiring street:

1. The property is in the “RS-6” Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued for future development of single-family homes down Poplar Street. The crossroad is Don Patricio Road, designated as Collector street on the Urban Transportation Plan (UTP). The property is less than a half-mile from an existing Arterial Road (Waldron Road).
2. The approval of the requested waiver will put extra burden on the additional lots which must have access to Poplar, they will end up constructing more of Poplar Street than their fair share.

STAFF RECOMMENDATION:

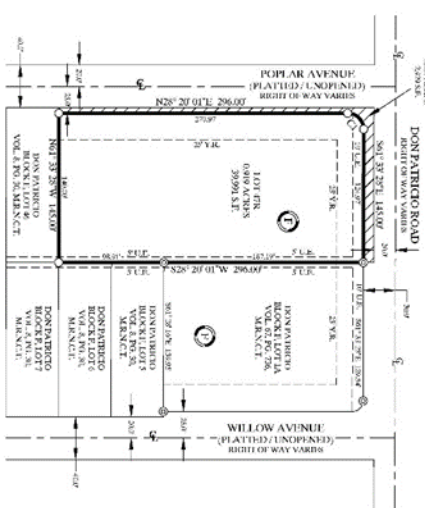
Staff recommends denial of the waiver from construction of Poplar Street to the Local Street Standards in Section 8.2.1.B. of the Unified Development Code (UDC). The Planning Commission may choose to follow or decline Staff’s recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

Exhibit A



BRISTOL SURVEYING
 1170 N. LINDSEY
 SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214.635.1234
 FAX: 214.635.1235
 www.bristol-surveying.com

NOTES:

1. THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.
2. THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.
3. THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.
4. THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF DALLAS
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.

NOTARY PUBLIC
 My Comm. Expires _____, 2020

STATE OF TEXAS
 COUNTY OF DALLAS
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE FOR THE DON PATRICIO BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.

NOTARY PUBLIC
 My Comm. Expires _____, 2020

PLAT OF
DON PATRICIO
BLOCK F, LOT 47R

BEING A REPLAT OF DON PATRICIO, BLOCK F, LOTS 47, 48, 49, 51, AND 52, AS SHOWN ON A MAP RECORDED IN VOL. 1487, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.

GRAPHIC SCALE
 1" = 100'

SITE MAP
 NOT TO SCALE

Exhibit B



MUNOZ ENGINEERING

Practical Engineering Solutions

May 5, 2020

Andrew Dimas, Senior City Planner
City of Corpus Christi – Development Services Department
2406 Leopard Street
Corpus Christi, Texas 78408

**RE: DON PATRICIO, BLOCK F, LOT 47R
REQUEST FOR A PLAT WAIVER FOR THE STREET CONSTRUCTION**

Dear Mr. Dimas,

On behalf of our Client, Jeffrey Kraus, we hereby request for a waiver for required improvements for street construction as required per City of Corpus Christi Unified Development Code (UDC) Article 8, Section 8.1.3 and Section 8.1.4 for the construction of Popular Avenue. We request the waiver per the following reasons:

1. The proposed street is considered a "Paper Street" since the plat of the subdivision that indicates Popular Street was filed and recorded on May 10, 1941.
2. The adjacent properties to this "Paper Street" have and are being developed as large tract single-family lots and are not requiring access from Popular Street.
3. The street would be a dead-end street that would be not be extended, of which is evident since the proposed street was platted 79-years ago and has not been constructed.
4. The area is not located on any transit stops.
5. The comprehensive plan will not be substantially affected.
6. Not providing the street will not be detrimental to the public health, safety, or general welfare within or adjacent to the subdivision.

This waiver therefore will require no street construction as the streets that are required for the development have been constructed and there are no additional streets required as part of the Urban Transportation Plan.

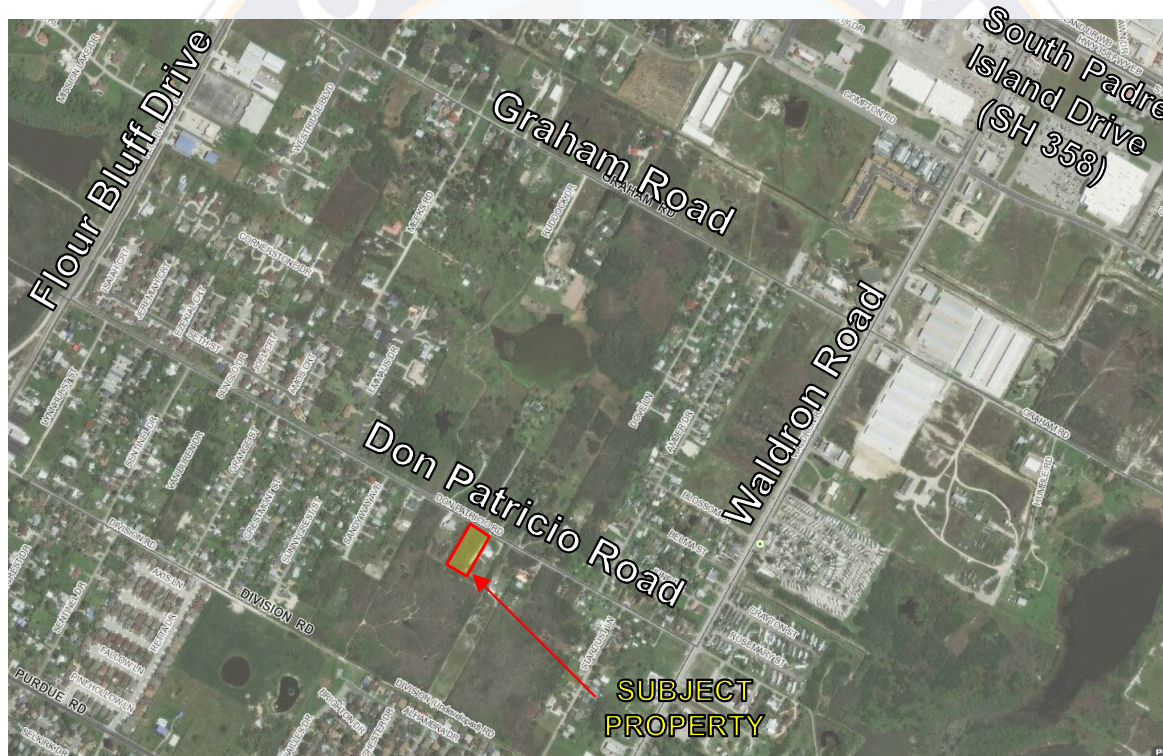
Please feel free to contact us if you have any comments or questions.

Sincerely,
Munoz Engineering, LLC

Thomas Tiffin, PE
Project Manager

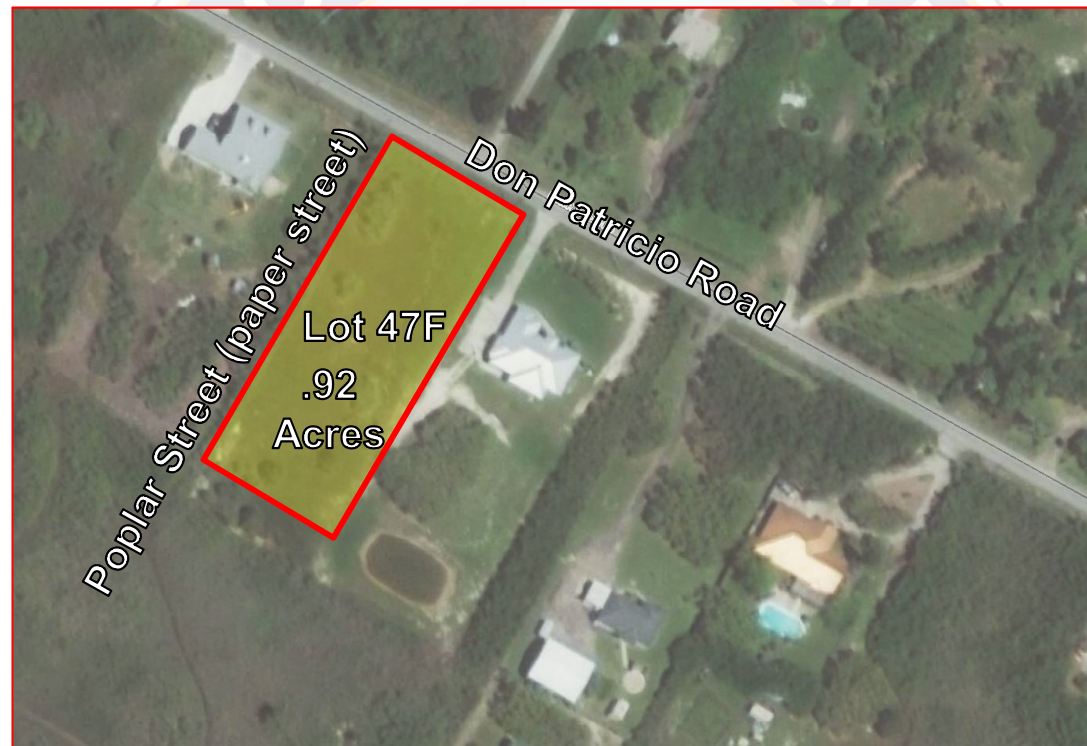
Street Waiver from Local street Construction

Don Patricio, Block F, Lot 47R

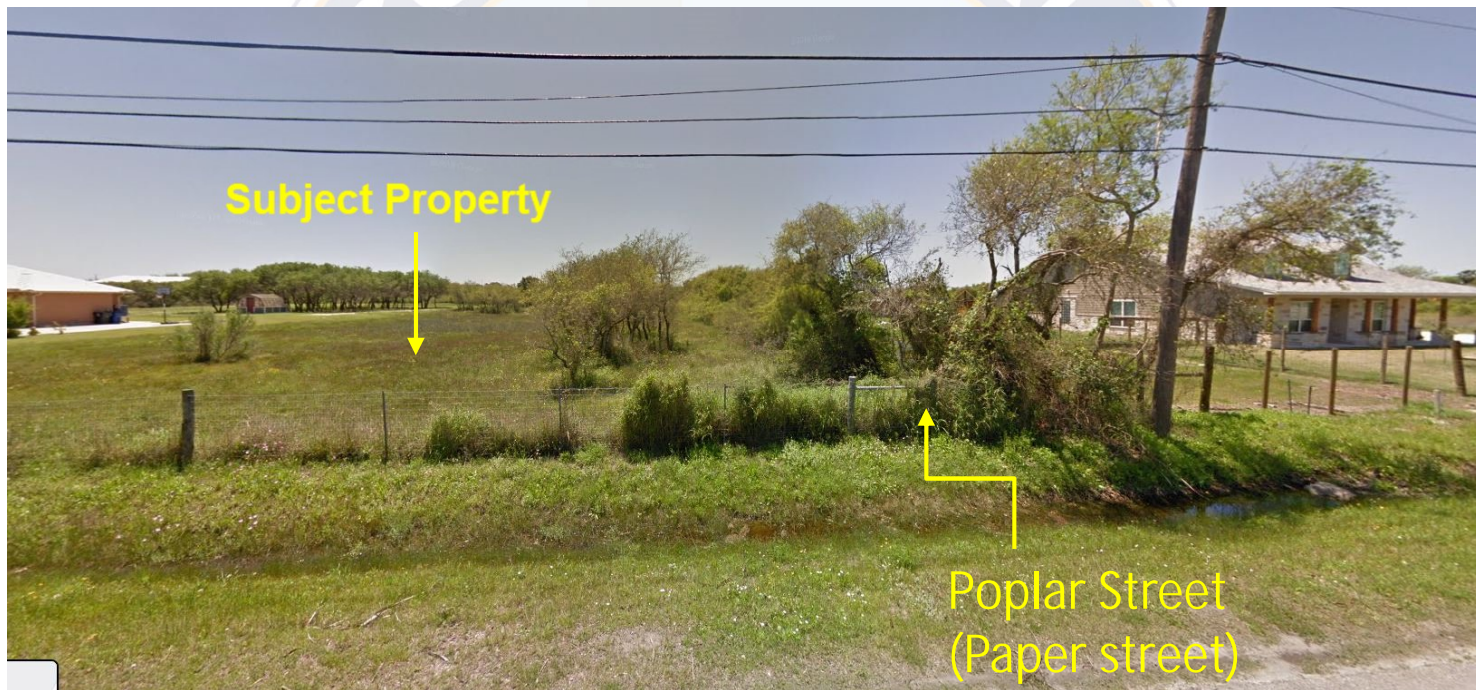


Planning
Commission
May 13, 2020

Aerial




Subject Property on Don Patricio Road




Subject Property, West on Don Patricio Road



Don Patricio, Block F, Lot 47R



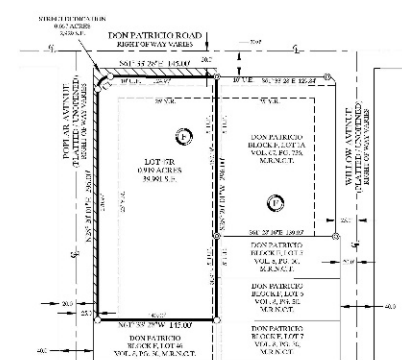
SITE MAP
NOT TO SCALE



GRAPHIC SCALE
1" = 100'
0 100 200

**PLAT OF
DON PATRICIO
BLOCK F, LOT 47R**

BEING A REPLAT OF DON PATRICIO, BLOCK F, LOTS 47, 48, 49, 50,
51 & 52, AS SHOWN ON A MAP RECORDED IN VOLUME 8, PAGE 30,
MAP RECORDS NUTTS COUNTY, TEXAS.



LOT 47R
0.98 ACRES
39.90 S.D.

LOT 48
0.98 ACRES
39.90 S.D.

LOT 49
0.98 ACRES
39.90 S.D.

LOT 50
0.98 ACRES
39.90 S.D.

LOT 51
0.98 ACRES
39.90 S.D.

LOT 52
0.98 ACRES
39.90 S.D.

STATE OF TEXAS
COUNTY OF NUTTS

I, **RONALD B. BRISTER**, DO HEREBY CERTIFY THAT I AM THE OWNER
OF BLOCK F, LOT 47R, OF THE PROPERTY SHOWN HEREON, THAT SAID
SAID LAND IS NOT TO BE ABANDONED TO THE PUBLIC AND THAT THE
MAP HEREON IS FOR THE PURPOSE OF DESCRIPTION AND
RECORDATION.

THIS 11TH DAY OF _____, 2008.

RONALD B. BRISTER
OWNER

STATE OF TEXAS
COUNTY OF NUTTS

BEFORE ME, the undersigned authority, on this day personally
appeared **RONALD B. BRISTER**, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 11TH DAY OF _____, 2008.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUTTS

APPROVED BY ME, the undersigned authority, on this day personally
appeared **RONALD B. BRISTER**, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 11TH DAY OF _____, 2008.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUTTS

APPROVED BY ME, the undersigned authority, on this day personally
appeared **RONALD B. BRISTER**, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 11TH DAY OF _____, 2008.

NOTARY PUBLIC

BRISTER SURVEYING
1014 E. 1ST Street, Suite 100
Dallas, Texas 75202
P.O. Box 200000
Tel: 214-444-4444
Fax: 214-444-4444

11/11/08
OF 11/11/08
NUTTS COUNTY, TEXAS
P.O. Box 200000
Tel: 214-444-4444
Fax: 214-444-4444

STATE OF TEXAS
COUNTY OF NUTTS

BEFORE ME, the undersigned authority, on this day personally
appeared **RONALD B. BRISTER**, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 11TH DAY OF _____, 2008.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUTTS

APPROVED BY ME, the undersigned authority, on this day personally
appeared **RONALD B. BRISTER**, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 11TH DAY OF _____, 2008.

NOTARY PUBLIC

Factors in Street Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. The proposed street is considered a "Paper Street" since the plat of the subdivision that indicates Poplar Street was filed and recorded on May 10, 1941.
2. The adjacent properties to this "Paper Street" have and are being developed as large tract single-family lots and are not requiring access from Poplar Street.
3. The street would be a dead-end street that would not be extended, of which is evident since the proposed street was platted 79-years ago and has not been constructed.
4. The area is not located along an existing or foreseeably planned CCRTA service route.
5. The Comprehensive Plan will not be substantially affected.
6. Not providing the street will not be a detrimental to the public health, safety, or general welfare within or adjacent to the subdivision.
7. The property is not along a road on the Mobility Plan or ADA Master Plan.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued for future development of single-family homes down Poplar Street. The crossroad is Don Patricio Road, designated as Collector street on the Urban Transportation Plan (UTP). The property is less than a half-mile from an existing Arterial Road (Waldron Road).
2. The approval of the requested waiver will put extra burden on the additional lots which must have access to Poplar, they will end up constructing more of Poplar Street than their fair share.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
 - UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb, gutter, and *sidewalks*”
-

Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
 - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-

Staff Recommendation

Denial of the request for a waiver from the Local Street Standard construction requirement.

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