



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, May 27, 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. 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

1. [20-0620](#) Regular Meeting Minutes of May 13, 2020

Attachments: [MeetingMinutes13-May-2020.pdf](#)

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

2. [20-0621](#) 20PL1038
GATEWAY PARK, BLOCK 5, LOTS 14A &14B (FINAL REPLAT -0.172 ACRES)
Located south of South Padre Island Drive and west of Nagle Street.

Attachments: [CoverPg-Gateway_05.27.20MTG.pdf](#)

[Gateway Resolution Comments R1_5-7-20.pdf](#)

[Gateway Replat R1_5-7-20.pdf](#)

3. [20-0622](#) 20PL1041
PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 3, BLK 14, 25R & 26RR (FINAL REPLAT - 0.4821 ACRES)
Located south of Port Royal Court and west of Cobo De Bar Circle.

Attachments: [CoverPg-PICC PtTesoro_05.27.20MTG.pdf](#)

[PICC Tesoro Resolution Comments R1_5-5-20.pdf](#)

[PICCUnit 3.Final Replat.R1_5-5-20.pdf](#)

Time Extensions

4. [20-0624](#) 19PL1096
WESTWOOD HEIGHTS UNIT 4 (FINAL - 9.06 ACRES)
Located south of Leopard Street and west of Starlite Lane.
5. [20-0625](#) 19PL1097
CALLICOATE ESTATES UNIT 5- PHASE I (FINAL - 12.33 ACRES)
Located south of Leopard Street and east of South Staples Street.

Attachments: [TimeExt, Callicoate-05.27.20PCMTg.pdf](#)

[ExtReqLtr-CallicoateEstates Unit5 Ph I.pdf](#)

[CALLICOATE UNIT5-PHII PCAPPRVD11.13.19.pdf](#)

VII. Director's Report & Briefing on Progress of Area Development Plans (Planning Department)

6. [20-0632](#)

Attachments: [FlyerNorthwestBlvd.pdf](#)

VIII. Items to be Scheduled

IX. 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

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Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, May 13, 2020

6:00 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Crull called the meeting to order and a quorum was established with no absences.

II. Opening Statement

III. PUBLIC COMMENT: None.

For the record, Andrew Dimas, Development Services, stated that no written public comment forms were submitted.

IV. Approval of Absences: Commissioner Miller

A motion to approve the absence listed above was made by Vice Chairman Baugh and the motion was seconded by Commissioner Dibble. The motion passed.

V. Approval of Minutes

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

A motion to approve item "1" was made by Vice Chairman Baugh and the motion was seconded by Commission York. The motion passed.

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

Chairman Crull asked Staff to present the Consent Agenda, item VI.A. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 4, 5 & 6" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for Time Extension item "7". After Staff's presentation, Chairman Crull opened the public hearing. There being no public comment, Chairman Crull closed the public hearing. A motion was made by Commissioner York to approve items "2, 5, 6 & 7" as presented. The motion was seconded by Commissioner Schroeder and the motion passed. A motion was made by Vice Chairman Baugh to approve items "3 & 4" as presented. The motion was seconded by Commissioner Dibble and the motion passed with Commissioner York abstaining.

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.
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.
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.
5. [20-0587](#) 20PL1033
BAYMOOR ADDITION, LOT 1R (REPLAT - .46 ACRES)
Located south of IH 37 and east of Buddy Lawrence Drive.
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.

Time Extension

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

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.

Mr. Dimas presented item "13" for the record. He presented an aerial view of the subject property and located Poplar Street on the map, which does not exist and is considered a "Paper Street" (not constructed).

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. Mr. Dimas continued the presentation by going over the factors in support of the waiver and the factors weighing against the waiver.

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 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. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull asked if a cost estimate for the construction of the street was submitted by the applicant and Staff answered "no". Commissioner York asked if the City could request from the applicant "cash in lieu of construction" as an option. Staff stated this option is available, but in this case, it would happen at the time development occurs at the property across from the paper street to provide the remaining half portion. Commissioner York felt it is unfair that this owner is being held responsible to provide construction of the street when it was not required from other owners; that the street will eventually be constructed by

the City. Discussion also took place regarding petitions (voluntary street assessment program) to the City as a mechanism for street improvements that can be initiated by other lot owners in the area. Commissioner Miller recalled that comments for the development of paper streets were brought up at past Flour Bluff Area Development Plan meetings. Chairman Crull said those comments could help trigger more interest in the voluntary street assessment program. After Commissioner comments/questions concluded, Chairman Crull opened the public hearing. There being none, the public hearing was closed. A motion was made by Commissioner Schroeder to approve the waiver request for item "8". The motion was seconded by Commissioner York and the motion passed.

VIII. Director's Report

None.

IX. Items to be Scheduled

Commissioner Schroeder asked for updates on the progress of Area Development Plans (ADP) regarding online comments/surveys and specifically for the Westside ADP. Staff stated they will follow-up with the Planning Department for that information and see if a briefing can be provided at the next Planning Commission meeting.

X. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:30 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 27, 2020**

PROJECT: 20PL1038

GATEWAY PARK, BLOCK 5, LOTS 14A & 14B (FINAL REPLAT -0.172 ACRES)

Located south of South Padre Island Drive and west of Nagle Street.

Zoned: RM-1

Owner: Toscana Bay Custom Homes, LLC

Engineer: Hayden Surveying, Inc.

The applicant proposes to replat the property to subdivide one lot into two lots for a townhome 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.

Draft Copy

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 4-30-20****TRC Comments Sent Date: 5-4-20****Revisions Received Date (R1): 5-7-20****Staff Response Date (R1): 5-13-20****Revisions Received Date (R2): N/A****Staff Response Date (R2): N/A****Planning Commission Date: 5-27-20**

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: 20PL1038

GATEWAY PARK, BLOCK 5, LOTS 14A & 14B (FINAL REPLAT -0.172 ACRES)

Located south of South Padre Island Drive and west of Nagle Street.

Zoned: RM-1

Owner: Toscana Bay Custom Homes, LLC

Surveyor: Hayden Surveying, Inc.

The applicant is proposing to replat the property in order to subdivide 1 lot into 2 lots for Townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	No response required>			
2	Plat	Please fix legal description grammatical errors. (AN ADDITION ; THE CITY; NUECES COUNTY, TEXAS;	Grammatical errors have been corrected in legal description.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The signature names on the certificate blocks, the font and letters sizes appear different. Correct and revise signature names to have the same font and letters sizes	Fonts on plat have been corrected to be consistent throughout the document.	Addressed		

Draft Copy

2	Plat	The managing member name on the owners notary is misspelled. Correct and revise.	Managing member name on owner's notary certificate has been corrected	Addressed		
3	Plat	Provide a notary certificate block for the holders of the lien.	Notary certificate for lien holder has been added.	Addressed		
4	Plat	Verify and correct the plat title. Reference Volume 7, Page 59	Plat title has been corrected to correspond with that shown in Volume 7, page 59.	Addressed		
5	Plat	The receiving water Notes 5 & 10 are duplicate. Correct and revise.	The duplicate receiving water note (#10) has been removed.	Addressed		
6	Plat	Residential Development Standards for a townhouse district requires <i>Shared Parking (see UDC 4.4.3.) Townhouse District</i> . Label and add a note to plat in accordance with the standards for townhouses.	Shared parking note has been added as note #10 on the plat.	Addressed		
7	Plat	Remove the reference measurements show on the platted lots.	Reference measurements have been removed.	Addressed		
8	Plat	Show and label on the plat the square footage and acreage for each lot.	Lot square footage and acreage have been added to the plat.	Addressed		
9	Plat	Reference the block number on the platted lot.	The block number reference has been added to the plat.	Addressed		
10	Plat	Identify the dash lines along the east abutting property.	The dashed lines on the east abutting property have been removed from the plat.	Addressed		
11	Plat	Show and label the continuation of the setback and easement along the west abutting property.	The adjoining property use is single family residential. The 10 foot rear setback is only associated with the townhome use proposed for the lots included in this replat.	Addressed		

Draft Copy

12	Plat	Add a note to the plat: "The record plat and permit application will be in compliance with The Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013."	The requested note has been added as Note #11 on the plat.	Addressed		
13	Plat	Water Lot fee – 2 Lots x \$182.00/Lot = \$364.00	informational item	Prior to plat recordation		
14	Plat	Wastewater Lot fee – 2 Lots x \$393.00/Lot = \$786.00	informational item	Prior to plat recordation		
15	Plat	Water Pro-Rata - 50.00 LF x \$10.53/LF = \$526.50	informational item	Prior to plat recordation		
16	Plat	Wastewater Pro-Rata - 50.00 LF x \$12.18/LF = \$609.00	informational item	Prior to plat recordation		

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' ditches prevent construction of 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	Utility Plan	Label the existin water Main (6" C900).	The existing water main has been labelled as requested.	Addressed		

Draft Copy

Utility 2 Plan	Show and label the existing wastewater 8" VCP.	The City's online GIS utility map shows this line as being a 12" diameter VCP line. This label has been added to the Utility Plan.	Addressed		
Utility 3 Plan	Verify the location of the existing wastewater main located on Lot 15.	This wastewater line was originally located with the 50 foot right of way of Miller Street as shown on the Gateway Park Plat (Vol 7, Page 59). This street was closed and the western half of the right of way added to Lot 15. The existence of the	Addressed		

UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No wastewater construction is required for platting.	informational comment			

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	The driveway onto the property is existing and in substantial compliance with Article 7 of the UDC.	Informational:Address		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: If lot is developed as single family residential, hydrant spacing is adequate. If lot is to be used as a commercial development would require spacing of hydrants 300 feet with 1,500 GPM and 20 psi residual.	The proposed land use is Townhome, and is treated as single family use.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		

Draft Copy

2	Plat	Note: existing street is very narrow does not meet the current 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.	The street is an existing public street. The existing property is a legally platted lot. The proposed replat results in the creation of only one additional lot. Warrants for public street improvements have not been established within the UDC.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		
3	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	The street is an existing public street. The existing property is a legally platted lot. The proposed replat results in the creation of only one additional lot. Warrants for public street improvements have not been established within the UDC.	INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT		

GAS

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

PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment. Open Space Regulation is noted on plat.				

REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located 1.5 miles from NAS Corpus Christi. Will be subjected to aircraft noise and overflight.	informational comment. The property is located approximately one half mile outside of the nearest AICUZ.			

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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Draft Copy

1	Plat	1.4 miles South of NAS Corpus Christi, 2.8 miles Northeast of Waldron airfield. May require aeronautical study based on construction method, will possibly be subject to overflight noise.	The property is already developed with all construction complete. The property is located approximately one half mile outside of the nearest AICUZ.	Informational		
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AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

AEP-DISTRIBUTION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	none required			

INFORMATIONAL

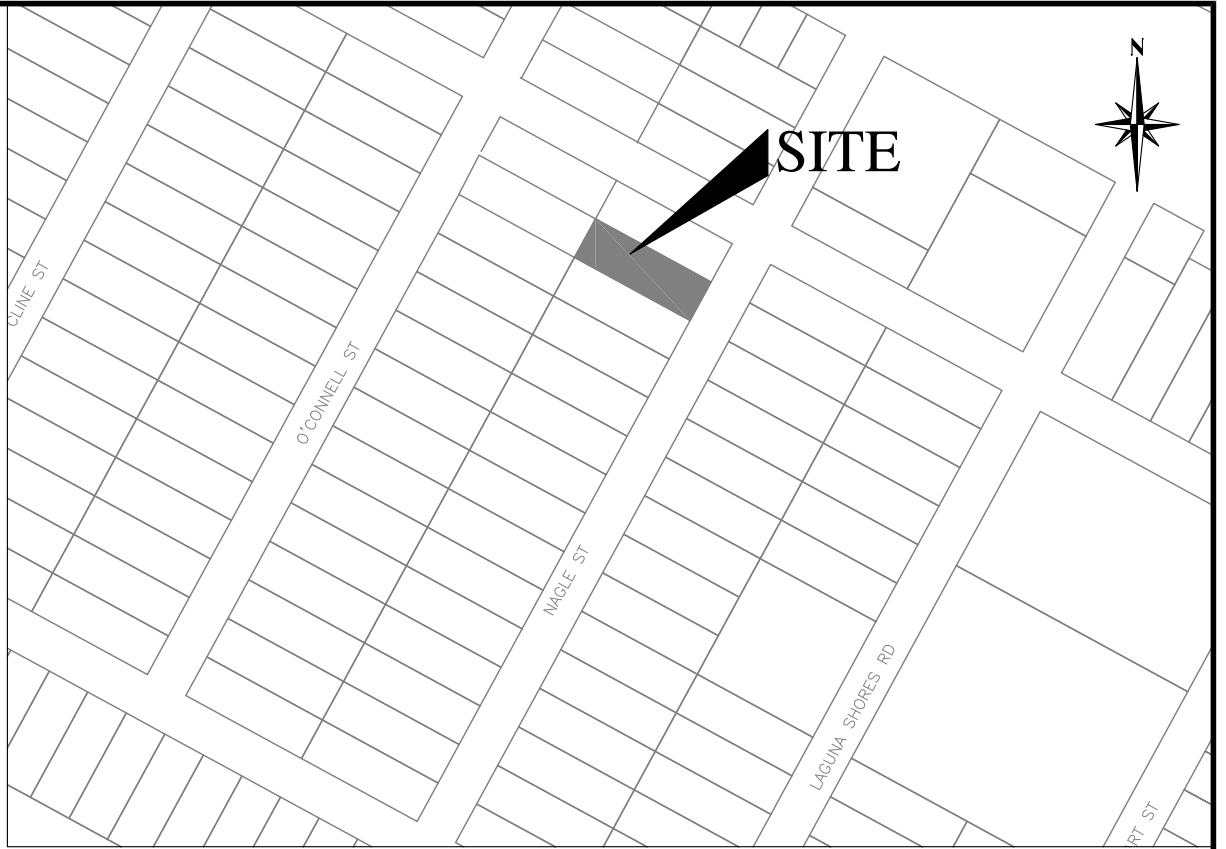
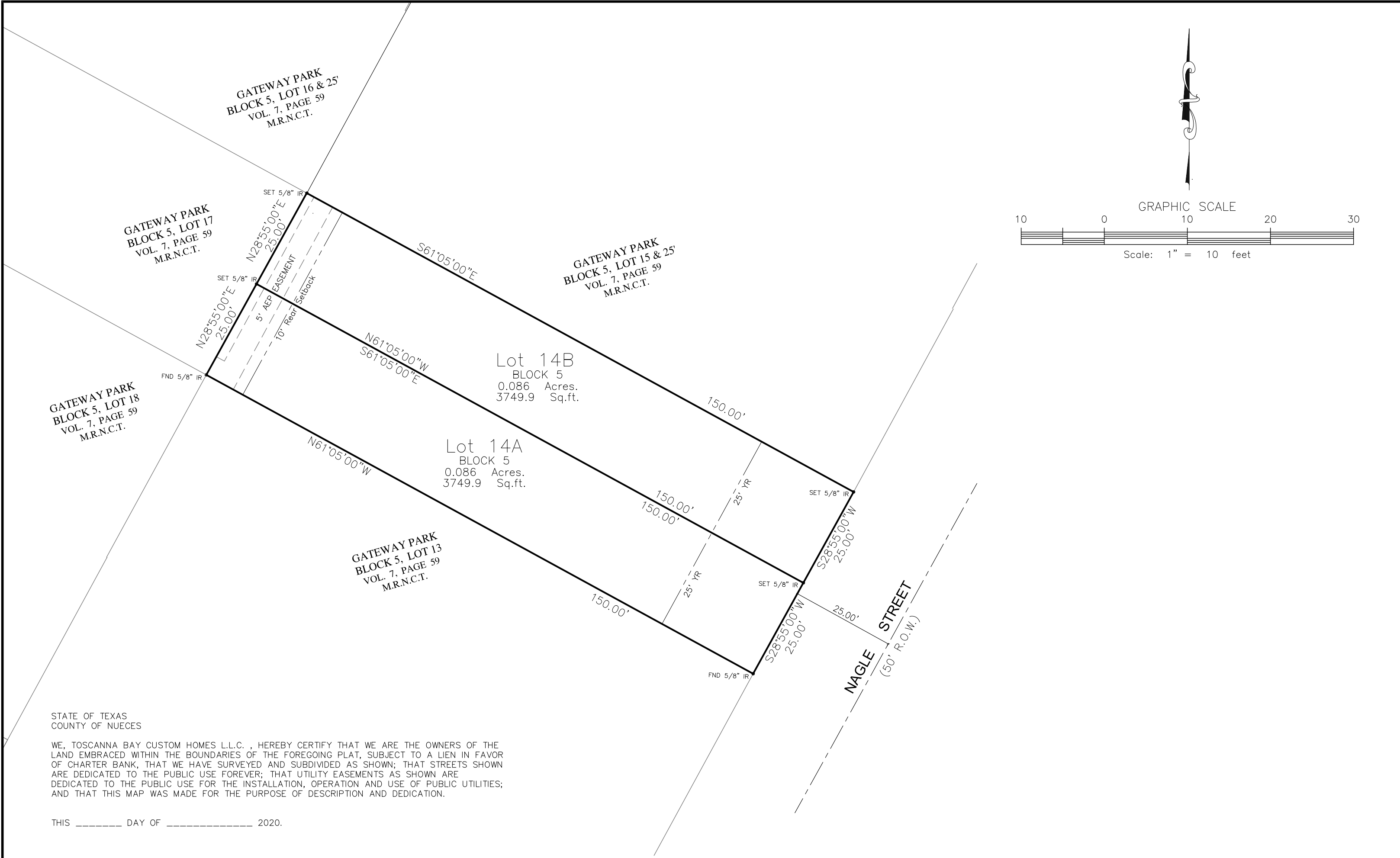
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



LOCATION MAP SCALE: N.T.S.

Re-Plat of
GATEWAY PARK
Block 5, Lots 14A & 14B

BEING A 0.172 ACRE TRACT OF LAND OUT OF GATEWAY PARK, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 59, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; TOGETHER WITH A PORTION OF GATEWAY DRIVE CLOSED BY ORDINANCE NO. 12513, A CERTIFIED COPY OF WHICH IS FILED UNDER FILE NO. 594460, VOLUME 2094, PAGE 842, DEED RECORDS OF NUECES COUNTY, TEXAS.

- NOTES
- 1) TOTAL PLATTED AREA CONTAINS 0.172 ACRES OF LAND.
 - 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
 - 3) PER PRELIMINARY FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0545G, REVISED PRELIMINARY, OCTOBER 23, 2015, THE SUBJECT PROPERTY IS LOCATED IN THE ZONE AE, ELEVATION 7.0 SPECIAL FLOOD HAZARD AREA. PER EFFECTIVE FLOOD INSURANCE RATE MAP, MAP NUMBER 485464-0317C, REVISED JULY 18, 1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE B, AREAS WITHIN THE 500 YEAR BASE FLOOD BOUNDARY.
 - 4) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY 100 YEAR BASE FLOOD ELEVATION.
 - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE, THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
 - 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 - 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 9) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PROCESS.
 - 10) SHARED PARKING WILL BE PROVIDED IN COMPLIANCE WITH SECTION 4.4.3 OF THE U.D.C.
 - 11) THE RECORDED PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE U.D.C. SECTION 4.4.3, RESIDENTIAL DEVELOPMENT STANDARDS: TABLE 4.4.3. A RESIDENTIAL DEVELOPMENT (TWO FAMILY AND TOWNHOUSE DISTRICT); ATTACHED, TWO FAMILY PER CITY ORDINANCE 029770 DATED MARCH 19, 2013.

STATE OF TEXAS
COUNTY OF NUECES

WE, TOSCANNA BAY CUSTOM HOMES L.L.C., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF CHARTER BANK, THAT WE HAVE SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY 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 _____ DAY OF _____ 2020.

EDITH E. GARZA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDITH E. GARZA AS MANAGING MEMBER OF TOSCANNA BAY CUSTOM HOMES L.L.C.

THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE CHARTER BANK, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____(NAME)

_____(TITLE) OF _____

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 BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS.

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 BY THE PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2020.

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

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

AT _____ O'CLOCK _____M.
_____, 20____

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, FRED C. HAYDEN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____ DAY OF _____ 20____.

TEXAS LICENSE NO. 4486

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
MAY 27, 2020**

PROJECT: 20PL1041

PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 3, BLK 14, 25R & 26RR (FINAL
REPLAT – 0.4821 ACRES)

Located south of Port Royal Court and west of Cobo De Bar Circle.

Zoned: RS-6

Owner: Sara Clark and Gayle J McGregor

Engineer: Voss Engineering, Inc.

The applicant proposes to replat lots 24, 26R and portions of lots 23, 25 in order to subdivide into two lots. 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.

Draft Copy

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:**TRC Meeting Date: 4-30-20****TRC Comments Sent Date: 5-4-20****Revisions Received Date (R1): 5-5-20****Staff Response Date (R1): 5-5-20****Revisions Received Date (R2): N/A****Staff Response Date (R2): N/A****Planning Commission Date: 5-27-20**

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: 20PL1041

PADRE ISLAND-CORPUS CHRISTI POINT TESORO UNIT 3, BLOCK 14, 25R & 26RR (FINAL REPLAT – 0.4821 ACRES)

Located south of Port Royal Court and west of Cobo De Bar Circle.

Zoned: RS-6

Owners: Sara Clark and Gayle J McGregor

Engineer/Surveyor: Voss Engineering, Inc.

The applicant proposes to replat lots 24, 26R and portions of lots 23, 25 in order to subdivide into 2 lots.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description to read being a ..."Final Replat"	revised	Addressed		

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

Draft Copy

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:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	ok			

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

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	ok			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	ok			

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

Draft Copy

1	Plat	No comment.	ok			
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PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The property is exempt from the Open Space Regulation per Padre Island Investment Corporation and the City of Corpus Christi	ok			

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.	ok			

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

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.

PADRE ISLAND-CORPUS CHRISTI
POINT TESORO UNIT 3
BLOCK 14, LOTS 25R & 26RR

BEING A FINAL REPLAT OF LOT 23 (E. 1/2), LOT 24 & LOT 25 (W. 1/2),
BLOCK 14, PADRE ISLAND-CORPUS CHRISTI,
POINT TESORO UNIT 3
AS RECORDED IN VOLUME 35 PAGES 22 - 23 (M.R.N.C.T.),
& OF LOT 26R, BLOCK 14, PADRE ISLAND-CORPUS CHRISTI,
POINT TESORO UNIT 3
AS RECORDED IN VOLUME 60 PAGE 191 (M.R.N.C.T.),
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON RODS AT ALL LOT CORNERS, P.C.'S,
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAIN EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"--" DENOTES GRADE ELEVATIONS
4. THIS PROPERTY LIES WITHIN FLOOD ZONE A-13 (9') & AE (9'), COMMUNITY #485464,
PANEL 0405D, & COMMUNITY #48355C, PANEL 0755G, (CITY OF CORPUS CHRISTI), AND
IS WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAP INDEX DATED 09/17/92 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS
PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE
AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND
"OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS
"CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.4821 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
PADRE ISLAND - CORPUS CHRISTI, POINT TESORO UNIT 3
AS RECORDED IN VOLUME 35, PAGES 22 - 23 (M.R.N.C.T.).
GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE REFERENCED
TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND
ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).

STATE OF TEXAS
COUNTY OF NUECES

I, SARA CLARK, HEREBY CERTIFY THAT I AM THE OWNER OF
LOT 23 (E. 1/2), LOT 24 & LOT 25 (W. 1/2), BLOCK 14, PI-CC, POINT TESORO UNIT 3 AS EMBRACED
WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN;
THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, THAT ALL EASEMENTS ARE
DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES;
THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF ____ 2020,

SARA CLARK
OWNER

STATE OF TEXAS
COUNTY OF NUECES

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ 2020,

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF ____ 2020,

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

I, GAYLE J. MCGREGOR, HEREBY CERTIFY THAT I AM THE OWNER OF
LOT 26R, BLOCK 14, PI-CC, POINT TESORO UNIT 3 AS EMBRACED
WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN;
THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER, THAT ALL EASEMENTS ARE
DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES;
THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF ____ 2020,

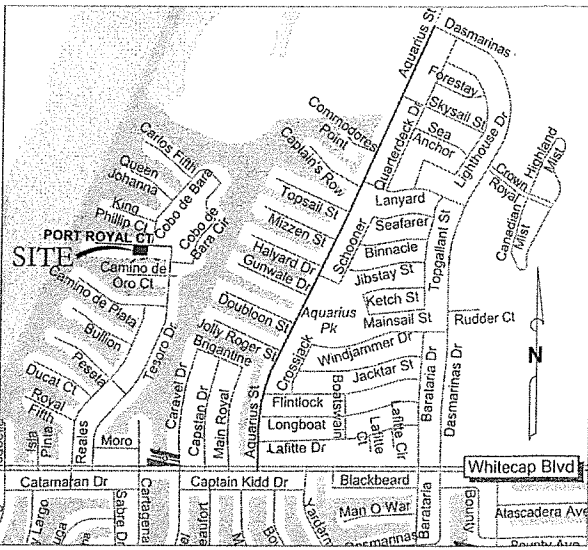
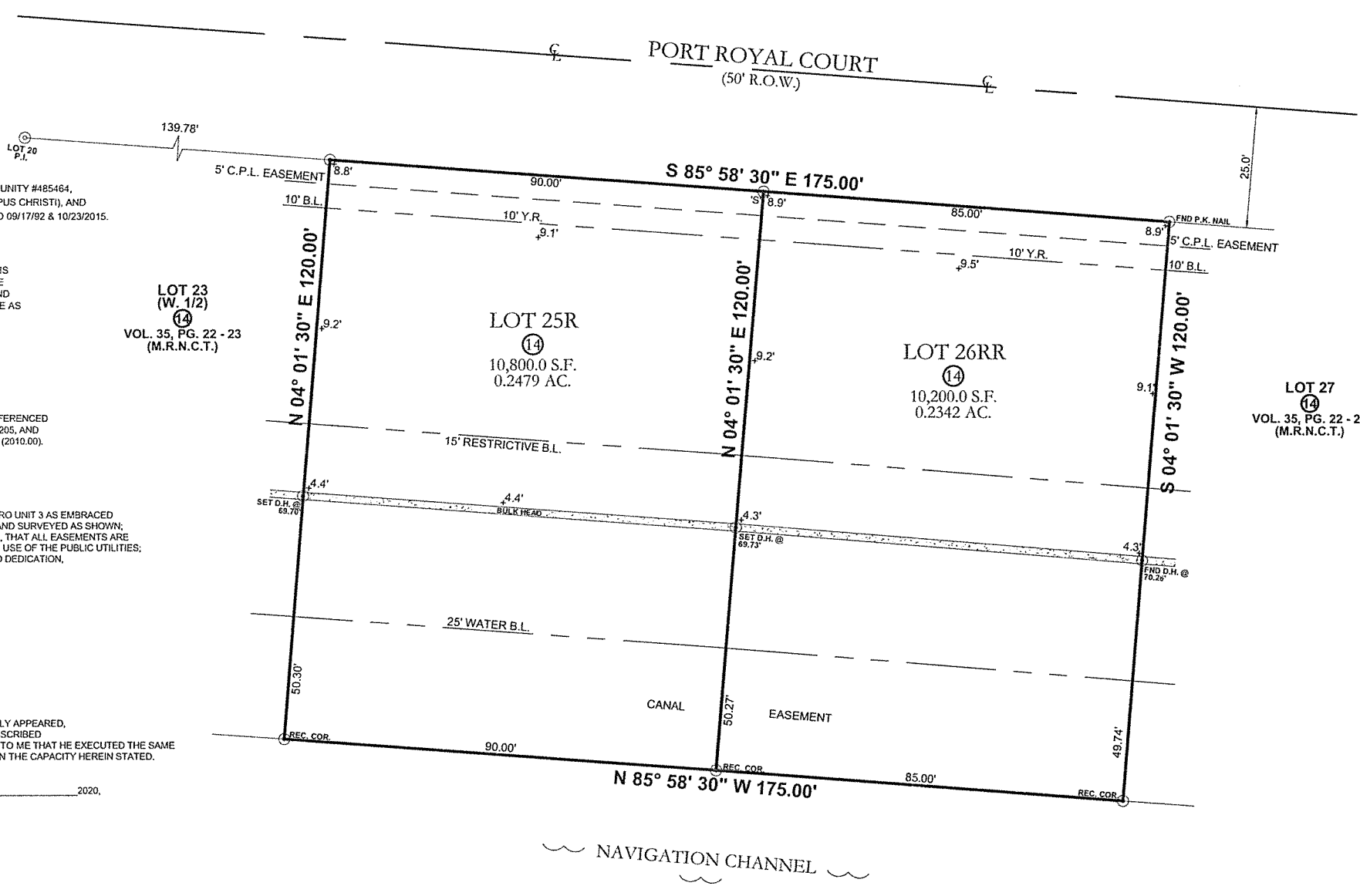
GAYLE J. MCGREGOR
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ 2020,

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF ____ 2020,

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

CARL GRULL, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 ____ 2020,

PABLO MARTINEZ, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY
CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____
2020, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY
OFFICE THIS ____ DAY OF ____ 2020 AT ____ O'CLOCK ____ M AND DULY
RECORDED IN VOLUME ____ PAGE ____ (M.R.N.C.T.)

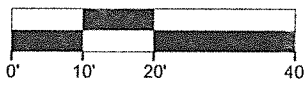
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____ 2020.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

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



GRAPHIC SCALE: 1" = 20'

DATE:

05/05/2020

REVISED:

OFFICE:

RV & PP

JOB #:

19-6331

FIRM NO. F-166

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 27, 2020**

PROJECT: 19PL1096

WESTWOOD HEIGHTS UNIT 4 (FINAL – 9.06 ACRES)

Located south of Leopard Street and west of Starlite Lane.

Zoned: RS-6

Owner: Devonshire Custom Homes, Inc.

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 40-unit, residential subdivision.

The Planning Commission originally approved the above plat on November 13, 2019 (expires May 13, 2020). This is the first request for a six-month extension. The applicant states they are needing additional time for public improvement plans to be approved.

From: [Nixon Welsh](#)
To: [Mark Orozco](#); [Andrew Dimas \[DevSvcs\]](#)
Cc: [Plat Application](#); nzarg20@yahoo.com
Subject: Plat Extension - Westwood Heights Unit 4
Date: Wednesday, May 06, 2020 3:34:18 PM

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Mark and Andrew:

I would appreciate your requesting the planning commission to grant a six month time extension of approval of the subject plat. Please let me know of the filing fee amount and the developer will bring you a check. We are making this request in order to have more time to get the plans approved. Thank you.

--

Nixon M. Welsh, PE, RPLS
Bass and Welsh Engineering
3054 S. Alameda Street, 78404
P.O. Box 6397, 78466
Corpus Christi, Tx
361-882-5521

New Email Address: Nixmw1@gmail.com

STATE OF TEXAS §
COUNTY OF NUECES §
WE, DEVONSHIRE CUSTOM HOMES, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____,

NAVID ZARGHOONI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NAVID ZARGHOONI, PRESIDENT OF DEVONSHIRE CUSTOM HOMES, INC.

THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 20____,

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §
WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

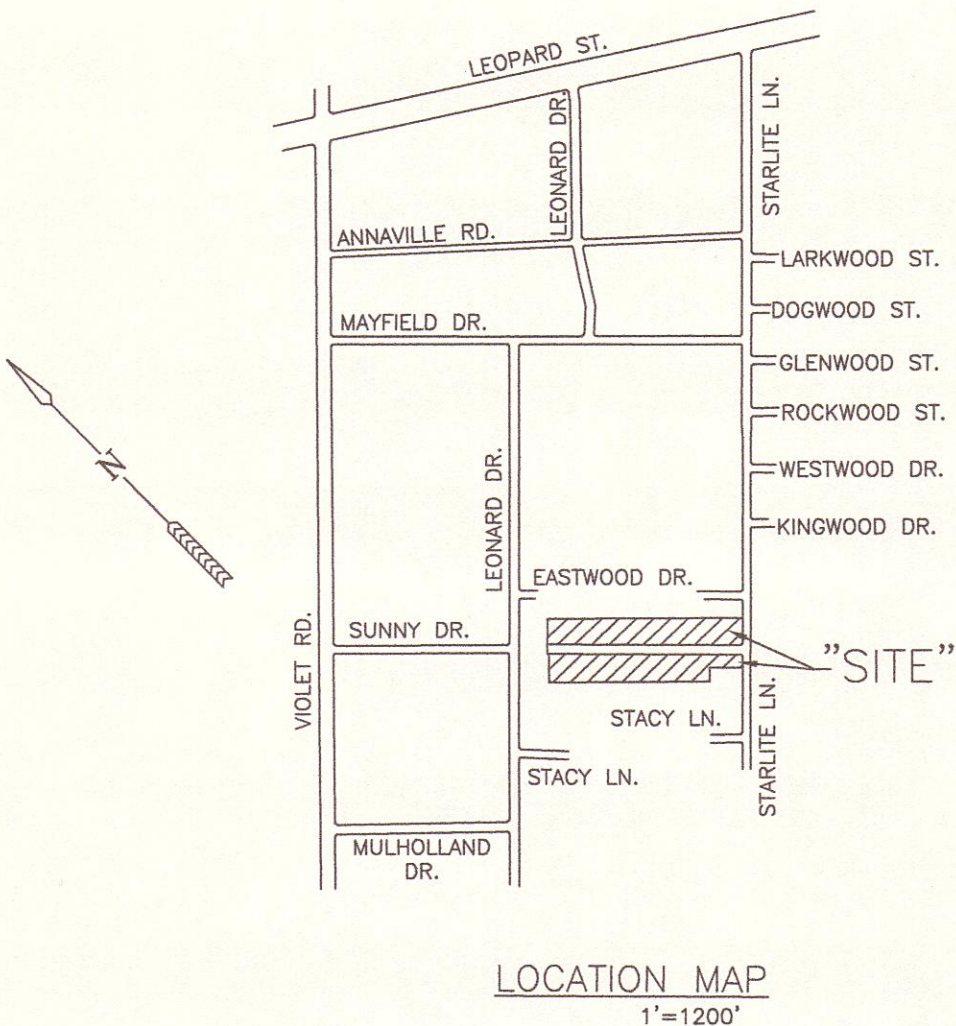
TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

(TITLE), OF _____

THIS THE _____ DAY OF _____, 20____,

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS



PLAT OF
WESTWOOD HEIGHTS UNIT 4

A 4.744 ACRE TRACT IN BLOCK 1 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF NUECES GARDENS NO. 2, LOT 43, A MAP OF WHICH IS RECORDED IN VOLUME 10, PAGE 8, MAP RECORDS, NUECES COUNTY, TEXAS AND A 4.315 ACRE TRACT IN BLOCK 2 AS SHOWN ON THE FOLLOWING SHEET, A PORTION OF LOT 42, SAID NUECES GARDENS NO. 2, FOR A TOTAL OF 9.059 ACRES INCLUDING STREET DEDICATIONS

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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

DATE PLOTTED: 10/10/19
COMP. NO. PLAT-SHL.DWG
JOB NO. 18073
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF NUECES §
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

GABRIEL HINOJOSA, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

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____,

ERIC VILLARREAL, P.E.
CHAIRMAN

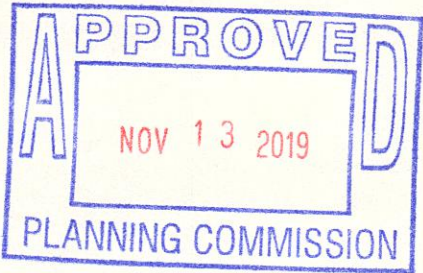
NINA NIXON-MÉNDEZ, FAICP
SECRETARY

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 THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
MAY 27, 2020**

PROJECT: 19PL1097

CALLICOATE ESTATES UNIT 5- PHASE I (FINAL – 12.33 ACRES)

Located south of Leopard Street and east of South Staples Street.

Zoned: RS-4.5

Owner: MVR Construction Company

Engineer: Juan Perales

Surveyor: Brister Surveying

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

The Planning Commission originally approved the above plat on November 13, 2019 (expires May 13, 2020). This is the first request for a six-month extension. The applicant states there is a delay in starting public improvement construction due to the impacts of the Corona virus.

From: [Moe Rezaei](#)
To: [Mark Orozco](#)
Cc: [Catherine Garza](#); [Andrew Dimas \[DevSvcs\]](#)
Subject: Re: 19PL1097 Callicoate Estates Unit 5 Phase I
Date: Thursday, May 7, 2020 9:57:41 AM

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

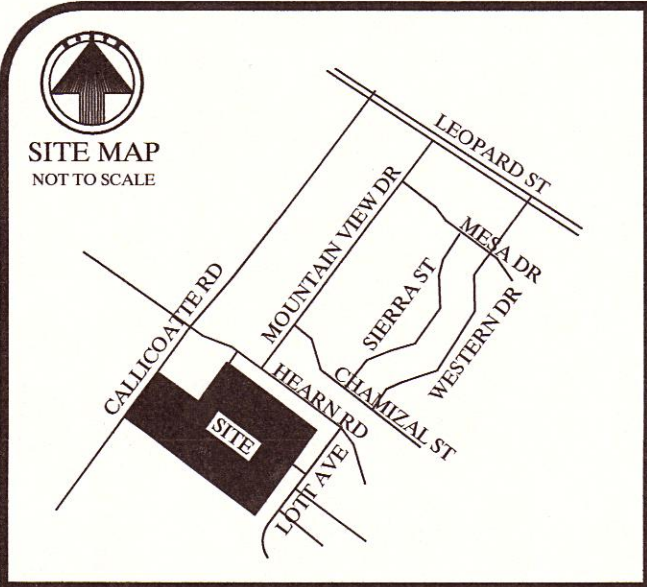
Hi everyone I'm requesting and plat extension for Callicoate Estates unit 5 due to corona impacting us and not being able to start.

Please let me know if this email is sufficient or I need to do anything else.

Thank you advance

Vic Nazari
MVR Construction Company
361-877-8243

Sent from my iPhone



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	23.57	15.000	090° 01' 21"	S80° 48' 38"W, 21.22
C2	39.26	25.000	089° 59' 10"	N09° 11' 07"W, 35.35
C3	23.57	15.000	090° 01' 04"	N80° 48' 30"E, 21.22
C4	23.56	15.000	090° 00' 16"	S09° 10' 50"E, 21.21
C6	23.56	15.000	089° 58' 50"	N09° 11' 17"W, 21.21
C7	23.56	15.000	090° 00' 11"	S80° 49' 24"W, 21.21
C8	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C9	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C10	23.56	15.000	090° 00' 00"	S09° 10' 42"E, 21.21
C11	23.56	15.000	090° 00' 00"	S80° 49' 18"W, 21.21
C12	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C13	23.56	15.000	090° 00' 00"	N80° 49' 18"E, 21.21
C20	23.56	15.000	090° 00' 00"	N09° 10' 42"W, 21.21
C28	39.28	25.000	090° 01' 21"	N80° 48' 38"E, 35.36

PLAT OF
CALICOATTE ESTATES UNIT 5 - PHASE I

A 12.326 ACRE TRACT OUT OF A 24.620 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015045970, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 12.326 ACRE TRACT ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, ABSTRACT NO. 592, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, MVR CONSTRUCTION, INC., A TEXAS CORPORATION, OWNER, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2019

MOHAMMAD REZAEI-NAZARI, DIRECTOR

VAHID REZAEI-NAZARI, DIRECTOR

REZA HADDADZADEH, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE, MOHAMMAD REZAEI-NAZARI, VAHID REZAEI-NAZARI, AND REZA HADDADZADEH, EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2019

NOTARY PUBLIC

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" AS INDICATED ON PANEL NUMBER 485464 0130 C, DATED JULY 18, 1985, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8" RE-BAR WITH CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
6. THE TOTAL PLATTED AREA IS 12.326 ACRES INCLUDING STREET DEDICATION.
7. DRIVEWAYS ONTO CALLICOATE ROAD ARE PROHIBITED
8. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 9.) LOCATED APPROXIMATELY 7.2 MILES ALONG THE APPROACH TO RUNWAY 13 AT CORPUS CHRISTI INTERNATIONAL AIRPORT. MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT AND NOISE.
- 10.) ALL LOTS AT STREET INTERSECTIONS MUST ADHERE TO VISIBILITY TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9.



Brister Surveying

4455 SPID Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 _____, 2019

WILLIAM J. GREEN, 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 _____, 2019

NINA NIXON-MENDEZ, F.A.I.C.P.
SECRETARY

ERIC VILLARREAL, P.E.
CHAIRMAN

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 _____, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2019 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK ____M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

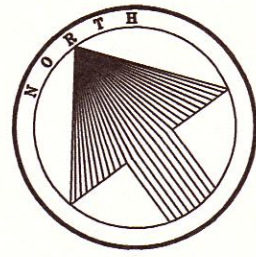
THIS THE _____ DAY OF _____, 2019

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



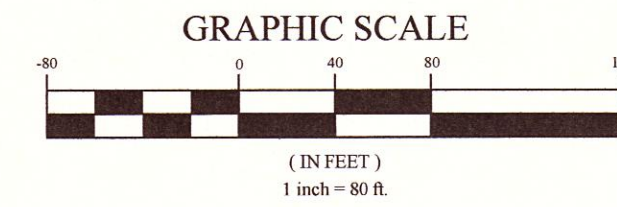


SITE MAP
NOT TO SCALE



PLAT OF CALICOATTE ESTATES UNIT 5 - PHASE I

A 12.326 ACRE TRACT OUT OF A 24.620 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015045970, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 12.326 ACRE TRACT ALSO BEING OUT OF THE GREGORIO FARIAS GRANT, ABSTRACT NO. 592, NUECES COUNTY, TEXAS.



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L1=S36° 37' 52"W 50.00'

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

BLOCK 21, LOT 8
CALICOATTE ESTATES UNIT 2
VOL. 50, PG. 73,
M.R.N.C.T.

WILLIAM JOBE
FARIAS GRANT 1.85 ACRES
OUT OF TRACT 12, ABSTRACT 592
VOL. 1017, PG. 528
D.R.N.C.T.

12.294 ACRES OUT OF
24.620 ACRES
OUT OF THE GREGORIO
FARIAS GRANT
DOC. NO. 2015045970
D.T.N.C.T.

4J LAND LTD
FARIAS GRANT 39.93 ACRES
OUT OF TRACT 12, ABSTRACT 592
DOC. NO. 2015004604
D.R.N.C.T.



DATE OF MAP: 14 OCTOBER 2019

PAGE 2 OF 2



Virtual Public Meeting

Northwest Boulevard (FM 624) Corridor Plan

The City of Corpus Christi needs your input to shape the future of Northwest Boulevard.

- Learn about the study area's existing conditions
- Share your concerns and priorities
- Help create a vision

Thursday, May 28, 2020

6:00 pm - 7:30 pm

Join us virtually on Zoom!

And, take the survey!

Links found at www.cctexas.com/NWBlvd



Project Contacts:

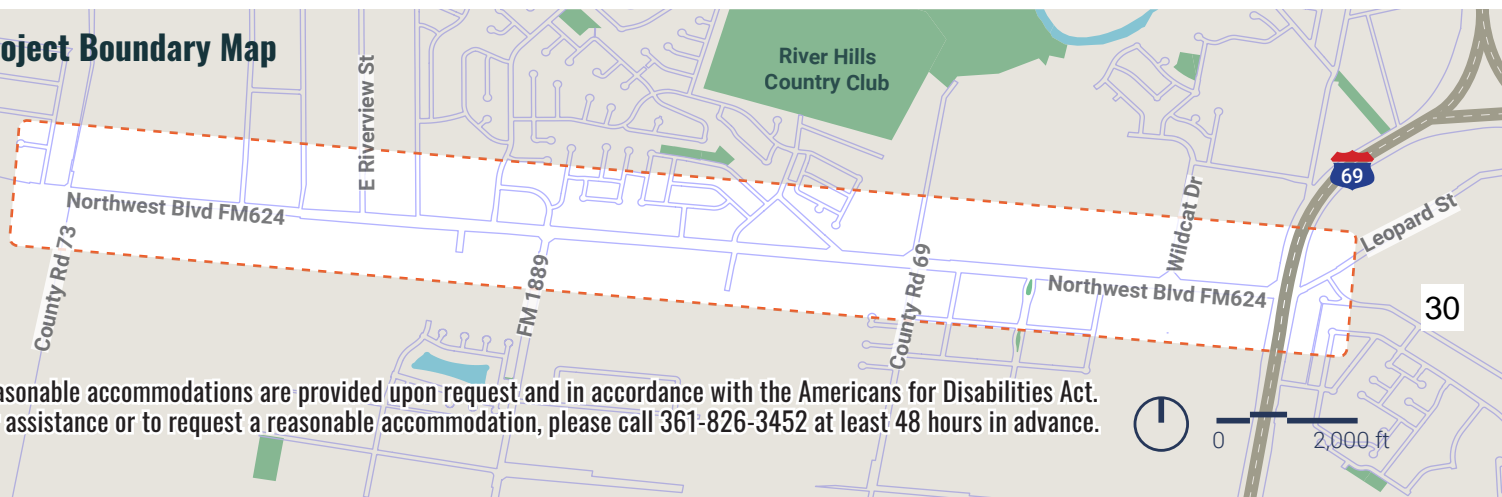
Annika Gunning Yankee
City of Corpus Christi Project Manager
Phone: (361) 826-3452
AnnikaG@cctexas.com

Matt Rufo, Asakura Robinson
Project Consultant Lead
Phone: (504) 301-5542
Matt@asakurarobinson.com



ASAKURA
ROBINSON

Project Boundary Map



Reasonable accommodations are provided upon request and in accordance with the Americans for Disabilities Act. For assistance or to request a reasonable accommodation, please call 361-826-3452 at least 48 hours in advance.