



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, June 10, 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@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 Williams

V. Approval of Minutes

1. [20-0678](#) Regular Meeting Minutes of May 27, 2020

Attachments: [MeetingMin05.27.20.pdf](#)

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

2. [20-0675](#) 20PL1036
CHAMPION ADDITION NO. 2, LOT 4A & 4B (REPLAT - .25 ACRES)
Located south of Horne Drive and west of Kostoryz Road.
- Attachments:** [CoverPg-Champion_06.10.20MTG.pdf](#)
[ChampionAddition No2- Resolution CommR2.pdf](#)
[Champions Addition No. 2, Lot 4A & 4B.R2.pdf](#)
3. [20-0676](#) 20PL1037
ABERDEEN SHORES, BLK 4, LOT 4R (FINAL REPLAT - .48 ACRES)
Located north of Robert Drive and east of Santa Fe Street.
- Attachments:** [CoverPg-Aberdeen_06.10.20MTG.pdf](#)
[Aberdeen Shores-Plat Review Comments.R1.pdf](#)
[Aberdeen Shores, Lot 4R, Block 4.R1.pdf](#)
4. [20-0677](#) 20PL1040
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 1, LOT 3; BLK 2, LOTS 3 & 4 (FINAL - 6.620 ACRES)
Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.
- Attachments:** [CoverPg-Roblex_06.10.20MTG.pdf](#)
[Roblex Resolution Comment R2_5-26-20.pdf](#)
[Roblex Final R2_5-26-20.pdf](#)
5. [20-0692](#) 20PL1044
ALAMEDA PLACE, BLOCK 1, LOT 1R (REPLAT- .373 ACRES)
Located north of Glazebrook Street and east of Alameda Street.
- Attachments:** [CoverPg-AlamedaPlace_06.10.20MTG.pdf](#)
[Alameda Place-Plat Resolution Comments.R1.pdf](#)
[Alameda Place, Block 1, Lot 1R.R1.pdf](#)

Extension

6. [20-0679](#) 18PL1118
 NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT - 0.93 ACRES)
 Located south of Saratoga Boulevard and west of Weber Road.
 Attachments: [TimeExt, Nottarb-06.10.20PCMtg.pdf](#)
 [Appeal letter1st EXT REQ.PDF](#)
 [Nottarb 2nd Ext Req.PDF](#)
 [NOTTARBPLACE_NO.2.BLK4.LOT19R_PCAPPRVD.pdf](#)

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

This meeting may be held via video conference call pursuant to Texas Government Code § 551.127. If this meeting is held via video conference 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, May 27, 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 Commissioner Williams absent.

II. Opening Statement

III. PUBLIC COMMENT

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

IV. Approval of Absences: None.

V. Approval of Minutes

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

A motion to approve item "1" was made by Vice Chairman Baugh and the motion was seconded by Commission Hovda. 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" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for Time Extension items "4 & 5". 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 Vice Chairman Baugh to approve items "2, 3, 4 & 5" as presented. The motion was seconded by Commissioner Hovda and the motion passed with no abstentions.

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.
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.

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.

VII. Director's Report & Briefing on Progress of Area Development Plans (Planning Department)**6. [20-0632](#)**

Al Raymond, Director of Development Services, informed the Commission that the Department is open for business and fully staffed. Public interaction is limited to the lobby area only and early assistance meetings are still being held virtually. He said that the Development Services Task Force meetings will reconvene in June (face to face) with social distancing measures.

Dan McGinn, Director - Planning Department, gave the briefing regarding ongoing Area Development Plan projects. He said that while it has been challenging dealing with COVID-19, they have managed to move forward and conduct public engagement virtually. He said the Planning Department has also been assisting the Health Department with statistics for COVID-19. He mentioned that the Planning Department's website also contains information regarding all projects they are working on. The West Side ADP (initial kick-off in December) is the furthest along; additional focus group meetings will be held in June with the second public engagement planned sometime in August. The Flour Bluff and Padre/Mustang Island ADP's are running concurrently with the same timelines. Public engagement took place online for both plans in

March; additional focus group meetings will be held in August with the second public engagement planned sometime in September. The next virtual, public meeting will be on May 28, 2020 for the Northwest Boulevard (FM 624) Corridor Plan (survey included). Mr. McGinn also updated the Commission on the Downtown Gateway/corridors impacted by the Harbor Bridge project. Kick-off for this project will be in June with public engagement. After Staff's briefing, Mr. McGinn took questions from the Commission. Commissioner Schroeder asked for more detail regarding survey participation and if feedback has been positive. No action was taken on this item.

VIII. Items to be Scheduled

None.

IX. Adjournment

There being no further business to discuss, Chairman Crull adjourned the meeting at 6:15 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JUNE 10, 2020**

PROJECT: 20PL1036

CHAMPION ADDITION NO. 2, LOT 4A & 4B (REPLAT – .25 ACRES)

Located south of Horne Drive and west of Kostoryz Road.

Zoned: RS-4.5

Owner: George and Jessica Aguilar

Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for new residential developments. 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: 4-30-20

TRC Comments Sent Date: 5-4-20

Revisions Received Date (R1): 5-8-20

Staff Response Date (R1): 5-12-20

Revisions Received Date (R2): 5-12-20

Staff Response Date (R2): 5-19-20 TRC comments met. PC date set.

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: 20PL1036

CHAMPION ADDITION No. 2, LOT 4A & 4B (REPLAT – .25 ACRES)

Located south of Horne Drive and west of Kostoryz Road.

Zoned: RS-4.5

Owner: George and Jessica Aguilar

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property for new residential developments.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED	Resolved		
2	Plat	The legal description is incorrect, correct and revise. (Re-plat of *lot 4)	CORRECTED	Resolved		
3	Plat	Label the complete and correct legal description of the adjacent properties.	DONE	Resolved		
4	Plat	Total Platted area under General Notes should be based on 4 significant figures.	DONE	Not Resolved. Total platted area on general notes does not match area that is being platted.	DONE	Resolved

Draft Copy

5	Plat	Provide north arrow for location map.	ADDED	Resolved		
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LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat description with correct Lot number of previous plat.	CORRECTED	Addressed		
2	Plat	Update the DS Engineer with Jalal Saleh, PE	DONE	Addressed		
3	Plat	On owners certificate, Lot 4 to be singular.	DONE	Not addressed. "of Lot 4"		Addressed
4	Plat	Provide second notary for ownership or update notary certificate to accommodate two owners.	DONE	Addressed		
5	Plat	Provide acreage for each Lot label within platted area.	DONE	Addressed		
6	Plat	Location Map unreadable. Enlarge street names.	DONE	Addressed		
7	Plat	Provide north arrow.	DONE	Addressed		
8	Plat	Remove plat note 8.	DONE	Addressed		
9	Plat	Provide legal description for adjacent properties. Text size consistent with platted property text.	DONE	Addressed		
10	Plat	Water Distribution System Lot fee – 2 Lots x \$182.00/lot = \$364.00	NOTED	To be addressed prior to recordation.		
11	Plat	Wastewater System Lot fee – 2 lots x \$393/lot = \$786.00	NOTED	To be addressed prior to recordation.		
12	Infor	Yard Requirement for the RS-4.5 district is 20'.	DONE	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

Action	Yes	No
Public Improvements Required?	Yes	

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Water		No
Fire Hydrants		No
Wastewater	Yes	
Manhole	Yes	
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		Public Improvements Plans are required; 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	NOTED	To be addressed prior to recordation.		
2	Plat and Utility Plan	A minimum of a 15' utility easement will be required for the wastewater main extension.	ADDED	Addressed		

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	Wastewater construction is required for platting. A minimum of a 15' utility easement will be required for the wastewater main extension.	NOTED	To be addressed prior to recordation.		

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

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1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	NOTED	Addressed		
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FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comments.	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	Park Development Fee (\$200 per unit) – (\$200) x (2 units) = \$400.00	NOTED	To be addressed prior to recordation.		
2	Plat	b. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .02 acres = \$1250	NOTED	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat 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 comments.	NOTED	Addressed		

CORPUS CHRISTI INTERNATIONAL AIRPORT

Draft Copy

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Within 2.9 miles Northeast of Cabaniss airfield. Should not be a factor.	NOTED	Addressed		

AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	NOTED			

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comments.	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, GEORGE AGUILAR, JR. AND JESSICA AGUILAR, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF LOT 4, CHAMPION ADDITION No. 2; THAT WE 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.

GEORGE AGUILAR, JR., CO-OWNER

JESSICA AGUILAR, CO-OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
GEORGE AGUILAR, JR.

THIS THE_____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JESSICA AGUILAR.

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 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

PLAT OF:
CHAMPION ADDITION No. 2
LOT 4A AND LOT 4B

BEING A RE-PLAT OF LOT 4, CHAMPION ADDITION No. 2, A SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY RECORDED IN VOLUME 27, PAGE 97, MAP RECORDS OF NUECES COUNTY, TEXAS.

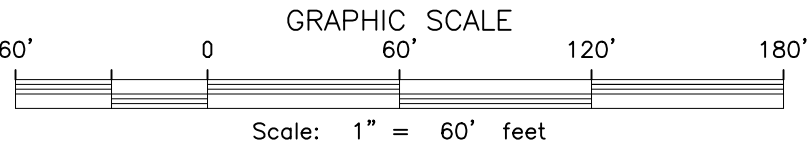


LOCATION MAP
NOT TO SCALE



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.25 ACRES OF LAND (10,785.23 sq. ft.)
- 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 4854640285C, MAP REVISED N/A, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, 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 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.
- 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.



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 200408
MAY 8, 2020

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

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
JUNE 10, 2020**

PROJECT: 20PL1037

ABERDEEN SHORES, BLK 4, LOT 4R (FINAL REPLAT – .48 ACRES)

Located north of Robert Drive and east of Santa Fe Street.

Zoned: RS-6

Owner: Terry and Anneliese Arnold

Engineer: Brister Surveying

The applicant proposes to plat the property for new construction. 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): 5-11-20

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: 20PL1037

ABERDEEN SHORES, BLOCK 4, LOT 4R (FINAL REPLAT – .48 ACRES)

Located north of Robert Drive and east of Santa Fe Street.

Zoned: RS-6

Owner: Terry and Anneliese Arnold

Surveyor: Brister Surveying

The applicant proposes to plat the property for new construction.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat title, place block number before lot number.	Put Block in front of Lot	Addressed.		
2	Plat	11.5' Sidewalk easement as per previous plat to continue on Lot 4R.	Added 11.5' sidewalk easement	Addressed.		

Draft Copy

3	Plat	Existing 40' B.L. to remain as B.L. as per previous plat.	Changed 40' Y.R. to B.L.	Addressed.		
4	Plat	Provide second notary for ownership or update notary certificate to accommodate two owners.	Added second notary block	Addressed.		
5	Plat	Property exempt from Development fees as home sits on platted Lot with open Utility account.	Ok	Addressed.		

PLANNING/Environment & Strategic Initiatives (ESI)

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

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

UTILITIES ENGINEERING

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

1	Plat	No water construction is required for platting. Please note that the requirement for a main along the street will not be required, because there is minimum fire protection to the facility, the property has domestic service, and it is an existing condition. The intent of the	Ok	Addressed.		
2	Plat	No wastewater construction is required for platting.	Ok	Addressed.		

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	Addressed.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: If lot remains 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. Hose lay from hydrant will not cross major street artery. (Santa Fe).	Ok, lot will remain residential	Addressed.		

GAS

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

PARKS

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

1	Plat	Park Development Fee (\$200 per unit) – (\$200) x (1 units) = \$200.00	Ok	To be addressed prior to recordation.		
2	Plat	b. Community Enrichment Fund fee = (0.02 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .01 acres = \$625	Ok	To be addressed prior to recordation.		

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	Addressed.		

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

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

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

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

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

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

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Planning Commission for approval.

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

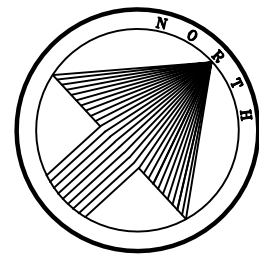
LAND DEVELOPMENT

1. Previous plat approved by Nueces County. Roads approved with 27' row with pavement width for two lanes. No new street dedication will be required.
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.



Brister Surveying

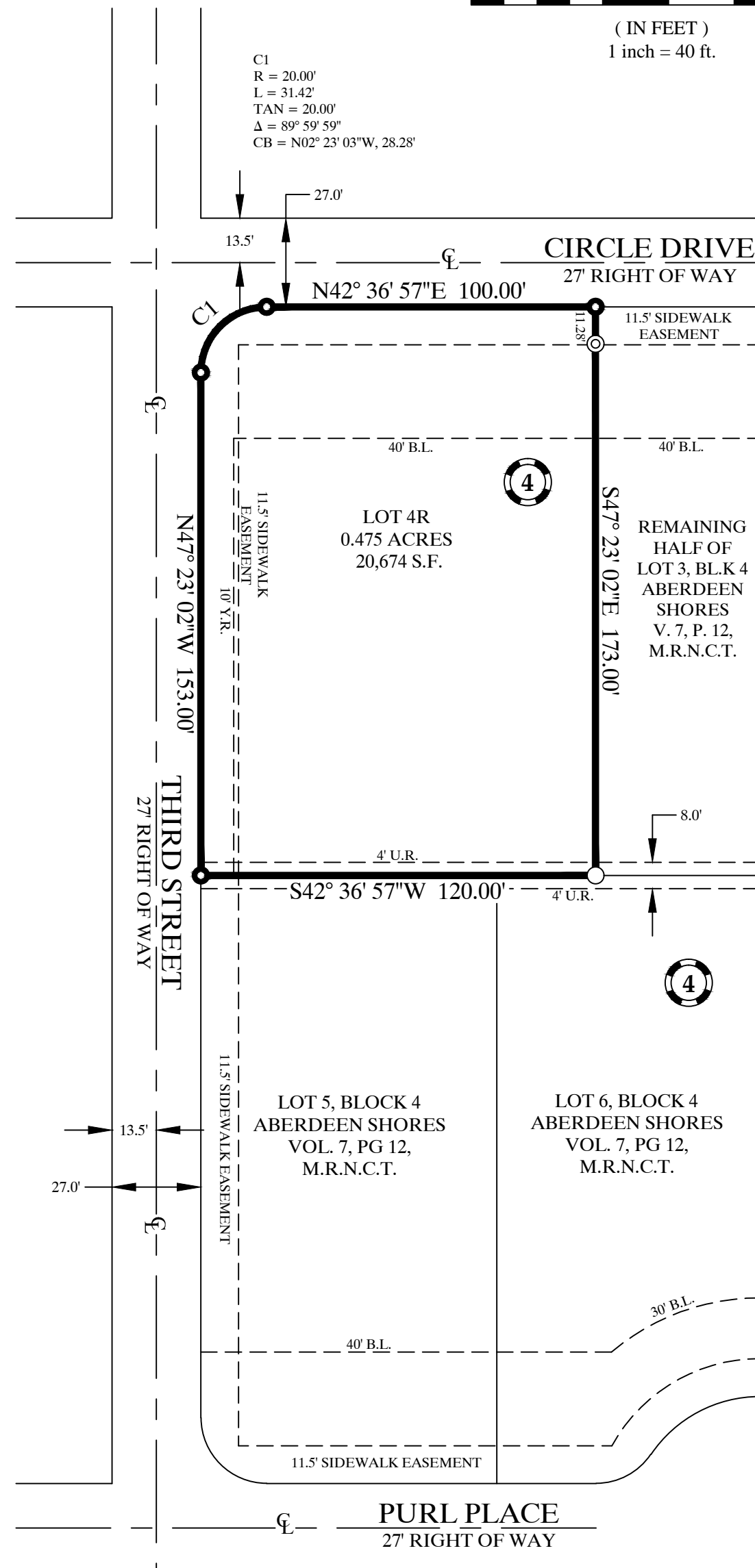
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGEND:
B.L. = BUILDING LINE
CL. = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
P. = PAGE
PG. = PAGE
SF. = SQUARE FEET
U.R. = UTILITY RESERVE
V. = VOLUME
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

PLAT OF ABERDEEN SHORES BLOCK 4, LOT 4R

BEING A REPLAT OF THE LOT 4 AND THE SOUTHWEST HALF OF LOT 3,
BLOCK 4, ABERDEEN SHORES, AS SHOWN ON A MAP RECORDED IN
VOLUME 7, PAGE 12, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, TERRY AND ANNELIESE ARNOLD, DO HEREBY CERTIFY THAT WE
ARE THE OWNERS OF, LOT 4R, 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 _____, 2020

TERRY ARNOLD, OWNER

ANNELIESE ARNOLD, OWNER

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 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 _____, 2020

NOTARY PUBLIC

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 EXECUTED THE
SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

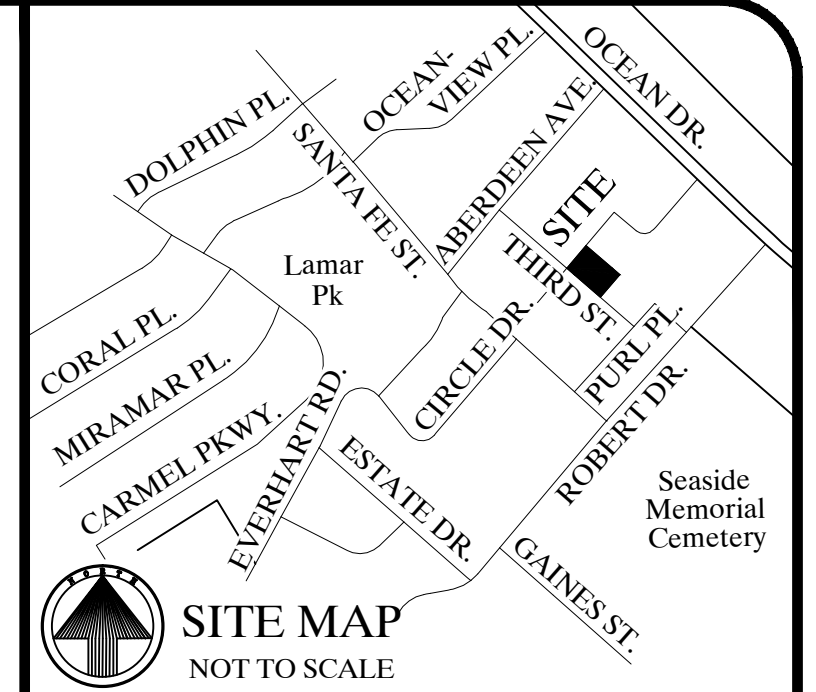
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC

NOTES:

1. 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
"CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0301 C, CITY OF CORPUS
CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS
NOT IN A SPECIAL FLOOD HAZARD AREA.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205
DATUM.
4. THE TOTAL PLATTED AREA IS 0.475 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED
DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY
CHANGE.



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

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2020

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND III, A.I.A.
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 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 _____, 2020

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 7 MAY 2020

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JUNE 10, 2020**

PROJECT: 20PL1040

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLK 1, LOT 3; BLK 2, LOTS 3 & 4
(FINAL – 6.620 ACRES)

Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.

Zoned: IL

Owner: Transport Enterprises, LTD

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to obtain a building permit for an industrial use. 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.

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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): 5-18-20

Staff Response Date (R1): 5-22-20

Revisions Received Date (R2): 5-26-20

Staff Response Date (R2): 6-01-20

Planning Commission Date: 6-10-20

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: 20PL1040

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 1, LOT 3 AND BLOCK 2 LOTS 3 & 4 (FINAL – 6.620 ACRES)

Located north of Bates Drive between North Padre Island Drive (SH 358) and Flato Road.

Zoned: IL

Owner: Transport Enterprises, LTD

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to obtain a building permit for Industrial use.

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	On the current plat show and label Note 11 as shown on Volume 69, Pages 345-346	Done.	Not Addressed: See Note 11 shown on Volume 69, Pages 345-346 and then add that note to this current plat.	Done.	Addressed
2	Sheet 2 of 2	On Block 2, Lot 3 "Abandon 8' Gas Line" re-label the reference as shown on the utility plan and label the rerouted 8' Gas location.	Done.	Addressed		
3	Sheet 2 of 2	Prior to plat recordation show and label 10'D.E recorded document number for Block 1, Lot 3	OK.	Prior to plat recordation		
4	Plat	Water Distribution acreage fee – 6.62 acres x \$1,439.00/acre = \$9,526.18	OK.	Prior to plat recordation		

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5	Plat	Wastewater acreage fee – 6.62 acres x \$1,571.00/acre = \$10,400.02	OK.	Prior to plat recordation		
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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 following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	Done.	Addressed		
2	Utility Plan	All existing utilities must be labeled as existing (not proposed).	The utility plan was approved with the preliminary plat. It doesn't need to be amended every time we plat a lot or lots.	Not addressed	Done.	Addressed
3	Informational	Additional FIRE Hydrants maybe required at the building stage.	OK			

UTILITIES ENGINEERING

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

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

Draft Copy

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow light Industrial Areas: Shall have 1,500 GPM with 20 psi residual with a Fire hydrant every 300 feet and operational.	Ok.			
2	Plat	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)	OK.			
3	Plat	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.	Ok.			
4	Plat	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.	Ok.			
5	Plat	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	Ok.			
6	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	Ok.			
7	Plat	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Ok.			
8	Plat	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	Ok.			

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9	Plat	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. Note: Further review required upon submission to Development Services and applicable codes of the currently adopted 2015 IFC.	OK.			
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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 final plat is not located along an existing or foreseeably planned CCRTA service route.				

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.8 miles East of CCIA. May require aeronautical study based on construction method.	Ok			

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

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

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

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

Draft Copy

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, TRANSPORT ENTERPRISES, LTD., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

TRANSPORT ENTERPRISES, LTD

BY: TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.,
GENERAL PARTNER

BY: _____
MARK D. STOCKSETH, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSETH AS PRESIDENT OF OF TRANSPORT INDUSTRIAL PROPERTIES, L.L.C.

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.

THIS THE ____ DAY OF _____, 20____.

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

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

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §
COUNTY OF NUECES §

DATE

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

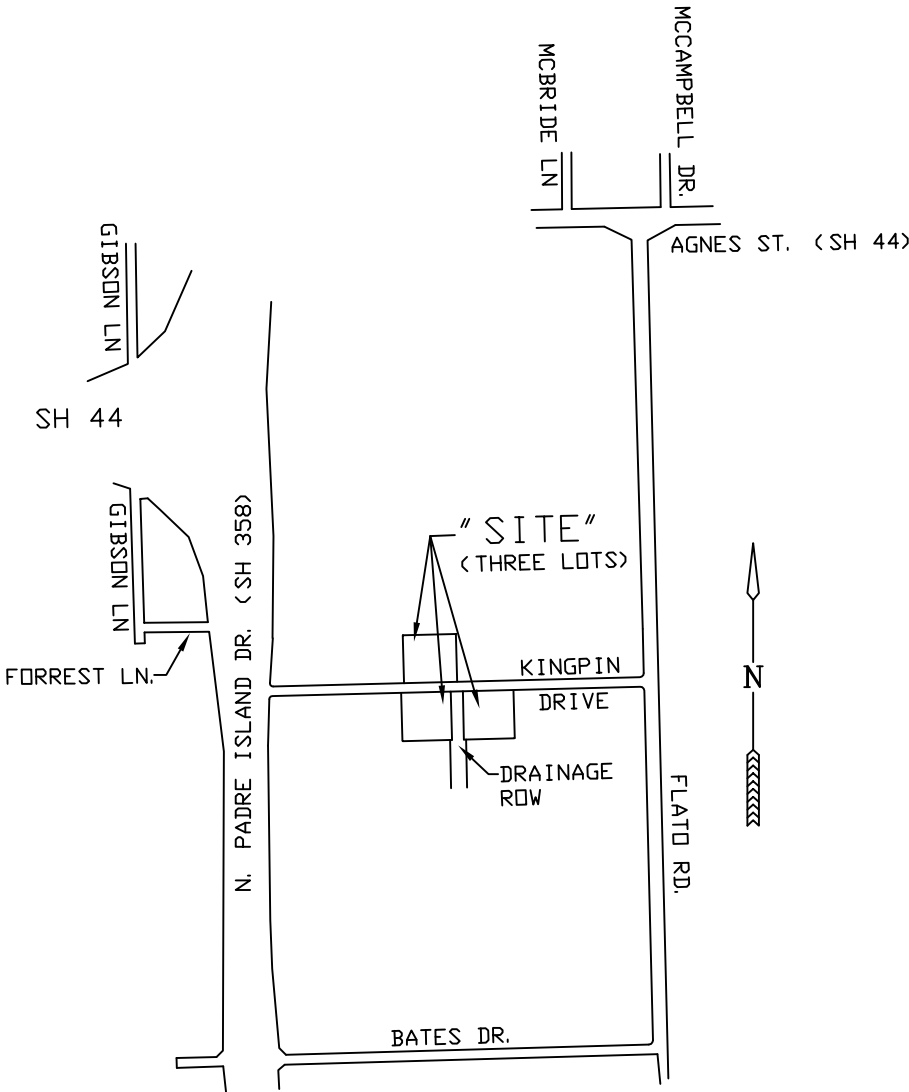
AL RAYMOND, III
SECRETARY

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, COUNTY CLERK
NUECES COUNTY, TEXAS



PLAT OF

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,

BLOCK 1, LOT 3 AND BLOCK 2, LOTS 3 & 4

THREE TRACTS OF LAND, IN TOTAL 6.620 ACRES, MORE OR LESS, PORTIONS OF J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING

TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET

CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/18/20

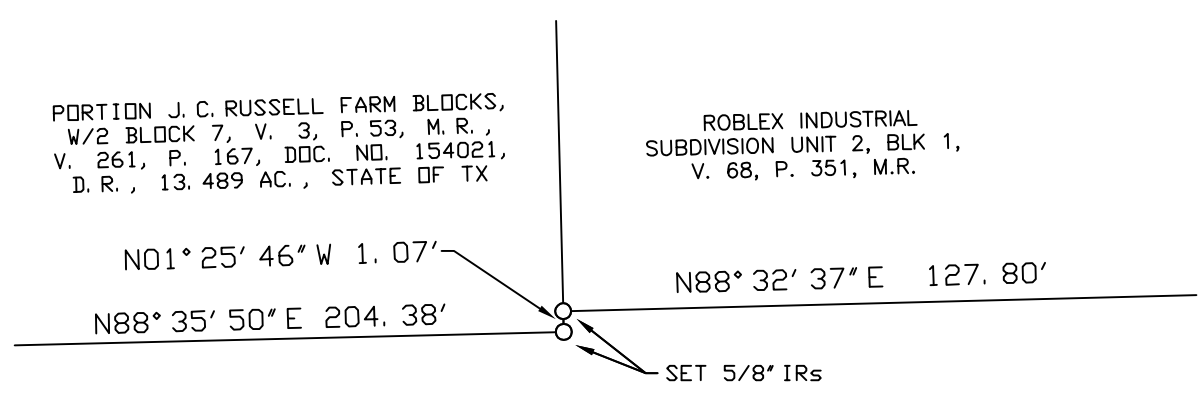
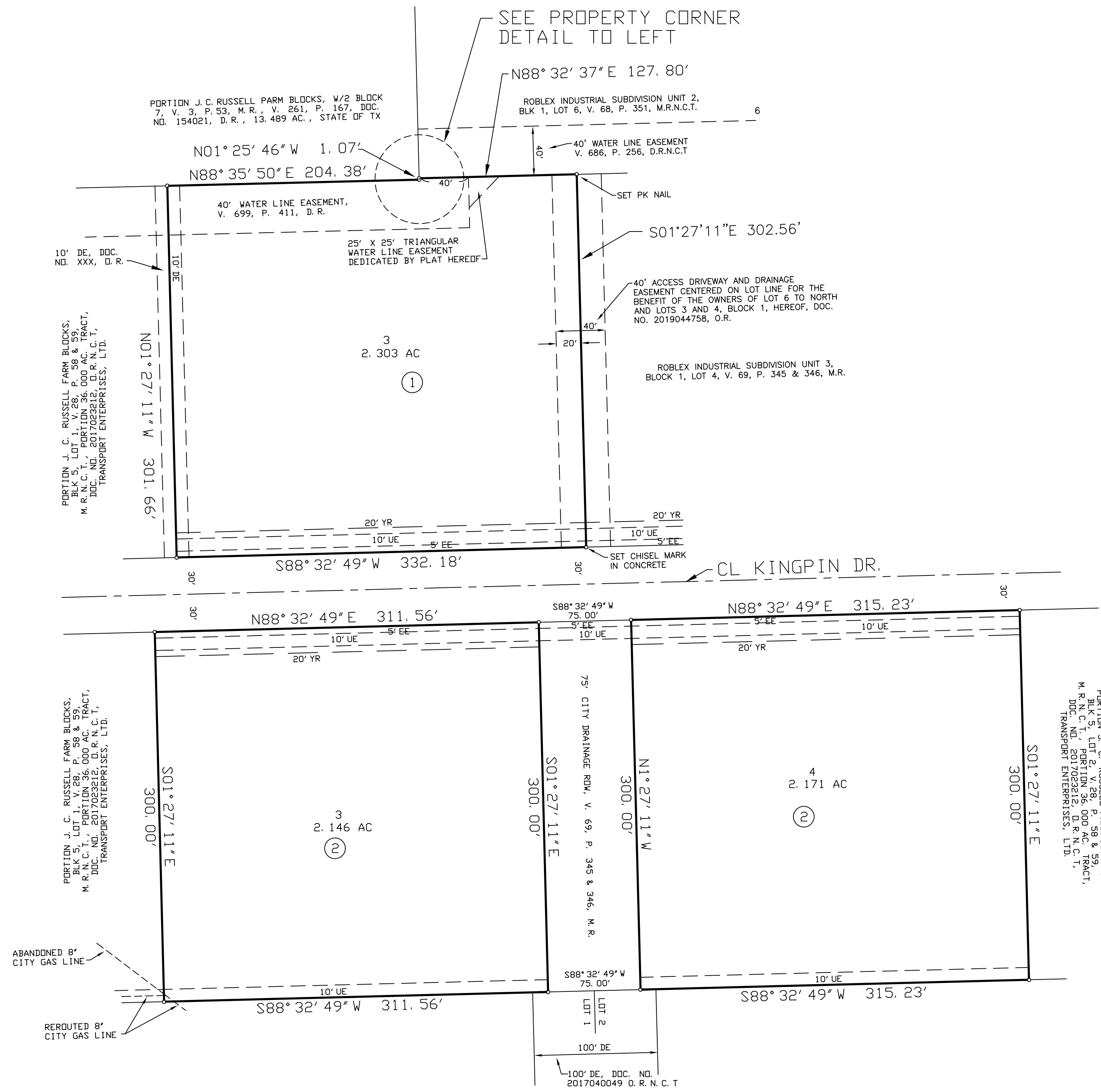
COMP. NO. PLAT SHT1

JOB NO. 20004

SCALE: AS SHOWN

PLOT SCALE: 1" = 60'

SHEET 1 OF 2



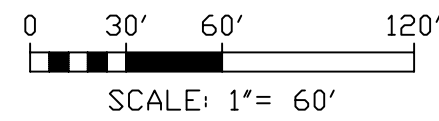
THE SUM OF THE COMMON EAST BOUNDARY LENGTH OF ROB-LEX INDUSTRIAL AREA, BLOCK 2, LOTS 1 - 3, V. 30, P. 87, M.R. (1648.4') PLUS THE EAST BOUNDARY LENGTH OF THE ABOVE DESCRIBED 13.489 ACRE TRACT (893') = 2541.4' AND THE COMMON WEST BOUNDARY LENGTH OF A 47.37 ACRE TRACT DESCRIBED BY DEED, DDC. NO. 1999012348, D.R., IS 2538.6', THUS A DISCREPANCY IN LENGTHS ALONG SAID COMMON LINE AND THE 1.07' OFFSET IN THE NORTH BOUNDARY LINE OF BLOCK 1, LOT 3, HEREOF

PROPERTY CORNER DETAIL
NTS

NOTES

1. 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.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 48355C0315G (10/23/15).
4. LEGAL DESCRIPTION: THREE TRACTS OF LAND, A 2.303 ACRE TRACT, A 2.146 ACRE TRACT AND A 2.171 ACRE TRACT, IN TOTAL, 6.620 ACRES, MORE OR LESS, A PORTION OF J. C. RUSSELL FARM BLOCKS, BLOCK 5, LOTS 1 & 2, A MAP OF WHICH IS RECORDED IN VOLUME 28, PAGES 58 & 59, MAP RECORDS, NUECES COUNTY, TX, CORPUS CHRISTI, NUECES CO., TX.
5. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
6. THE TOTAL PLATTED AREA CONTAINS 6.620 ACRES OF LAND (NO STREET DEDICATIONS).
7. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
11. THE DEVELOPER HAS GRANTED AND CONVEYED, AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY UNTO THE CITY OF CORPUS CHRISTI, A MUNICIPAL CORPORATION DULY INCORPORATED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF TEXAS, ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT, OF GOING IN, OVER, UNDER AND ALONG THE CERTAIN TRACT OF LAND CALLED A 75' CITY DRAINAGE RIGHT-OF-WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ALONG SAID TRACT.

**PLAT OF
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
BLOCK 1, LOT 3 AND BLOCK 2, LOTS 3 & 4
CORPUS CHRISTI, NUECES CO., TX**



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

DATE PLOTTED: 5/26/20
COMP. NO. PLAT-SHT2
JOB NO. 20004
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2

PORTION J. C. RUSSELL FARM BLOCKS, BLK 5, LOTS 1 & 2, V. 28, P. 58 & 59, M.R.N.C.T., PORTION 117.56 AC. TRACT, DDC. NO. 2002027348, D.R.N.C.T., CORPUS 115 PARTNERSHIP

PORTION J. C. RUSSELL FARM BLOCKS, BLK 5, LOT 1, V. 28, P. 58 & 59, M.R.N.C.T., PORTION 36.000 AC. TRACT, DDC. NO. 2017023212, D.R.N.C.T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, BLK 5, LOT 1, V. 28, P. 58 & 59, M.R.N.C.T., PORTION 36.000 AC. TRACT, DDC. NO. 2017023212, D.R.N.C.T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, BLK 5, LOT 2, V. 28, P. 58 & 59, M.R.N.C.T., PORTION 36.000 AC. TRACT, DDC. NO. 2017023212, D.R.N.C.T., TRANSPORT ENTERPRISES, LTD.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
JUNE 10, 2020**

PROJECT: 20PL1044

ALAMEDA PLACE, BLOCK 1, LOT 1R (REPLAT– .373 ACRES)

Located north of Glazebrook Street and east of Alameda Street.

Zoned: CN-1

Owner: RIST Landing Holding, LLC

Engineer: Urban Engineering

The applicant proposes to plat the property to combine two lots into a single platted lot for a commercial 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: 5-12-20

TRC Comments Sent Date: 5-19-20

Revisions Received Date (R1): 5-21-20

Staff Response Date (R1): 6-2-20 TRC comments met. PC date set.

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: June 10, 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: 20PL1044

ALAMEDA PLACE, BLOCK 1, LOT 1R (REPLAT-- .373 ACRES)

Located north of Glazebrook Street and east of Alameda Street.

Zoned: CN-1

Owner: RIST Landing Holding, LLC

Surveyor: Urban Engineering

The applicant proposes to plat the property to combine two lots into a single platted lot for a commercial development.

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	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.	radius has been added	Resolved.		

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3	Plat	Please fix Street name grammatical error (*Alameda Street) on platted area.	correction has been made	Resolved.		
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LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a corner radius for the intersection to an Arterial street. Adjust acreage and square footage on plat label.	radius has been added	Addressed.		
2	Plat	Provide a 15' UE along Alameda Street.	Easement has been added	Addressed.		
3	Plat	Water Distribution System acreage fee – .37 acres x \$1,439.00/acre = \$532.43	Understood	To be addressed prior to recordation.		
4	Plat	Wastewater System acreage fee – .37 acres x \$1,571.00/acre = \$581.27	Understood	To be addressed prior to recordation.		
5	Plat	Remove Director of Development Services certificate and replace with a Planning Commission certificate.	correction has been made, but we are asking the City to reconsider acceptance of the plat as a minor plat	Addressed.		
6	Plat	Correct plat description to "Replat"	correction has been made, but we are asking the City to reconsider acceptance of the plat as a minor plat	Addressed.		

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	Understood
Water		No	Understood
Fire Hydrants		No	Understood
Wastewater		No	Understood
Manhole		No	Understood

Draft Copy

Stormwater		No	Understood
Sidewalks		No	Understood
Streets		No	Understood

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	Utility Plan	Label the Wastewater line (6" VCP).	label has been added	Addressed.		
2	Plat and Utility Plan	Show the existing 10' UE on the south side; if you wish to close it contact Mr. Vern Robins at VernR@cctexas.com	What easement are you referring to. There is no existing easement by previous plat along the south side. Nor were we able to locate an easement by separate instrument. City is asking for a 15' along Alameda with this submittal although all utilities are in along rear.	Addressed.		
3	Informa tional	The future connection to the wastewater at the back must be made to the line NOT the Manhole.	Understood	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, due to the existing availability.	Understood	Addressed.		
2	Plat	No wastewater construction is required for platting, due to existing availability.	Understood	Addressed.		

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	Understood	Addressed.		

FLOODPLAIN

Draft Copy

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	Fire has no comment at this stage of review.	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
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations 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 replat is located along but not immediately adjacent to bus stops served by the Route 5 Alameda or 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 comment.	Understood	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

Draft Copy

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.

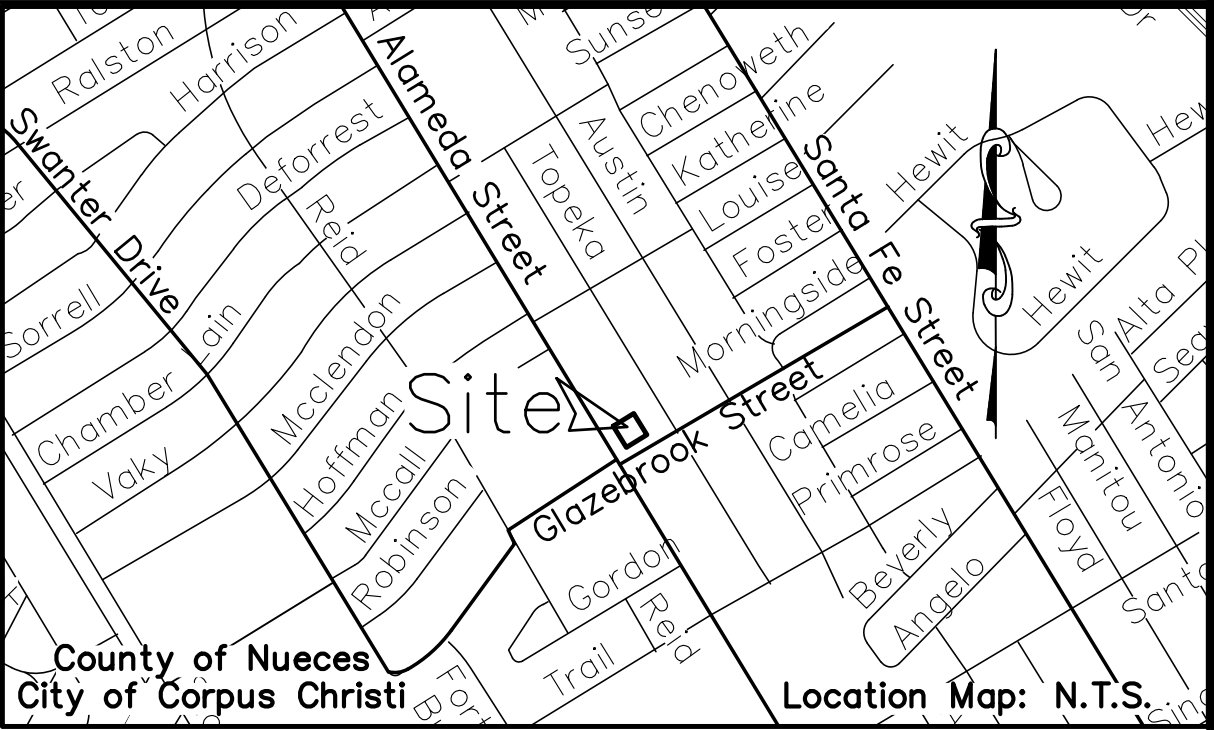
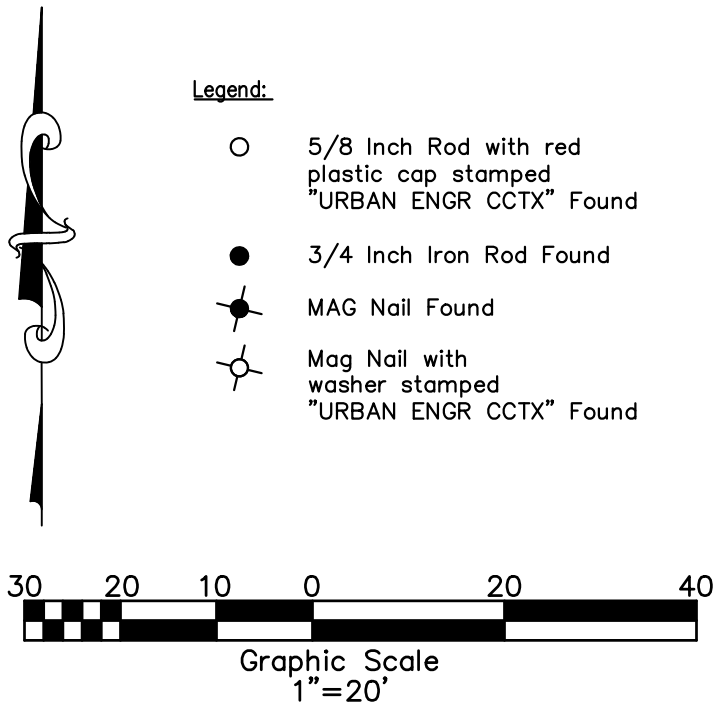
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 0.3730 Acres of Land. (Includes Street Dedication)
2. 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 "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. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0169 C, City of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0169 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
5. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0320G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0320G is based on the North American Vertical Datum of 1988 (NAVD88).
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase.



State of Texas
County of Nueces

RIST Land Holdings, LLC, a Texas limited liability company, 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: _____
Mukul Maheshwari, M.D., Owner/Partner

State of Texas
County of Nueces

This instrument was acknowledged before me by Mukul Maheshwari, M.D., as Owner/Partner of RIST Land Holdings, LLC, oh behalf of said entity, in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Lot 1R
0.3719 Acres
16,202sf

A=90°00'00"
R=15.00'
A=23.56'
ChB=N76°31'43"W
ChL=21.21'

Street Dedication
0.0011Acres
(48sf)

Plat of
Alameda Place
Block 1, Lot 1R

Being a re-plat of Lots 1 and 2, Block 1, Alameda Place, a map of which is recorded in Volume 7, Page 36, 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
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

at _____ O'clock ____M.
_____, 20____.

Kara Sands, County Clerk
Nueces County, Texas

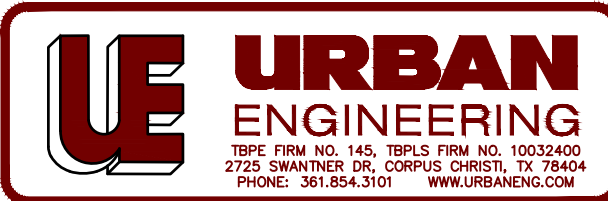
By: _____
Deputy

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



Revised: 5/20/20
Submitted: 5/6/20
SCALE: 1"=20'
JOB NO.: 43391.C0.01
SHEET: 1 of 1
DRAWN BY: XG

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urbansurvey1@urbaneng.com

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
JUNE 10, 2020**

PROJECT: 18PL1118

NOTTARB PLACE NO.2, BLOCK 4, LOT 19R (REPLAT – 0.93 ACRES)
Located south of Saratoga Boulevard and west of Weber Road.

Zoned: IL - Light Industrial

Owner: Ernesto Flores and Vienna Flores
Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to make improvements to the property.

The plat was originally approved by the Planning Commission on February 20, 2019 (expiration date of August 20, 2019). The first extension request was approved on September 4, 2019 with an expiration date of March 20, 2020. This is the second 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 and it has taken longer than expected.

Staff Note: The sidewalk waiver request was disapproved by Planning Commission on February 20, 2019. Sidewalk construction will commence through a building permit prior to recordation of the plat.



Texas GeoTech

LAND SURVEYING, INC.

August 22, 2019

Mark Orozco, City of Corpus Christi
3406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: **Nottarb Place No.2, Blk 4, Lot 19R**

Mr. Mark Orozco,

We, Texas Geo Tech Land Surveying, Inc., on behalf of Mr. Ernesto Flores, respectfully request an appeal to a plat expiration. Our client is working with an engineer to work on the details pertaining to the construction of sidewalks. Mr. Flores has already paid the \$38.00 for this request. Please feel free to call if you have any questions or comments.

Thank you,

Roberto Cardenas, President
Texas Geo Tech Land Surveying, Inc.



Texas GeoTech

& LAND SURVEYING, INC.

June 1, 2020

Mark Orozco
Development Services, City of Corpus Christi 2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: **NOTTARB PLACE No. 2 BLOCK 4, LOT 19R (final plat)** - Time Extension
Request Mr. Orozco:

The final plat of NOTTARB PLACE No. 2 BLOCK 4, LOT 19R we, Texas Geo Tech Land Surveying, Inc., on behalf of Ernesto Flores, would like to request a time extension of six (6) months for the above referenced project. The owner is anxious to begin construction of the required public improvements for this project. Due to the Covid-19 and other factors, it has taking longer than we expected. Please feel free to call if you have any questions or comments.

Roberto Cardenas, President
Texas Geo Tech Land Surveying, Inc.

NOTTARB PLACE No. 2 BLOCK 4, LOT 19R

BEING A REPLAT OF BLOCK 4, LOTS 19, 20 AND 21 NOTTARB PLACE No. 2, AS RECORDED IN VOLUME 38, PAGE 190 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

GENERAL NOTES:

- 1) THE TOTAL PLATTED ARE CONTAINS 0.93 ACRES OF LAND INCLUDING STREET DEDICATION. ROAD DEDICATION (2,091.24 SQ. FT.)
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464 0283 C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, 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 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.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

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.

Eric Villarreal, P.E.
Chairman

Nina Nixon-Mendez, F.A.I.C.P.
Secretary
18PL1118

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 _____ 2019.

William J. Green, P.E.
Development Services Engineer



STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveyors.

This the 21 day of September 2019.

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

LOT 18
BLOCK 4
NOTTARB PLACE No. 2, AS RECORDED IN
VOLUME 38, PAGE 190 M.R.N.C.T.

LOT 3
BLOCK 4
NOTTARB PLACE No. 2, AS RECORDED IN
VOLUME 38, PAGE 190 M.R.N.C.T.

LOT 2
BLOCK 4
NOTTARB PLACE No. 2, AS RECORDED IN
VOLUME 38, PAGE 190 M.R.N.C.T.

LOT 1
BLOCK 4
NOTTARB PLACE No. 2, AS RECORDED IN
VOLUME 38, PAGE 190 M.R.N.C.T.

LOT 19R
0.88 Acres.
38401.61 Sq.ft.

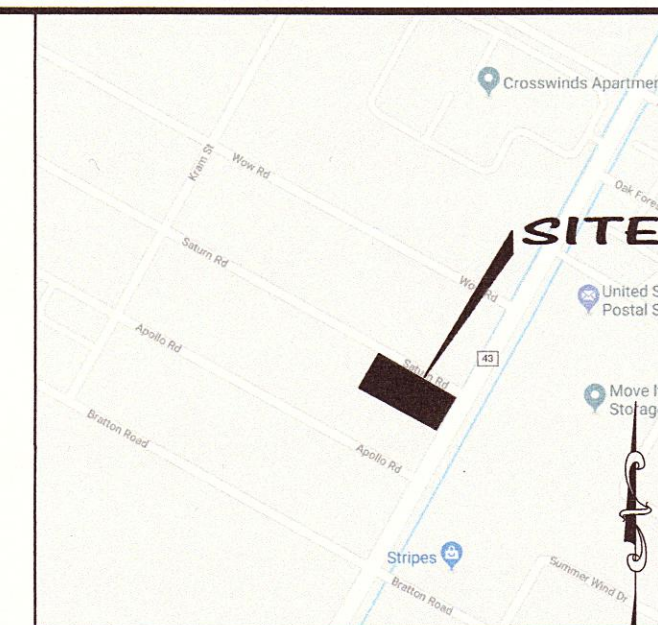
STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 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.

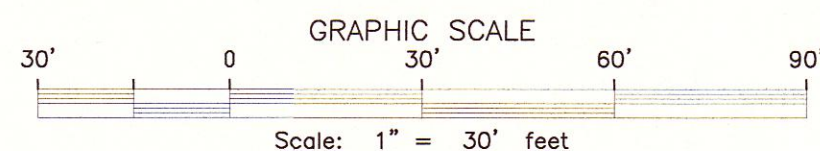
No. _____
Filed for Record

At _____ o'clock _____ M. _____ 2019

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas



LOCATION MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF NUECES

We, ERNESTO FLORES AND VIENNA FLORES, hereby certify that we are the owners of Lot 9R, the property shown hereon, that we 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.

ERNESTO FLORES

VIENNA FLORES

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by ERNESTO FLORES and VIENNA FLORES.

This the _____ day of _____ 2019.

Notary Public in and for the State of Texas



TEXAS GEO TECH
LAND SURVEYING, INC
5626 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 983-0808 Fax (361) 983-2955
JOB # 181003
DECEMBER 13, 2019