



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, August 5, 2020

6:00 PM

Council Chambers

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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. **PUBLIC COMMENT - AUDIENCE/PRESENTER SOCIAL DISTANCING; 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 [www.cctexas.com/departments/city-secretary](http://www.cctexas.com/departments/city-secretary).
- III. Discussion and Possible Action Regarding the Election of Officers: Chairman & Vice Chairman
- IV. Approval of Absences: None.

**V. Approval of Minutes**

1. [20-0899](#) Regular Meeting Minutes of July 22, 2020

**Attachments:** [MeetingMinutes07.22.2020.pdf](#)

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

2. [20-0900](#) 20PL1057  
LA COSTA BUSINESS PRK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9  
(FINAL - 11.63 ACRES)  
Located at North Padre Island Drive (SH 358) between Hampshire Rd & Hall Ave.

**Attachments:** [CoverPg-LaCosta\\_08.5.20MTG.pdf](#)

[La Costa Resolution R1\\_7-08-20.pdf](#)

[La Costa Final R1\\_7-08-20.pdf](#)

3. [20-0902](#) 20PL1059  
SAVAGE LANE ADDITION, LOTS 1-LA & 1-LB (FINAL REPLAT - 3.69  
ACRES)  
Located south of Interstate Highway I-37 and east of Navigation Boulevard.

**Attachments:** [CoverPg-SavageLane\\_08.5.20MTG.pdf](#)

[Savage Lane Resolution R2\\_7-17-20.pdf](#)

[Savage Final R2\\_7-17-20.pdf](#)

**NEW PLAT WITH A VARIANCE (WAIVER)**

4. [20-0903](#) 20PL1055  
EBONY ACRES NO.2, LOTS 131A & 131B (FINAL REPLAT - 0.40  
ACRES)  
Located at North Padre Island Drive (SH 358) between Hampshire Rd & Hall Ave.

**Attachments:** [CoverPg-EbonyAcres\\_08.5.20MTG.pdf](#)

[Ebony Revised Resolution R2.1\\_7-23-20.pdf](#)

[Ebony FinalReplat R2\\_7-08-20.pdf](#)

5.     [20-0904](#)     **20PL1055 - SIDEWALK**  
                  EBONY ACRES NO. 2, LOTS 131A AND 131B (FINAL REPLAT - 0.40 ACRES)  
                  Located at North Padre Island Drive (SH 358) between Hampshire Rd & Hall Ave.  
                  Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**Attachments:**   [Ebony Acres No. 2 SWMemo.pdf](#)  
                          [Ebony Acres No. 2 - SWPPT.pptx](#)  
                          [Request sidewalk wavier 7-23-20.pdf](#)

**B.     New Zoning**

6.     [20-0905](#)     **Public Hearing - Rezoning Property at or near 10582 SH 361**

**Case No. 0820-01 - High Tide Partnership, Ltd:** Ordinance rezoning property at or near 10582 State Highway 361 (located along the the west side of State Highway 361, north of Zahn Road, and south of Newport Pass Road), from the "FR" Farm Rural District to the "CR-2" Resort Commercial District.

**Attachments:**   [PC Report - High Tide Partnership, Ltd.pdf](#)  
                          [PC Presentation - High Tide Partnership, Ltd.pptx](#)

**VII.   Director's Report**

**VIII.   Items to be Scheduled**

**IX.     Adjournment of Planning Commission Meeting**

**X.     Convene Airport Zoning Commission Meeting (Planning Commission)**

**A.     Call to Order - Roll Call**

**B.     Public Comment**

**C.     Discussion and Possible Action Regarding the Election of Officers: Chairman & Vice Chairman**

**D.     Approval of Absences: None.**

**E. Approval of Airport Zoning Commission (AZC) Minutes****7. [20-0907](#) Regular AZC Meeting Minutes January 22, 2020**

**Attachments:** [01.22.20AZCDraftMins.pdf](#)

**F. Director's Report****G. Adjournment of AZC Meeting**

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](http://www.cctexas.com/cctv).



# City of Corpus Christi

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## Meeting Minutes Planning Commission

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Wednesday, July 22, 2020

6:00 PM

Council Chambers

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### 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.

### IV. Approval of Absences

June 24, 2020 : Chairman Crull and Commissioner Williams

July 8, 2020: Chairman Crull & Commissioners Williams, Hovda and York

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

### V. Approval of Minutes

1. [20-0767](#) Regular Meeting of June 24, 2020

2. [20-0847](#) Regular Minutes of July 8, 2020

A motion to approve items "1 & 2" was made by Vice Chairman Baugh and the motion was seconded by Commissioner Zarghouni. The motion passed.

### VI. Public Hearing: Budget Presentation - Discussion and Possible Action

3. [20-0772](#) Proposed FY2020-2021 Capital Improvement Program (CIP) Budget presentation by Office of Management and Budget

Kamil Taras, Capital Improvement Program Manager, presented item "3" for the record. He began by stating the budget has been amended since it was last sent to the Commission on July 15, 2020. During Monday's "Type A" meeting, the board members amended the budget and capital project plan which caused the need for an amendment to the Proposed FY2020-2021 Capital Budget. That amendment details the changes and proposes the new

FY2020-2021 Budget total of \$259,915,560, down from \$267,832,560. Line items amended were the Boat Haul Out/Office/Retail Facility (decreased), New Cooper's Alley Boaters Facility (increased), Water Garden Fountain (removed) and the New McGee Breakwater (added).

Mr. Taras continued with the rest of the presentation and explained that the planning guide provides project scopes, cost and schedules for planned and anticipated projects over the next ten years. The Planning Commission will be making a recommendation for Fiscal Year (FY) 2021 (year one) which is a fully funded work plan based on available financial capacity and greatest prioritized needs. Short-range program facilitates fiscal and needs-based planning for Years 2 and three; Long-range forecast consists of projects considered important but not funded (Years 4 – 10). Mr. Taras presented a graph to illustrate available resources distributed over major spending areas for FY 2021 and also a list of Funding Sources versus Funding Uses. He continued the presentation by detailing program highlights for each department and their funding sources.

After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Hovda had a question regarding the removal of the Water Garden Fountain, the Cole Park pier/skate park and the study for the North Beach canal project. Commissioner Williams asked about the desalinization plant. Commissioner Schroeder inquired about marina projects and how the budget is conceived. He felt that the design/construction of current marina facilities were done inadequately for the type of elements they are exposed to and deteriorate much faster. After Commissioner comments concluded, Chairman Crull opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Vice Chairman Baugh to approved item "3" as amended and Commissioner York seconded. The motion passed.

## **VII. Consent Public Hearing (Items A & B): Discussion and Possible Action**

Chairman Crull asked Staff to present the Consent Agenda, items VII.A and VII.B. Andrew Dimas, Development Services, read the Consent Agenda items into the record. New Plat items "4, 5 & 6" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for New Zoning items "7, 8 & 9" as stated in Staff's report. After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Chairman Crull and Commissioners Schroeder and York asked questions pertaining to item "9". After Commissioner questions concluded, Chairman Crull opened the public hearing.

Mr. Dimas read into record the following written comments submitted by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage. Oppositions received for item "8": Charles and Debbie Patrick at 9726 Compton Road; Fred T. Allen at 9725 Compton Road; Margaret Barnech at 9714 Compton Road. They cited flooding and traffic issues, deed restrictions, a possible decrease in property values and that the proposed development is not consistent with the rest of the neighborhood in which homes are on one and two acre lots. Also, two attempts were made to call Mr. Richard Bell (10014 Compton Road), per his request, and did not get a response. Mr. Bell is opposed to the rezoning request and also cites that the proposed development

is not consistent with the rest of the neighborhood.

For item "8", Mr. Dimas informed the Commission that of the 16 public notices mailed to property owners within the 200-ft notification area, 9 notices were returned in opposition and zero were returned in favor. Totalling 64% of the land within the 200-ft notification area in opposition. Once this case is forwarded to City Council for action, it will need a super-majority vote to pass.

Representing the owner, Diane Cibrian addressed the Commission in support of item "8". She reiterated that City Council made no action or vote for the "RS-15" district designation. She stated this will be a beautification project and it will be a gated community with homes to be valued upwards of \$450,000. She mentioned that deed restrictions were not involved in the sale of the subject property. She also confirmed that stacking (parking) requirements will be done in accordance with the code; the subject property is not in a flash/flood zone. She informed the Commission that the community will include a drainage easement which will improve drainage issues in the whole area.

With no one else coming forward, Chairman Crull closed the public hearing. A motion was made by Commissioner York to approve items "4, 5, 6, 7 & 8" as presented and seconded by Commissioner Hovda. The motion passed. A motion was made by Commissioner Hovda to approve item "9" as presented and seconded by Commissioner Schroeder. The motion passed with Vice Chairman Baugh abstaining.

**A. New Plats**

4. [20-0850](#) 20PL1047  
STONEGATE UNIT 2 OCL (FINAL - 39.772 ACRES)  
Located west of FM 1889 and south of Masters Street.
5. [20-0852](#) 20PL1052  
PARK PID UNIT 1, BLOCK 1, LOTS 12A & 12B (REPLAT - 2.84 ACRES)  
Located south of Bates Street and east of North Padre Island Drive.
6. [20-0853](#) 20PL2028  
BALDWIN PARK, BLOCK A, LOT 1AR (FINAL - 1.25 ACRES)  
Located east of Crosstown Expressway (SH 286) and south of Baldwin Boulevard.

**B. Zoning****Tabled Zoning****7. [20-0770](#) Public Hearing - Rezoning Property at or near 501 Heinsohn Road**

**Case No. 0620-02 - One Rail Group, LLC:** Ordinance rezoning property at or near 501 Heinsohn Road (located on the west side of Heinsohn Road, south of State Highway 44 (Agnes Street), and west of State Highway 358 (North Padre Island Drive)), from the “FR” Farm Rural District and “IL” Light Industrial District to the “IL” Light Industrial District.

**New Zoning****8. [20-0857](#) Public Hearing - Rezoning Property at or near 10001 Compton Road**

**Case No. 0720-02 - MVR Construction Company:** Ordinance rezoning property at or near 10001 Compton Road (located along the south side of Compton Road, east of Flour Bluff Drive, and west of Waldron Road), from the “RE” Residential Estate District to the “RS-15” Single-Family 15 District.

**9. Public Hearing - Rezoning Property at or near 2713 Segrest Street**

**Case No. 0720-03 - Ruben Bonilla, Jr.:** Ordinance rezoning property at or near 2713 Segrest Street (located along the south side of Segrest Street, east of South Port Avenue, and north of Baldwin Boulevard), from the “IL” Light Industrial District to the “CN-1” Neighborhood Commercial District.

**VIII. Public Hearing (Items C & D): Discussion and Possible Action****C. New Plat with Variance (Waiver)**

**10. [20-0849](#) 19PL1131  
GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)  
Located north of Yorktown Boulevard and east of Rodd Field Road.**



11. [20-0851](#)**19PL1131 - SIDEWALK WAIVER****GRANGE PARK UNIT 3 (FINAL - 20.01 ACRES)**

Located north of Yorktown Boulevard and east of Rodd Field Road.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.

For the record, Mr. Dimas presented items “10 & 11”. For location purposes, he presented an aerial view of the subject property. The applicant is requesting a waiver from sidewalk construction along the frontage of Yorktown Boulevard. Mr. Dimas cited the following factors against the waiver and in support of requiring sidewalk construction:

1. The property is zoned “CN-1” Neighborhood Commercial District and “RS-6” Single-Family 6 District from which a sidewalk network can be started. The property is less than 0.25 mile from properties to the east that have already been rezoned for single-family residential developments.
2. Future development could occur between the subject property and Rodd Field Road to the west. Therefore, connecting the subject property to an existing sidewalk network.
3. The subject property is located within 0.38 miles of the intersection of the commercial node of Rodd Field Road and Yorktown Boulevard. This commercial node also connects to the new Del Mar College southside campus.
4. The subject property is approximately 2-miles to the east of Bill Witt Park. According to the Federal Transit Administration, a 3-mile distance is a standard bike shed. A bike shed is defined as the reasonable distance a person will travel via bicycle. Therefore, a sidewalk will provide a viable connection as part of a standard bike shed from the subject property to Bill Witt Park.

The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along Yorktown Boulevard. The nearest sidewalk is part of the Rodd Field Road bond project 0.38 miles to the west of the subject property.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Regarding sidewalk plat waivers, the UDC does state, under Section 8.2.2.B.1-4, that a waiver may be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist. None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property. Weighing the factors of Section 3.8.3.D, Staff recommends

denial of the waiver. 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. Discussion took place regarding the City's future Bond projects and if this area is likely to be improved. The option of "cash in lieu of construction" was also brought up by Chairman Crull and Commissioner York. After Commissioner questions concluded, Chairman Crull opened the public hearing. For the record, Mr. Dimas stated that no written public comment forms were submitted for this item and Chairman Crull closed the public hearing.

Further discussion took place and Commissioner York expressed how he has a hard time favoring sidewalk construction in this area because there is no connectivity and the constructed sidewalk may get removed once improvements are made to the street. Commissioner Schroeder agreed with Commissioner York but felt that these types of cases create a dilemma when UDC requirements are not followed. Nina Nixon Mendez, Assistant Director, stated Staff can, once again, take a further look into bringing forth sidewalk amendments such as "cash in lieu of construction" and will also take it to the Development Services Technical Advisory Group for consideration. Commissioner Hovda added that not having sidewalks in this area is a disservice to attaining the goal of walkable/sustainable communities; having a sidewalk in this area will set a pattern. Commissioner Hovda made a motion to approve Staff's recommendation for item "11" and it was seconded by Commissioner Schroeder. A roll call vote took place and the motion passed with Chairman Crull and Commissioners Dibble and York voting no. A motion was made by Vice Chairman Baugh and seconded by Commissioner Zarghouni to approve item "10". The motion passed.

#### D. Zoning

##### Tabled Zoning

#### 12. [20-0771](#)

##### **Public Hearing - Rezoning Property at or near 0 Farm to Market Road 43**

**Case No. 0720-01 - Bobak Mostaghassi:** Ordinance rezoning property at or near 0 farm to Market Road 43 (located at the northwest corner of the intersection of Farm to Market Road 43 (Weber Road) and State Highway 286 (Crosstown Expressway), from the "FR" Farm Rural District to the "CG-2" General Commercial District and the "CN-1" Neighborhood Commercial District.

Mr. Dimas read item "12" into the record as shown above. The purpose of the rezoning request is to allow for the construction of a large-scale commercial development. As part of the annexation process, the property will be zoned "FR" Farm Rural District. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use

maps. Mr. Dimas went over the history of zoning patterns in the area. Mr. Dimas also went over UDC requirements for the rezoning (buffer yard/setbacks) as well as available municipal facilities. He informed the Commission that zero public notices were returned in favor or in opposition of the change of zoning request. Based on Staff analysis, Staff recommends approval of the "CG-2" district but denial of the "CN-1" district and, in lieu thereof, approval of the "ON" Neighborhood Office District. Adequate buffering should be considered along the shared property line between the residential and commercial developments. The appropriate buffering consists of using the "ON" district in lieu of the "CN-1" district. While the "ON" district offers the same amount of density of multifamily units, the "ON" district prohibits retail/restaurant uses not accessory to an office development. Additionally, the "ON" district allows medical uses by-right. Considering the significant number of adjacent single-family homes, medical facilities and other professional office uses will be needed.

After Staff's presentation, Chairman Crull opened the floor for Commissioner comments/questions. Commissioner Williams expressed that this change of zoning would allow too much commercial development (e.g. apartments) for acreage of the property. Discussion also took place regarding wastewater services/lift stations for the area. Commissioner Miller mentioned how County Road 33 will be impacted by traffic. Chairman Crull asked Staff if the applicant is amenable to Staff's recommendation. The applicant is seeking a change of zoning from their initial request. After Commissioner comments concluded, Chairman Crull opened the public hearing.

The applicant/owner, Bobak Mostaghasi, addressed the Commission in support of his request. Mr. Mostaghasi expressed how large-scale commercial development is highly needed in this area as residential development is expanding. His goal is to provide an elevated living style with mixed use development that is like The Domain in Austin or La Cantera in San Antonio. Apartments will be necessary and appropriate with this type of mixed-use development in which he felt that the City is lacking. He also discussed wastewater services regarding Master Plans/lift station upgrades. Requesting the "CN-1" district allows for more flexibility in a mixed-use development. He said that the option of a Special Permit is not suitable for his request because it would hinder their development plans as it is a 20-year plan. In support of item "12", Moses Mostaghasi also addressed the Commission and reiterated much of what the owner previously stated. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Dibble to approve the change of zoning requested by the applicant. The motion was seconded by Commissioner York. A roll call vote took place and the motion passed with Commissioner Williams voting no.

### New Zoning

13. [20-0859](#)

**Public Hearing - Rezoning Property at or near 1014 Admiral Drive**

**Case No. 0720-03 - Petra Dilley:** Ordinance rezoning property at or near 1014 Admiral Drive (located along the west side of Admiral Drive, south of Melody Lane, and north of State Highway 358 (South Padre Island Drive), from the "RS-6" Single-Family 6 District to the "CG-1"

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General Commercial District.

Mr. Dimas read item “13” into the record as shown above. The purpose of the rezoning request is to allow for the construction of a drive-thru car wash. For location purposes, he presented several aerial views of the subject property along with the Existing and Future Land Use maps. The subject property is currently vacant. Mr. Dimas went over the history of zoning patterns in the area. Mr. Dimas also went over UDC requirements for the rezoning (buffer yard/setbacks) as well as available municipal facilities. He informed the Commission that of the 27 public notices that were mailed, one notice was returned in favor of the change of zoning request and two notices were returned in opposition. Based on Staff analysis, Staff recommends denial of the change of zoning request and, in lieu thereof, approval of the “RS-6/SP” Single-Family 6 District with a Special Permit (SP) with the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).
2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the northern property line shared with the single-family residence. An 8-foot solid screening fence shall be built along the northern property line shared with the single-family residence.
3. **Hours of Operation:** The hours of operation shall be daily from 7:00 AM to 9:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff’s presentation, Chairman Crull opened the public hearing. For the record, Mr. Dimas stated that no written public comment forms were submitted for this item and Chairman Crull closed the public hearing. A motion was made by Vice Chairman Baugh to approve Staff’s recommendation for item “13” and it was seconded by Commissioner Dibble. The motion passed with Commissioner York abstaining.

## IX. Director’s Report

Al Raymond, Director of Development Services, thanked Chairman Crull and Commissioners Williams and Hovda for their dedicated service over the years

as their terms have expired and this is their last meeting.

**X. Items to be Scheduled: None.**

**XI. Adjournment**

There being no further business to discuss, Chairman Crull adjourned the meeting at 8:15 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
AUGUST 5, 2020**

PROJECT: 20PL1057

LA COSTA BUSINESS PRK, BLK 1, LOTS 1 – 6; BLK 2, LOTS 7 - 9 (FINAL – 11.63 ACRES)  
Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

Zoned: RS-6

Owner: Fox Tree & Landscape Nursery, Inc.  
Engineer: Urban Engineering Victoria

The applicant proposes to plat the property in order to develop an industrial business park. 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:** 6-25-20

**TRC Comments Sent Date:** 6-29-20

**Revisions Received Date (R1):** 7-08-20

**Staff Response Date (R1):** 7-16-20

**Revisions Received Date (R2):** N/A

**Staff Response Date (R2):** N/A

**Planning Commission Date:** 8-05-20

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:** 20PL1057

**LA COSTA BUSINESS PARK, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 7-9 (FINAL – 11.63 ACRES)**

Located east of La Costa Drive and north of Wooldridge Road.

**Zoned:** IL

**Owner:** Fox Tree & Landscape Nursery, Inc.

**Engineer:** Urban Engineering-Victoria

The applicant proposes to plat the property in order to develop an industrial business park.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	OK			
2	Plat	Please fix line table error (L2 label is incorrect)	Corrected	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the General Notes the receiving water note is missing. Correct and revise.	Corrected	Addressed		
2	Plat	Show and label the centerline dimension and total right-of-way along La Costa Drive.	Corrected	Addressed		
3	Plat	On the Curve Data table change C1 & C2 radius from 10.00' to 20.00'	Radii are existing from a previous plat.	Addressed:As Shown Vol.51 Pages 19-20		
4	Plat	Identify the dashlines along the frontage of La Costa Drive for Block 1, Lot 2 and Block 2, Lot 7	Corrected	Addressed		
5	Plat	Include the square footage for each individual lots.	Corrected	Addressed		

6	Plat	Remove the rear Y.R. setback for Block 1, Lots 1 & 5. (rear setbacks are typically labeled on building review).	Corrected	Addressed		
7	Plat	<del>Add the following note on the plat: Water and Wastewater fees shall be paid prior to recordation of the final plat.</del>	<del>Corrected</del>	Addressed: Comment is removed.		
8	Plat	Water Distribution Acreage fee - 11.63 acre x \$1,439.00/acre = <b>\$16,735.57</b>	OK	Prior to plat recordation		
9	Plat	Wastewater Distribution Acreage fee - 11.63 acre x \$1,571.00/acre = <b>\$18,270.73</b>	OK	Prior to plat recordation		
10	Plat	Water Pro-Rata - 390.00 LF x \$10.53/LF = <b>\$4,106.70</b>	OK	Prior to plat recordation		
11	Plat	Wastewater Pro-Rata - 280.00 LF x \$12.18 = <b>\$3,410.40</b>	OK	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?	Yes		Prior to Plat Recordation
Water	Yes		Prior to Plat Recordation
Fire Hydrants	Yes		Prior to Plat Recordation
Wastewater	Yes		Prior to Plat Recordation
Manhole	Yes		Prior to Plat Recordation
Stormwater	Yes		Prior to Plat Recordation
Sidewalks	Yes		Prior to Plat Recordation
Streets	Yes		Prior to Plat Recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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**DEVELOPMENT SERVICES ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat & SWQMP	Add the following Oso Bay Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters". TCEQ also categorized the receiving water as "contact recreation" use.	CORRECTED	Addressed		
2		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	OK	Addressed		
3		Add the following note "all driveways on Laplaya Street shall conform to access management standards outlined in Article 7 of the UDC".	CORRECTED	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	OK	Prior to plat recordation		
2	Plat	Wastewater construction is required for platting.	OK	Prior to plat recordation		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Light Industrial Areas shall have 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational.	OK			
2	Informational	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	Informational	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	Informational	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	Informational	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	Informational	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: it appears that this section of La Costa Dr. is unpaved.	OK			
7	Informational	IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousands (30,000) square feet.	OK			
8	Informational	Note; Further review will be required through Development Services once occupancy classification is determined.	OK			

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.				

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.	OK			

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

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

#### 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

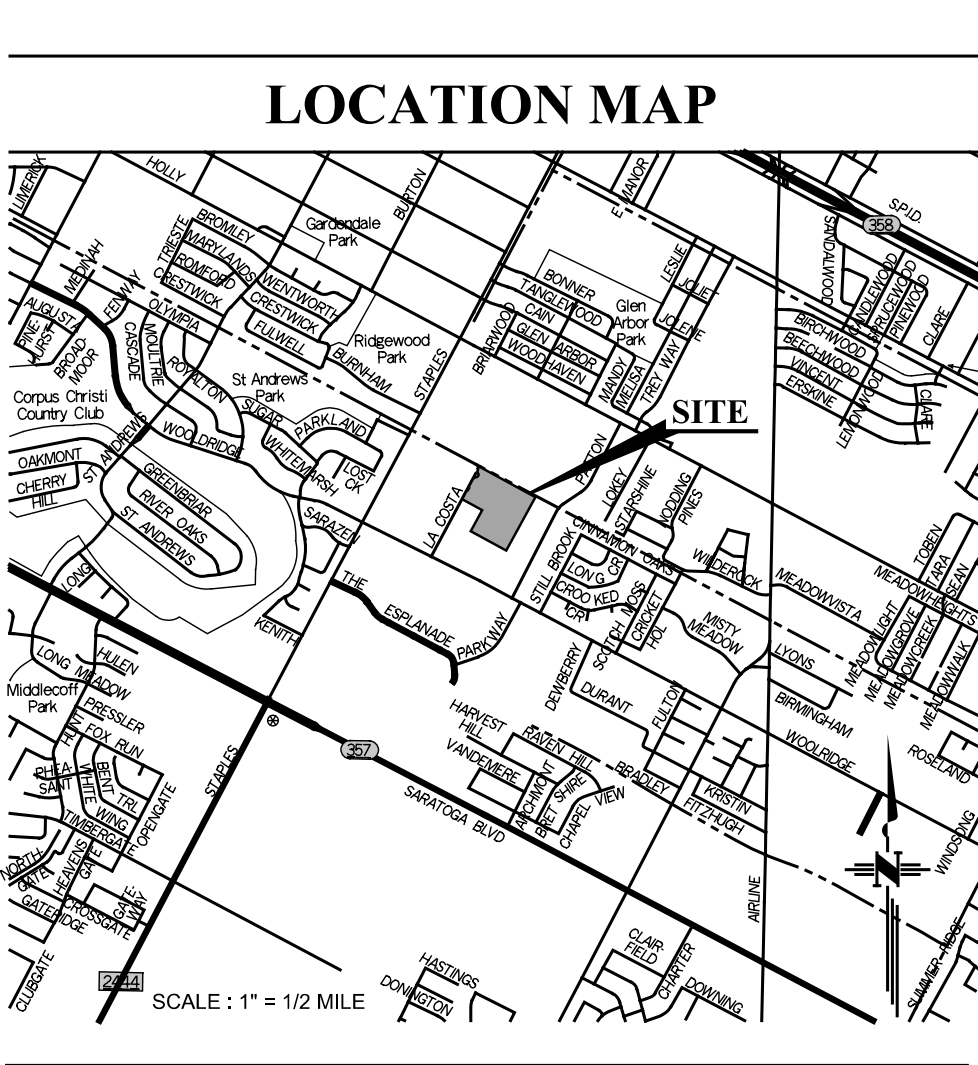
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	10.00'	10.00'	90°00'00"	15.71'	N 73°37'37" E 14.14'
C2	10.00'	10.00'	90°00'00"	15.71'	N 16°22'23" W 14.14'
C3	34.50'	19.06'	57°50'13"	34.83'	N 57°47'00" E 33.37'
C4	50.00'	121.84'	135°22'31"	118.14'	N 18°30'25" E 92.51'
C5	70.00'	21.98'	34°51'40"	42.59'	N 11°27'52" E 41.94'

LINE DATA

LINE	BEARING	DISTANCE
L1	N 28°37'37" E	60.00'
L2	N 28°37'37" E	8.50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF NUECES

THIS IS TO CERTIFY THAT I(WE), FOX TREE & LANDSCAPE NURSERY, INC., AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND DESIGNATED HEREIN AS LA COSTA BUSINESS PARK IN THE CITY OF CORPUS CHRISTI, TEXAS.

FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

FOX TREE & LANDSCAPE NURSERY, INC.  
5949 LA COSTA DR.  
CORPUS CHRISTI, TX 78414

DAN CABALLERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN CABALLERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT

**LA COSTA BUSINESS PARK**

**Block 1, Lots 1-6, Block 2, Lots 7-9**

BEING A PLAT OF A TRACT OF LAND OUT OF LOKEY 8.63 ACRES OUT OF TRACTS A, B, C, LOT 14 AND LOKEY 2.69 ACRES OUT OF TRACTS C AND D, LOT 15 VOL. 7 PG. 16, ACCORDING TO THE MAP RECORDS OF NUECES COUNTY, TX AND CONTAINING 11.63 ACRES OF LAND

PLANNING COMMISSION CERTIFICATE OF APPROVAL

THE 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 \_\_\_\_\_, \_\_\_\_.

CARL E. CRULL, P.E.  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

COUNTY CLERK CERTIFICATE

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 \_\_\_\_\_, \_\_\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ 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., \_\_\_\_\_, \_\_\_\_.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

GENERAL NOTES

- THIS PLAT IS CONTAINED WITHIN THE CITY OF CORPUS CHRISTI CORPORATE LIMITS.
- STATISTICAL DATA:  
A) GROSS AREA - 11.63 ACRES  
B) INDUSTRIAL - 9 LOTS
- ALL CORNERS ARE MARKED WITH A 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
  
FSR - FOUND 5/8" DIAMETER STEEL ROD
- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING CITY OF CORPUS CHRISTI CONTROL MONUMENTS SP 071 AND SP 080 (BEARING FROM SP 071 TO SP 080 IS NORTH 52 DEG. 28' 26.49" WEST)
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE C.  
  
ZONE C HAS BEEN DEFINED AS AREAS OF MINIMAL FLOODING.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" & "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL DRIVEWAYS ON LA PLAYA STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

REVIEW COPY

RAY M. BRIDGES, P.E., R.P.L.S.  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING  
TREF NO. F-160  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF THE CITY OF CORPUS CHRISTI, TEXAS.

REVIEW COPY

TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 10021100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

SURVEYOR



URBAN SURVEYING INC.

2004 N. Commerce St.  
Victoria, Texas 77901  
Phone: (361) 578-9837 Fax: (361) 578-9924 FIRM # 10021100

PLAT PERPARED BY



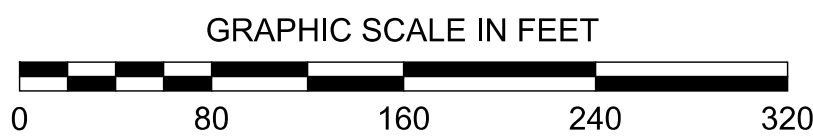
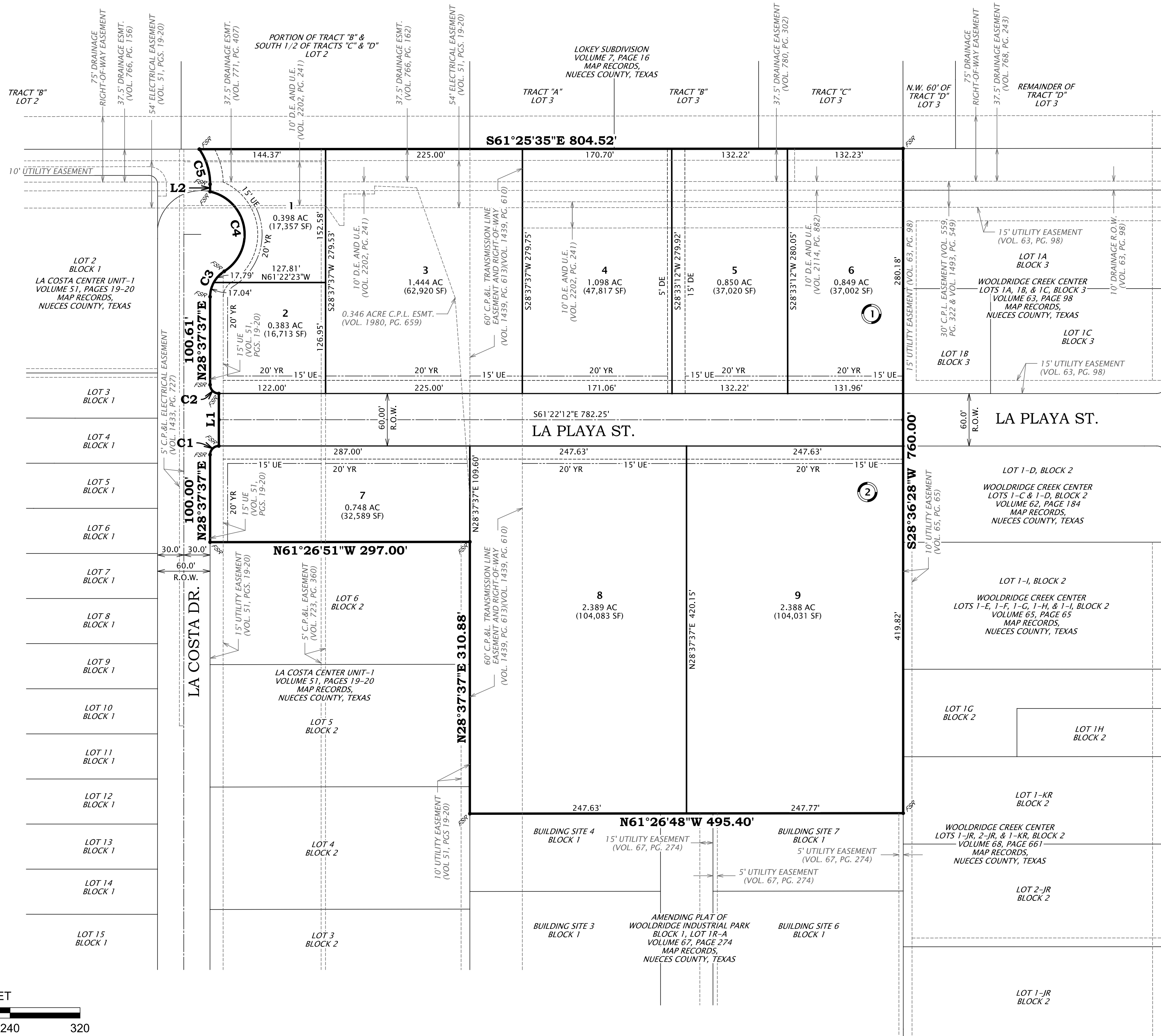
2004 N. Commerce  
Victoria, Texas 77901  
TREF# F-160

Tel (361) 578-9836  
Fax (361) 578-9836  
www.urbanvictoria.com

# LA COSTA BUSINESS PARK

## Block 1, Lots 1-6, Block 2, Lots 7-9

BEING A PLAT OF A TRACT OF LAND OUT OF LOKEY 8.63 ACRES OUT OF TRACTS A, B, C,  
LOT 14 AND LOKEY 2.69 ACRES OUT OF TRACTS C AND D, LOT 15  
VOL. 7 PG. 16, ACCORDING TO THE MAP RECORDS OF NUECES COUNTY, TX  
AND CONTAINING 11.63 ACRES OF LAND



SURVEYOR  
**usi**  
URBAN SURVEYING INC.

Victoria, Texas 77901  
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PLAT PREPARED BY  
**URBAN**  
engineering

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Fax (361) 578-9836  
www.urbaninc.com

PATTON ST.

LA PLAYA ST.

TRACT "B" LOT 2

TRACT "A" LOT 3

TRACT "B" LOT 3

TRACT "C" LOT 3

N.W. 60' OF TRACT "D" LOT 3

REMAINDER OF TRACT "D" LOT 3

WOOLDRIDGE CREEK CENTER LOTS 1A, 1B, & 1C, BLOCK 3 VOLUME 63, PAGE 98 MAP RECORDS, NUECES COUNTY, TEXAS

LOT 1C BLOCK 3

LOT 1B BLOCK 3

LOT 1-D, BLOCK 2

WOOLDRIDGE CREEK CENTER LOTS 1-C & 1-D, BLOCK 2 VOLUME 62, PAGE 184 MAP RECORDS, NUECES COUNTY, TEXAS

LOT 1-I, BLOCK 2

WOOLDRIDGE CREEK CENTER LOTS 1-E, 1-F, 1-G, 1-H, & 1-I, BLOCK 2 VOLUME 65, PAGE 65 MAP RECORDS, NUECES COUNTY, TEXAS

LOT 1G BLOCK 2

LOT 1H BLOCK 2

LOT 1-KR BLOCK 2

WOOLDRIDGE CREEK CENTER LOTS 1-JR, 2-JR, & 1-KR, BLOCK 2 VOLUME 68, PAGE 661 MAP RECORDS, NUECES COUNTY, TEXAS

LOT 2-JR BLOCK 2

LOT 1-JR BLOCK 2

BUILDING SITE 4 BLOCK 1

BUILDING SITE 7 BLOCK 1

BUILDING SITE 3 BLOCK 1

AMENDING PLAT OF WOOLDRIDGE INDUSTRIAL PARK BLOCK 1, LOT 1R-A VOLUME 67, PAGE 274 MAP RECORDS, NUECES COUNTY, TEXAS

BUILDING SITE 6 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

LOT 4 BLOCK 1

LOT 5 BLOCK 1

LOT 6 BLOCK 1

LOT 7 BLOCK 1

LOT 8 BLOCK 1

LOT 9 BLOCK 1

LOT 10 BLOCK 1

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LOT 243 BLOCK 1

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
AUGUST 5, 2020**

PROJECT: 20PL1057

SAVAGE LANE ADDITION, LOTS 1-LA & 1-LB (FINAL REPLAT – 3.69 ACRES)

Located south of Interstate Highway I-37 and east of Navigation Boulevard.

Zoned: CG-2 & IL

Owner: Bre/LQ Properties, LP  
Engineer: Dodson Civil Group. LLc

The applicant proposes to replat in order to subdivide the property into two platted 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.

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 6-25-20

TRC Comments Sent Date: 6-29-20

Revisions Received Date (R1): 7-08-20

Staff Response Date (R1): 7-16-20

Revisions Received Date (R2): 7-17-20

Staff Response Date (R2): 7-21-20

Planning Commission Date: 8-05-20

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: **20PL1059**

**SAVAGE LANE ADDITION, LOTS 1-LA & 1-LB (FINAL REPLAT – 3.69 ACRES)**

Located south of Interstate Highway I-37 and east of Navigation Boulevard.

**Zoned: CG-2 and IL**

**Owner: Bre/LQ Tx Properties L.P.**

**Engineer: Dodson Civil Group, LLC**

The applicant proposes to replat in order subdivide property into 2 platted lots.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Agreed			
2	Plat	Revise the plat title template to _____, Block _____, Lots _____.	Plat title has been updated	Resolved.		
3	Plat	Provide a north arrow on the location map.	North Arrow added	Resolved.		
4	Plat	Revise legal description to clearly indicate volume and page numbers. The Map Records of Nueces County, Texas are abbreviated as M.R.N.C.T. (refer to previous plat for legal description template.)	Legal description revised	Not Resolved. Replatted lot is 1-L. Additionally, please spell out volume and page number (i.e. Volume 47 Page 70 M.R.N.C.T.)	corrected as requested	Resolved.
5	Plat	Basis of Bearing; The City of Corpus Christi is located in State Plane South FIPS 4205 (Zone 5) Please revise.	Bearings revised as requested.	Not Resolved. General Note 1 still indicates Texas South Central Zone.	same	Resolved.
6	Plat	Adjacent lot legal description is incorrect. Please refer to volume 68 page 491 map records Nueces county texas for revisions.	Corrected	Not Resolved. Adjacent Lots are labeled as 2-LA and 3-LA. Again, refer to to volume 68 page 491, map records Nueces county texas for revisions.	same. Btw the original plat shows them to be 2-L and 3-L and I was going off the original plat when I was labeling the adjoiner.	Resolved.



7	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	ROW widths are indicated and variable widths have a measurement	Resolved.		
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#### LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On both sheets of the plat revise the plat title to read: "Final Plat Savage Lane Addition Lots 1-LA & 1-LB" (see reference Vol 47, Page 70).	Revised Title is on both pages	On the plat title: Separate "Final Plat" from entire plat title name.	I put a dash in there. Is this what you wanted?	Addressed
2	Plat	On both sheets of the plat revise the legal description under the plat title to read: "Being a replat of Savage Lane Addition, Lot 1-L..."	Legal Description is revised	Not Addressed: revise the legal description under the plat title to read: "Being a replat of Savage Lane Addition, Lot 1-L..."	corrected	Addressed
3	Plat	On the owners certificate blocks, clarify owners; submitted Warranty Deed 2006009487 reference <u>one</u> owner for the entire tract.	Owner certificate is revised for the correct ownership	Addressed		
4	Plat	Remove the reference "Owners Certificate" on the owners certificate block.	Done	Addressed		
5	Plat	On the owners certificate blocks, show and label the person name and title along the signature line.	Name and title are added	Addressed		
6	Plat	Underneath the owners notary remove all property owners.	Multiple owners removed	Addressed		
7	Plat	The storm basin receiving water note is missing from General Notes. Correct and revise.	Note is added	Addressed		
8	Plat	Change page "2 of 2" to "1 of 2" and change page "1 of 2" to "2 of 2"	Done	Addressed		
9	Plat	Remove the Nueces County Health Certificate block	Removed	Addressed		
10	Plat	On the Planning Commission certificate block change "Eric Villareal, P.E." to "Carl Crull, P.E." and "Nina Nixon Mendez, FAICP" to "Al Raymond III, AIA"	Changed	Addressed		
11	Plat	On the Engineer certificate block change "William J Green, P.E." to "Jalal Saleh, P.E."	Changed	Addressed		
12	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Note is added	Relocate the note to be included with General Notes.	corrected	Addressed
13	Plat	On both sheets of the plat: Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded for any..."	Preliminary is removed	Addressed		
14	Plat	On the Engineer, Surveyor and notary certificate blocks remove Italic font style and replace it to match with other certificate blocks.	Font is corrected	Addressed		



15	Plat	On the second sheet: remove <u>only</u> owners names along the surrounded abutting properties.	Owner's names removed	Addressed		
16	Plat	On the second sheet: The line type for U.E and Y.R around the perimeter of property appear to look similar. Correct and revise	Corrected	Addressed		
17	Plat	On the second sheet: Show and label 10'U.E and 20 Y.R on the dashlines along Interstate Highway I-37 and Navigation Boulevard.	Done	Not Addressed: Along Interstate Highway I-37 label 10'U.E and 20 Y.R (BL) <u>on the dashlines</u>	Not sure what more labeling you would prefer. Both have been labeled with arrows and they are clearly marked on the first go around. I did however change the n.c.p.r. to M.R.N.C.T. as you requested above.	Addressed
18	Plat	Identify the dashline on the rear of Lot 1-LB	UE is now defined	Addressed		
19	Plat	On the second sheet: Remove the reference: "Portion of (3.685 Acres) #2006007057" on <u>both</u> lots		Not addressed: On the platted Lot 1-LA remove the previous recorded plat reference "3.691 Acres, Lot 1-L 47/70 N.C.P.R"	corrected	Addressed
20	Plat	On the second sheet: Show and label the square footage for each lot.	Done	Addressed		
21	Plat	On the second sheet: Show and label the existing 10' U.E along the perimeter of Lot 1-LA (reference Vol 47, Page 70).	UE is now defined	Addressed		
22	Plat	Prior to recordaton show and label a shared Access easement between Lots 1-LA & 1-LB adjacent to Interstate Highway I-37.	Will do	Prior to 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
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat and SWQMP	Add the following Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note to the plat: The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".	Note is added	Addressed		
2	Utility plan	Show and label the 6" ACP water main on Navigation.	6" is now labeled	Addressed		
3	Utility plan	Show and label the 8" VCP wastewater main on Navigation.	8" is now labeled	Addressed		
4	SWQMP	Provide the Q's for the 5, 25 and 100 year flows for the Developed / existing condition.	Q's have been updated	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting. Existing infrastructure provides for domestic service and has fire protection that appears to meet the Water Distribution Standards.	Agreed	Addressed		
2	Plat	No wastewater construction is required for platting.	Agreed	Addressed		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	No change to existing conditions is proposed			
2	Informational	Review cul-de-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.				
3	Informational	Public improvement plans need to include appropriate traffic control devices (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage, Temporary Dead-Ends should include the appropriate object markers, and one-way streets must include signage for any one-way designations and affected side sheets.				
4	Informational	The developer or their representative is required to submit a "street lighting plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department.				

5	Informational	At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.				
6	Informational	The "street lighting plan" must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "street lighting plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.				
7	Informational	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.				

#### 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	Informational	Purpose: Subdivide property into two lots Note: Fire Department access will need to be maintained for the Denny's Restaurant. No barriers allowed to prevent access to the rear of the facility.	Noted, no changes to layout are proposed that would affect access			

#### 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.				

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This final replat is not located along an existing or foreseeably planned CCRTA service route.	Noted			

#### 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	No comment.				

#### 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	AEP is requesting that the padmount transformers on the property be labeled in the replat. Contact George L Guerra 361-356-0022 glguerra@aep.com	No pad mounts were noted on the survey	Not Addressed: AEP is requesting that the padmount transformers on the property be labeled in the replat. <b>Contact George L Guerra 361-356-0022 glguerra@aep.com</b>	Pad transformers are now shown. They are labeled in the legend.	Addressed

#### 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 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.

FINAL PLAT  
SAVAGE LANE ADDITION LOTS  
1-LA & 1-LB

BEING A REPLAT OF SAVAGE LANE ADDITION, LOT 1-L RECORDED  
IN VOLUME 47, PAGE 70 M.R.N.C.T.  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, CPLG TX PROPERTIES, LLC is the record owner of a 3.685 acre tract  
of land, BEING THAT CERTAIN TRACT DESCRIBED IN #2006009487 N.C.O.P.R.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CPLG TX PROPERTIES, LLC, Do hereby adopt this plat designating the  
herein above described property as "RE-PLAT OF LOT 1-L, SAVAGE LANE ADDITION",  
an addition to the county of NUECES County, Texas, and do hereby dedicate to the  
public use forever the streets, alleys and easements shown hereon, for the purpose  
and consideration herein expressed, and an easement of ingress and egress for  
trash location, and location and maintenance of trash containers, and condition said  
easement that no construction shall commence on said lot or lots until the exact  
location of said containers therewith have been selected and approved by the  
Director of Utilities.

MARK M. CHLOUPEK Date  
EXECUTIVE VICE PRESIDENT,  
SECRETARY AND GENERAL COUNSEL

ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
\_\_\_\_\_, 2020  
BY

NOTARY PUBLIC PRINTED  
NAME OF NOTARY

MY COMMISSION EXPIRES

STATE OF TEXAS  
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO MATTERS OF STREETS, LOTS, WATER, SEWER, AND APPURTENANCES AND  
DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO  
ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES  
THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF  
LAREDO, TEXAS

DATED:\_\_\_\_\_, 2020

ANDREW DODSON, P.E. #95647

STATE OF TEXAS  
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
TEXAS, DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST  
OF MY KNOWLEDGE AT THE TIME OF THIS SURVEY AND THAT THIS PLAT WAS PREPARED  
FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, ON THE GROUND, AND THAT  
THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY  
PERSONAL SUPERVISION.

DATED:\_\_\_\_\_, 2020

MARK R. WATSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
#5740

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 PLANNING  
COMMISSION. THIS THE \_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_\_.

Signed:\_\_\_\_\_  
CARL CRULL, P.E.  
CHAIRMAN

Signed:\_\_\_\_\_  
AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED  
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS  
CHRISTI, TEXAS. THIS THE \_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_\_.

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN  
AND FOR NUECES COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING  
INSTRUMENT DATED THE \_\_\_\_DAY OF\_\_\_\_\_, 2020 WITH  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE  
ON THE \_\_\_\_DAY OF\_\_\_\_\_, 2020 AT \_\_\_\_\_  
O'CLOCK IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_71 OF THE MAP OF  
RECORDS OF SAID COUNTY.

BY:

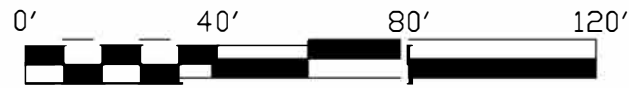
COUNTY CLERK

GENERAL NOTES:

1. BASIS OF BEARINGS:  
BEARINGS, DISTANCE& ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID  
COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH ZONE",  
UTILIZING NGS CORS/OPUS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE  
MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. SET MONUMENTS:  
SET 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs" EXCEPT WHERE NOTED.
4. FLOOD ZONE:  
THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE C AND IS NOT WITHIN A 100-YEAR  
FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD  
BOUNDARY MAP, PANEL NQ 4854640165C EFFECTIVE 7/18/1985
5. TOTAL PLATTED AREA:  
3.691 ACRES
6. FOUND MONUMENT:  
FOUND 3/4 INCH IRON RODS WITH PLASTIC CAPS AT ALL LOT CORNERS EXCEPT WHERE NOTED.
7. THE RECEIVING WATER FOR THE SORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS  
CHRISTI INNER HARBOR, THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS  
CHRISTI INNER HARBOR AS INTERMEDIATE.
8. PUBLIC OPEN SPACE:

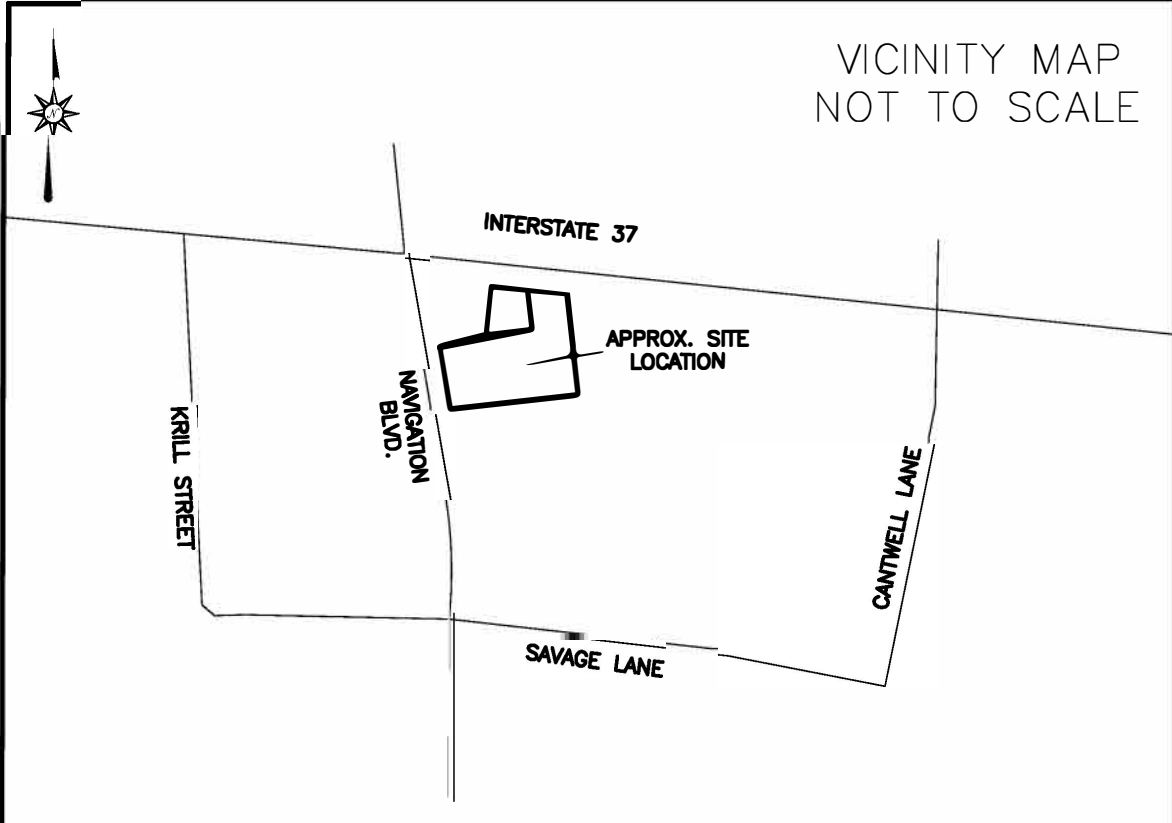
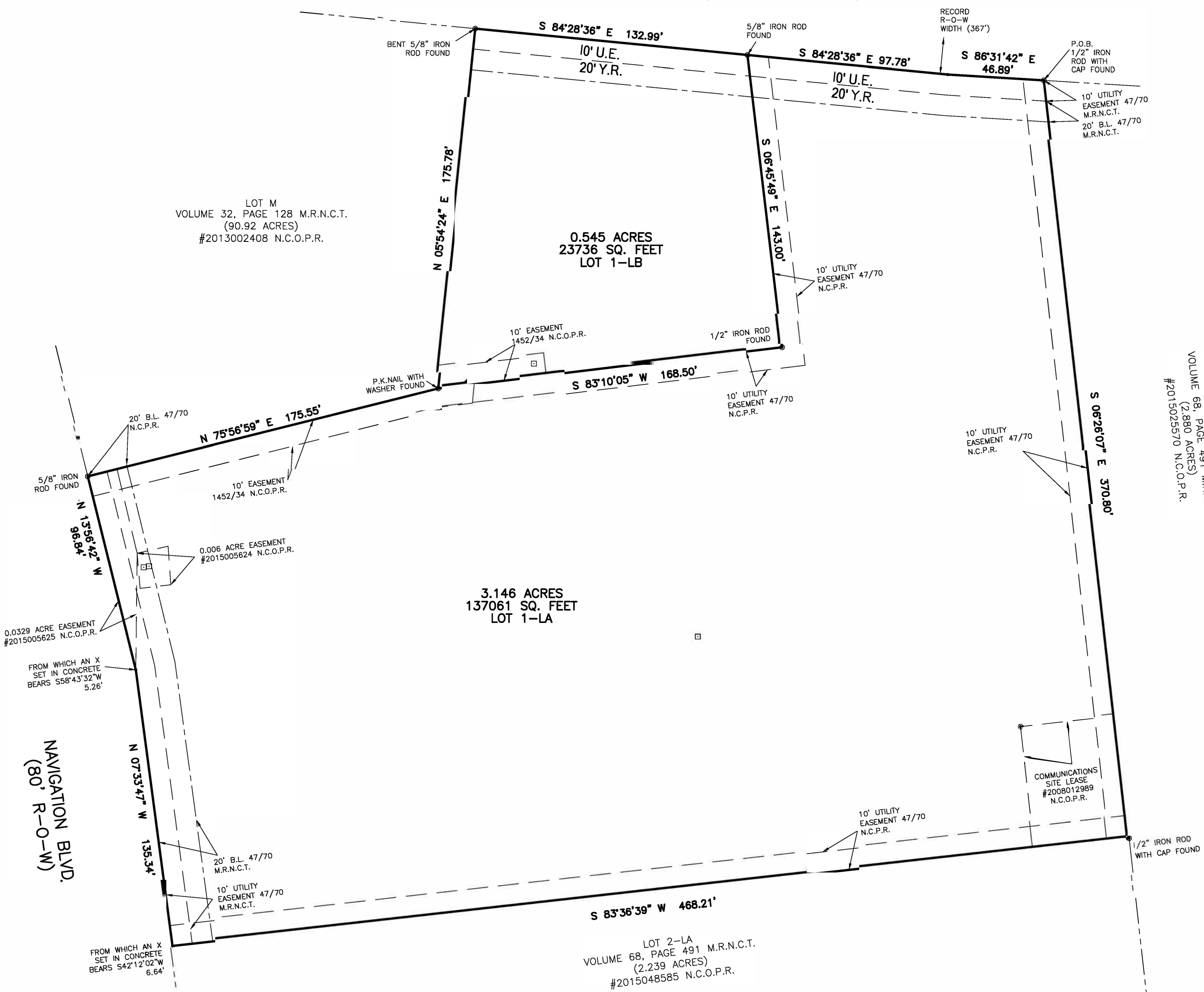
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE  
REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE





**FINAL PLAT**  
**SAVAGE LANE ADDITION LOTS**  
**1-LA & 1-LB**

BEING A REPLAT OF SAVAGE LANE ADDITION, LOT 1-L RECORDED  
IN VOLUME 47, PAGE 70 M.R.N.C.T.  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
INTERSTATE HIGHWAY I-37  
(VARIABLE R-O-W)



LEGEND:			
BOUNDARY LINE	POINT	FIRE HYDRANT	BENCH MARK
ADJONER LINE	MONUMENT FOUND	TELEPHONE/CABLE PEDESTAL	FLAG POLE
SURVEY LINE	MONUMENT SET	GAS METER	SIGN
BURIED OIL/GAS PIPELINE	A/C UNIT	UTILITY POLE/RISER	DRAINAGE STRUCTURE
OVERHEAD UTILITY LINE	MANHOLE	TRANSFORMER PAD	GAS VALVE
UNDERGROUND UTILITY LINE	MAILBOX		CARVED "X" IN CONCRETE
FENCE	CLEAN OUT		
ROAD			
WATERLINE			
RAILROAD TRACK			

M.R.N.C.T. - MAP RECORDS OF NUECES COUNTY, TEXAS  
N.C.D.R. - NUECES COUNTY DEED RECORDS  
N.C.R.P.R. - NUECES COUNTY REAL PROPERTY RECORDS

P.U.E. - PUBLIC UTILITY EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
(B.R.G.-DIST.) RECORD CALL

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
AUGUST 5, 2020**

PROJECT: 20PL1055

EBONY ACRES NO. 2, LOTS 131A AND 131B (FINAL REPLAT – 0.40 ACRES)

Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.

Zoned: RS-6

Owner: Ralene Lock Corley

Engineer: Texas Geo Tech & Land Surveying, Inc.

The applicant proposes to replat the property in order to subdivide one lot into two lots and obtain a residential building permit. 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: 6-25-20**

**TRC Comments Sent Date: 6-29-20**

**Revisions Received Date (R1): 6-30-20**

**Staff Response Date (R1): 7-08-20**

**Revisions Received Date (R2): 7-08-20**

**Staff Response Date (R2): 7-09-20**

**Planning Commission Date: 8-05-20**

**Revised TRC Engineering Comment: 7-23-20**

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: 20PL1055**

**EBONY ACRES NO. 2, LOTS 131A AND 131B (FINAL REPLAT – 0.40 ACRES)**

Located North Padre Island Drive (SH 358) between Hampshire Road and Hall Avenue.

**Zoned: RS-6**

**Owner: Ralene Lock Corley**

**Surveyor: Texas Geo Tech Land Surveying, Inc.**

The proposes to replat the property in order to subdivided 1 lot into 2 lots and obtain a residential building permit.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED			
2	Plat	Please revise location map street labeling to correct street names (north padre island drive)	FIXED	Resolved.		
3	Plat	Please adjust call direction for platted area. Traverse is not possible without reversing bearing direction	FIXED	Resolved.		



LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the owners certificate block correct and revise the owners full name (reference application owners signature).	FIXED	Addressed		
2	Plat	Prior to plat recordation, show and label day and month on the surveyors certificate block	FIXED	Addressed: Prior to recordation update.		
3	Plat	Identify the dashlines along the rear platted Lots of 131A and 131B	NOTED	Not Addressed: Identify the dashlines along the rear platted Lots of 131A and 131B	It is done, "5' U.E."	Adressed
4	Plat	The Y.R and U.E line type on the platted lots appear to look similar. Correct and revise.	FIXED	Not Addressed	Change line type	Adressed
5	Plat	Water Lot fee - 2 lots x \$182.00/Lot = <b>\$364.00</b>	NOTED	Prior to recordation		
6	Plat	Wastewater Lot fee - 2 lots x \$393.00/Lot = <b>\$786.00</b>	NOTED	Prior to recordation		
7	Plat	Water Pro-Rata - 100.00 LF x \$10.53/LF = <b>\$1,053.00</b>	NOTED	Prior to 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	Yes	No (No sidewalks exists along the entire Hall Street)
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Construction plans for sidewalk are required (see above Engineer table).	Sidewalk waiver request letter submitted 7-23-20	Letter requesting plat waiver from sidewalk construction requirement received. Plat waiver to be scheduled on Planning Commission agenda.		

#### UTILITIES ENGINEERING

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

#### 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	NOTED			

#### 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	No comment.				

#### 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.				

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

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	Informational	2.2 miles Northwest of CCIA. Aeronautical study may be required based on construction method.	NOTED			

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 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

I, RALENE LOCK CORLEY, HEREBY CERTIFIES THAT I AM THE OWNERS LOT 131, EBONY ACRES No. 2; THAT I HAVE 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.

\_\_\_\_\_  
RALENE LOCK CORLEY, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
CORLEY RALENE LOCK.

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

STATE OF TEXAS  
COUNTY OF NUECES

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

\_\_\_\_\_  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

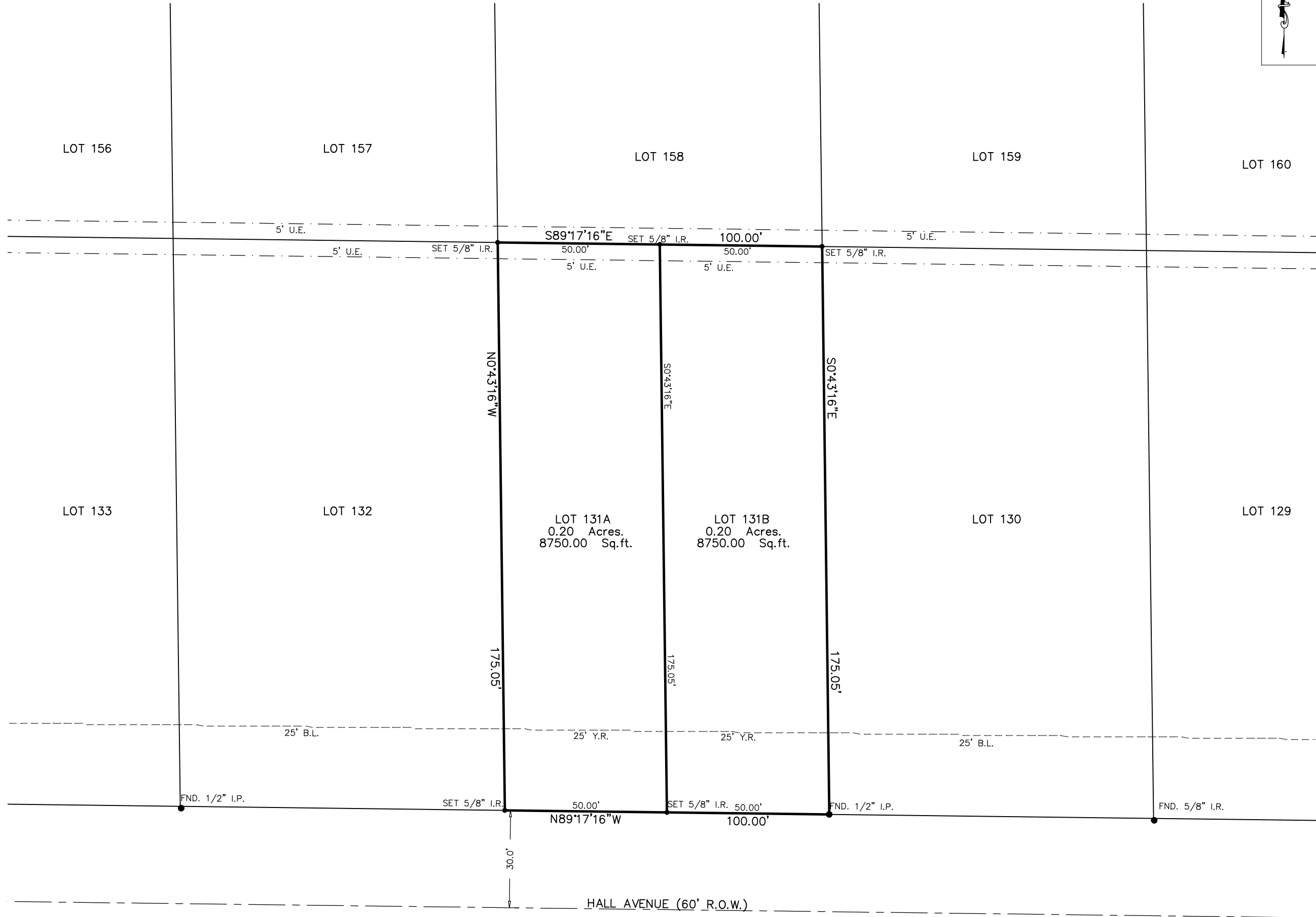
AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

\_\_\_\_\_, 2020

BY: \_\_\_\_\_  
DEPUTY

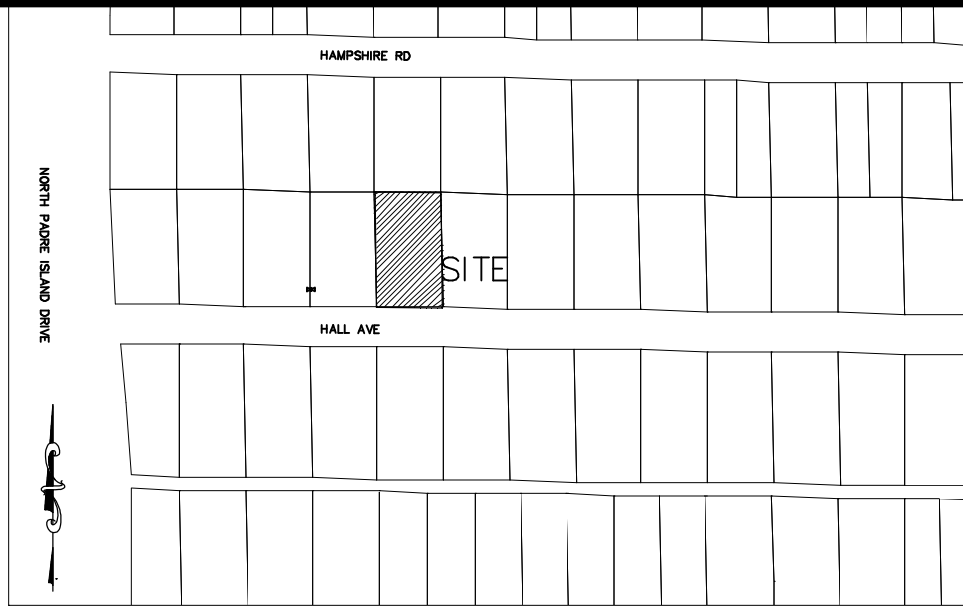
PLAT OF:  
EBONY ACRES No. 2  
LOTS 131A AND 131B

BEING A RE-PLAT OF LOT 131, EBONY ACRES No. 2, A SUBDIVISION TO THE CITY  
OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY RECORDED IN VOLUME  
10, PAGE 17, MAP RECORDS OF NUECES COUNTY, TEXAS.

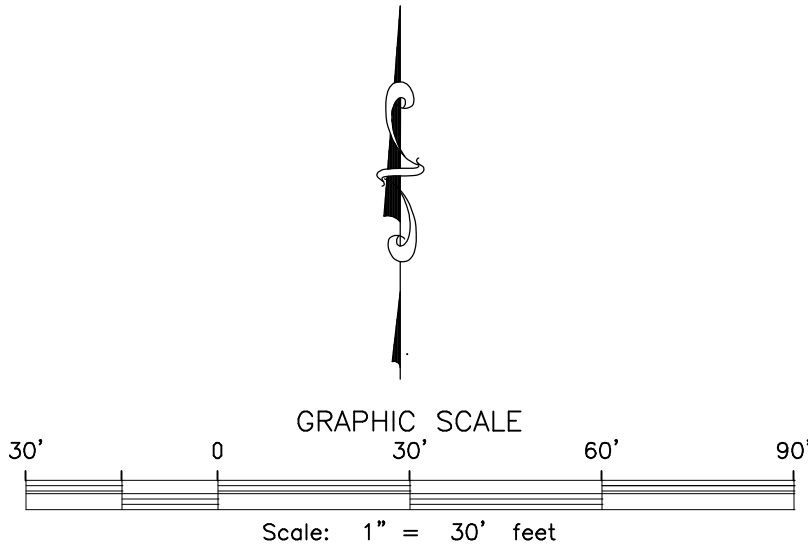


GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.40 ACRES OF LAND (17500.00 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 48355C0315G, MAP REVISED OCTOBER 23, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



LOCATION MAP  
NOT TO SCALE



TEXAS GEO TECH  
LAND SURVEYING, INC

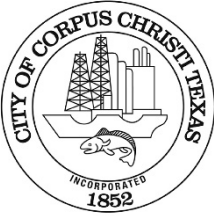
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 200621  
JULY 8, 2020

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE JUNE 11, 2020.

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



## **AGENDA MEMORANDUM**

Planning Commission Meeting of August 4, 2020

**DATE:** July 28, 2020

**TO:** Al Raymond, Director of Development Services

**FROM:** Mark Orozco, Engineering Associate, Development Services  
MarkOr@cctexas.com  
(361) 826-3921

**Ebony Acres No. 2, Lots 131A and 131B (Replat)**  
Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

### **BACKGROUND:**

Texas Geo Tech Land Surveying, Inc. on behalf of property owner, Ralene Lock Corley, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Ebony Acres No. 2, Lots 131A and 131B addressed as 5582 Hall Avenue, is located east of North Padre Island Drive and north of Leopard Street. This is a Replat of Lot 31. The purpose of the plat is to obtain a residential building permits for a new residence. The original subdivision was platted in 1947 within the jurisdiction of Nueces County. The land was Annexed into the City of Corpus Christi in 1954 and is currently zoned "RS-6" Single-Family 6 District.

### **STAFF ANALYSIS and FINDINGS:**

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1-4, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.

4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

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

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

**Factors in Support of the Waiver.** The applicant states that they do not believe sidewalk should be required because:

1. No current sidewalk network exists along Hall Avenue. The subdivision was approved with a rural street section containing ditches. The nearest sidewalk is on the North Padre Island Drive access road at the end of Hall Avenue. The east road intersection with McBride Lane does not have a sidewalk network.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

**Factors Against the waiver and in support of requiring sidewalk construction:**

1. The property is zoned "RS-6" Single-Family 6 District from which a sidewalk network can be started.
2. The subject property is located within 0.17 miles of the intersection of the commercial node of North Padre Island Drive and Leopard Street.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from the sidewalk construction requirement.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.<sup>1</sup>

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

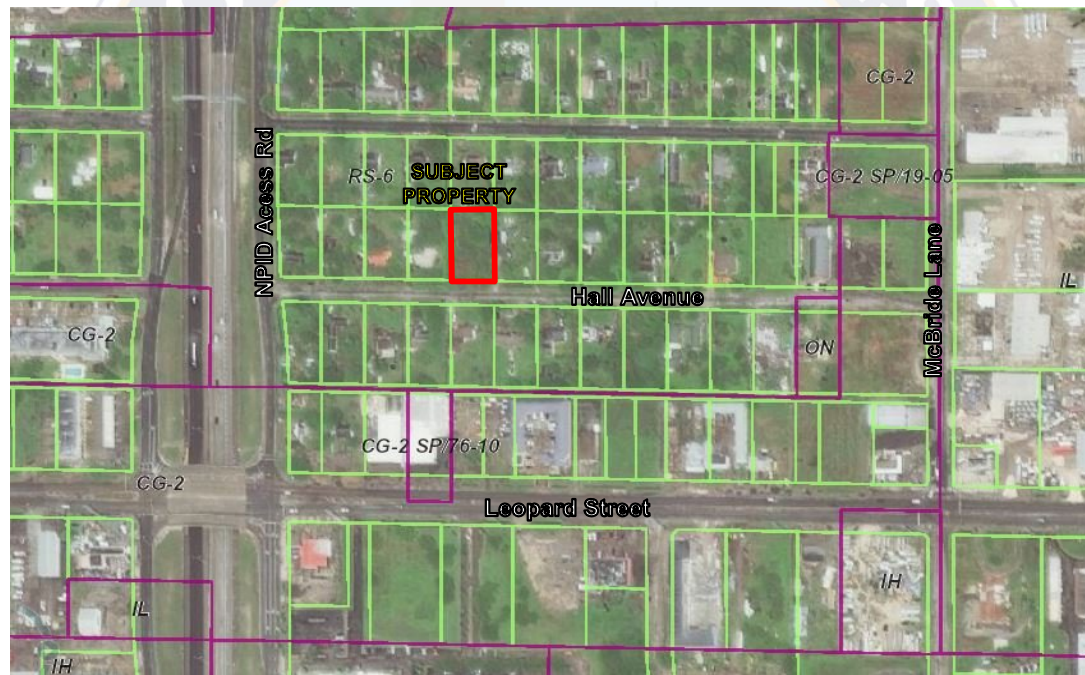
PowerPoint Presentation-Waiver from Sidewalk Requirement

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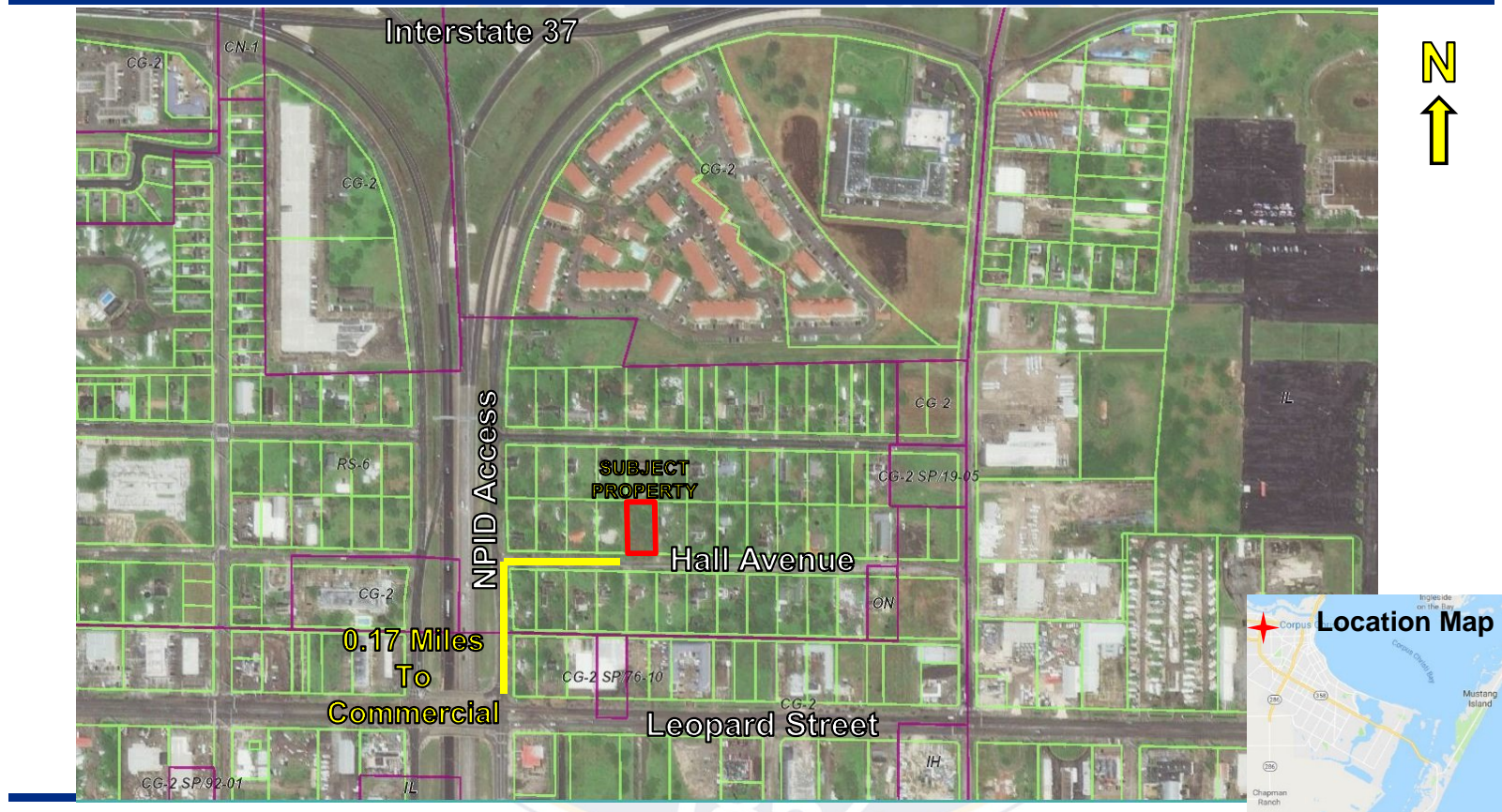
# Request for Sidewalk Waiver

**Ebony Acres No. 2, Lots 131A and 131B (Replat)**  
**Property at 5581 Hall Avenue**



Planning  
Commission  
August 5, 2020

# Aerial Overview



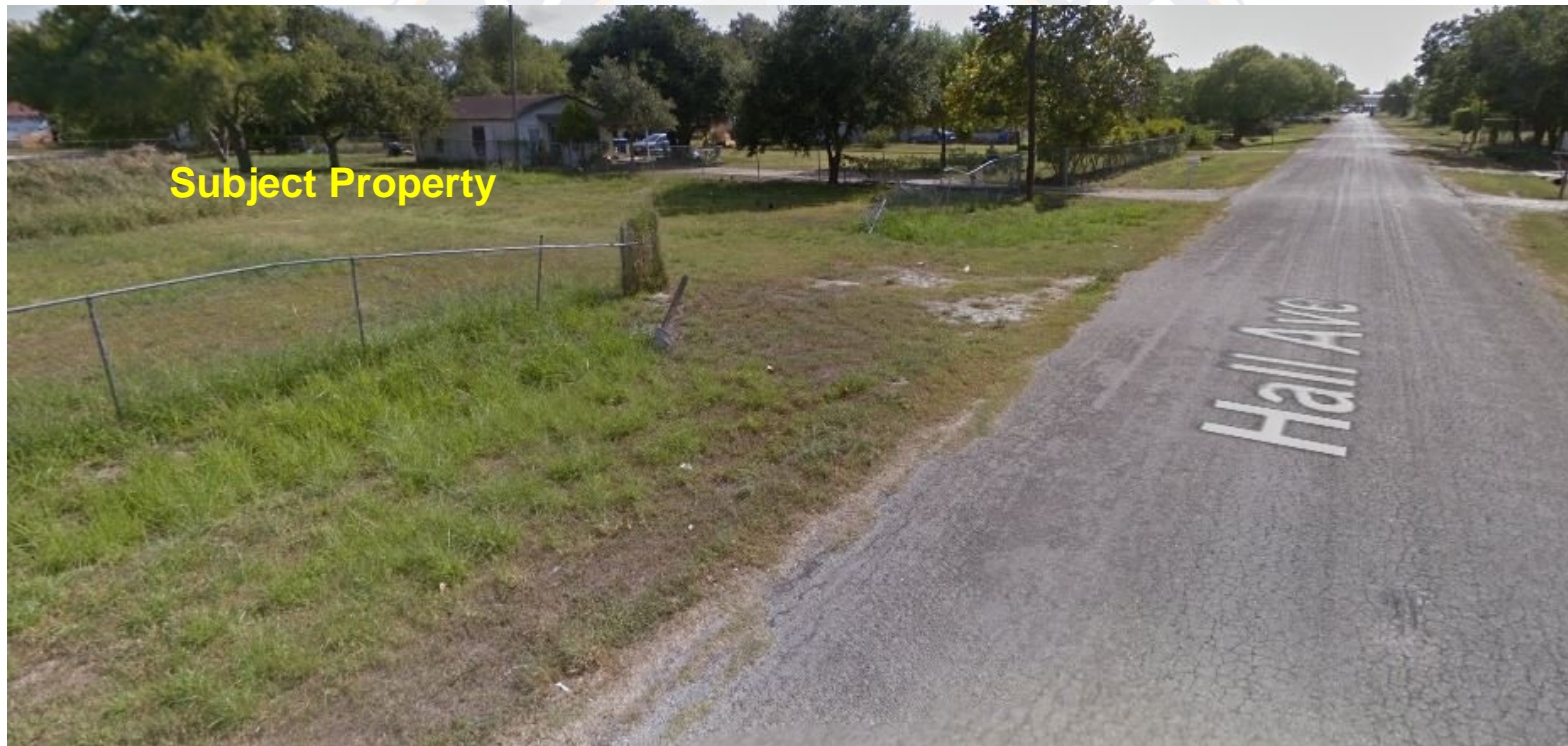


## Subject Property, West on Hall Avenue

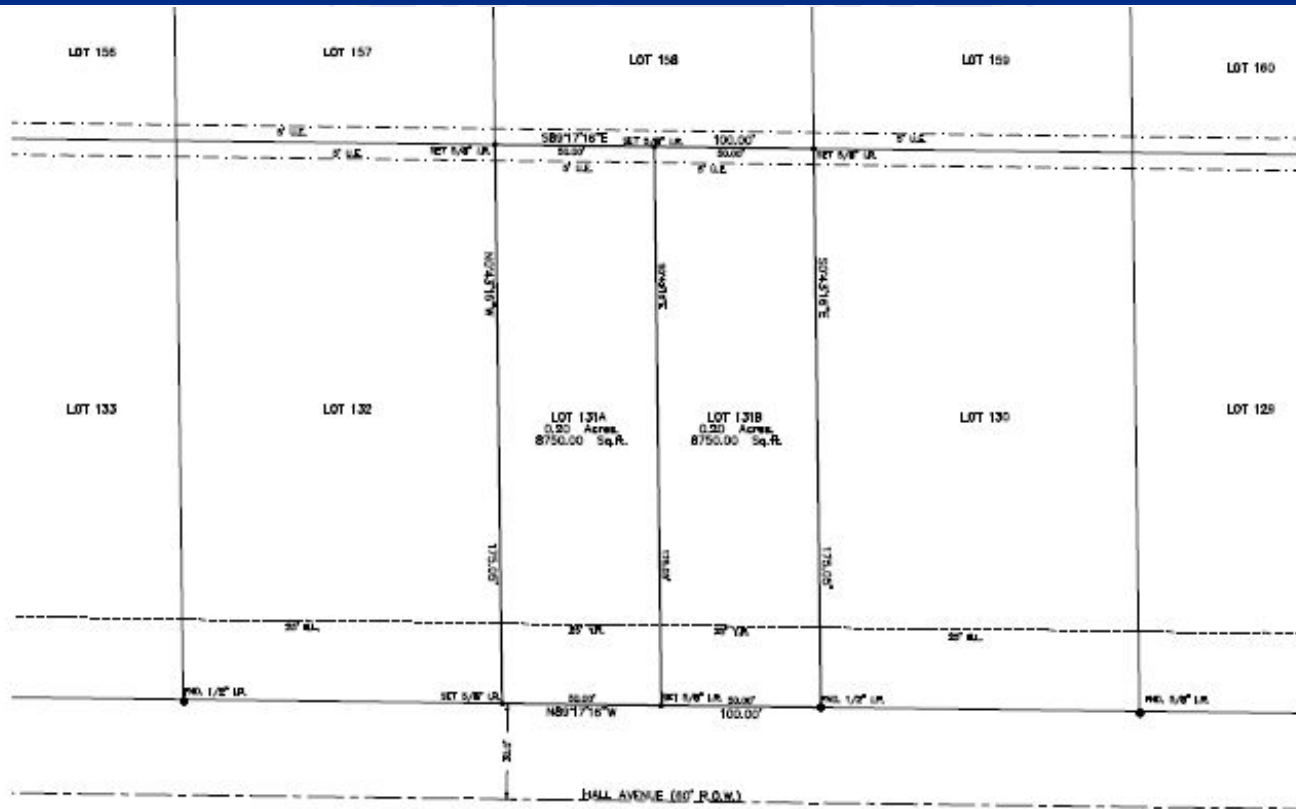


## Subject Property, East on Hall Avenue

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# Ebony Acres No. 2, Lots 131A and 131B



## Staff Recommendation

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**Approval** of the request for a waiver from the sidewalk construction requirement.

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



# Factors in Sidewalk Waiver

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## **Applicant's Factors in Support of Sidewalk Waiver**

1. No current sidewalk network exists along Hall Avenue. The subdivision was approved with a rural street section containing ditches. The nearest sidewalk is on the North Padre Island Drive access road at the end of Hall Avenue. The east road intersection with McBride Lane does not have a sidewalk network.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is zoned "RS-6" Single-Family 6 District from which a sidewalk network can be started.
2. The subject property is located within 0.17 miles of the intersection of the commercial node of North Padre Island Drive and Leopard Street.

## Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
  - UDC 8.1.4: During platting, the “developer shall provide”:
    - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
  - UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”
-



## Plat Waiver UDC 3.8.3.D

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



# Texas GeoTech

LAND SURVEYING, INC.

**JULY 23, 2020**

Dear Gloria Garcia,

On behalf of our client RALENE LOCK CORLEY we would like to request a waiver for the public improvement of constructing a sidewalk along front her property for the plat of EBONY ACRES No. 2 LOTS 131A AND 131B. A few of the reasons why we feel it is unnecessary for the construction of a sidewalk are as follows:

- There is currently no adjacent sidewalks along the front of the property
- There are no bus stops located along the front of the street.

Thank you,

Roberto Cardenas

Texas Geo Tech Land Surveying, Inc.

# STAFF REPORT

Case No. 0820-01

INFOR No. 20ZN1018

**Planning Commission Hearing Date:** August 5, 2020

Applicant & Legal Description	<b>Owner:</b> High Tide Partnership, Ltd. <b>Applicant:</b> High Tide Partnership, Ltd. <b>Location Address:</b> 10582 State Highway 361 <b>Legal Description:</b> Being a 5.802 acre tract of land out of Survey 605, Land Survey 205 on Mustang Island, same being the property as conveyed and described in Volume 2211, pages 175-177 of the deed records of Nueces County, Texas, located along the west side of State Highway 361, north of Zahn Road, and south of Newport Pass Road).			
Zoning Request	<b>From:</b> "FR" Farm Rural District <b>To:</b> "CR-2" Resort Commercial District <b>Area:</b> 5.80 acres <b>Purpose of Request:</b> To allow for the construction of a potential multifamily development and/or boat storage facility.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	Site	"FR" Farm Rural	Vacant	Planned Development and Flood Plain Conservation
	North	"RS-6" Single-Family 6	Park	Permanent Open Space
	South	"FR" Farm Rural and "RE" Estate Residential	Vacant and Public / Semi-Public	Planned Development and Flood Plain Conservation
	East	"RS-6" Single-Family 6	Park	Permanent Open Space
	West	"FR" Farm Rural	Water	Water
ADP, Map & Violations	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for a Planned Development and Flood Plain Conservation use. The proposed rezoning to the "CR-2" Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). <b>Map No.:</b> 027029 <b>City Council District:</b> 4 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 200 feet of street frontage along State Highway 361 which is designated as a “RA3” Primary Rural Arterial Street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 361	“RA3” Primary Rural Arterial	250’ ROW 76’ paved	225’ ROW 74’ paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CR-2” Resort Commercial District to allow for the construction of a potential multifamily development and/or boat storage facility.

**Development Plan:** The subject property is 5.80 acres in size. The proposed use is a potential multifamily development and/or boat storage facility.

**Existing Land Uses & Zoning:** The subject property is currently zoned “FR” Farm Rural District and consists of vacant property. The property was annexed in 1999. To the north and west is Mustang Island State Park zoned “RS-6” Single-Family 6 District. To the south are vacant properties zoned “FR” Farm Rural District and Island in the Sun Methodist Church zoned “RE” Estate Residential District. To the east is the Laguna Madre lagoon and estuary.

**AICUZ:** The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Plat Status:** The property is not platted.

**Utilities:**

**Water:** 20-inch ACP line located along State Highway 361.

**Wastewater:** Service is not available. The closest available wastewater line is approximately 9,000 feet to the south.

**Gas:** Not Available

**Storm Water:** Roadside ditches located along State Highway 361.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Mustang/Padre Island Area Development Plan and is planned for a Planned Development and Flood Plain Conservation use. The proposed rezoning to the “CR-2” Resort Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 4).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the surrounding uses, and does not have a negative impact upon adjacent properties.
- The “CR-2” Resort Commercial District is the appropriate zoning district for the proposed use. Approximately, 1,000 feet to the south along State Highway 361, a property was zoned “CR-2” District in 2009.
- The majority of the property is located in an “AE” flood zone indicating high risk and has a base flood elevation of 10-feet.

**Staff Recommendation:**

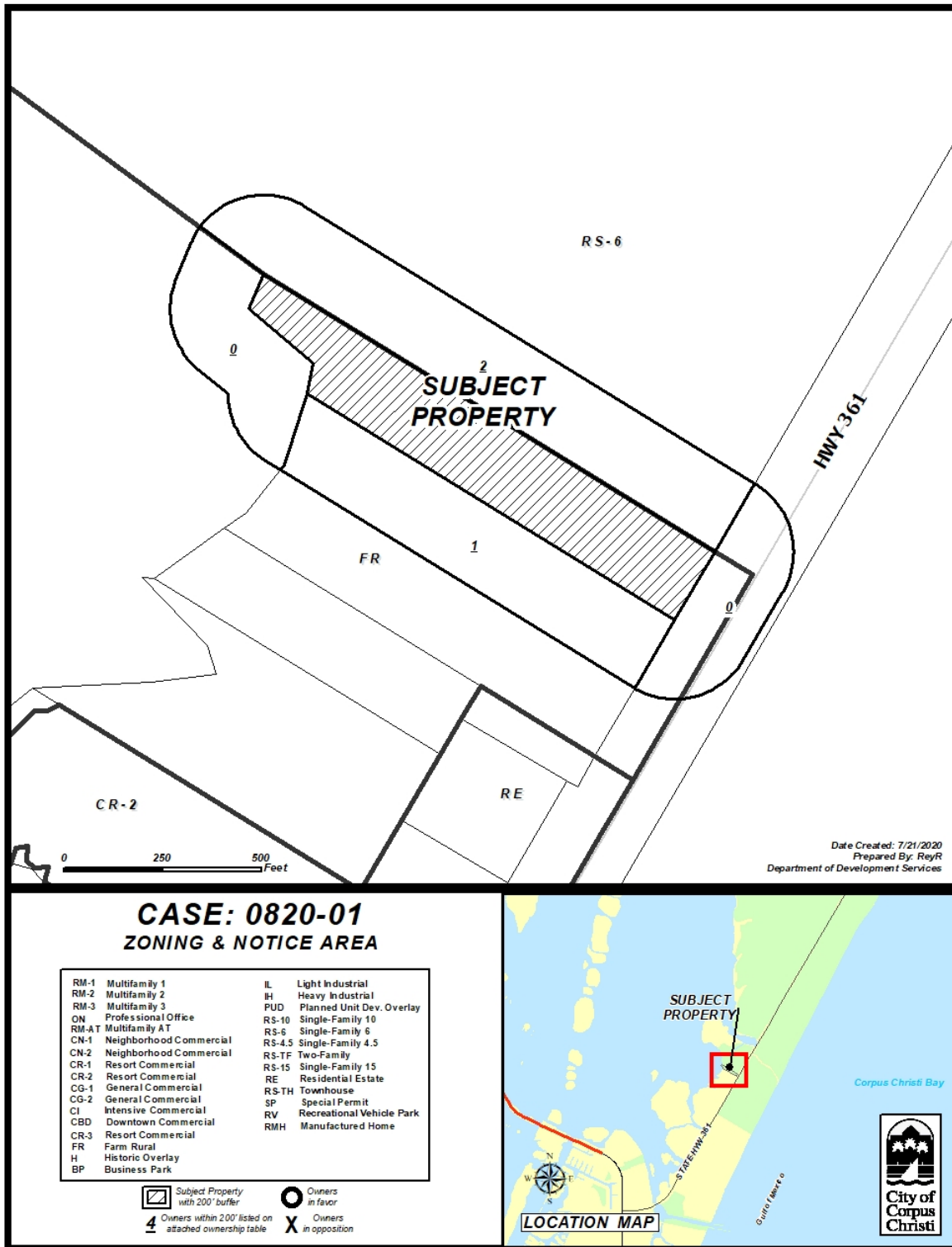
Approval of the change of zoning from the “FR” Farm Rural District to the “CR-2” Resort Commercial District.

<b>Public Notification</b>	Number of Notices Mailed – 2 within 200-foot notification area 5 outside notification area	
	<b><u>As of July 31, 2020:</u></b>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

**Attachments:**

- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)

<https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvc/SHARED/ZONING CASES/2020/0820-01 High Tide Partnership, Ltd/PC Documents/PC Report - High Tide Partnership, Ltd.docx>



# Zoning Case #0820-01

**High Tide Partnership. Ltd.**  
**Rezoning for a Property at 10582 state Highway 361**  
**From “FR” To “CR-2”**



Planning Commission  
August 5, 2020

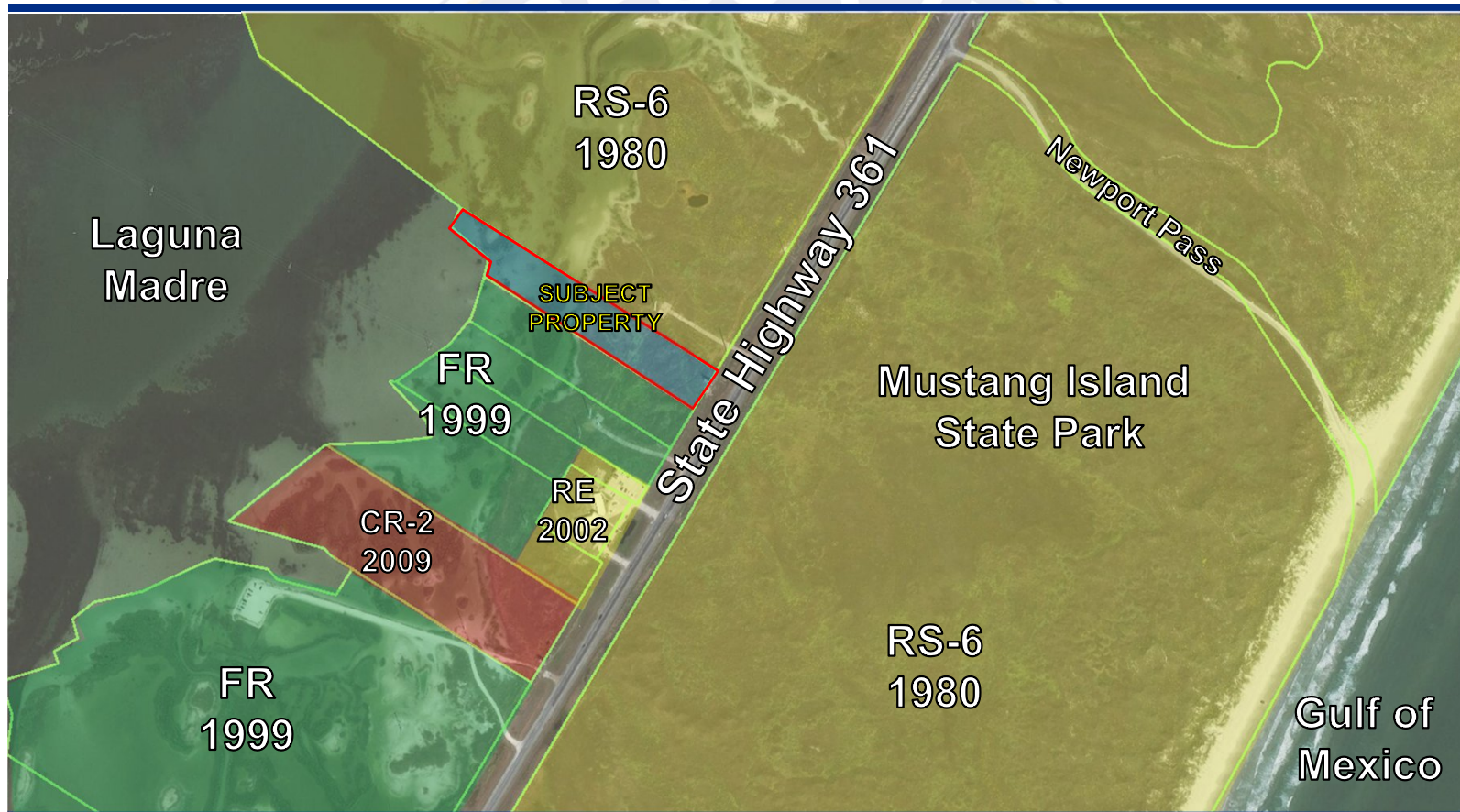


# Aerial Overview





# Zoning Pattern



# UDC Requirements



Buffer Yards:  
CR-2 to RS-6: N/A  
CR-2 to FR: N/A

Setbacks:  
Street: 20 feet  
Side & Rear: 10 feet

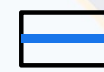
Parking:  
Car Wash: 2 per bay

Landscaping, Screening, and  
Lighting Standards

Uses Allowed: Retail, Offices,  
Vehicle Sales, Bars, Car Washes,  
and Storage.



# Utilities



**Water:**  
20-inch ACP



**Wastewater:**  
N/A



**Gas:**  
N/A



**Storm Water:**  
Roadside Drainage

# Public Notification

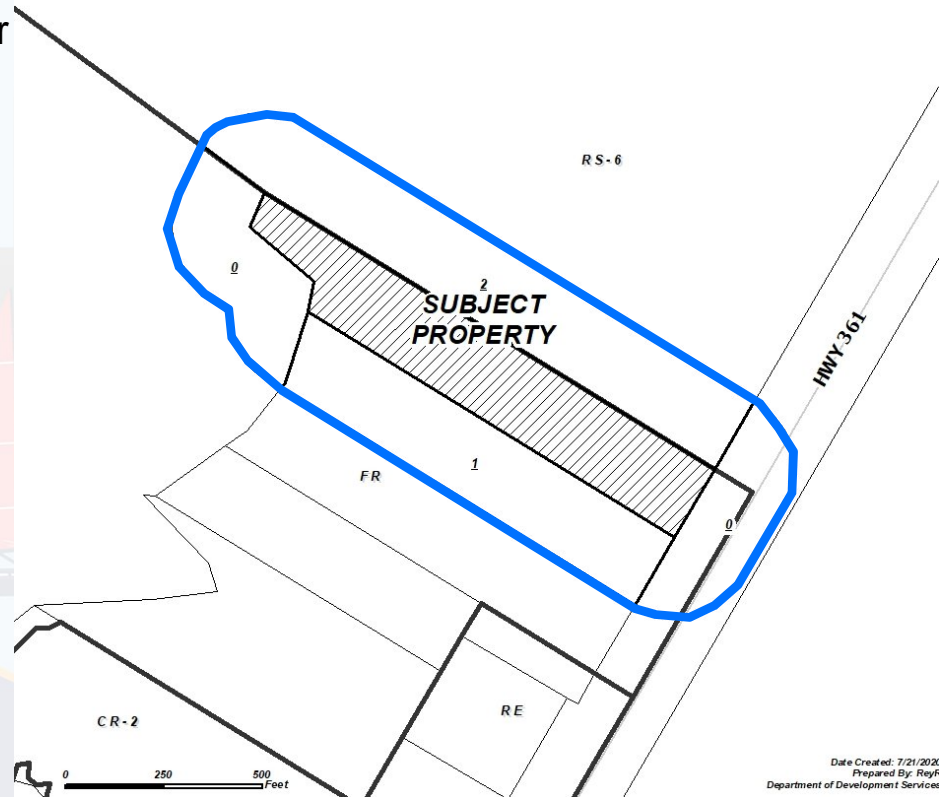
2 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



# Staff Recommendation

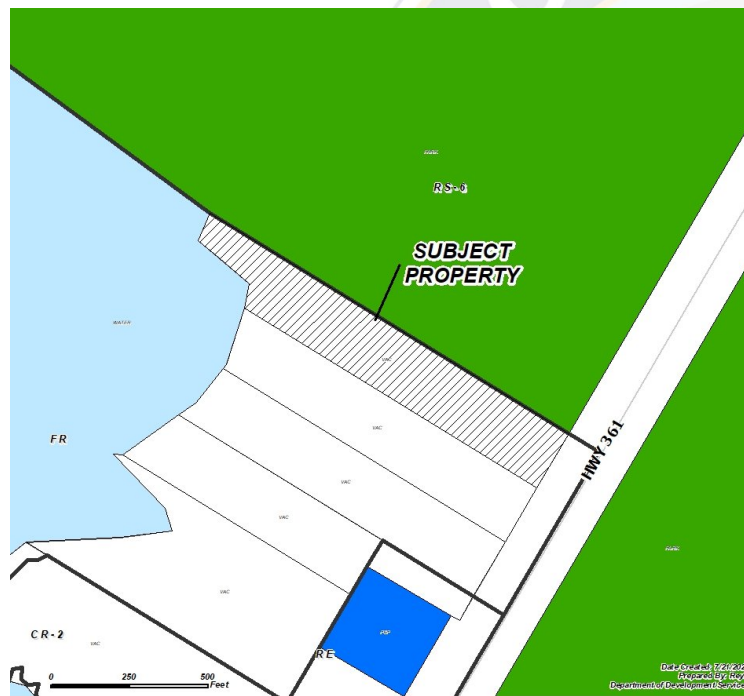
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**Approval of the  
“CR-2” Resort Commercial District**

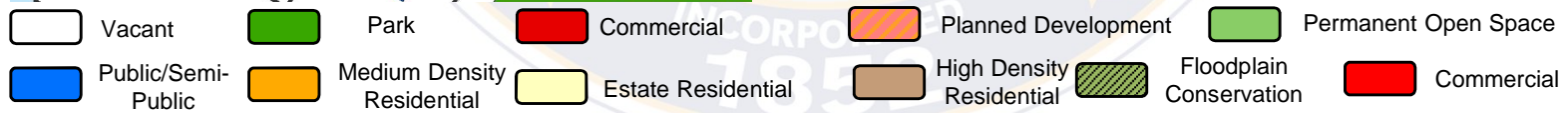
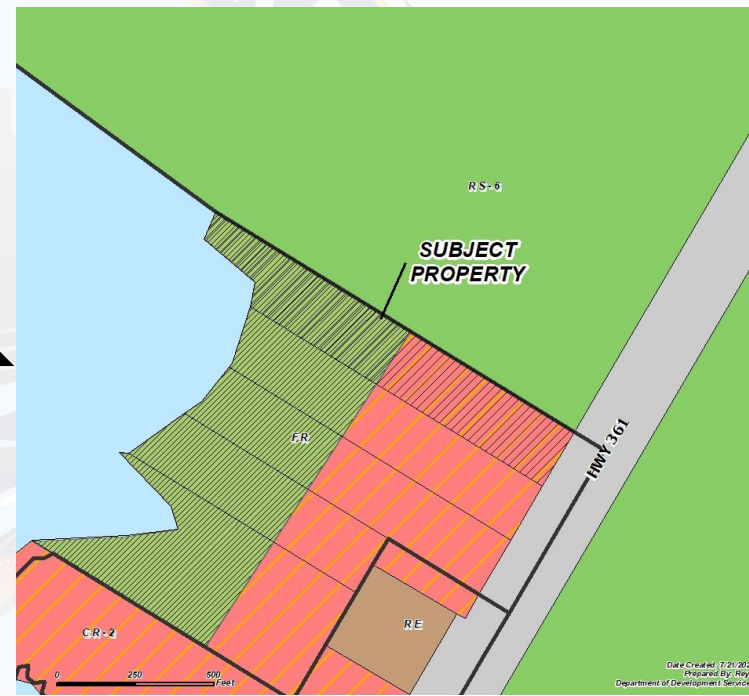
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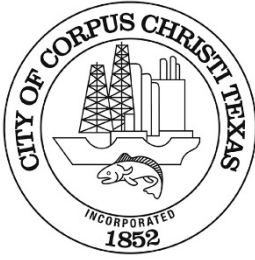
# Land Use

## Existing Land Use



## Future Land Use





**CITY OF CORPUS CHRISTI**

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

**DRAFT MINUTES  
REGULAR MEETING**

**AIRPORT ZONING COMMISSION  
(PLANNING COMMISSION)**

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**Wednesday, January 22, 2020**

**5:30 P.M.**

**City Hall Council Chambers**

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**A. CALL TO ORDER, ROLL CALL**

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

**B. APPROVAL OF ABSENCES:** None

**C. PUBLIC COMMENT:** None.

**D. APPROVAL OF AIRPORT ZONING COMMISSION (AZC) MINUTES**

**1. AZC Regular Meeting Minutes – October 2, 2019**

A motion was made by Vice Chairman Baugh to approved item “1” and Commissioner Zarghouni seconded. The motion passed.

**E. DIRECTOR'S REPORT:** None.

**F. ADJOURNMENT OF AIRPORT ZONING COMMISSION MEETING**

With no further business to discuss, Chairman Crull adjourned the meeting at 6:50 p.m.