



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

---

Wednesday, September 2, 2020

5:30 PM

Council Chambers

---

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gilbert Garza, at 361-826-8454 or [GilbertGa@cctexas.com](mailto: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 AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to [catherineg@cctexas.com](mailto: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. Approval of Absences: None.

**IV. Approval of Minutes**

1. [20-1056](#) Regular Meeting Minutes of August 19, 2020

**Attachments:** [MeetingMinutes19-Aug-20](#)

**V. Consent Public Hearing (Item A): Discussion and Possible Action****A. Plats****New Plat with a Variance (Waiver)**

2. [20-1057](#) 20PL1048  
HIGHWAY VILLAGE SECTION 2, BLK 12, LOTS 1A, 1B & 2A (FINAL - 0.90 ACRES)  
Located south of Basket Street and west of Countiss Drive.

**Attachments:** [CoverPg-HighwayVillage\\_09.02.20MTG](#)

[Highway Village Resolution R1\\_8-25-20](#)

[Highway R1\\_8-06-20](#)

3. [20-1075](#) **SIDEWALK WAIVER**  
20PL1048  
HIGHWAY VILLAGE SECTION 2, BLK 12, LOTS 1A, 1B & 2A (FINAL - 0.90 ACRES)  
Located south of Basket Street and west of Countiss Drive.  
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

**Attachments:** [Waiver Request](#)

[Highway Village No 2-SWMemo](#)

[Highway Village Section No 2 - SWPPT](#)

[Highway R1\\_8-06-20](#)

**New Plats**

4. [20-1055](#) 20PL1063  
CORPUS CHRISTI (407) ADDITION, BLOCK 1, LOT 1 (FINAL - 2.716 ACRES)  
Located west of Linn Street and north Leopard Street.

**Attachments:** [CoverPg-CC407Addition\\_09.02.20MTG](#)

[CC 407 Addition Resolution R2\\_8-17-20](#)

[CC 407 Addition R2\\_8-17-20](#)

5.     [20-1072](#)     20PL1054  
                  GEMINI ACRES OCL (PREMINARY - 312.90 ACRES)  
                  Located south of FM43 and west of CR 33.  
                  **Attachments:** [CoverPg-GeminiAcres\\_09.02.20MTG](#)  
                                  [Gemini Acres\\_Resolution Comments.R3](#)  
                                  [Gemini Acres-PREL SWQMP DR AREA WTR.R3](#)

6.     [20-1074](#)     20PL1069  
                  LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)  
                  Located south of Granada Drive and west of Leeward Drive.  
                  **Attachments:** [CoverPg-LakePadrePUD\\_09.02.20MTG](#)  
                                  [Lake PadrePUD Resol R2\\_8-20-20](#)  
                                  [Lake Padre PUD R2\\_8-24-20](#)

#### **Time Extensions**

7.     [20-1058](#)     19PL1075  
                  BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT - 0.34 ACRES)  
                  Located south Craig Street and east Seventh Street.  
                  **Attachments:** [TimeExt, BayviewAddition-9.2.20PCMTg](#)  
                                  [1st Ext Request](#)  
                                  [Email\\_2nd Time Extension Request](#)  
                                  [19PL1075\\_PC-Apprvd09.18.19](#)

8.     [20-1059](#)     19PL1135  
                  ROSCHER CROSSING ESTATES (FINAL - 23.18 ACRES)  
                  Located west of Flour Bluff Drive & south of Glen Oak Drive.  
                  **Attachments:** [TimeExt, Roscher-9.2.20PCMTg](#)  
                                  [Roscher Crossing - Plat Extension](#)  
                                  [ROSCHER CROSSING ESTATES\\_PCAPPRVD03.18.20MTG](#)

9.     [20-1060](#)     19PL1053  
                  RANCHO VISTA SUBDIVISION, UNIT 19 (FINAL - 4.04 ACRES)  
                  Located South of Repcon Drive between Fort Griffen and Cattlemen Drive.  
                  **Attachments:** [TimeExt, RV19- 9.2.20PCMTg](#)  
                                  [1st Extension Request](#)  
                                  [2nd Time Ext Request Letter](#)  
                                  [19PL1053-PCApprvdPlat08.21](#)

#### **VI.     Director's Report**

**VII. Items to be Scheduled****VIII. Adjournment**

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



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes Planning Commission

---

Wednesday, August 19, 2020

4:00 PM

Council Chambers

---

### I. Call to Order, Roll Call

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

### II. Public Comment

Andrew Dimas, Development Services, informed the Commission that a public comment form was submitted for item "7" and he will read it into the record when that item is presented.

### III. Approval of Absences: None.

### IV. Approval of Minutes

#### 1. [20-0998](#) Regular Meeting Minutes of August 5, 2020

A motion to approve item "1" was made by Commissioner Miller and it was seconded by Vice Chairman Dibble. The motion passed.

### V. Consent Public Hearing (Items A, B & C): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, items V.A, V.B and V.C. Mr. Dimas, read the Consent Agenda items into the record. New Plat items "2, 3, 4 & 5" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff recommends approval for New Zoning items "6 & 7" as stated in Staff's report. Staff also recommends approval for Master Plan amendment item "8". After Staff's presentation, Chairman Baugh opened the public hearing. Mr. Dimas read into record the following written comment submitted by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage. Opposition received for item "7":

Mr. Hal James Orr at 3033 Bimini Drive stated: "Previous property turned into an RV park by same person has caused property owners in the area to complain about loud noise at night and other problems. The property to be rezoned in this situation is right behind my backyard where I have only a 4 foot fence because it allows me a water view and really don't want a bunch of strangers right behind my home making noise at all hours and disturbing me and my neighbors sleep. I realize that my input will probably be ignored but still wanted to state my objection."

For item “7”, Mr. Dimas informed the Commission that of the 52 public notices mailed to property owners within the 200-ft notification area, 6 notices were returned in opposition and zero were returned in favor. With no one else coming forward, Chairman Baugh closed the public hearing.

A motion was made by Commissioner Schroeder to approve items “2, 3, 4, 6 & 7” as presented and seconded by Commissioner York. The motion passed. A motion was made by Commissioner Miller to approve item “5” as presented and seconded by Vice Chairman Dibble. The motion passed with Commissioner York abstaining.

**A. New Plats**

2. [20-0999](#)      **20PL1043**  
OLIVEIRA COMPOUND, BLK 1, LOTS 1A, 1B & 1C (FINAL - 12.23 ACRES)  
Located north of Northwest Boulevard & west of Wildcat Drive.
3. [20-1000](#)      **20PL1064**  
TYLER SUBDIVISION BLK 3, LOT 15 (FINAL - 0.261 ACRES)  
Located east of Laguna Shores Road and south of Summit Drive.
4. [20-1001](#)      **20PL1049**  
GRAHAM OFFICE PARK BLOCK 1, LOTS 1, 2 AND 3 (PRELIMINARY - 14.409 ACRES)  
Located south of Graham Road and east of Laguna Shores Road.
5. [20-1012](#)      **20PL1060**  
LONDON TOWNE SUBDIVISION (PRELIMINARY - 214.34 ACRES)  
Located north of F.M. 43 and east and west of C.R. 33.

**B. New Zoning**

6. [20-1002](#)      **Public Hearing - Rezoning Property at or near 7872 Yorktown Boulevard**

**Case No. 0820-02 - JAR Development:** Ordinance rezoning property at or near 7872 Yorktown Boulevard (located along the north side of Yorktown Boulevard, east of Rodd Field Road, and west of Starry Road), from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

7. [20-1003](#)      **Public Hearing - Rezoning Property at or near 2926 Laguna Shores Road**

**Case No. 0820-03 - Owen A. Norton:** Ordinance rezoning property at or near 2926 Laguna Shores Road (located along the east side of Laguna Shores Road, south of Glenoak Drive, and north of Caribbean Drive), from the "RM-1" Multifamily 1 District to the "RV" Recreational Vehicle Park District.

**C. Master Plan**

8. [20-1004](#)      Wastewater Collection System Master Plan Amendment for Service Area 5 of the Greenwood Wastewater Master Plan.

**VI. Director's Report: None.**

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

**VIII. Adjournment: There being no further business to discuss, Chairman Baugh adjourned the meeting at 4:17 p.m.**

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 20PL1048

HIGHWAY VILLAGE SECTION 2, BLK 12, LOTS 1A, 1B & 2A (FINAL – 0.90 ACRES)

Located south of Basket Street and west of Countiss Drive.

Zoned: RS-6

Owner: Benjamin and Karla Cobos

Engineer: Texas Geo Tech

The applicant proposes to replat the property to subdivide two lots into three 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: 6-11-20  
TRC Comments Sent Date: 6-15-20  
Revisions Received Date (R1): 8-06-20  
Staff Response Date (R1): 8-10-20  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 9-02-20

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: 20PL1048

HIGHWAY VILLAGE SECTION 2, BLOCK 12, LOTS 1A, 1B AND 2A (FINAL – 0.90 ACRES)  
Located south of Basket Street and west of Countiss Drive.

Zoned:RS-6

Owner: Benjamin and Karla Cobos  
Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes replat the property in order to subdivide 2 lots into 3 lots

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	NOTED			
2	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	DONE	Resolved		
3	Plat	Location map SITE does not match platted area.	FIXED	Resolved		
4	Plat	Provide a north arrow on the location map.	FIXED	Resolved		
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	On the owners certificate block label along the signature lines Benjamin Cobos and Karla Cobos title as "Owner"	DONE	Addressed		
2	Plat	On the Engineering certificate block change "Pablo Martinez P.E" to "Jalal Saleh, P.E."	DONE	Addressed		
3	Plat	Show and label a 25' Y.R along both street frontages. (Reference Vol. 11, Page 59).	ADDED	Addressed		
4	Plat	Water Lot fee - 2 lots x \$182.00/Lot <b>\$364.00</b> (Lots 1A & 2A)	NOTED	Prior to plat recordation		
5	Plat	Wastewater Lot fee - 2 lots x \$393.00/Lot = <b>\$786.00</b> (Lots 1A & 2A)	NOTED	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater	Yes	No, will use existing wastewater service line and will dedicate a private UE over it.
Manhole	Yes	No, will use existing wastewater service line and will dedicate a private UE over it.
Stormwater		No
Sidewalks	Yes	Plat not administrative
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Public Improvements Plans are required at the Final Plat stage; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	IF YOU SEE THE ATTACHED UTILITY PLAT WE SUMMITTED, THERE IS NO NEED FOR THE WASTE WATER LINE TO BE CONSTRUCTED. WE ARE GOING TO USE THE EXISTING LINE.	Addressed: Will use existing wastewater service line and will dedicate a private UE over it.		
2	Plat	Label the Utility plan as a “Utility Plan”.	DONE	Addressed		
3	Plat	On the Utility Plan, Show and locate the existing structure with dimensions to the front and side lot lines.	DONE	Addressed		
4	Plat	On Utility Plan, show and label the 6” ACP on Baskett Street.	DONE	Addressed		
5	Plat	On the Utility Plan, show and locate the existing water and waste water service lines from the public connection to the existing structure.	DONE	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.	NOTED	Addressed		
2	Plat	Wastewater construction is required for platting.	PLEASE READ DEVELOPMENT SERVICES NOT 1.	Addressed: Will use existing wastewater service line and will dedicate a private UE over it.		

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	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.				

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

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



STATE OF TEXAS  
COUNTY OF NUECES

WE, BENJAMIN AND KARLA COBOS, HEREBY CERTIFIES THAT WE ARE THE OWNERS  
LOTS 1 & 2, BLOCK 12 A OF THE HIGHWAY VILLAGE SECTION 2, THAT WE HAD SAID  
LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED  
TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES;  
THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_

BENJAMIN COBOS, OWNER

\_\_\_\_\_

KARLA COBOS, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BENJAMIN AND KARLA COBOS.

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.

\_\_\_\_\_

JEREMY BAUGH  
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

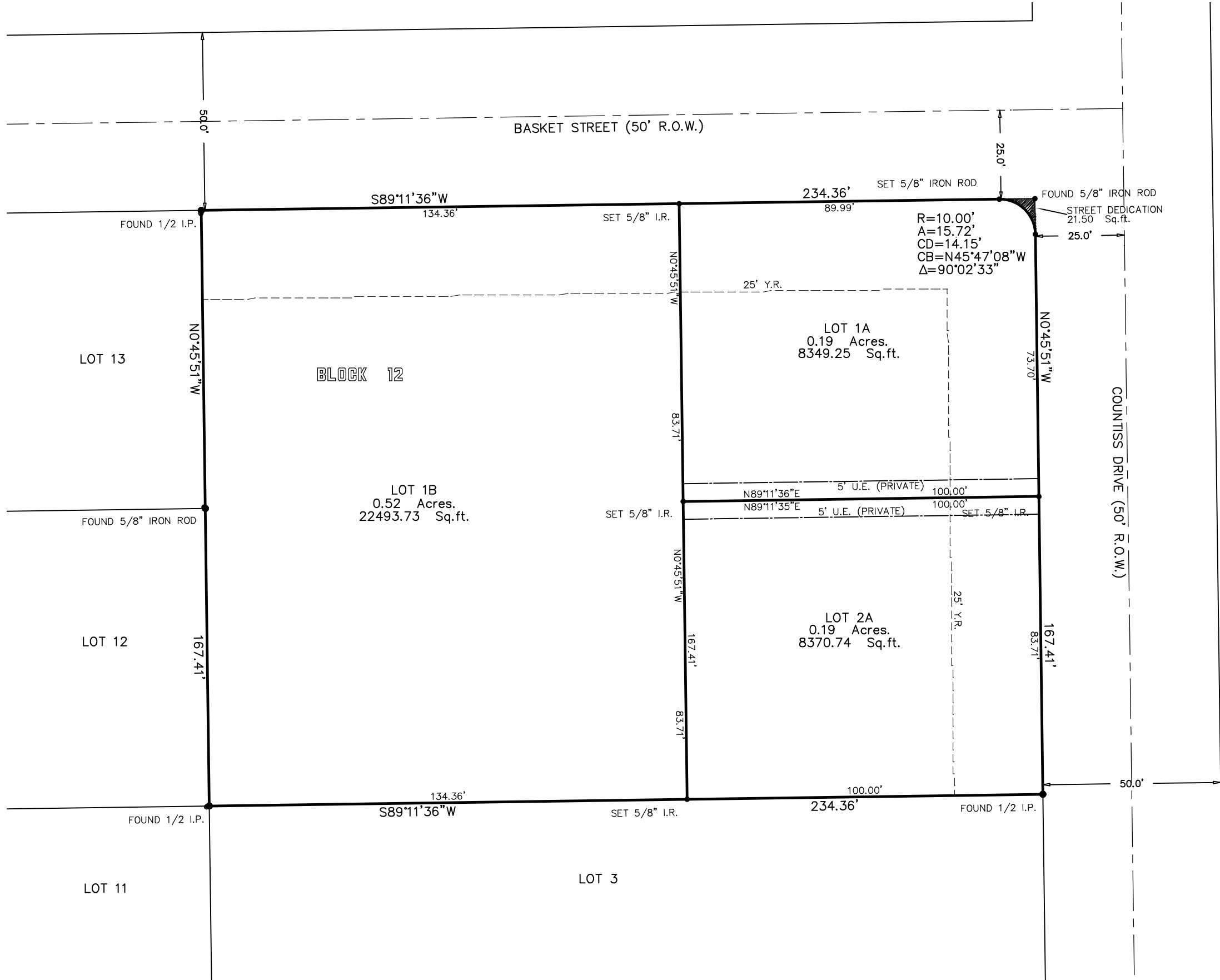
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

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

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

PLAT OF:  
HIGHWAY VILLAGE SECTION 2  
BLOCK 12, LOTS 1A, 1B AND 2A

BEING A RE-PLAT OF BLOCK 12, LOTS 1 AND 2, HIGHWAY VILLAGE SECTION, A  
SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN  
BY RECORDED IN VOLUME 11, PAGES 59 AND 60 MAP RECORDS OF NUECES  
COUNTY, TEXAS.

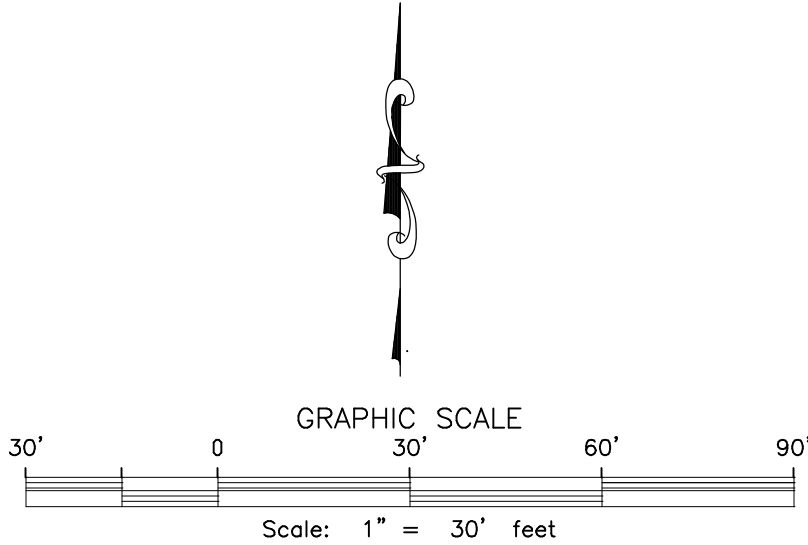


GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.90 ACRES OF LAND, INCLUDING 21.50 SQ. FT. STREET DEDICATION.
- 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 48355C0280G, 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 # 200437  
AUGUST 6, 2020



# Texas GeoTech

LAND SURVEYING, INC.

**AUGUST 26, 2020**

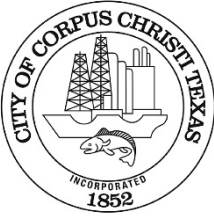
Dear Mark Orozco,

On behalf of our client BENJAMIN AND KARLA COBOS we would like to request a waiver for the public improvement of constructing a sidewalk along front her property for the plat of HIGHWAY VILLAGE SECTION 2 -BLOCK 12, LOTS 1A, 1B AND 2A. 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.
- There is an open ditch in front of the property.

Thank you,

Roberto Cardenas  
Texas Geo Tech Land Surveying, Inc.



## **AGENDA MEMORANDUM**

Planning Commission Meeting of September 2, 2020

---

**DATE:** August 26, 2020

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

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

<p><b>Highway Village Section 2, Block 12, Lots 1A, 1B and 2A (Replat)</b> Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code</p>
---

### **BACKGROUND:**

Texas Geo Tech Land Surveying, Inc. on behalf of property owner, Benjamin and Karla Cobos, 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 Highway Village Section 2, Block 12, Lots 1A, 1B and 2A addressed as 2620 Countiss Drive, is Located south of Leopard Street and east of McKinzie Road. This is a Replat of Lots 1 and 2. The purpose of the plat is to obtain two additional residential building permits for new residences on the two additional lots. The original subdivision was platted in January of 1949 within the jurisdiction of Nueces County. The land was Annexed into the City of Corpus Christi in 1962 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 Baskett Street or Countiss Drive. The subdivision was approved with a rural street section containing ditches. The nearest sidewalk is on a new subdivision off McKinzie Road on the next block. Baskett Street does not continue or connect to this neighborhood. The north road intersection with Leopard Street 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 0.62 miles of the intersection of the commercial node of Leopard Street and McKinzie Road.

**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.

**LIST OF SUPPORTING DOCUMENTS:**

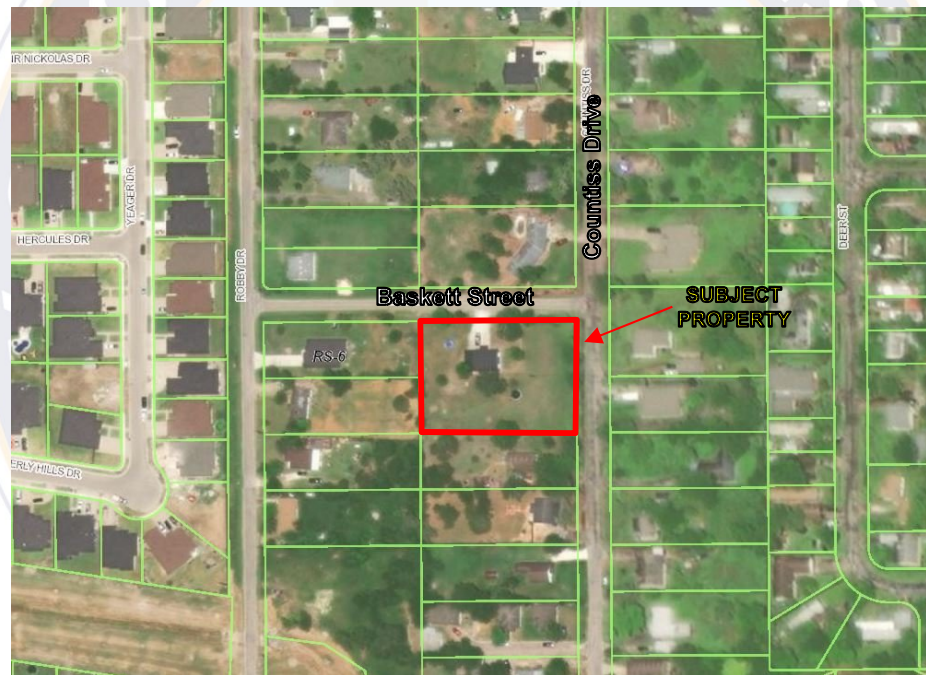
Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement

# Request for Sidewalk Waiver

Highway Village Section 2, Block 12, Lots 1A, 1B and 2A (Replat)  
Property at 2620 Countiss Drive



Planning  
Commission  
September 2, 2020

# Aerial Overview

This aerial map displays a residential neighborhood with various property lots outlined in green. A yellow line runs diagonally across the upper portion of the map, likely representing a major road or boundary. A red rectangle in the lower right corner identifies the 'SUBJECT PROPERTY'. The map includes several zoning codes such as RM-3, RS-6, RS-17, RS-11, RS-12, RS-13, RS-14, RS-15, RS-16, RS-17, RS-18, RS-19, RS-20, RS-21, RS-22, RS-23, RS-24, RS-25, RS-26, RS-27, RS-28, RS-29, RS-30, RS-31, RS-32, RS-33, RS-34, RS-35, RS-36, RS-37, RS-38, RS-39, RS-40, RS-41, RS-42, RS-43, RS-44, RS-45, RS-46, RS-47, RS-48, RS-49, RS-50, RS-51, RS-52, RS-53, RS-54, RS-55, RS-56, RS-57, RS-58, RS-59, RS-60, RS-61, RS-62, RS-63, RS-64, RS-65, RS-66, RS-67, RS-68, RS-69, RS-70, RS-71, RS-72, RS-73, RS-74, RS-75, RS-76, RS-77, RS-78, RS-79, RS-80, RS-81, RS-82, RS-83, RS-84, RS-85, RS-86, RS-87, RS-88, RS-89, RS-90, RS-91, RS-92, RS-93, RS-94, RS-95, RS-96, RS-97, RS-98, RS-99, RS-100. The map also shows street names like JESSE AVE DR, SIR NICHOLAS DR, HERCULES DR, BEVERLY MILLS DR, PEACOCK DR, ROBERT DR, and LEOPARD DR. A yellow text overlay in the upper right corner reads '0.62 Miles To Commercial'. A red text overlay in the lower right corner reads 'SUBJECT PROPERTY'.



## Subject Property, South on Countiss Drive

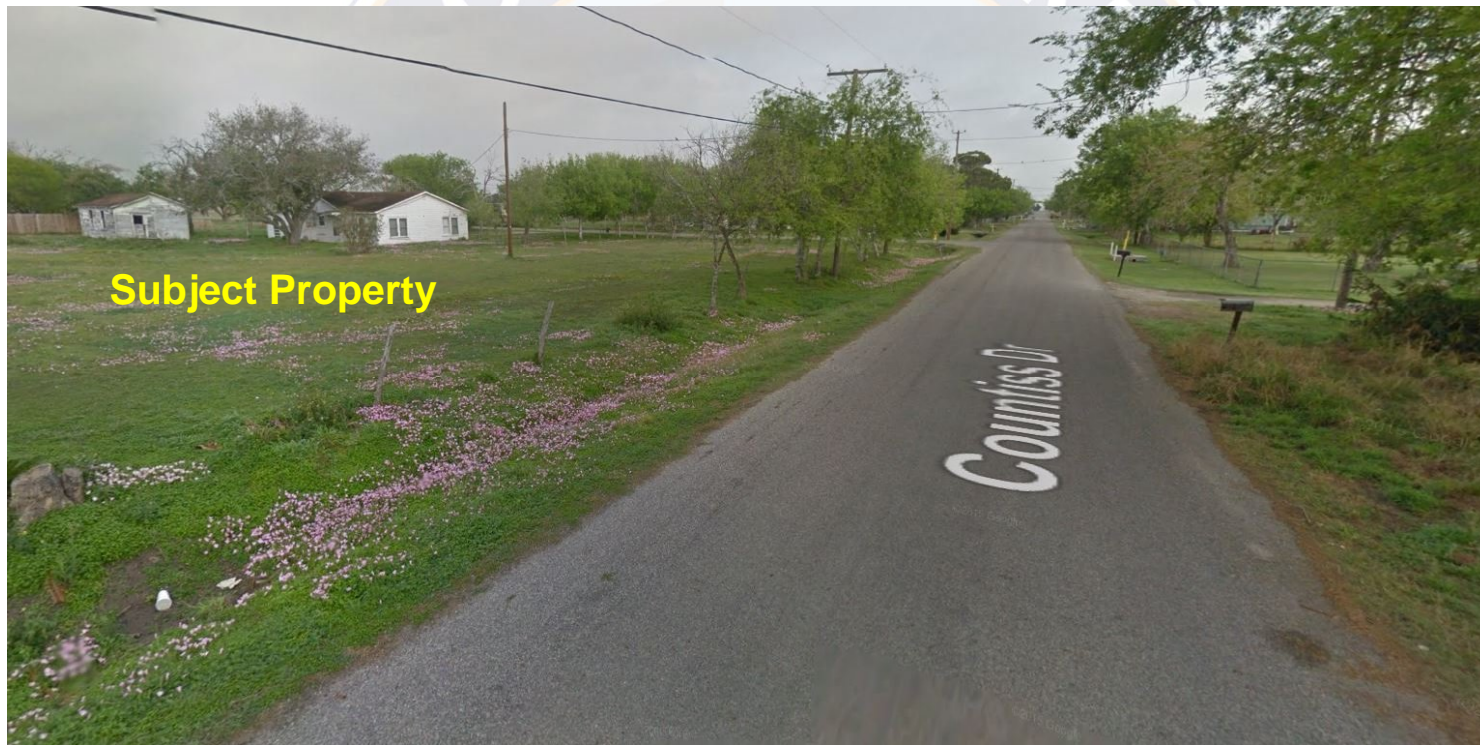


## Subject Property, East on Baskett Street



## Subject Property, North on Countiss Drive

---



## Subject Property, East on Baskett Street

---





## Staff Recommendation

---

**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

---

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

1. No current sidewalk network exists along Baskett Street or Countiss Drive. The subdivision was approved with a rural street section containing ditches. The nearest sidewalk is on a new subdivision off McKinzie Road on the next block. Baskett Street does not continue or connect to this neighborhood. The north road intersection with Leopard Street 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 0.62 miles of the intersection of the commercial node of Leopard Street and McKinzie Road.

## Plat Requirements

---

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

---

- 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
-

STATE OF TEXAS  
COUNTY OF NUECES

WE, BENJAMIN AND KARLA COBOS, HEREBY CERTIFIES THAT WE ARE THE OWNERS  
LOTS 1 & 2, BLOCK 12 A OF THE HIGHWAY VILLAGE SECTION 2, THAT WE HAD SAID  
LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED  
TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES;  
THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_  
BENJAMIN COBOS, OWNER

\_\_\_\_\_  
KARLA COBOS, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BENJAMIN AND KARLA COBOS.

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.

\_\_\_\_\_  
JEREMY BAUGH  
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

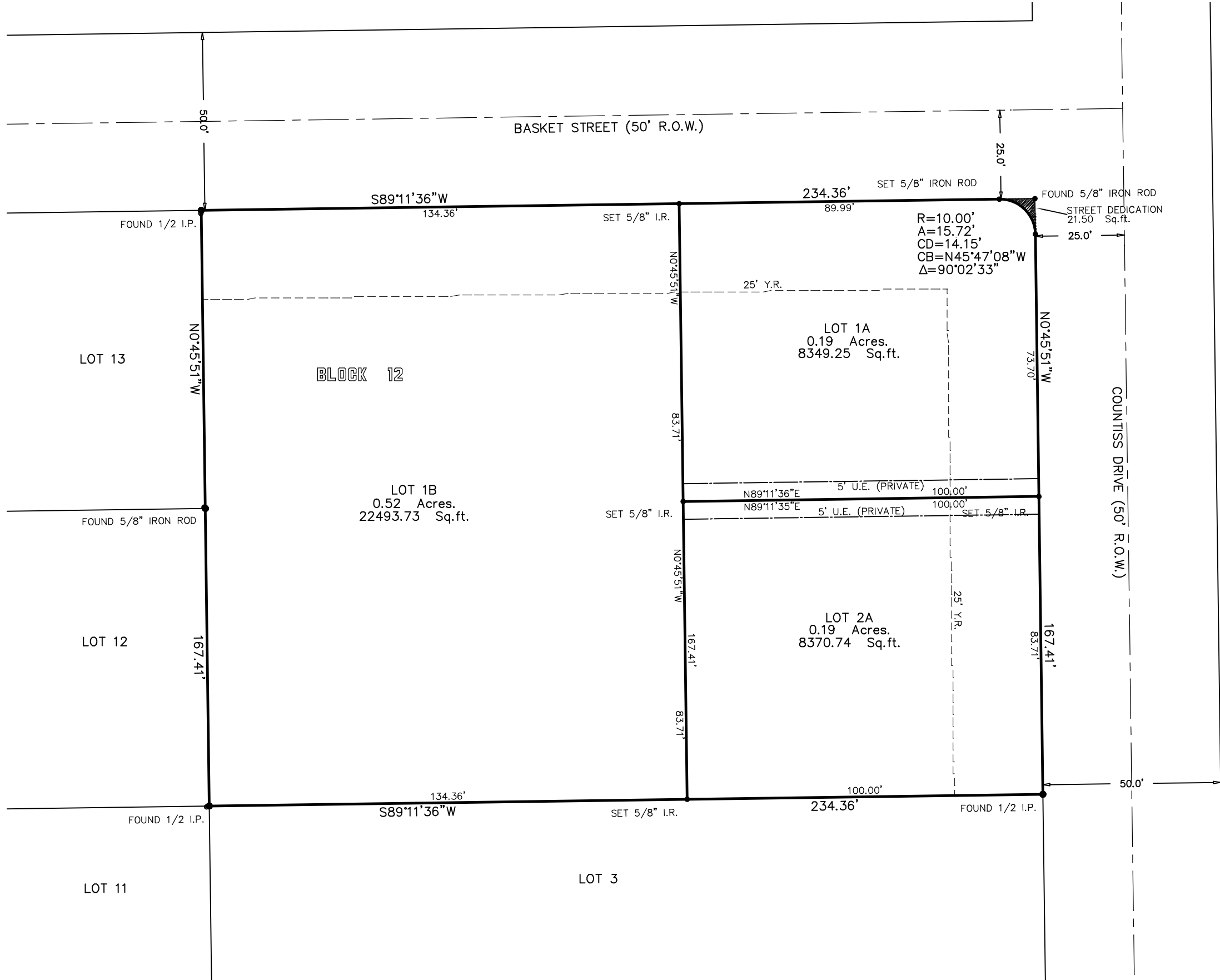
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

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

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

PLAT OF:  
HIGHWAY VILLAGE SECTION 2  
BLOCK 12, LOTS 1A, 1B AND 2A

BEING A RE-PLAT OF BLOCK 12, LOTS 1 AND 2, HIGHWAY VILLAGE SECTION, A  
SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN  
BY RECORDED IN VOLUME 11, PAGES 59 AND 60 MAP RECORDS OF NUECES  
COUNTY, TEXAS.

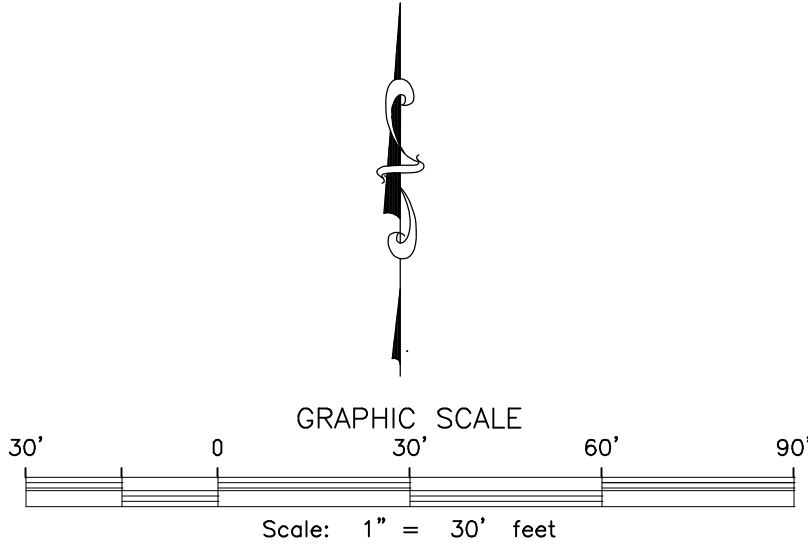


GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.90 ACRES OF LAND. INCLUDING 21.50 SQ. FT. STREET DEDICATION.
- 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 48355C0280G, 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 # 200437  
AUGUST 6, 2020

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 20PL1063

CORPUS CHRISTI (407) ADDITION, BLOCK 1, LOT 1 (FINAL – 2.716 ACRES)

Located west of Linn Street and north Leopard Street.

Zoned: CG-2

Owner: Gulf-Hudson Holding, Ltd.

Engineer: John Cowan & Assoc, Inc.

The applicant proposes to plat the property in order to obtain a building permit for commercial use. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 7-8-20

TRC Comments Sent Date: 7-14-20

Revisions Received Date (R1): 8-7-20

Staff Response Date (R1): 8-11-20

Revisions Received Date (R2): 8-17-20

Staff Response Date (R2): 8-19-20

Planning Commission Date: 9-02-20

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: 20PL1063

## **CORPUS CHRISTI (407) ADDITION, BLOCK 1, LOT 1 (FINAL – 2.716 ACRES)**

Located west of Linn Street and north Leopard Street.

Zoned: CG-2

Owner: Gulf-Hudson Holding, Ltd

Surveyor: John Cowan & Associates, Inc.

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

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise and enlarge the plat title to read: "Final Plat Corpus Christi (407) Addition, Block 1, Lot 1..."	Plat title enlarged and revised.	Addressed		
2	Plat	On the <del>owners certificate</del> Planning Commission certificate block on the signature line label "Carl Crull, P.E Chairman" and "Al Raymond III AIA Secretary"	Owners signature line label revised.	Staff Error: Not Addressed	Revised ownership signature line and planning commission signature blocks.	Addressed
3	Plat	Remove the health certificate block	Health certificate block removed from plat.	Addressed		
4	Plat	On the Engineering certificate block revise the signature line to read: "Jalal Saleh, P.E Development Services Engineer"	Engineering certificate block revised.	Addressed		
5	Plat	Remove plat note #6 referencing property zoned	Plat note #6 removed.	Addressed		

6	Plat	On plat note 5 identify within which flood zone and indicated on the plat.	Plat note #5 revised to show flood zone identification.	Not Addressed: Note 3: Flood Zone X boundary must be identify on the plat.	Nearest zone boundary is over 1 mile away. The project is completely within Zone X. See Firmette attached to email resubmittal.	Addressed
7	Plat	Under plat note #6 remove the property owner.	Removed the property owner.	Addressed		
8	Plat	The receiving Storm water quality management note is missing on the plat notes (reference SWQMP Report).	Plat revised to show Storm Water Quality Management note.	Addressed		
9	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land.	Plat revised to show Total Platted Area standard note.	Addressed		
10	Plat	Add the following "Yard Requirement" standard note to the plat: The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.	Plat revised to show the Yard Requirement standard note.	Addressed		
11	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."	Plat revised to show Public Open Space standard note.	Addressed		
12	Plat	On the plat remove all public utilites along both street frontages.	All public utilities along both street frontages removed.	Not Addressed	Removed remaining text for utility labels.	Addressed
13	Plat	Show and label the centerline and total ROW dimension for Leopard Street and Linn Street.	Plat revised to show centerline and ROW dimension for Leopard Street and Linn Street.	Not Addressed: The entire street ROW is 60'. Cross hatched and label the additional street dedication to meet 30' half steet centerline (reference Vol 22, Page 22).	Dedicated 0.004 of an acre to the public to meet 30' half street ROW.	Addressed
14	Plat	Remove the contours shown on the plat.	Contours removed from the plat.	Addressed		
15	Plat	Add the square footage for Block 1, Lot 1 and remove only ownership reference.	Plat revised to show square footage for Block 1, Lot 1 and ownership reference removed.	Not Addressed: Ownership reference for Block 1, Lot 1 was not removed.	Ownership reference removed.	Addressed
16	Plat	Remove only the ownership reference for "Arlington Heights Unit 2"	Ownership reference for "Arlington Heights Unit 2" removed.	Addressed		
17	Plat	Remove only the ownership reference for the abutting property to the north "Arlington Heights."	Ownership reference for the abutting property to the north "Arlington Heights" removed.	Addressed		
18	Plat	Remove only the ownership reference for the abutting property to the northwest "Westwood Center Annex."	Ownership reference for the abutting property to the northwest "Westwood Center Annex" removed.	Addressed		

19	Plat	Water Distribution Acreage fee - 2.72 acre x \$1,439.00/acre = <b>\$3,914.08</b>	Noted.	Prior to plat recordation		
20	Plat	Wastewater Distribution Acreage fee - 2.72 acre x \$1,571.00/acre = <b>\$4,273.12</b>	Noted.	Prior to plat recordation		
21	Plat	Water Pro-Rata - 315.55 LF x \$10.53/LF = <b>\$3,322.74</b>	Noted.	Prior to plat recordation		
22	Plat	Wastewater Pro-Rata -315.55 LF x \$12.18 = <b>\$3,843.40</b>	Noted.	Prior to plat recordation		

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No	
Public Improvements Required?	Yes		Will be addressed with PI Plans.
Water	Yes		Will be addressed with PI Plans.
Fire Hydrants	Yes for platting		Will be addressed with PI Plans.
Wastewater		No	
Manhole		No	
Stormwater		No	
Sidewalks	Yes		Will be addressed with PI Plans.
Streets		No	

Refer to UDC Section 3.8.3.D Waivers if applicable.

#### Applicant Response on Waiver:

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following 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".	Plat revised to show the Corpus Christi Inner Harbor Drainage Basin "Receiving Water" standard note.	Delete Note 7 on the plat; the note indicates "Laguna madre"	Deleted Note 7.	Addressed
2	Plat	Add the following note "all driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC".	Plat revised to show note.	Addressed		

3		Public Improvements Plans are required; submit a pdf copy of proposed public improvements including sidewalks along Leopard Street and Linn Street 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	A PDF copy of the proposed public improvement including sidewalks along the frontage of Leopard Street and the frontage of Linn Street of the proposed Lot 1, Block 1 of the Corpus Christi (407) Addition, with a title sheet will be emailed by the project engineering firm, Linfield, Hunter and Junius, Inc.	Submit PI Plans to the following email address PublicImprovements@cctexas.com	Public Improvement plans have been submitted, see attachment in email resubmittal.	Prior to Plat Recordation
4	Plat	Remove all contours and utilities from the Plat document.	Contours and utilities removed.	Addressed		
5	utility Plans	Submit the UE for the proposed Water line / FIRE Hydrant for processing and recordation to ContractsAndAgreements@cctexas.com.	Proposed UE for the proposed waterline and fire hydrant emailed to ContractsAndAgreements@cctexas.com.	Will be addressed with PI Plans.		
6	Storm Study	provided were confusing; indicate the pre-development, the post-development for the fully developed condition for the entire site and the differential Q's WITHOUT DETENTION and then another set WITH DETENTION in CFS for the 5, 25, and 100 year storm for the site; please include all the storm study calculations on the	Please see revised Stormwater Quality Management Plan, prepared by Linfield, Hunter & Junius, Inc., where Table 3 on page 4 has been replaced with Table 3: (Flow Rate Values (Prior to Detention) - 5 Year, 25 Year and 100 Year Design Storm Frequency and Table 4: Flow Rate Values (With Detention) - 5 Year, 25 Year and 100 Year Design Storm Frequency. The tables provided in the report have also been provided on the engineering sheets within the report.	Addressed		
7	Informational	See Utilities Department Comments hereafter.	Noted.	Addressed		
8	Informational	FAA Advisory Circular 150_5200-33B. If a tract is within 10,000 feet from the nearest airport runway. Any proposed detention pond/swale shall drain within 48 hours.	Noted.	Addressed		
9	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	Noted.	N/A		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required to provide fire hydrants at a maximum spacing of 300' on center and to provide for the flow of a minimum of 1500 gpm at 20 psi residual.	See civil engineering plans prepared by Linfield, Hunter & Junius, Inc. for proposed fire hydrant location.	Will be addressed with PI Plans.		
2	Plat	No wastewater construction is required for platting.	Noted.	N/A		

#### 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	Noted.			
2	Plat	Need to provide dimensions for the proposed driveways to/from close by driveway, and street. This is to verify it meets driveway spacing from other driveways.	See civil engineering plans, sheet C3, prepared by Linfield, Hunter & Junius, Inc. for driveway dimensions.	Addressed 8-11-20		

Not

#### 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: Commercial use for construction of a Dollar General Store WATER DISTRIBUTION SYSTEM STANDARDS Commercial areas: Fire flow of 1,500 GPM with 20 psi residual	Noted.			

#### 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 located along and immediately adjacent to out bound bus stop #1367 served by Route 27 Leopard and is located along the north right-of-way line of Leopard Street approximately 300 feet west of the Linn Street right-of-way centerline.	Noted.			
2	Informational	Please note that the ADA compliant bus stop landing pad, trash can and pole/sign assembly are located completely within the Leopard Street right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	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
1	Plat	No comment.			

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

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

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

NUECES ELECTRIC					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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.

Jalal Saleh, P.E. Development Services Engineer

Philip W. Cornett  
Registered Professional Land Surveyor NO. 5515

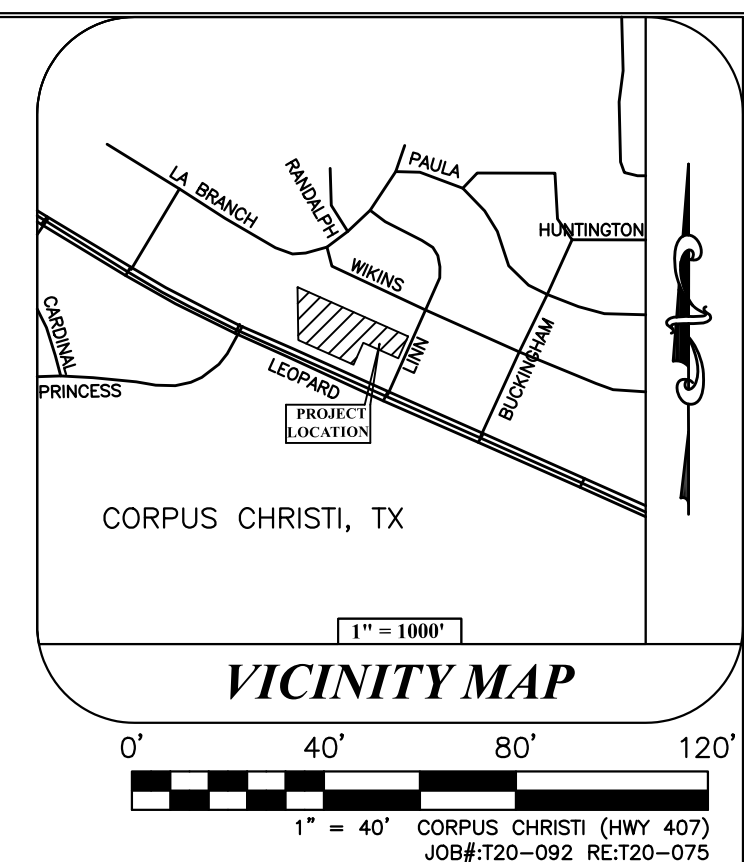
Garnet T. Brooks, Managing Member

day of \_\_\_\_\_, 2020.

Notary Public in and for Nueces County, Texas.

day of \_\_\_\_\_, 2020.

Notary Public in and for Nueces County, Texas.



Volume \_\_\_\_\_, Page \_\_\_\_\_ Map Records of Nueces County,  
Texas.

Kara Sands, County Clerk

Deputy of the County Clerk

PLAT NOTES:

1. BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, SURVEY FEET.
2. SITE ELEVATION DATUM IS NAVD 88.
3. THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0285G WITH A MAP EFFECTIVE DATE OF OCTOBER 23, 2015, COUNTY OF NUECES, TEXAS.
4. THE TOTAL PLATTED AREA CONTAINS 2.716 ACRES OF LAND INCLUDING STREET DEDICATION.
5. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
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. ALL DRIVEWAYS TO PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC
8. 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".

ENGINEER:  
LINFIELD, HUNTER & JUNIUS, INC.  
3608 18TH STREET, SUITE 200  
METAIRIE, LA 70002

SURVEYOR:  
JOHN COWAN & ASSOCIATES, INC.  
10147 CR 135  
FLINT, TX 75762

FINAL PLAT  
CORPUS CHRISTI (407) ADDITION  
BLOCK 1, LOT 1

A SUBDIVISION CONTAINING 2.716 ACRES, BEING PART OF THE PEDRO  
HINOJOSA SURVEY, ABSTRACT NO. 850,  
NUECES COUNTY, TEXAS

PREPARATION DATE: MAY 15, 2020  
REVISION DATE: AUGUST 18, 2020

This the                      day of                      , 2020.

---

Jeremy Baugh, Chairman

Al Raymond III, AIA Secretary

LINE	BEARING	DISTANCE
E1	N 00°48'13" W	16.53'
E2	S 65°56'55" E	123.71'
E3	N 24°46'58" E	15.33'
E4	S 65°13'02" E	20.00'
E5	S 24°46'58" W	30.07'
E6	N 65°56'55" W	136.58'

**JOHN COWAN & ASSOCIATES, INC.**

10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
PH: (903) 581-2238 WWW.TXSURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10025500

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 20PL1054

GEMINI ACRES OCL (PREMINARY – 312.90 ACRES)

Located south of FM43 and west of CR 33.

Zoned:           Outside City Limits

Owner:           MPM Development, LP

Engineer:       Bass & Welsh Engineering

The applicant is proposing to preliminary plat the property to construct 415, single-family lots outside the city limits. 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

Nueces County Date: 7-06-20

TRC Comments Sent Date: 7-9-20

Revisions Received Date (R1): 7-15-20

Staff Response Date (R1): 7-31-20

Revisions Received Date (R2): 8-10-20

Staff Response Date (R2): 8-13-20

Planning Commission Date: 9-2-20

R3 received on 8-14-20

R3 TRC Conditional Comments 8-22-20; Set PC date

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

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

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

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

Project: 20PL1054

GEMINI ACRES OCL (PREMINARY – 312.90 ACRES)

Located south of FM43 and west of CR 33

No Zoned: Outside City Limits

Owner: MPM Development, LP

Engineer: Bass & Welsh Engineering

The applicant is proposing to preliminary plat the property in order to construct 415 single-family lots outside city limits.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Closure is not checked on preliminary plats.	Ok	Addressed.	
2	Plat	The maximum cul-de-sac length shall be 800 feet, provided that, a cul-de-sac with an island may have a length of 1,000 feet. Cul-de-sac length shall be measured from the center line of the connecting street to the radius point of the cul-de-sac. Pls refer to UDC Article 8.2.1.G.3	Provided islands for cul-de-sacs less than 1000'	Addressed.	
3	Plat	Label the complete and correct legal description of the adjacent properties.	Provided islands for cul-de-sacs less than 1000'	Addressed.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	On the plat show and label the proposed phasing and scheduling of development. (UDC Section 3.7 Master Preliminary Plat)	Done.	Not addressed.	Done (forgot to turn on appropriate layer last time)
2	Plat	City Water Line is to be in city easement (UE) on private property and not in County road. Provide 15' UE for water line; update Utility Plan.	Done.	Not addressed for Leda Drive.	Done.
3	Plat	Provide copy of Access and Drainage approval from TXDot prior to PC approval of plat layout.	OK.	Not addressed. Copy of TXDoT approval has not been received.	Will request from TxDot
4	Plat	Provide street cross section for 75' Collector and 100' Arterial streets.	Done (same section all proposed streets).	To be addressed on Pl's with Final Plat.	
5	Plat	All properties along arterial streets (Constellation Drive and Planet Drive) to have a 15' UE.	Done.	Addressed.	
6	Plat	Provide 15' UE along FM 43.	Done.	Addressed.	
7	Plat	Informational Note on plat: TCEQ Chapter 285 OSSF Systems, Subdivisions of single-family dwellings served by a public water supply and using individual On-site Sewage Facility (OSSF's) for sewage disposal, shall have lots of at least half acre (21780 sq. ft.). Properties with utility easements and drainage easements within the property line severely restrict what size home can be built on the property, as well as, what amenities (such as swimming pools, sheds and circular driveways) can be constructed. Due to TCEQ set back requirements from easements set, properties may have to place limits on the size of homes in order to ensure land requirements set by TCEQ are met for the OSSF disposal, designs and layout to be fulfilled properly.	Added this note.	Addressed.	Access and Drainage approval from TXDoT required. OK. TXDoTs requirements to be addressed with Final Plat submittal.

8	Informational:	25' YR for residential streets as per Nueces County Subdivision Regulations is recommended to provide larger septic system areas. See County comment # 6	We desire 40' which allows septic in front	Addressed. Recommend speaking with Health Department (Manuel Garcia)		
9	Informational:	Recommended that all Waiver request to be requested at time of Preliminary plat approval by Planning Commission.	OK.	Addressed.		
10	Informational:	Per Nueces County Public Works will require Construction Plans at final plat stage.	OK.	Addressed.		

#### NUECES COUNTY PUBLIC WORKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add benchmark descriptions (2 minimum).	Done.	Addressed.		
2	Plat	Label Point of Beginning for fieldnote description.	Done.	Addressed.		
3	Plat	Label property corners per fieldnote description.	Done.	Addressed.		
4	Plat	Add tie-in to nearest original survey corner of parent tract.	Done.	Addressed.		
5	Plat	Add the current FEMA flood map information (Panel 4854940515C) to the notes.	Done.	Not addressed.	FEMA info as shown in Note 4 is correct.	Addressed.
6	Plat	Add 50' Y.R. along FM 43, CR 51 and CR 22.	We desire 25'yr. County has no jurisdiction in ETJ	Most stringent regulations apply per Interlocal Agreement.	It was agreed the 25' Yrs as shown are OK in virtual meeting 8/6/20	A 25' Y.R. will be allowed along the side lot lines of Lots 1/1, 56/11, 11/12, 21/15 and 23/13. OK. County is fine with responses.
7	Plat	Label the adjacent property owners.	Done.	Not addressed.	Done. All properties adjacent to site are labeled	Addressed.
8	Plat	Label the adjacent tracts, lots, blocks, subdivisions, and recording information.	Done.	Not addressed.	Same as 7 above (Done).	Addressed.
9	Plat	Add contours or topographic spot elevations out to 500 feet from the boundary.	Done with city's master drainage plan contour lines	Not addressed.	Since we are using master drainage plan design and contours it was agreed in virtual meeting 8/6/20 this is ok	Addressed.
10	Plat	Add minimum finished floor elevation for all lots.	Will do on final plats	Not addressed.	will do with final plats ok per virtual meeting 8/6/20	Addressed.
11	Plat	Add curve data.	Radii are shown. Balance of curve data will be shown on final plats	Addressed.		
12	Plat	Add proposed driveway detail.	Done.	Addressed.		
13	Plat	Add recording information for all pipeline easements.	Done except for pipeline on adjacent tract to east (have no title commitment for adjacent tract to east)	Add recording information for the Enterprise pipeline in blocks 1, 5 and 6.	will do before plat is recorded.	
14	Plat	Add existing utilities along FM 43, CR 51 and CR 22.	Done.	Not addressed.		Not addressed. I show all water lines. I know of no other utilities. County is fine with responses.
15	Plat	Correct the cul-de-sac radius for Leda Street to 60 feet.	45' is OK at knuckles (not cul-de-sacs)	Correct the cul-de-sac radius for Leda Street to 50 feet.	Done.	Addressed.
16	Plat	Change note 11: Driveways shall be permitted by Nueces County Department of Public Works and follow the design of the approved construction plans of Gemini Acres.	Done.	Addressed.		
17	Plat	Remove the 4% maximum cross-slope on the 60' typical street section.	Done.	Addressed.		
18	Plat	Follow the most current TxDot rainfall intensity calculations for rainfall run-off.	Done.	Not addressed.	Done (TP 40).	Addressed.
19	Plat	Public Parks are not a requirement of Nueces County. Add note: Parks shall be maintained by homeowner's association.	Done (note placed at parks)	Addressed.		
20	Plat	Revise note 15 to include CR 51 and CR 22.	Done.	Addressed.		
21	Plat	Add street centerlines with bearings and distances.	Will do on final plats. See also note 16	Addressed.		
22	Plat	Add bearings and distances to street right of way lines.	Will do on final plats.	Addressed.		
23	Plat	Add a pipeline cross-section.	What Pipe?	Add a pipeline cross-section for Enterprise pipeline in blocks 1, 5 and 6.	Will do in construction plans	Addressed.
24	Plat	A Subdivision Construction Agreement and Financial Guarantee will be required and filed for record with the final plat.	Construction will be complete before plat is filed for record thus not needed	Requirement of Nueces County Subdivision and Platting Regulations.	Not required as improvements will be completed prior to plat recordation.	Requirement of Nueces County Subdivision and Platting Regulations for the Road Warranty period and Septic Systems. Yes Road warranty for 1 yr. Will need building permits per water contract & septic design needed for permit thus no need for financial guarantee. County is fine with responses.

25	Plat	A Water Service Agreement will be required and filed for record with the final plat.	OK.	To be addressed on Final Plat.		
25A	Plat	The unpaved portion of County Road 22 that fronts the development will have to be constructed to meet county specifications.				Not addressed. CR 22 is to be paved SH286 to CR 51 long before we plat along CR 22. County is fine with responses.
26	SWQMP	Add driveway detail.	Done.	Not addressed.	Done.	Addressed.
27	SWQMP	Provide drainage calculations for 2/25/100-year storm.	Done.	Addressed.		
28	SWQMP	Add finished floor elevation for al lots.	Will add on final plat after construction plans are completed	Not addressed. Add notation	It was agreed in virtual meeting 8/6/20 to do on final plat	Addressed.
29	SWQMP	Add survey benchmarks (2 minimum).	Done.	Not addressed.	Done.	Addressed.
30	SWQMP	Add adjoining drainage areas.	Done.	Not addressed. Add run-off calculations	Done and OK according to virtual meeting 8/6/20	Addressed.
31	SWQMP	Follow the most current TxDot rainfall intensity calculations for rainfall run-off.	Done.	Not addressed.	Done. Used TP 40	Addressed.
32	SWQMP	Change the cross-slope to 4:1 for the typical detention basin at FM 43.	Desire 2:1 so lake boundaries will change less with rise/fall lakes for detention	Not addressed.	Desire 2:1 so lake boundaries will change less with rise/fall lakes for detention. Ok according to virtual meeting 8-6-20	To be determined with TxDot review.
33	SWQMP	How will run-off to and from this development be affected, provide wider range study. Consult the City of Corpus Christi Master Drainage plan for drainage channels along the east and north along FM 763.	Drainage areas follow closely city's master drainage plan	Not addressed. Add drainage areas.	Drainage areas follow closely city's master drainage plan. Ok according to virtual meeting 8-6-20	Addressed.
34	Water Plan	Add note: The placement of utility lines within the road right of way shall conform with the Nueces County Accommodations of Utility Line Facilities within County Right of Way.	Done.	Addressed.		
35	SWQMP	Add Lot 1, Block 4 to Note 22.			Done on preliminary Plat	Addressed.
36	SWQMP	Verify the hydrology parameters for the developed run-off, provide calculations.			Done.	Addressed.
37	SWQMP	No detention will be allowed within the road right of way of this development.			Disagree. Roadside ditches will be higher than detention basins. Will show in construction plans.	To be addressed on Final Plat.
38	SWQMP	Add water surface elevations for 5, 10, 25 & 100 year storms on the basin/lakes.			Added for 100 year storm. See typical section detention basin	The normal water surface on the basin/lake sections do not match. Corrected to Match. County is fine with responses.
39	SWQMP	Provide calculations for CW coefficient and time of concentration.			undeveloped c = 0.2. developed c = 0.4, TC both 90 min	Addressed.
40	SWQMP	Is the normal water surface on the basin/lake sections for retention? Explain.			detention is provide by 1.5' rise in water surface. See typical section	The normal water surface on the basin/lake sections do not match; are these for 5, 10, 25 or 100 year flood? Corrected to match. For 100 yr flood. County is fine with responses.
41	SWQMP	Txdot comments have not been submitted, we may have further comments.			Ok	County is fine with responses.
42	SWQMP	Add Q value at the 3x8 box culvert under FM 43.				This is already shown (428 CFS). County is fine with responses.
43	SWQMP	Preliminary plat will be conditionally approved once these comments are addressed, pending review of public infrastructure plans.				OK. County is fine with responses.

#### PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes, per Mater Plan, coordinate with Utility Department	
Fire Hydrants	Yes, per Mater Plan, coordinate with Utility Department	
Wastewater		No, will be on Septic, submit the waiver request.

Manhole	Yes	
Stormwater	Yes	
Sidewalks		No, Nueces County doesn't want sidewalks.
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Not addressed. Submit Waiver request.

Hereby request no public sanitary, only septic systems

Not addressed. Submit the Waiver request to Mr. Mark Orozco. OK waiver request already submitted. Addressed. Not within WW Master Plan.

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

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	All documents	Provide and label a phasing plan for all future final plats, please utilize thick linework.	Done.	Not addressed: No phasing plan was attached	Done.
2	SWQMP	Add the receiving water note to the SWQMP.		Not addressed.	Done.
3	SWQMP	Indicate the pre-development, the post-development for the fully developed condition for the entire site and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan; <b>briefly describe the mitigation for the increase in flows.</b>	Provide detention such that post-development flow will not exceed pre-development flow. Detention to be provided in roadside ditches and lakes/detention basins		At the Final Plat stage: You need to explain and document how the upstream water is going to bypass the project drainage system; and need to provide calculations based on a 100 yr. storm event with a release rate not to exceed the pro-rata share of the development area (TXDOT requirement). <b>OK</b>
4		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to Publicimprovements@ccctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Ok.	To be addressed at the Final Plat stage.	
5	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains to be constructed at appropriate depth in accordance with City water master plans; coordinate with Mr. Gabriel Hinojosa of the Utility Department.	Ok.	Not Addressed: Submit Mr. Gabriel Hinojosa approval email.	Changed to 8" water in Castor Drive.
6		Development fees are required at future final plats.	Ok.	To be addressed at the Final Plat stage.	
7	Plat	A proposed street lighting layout will be required for review by Traffic Engineering; please don't tell us AEP is going to provide this.	Ok.	To be addressed at the Final Plat stage.	
8	All documents	The Professional Civil Engineer must sign, seal and date all documents.	Ok.	To be addressed at the Final Plat stage.	
9	All documents	CR 51 is classified as A2 per the UTP, A2 must have 100' of right-of-way; dedicate the additional required right-of-way.	Done.	Addressed	
10	All documents	CR 22 is classified as A2 per the UTP, A2 must have 100' of right-of-way; dedicate the additional required right-of-way.	Done.	Addressed	
11	All documents	FM 43 is classified as A3 per the UTP, A3 must have 130' of right-of-way; dedicate the additional required right-of-way.	Done.	Addressed	
12	All documents	Missing: Show, label, dedicate and call for the construction of the UTP C3 street along the east side of the development or submit a UTP amendment to ESI.	I consider that Castor Drive meets the intent of the UTP and avoids half-street construction and pipeline issues that it would have if moved to be on the east property line	Addressed	
13	All documents	Multiple Blocks exceeds the UDC maximum length.	Other streets in the city are this long	Not addressed	Will add stop signs.
14		Geminorm drive must have 2 or 3 permanent type IV barricades to protect vehicles from going offsite.	Will provide object markers as usual	To be addressed at the Final Plat stage.	
15	Water Plan	All 6" water mains on cul-de-sac's must be looped; water main Dead-ends are not permitted.	Will provide loops in construction plans	To be addressed at the Final Plat stage.	
16	Plat	Add the following note to the Plat document "Driveway access to FM43 shall conform to access management standards of Texas Department of Transportation."	Done.	Addressed	

Will be addressed with the PI Plans (Prior to Plat recordation). Nixon indicated in his email that he will address this comment at the Final Plat stage ; Nick email was dated Mon 8/17/2020 5:36 PM

17	Plat	Add the following note "All lots will be on SEPTIC; no lot is allowed to be less than 0.50 Acres".	Done.	Not addressed; please don't use the word done, provide the number for the note.	Done. See note 13	Addressed
18	Plat	Delete note number 11 on the Plat; the note is about Article 7 of the UDC.	Note 11 is now per county	Addressed		
19	SWQMP	Design a concrete apron, wingwalls and rip-rap for all out falls.	Will do in construction plans	To be addressed at the Final Plat stage.		
20		We are recommending the installation of traffic mitigation devices (e.g. speed humps) as necessary. The length and width of block may encourage higher speeds than intended.	Speed humps by residents as desired.	Not addressed;; You have to address comment number 13 for this comment.	See no. 13 above	Addressed
21		Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	OK for signs	Not addressed: How about the pavement markings for Weber, CR51 and CR22.	Will address in construction plans	To be addressed with Final Pl plans.
22		Add the following note "No lot shall have a drive to FM 43, CR 51 and CR 22."	Done.	Addressed		
23	Plat	Add the following note "No lot from Block 8, Block 11 and Block 12 shall have a drive to Dioscuri Drive."	this must mean GEMINORUM DRIVE. See Note 20	Not addressed: Sorry, I didn't mean to include block 8; note 20 is accurate.	Ok.	Not addressed: Add the following note "No lot from Block 11 and Block 12 shall have a drive to Dioscuri Drive." Done. Addressed.
24	Plat	Add the following note "Lot 1 block 9, lot 16 block 9 and lot 1 block 10 shall not have a drive to Maius Drive."	Disagree.	Addressed		
25	Plat	Add the following note "No lot from Block 1, Block 6, Block 7, Block 8, Block 9, Block 10, Block 11, Block 13, Block 14 and Block 15 shall have a drive to Geminorum Drive."	Done. See 23 above.	Addressed		
26	Plat	Add the following note "No lot from Block 14, and Block 3 shall have a drive to Castor Drive."	Done.	Addressed		
27	Plat	Add the following note "Lot 1 Block 2 and lot 19 Block 2 shall not have a drive to Castor Drive."	Done.	Addressed		
28	Informational	See TXDOT Comments hereafter.	Ok	Informational		
29	Informational	See Utilities Department Comments hereafter.	Ok	Informational		
30	Informational	Additional comments may come your way on your next submittal due to the extent of the comments.	OK	Informational		
31	Plat	Add the following note "The detention basins and the stormwater open system is maintained by the HOA"	Done.	Informational		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required at Final Plat. No dead-end mains will be permitted.	Ok.	Addressed.		
2	Plat	Wastewater construction will be required at Final Plat.	No waste water.	Addressed.		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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.	Ok	To be addressed with Final Plat Public Improvements.		
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.	Ok	To be addressed with Final Plat Public Improvements.		
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" sign	Ok	To be addressed with Final Plat Public Improvements.		
4	Informational	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.	Ok	To be addressed with Final Plat Public Improvements.		
5	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. 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	Ok	To be addressed with Final Plat Public Improvements.		
6	Informational	Traffic Engineering Department to meet the City's continuous lighting standards. 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	Ok	To be addressed with Final Plat Public Improvements.		
7	Informational	Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok	To be addressed with Final Plat Public Improvements.		

8	Informational	Driveways on Texas Department of Transportation maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation.	Ok	To be addressed with Final Plat Public Improvements.		
---	---------------	--	----	--	--	--

#### FLOODPLAIN

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

#### FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Single family subdivision OCL RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. 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	To be addressed with Final Plat Public Improvements.		
2	Informational	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Ok	To be addressed with Final Plat Public Improvements.		
3	Informational	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	OK	To be addressed with Final Plat Public Improvements.		
4	Informational	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Ok	To be addressed with Final Plat Public Improvements.		
5	Informational	Note: it appears that Gemonorum and Janius Roads are dead ends. If so section IFC 2015 sec.503.2.5 applies: Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.)	Ok	Addressed.		
6	Informational	Per IFC 2015 Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' min	ok	Addressed.		
7	Informational	Note: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	ok	To be addressed with Final Plat Public Improvements.		
8	Informational	If CR. 51 or CR. 22 are to be used as fire apparatus access roads, Street width is substandard and affects emergency services response.)	ok	To be addressed with Final Plat Public Improvements.		

#### GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 10' U.E. between lots 4 & 5, 8 & 9, blk. 1 and lots 4 & 5, 8 & 9, 13 & 14 and 18 & 19, blk. 13 5' each side	Done.	Addressed.		

#### PARKS

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

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	This O.C.L. preliminary plat is not located along an existing or foreseeably planned CCRTA service route.		Addressed.		

#### NAS-CORPUS CHRISTI

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

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	2.7 Miles Southwest of Cabaniss ALF. Aeronautical study may be required based on construction method.	Ok	To be addressed with site development.		

#### AEP-TRANSMISSION

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

AEP-DISTRIBUTION					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Outside City Limits AEP is requesting the first 5' off the ROW to be an AEP EE for every lot in the plat.	Done (by note on preliminary plat)	Addressed.	

TXDOT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Comment will depend on review on access and drainage.	Please review access and drainage.	Not addressed with approval.	See TXDOT email / comments attached. OK TXDOTs requirements to be addressed with Final Plat submittal.

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

#### INFORMATIONAL

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

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

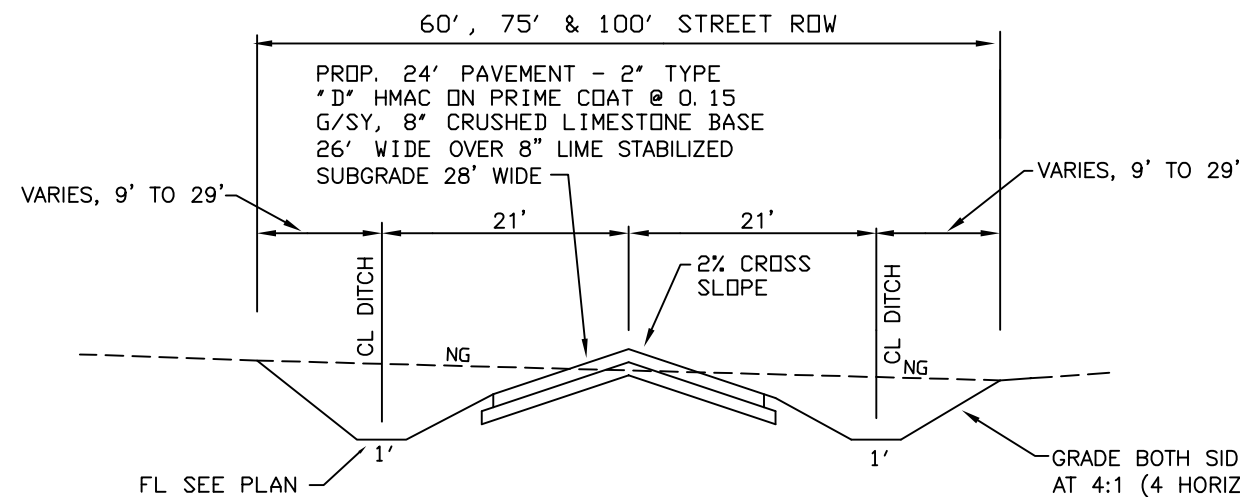
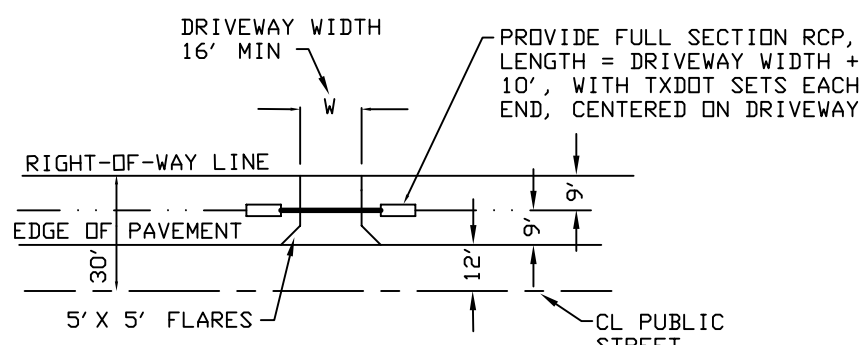
Additional comments may be issued with the subsequent submittal plans associated with the property development.

#### LAND DEVELOPMENT

1. No comment.

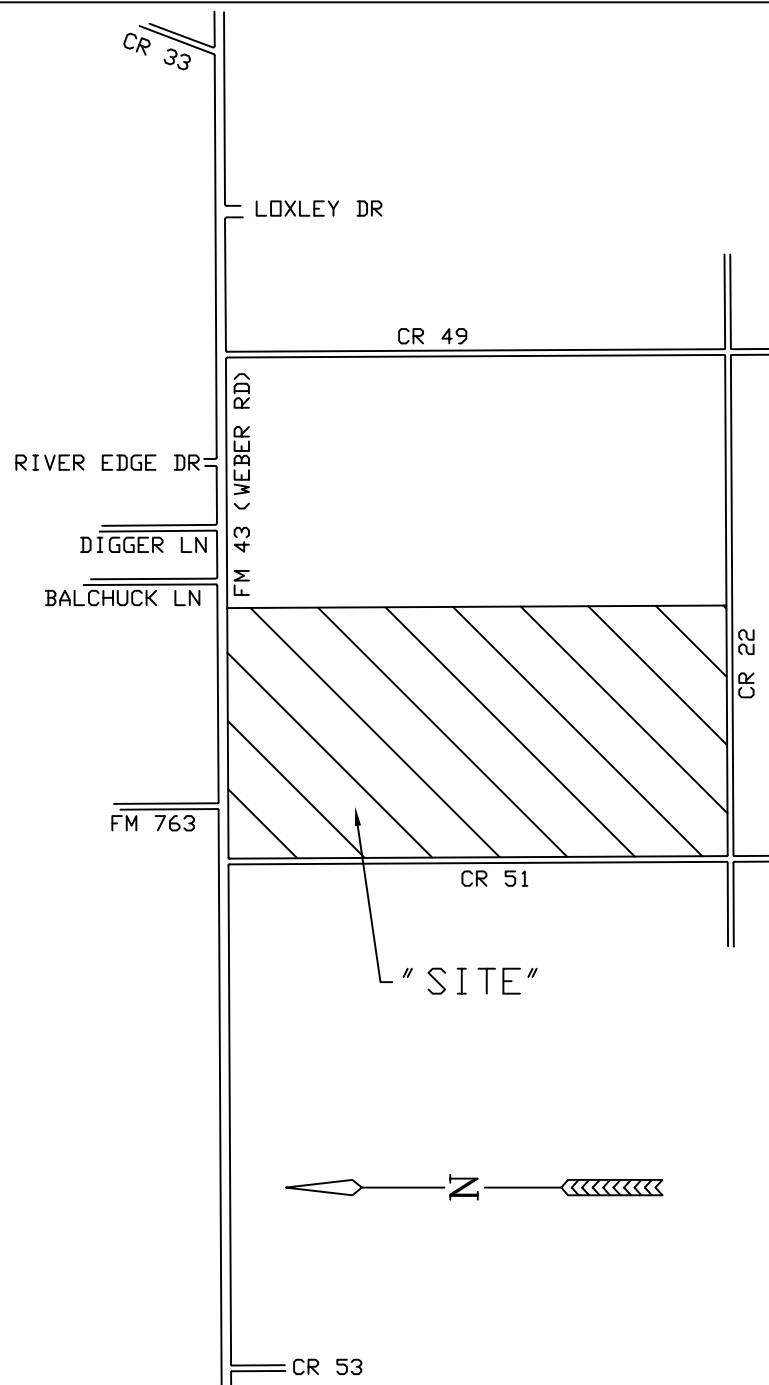
## STREET SECTION NOTES

1. CRUSHED LIMESTONE BASE TO MEET REQUIREMENTS OF TXDOT STANDARD SPECIFICATION "FLEXIBLE BASE - HIGH STRENGTH" COMPACT TO 95% MODIFIED PROCTOR DENSITY AT A MOISTURE CONTENT NOT LESS THAN 1% POINT BELOW OPTIMUM MOISTURE NOR MORE THAN 3% POINTS ABOVE OPTIMUM MOISTURE
2. LIME STABILIZED SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE ON THE HIGH SIDE. LIME SHALL BE APPLIED AT THE RATE OF 27 LB/SY.

TYPICAL STREET SECTION  
60', 75' AND 100'  
RIGHTS-OF-WAY  
NTSDRIVEWAY DETAIL  
NTS

## LEGEND

- |       |                                  |
|-------|----------------------------------|
| CL    | CENTER LINE                      |
| CLC   | CONCRETE LINED CHANNEL           |
| CR    | COUNTY ROAD                      |
| D. R. | DEED RECORDS, NUECES COUNTY, TX  |
| M. R. | MAP RECORDS, NUECES CO., TX      |
| O. R. | OFFICIAL RECORDS, NUECES CO., TX |

RODDFIELD & HOLLY, LLC  
DDC. NO. 2015038582, D. R.  
317.18 AC12.75' NATURAL GAS  
PIPELINE AS STAKED, ENERGY  
TRANSFER COMPANY (ACTIVE  
ACCORDING TO TX RRC MAP)"POINT OF  
BEGINNING"  
FD. 5/8" I.R.LOCATION MAP  
1"=2000'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, P.C. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

## ELECTRICAL EASEMENTS

A 5' EASEMENT ACROSS THE STREET FRONTAGE OF ALL LOTS SHALL BE PROVIDED WHERE USES ARE IN LOT FRONTS. THE FIRST 5' ADJACENT TO THE STREET SHALL BE 5' EASEMENTS. EASEMENTS ARE NOT SHOWN ON PLAT HEREOF FOR THE PURPOSE OF CLARITY BUT WILL BE SHOWN ON FINAL PLATS.



8/14/20

DEVELOPER:

MPW DEVELOPMENT, L.P.  
BOX 331,008, CORPUS CHRISTI,  
TX 78463, 774-3832

0 100' 200' 400'

SCALE: 1"= 200'

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

PRELIMINARY PLAT - GEMINI ACRES  
A 312.904 ACRE PORTION, MORE OR LESS, OF SECTION 2,  
LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN  
VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TX  
NUECES CO., TX

OWN.	N. WELSH	PLOT SCALE: 1"= 200'	COM. NO.	PREL AS PREL
CHK.	N. WELSH	SCALE (H): NONE	JOB NO.	19036
		DATE PLOTTED	8/14/20	SHEET 1 OF 1

## NOTES

1. THIS SITE IS NOT ZONED (OUTSIDE CITY LIMITS).
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE SUBJECT SITE IS DEPICTED IN FEMA MAP NO. 49355C0515G (10/23/15), ZONE X, ZONE X-1S FOR AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## NOTES CONTINUED:

5. LEGAL DESCRIPTION: A 312.904 ACRE PORTION, MORE OR LESS, OF SECTION 2, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TX
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
8. THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
9. THE TOTAL PLATTED AREA IS CONTEMPLATED TO CONTAIN 312.904 ACRES OF LAND INCLUDING STREET DEDICATIONS.
10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.

## NOTES CONTINUED:

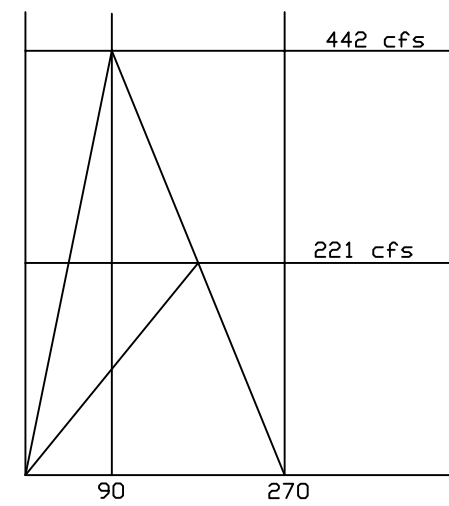
11. DRIVEWAYS SHALL BE PERMITTED BY NUECES COUNTY DEPARTMENT OF PUBLIC WORKS AND FOLLOW THE DESIGN OF THE APPROVED CONSTRUCTION PLANS OF GEMINI ACRES.
12. SUBDIVIDER SHALL PROVIDE WATER SERVICE TO ALL LOTS.
13. SUBDIVIDER SHALL PROVIDE APPROVED SEPTIC SYSTEMS TO ALL LOTS. ALL LOTS WILL BE ON SEPTIC; NO LOT IS ALLOWED TO BE LESS THAN 0.50 ACRES.
14. THE SUBDIVISION IS WITHIN THE FIVE-MILE ETJ OF THE CITY OF CORPUS CHRISTI.
15. NO RESIDENTIAL DRIVEWAYS ARE ALLOWED ONTO CR 51, CR 22 AND FM HIGHWAY 43.
16. STREET ROW WIDTHS ARE AS SHOWN. FOR 60' STREETS THE ROW SHALL BE 30' ON EACH SIDE OF THE CENTER LINE OF EACH STREET. FOR 75' STREETS THE ROW SHALL BE 37.5' ON EACH SIDE OF THE CENTERLINE OF EACH STREET.

## NOTES CONTINUED:

17. INFORMATIONAL NOTE: TCEQ CHAPTER 285.055 SYSTEMS, SUBDIVISIONS OF SINGLE-FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSSF) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21780 SQ. FT.). PROPERTIES WITH UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THE PROPERTY LINE SEVERELY RESTRICT WHAT SIZE HOME CAN BE BUILT ON THE PROPERTY, AS WELL AS WHAT AMENITIES (SUCH AS SWIMMING POOLS, SHEDS AND CIRCULAR DRIVEWAYS) CAN BE CONSTRUCTED. DUE TO TCEQ SET BACK REQUIREMENTS FROM EASEMENTS SET, PROPERTIES MAY HAVE TO PLACE LIMITS ON THE SIZE OF HOMES IN ORDER TO ENSURE LAND REQUIREMENTS SET BY TCEQ ARE MET FOR THE OSSSF DISPOSAL, DESIGN AND LAYOUT TO BE FULFILLED PROPERLY.
18. DRIVEWAY ACCESS TO FM 43 SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OF TEXAS DEPARTMENT OF TRANSPORTATION.
19. ALL LOTS WILL BE ON SEPTIC; NO LOT IS ALLOWED TO BE LESS THAN 0.50 ACRES.
20. NO DRIVEWAY ACCESS TO GEMINORUM DRIVE FROM ANY LOTS THIS SUBDIVISION.

## NOTES CONTINUED:

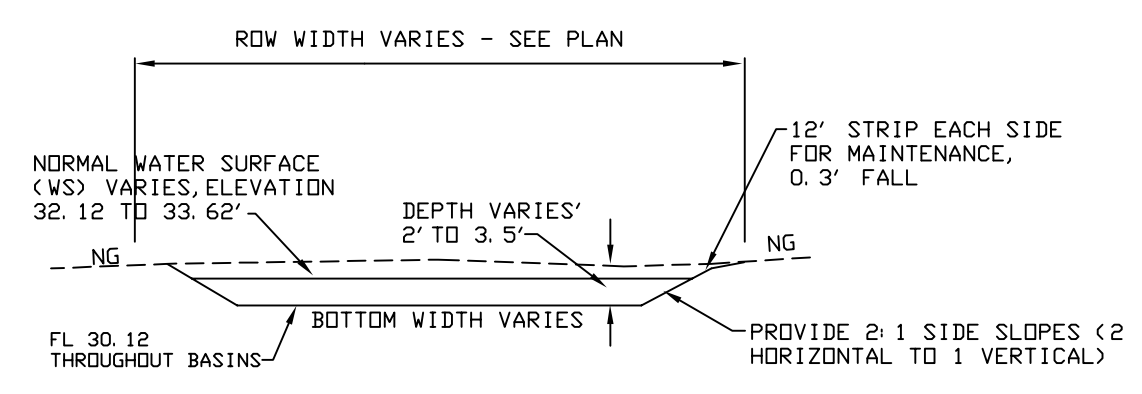
21. NO LOT FROM BLOCK 14 AND BLOCK 3 SHALL HAVE A DRIVE TO CASTOR DRIVE.
22. LOT 1 BLOCK 2, LOT 19 BLOCK 2 AND LOT 1, BLOCK 4 SHALL NOT HAVE A DRIVE TO CASTOR DRIVE.
23. THE DETENTION BASINS AND THE STORMWATER OPEN SYSTEM IS TO BE MAINTAINED BY THE HOA.
24. NO LOT FROM BLOCK 11 AND BLOCK 12 SHALL HAVE A DRIVE TO DISCOUR DRIVE.
25. DRIVEWAY CONNECTIONS TO FM 43 SHALL MEET TXDOT REQUIREMENTS AND REQUIRE TXDOT APPROVAL.
26. NO ADDITIONAL DRIVEWAYS FROM INDIVIDUAL LOTS TO FM 43.
27. DRAINAGE REVIEW AND APPROVAL REQUIRED BY TXDOT.



**DEVELOPED**  
100 YR (TP40), TC 90 MIN  
0.4 X 3.45 X 320 AC = 442 CFS

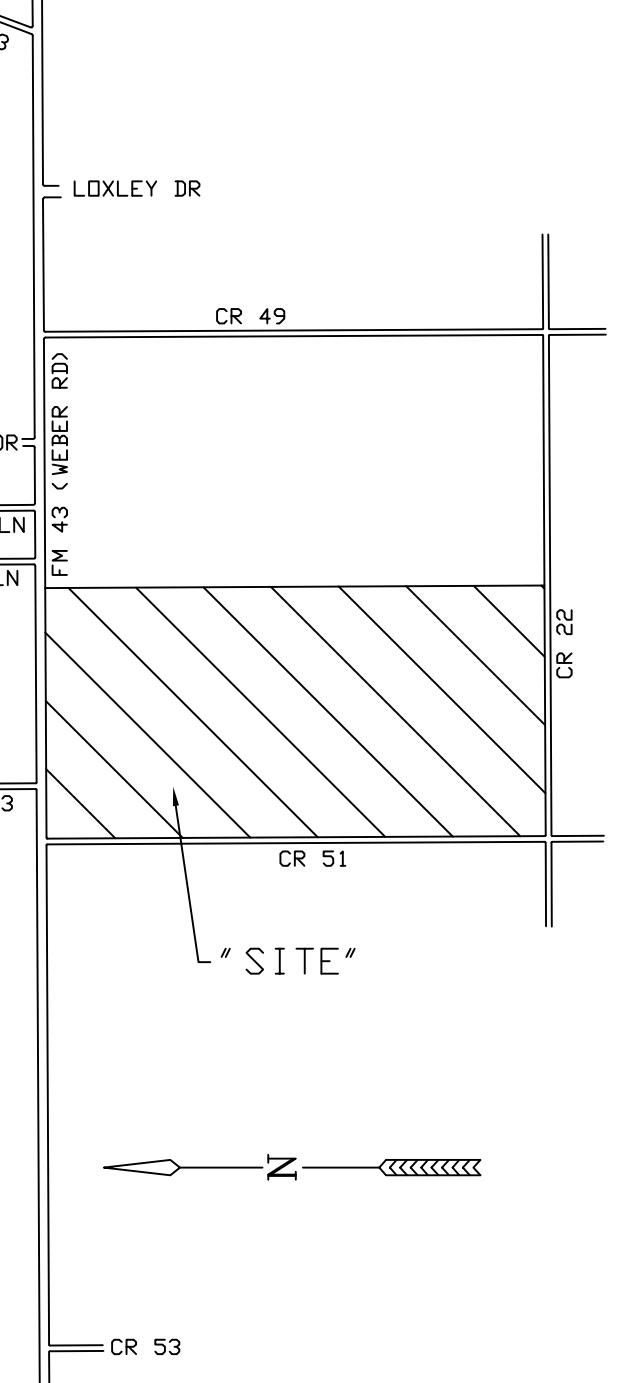
**UNDEVELOPED**  
100 YR (TP40), TC 90 MIN  
0.4 X 3.45 X 320 AC = 221 CFS

DETENTION REQUIRED =  
29,835 CF/SEC MIN X 60 SEC/MIN =  
1,790,100 CF



**RECEIVING WATERS NOTE**  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEO HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS 'EXCEPTIONAL' AND 'OYSTER WATERS' AND CATEGORIZED THE RECEIVING WATER AS 'CONTACT RECREATION' USE.

RODDFIELD & HOLLY, LLC  
DDC. NO. 2015038582, D.R.  
317.18 AC



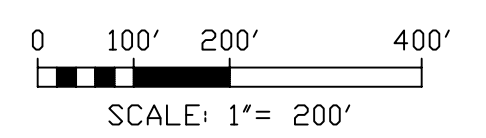
LOCATION MAP  
1"=200'



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF NIXON M. WELSH, P.E. NO. 36240 OF BASS AND WELSH ENGINEERING, F 52. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



DEVELOPER:  
MPW DEVELOPMENT LP, PO  
BOX 33108, CORPUS CHRISTI,  
TX 78463, 774-3832

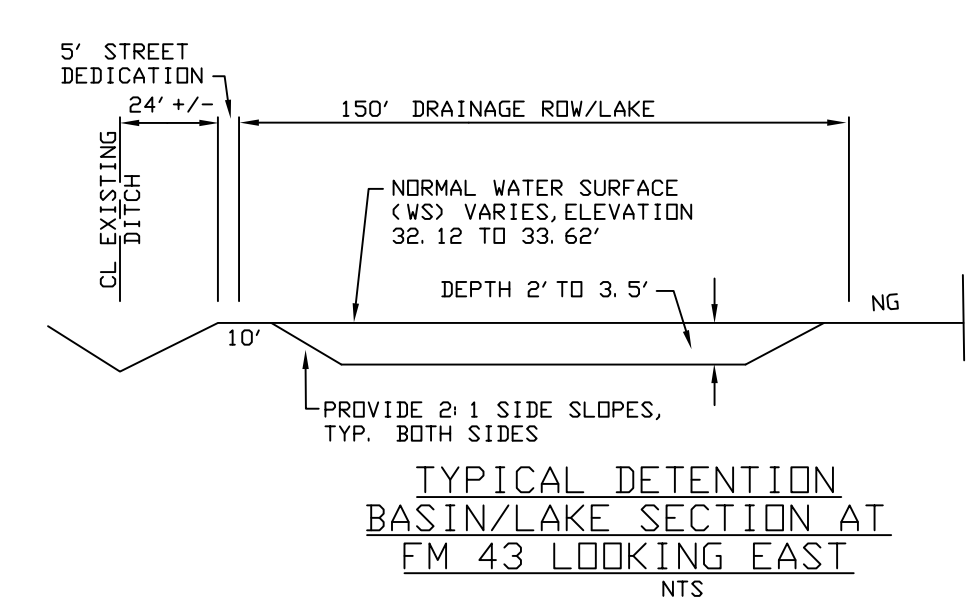
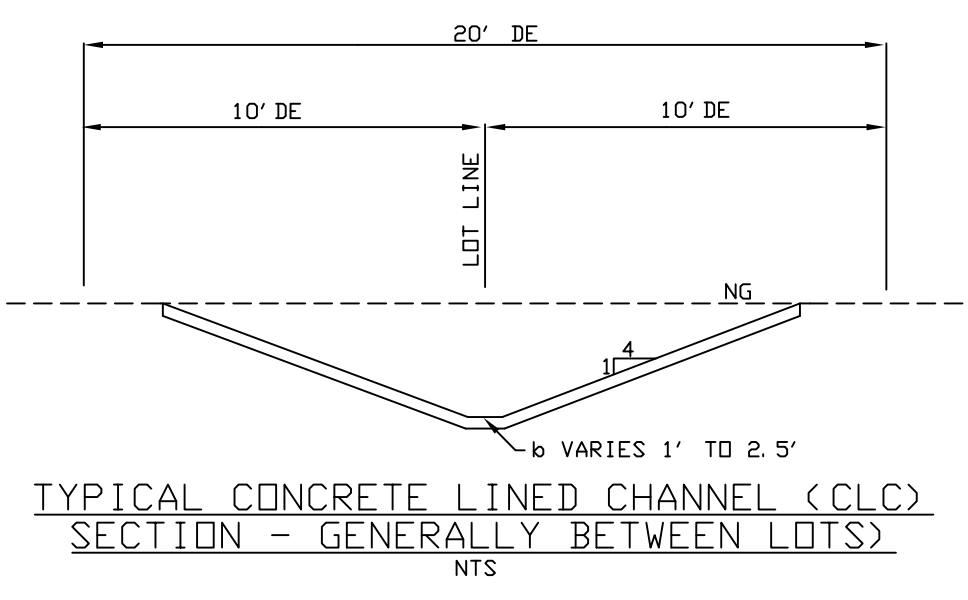


**BASS & WELSH ENGINEERING**  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO.  
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

**SWQMP - GEMINI ACRES**  
A 312.904 ACRE PORTION, MORE OR LESS, OF SECTION 2,  
LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN  
VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TX  
NUECES CO., TX

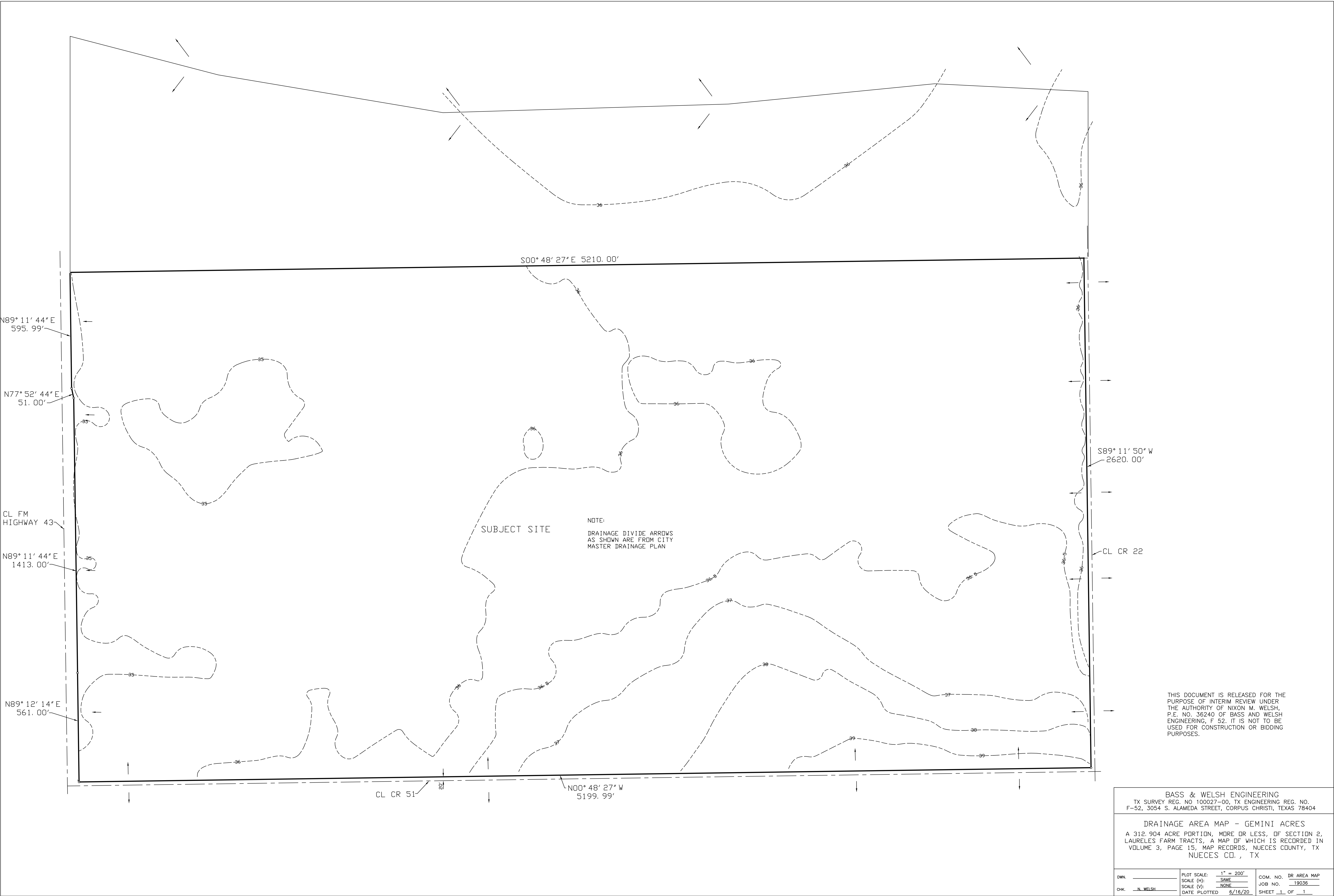
OWN.	PLOT SCALE: 1"= 200'	COM. NO.	PREL AS PGD
CHK.	SCALE (H): SAME	JOB NO.	19036
	SCALE (V): NONE	DATE PLOTTED	8/14/20
		SHEET	1 OF 1

- DRAINAGE NOTES:**
- DRAINAGE FLOW IS BASED ON THE CITY'S MASTER DRAINAGE PLAN. CR 51 IS A MASTER PLAN DRAINAGE DIVIDE LINE; LAND WEST OF CR 51 FLOWS WEST AND LAND EAST FLOWS EAST. CR 22 IS A MASTER PLAN DRAINAGE DIVIDE LINE; LAND SOUTH OF CR 51 FLOWS SOUTH AND LAND NORTH FLOWS NORTH. ALL LAND FROM THIS SITE DRAINS NORTH CROSSING FM 43. THE DRAINAGE DIVIDE LINE EAST OF THE SITE IS SHOWN HEREON.
  - THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
  - PRESENTLY THE LAND IS VACANT. IT IS PROPOSED TO BE USED FOR RESIDENTIAL PURPOSES.
  - DETENTION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - THE FINISHED CENTERLINE OF PAVEMENT ELEVATION OF STREETS WILL BE SET APPROXIMATELY 18" ABOVE THE NATURAL GROUND.
  - THE OVERALL DRAINAGE DESIGN CONCEPT WILL BE TO PROVIDE 100 YR DRAINAGE DETENTION IN ROADSIDE DITCHES AND LAKES AS SHOWN AND THEN RELEASED TO FLOW TO THE NORTH WITH NO INCREASE IN PRESENT FLOW AND NO CONCENTRATION OF FLOW.

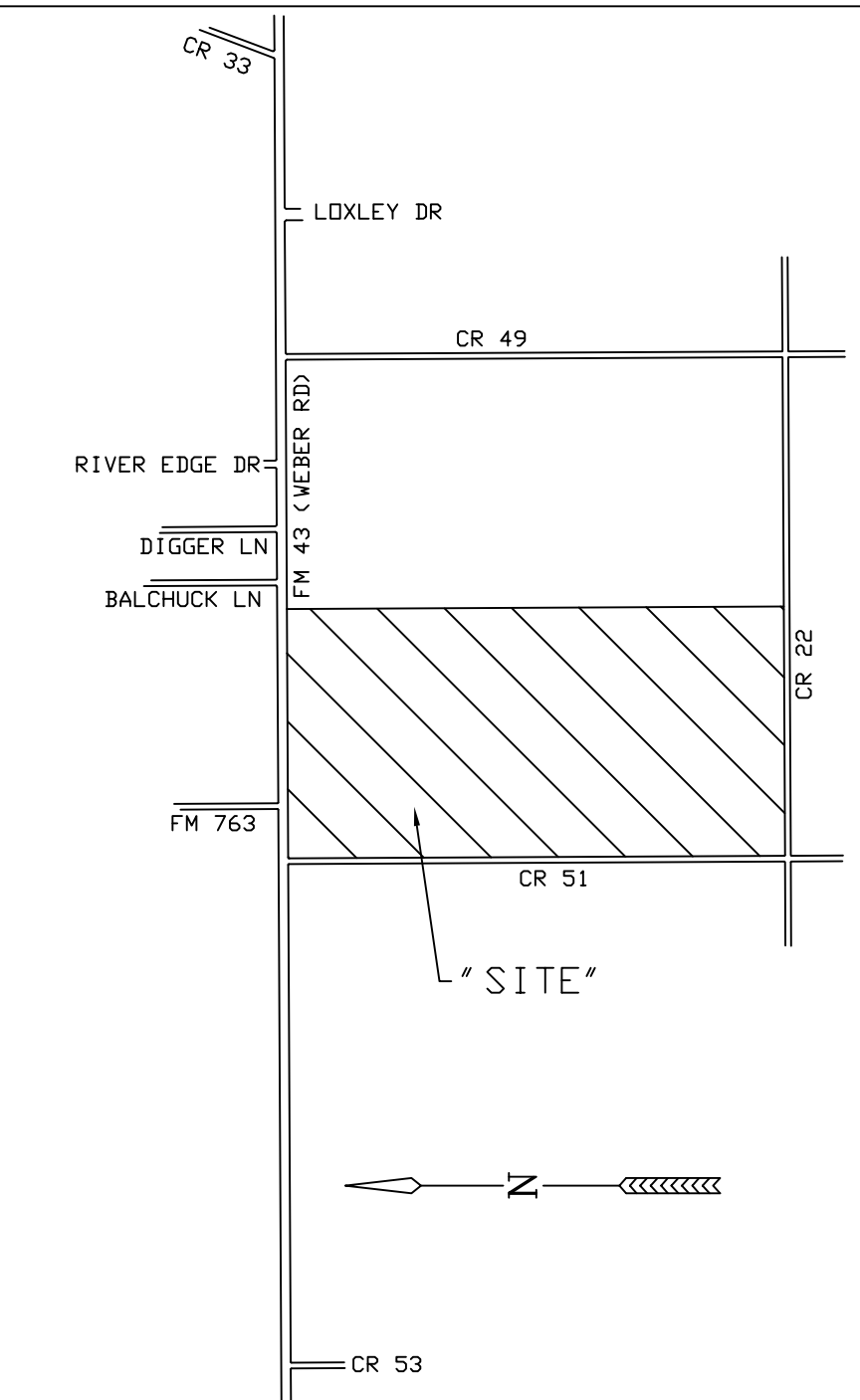


**HYDROLOGY PARAMETERS - UNDEVELOPED**  
TC = 90 MIN  
5 YR 320 AC X .2 X 2.06 = 132 CFS  
25 YR 320 AC X .2 X 2.79 = 179 CFS  
100 YR 320 AC X .2 X 3.45 = 221 CFS

**HYDROLOGY PARAMETERS - DEVELOPED**  
TC 90 MIN  
5 YR 320 AC X .4 X 2.06 = 264 CFS  
25 YR 320 AC X .4 X 2.79 = 357 CFS  
100 YR 320 AC X .4 X 3.45 = 442 CFS



RODDFIELD & HOLLY, LLC  
D.C. NO. 2015038582, D.R.  
317.18 AC



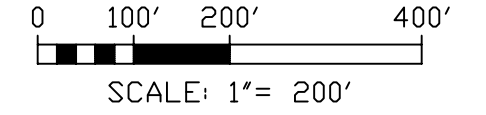
CL OF 30" HOUSTON  
PIPELINE EASEMENT,  
V. 1186, P. 24, D.R.

THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF INTERIM REVIEW UNDER  
THE AUTHORITY OF NIXON M. WELSH,  
P.E. NO. 36240 OF BASS AND WELSH  
ENGINEERING, P.C. IT IS NOT TO BE  
USED FOR CONSTRUCTION OR BIDDING  
PURPOSES.



8/14/20

DEVELOPER:  
MPM DEVELOPMENT LP, P.O.  
BOX 351308, CORPUS CHRISTI,  
TX 78463, 774-3832



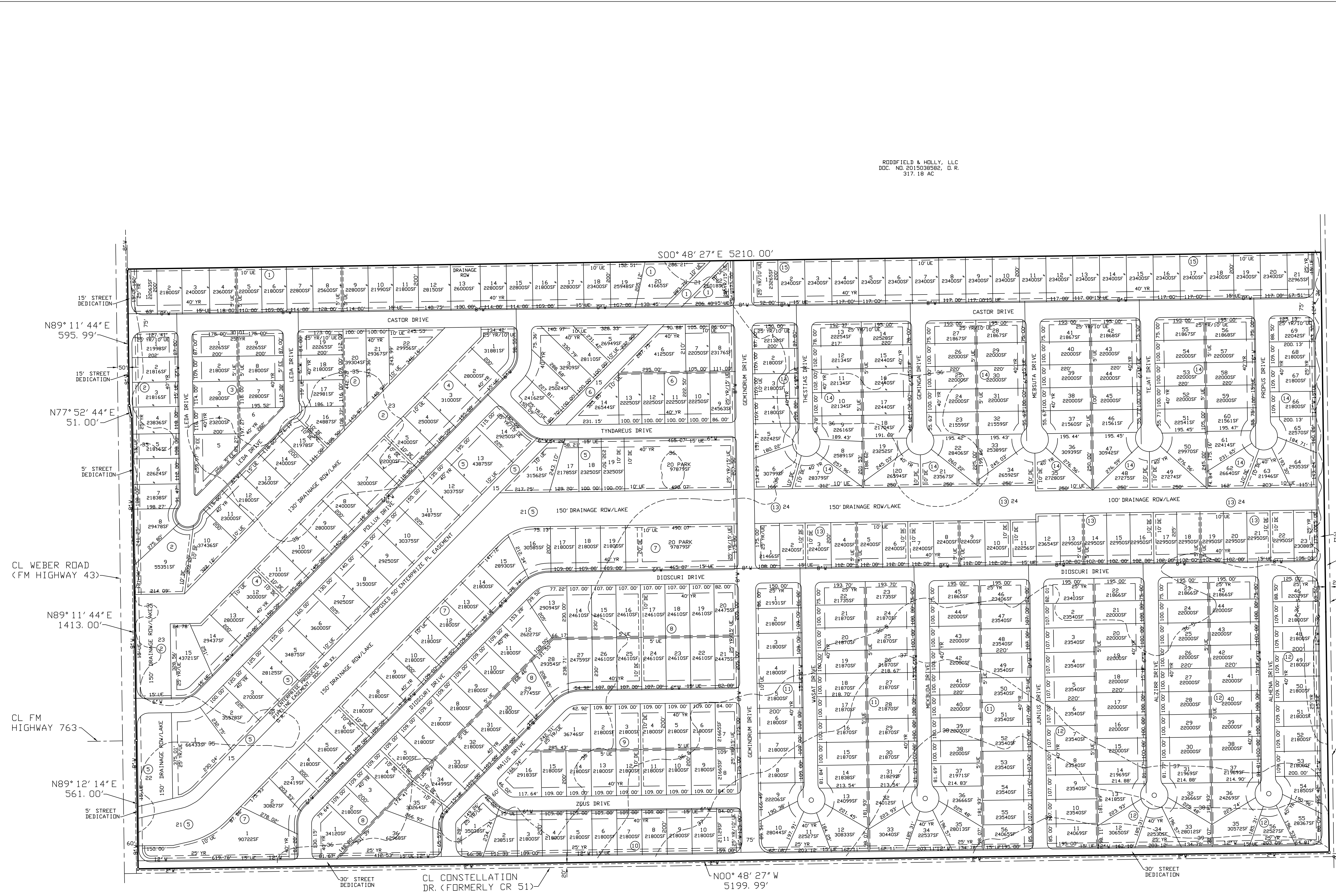
BASS & WELSH ENGINEERING  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO.  
F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

WATER PLAN - GEMINI ACRES  
A 312.904 ACRE PORTION, MORE OR LESS, OF SECTION 2,  
LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN  
VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TX  
NUECES CO., TX

OWN.	PLOT SCALE: 1" = 200'	COM. NO.	PREL AS WTR
CHK.	SCALE (H): SAME	JOB NO.	19036
	SCALE (V): NONE		
	DATE PLOTTED 8/14/20	SHEET 1 OF 1	

WATER NOTE

THE PLACEMENT OF UTILITY LINES WITHIN THE ROAD RIGHT OF WAY SHALL CONFORM WITH  
THE NUECES COUNTY ACCOMMODATIONS OF UTILITY LINE FACILITIES WITHIN COUNTY RIGHT OF  
WAY.



N89° 11' 44" E  
595.99'

N77° 52' 44" E  
51.00'

5' STREET  
DEDICATION

CL WEBER ROAD  
(FM HIGHWAY 43)

N89° 11' 44" E  
1413.00'

CL FM  
HIGHWAY 763

N89° 12' 14" E  
561.00'

5' STREET  
DEDICATION

30' STREET  
DEDICATION

CL CONSTELLATION  
DR. (FORMERLY CR 51)

N00° 48' 27" W  
5199.99'

CL PLANET DRIVE  
(FORMERLY CR 22)

S89° 11' 50" W  
2620.00'

30' STREET  
DEDICATION

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 20PL1069

LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)

Located south of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO PUD

Owner: DMPI Beach Investments LLC

Surveyor: Native Survey Co.

The applicant proposes to replat the property to subdivide two platted lots into 10 lots for a Planned Unit Development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 7-23-20

TRC Comments Sent Date: 7-24-20

Revisions Received Date (R1): 8-05-20

Staff Response Date (R1): 8-12-20

Revisions Received Date (R2): 8-20-20

Staff Response Date (R2): 8-24-20

Planning Commission Date: 9-02-20

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: **20PL1069**

## LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)

Located south of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO PUD

Owner: DMPI Beach Investments LLC

Surveyor: Native Survey Co

The applicant proposes to replat the property in order subdivide 2 platted lots into 10 lots for Planned Unit Development.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Enlarge the plat title and legal description.	Revised	Addressed		
2	Plat	On the owners certificate block revise the signature line to state the person's name and title (reference submitted authorized letter).	Revised	Not Addressed: On the owners certificate block the owners name is misspelled. Correct and revise.	Revised	Addressed 8-24-20
3	Plat	On the Engineer certificate block along the signature line label "Jalal Saleh, P.E. Development Services Engineer"	Revised	Addressed		
4	Plat	On the Director's certificate block change "Approved by the Director of Development Services..." to "Approved by Planning Commission..." Along the signature line change "Development Services Director" to "Al Raymond III, AIA Secretary" and add a signature line for "Carl Crull, P.E. Chairman"	Revised	Addressed		
5	Plat	On the plat show and label contours (Notes #4 reference Zone "AE").	Contours were shown on a separate sheet. Can be overlain on plat for reference, but will not appear on recorded plat.	Not Addressed: Contours will need to be added to the plat reference application checklist.	Revised	Addressed

6	Plat	Note 1 referencing the receiving water is incorrect. Correct and revise.	Designation is correct according to TCEQ map (see attachment)	Not addressed: Our Storm Water Basin indicates the receiving water is Laguna Madre Basin.	Acknowledged Revised	Addressed: TCEQ Map
7	Plat	Remove Note 10 referencing the zoning.	Revised	Addressed		
8	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Revised	Addressed		
9	Plat	Add a curve table on the plat.	Revised	Addressed		
10	Plat	Identify a scale on the Location map.	Revised, NTS = Not to Scale	Addressed		
11	Plat	Prior to plat recordation remove the bold reference "PRELIMINARY"	Revised	Addressed		
12	Plat	Prior to plat recordation on the Surveyor certificate block show and label the current month, day and year.	Revised	Addressed		
13	Plat	Show and label half street centerline dimension along Granada Drive.	Revised	Addressed		
14	Plat	On the plat remove previous recorded Lots 1 & 2 shown on Lots 3 & 2.	Revised	Addressed		
15	Plat	Remove the enlarge bold black dash shown on the plat.	Done, was flood zone boundary	Correction: Don't remove the flood zoned boundary and instead <u>lighted</u> flood zoned dashlines.	Revised	Addressed
16	Plat	Show and label a Block Number on the platted area.	Revised	Addressed		
17	Plat	On the plat change "Private" to "Private Access Easement" and label it a lot number (UDC 8.2.1.J)	Revised	Addressed		
18	Plat	Add a note to the plat referencing the private access street shall be designated as a non-buildable lot (UDC 8.2.1.J).	Revised	Not Addressed: revised your note per our request.	Revised	Addressed 8-24-20
19	Plat	The final plat shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damage to a. Private streets reasonably used by government vehicles b. Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction	Revised	Addressed		
20	Plat	Submit a legal instrument, for a Home Owners Association, for approval by the City Attorney prior to any plat recordation. (UDC 8.1.8)	Acknowledged	Prior to plat recordation		

#### ZONING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add a note to the plat: The plat will need to abide by all requirements and conditions of the approved Planned Unit Development (PUD) as approved by Ordinance #031960	Understood -	Addressed		

2	Plat	The proposed 4-foot sidewalk along the east side of the access drive and the sidewalk between lots 2 and 3 is deficient. The PUD states that the all sidewalks will be 6-feet in width. Correct and revise.	4' sidewalk change was requested prior to plat submittal per attached email dated June 19th. On follow-up phone call it was tentatively approved. Variance is requested	Not Addressed: Cannot deviate from the required sidewalks as this was a condition of the PUD. Must follow all PUD requirements to the letter.	Revised	Addressed 8-24-20
---	------	---	---	---	---------	-------------------

#### 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		
Water	<del>Yes, Water looping is required</del>	No, no sprinkler system is planned	
Fire Hydrants	Yes	No, FH is existing	
Wastewater	Yes		
Manhole	Yes		
Stormwater	Yes		
Sidewalks	Yes		
Streets	Yes, private street must be built to City Standards and the private street must be retained as a UE and an Access Easement.		Understood and requirement is noted in HOA rules and Charter documents.

Will be addressed at the PI Plans stage.  
Will be addressed at the PI Plans stage.  
Will be addressed at the PI Plans stage.  
Will be addressed at the PI Plans stage.

Will be addressed at the PI Plans stage.

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; 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	Acknowledged	Will be addressed at the PI Plans stage.		
2		The private street must be retained as a UE and as an Access easement.	Acknowledged	Addressed		
3		Water looping will require additional UE; please show and label them.	Acknowledged	N/A; the WM's are connected directly to public line.		

#### UTILITIES ENGINEERING

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

1	Plat	Water construction will be required for platting. Retain Private Street as utility easement.	Acknowledged	N/A; the WM's are connected directly to public line; Private street is retained as a UE and Access Easement..		
2	Plat	Wastewater construction will be required for platting. Retain Private Street as utility easement.	Acknowledged	Will be addressed at the PI Plans stage.		

#### 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	Acknowledged			
2	Plat	Confirm Lake Padre Dr is a private street and that it will not be maintained by the City. Hammerheads are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs are recommended at this application as it provides a better turning radius for the street. Review this street to provide cul-de-sac. Provide turning path drawings for emergency vehicles.	Acknowledged			
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.	Acknowledged			
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. 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.	Acknowledged - Revised on Utility Plan			
5	Informational	The "street lighting plan" must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Acknowledged			
6	Informational	Preliminary "written" approval of the "street lighting plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

#### FLOODPLAIN

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

1 Plat	No comment.	No comment.		
--------	-------------	-------------	--	--

**FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS- Planned commercial use Fire Hydrant flow Commercial Areas: shall have 1,500 GPM with 20 psi residual	Acknowledged			
2	Plat	Fire hydrants within areas containing apartments and apartment houses are to be located 100 feet to FDC and hose lay 300 feet from furthest point of structure.	Acknowledged			
3	Plat	Fire hydrants are to be located 100 feet to FDC (if required). Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Acknowledged			
4	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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.	Acknowledged			
5	Plat	The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Acknowledged			
6	Plat	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, an unobstructed vertical clearance of not less than 13 feet 6 inches	Acknowledged			
7	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Acknowledged			
8	Plat	D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).	Acknowledged			
9	Plat	503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities	Acknowledged			
10	Plat	fire apparatus is required to be in place prior to "going vertical" with the structure. Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. (If Installed) security gates to meet current IFC 2015	Acknowledged - Painted Fire lanes will be provided			

11	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head Note: hammer head dimensions to follow current City Design Standards.	Acknowledged -120' Hammerhead (See attached drawing)			
----	------	---	--	--	--	--

#### GAS

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

#### PARKS

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

#### REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat of a Planned Unit Development (PUD) is not located along an existing or foreseeably planned CCRTA service route.	No comment.			

#### NAS-CORPUS CHRISTI

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

CITY OF CORPUS CHRISTI  
NUECES COUNTY



STATE OF TEXAS  
COUNTY OF NUECES

AS PER DAVID A. McDONALD AUTHORIZATION LETTER DATED JULY, 1, 2020, I, JAMES DEMAYNE GRAY, VICE PRESIDENT OF DMPI BEACH INVESTMENT, LLC, HEREBY CERTIFY THAT DMPI BEACH INVESTMENT, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON, THAT WE HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JAMES DEMAYNE GRAY, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JALAL SALEH, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AL RAYMOND III, AIA, SECRETARY

CARL GRULL, P.E., CHAIRMAN

STATE OF TEXAS  
COUNTY OF NUECES

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. \_\_\_\_ FILED FOR RECORD

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

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

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

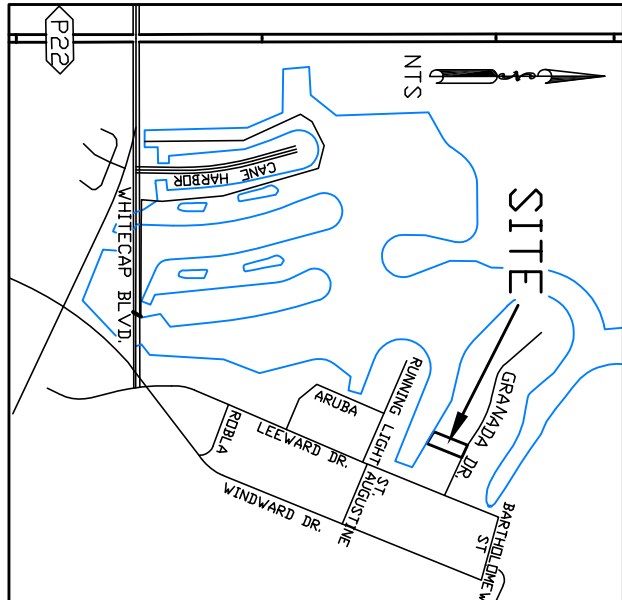
Native Survey Co.  
402 Peoples Street, Suite 4A  
Corpus Christi TX 78401  
Phone: 361-528-4233  
Cell: 361-244-2043  
TX. Firm No. 10044900

ALL ROADS WITHIN PRIVATE EASEMENTS WILL BE PRIVATE ACCESS AND PRIVATE UTILITY/DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). THE CITY HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHT-OF-WAY.

THE OWNER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO:

A. PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES, INJURES OR DAMAGES  
B. TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION

REPLACEMENT COSTS OF THE PRIVATE SIDEWALK AND OTHER AMENITIES WITHIN A PUBLIC UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.



NOTES:

1. THE CITY OF CORPUS CHRISTI HAS DETERMINED THAT THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ HAS CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.39995477.
3. CONTOURS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A, REFERENCE STATION AH1732.
4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "AE", AN AREA WITHIN THE 1% CHANCE FLOOD PLAIN, WITH A BASE FLOOD ELEVATION OF 9 FEET, AS INDICATED ON THE PRELIMINARY FEMA FLOOD PANEL NO. 485464 0755 G, CITY OF CORPUS CHRISTI, DATED OCTOBER 23, 2015.
5. "SET CAP" DENOTES A SET ALUMINUM SURVEY CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. 5/8" I.R. DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
7. "RESET 5/8" I.R." DENOTES A 5/8" IRON ROD WITHOUT CAP OR MARKINGS, FOUND DISTURBED AND RESET.
8. THE YARD REQUIREMENTS SHOWN ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
9. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. LOT 10 IS A PRIVATE ACCESS STREET AND EASEMENT, AND IS DESIGNATED AN NON-BUILDABLE LOT. (UDC 8.2.1.4)
12. THIS PLAT COMPLEYS WITH ALL REQUIREMENTS AND CONDITIONS OF THE APPROVED PLANNED UNIT DEVELOPMENT (PUD) AS APPROVED BY ORDINANCE NO. 31960.
13. TOTAL PLATTED AREA = 0.861 ACRES.

STATE OF TEXAS  
COUNTY OF NUECES

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF NATIVE SURVEY COMPANY, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY BY ME OR UNDER MY DIRECTION, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS THE \_\_\_\_ DAY OF \_\_\_\_ AUGUST, 2020.

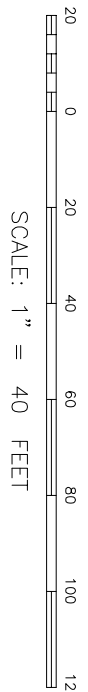


MICHAEL J. MACINNIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5874  
Job No. 200401

PLAT OF

LAKE PADRE VILLAGE PUD

BEING A REPLAT OF LOTS 1 & 2, BLOCK 4 OF THE  
PADRE ISLAND-CORPUS CHRISTI, SECTION E, SUBDIVISION  
A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 25-26  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;  
SCALE 1" = 40 FEET



CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH
C1	88.48°36"	10.00'	9.79'	14.00'	15.50'
C2	46°36'04"	35.22'	15.16'	27.86'	28.64'
C3	44°41'04"	21.58'	8.87'	16.41'	16.83'
C4	90°00'00"	6.00'	6.00'	8.49'	9.42'
C5	90°00'00"	4.00'	4.00'	5.66'	6.28'
C6	90°00'00"	8.00'	8.00'	11.31'	12.57'

NGS CONTROL STATION AH1732  
BEARS S61°30'09"W, 5073.38'

NAVIGATION CHANNEL  
ZONE AE  
ELEV. 9'

ZONE AE  
ELEV. 8'

PADRE ISLAND-CORPUS CHRISTI  
SECTION D  
VOLUME 35, PAGE 25  
M. R., N. Co., TX.

PADRE ISLAND-CORPUS CHRISTI  
SECTION E  
VOLUME 38, PAGES 25-26  
M. R., N. Co., TX.

**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 19PL1075

BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT – 0.34 ACRES)  
Located south Craig Street and east Seventh Street.

Zoned:           ON

Owner:           7th. Craig Investments, LLC

Engineer:       Texas Geo Tech Land Surveying Inc.

The applicant proposes to replat the property in order to obtain a building permit for a future development. The Planning Commission originally approved the above plat on September 18, 2019 (expiration date of March 18, 2020). This is the second request for a six-month extension. The applicant states they are having a difficult time finding a civil engineer to do a sidewalk plan due to COVID 19.

## Gloria Garcia

---

**From:** Brandon Castle <brandon-castle@hotmail.com>  
**Sent:** Wednesday, February 5, 2020 11:05 AM  
**To:** Gloria Garcia; Plat Application  
**Cc:** shelby.w.carter@gmail.com  
**Subject:** 915 and 923 Craig Plat Extension

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

---

Gloria,

Last time we spoke in January, you mentioned that we could extend the plat recording and to email either you or the plat application email address.

We are having a difficult time trying to find a civil engineer that wants to take on a small sidewalk only (roughly 145 ft) job which is what we would need to do to in order to satisfy the improvements required to finalize our plat. We would like to apply for an extension to allow us to find an engineer willing to take on such a small project compared to the overall project.

Please let me know what fees there are associated with that.

Thanks,

Brandon Castle  
361-960-7476

## Gloria Garcia

---

**From:** Brandon Castle <brandon-castle@hotmail.com>  
**Sent:** Thursday, August 6, 2020 4:40 PM  
**To:** Gloria Garcia; Plat Application  
**Cc:** shelby.w.carter@gmail.com; Andrew Dimas [DevSvcs]; Kathleen Chapa  
**Subject:** RE: 19PL1075 Bay View Addition Block 11, Lot 19R (Final Replat) 915 and 923 Craig Plat Extension

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

I would like this email to serve as an extension request letter for our plat. We have had a difficult time due to Covid-19 finding an engineer to draw up a sidewalk plan.

Please advise how I can pay the \$38.00 fee if the office is closed.

Thanks,

Brandon Castle

---

**From:** Gloria Garcia <GloriaG@cctexas.com>  
**Sent:** Thursday, August 06, 2020 4:30 PM  
**To:** Brandon Castle <brandon-castle@hotmail.com>; Plat Application <PlatApplication@cctexas.com>  
**Cc:** shelby.w.carter@gmail.com; Andrew Dimas [DevSvcs] <AndrewD2@cctexas.com>; Kathleen Chapa <KathleenB@cctexas.com>  
**Subject:** RE: 19PL1075 Bay View Addition Block 11, Lot 19R (Final Replat) 915 and 923 Craig Plat Extension

Mr. Castle

I understand your issues but unfortunately prior to recordation of the plat all requirements indicated on the action letter will need to be satisfied (see attached items). If you feel that your project needs more time then I recommend you submit another six month time extension request letter and \$38.00 process fee. Keep in mind your project will expire 9/18/20.

Thank you

Gloria Garcia, Planning Technician  
Land Development | Development Services  
2406 Leopard Street, Corpus Christi, TX 78408  
Main Line: (361) 826-3240  
Direct: (361) 826-3525  
Email: [GloriaG@cctexas.com](mailto:GloriaG@cctexas.com)  
Website: <https://www.cctexas.com/departments/development-services>



## Development Services Mission Statement

*"To administer the building and development codes and facilitate development of the City."*

Please take a moment to tell us how we are doing by taking our survey:  
<https://www.cctexas.com/DSFeedback>

---

**From:** Brandon Castle <[brandon-castle@hotmail.com](mailto:brandon-castle@hotmail.com)>  
**Sent:** Thursday, August 6, 2020 3:40 PM  
**To:** Gloria Garcia <[GloriaG@cctexas.com](mailto:GloriaG@cctexas.com)>; Plat Application <[PlatApplication@cctexas.com](mailto:PlatApplication@cctexas.com)>  
**Cc:** [shelby.w.carter@gmail.com](mailto:shelby.w.carter@gmail.com); David Thornburg <[DavidTh@cctexas.com](mailto:DavidTh@cctexas.com)>; Andrew Dimas [DevSvcs] <[AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)>; Kathleen Chapa <[KathleenB@cctexas.com](mailto:KathleenB@cctexas.com)>  
**Subject:** RE: 19PL1075 Bay View Addition Block 11, Lot 19R (Final Replat) 915 and 923 Craig Plat Extension

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

---

Gloria,

I remember filing a six month extension on this plat. We are still having issues finding an architect/civil engineer to take on our 12 unit apartment project so I can put in a sidewalk to satisfy the requirements. Can we just go ahead and pay the fees so the plat can be recorded? This Covid 19 thing is really dragging construction timelines out for engineering. I have a minor plat pending with Voss Engineering on a survey for an interior city lot that they did that I submitted back in March that they still haven't completed.

Thanks,

Brandon Castle

---

**From:** Gloria Garcia <[GloriaG@cctexas.com](mailto:GloriaG@cctexas.com)>  
**Sent:** Wednesday, February 05, 2020 11:20 AM  
**To:** Brandon Castle <[brandon-castle@hotmail.com](mailto:brandon-castle@hotmail.com)>; Plat Application <[PlatApplication@cctexas.com](mailto:PlatApplication@cctexas.com)>  
**Cc:** [shelby.w.carter@gmail.com](mailto:shelby.w.carter@gmail.com); David Thornburg <[DavidTh@cctexas.com](mailto:DavidTh@cctexas.com)>; Andrew Dimas [DevSvcs] <[AndrewD2@cctexas.com](mailto:AndrewD2@cctexas.com)>; Kathleen Chapa <[KathleenB@cctexas.com](mailto:KathleenB@cctexas.com)>  
**Subject:** RE: 19PL1075 Bay View Addition Block 11, Lot 19R (Final Replat) 915 and 923 Craig Plat Extension

Brandon

As previously discuss in order to apply for 6 month time extension. You must submit in writing the purpose of your time extension request and processing fee \$38.00. As a reminder attached is the Planning Commission action Letter that reference your plat expiration date.

Thank you and have a great day.

Gloria Garcia, Planning Technician  
Land Development | Development Services

STATE OF TEXAS  
COUNTY OF NUECES

WE, 7TH CRAIG INVESTMENTS, LLC. HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

BRANDON CASTLE, MANAGING MEMBER.

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
BRANDON CASTLE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_ 2019.

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

ERIC VILLARREAL P.E.  
CHAIRMAN

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 \_\_\_\_\_ 2019.

GABRIEL HINOJOSA, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

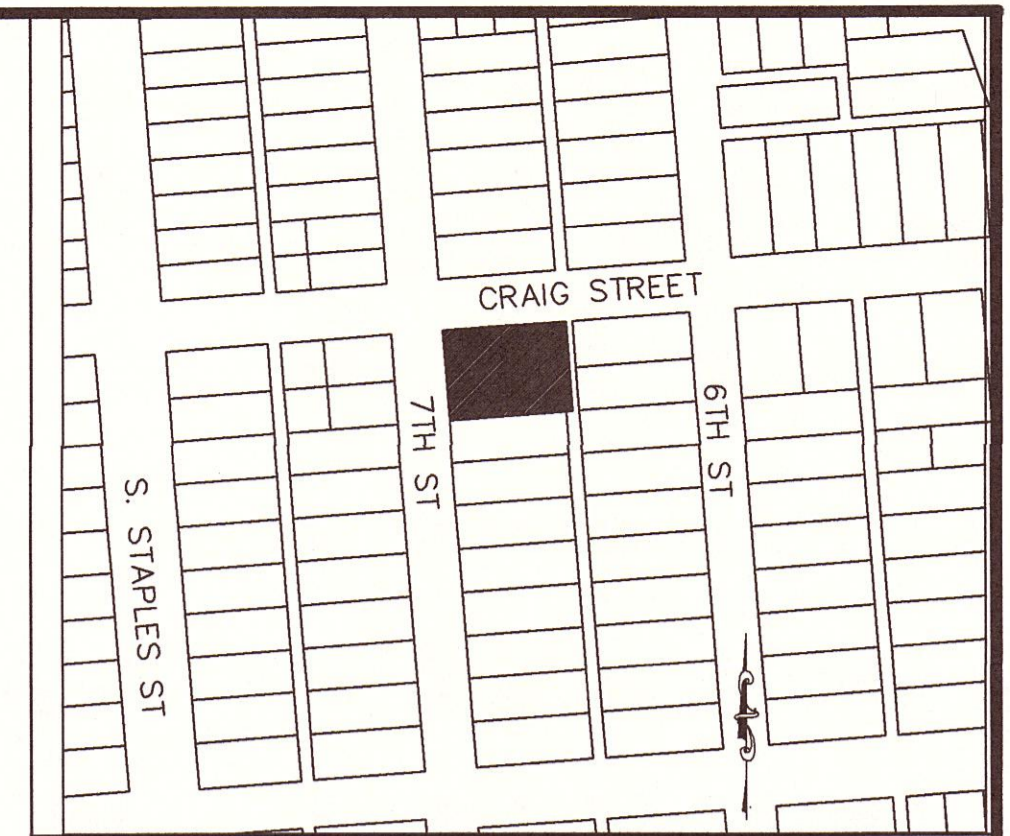
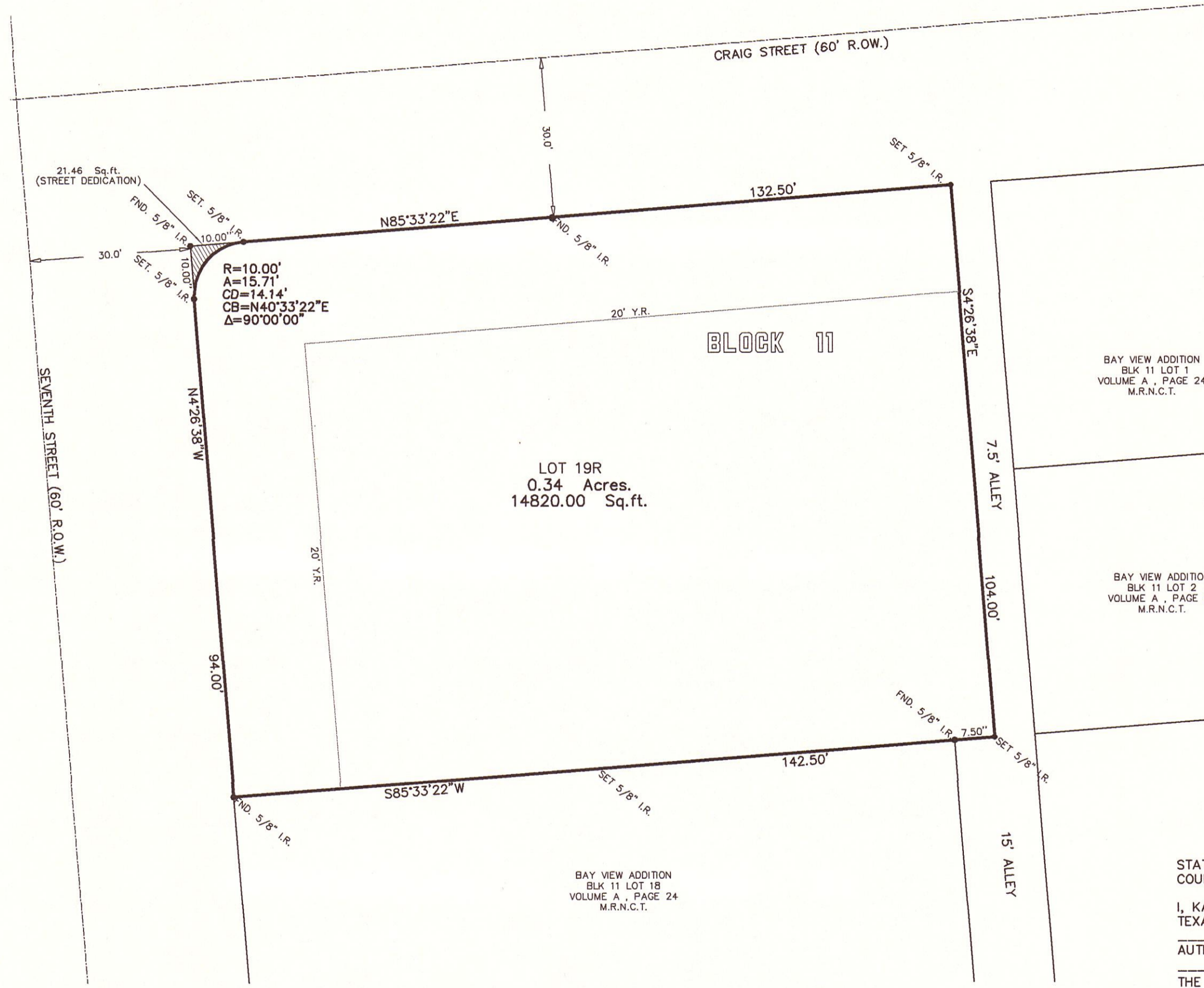
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT  
THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO  
SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

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

# PLAT OF: BAY VIEW ADDITION BLOCK 11, LOT 19R

BEING A TOTAL OF 0.34 ACRE TRACT OF LAND (7,768.10), MADE UP OF LOTS 19  
AND 20, BLOCK 11 OF THE BAY VIEW ADDITION RECORDED IN VOLUME A, PAGE 24  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND THE WEST HALF (7.50') OF  
A 15 FOOT WIDE ALLEY ABANDON BY DOCUMENT 2019004151 OF THE OFFICIAL  
PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



## GENERAL NOTES:

- 1) THE TOTAL PLATTED ARE CONTAINS 0.34 ACRES OF LAND, INCLUDING 21.45 sq. ft. STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4854640169C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONE C, DEFINED AS AREA OF MINIMUM FLOODING.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL?" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL COMFORM TO ACCES MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- 8) IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS  
COUNTY OF NUECES

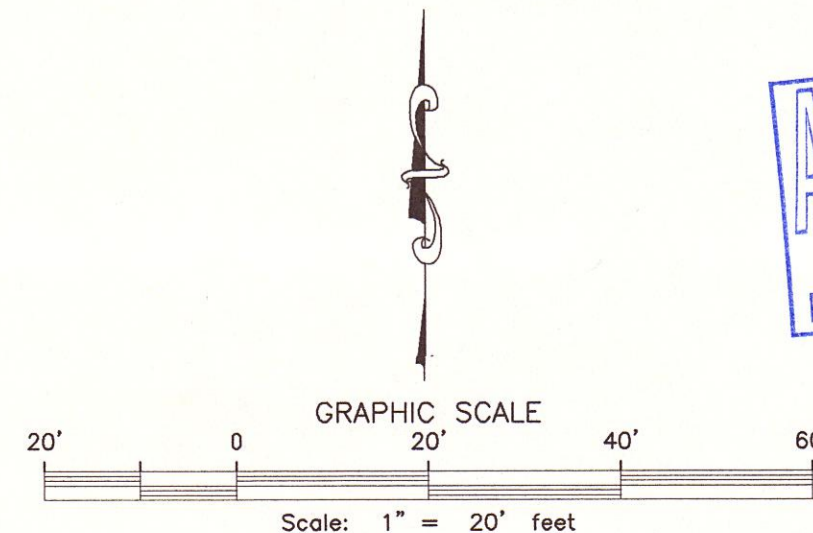
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2019

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



**RECEIVED** **TEXAS GEO TECH**  
♦ 6 SEP 2019 ♦  
City of Corpus Christi  
Development Services  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 190438  
SEPTEMBER 6, 2019

**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 19PL1135

ROSCHER CROSSING ESTATES (FINAL – 23.18 ACRES)

Located west of Flour Bluff Drive & south of Glen Oak Drive.

Zoned: RS-6; RE

Owner: Four Baba Enterprises, LLC

Engineer: Munox Engineering

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

The Planning Commission originally approved the above plat on March 18, 2020 (expiration date of September 18, 2020). This is the first request for a six-month extension. The applicant states construction has been delayed due to permitting.



August 19, 2020

Delivered via Email – andrewd2@cctexas.com

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

Attn: Andrew Dimas, Senior City Planner

**RE: PLAT EXTENSION**

**CASE NO. 19L1135**

**ROSCHER CROSSING ESTATES**

To Whom it May Concern:

On behalf of the Owner, Four Baba Enterprises, LLC, we hereby request a six-month (6-month) extension for the referenced plat. This request is due to the delay of construction due to permitting.

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

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

Sincerely,

Munoz Engineering, LLC.

Thomas Tiffin, P.E.

Project Manager

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

WE, FOUR BABA ENTERPRISE, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
JACQUELINE AZALI, PRESIDENT

BY: \_\_\_\_\_  
ALYEH AZALI HATAMI FARDY, VICE PRESIDENT

BY: \_\_\_\_\_  
ELHAM AZALI, DIRECTOR

BY: \_\_\_\_\_  
SANDRA AZALI, DIRECTOR

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## PLAT OF

# ROSCHER CROSSING ESTATES

A TRACT OF LAND DESCRIBED AS A 10.00 ACRE TRACT OUT OF LOT 1, SECTION 39 AND A PORTION OF A 20.00 ACRE TRACT BEING ALL OF LOT 2, SECTION 39, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, AS SHOWN ON MAP RECORDED IN VOLUME A, PAGE 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 23.18 ACRES OF LAND



STATE OF TEXAS §  
COUNTY OF NUECES §

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

DATE: \_\_\_\_\_  
RONALD E BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF ROSCHER CROSSING ESTATES, APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH UNIT. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI - NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PUBLIC HEALTH OFFICER \_\_\_\_\_



STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF ROSCHER CROSSING ESTATES, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JALAL SALEH, PE  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AL RAYMOND, III, AIA  
SECRETARY

CARL CRULL, PE  
CHAIRMAN

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

NO. \_\_\_\_\_

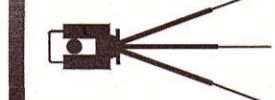
FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_.

KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

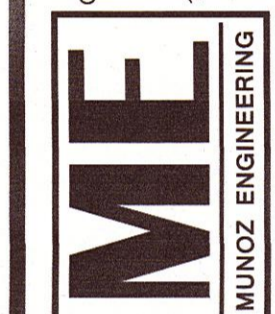
BY: \_\_\_\_\_  
DEPUTY

ENGINEER: THOMAS TIEFEL, PE  
SURVEYOR: RONALD BRISTER, RPLS  
OWNER: BABA ENTERPRISE, LLC  
ENGINEER: RONALD BRISTER, RPLS  
SURVEYOR: RONALD BRISTER, RPLS  
DRAWN BY: TBT  
CHECKED BY: RB  
APPROVED BY: TBT  
DRAWING DATE: 02/21/2020

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

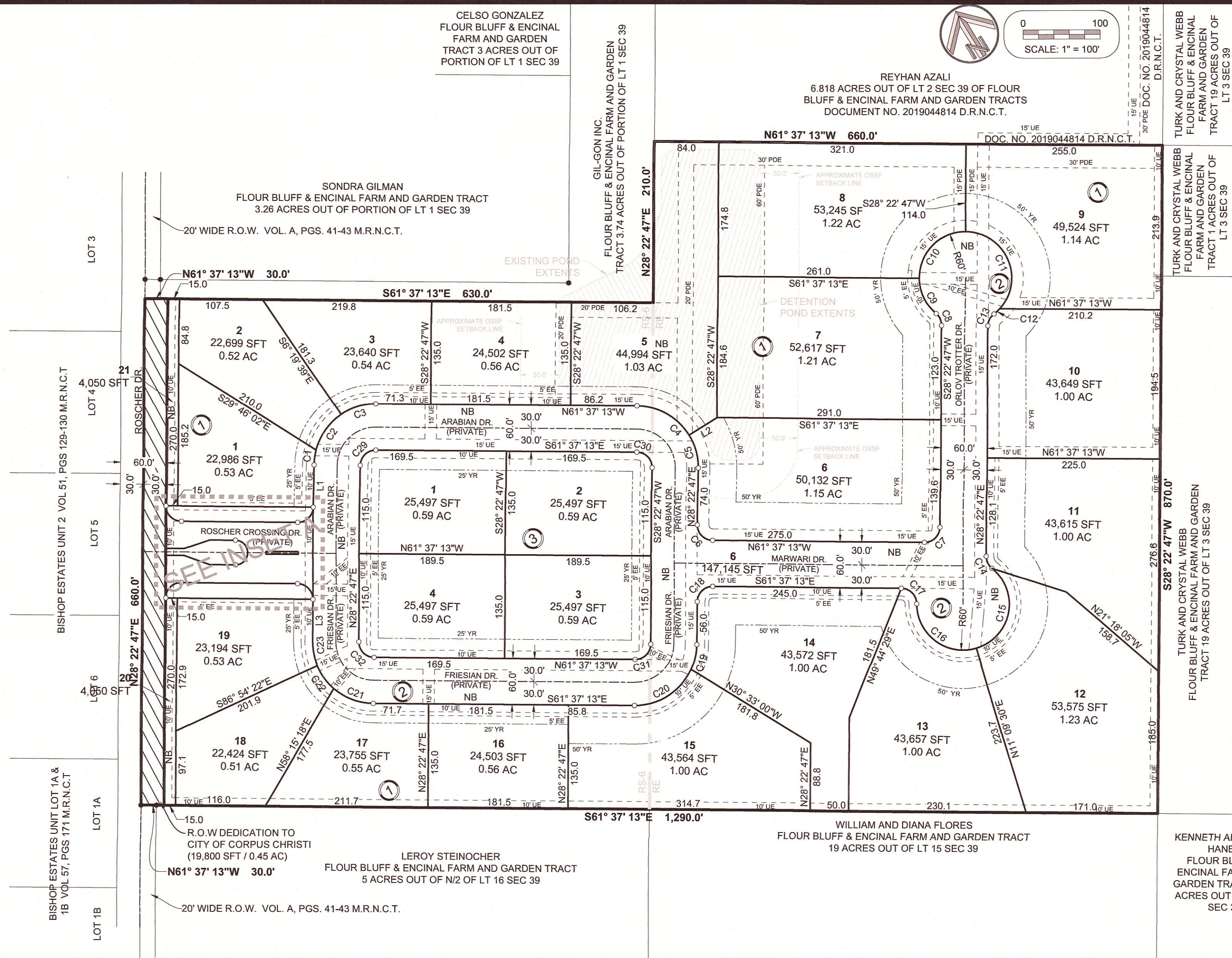


CIVIL-STRUCTURAL-MARINE  
TOPOGRAPHIC SURVEYING  
OFFICE: 361-946-4848  
1808 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
TBPB FIRM No. F-12240



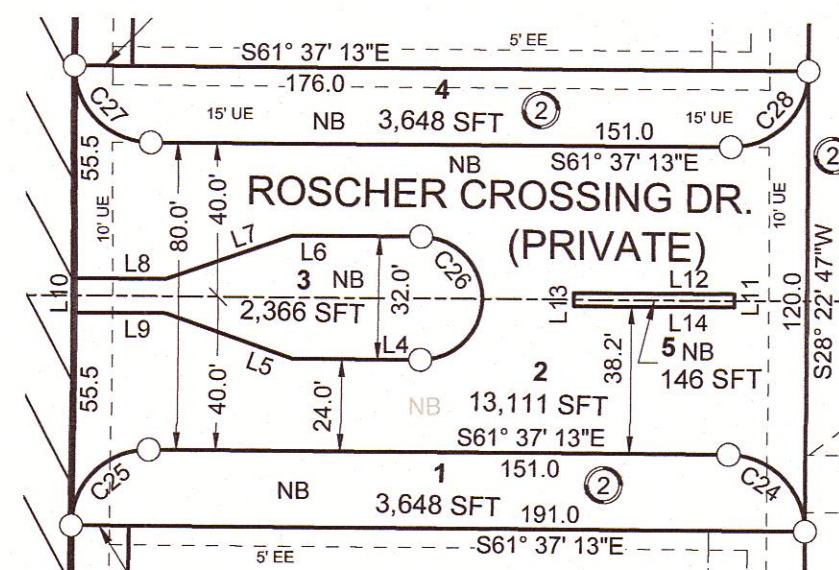
PLAT OF  
**ROSCHER CROSSING ESTATES**  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE 1  
TOTAL PAGES 3



### LEGEND

- IRON ROD FOUND  
 ✦ DRILL HOLE FOUND  
 ✦ CHISELED "X" IN CONCRETE  
 ● PROPERTY CORNER (NO ACCESS)  
 ○ SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD  
 ● BLOCK IDENTIFICATION
- PROPERTY BOUNDARY LINE  
 ————— ADJACENT BOUNDARY LINE  
 ————— PROPERTY LINE  
 ————— ADJACENT PROPERTY LINE  
 ————— ROAD CENTER LINE  
 ————— YARD REQUIREMENT  
 - - - - - EASEMENT
- M.R. - MAP RECORDS                      VOL - VOLUME  
 D.R. - DEED RECORDS                  PG - PAGE  
 N.C.T. - NUECES COUNTY, TEXAS
- AC - ACRE                                      AE - ACCESS EASEMENT  
    DE - DRAINAGE EASEMENT  
 SF - SQUARE FEET                          WE - WATER EASEMENT  
 YR - YARD REQUIREMENT                  UE - UTILITY EASEMENT  
    EE - ELECTRICAL EASEMENT
- GR - GARAGE SET BACK REQUIREMENT  
 PDE - PRIVATE DRAINAGE EASEMENT  
 NB - NON BUILDABLE



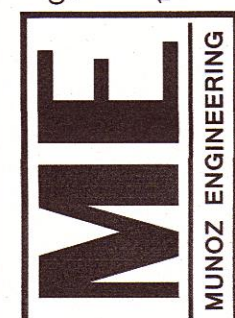
## INSET A

APPROVED  
MAR 18 2020  
PLANNING COMMISSION

## PLAT OF

# FLAT OF ROSCHER CROSSING ESTATES

CORPUS CHRISTI, NUECES COUNTY, TEXAS

CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING

RPUS CHRISTI, TX 7840

# Brister Surveying

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

ENGINEER:  
THOMAS TIFFIN, PE

**SURVEYOR:**  
**RONALD BRISTER, RPLS**

OWNER: **FOUR BABBA**

ENGINEER PID:	180146	SURVEYOR	XX
---------------	--------	----------	----

APPROVED BY	CHKD BY	TE
TBT	RB	

DRAWING DATE: 02/21/2020

ENGINEER:  
THOMAS TIFFIN, PE

**SURVEYOR:**  
**RONALD BRISTER, RPLS**

OWNER: **FOUR BABBA**

ENGINEER PID:	180146	SURVEYOR PID:	XX
---------------	--------	---------------	----

DRWN BY	CHKD BY	APPD BY
TBT	RB	TBT

DRAWING DATE: 02/21/2020

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.5'	80.00'	14.00'	S35° 22' 47"W	19.50'
C2	58.0'	80.00'	41.54'	S63° 08' 52"W	56.73'
C3	48.1'	80.00'	34.46'	N78° 51' 08"W	47.40'
C4	80.7'	80.00'	57.76'	N32° 44' 16"W	77.28'
C5	45.0'	80.00'	32.24'	N12° 15' 44"E	44.42'
C6	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'
C7	31.4'	20.00'	90.00'	S73° 22' 47"W	28.28'
C8	17.9'	20.00'	51.32'	S2° 43' 15"W	17.32'
C9	52.9'	60.00'	50.52'	S2° 19' 15"W	51.21'
C10	95.1'	60.00'	90.80'	S72° 58' 47"W	85.44'
C11	138.0'	60.00'	131.75'	N4° 15' 10"E	109.52'
C12	10.0'	60.00'	9.57'	N74° 54' 42"E	10.01'
C13	17.9'	20.00'	51.32'	N54° 02' 20"E	17.32'
C14	17.9'	20.00'	51.32'	N2° 43' 15"E	17.32'
C15	130.0'	60.00'	124.10'	N39° 06' 36"E	106.00'
C16	112.3'	60.00'	107.22'	S25° 13' 52"E	96.60'
C17	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C18	31.4'	20.00'	90.00'	N73° 22' 47"E	28.28'
C19	33.4'	80.00'	23.89'	N40° 19' 34"E	33.12'
C20	92.3'	80.00'	66.11'	N85° 19' 34"E	87.27'
C21	56.1'	80.00'	40.17'	S41° 32' 01"E	54.95'
C22	37.0'	80.00'	26.50'	S8° 11' 53"E	36.67'
C23	32.6'	80.00'	23.33'	S16° 42' 55"W	32.35'
C24	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'
C25	31.4'	20.00'	90.00'	S73° 22' 48"W	28.28'
C26	50.3'	16.00'	180.00'	N28° 22' 48"E	32.00'
C27	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C28	31.4'	20.00'	90.00'	N73° 22' 48"E	28.28'
C29	31.4'	20.00'	90.00'	N73° 22' 47"E	28.28'
C30	31.4'	20.00'	90.00'	S16° 37' 13"E	28.28'
C31	31.4'	20.00'	90.00'	S73° 22' 47"W	28.28'
C32	31.4'	20.00'	90.00'	N16° 37' 13"W	28.28'

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	55.00'	S28° 22' 47.00"W
L2	42.95'	S86° 08' 40.71"W
L3	55.00'	S28° 22' 47.00"W
L4	33.52'	N61° 37' 13.00"W
L5	34.99'	N42° 25' 49.83"W
L6	33.52'	S61° 37' 13.00"E
L7	34.99'	S80° 48' 36.17"E
L8	23.77'	S61° 37' 13.00"E
L9	23.77'	N61° 37' 13.00"W
L10	9.00'	N28° 22' 47.00"E
L11	3.50'	S28° 22' 47.00"W
L12	41.83'	S61° 37' 13.00"E
L13	3.50'	N28° 22' 40.57"E
L14	41.83'	N61° 37' 13.00"W

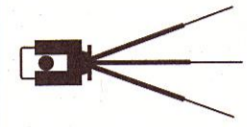
- PLAT NOTES:
- TOTAL PLATTED AREA CONTAINS 23.18 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, EASEMENTS, AND DEDICATIONS.
  - FEMA INFORMATION EFFECTIVE:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640315D, MAP REVISED AUGUST 3, 1989, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE B AND C.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*  
PRELIMINARY:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
  - RECEIVING WATERS  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
  - ALL ELEVATIONS ARE BASED ON NAVD88, GEOID09.
  - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
  - THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  - THE YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AT THE TIME OF APPROVAL AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - BLOCK 2, LOT 2 AND LOT 6 SHALL BE AN ACCESS EASEMENT FOR ACCESS OF PRIVATE AND PUBLIC UTILITIES AND ACCESS FOR LOTS ABUTTING LOT.
  - BLOCK 1, 2, AND 3 ARE GOVERNED BY THE ESTATES OF ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AND RESTRICTIVE COVENANTS.
  - BLOCK 1 LOT 5, 20, AND 21 SHALL BE NON-HABITABLE LOT OWNED AND MAINTAINED BY THE RCHOA.
  - BLOCK 1 LOTS 20 AND 21 SHALL NOT HAVE PRIVATE DRIVEWAY ACCESS TO ROSCHER DR
  - BLOCK 1 LOT 14 SHALL FRONT MARWARI DRIVE.
  - THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION. THE ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO:
    - PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR
    - INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
  - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRCRAFT AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
  - CURB AND GUTTER AND SIDEWALK IMPROVEMENTS ARE NOT REQUIRED AS PART OF SUBDIVISION IMPROVEMENTS.
  - PRIVATE DRAINAGE EASEMENT (PDE) IS DEDICATED TO THE ESTATES OF ROSCHER CROSSING HOMEOWNERS ASSOCIATION (RCHOA) AND WILL BE MAINTAINED BY RCHOA.
  - ELECTRICAL EASEMENT (EE) IS DEDICATED TO THE ELECTRICAL UTILITY.
  - TCEQ CHAPTER 285 OSSF SYSTEMS, SUBDIVISIONS OF SINGLE-FAMILY DWELLINGS SERVED BY A PUBLIC WATER SUPPLY AND USING INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF'S) FOR SEWAGE DISPOSAL, SHALL HAVE LOTS OF AT LEAST HALF ACRE (21780 SQ. FT.). PROPERTIES WITH UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THE PROPERTY LINE SEVERELY RESTRICT WHAT SIZE HOME CAN BE BUILT ON THE PROPERTY, AS WELL AS, WHAT AMENITIES (SUCH AS SWIMMING POOLS, SHEDS AND CIRCULAR DRIVEWAYS) CAN BE CONSTRUCTED. DUE TO TCEQ SET BACK REQUIREMENTS FROM EASEMENTS SET, PROPERTIES MAY HAVE TO PLACE LIMITS ON THE SIZE OF HOMES IN ORDER TO ENSURE LAND REQUIREMENTS SET BY TCEQ ARE MET FOR THE OSSF DISPOSAL, DESIGNS AND LAYOUT TO BE FULFILLED PROPERLY. (HEALTH DEPARTMENT)
  - DEVELOPMENT FOR LOT 7 AND LOT 8, BLOCK 1 MAY BE LIMITED ACCORDING TO PLAT NOTE #20 FROM HEALTH DEPARTMENT TO ENSURE PROPER OSSF DISPOSAL.



**NOTICE**  
ON SITE SEWAGE FACILITY NOTICE  
ALL LOTS TO BE USED FOR RESIDENTIAL OR COMMERCIAL PURPOSES WITHIN THIS PLAT WILL BE REQUIRED TO HAVE A ON SITE SEWAGE FACILITY, OR BETTER KNOWN AS A SEPTIC SEWER, THAT MEETS THE REQUIREMENTS OF THE CITY OF CORPUS CHRISTI AND THE STATE OF TEXAS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY, PURCHASER OF THE PROPERTY, ARCHITECT, SITE ENGINEER, AND BUILDER OF ANY STRUCTURE TO UNDERSTAND THE REQUIREMENTS OF THE CONSTRUCTION AND MAINTENANCE OF A ON SITE SEWAGE FACILITY PRIOR TO THE SELL, PURCHASE, OR COMMENCING CONSTRUCTION.

ENGINEER	THOMAS TIFEN, PE
OWNER	SCOTT & JENNIFER BRISTER, RPLS
OWNER	FOUR BABBA
ENGINEER PID	180146
DRWN BY	TBT
CHKD BY	RB
DATE	02/23/2020

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



CIVIL-STRUCTURAL-MARINE  
TOPOGRAPHIC SURVEYING  
OFFICE: 361-846-4848  
1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
TSPE FIRM No. F-12240



PLAT OF  
**ROSCHER CROSSING ESTATES**  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 2, 2020**

PROJECT: 19PL1053

RANCHO VISTA SUBDIVISION, UNIT 19 (FINAL – 4.04 ACRES)

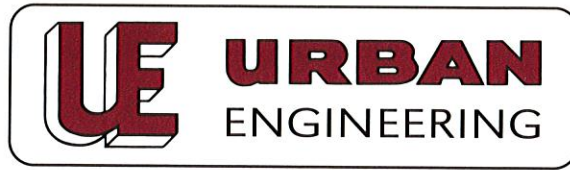
Located South of Repcon Drive between Fort Griffen and Cattlemen Drive.

Zoned: RS 4.5

Owner: Related Investors, Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 24 lots for a single-family residential subdivision. The Planning Commission originally approved the above plat on August 21, 2019 (expiration date of February 21, 2020). This is the second request for a six-month extension. The applicant states the developer has completed Unit 17 and is ready to begin construction on this unit but may not break ground before the expiration date.



February 4, 2020

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

Subject: Rancho Vista Subdivision Unit 19 (Final plat) – time extension request

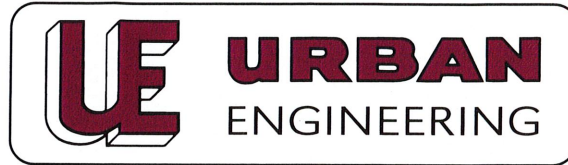
Mr. Orozco:

The final plat of Rancho Vista Subdivision Unit 19 is due to expire on February 21, 2020. At this time, we, Urban Engineering, on behalf of Related Investors, Ltd., would like to request a time extension of six (6) months for the above referenced project. The developer is awaiting the completion of Rancho Vista Subdivision Unit 17 before beginning construction of this Unit. We have included a check in the amount of \$38.00 (No. 029392) for this request. Please feel free to call if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', with a large, stylized flourish extending from the end of the signature.

Xavier Galvan



August 13, 2020

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

Subject: Rancho Vista Subdivision Unit 19 (Final plat) – time extension request

Mr. Orozco:

The final plat of Rancho Vista Subdivision Unit 19 is due to expire on August 21, 2020. At this time, we, Urban Engineering, on behalf of Related Investors, Ltd., would like to request a time extension of six (6) months for the above referenced project. The developer has just completed Unit 17 and is ready to begin construction on this Unit, but may not break ground before the expiration date. We have included a check in the amount of \$38.00 for this request. Please feel free to call if you have any questions or comments.

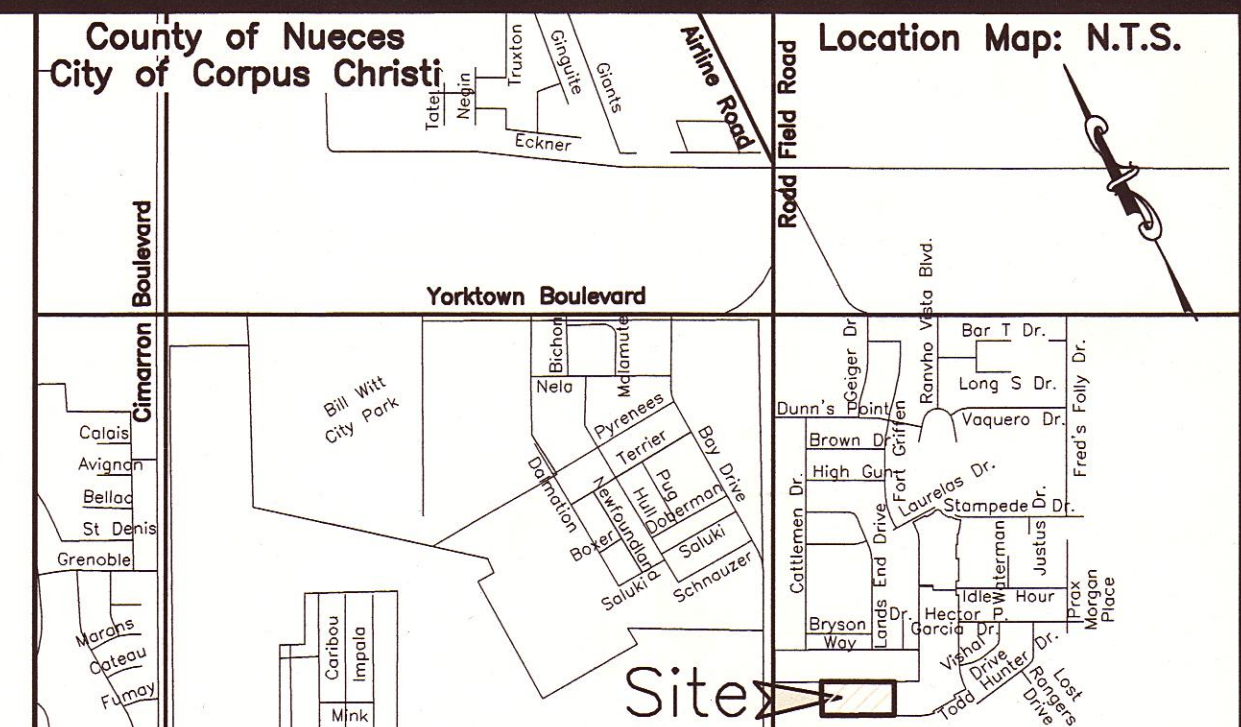
Thank you

A handwritten signature in black ink, appearing to read 'Xavier Galvan', is written over the 'Thank you' text.

Xavier Galvan

**Notes:**

1. Total platted area contains 4.04 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.



*Plat of*  
**Rancho Vista Subdivision**  
**Unit 19**

*being 4.04 Acres of Land out of Lots 1 and 2, Section 24,  
Flour Bluff and Encinal Farm and Garden Tracts, a map of which  
is recorded in Volume A, Pages 41-43, Map Records of Nueces  
County, Texas.*

State of Texas  
County of Nueces

YORKTOWN OSO JOINT VENTURE, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: YORKTOWN OSO JOINT VENTURE

By: \_\_\_\_\_  
FRED BRASELTON, Managing Partner

State of Texas  
County of Nueces

This instrument was acknowledged before me by FRED BRASELTON, as Managing Partner of YORKTOWN OSO JOINT VENTURE, on behalf of said JOINT VENTURE.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas



State of Texas  
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by YORKTOWN OSO JOINT VENTURE, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: AMERICAN BANK

By: \_\_\_\_\_  
PHILLIP J. RITLEY, Senior Lending Officer

State of Texas  
County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

State of Texas  
County of Nueces

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Nina Nixon-Mendez, FAICP  
Secretary

Eric Villarreal, P.E.  
Chairman

State of Texas  
County of Nueces

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

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

No. \_\_\_\_\_  
Filed for Record

at \_\_\_\_\_ O'clock \_\_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_.

Kara Sands, County Clerk  
Nueces County, Texas

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

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

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**RECEIVED**  
24 JUL 2019  
City of Corpus Christi  
Development Services



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

Revised: 6/25/19  
Submitted: 5/8/19  
SCALE: None  
JOB NO.: 39319.B9.02  
SHEET: 1 of 2  
DRAWN BY: XG

© 2019 by Urban Engineering  
urbansurvey1@urbaneng.com

Plat of  
**Rancho Vista Subdivision**  
**Unit 19**

being 4.04 Acres of Land out of Lots 1 and 2, Section 24,  
Flour Bluff and Encinal Farm and Garden Tracts, a map of which  
is recorded in Volume A, Pages 41-43, Map Records of Nueces  
County, Texas.

