



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, September 16, 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, 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: PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to catherineg@cctexas.com no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at www.cctexas.com/departments/city-secretary.
- III. Approval of Absences: None.

IV. Approval of Minutes

1. [20-1110](#) Regular Meeting Minutes of September 2, 2020

Attachments: [9.2.20PCDraftMinutes](#)

V. Consent Public Hearing (Items A & B) - Discussion and Possible Action**A. New Plats**

2. [20-1111](#) 20PL1065
LONDON TOWNE SUBDIVISION UNIT 2 (FINAL - 11.809 ACRES)
Located east of County Road 33 and north of F.M. 43.

Attachments: [CoverPg-London2_09.16.20MTG](#)
[London Unit2 ResolutionCommR1_8-20-20](#)
[London Unit 2 R1_8-11-20](#)

3. [20-1112](#) 20PL1066
LONDON TOWNE SUBDIVISION, UNIT 3 (FINAL - 7.272 ACRES)
Located west of County Road 33 and north of F.M. 43.

Attachments: [CoverPg-London3_09.16.20MTG](#)
[London Unit 3 R1_8-11-20](#)
[London Unit3 Resolution R1_8-11-20](#)

4. [20-1113](#) 20PL1067
LONDON TOWNE SUBDIVISION UNIT 4 (FINAL - 7.363 ACRES)
Located west of County Road 33 and north of F.M. 43.

Attachments: [CoverPg-London4_09.16.20MTG](#)
[London Unit4 Resolution R1_8-11-20](#)
[Plat-LondonTowne4](#)

5. [20-1114](#) 20PL1068
LONDON TOWNE SUBDIVISION UNIT 5 (FINAL - 5.354 ACRES)
Located east of County Road 33 and north of F.M. 43.

Attachments: [CoverPg-London5_09.16.20MTG](#)
[London Unit5 Resolution R1_8-20-20](#)
[London Unit 5 R1_8-11-20](#)

6. [20-1115](#) 20PL1074
 LAGUNA VISTA SHORES, BLOCK 5, LOT 7R(REPLAT - 0.29 ACRES)
 Located south of Mediterranean Drive and east of Laguna Shores Road.

Attachments: [CoverPg-LagunaVista 09.16.20MTG](#)
[LagunaVistaShores, Blk5, Lot7R-Comments.R1](#)
[Laguna Vista Shores, Block 5, Lot 7R.R1](#)

B. New Zoning

7. [20-1116](#) **Public Hearing - Rezoning Property at or near 3601 Interstate 69**

Case No. 0920-01 - Nemec Family Properties, Ltd: Ordinance rezoning property at or near 3601 Interstate 69 (located along the west side of Interstate 69, south of Northwest Boulevard (Farm to Market Road 624), and north of County Road 52), from the “FR” Farm Rural District to the “CG-2” General Commercial District.

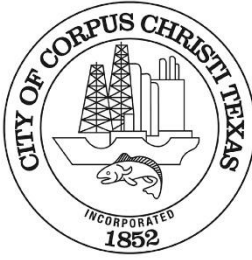
Attachments: [PC Report - Nemec Family Properties, LTD](#)
[PC Presentation - Nemec Family Properties, LTD](#)

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.



CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

MINUTES REGULAR MEETING

PLANNING COMMISSION

Wednesday, September 2, 2020

5:30 P.M.

City Hall 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: For the record, Andrew Dimas, Development Services, informed the Commission that no written public comment forms were submitted.

III. APPROVAL OF ABSENCES: None.

IV. APPROVAL OF MINUTES

1. Regular Meeting of August 19, 2020

A motion was made by Commissioner York to approve item "1". The motion was seconded by Commissioner Zarghouni and the motion passed.

V. CONSENT PUBLIC HEARING: (ITEM A) – Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, item V.A. Mr. Dimas read the Consent Agenda items into the record. New Plat item "2" satisfies all requirements of the UDC/State Law and the Technical Review Committee recommends approval; Staff recommends approval for accompanying sidewalk waiver item "3" as stated in Staff's report. New Plat items "4, 5 & 6" satisfy all requirements of the UDC and State Law; the Technical Review Committee recommends approval. Staff also recommends approval for Time Extension items "7, 8 & 9".

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioner Schroeder asked questions regarding item "5". After Commissioner questions concluded, Chairman Baugh opened the public hearing. There being no public comment, Chairman Baugh closed the public hearing.

A motion was made by Commissioner York to approve Staff's recommendation for items "2, 3, 4, 5, 6, 7 & 8" as presented. The motion was seconded by Commissioner Salazar-Garza and the motion passed with no abstentions.

A motion was made by Commissioner Schroeder to approved Staff's recommendation for item "9". The motion was seconded by Commissioner Zarghouni and the motion passed with Commissioner York abstaining.

A. PLATS

NEW PLATS

- 2. 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.
- 3. 20PL1063**
CORPUS CHRISTI (407) ADDITION, BLOCK 1, LOT 1 (FINAL – 2.716 ACRES)
Located west of Linn Street and north Leopard Street.

PLAT EXTENSIONS

4. **19PL1075**
BAY VIEW ADDITION, BLOCK 11, LOT 19R (FINAL REPLAT – 0.34 ACRES)
Located south Craig Street and east Seventh Street.
5. **19PL1135**
ROSCHER CROSSING ESTATES (FINAL – 23.18 ACRES)
Located west of Flour Bluff Drive & south of Glen Oak Drive.
6. **19PL1053**
RANCHO VISTA SUBDIVISION, UNIT 19 (FINAL – 4.04 ACRES)
Located South of Repcon Drive between Fort Griffen and Cattlemen Drive.

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

VII. **ITEMS TO BE SCHEDULED: None.**

VIII. **ADJOURNMENT OF PLANNING COMMISSION MEETING**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 5:37 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 16, 2020**

PROJECT: 20PL1065

LONDON TOWNE SUBDIVISION UNIT 2 (FINAL – 11.809 ACRES)

Located east of County Road 33 and north of F.M 43.

Zoned: RS-6

Owner: Braselton Development Company, LTD Elizabeth Anne Meaney
Trustee/Joseph J Meaney Trustee

Engineer: Urban Engineering

The applicant proposes to plat the property to construct 64 lots for a residential subdivision. 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: 7-24-10
Revisions Received Date (R1): 8-11-20
Staff Response Date (R1): 8-17-20/ 8-20-20
Urban Engineering Responses for Traffic Engineer: 8-19-2020
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-16-20

Urban Engineering Responses: 8-19-2020
Urban Engineering Responses: 8-11-2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Project: 20PL1065

LONDON TOWNE SUBDIVISION UNIT 2 (FINAL – 11.809 ACRES)
Located east of County Road 33 and north of F.M 43

Zoned: RS-6

Owner: Braselton Development Company, LTD Elizabeth Anne Meaney Trustee/Joseph J Meaney Trustee
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 64 lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood. They will be correct prior to recordation of this Unit.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation London Towne Subdivision Unit 1 will need to be recorded.	Understood	Prior to recordation		
2	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.”	Note has been added	Addressed		
3	Plat	Show and label yard requirement along the frontage of County Road 33 for Block 19, Lots 3, 4 and 5.	yard requirement has been added	Addressed		
4	Plat	Show and label utility easement for Block 19, Lots 8-14 and Block 25, Lots 1 & 32 along Everly Lane.	Easement has been added along Lots 8-14, Block 19 and Lots 1 and 32, Block 25	Addressed: Street names modified.		
5	Plat	Show and label yard require for Block 19, Block 15 along Everly Lane.	Easement has been added	Addressed: Street names modified.		
6	Plat	Identify the dashlines along the rears Block 20 Lots 34-37.	label has been added	Addressed		
7	Plat	Prior to recordation, show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation		
8	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	this is served by NEC, but understood	Prior to recordation		
9	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded..."	Understood	Prior to recordation		
10	Plat	Prior to recordation show and label the recording information for Unit 1	Understood	Prior to recordation		
11	Plat	Water Lot fee – 64 Lots x \$182.00/Lot = \$11,648.00	Understood	Prior to recordation		

12	Plat	Wastewater Lot fee – 64 Lots x \$393.00/Lot = \$25,152.00	Understood	Prior to recordation		
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PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

DEVELOPMENT SERVICES ENGINEERING				
Action	Yes	No		
Public Improvements Required?	Yes	Understood	Will be addressed with PI Plans	
Water	Yes	Understood	Will be addressed with PI Plans	
Fire Hydrants	Yes	Understood	Will be addressed with PI Plans	
Wastewater	Yes	Understood	Will be addressed with PI Plans	
Manhole	Yes	Understood	Will be addressed with PI Plans	
Stormwater	Yes	Understood	Will be addressed with PI Plans	
Sidewalks	Yes	Understood	Will be addressed with PI Plans	
Streets	Yes	Understood	Will be addressed with PI Plans	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted	Will be addressed with PI Plans		
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".	Note has been added	Addressed		
3		Additional comments may come your way contingent the approval of the preliminary plat.	Noted	Addressed		
4		Provide 2 - Type III barricades in six locations.	Understood as informational for platting stage. Will be addressed with public improvement plans.	Will be addressed with PI Plans		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

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	Informational	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.	Noted			
3	Informational	Review these 4 streets to provide cul-de-sac. Provide turning path drawings for emergency vehicles.	Comment unclear and listed as informational. Assume this will be addressed at public improvement stage since it pertains to design.			
4	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.	Noted			

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 Traffic Engineering Department to meet the City’s continuous lighting standards.	Noted			
6	Informational	The “street lighting plan” must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Noted			
7	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.	Noted			
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.	Noted			
9	Informational	This comment is from Unit 1 Public Improvements which need to be addressed for Unit 2 . The drawings from Unit 1 indicate one (1) STOP sign along Everly Lane. However, there are several turning movements that will occur as a result of the intersections at London Towne Boulevard and Everly Lane and Thomas Chase Drive. As future units are developed there will be increased traffic coming towards London Towne Boulevard within the subdivision and CR 33. With only one STOP sign, as proposed, the following movements are not controlled within the intersection: - Right-turn movements from Thomas Chase Drive onto London Towne - Thru movements from Thomas Chased Drive onto Everly Lane - Right-turn/Left-turn movements from London Towne onto Everly Lane	Noted			
10	Informational	This comment is from Unit 1 Public Improvements which need to be addressed for Unit 2 . The drawings indicate a trail/sidewalk within the median. This pedestrian path has a connection across CR 33. The plans did not indicate any traffic control devices (e.g. pavement markings, signage) that would alert a motorist regarding a mid-block crossing. Additionally, there is no lighting over the intersection to increase visibility. County roads generally have higher speed limits (e.g. 60 mph) than streets in an urban district (30 mph). Per TMUTCD guidance, new crosswalks should not be installed across roads with speeds in excess of 40 mph without other measures designed to reduce speed and enhance driver awareness. If an all-way STOP intersection is not warranted, then other measures are required to safely cross pedestrians.	Noted			
11	Informational	This comment is from Unit 1 Public Improvements which need to be addressed for Unit 2 . No Outlet/Dead End Signage needs to be included at entrance to hammerhead streets.	Noted			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Construct 64 residential lots WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. REQUIRED ACCESS-ALLL BUILDINGS AND STRUCTURES.	Noted			
2	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 D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Noted			

3	Plat	Note: Street width for Fire Access C.R. 33 is substandard and affects emergency services response. Portions of C.R. 33 have not yet been widened to the required dimensions to support fire department response. Note: Block 18 creates an Island which substantially reduces the required width for fire dept access.	Noted			
4	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).	Noted			
5	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 Note: a drivable surface capable of handling the weight of fire apparatus is require to be in place prior to “going vertical” with the structure.	Noted			
6	Plat	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs. 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 (hammer head dimensions to follow City Design Standards.)	Noted			
7	Plat	Note: Hammerheads on roads T-1 through T-4 as well as T-6 through T-9 are required to meet the current standards for hammerheads. RESIDENTIAL DEVELOPMENTS-One- or two-family dwelling residential developments.	Noted			
8	Plat	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.	Noted			
9	Plat	Exceptions: The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Noted			
10	Plat	Note: C.R. 33 is the only accessible road to this development. A separate road for Fire Dept. Access is required should C.R. 33 ever become impassable.	Noted			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lots 7 & 10, 8 & 10 and 9 & 10, blk. 19	Easements have been added	Addressed		
2	Plat	Request 10' U.E. on lot 14 , blk. 19 south side of property	Easement has been added	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Understood	Prior to recordation		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	Prior to recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 64 units = \$12,800.00 (Unplatted lots) (UDC 8.3.6)	Understood	Prior to recordation		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.8 miles West of Cabaniss Field. May require Aeronautical study based on method of construction.	Understood			

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

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

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

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

INFORMATIONAL
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.
LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 11.809 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area outside of 0.2% annual chance floodplain). The more stricter of the two designations shall be considered.
6. Direct access onto County Road 33 from Lots 3, 4 and 5, Block 19, is prohibited.
7. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.

Plat of
London Towne Subdivision
Unit 2

being a 11.809 Acre Tract, out of Section D, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; and being a portion of a 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas, and a portion of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, 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: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

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 Braselton Development Company, Ltd., a Texas limited partnership, 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

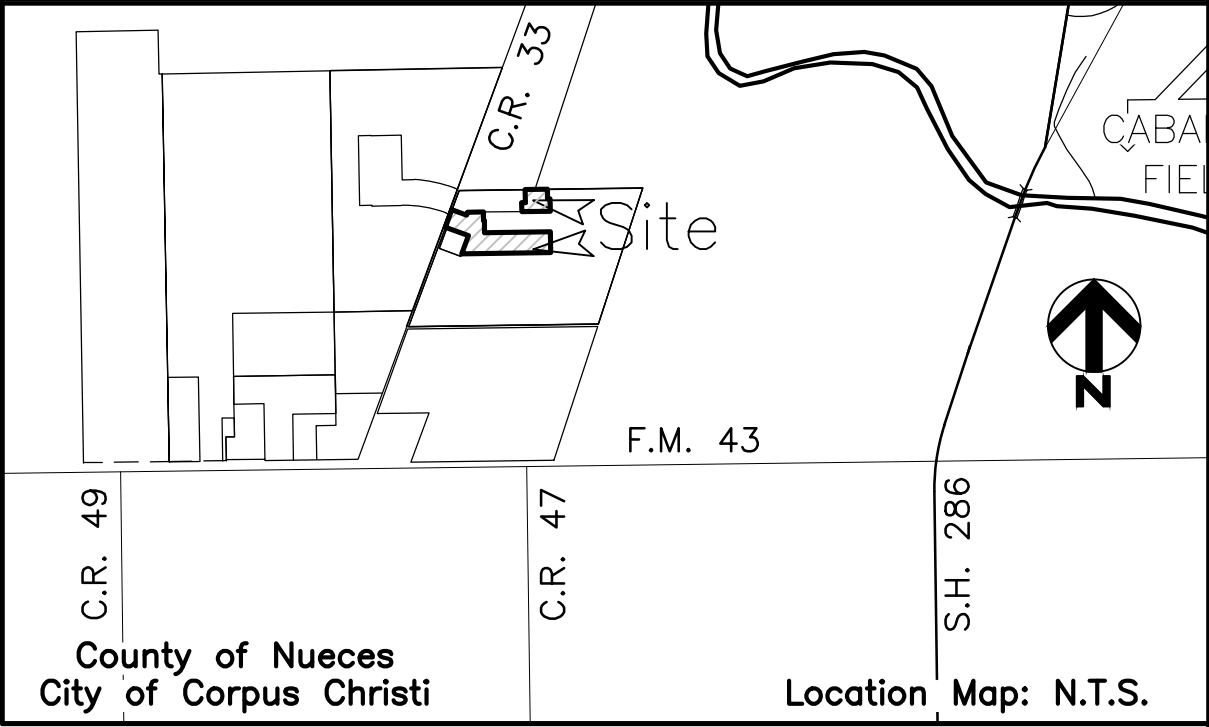
By: _____
Phillip J. Ritley, Senior Lending Officer

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_____.

Jalal Saleh, P.E.,
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.,
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

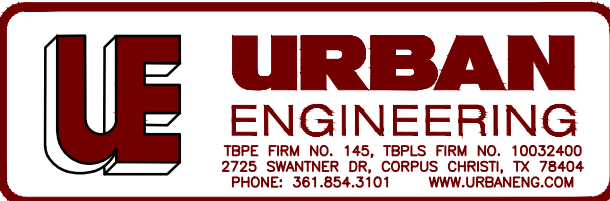
State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

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

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



Revised: 8/11/20
Submitted: 6/17/20
SCALE: None
JOB NO.: 42900.C0.01
SHEET: 1 of 2
DRAWN BY: XG

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L.A.S.N.R.A.
SURVEY 140, ABSTRACT 812

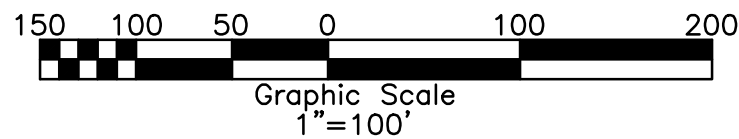
8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2016053230, O.P.R.N.C.T.)
(Owner: Agape Ranch)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	33°21'13"	25.00'	14.55'	S36°57'18"W	14.35'
C2	177°46'08"	60.00'	186.16'	N35°15'10"W	119.98'
C3	33°21'13"	25.00'	14.55'	N72°32'23"E	14.35'
C4	90°00'00"	10.00'	15.71'	N45°47'01"W	14.14'
C5	69°02'07"	10.00'	12.05'	N54°41'55"E	11.33'
C6	90°00'00"	10.00'	15.71'	N44°12'59"E	14.14'
C7	90°00'00"	10.00'	15.71'	N45°47'01"W	14.14'
C8	90°00'00"	10.00'	15.71'	N44°12'59"E	14.14'
C9	3°23'44"	60.00'	3.56'	N51°56'02"E	3.56'
C10	49°28'04"	60.00'	51.80'	N25°30'08"E	50.21'
C11	35°18'39"	60.00'	36.98'	N16°53'13"W	36.39'
C12	41°38'56"	60.00'	43.61'	N55°22'01"W	42.66'
C13	47°56'45"	60.00'	50.21'	S79°50'09"W	48.76'
C14	15°37'41"	25.00'	6.82'	S63°40'37"W	6.80'
C15	17°43'31"	25.00'	7.73'	N80°21'13"E	7.70'
C16	111°03'43"	10.00'	19.38'	S35°15'10"E	16.49'

LINE	BEARING	DISTANCE
L1	N20°16'42"E	37.91'
L2	S00°47'01"E	110.00'
L3	N89°12'59"E	10.46'
L4	S00°47'01"E	160.00'
L5	S20°16'42"W	33.23'
L6	S20°10'52"W	82.99'
L7	S20°10'52"W	107.21'
L8	N20°10'52"E	68.19'
L9	S00°47'01"E	125.00'
L10	N89°12'59"E	32.28'
L11	S00°47'01"E	160.00'
L12	N00°47'01"W	114.00'
L13	N89°12'59"E	47.72'
L14	N00°47'01"W	171.00'

Legend:

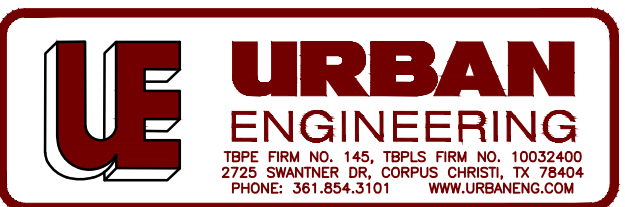
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- Nail, Found



Plat of
London Towne Subdivision
Unit 2

being a 11.809 Acre Tract, out of Section D, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; and being a portion of a 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas, and a portion of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas.

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



Revised: 8/11/20
Submitted: 6/17/20
SCALE: 1"=100'
JOB NO.: 42900.C0.01
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 16, 2020**

PROJECT: 20PL1066

LONDON TOWNE SUBDIVISION, UNIT 3 (FINAL – 7.272 ACRES)

Located west of County Road 33 and north of F.M. 43.

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd; Alyssa Ann Brown McCoy, Bill J Brown
and Regan Travis Brown

Engineer: Urban Engineering

The applicant proposes to plat the property to construct 36 lots for a residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

Notes:

1. Total platted area contains 7.272 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area of 0.2% annual chance flood). The more stricter of the two designations shall be considered.
7. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
9. No driveways allowed onto Eltonne Garden Drive from Lots 28, 40, 41 and 53, Block 7.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, 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: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

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 Braselton Development Company, Ltd., a Texas limited partnership, 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

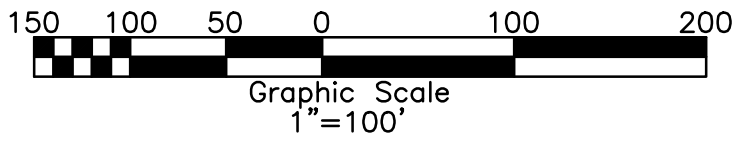
By: _____
PHILLIP J. RITLEY, Senior Lending Officer

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



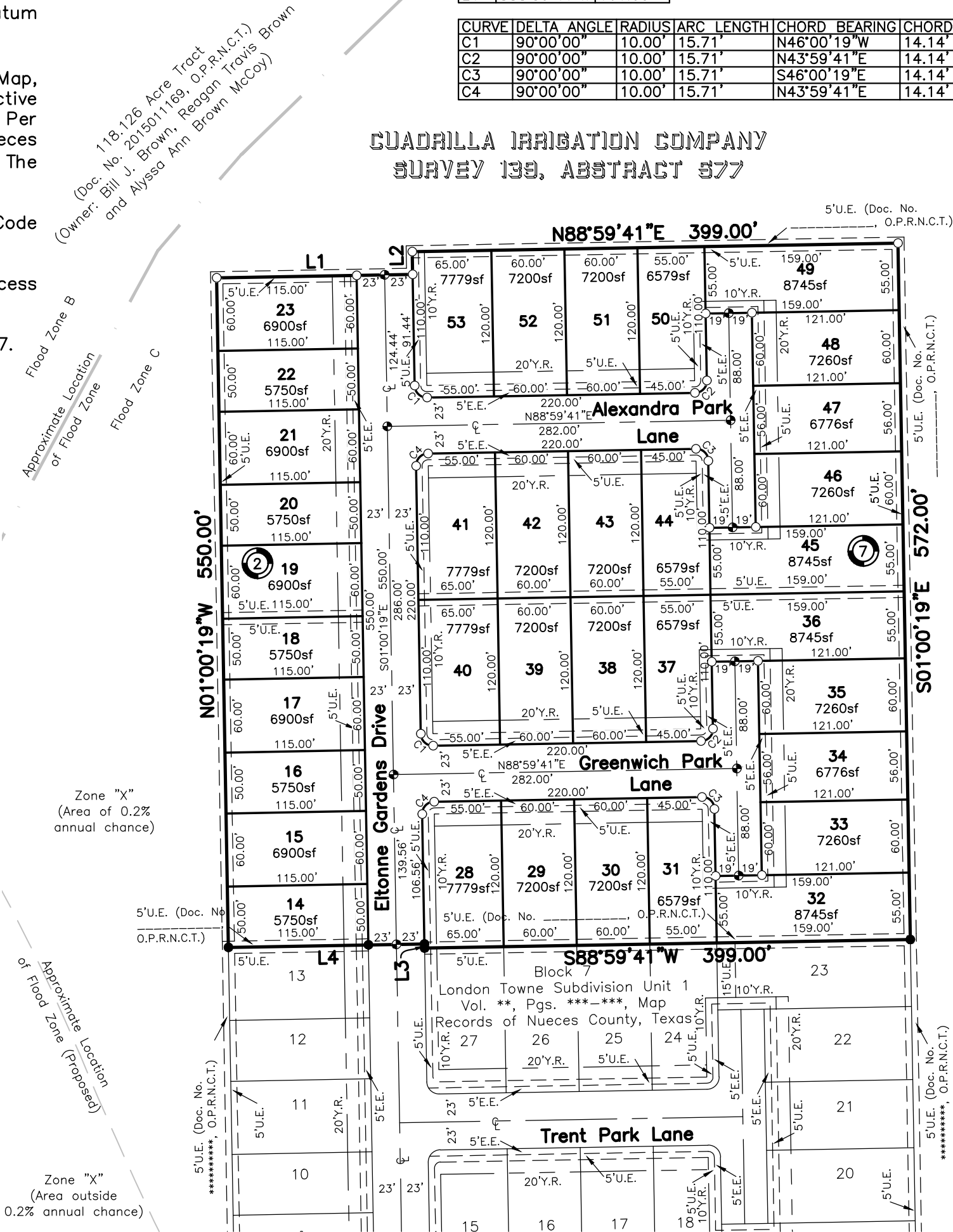
LINE	BEARING	DISTANCE
L1	N88°59'41"E	161.00'
L2	N01°00'19"W	18.56'
L3	N01°00'19"W	3.44'
L4	S88°59'41"W	161.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N46°00'19"W	14.14'
C2	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'
C3	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C4	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'

Legend:

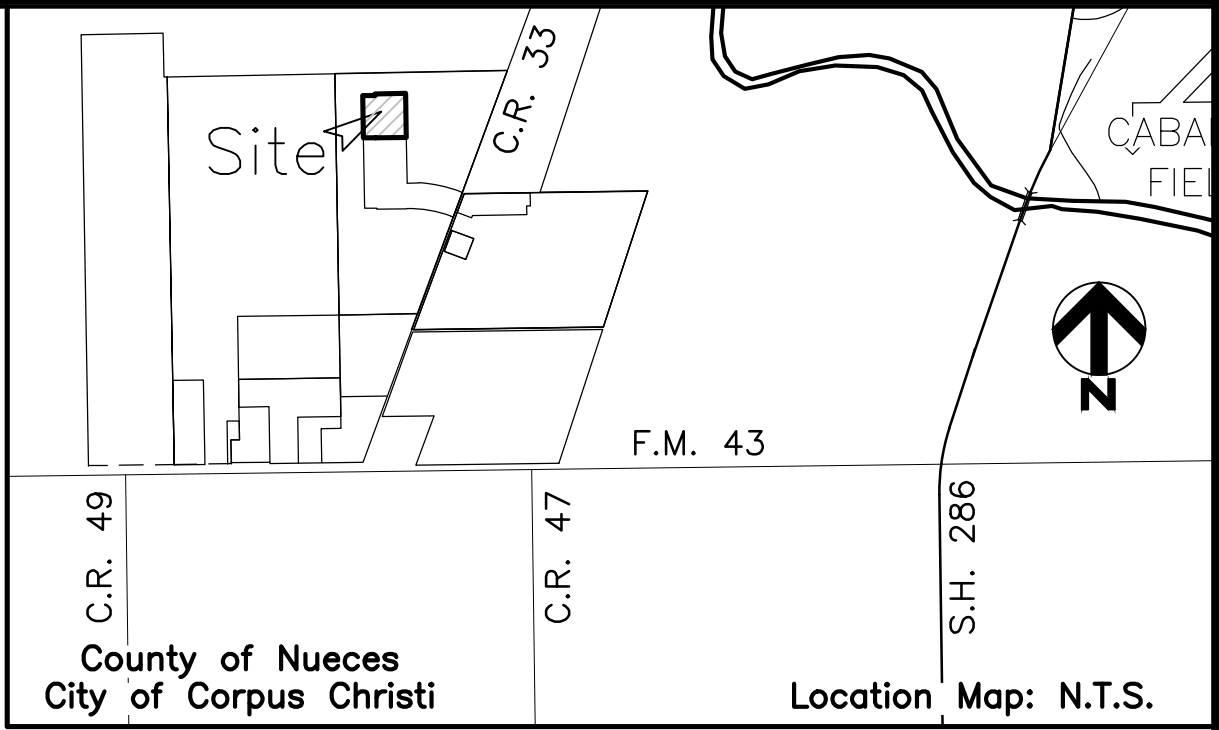
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- Nail, Found

CUADRILLA IRRIGATION COMPANY
SURVEY 139, ABSTRACT 577



Plat of
London Towne Subdivision
Unit 3

being a 7.272 Acre Tract, being situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 7.272 Acre Tract being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 201501169, Official Public Records of Nueces County, Texas.



State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

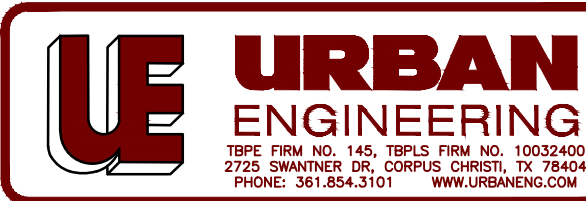
State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

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

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



Revised: 8/11/20
Submitted: 6/17/20
SCALE: 1"=100'
JOB NO.: 42900.C0.02
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey1@urbaneng.com

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): 8-11-20
Staff Response Date (R1): 8-20-20
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-16-20

Urban Engineering Responses: 8-11-2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Project: 20PL1066

LONDON TOWNE SUBDIVISION, UNIT 3 (FINAL – 7.272 ACRES)
Located west of County Road 33 and north of F.M. 43

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd/Alyssa Ann Brown McCoy, Bill J Brown and Regan Travis Brown
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 36 lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood. They will be correct prior to recordation of this Unit.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation London Towne Subdivison Unit 1 will need to be recorded.	Understood	Prior to recordation		
2	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.”	Note has been added	Addressed		
3	Plat	Identify the dashlines along the inside rear of Block 2, Lots 14-23.	label has been added	Addressed		
4	Plat	Identify the south and north dashlines for Block 2, Lot 23.	label has been added	Addressed		
5	Plat	Identify the dashlines along the abutting rear of Block 7, Lots 49-53.	labels have been added	Addressed		
6	Plat	Prior to recordation, show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation		
7	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	property is served by NEC, but understood	Prior to recordation		
8	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded..."	Understood	Prior to recordation		

9	Plat	Prior to recordation show and label the recording information for Unit 1	Understood	Prior to recordation		
10	Plat	Water Lot fee – 36 Lots x \$182.00/Lot = \$6,552.00	Understood	Prior to recordation		
11	Plat	Wastewater Lot fee – 36 Lots x \$393.00/Lot = \$14,148.00	Understood	Prior to recordation		
12	Plat	Land Development Division does not support the "Hammerhead" cul-de-sac design.	Understood to be informational. no design was submitted as this is platting stage. Design to be reviewed and approved with public improvement plans. Hammerheads to conform to current UDC which requires compliance with IFC.	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes	Understood	Will be addressed with thePI Plans.
Water	Yes	Understood	Will be addressed with thePI Plans.
Fire Hydrants	Yes	Understood	Will be addressed with thePI Plans.
Wastewater	Yes	Understood	Will be addressed with thePI Plans.
Manhole	Yes	Understood	Will be addressed with thePI Plans.
Stormwater	Yes	Understood	Will be addressed with thePI Plans.
Sidewalks	Yes	Understood	Will be addressed with thePI Plans.
Streets	Yes	Understood	Will be addressed with thePI Plans.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted	Will be addressed with thePI Plans.		
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".	Note has been added	Addressed		
3		Additional comments may come your way contingent the approval of the preliminary plat.	Noted	No hammer heads are allowed		
4		Provide 2 - Type III barricades in one locations.	Understood as informational for platting stage. Will be addressed with public improvement plans.	Will be addressed with thePI Plans.		
5	Plat	Add the following note "No driveways are allowed on Eltonne Gardens Drive except for Block 2 lots".	Note has been added	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

3	Plat	Solid Waste does not support the "Hammerhead" cul-de-sac design.	Understood to be informational. no design was submitted as this is platting stage. Design to be reviewed and approved with public improvement plans. Hammerheads to conform to current UDC which requires compliance with IFC.	Addressed		
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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	Informational	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.	Noted			
3	Informational	Review these 4 streets to provide cul-de-sac. Provide turning path drawings for emergency vehicles.	Comment unclear and listed as informational. Assume this will be addressed at public improvement stage since it pertains to design.			
4	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.	Noted			
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 mininum, 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 continous lighting standards.	Noted			
6	Informational	The “street lighting plan” must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Noted			
7	Informational	Preliminary “written” approval of the “street lighting plan”, by the City’s Traffic Engineering Department, is required before the utilty 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.	Noted			
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.	Noted			

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

1	Plat	No comment.	Understood			
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FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Construct 36 residential lots WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Noted			
2	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 D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders	Noted			
3	Plat	Note: Street width for Fire Access C.R. 33 is substandard and affects emergency services response. Portions of C.R. 33 have not yet been widened to the required dimensions to support fire department response.	Noted			
4	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).	Noted			
5	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	Noted			
6	Plat	Note: a drivable surface capable of handling the weight of 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. (hammer head dimensions to follow City Design Standards.)	Noted			
7	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: Everly Lane and Kings Road appear to be “dead ends” more than 150 feet.	Noted			
8	Plat	RESIDENTIAL DEVELOPMENTS-One- or two-family dwelling residential developments. 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.	Noted			

9	Plat	Exceptions: The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Noted			
10	Plat	Note: C.R. 33 is the only accessible road to this development. A separate road for Fire Dept. Access is required should C.R. 33 ever become impassable.	Noted			
11	Plat	Fire Department does not support the "Hammerhead" cul-de-sac design.	Noted			
12	Plat	Note: Hammerheads should be used only as a last resort to meet the minimum requirements of a required turnaround. These should not be used as a normal turnaround design as in reality you are not turning around; you are backing which makes it dangerous.	Noted			
13	Plat	The fire code does not state that a contractor has the right to use a hammerhead, it only allows it as an alternative and as a last resort. Fire would only accept it as an alternative if that is the only way a turnaround can be achieved	Noted			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lot 18 &19, blk. 2 5' each side	Easement has been added	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Understood	Prior to recordation		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	Prior to recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 36 units = \$7,200.00 (Unplatted lots) (UDC 8.3.6)	Understood	Prior to recordation		

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.	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.1 miles West of Cabaniss Field. May require Aeronautical study based on method of construction.	Understood			

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

AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

INFORMATIONAL
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 16, 2020**

PROJECT: 20PL1067

LONDON TOWNE SUBDIVISION UNIT 4 (FINAL – 7.363 ACRES)

Located west of County Road 33 and north of F.M. 43.

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd; Alyssa Ann Brown McCoy, Bill J Brown
and Regan Travis Brown

Engineer: Urban Engineering

The applicant proposes to plat the property to construct 27 lots for a residential subdivision. 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): 8-11-20
Staff Response Date (R1): 8-19-20
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-16-20

Urban Engineering Responses: 8-11-2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Project: 20PL1067

LONDON TOWNE SUBDIVISON UNIT 4 (FINAL – 7.363 ACRES)
Located west of County Road 33 and north of F.M. 43

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd/Alyssa Ann Brown McCoy, Bill J Brown and Regan Travis Brown
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 27 lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood. They will be correct prior to recordation of this Unit.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation London Towne Subdivison Unit 1 will need to be recorded.	Understood	Prior to recordation		
2	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.”	Note has been added	Addressed		
3	Plat	To add consistency label 5'U.E and 5'EE for Blocks 1, 2, and 3 along the Buckingham Boulevard.	labels have been corrected/added	Addressed		
4	Plat	Prior to recordation, show the document number for <u>any</u> utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation		
5	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Property is served by NEC, but understood	Prior to recordation		
6	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded..."	Understood	Prior to recordation		
7	Plat	Prior to recordation show and label the recording information for Unit 1	Understood	Prior to recordation		
8	Plat	Wastewater Distribution Acreage fee - 7.36 acre x \$1,571.00/acre = \$11,562.56	Understood	Prior to recordation		

9	Plat	Water Distribution Acreage fee – 7.36 acres x \$1,439.00/acre = \$5,291.84	Understood	Prior to recordation		
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PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

DEVELOPMENT SERVICES ENGINEERING				
Action	Yes	No		
Public Improvements Required?	Yes	Understood	Will be addressed with the PI Plans	
Water	Yes	Understood	Will be addressed with the PI Plans	
Fire Hydrants	Yes	Understood	Will be addressed with the PI Plans	
Wastewater	Yes	Understood	Will be addressed with the PI Plans	
Manhole	Yes	Understood	Will be addressed with the PI Plans	
Stormwater	Yes	Understood	Will be addressed with the PI Plans	
Sidewalks	Yes	Understood	Will be addressed with the PI Plans	
Streets	Yes	Understood	Will be addressed with the PI Plans	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted	Will be addressed with the PI Plans		
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".	Note has been added	Addressed		
3		Additional comments may come your way contingent the approval of the preliminary plat.	Noted	Addressed		
4		Provide 2 - Type III barricades in two locations.	Understood as informational for platting stage. Will be addressed with public improvement plans.	Will be addressed with the PI Plans		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

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	Informational	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.	Noted			
3	Informational	Review these 4 streets to provide cul-de-sac. Provide turning path drawings for emergency vehicles.	Comment unclear and listed as informational. Assume this will be addressed at public improvement stage since it pertains to design.			

4	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.	Noted			
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 Traffic Engineering Department to meet the City's continuous lighting standards.	Noted			
6	Informational	The "street lighting plan" must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Noted			
7	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.	Noted			
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.	Noted			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Construct 27 residential lots Note: Green Park appears to be a duplicate street. Green Park already exists off Navigation Blvd.	New Street name provided. Please note Green Park is not a part of this Unit. It is part of Unit 3	Noted		
2	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational.	Noted			
3	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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	Noted			
4	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	Noted			

5	Plat	Note: Street width for Fire Access C.R. 33 is substandard and affects emergency services response. Portions of C.R. 33 have not yet been widened to the required dimensions to support fire department response.	Noted			
6	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).	Noted			
7	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	Noted			
8	Plat	Note: a drivable surface capable of handling the weight of 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.	Noted			
9	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 (hammer head dimensions to follow City Design Standards.)	Noted			
10	Plat	Note: Green park Ln and Greenwich Park Ln. are hammerheads and are required to meet current city standards for hammerheads.	These streets are not part of London Towne Subdivision Unit 4, they are parry of Unit 3.	Noted		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			
2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Understood	Prior to recordation		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	Prior to recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 27 units = \$5,400.00 (Unplatted lots) (UDC 8.3.6)	Understood	Prior to recordation		

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.	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.3 miles West of Cabaniss Field. May require Aeronautical study based on method of construction.	Understood			

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

NUECES ELECTRIC

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 7.363 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area outside of 0.2% annual chance floodplain). The more stricter of the two designations shall be considered.
6. Direct access to London Towne Boulevard is prohibited from Block 2, Lot 47 and Block 3, Lot 48.
7. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
9. Lot 27, Block 1, is a non-buildable lot.

State of Texas
County of Nueces

Braserton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, 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: Braserton Development Company, Ltd., a Texas limited partnership

By: Braserton Management Company, LLC, its general partner

By: _____
Fred Braserton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braserton, as President of Braserton Management Company, LLC, general partner of Braserton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

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 Braserton Development Company, Ltd., a Texas limited partnership, 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

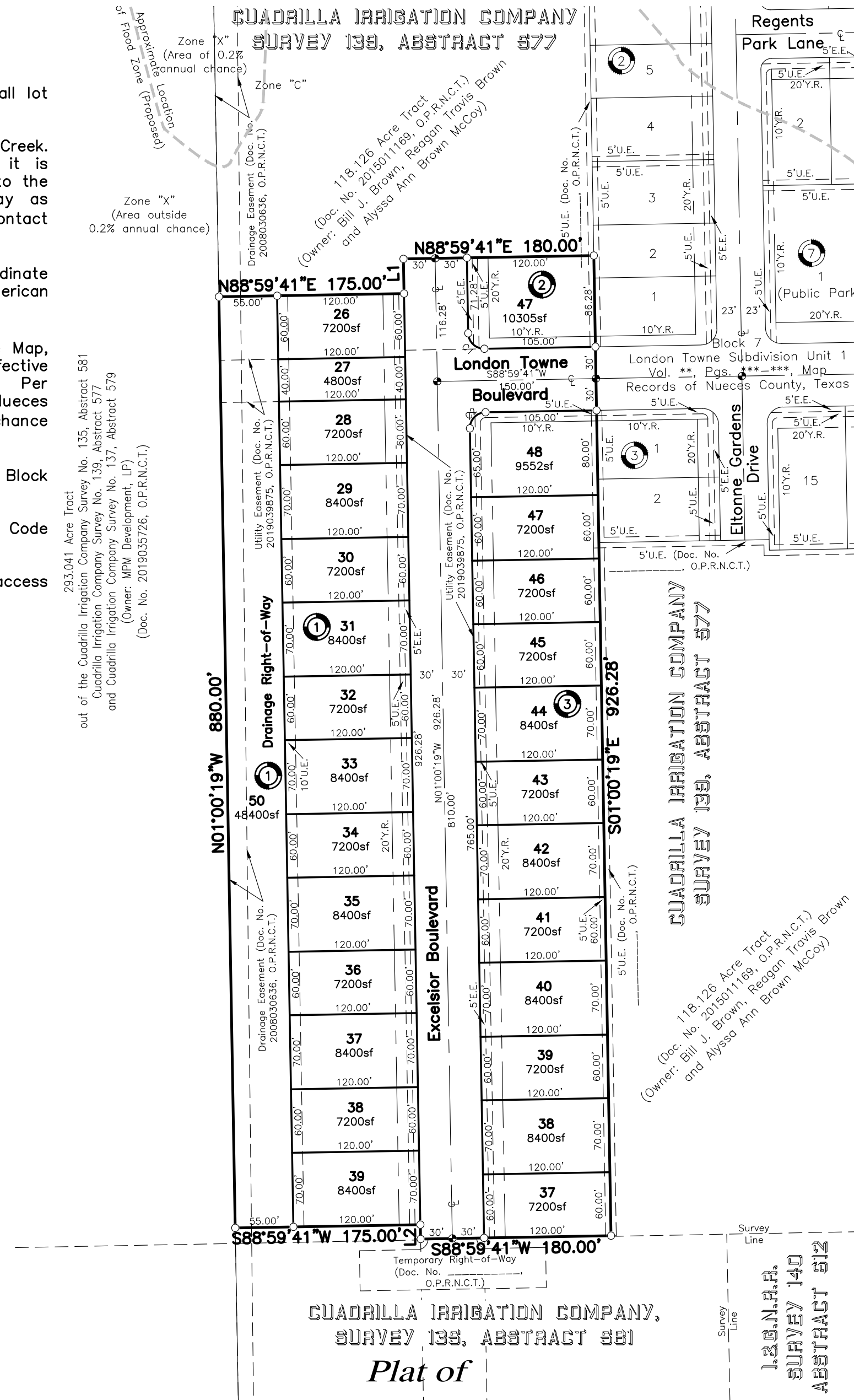
By: _____
PHILLIP J. RITLEY, Senior Lending Officer

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



Plat of
London Towne Subdivision
Unit 4

being a 7.363 Acre Tract, being situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 7.363 Acre Tract being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 201501169, Official Public Records of Nueces County, Texas.

Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- ◆ MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- Nail, Found

LINE	BEARING	DISTANCE
L1	N01°00'19"W	32.72'
L2	N01°00'19"W	13.56'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	N46°00'19"W	21.21'
C2	90°00'00"	15.00'	23.56'	N43°59'41"E	21.21'

State of Texas
County of Nueces

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

This the ____ day of _____, 20____.

Jalal Saleh, P.E.
Development Services Engineer

State of Texas
County of Nueces

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

This the ____ day of _____, 20____.

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

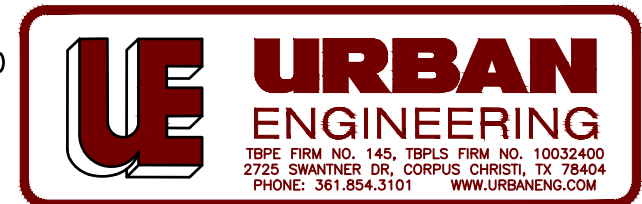
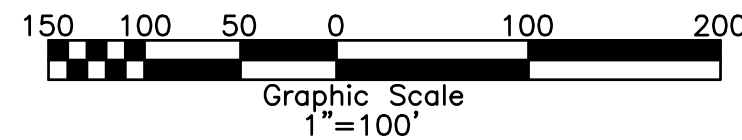
State of Texas
County of Nueces

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

This the ____ day of _____, 20____.

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

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



Revised: 8/11/20
Submitted: 6/17/20
SCALE: None
JOB NO.: 42900.C0.03
SHEET: 1 of 1
DRAWN BY: XG
©2020 by Urban Engineering
urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 16, 2020**

PROJECT: 20PL1068

LONDON TOWNE SUBDIVISION UNIT 5 (FINAL – 5.354 ACRES)

Located east of County Road 33 and north of F.M. 43.

Zoned: RS-4.5

Owner: Braselton Development Co., Ltd.

Engineer: Urban Engineering

The applicant proposes to plat the property to construct 32 lots for a residential subdivision. 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): 8-11-20/8-20-20
Staff Response Date (R1): 8-17-20
Urban Engineering Responses for Land Development: 8-19-2020
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 9-16-20

Urban Engineering Responses: 8-19-2020
Urban Engineering Responses: 8-11-2020

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.
All corrected plats must be submitted with a comment resolution (response) letter for staff review.

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

Project: 20PL1068

LONDON TOWNE SUBDIVISION UNIT 5 (FINAL – 5.354 ACRES)
Located east of County Road 33 and north of F.M. 43

Zoned: RS-4.5

Owner: Braselton Development Company, Ltd
Engineer: Urban Engineering

The applicant proposes to plat the property in order to construct 32 lots for residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood			
2	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood. They will be correct prior to recordation of this Unit.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prior to plat recordation London Towne Subdivison Unit 1 will need to be recorded.	Understood	Correction: Units 1 and 2 will need to be recorded.	Understood	Prior to recordation
2	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.”	Note has been added	Addressed		
3	Plat	Identify the dashlines along the rear for Block 26, Lot 1 and Block 27, Lot 45.	labels have been added	Addressed		
4	Plat	Prior to recordation, show the document number for any utility easements, temporary right-of-way easements and drainage easements dedicated by separate instrument.	Understood	Prior to recordation		
5	Plat	Coordinate with AEP on street light fees and provided confirmation of payment prior to recordation.	Property is served by NEC, but understood	Prior to recordation		
6	Plat	Prior to recordation remove the reference "Preliminary this document shall not be recorded..."	Understood	Prior to recordation		
7	Plat	Prior to recordation show and label the recording information for Unit 1	Understood	Correction: Show and label the recording information for Unit 1 and 2 prior to recordation.	Understood	Prior to recordation

8	Plat	Water Lot fee – 32 Lots x \$182.00/Lot = \$5,824.00	Understood	Prior to recordation	
9	Plat	Wastewater Lot fee – 32 Lots x \$393.00/Lot = \$12,576.00	Understood	Prior to recordation	

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes	Understood	Will be addressed with the PI Plans.
Water	Yes	Understood	Will be addressed with the PI Plans.
Fire Hydrants	Yes	Understood	Will be addressed with the PI Plans.
Wastewater	Yes	Understood	Will be addressed with the PI Plans.
Manhole	Yes	Understood	Will be addressed with the PI Plans.
Stormwater	Yes	Understood	Will be addressed with the PI Plans.
Sidewalks	Yes	Understood	Will be addressed with the PI Plans.
Streets	Yes	Understood	Will be addressed with the PI Plans.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required prior to plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted	Will be addressed with the PI Plans.		
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".	Note has been added	Addressed		
3		Additional comments may come your way contingent the approval of the preliminary plat.	Noted	Addressed		
4		Provide 2 - Type III barricades in three locations.	Understood as informational for platting stage. Will be addressed with public improvement plans.	Will be addressed with the PI Plans.		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Understood			
2	Plat	Wastewater construction is required for platting.	Understood			

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	Informational	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.	Noted			

3	Informational	Review these 4 streets to provide cul-de-sac. Provide turning path drawings for emergency vehicles. 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.	Comment unclear and listed as informational. Assume this will be addressed at public improvement stage since it pertains to design.			
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.	Noted			
5	Informational	The “street lighting plan” must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections.	Noted			
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.	Noted			
7	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.	Noted			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Construct 32 residential lots. Note: Buckingham appears to be a duplicate street. Buckingham exists at the 9700 block of Leopard.	New street name provided. Please note Buckingham is not shown on this plat, it is part of Unit 4.	Noted		
2	Plat	WATER DISTRIBUTION SYSTEM STANDARDS Fire Hydrant flow RESIDENTIAL: Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Noted			
3	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	Noted			

4	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	Noted			
5	Plat	Note: Street width for Fire Access C.R. 33 is substandard and affects emergency services response. Portions of C.R. 33 have not yet been widened to the required dimensions to support fire department response.	Noted			
6	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).	Noted			
7	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	Noted			
8	Plat	Note: a drivable surface capable of handling the weight of 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.	Noted			
9	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 (hammer head dimensions to follow City Design Standards.)	Noted			
10	Plat	Note: Buckingham appears to be a “dead end” more than 150 feet. RESIDENTIAL DEVELOPMENTS-One- or two-family dwelling residential developments. 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.	Temporary turnaround easement added. Please note Buckinham is not part of this plat. This comment should be on the Unit 4 comments.	Noted		
11	Plat	Exceptions: The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	Noted			
12	Plat	Note: C.R. 33 is the only accessible road to this development. A separate road for Fire Dept. Access is required should C.R. 33 ever become impassable.	Noted			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	Understood			

2	Plat	Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6)	Understood	Prior to recordation		
3	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	Prior to recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 32units = \$6,400.00 (Unplatted lots) (UDC 8.3.6)	Understood	Prior to recordation		

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.	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.1 miles West of Cabaniss Field. May require Aeronautical study based on method of construction.	Understood			

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

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

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

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

INFORMATIONAL
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.
LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 5.354 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area outside of 0.2% annual chance floodplain). The more stricter of the two designations shall be considered.
6. Direct access to Kings Road is prohibited from Block 20, Lot 19; Block 25, Lot 16; Block 26, Lot 1; Block 27, Lot 45.
7. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.

Plat of
London Towne Subdivision
Unit 5

being a 5.354 Acre Tract, out of Section D, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; and being a portion of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, 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: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

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 Braselton Development Company, Ltd., a Texas limited partnership, 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

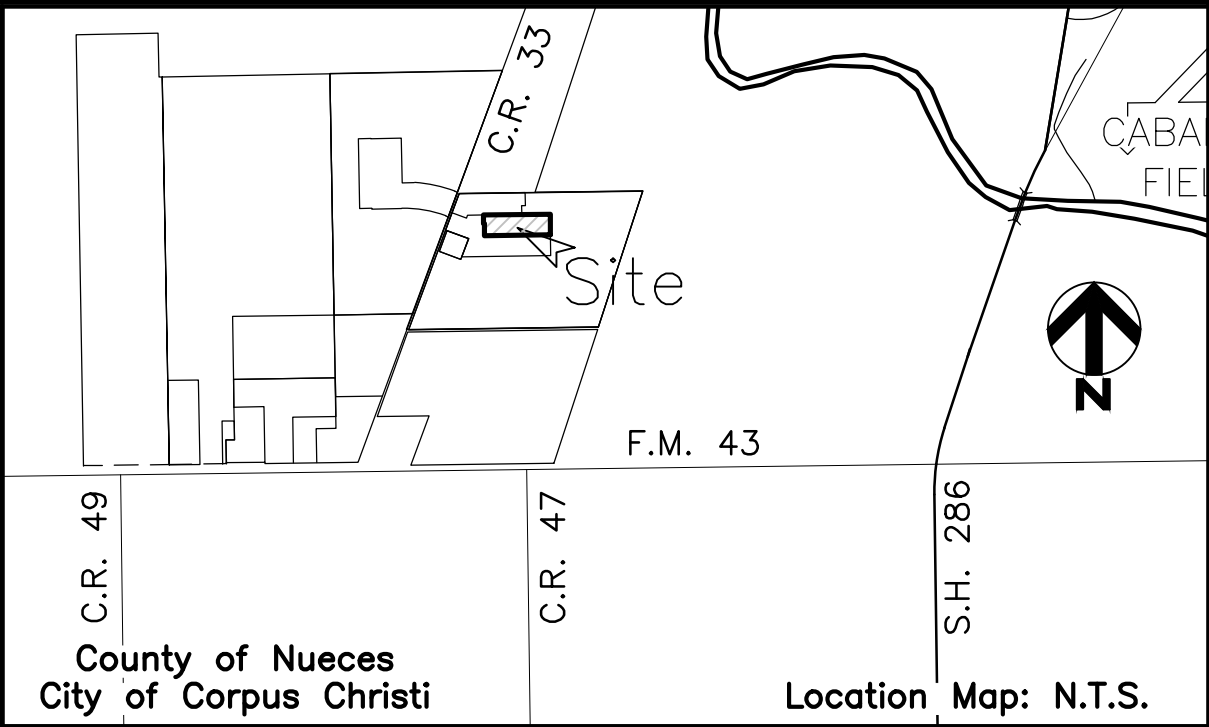
By: _____
Phillip J. Ritley, Senior Lending Officer

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_____.

Jalal Saleh, P.E.,
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Carl Crull, P.E.,
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

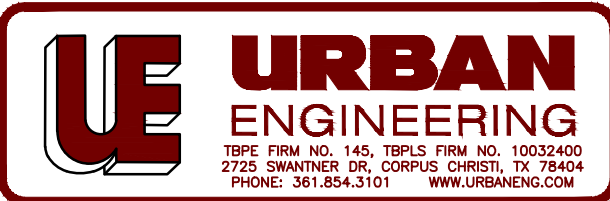
State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

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

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

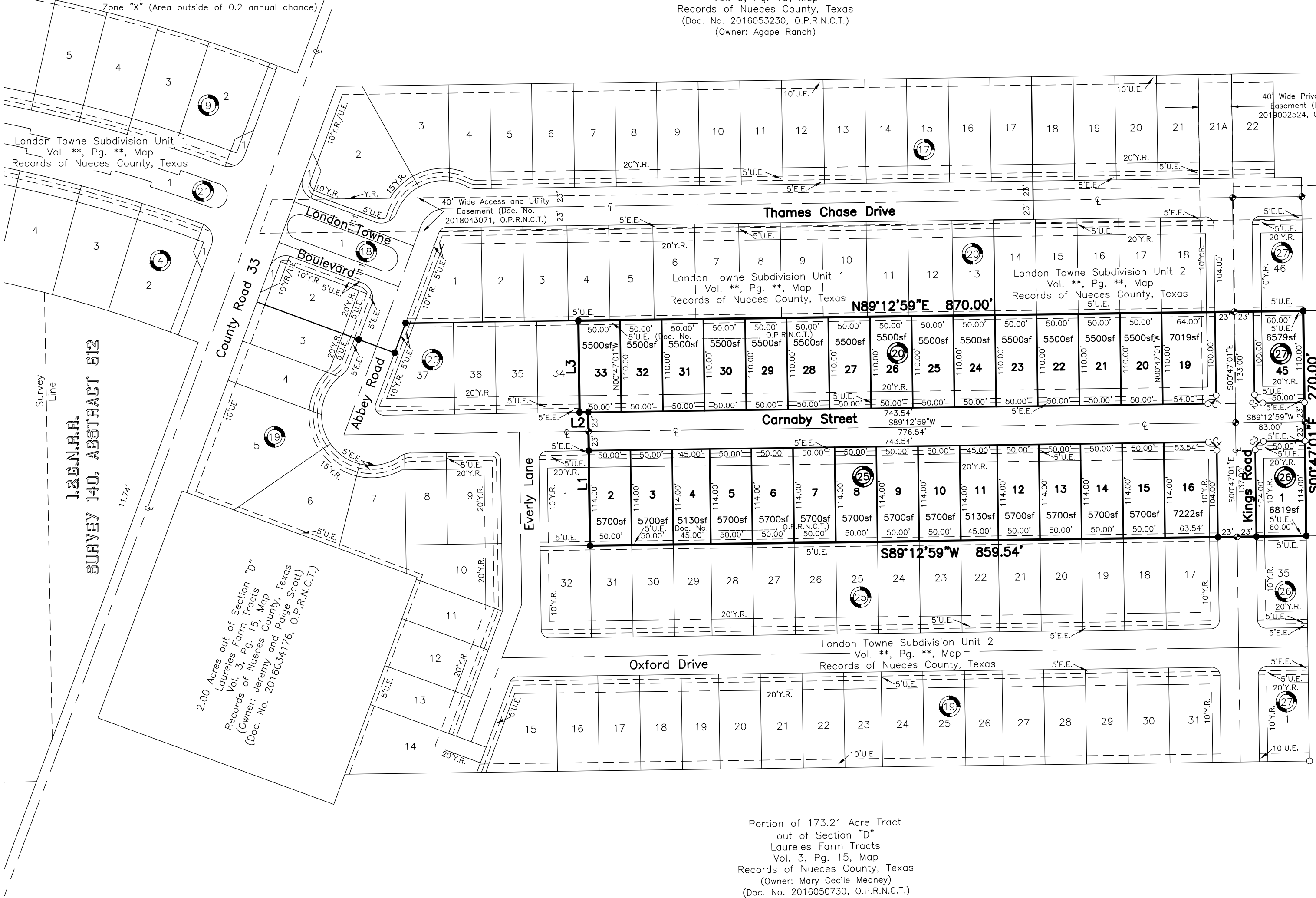


Revised: 8/11/20
Submitted: 6/17/20
SCALE: None
JOB NO.: 42900.C0.04
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

Zone "X" (Area of 0.2 annual chance)
1.26 N.R.R.
SURVEY 140, ABSTRACT 512
Approximate Location of Flood Zone
(Preliminary Flood Map)
Zone "X" (Area outside of 0.2 annual chance)

8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2016053230, O.P.R.N.C.T.)
(Owner: Agape Ranch)



2.00 Acres out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
(Owner: Jeremy and Paige Scott)
(Doc. No. 2016034176, O.P.R.N.C.T.)

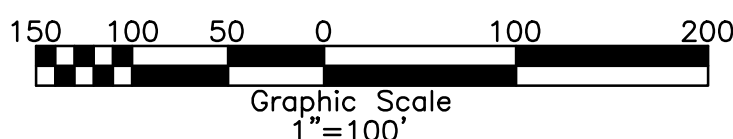
Portion of 173.21 Acre Tract
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Mary Cecile Meaney)
(Doc. No. 2016050730, O.P.R.N.C.T.)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	15.71'	N44°12'59"E	14.14'
C2	90°00'00"	10.00'	15.71'	S45°47'01"E	14.14'
C3	90°00'00"	10.00'	15.71'	N44°12'59"E	14.14'
C4	90°00'00"	10.00'	15.71'	N45°47'01"W	14.14'

LINE	BEARING	DISTANCE
L1	N00°47'01"W	160.00'
L2	S89°12'59"W	10.46'
L3	N00°47'01"W	110.00'

Legend:

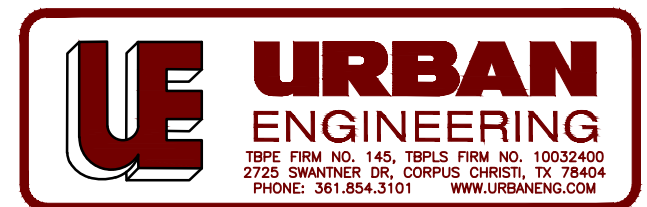
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- Nail, Found



Plat of
London Towne Subdivision
Unit 5

being a 5.354 Acre Tract, out of Section D, Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; and being a portion of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas.

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



Revised: 8/11/20
Submitted: 6/17/20
SCALE: 1"=100'
JOB NO.: 42900.C0.04
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 16, 2020**

PROJECT: 20PL1074

LAGUNA VISTA SHORES, BLOCK 5, LOT 7R(REPLAT – 0.29 ACRES)

Located south of Mediterranean Drive and east of Laguna Shores Road.

Zoned: RS-6

Owner: David Clark Scruton and Mary Scruton

Engineer: Brister Surveying

The applicant proposes to plat the property for a new home. 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: 8-6-20
TRC Comments Sent Date: 8-17-20
Revisions Received Date (R1): 8-19-20
Staff Response Date (R1): 9-24-20 TRC comments met. PC date set.
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: Public Notice for 9-16-20

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: 20PL1074

LAGUNA VISTA SHORES, BLOCK 5, LOT 7R(REPLAT – 0.29 ACRES)
Located south of Mediterranean Drive and east of Laguna Shores Road.

Zoned: RS-6

Owner: David Clark Scruton and Mary Scrutun
Surveyor: Brister Surveying

The applicant proposes to plat the property for a new home.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	Provide 15' of street dedication for the Laguna Shores Road designated as a Parkway with an 80' right of way. Provide hatch, square footage and dimensions. Update Lot acreage label within Lot.	Added 15' street dedication and updated acreage	Addressed.		
2	Plat	Change the 10 YR to a 10' YR/UE	Changed to 10' Y.R./U.E.	Addressed.		
3	Plat	Correct the Plat description to "Being a Replat...."	Changed verbiage	Addressed.		
4		Provide 5' street dedication for Riverdale Drive. The 25' YR can be reduced to 20' as allowance for setback averaging.	Added 5' street dedication and changed Y.R. to 20'	Addressed.		
5		Provide a Plat note indicating that the 20' YR is in compliance with UDC Section 4.2.5.F on setback averaging.	Added note #6	Addressed.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
		No (no sidewalk exists anywhere nearby). Laguna Shores Rd. from Mediterranean south is on FY2020 for the short range CIP.
Sidewalks		
Streets		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		No
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Laguna Shores Drive is classified as a P1 according to the UTP, a 40' dedication from the CL is required.	Added 15' street dedication	Addressed.		
2	Plat	Riverdale Drive must have 25' from the CL to the PL.	Added 5' street dedication	Addressed.		

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

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Lot currently meets water flow and fire hydrant requirements.	Ok	Addressed.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is located along but not immediately adjacent to any bus stop served by Route 4 Flour Bluff and should not adversely impact CCRTA Services.	Ok	Addressed.		

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-1 at NOLF Waldron. Will be subjected to aircraft overflight and noise. Single dwelling units not recommended in this area.	Ok	Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	.9 miles South of Waldron airfield. May be subject to overflight noise, and aerospace study may be required based on construction method.	Ok	Addressed.		

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

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

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

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

INFORMATIONAL

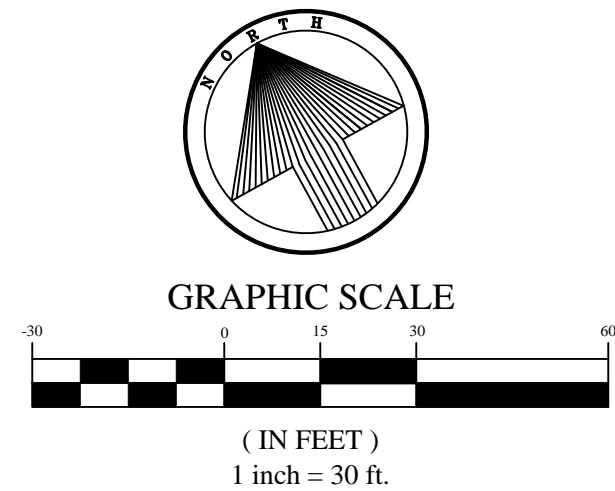
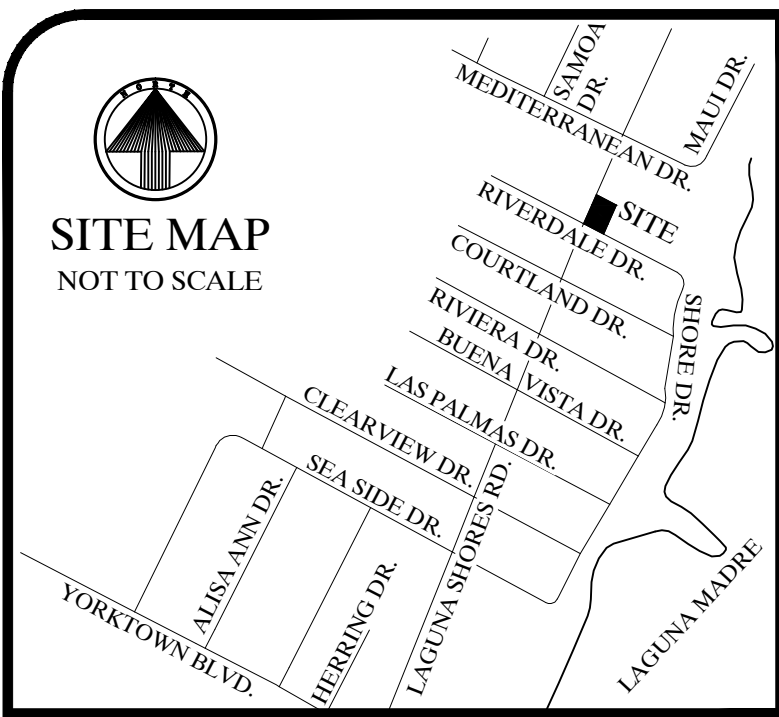
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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

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

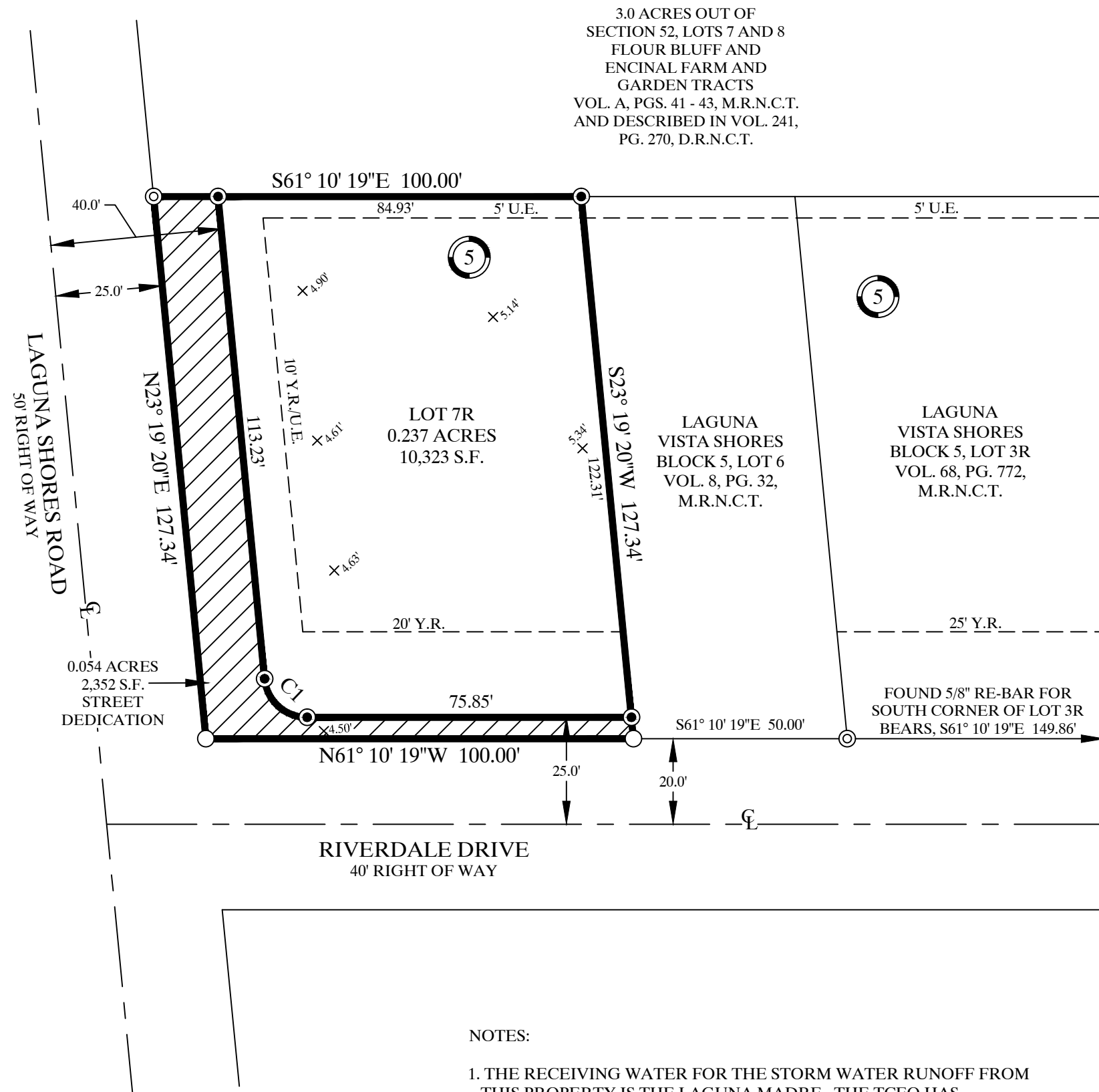
LAND DEVELOPMENT

1. Property is exempt from Development Fees as the property is platted with existing Utility service account.
2. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



PLAT OF LAGUNA VISTA SHORES BLOCK 5, LOT 7R

BEING A REPLAT OF LAGUNA VISTA SHORES, BLOCK 5, LOTS 7
AND 8, AS SHOWN ON A MAP RECORDED IN VOLUME 8, PAGE 32,
MAP RECORDS NUECES COUNTY, TEXAS.



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A-18" (EL 10') ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.291 ACRES, INCLUDING STREET DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. THE 20' YARD REQUIREMENT IS IN COMPLIANCE WITH UDC SECTION 4.2.5.F ON SETBACK AVERAGING.

STATE OF TEXAS
COUNTY OF NUECES

I, DAVID CLARK SCRUTON, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF, BLOCK 5, LOT 7R, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2020

DAVID CLARK SCRUTON, JR., OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, MARY E. SCRUTON, DO HEREBY CERTIFY THAT I AM THE OWNER OF, BLOCK 5, LOT 7R, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2020

MARY E. SCRUTON, OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC

LEGEND:

CL = CENTERLINE
D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2020

JALAL SALEH, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2020

CARL CRULL, P.E.
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

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

NO.
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK ____ M

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2020

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 19 AUGUST 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



STAFF REPORT

Case No. 0920-01

INFOR No. 20ZN1021

Planning Commission Hearing Date: September 16, 2020

Applicant & Legal Description	Owner: Nemec Family Properties, Ltd. Applicant: Identity Capital, LLC. Location Address: 3601 Interstate 69 Legal Description: Being a 5.24 acre tract out of Lot 8, Block 1, Nueces River Irrigation Park as shown on the map thereof recorded in Volume "A", Page 54, of the Map Records of Nueces County, Texas, located along the west side of Interstate 69, south of Northwest Boulevard (Farm to Market Road 624), and north of County Road 52.			
Zoning Request	From: "FR" Farm Rural District To: "CG-2" General Commercial District Area: 5.24 acres Purpose of Request: To allow for the construction of a commercial retail building approximately 50,000 square feet in size.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"FR" Farm Rural	Agricultural	Medium Density Residential
	North	"FR" Farm Rural and "CG-2" General Commercial	Agricultural and Commercial	Medium Density Residential and Commercial
	South	"FR" Farm Rural	Agricultural and Low Density Residential	Medium Density Residential
	East	"CG-2" General Commercial	Commercial	Commercial
	West	"FR" Farm Rural and "RS-6" Single-Family 6	Agricultural and Commercial	Medium Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use map. Map No.: 066050 City Council District: 1 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 70 feet of street frontage along Interstate 69 which is designated as a "F1" Freeway / Expressway. According to the Urban Transportation Plan, "F1" Freeway / Expressway can convey a capacity between 60,000 to 200,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Interstate 69	"F1" Freeway / Expressway	400' ROW Varies paved	300' ROW 120' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "FR" Farm Rural District to the "CG-2" General Commercial District to allow for the commercial retail building approximately 50,000 square feet in size.

Development Plan: The subject property is 5.24 acres in size. The proposed use is a commercial retail building approximately 50,000 square feet in size with approximately 200 parking spaces.

Existing Land Uses & Zoning: The subject property is currently zoned "FR" Farm Rural District and consists of vacant property and has remained undeveloped since annexation in 1995. To the north is a vacant property zoned "FR" Farm Rural District. Further to the north is a Wal-Mart zoned "CG-2" General Commercial District. To the south are vacant properties zoned "FR" Farm Rural District. To the east across Interstate 69 is a car dealership zoned "CG-2" General Commercial District. To the west are vacant properties zoned "FR" Farm Rural District.

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

Plat Status: The property is not platted.

Utilities:

Water: 12-inch PVC line located along Interstate 69.

Wastewater: 6-inch PVC line located along the rear property line.

Gas: 6-inch service line located along Interstate 69.

Storm Water: 20-inch line along Interstate 69.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for a Medium Density Residential use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use map. The following policies should be considered:

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

- The expansion of business uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Policy Statement E).
- Large-scale commercial uses are encouraged on both sides of US 77 (IH-69) north of Robstown. (Policy Statement F).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map.

Staff Recommendation:

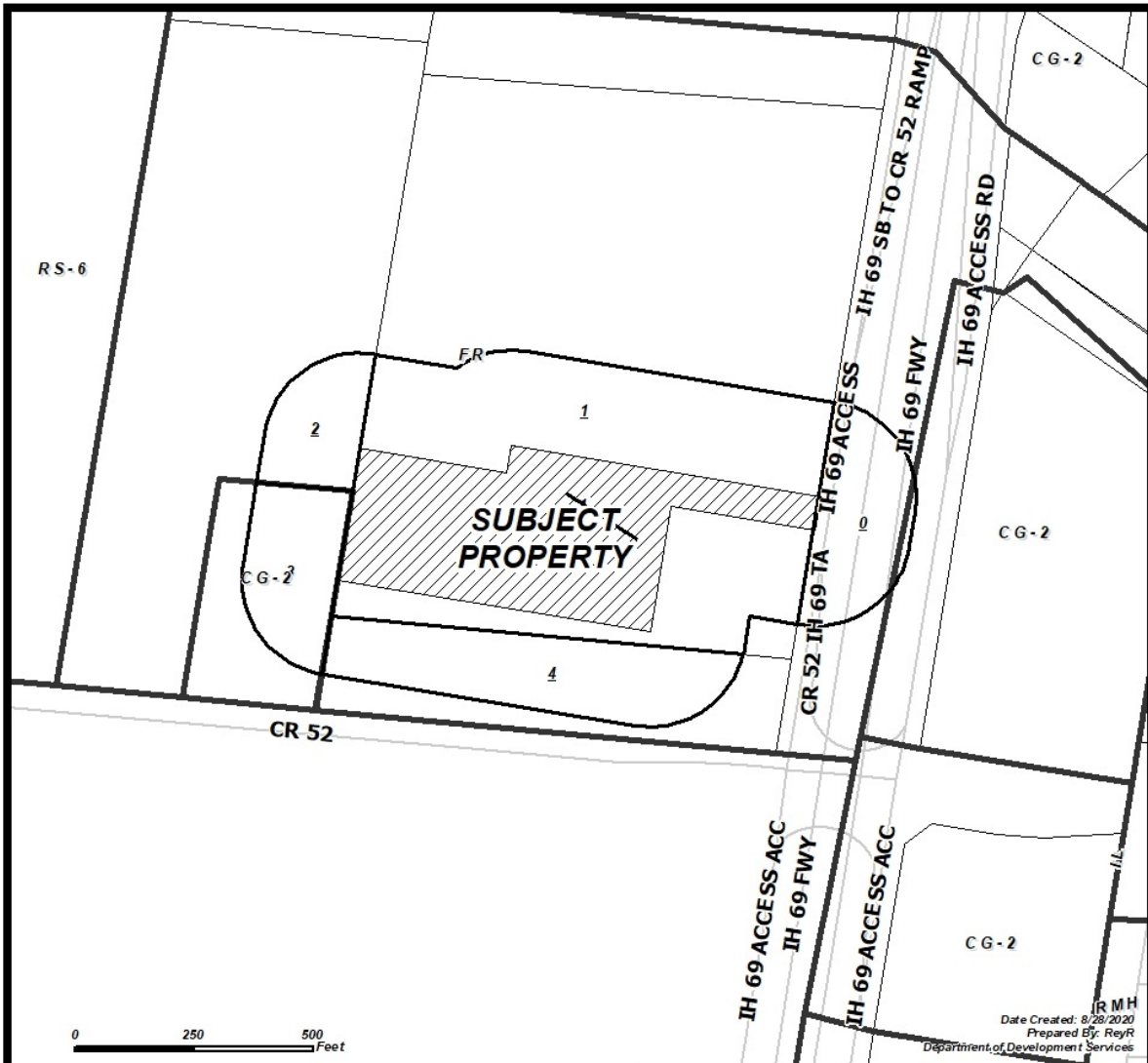
Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 4 within 200-foot notification area 7 outside notification area
	<u>As of September 4, 2020:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

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

[https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING CASES/2020/0920-01 Nemec Family Properties, LTD/PC Documents/PC Report - Nemec Family Properties, LTD.docx](https://corpuschristi.sharepoint.com/sites/DevelopmentServices/DevelopmentSvcs/SHARED/ZONING%20CASES/2020/0920-01%20Nemec%20Family%20Properties,%20LTD/PC%20Documents/PC%20Report%20-%20Nemec%20Family%20Properties,%20LTD.docx)



CASE: 0920-01
ZONING & NOTICE AREA

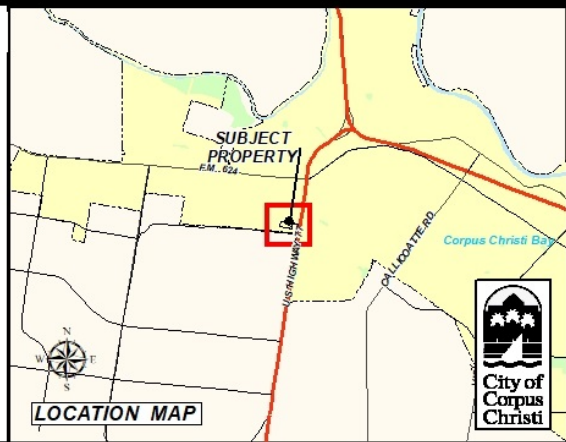
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



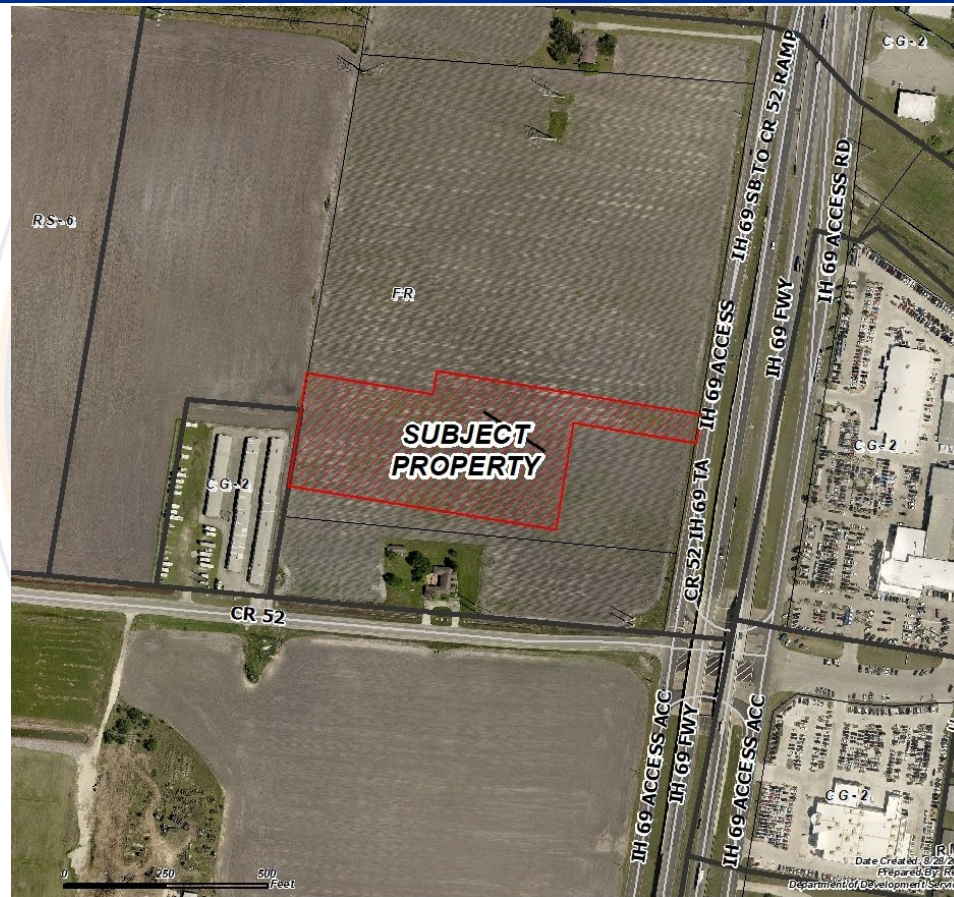
Zoning Case #0920-01

Nemec Family Properties, Ltd.
Rezoning for a Property at 3601 Interstate 69
From “FR” To “CG-2”

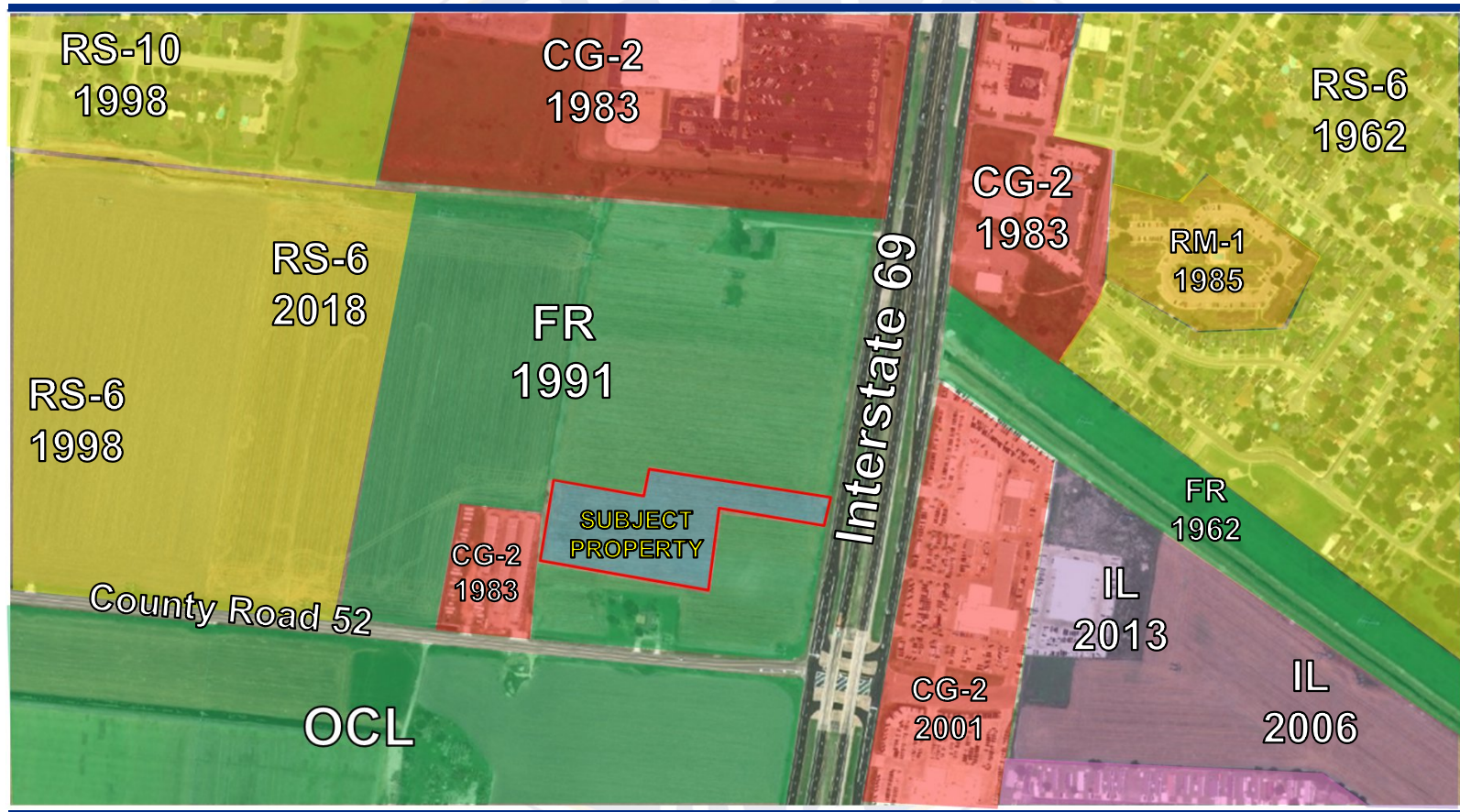


Planning Commission
September 16, 2020

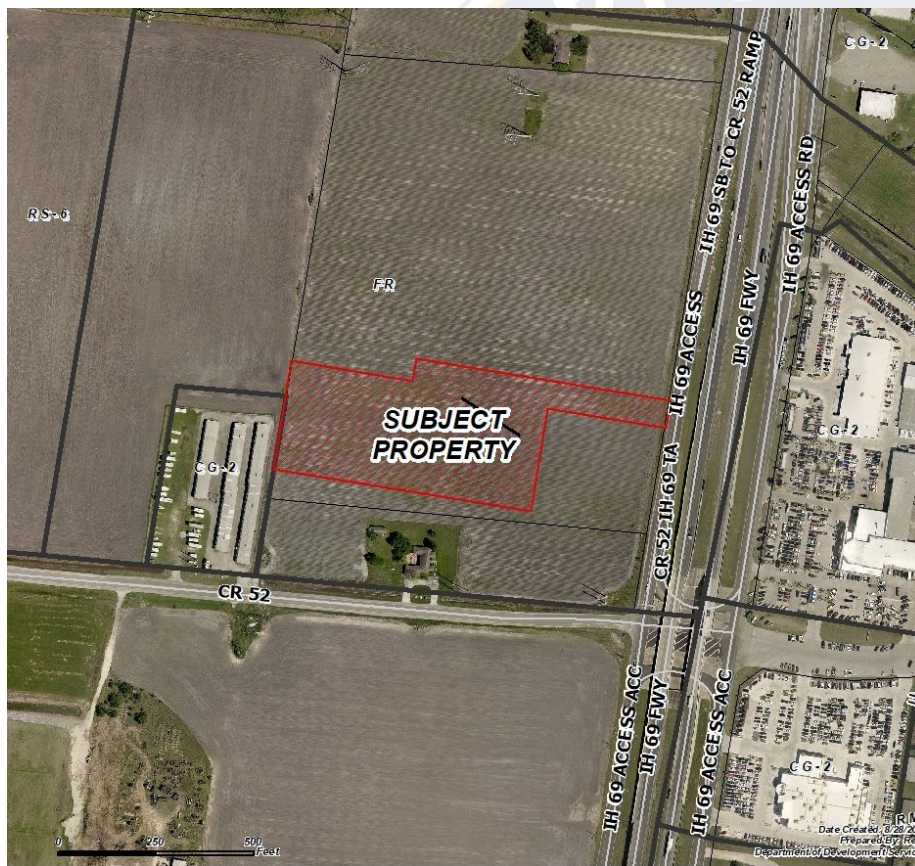
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
CG-2 to FR: N/A
CG-2 to RS-6: Type C: 15' & 15 pts

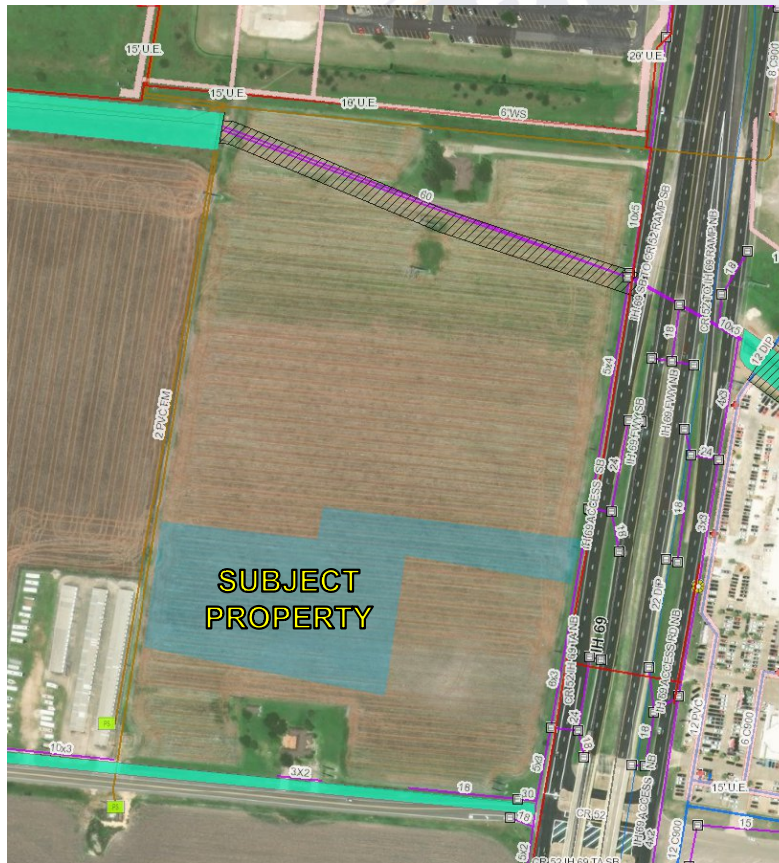
Setbacks:
Street: 20 feet
Side/Rear: 0 feet

Parking:
1:250 square feet

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Multifamily, Offices,
Medical, Restaurants, Retail, Bars,
and Hotels.

Utilities



Water:
12-inch PVC



Wastewater:
6-inch PVC



Gas:
6-inch line



Storm Water:
20-inch line

Public Notification

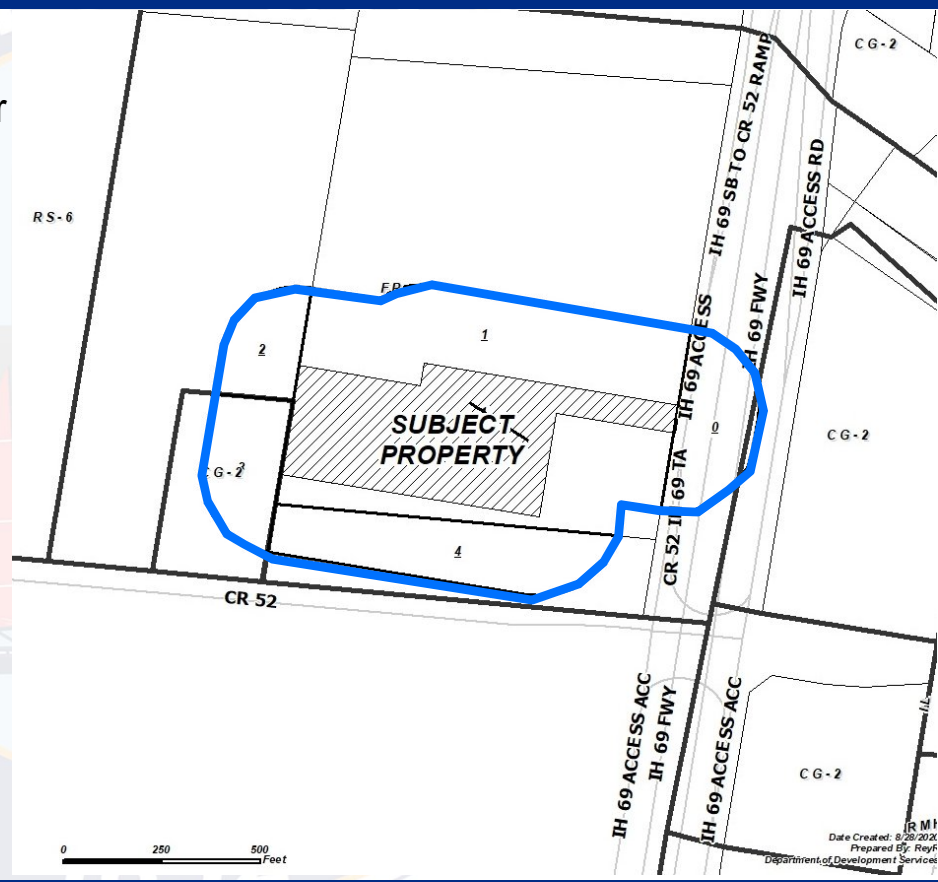
4 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

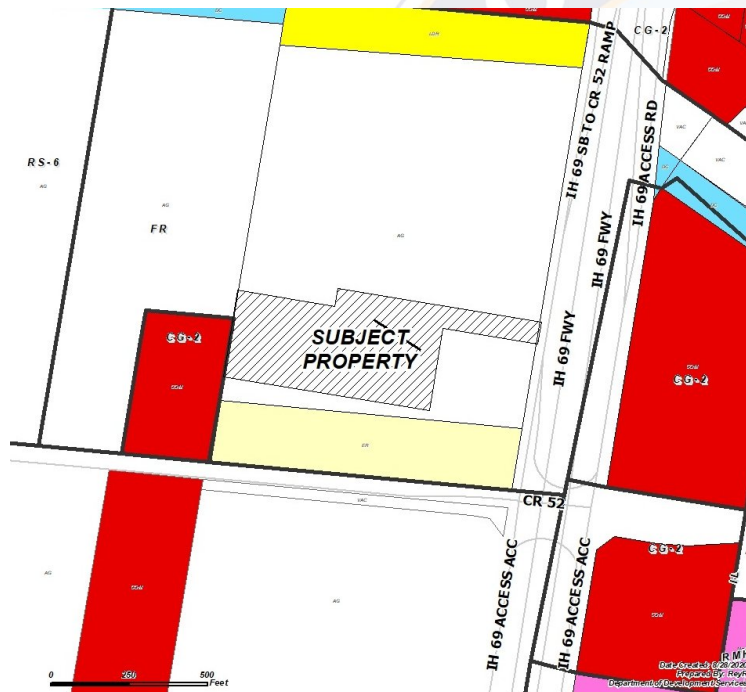


Staff Recommendation

**Approval of the
“CG-2” General Commercial District**

Land Use

Existing Land Use



Future Land Use

