



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Planning Commission

Wednesday, October 14, 2020

4:00 PM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Catherine Garza, at 361-826-3577 or catherineg@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.

- I. Call to Order, Roll Call
- II. **PUBLIC COMMENT: AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE PLANNING COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and the Planning Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Planning Commission should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to catherineg@cctexas.com 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: Commissioner Gonzalez

IV. Approval of Minutes

1. [20-1242](#) Regular Meeting Minutes of September 30, 2020

Attachments: [MeetingMinutes30-Sept-2020](#)

V. Consent Public Hearing (Items A & B) - Discussion and Possible Action**A. Plats****New Plat with a Variance (Waiver)**

2. [20-1243](#) **20PL1080**
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)

Located north of Yorktown Blvd & west of Laguna Shores Road.

Attachments: [CoverPg-Bayside_10.14.20MTG](#)

[Bayside Acres No. 2-Plat Resolution Comments.R2](#)

[Bayside Acres No. 2, Blk 4 Lots 6-A & 6-B.R2](#)

3. [20-1244](#) **20PL1080 - SIDEWALK**
BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT - .48 ACRES)
Located north of Yorktown Blvd & west of Laguna Shores Road.
Request for a Plat Waiver of Sidewalk Construction Requirement in Section 8.1.4 and Section 8.2.2 of the UDC.

Attachments: [Bayside Acres No 2 -SWMemo](#)

[Bayside Acres No 2 - SWPPT](#)

New Plats

4. [20-1245](#) **19PL1120**
RIVERBEND SUBDIVISION UNIT 3 - (FINAL 11.74 ACRES)
Located east of Fred's Folly & south of Yorktown Boulevard.

Attachments: [CoverPg-Riverbend_10.14.20MTG](#)

[Resolution Comments- Riverbend Unit 3.R1](#)

[Riverbend Unit 3.R1](#)

5. [20-1246](#) **20PL1087**
 ROYAL CREEK ESTATES UNIT 8 (FINAL - 10.54 ACRES)
 Located east of Cimarron Road & north of Oso Parkway.
- Attachments:** [CoverPg-RoyalCreek8_10.14.20MTG](#)
 [RoyalCreek Estates Unit8.CommentsR1](#)
 [Royal Creek Estates Unit 8.R1](#)
6. [20-1247](#) **20PL1088**
 ROYAL CREEK UNIT 7 (FINAL - 12.116 ACRES)
 Located south of Excalibur Road & north of Oso Creek.
- Attachments:** [CoverPg-RoyalCreek7_10.14.20MTG](#)
 [Royal Creek Unit 7 Resolution R2](#)
 [Royal Creek Unit 7 R2 9-16-20](#)
7. [20-1248](#) **20PL1092**
 BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL - 0.1636 ACRES)
 Located south of Booty Avenue and east of Seventh Street.
- Attachments:** [CoverPg-BayTerrace2_10.14.20MTG](#)
 [Bay Terrace No. 2 ResolutionComm.R1](#)
 [Bay Terrace No. 2.Final R1_9-23-20](#)
- B. **New Zoning**
8. [20-1250](#) **Public Hearing - Rezoning Property at or near 7213 State Highway 361**
- Case No. 1020-02 - Mustang Island, LLC:** Ordinance rezoning property at or near 7213 State Highway 361 (along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard), from the "RM-AT" Multifamily AT District to the "RV" Recreational Vehicle Park District and "CR-2" Resort Commercial District.
- Attachments:** [PC Report - Mustang Island, LLC](#)
 [PC Presentation - Mustang Island, LLC](#)

VI. Public Hearing (Item C) - Discussion and Possible Action**C. New Zoning****9. [20-1251](#) Public Hearing - Rezoning Property at or near 1401 North Alamed Street**

Case No. 1020-01 - Tex-Isle Inc. Ordinance rezoning property at or near 1401 North Alameda Street (located on east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37), from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

Attachments: [PC Report - Tex-Isle, Inc.](#)
[PC Presentation - Tex-Isle, Inc.](#)

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

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Planning Commission

Wednesday, September 30, 2020

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Gonzalez absent. For the record, Commissioner Gonzalez contacted Staff letting them know that he attempted to join the WebEx meeting but had trouble doing so.

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. [20-1201](#) Regular Meeting Minutes of September 16, 2020

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

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

Chairman Baugh asked Staff to present the Consent Agenda, items V.A, V.B & V.C. Mr. Dimas read the Consent Agenda items into the record. New Plat items "2, 3, 4 & 5" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. Staff recommends approval for Time Extension items "6, 7, 8, 9, 10 & 11" as well as New Zoning item "12" as stated in Staff's report. Mr. Dimas informed the Commission that of the 11 public notices mailed for item "12", four notices were returned in opposition and zero were returned in favor. Staff also recommends approval for the Urban Transportation Plan Amendment item "13" as stated in Staff's report. After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions.

Discussion took place among Commissioners regarding the frequency of extension requests, especially those items with more than four requests on file. Commissioner Zarghouni expressed his concern that six extension requests are excessive and can lead to expectations of approval with every request. Staff went into detail about how the code does not mention a limitation on requests and it is at the discretion of the Planning Commission for approval. If the extension is denied, then the plat would need to be resubmitted and begin the process all over again. Mr. Dimas also mentioned that whichever code cycle in which the plat is submitted, it will remain under that code; any code changes

that occur between now and then do not apply. This can either be an advantage or disadvantage depending on how the code evolves but there have been no major code shifts since 2011. He informed the Commission that Staff is currently looking at an amendment to address extension requests to adjust the time period of more than six months at a time. The Commission also discussed putting applicant's on high alert acknowledging that the approval of subsequent extension requests (seven or more) will be highly scrutinized. Commissioner York added that he agrees with the concern for multiple time extensions but extensions citing difficulties because of COVID should be taken into consideration.

Commissioner Schroeder asked questions regarding New Zoning item "12". He asked about the lot layout and was concerned about the reduction of buffer yard (adjacency to the Light Industrial property) and side yard requirements and street widths (illegal on-street parking). Commissioner Schroeder also had questions for the Urban Transportation Plan Amendment item "13" about right-of-way.

After Commissioner questions concluded, Chairman Baugh opened the public hearing. Debbie Lindsey-Opal (no address given), the applicant for item "12", addressed the Commission to address Commissioner questions. She confirmed that there will be professional, on-site management present at the development at all times to enforce all parking and maintenance requirements. Mr. Dimas confirmed that on-site management is written into the PUD document and can also be included in the ordinance once approved and final. Commissioner Schroeder expressed his agreement with that as this PUD is a particularly large development. Ms. Lindsey-Opal mentioned that in previous discussions with Staff (Solid Waste/Fire Department), they were also adamant that on-site management be provided due to the nature of the project.

Xavier Galvan with Urban Engineering addressed the Commission regarding Time Extension item "11" and gave some background information on where the project is at today.

There being no further 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, 9, 11 & 13" as presented. The motion was seconded by Commissioner Miller and the motion passed with no abstentions.

A motion was made by Commissioner Schroeder to approve Time Extension item "10" as presented. The motion was seconded by Vice Chairman Dibble and the motion passed with Commissioner Salazar-Garza abstaining.

A motion was made by Commissioner Schroeder to approve Staff's recommendation for New Zoning item "12" with a condition added in the PUD ordinance that permanent, on-site management will always be present at the development to enforce all parking and maintenance requirements. The motion was seconded by Commissioner York and the motion passed.

A. Plats

New Plats

2. [20-1202](#) **20PL1045**
 ROMERO TRACT, BLOCK 1, LOT 1 (FINAL - 0.7396 ACRES)
 Located east of Rodd Field Road and north of Slough Road (County Road 26).

3. [20-1203](#) **20PL1058**
 CAYO DEL OSO SUBDIVISION, SECTIONS 4 & 5 (PRELIMINARY - 23.22 ACRES)
 Located south of Oso Parkway and east of Rodd Field Road.

4. [20-1204](#) **20PI1090**
 TEXAS STATE AQUARIUM SUBDIVISION, LOT GR (FINAL - 9.52 ACRES)
 Located south of Breakwater Avenue and east of US Hwy 181.

5. [20-1205](#) **20PL1077**
 WOOLDRIDGE CREEK UNIT 9, BLOCK 3, LOTS 1C & 1D (REPLAT - 4.29 ACRES)
 Located north of Wooldridge Road and west of Airline Road.

Time Extensions

6. [20-1206](#) **18PL1007 - 4TH REQUEST**
 PADRE HARBOR UNIT 1 (FINAL - 22.14 ACRES)
 Located south of SH 361 and east of South Padre Island Drive (Park Road 22).

7. [20-1207](#) **18PL1123 - 3rd REQUEST**
 PADRE HARBOR UNIT 2 (FINAL - 25.24 ACRES)
 Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

8. [20-1208](#) **18PL1124 - 3RD REQUEST**
 PADRE HARBOR UNIT 3 (FINAL - 60.9 ACRES)
 Located south of Hwy 361 and east of South Padre Island Drive (Park Road 22).

9. [20-1209](#) **19PL1133 - 1ST REQUEST**
RODD PLAZA, BLOCK 1, LOTS 1 AND 2 (FINAL- 7.77 ACRES)
Located east of Rodd Field Road and north of Yorktown Boulevard.
10. [20-1210](#) **18PL1076 - 4th REQUEST**
PARK SPRINGS IHS, BLOCK 1 LOTS 1 - 3 (FINAL - 3.87 ACRES)
Located Hazel Bazemore Road (CR 69) and south of Northwest Boulevard (FM 624).
11. [20-1211](#) **17PL1042 - 6th REQUEST**
THE VILLAS PUD (FINAL REPLAT - 2.35 ACRES)
Located on the northeast side of Granada Drive and west of Leeward Drive.

B. New Zoning

12. [20-1212](#) **Public Hearing - Rezoning Property at or near 702 South Navigation Boulevard**
- Case No. 0920-02 - GMG Partners, LP:** Ordinance rezoning property at or near 702 South Navigation Boulevard (located along the east side of south Navigation Boulevard, north of Bear Lane, west of Old Brownsville Road and south of Santa Elena Street), "IL" Light Industrial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

C. Urban Transportation Plan Amendment

13. [20-1213](#) Proposed Urban Transportation Plan Amendment - Deletion of Civitan Drive between Ayers Street and Crosstown Expressway (State Highway 286)

VI. Discussion and Possible Action Regarding the appointment of a Planning Commissioner Representative for the Update of the Historic Preservation Plan

Nina Nixon-Mendez, Assistant Director of Development Services and Historic Preservation Officer, presented item "VI". She informed the Commission the City received a grant from the Texas Historical Commission to update the Historic Preservation Plan. The plan needs an update as it was established in the 1990's. Consultants, McDoux Preservation, have been hired from Houston to assist with this project. Public outreach sessions will be done for community input as well as stakeholder representation. She anticipates the adoption

process will take one year. Commissioner Miller volunteered to serve as the Planning Commissioner representative.

VII. Director's Report: None.

VIII. Items to be Scheduled: None.

IX. Adjournment

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:10 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 14, 2020**

PROJECT: 20PL1080

BAYSIDE ACRES NO. 2, BLK 4, LOTS 6-A & 6-B (REPLAT – .48 ACRES)

Located north of Yorktown Blvd & west of Laguna Shores Road.

Zoned: RS-6

Owner: Sheila and Curtiss Randall Colwell

Engineer: AM Land Surveying

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 8-20-20
TRC Comments Sent Date: 8-24-20
Revisions Received Date (R1): 9-4-20
Staff Response Date (R1): 9-8-20
Revisions Received Date (R2): 9-16-20
Staff Response Date (R2):9-17-20 TRC comments met. Set PC date
Planning Commission Date: 10-14-20

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: 20PL1080

BAYSIDE ACRES NO. 2, BLOCK 4, LOTS 6-A & 6-B (REPLAT – .48 ACRES)
Located north of Yorktown Boulevard and west of Laguna Shores Road.

Zoned: RS-6

Owner: Sheila and Curtiss Randall Colwell
Surveyor: AM Land Surveying

The applicant proposes to plat the property to subdivide one lot into two.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.		Resolved.		
2	Plat	Please fix suffix error on Rick *Lane.	Corrected	Resolved.		
3	Plat	Please include metes and bounds for all lots being platted. (Lot 6-B Utility Plan)		Utility plan was not provided in revised plat.	Provided	Resolved.
4	Plat	All inside street corner intersections require a radius of a minimum of 10' on local residential streets, 15' to 20' on collector/commercial/industrial streets and 20' to 50' on arterials. The radius may vary depending on the circumstances.	Corrected	Street corner dedication shall be identified in the platted area. Additional street dedications from existing streets will be hatched in light gray.	Corrected	Resolved.
5	Plat	Please correct lot numbers for block 7 (should be lots 1 and 6)	Corrected	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide second owner of property. If there is a recorded POA in Land Records, then the name of the POA will printed as an owner with reference to Doc# of recording of POA.	Once recorded there will be a different owner for LOT 6-A	Not addressed. Provides names from most recent Deed.	Corrected	Addressed.
2	Plat	Remove the Health Department certificate.	Corrected	Addressed.		
3	Plat	Update DS Engineer certificate with Jalal Saleh, PE.	Corrected	Addressed.		
4	Plat	Update Planning Commission certificate with Jeremy Baugh as new Planning Commission Chairman and Al Raymond, III, AIA as Secretary.	Corrected	Addressed.		
5	Plat	Remove "Preliminary Plat" from plat. Relocate the scale and north arrow to this area.	Corrected	Addressed.		
6	Plat	Remove the 5 and 10 foot building lines from plat.	Corrected	Addressed.		
7	Plat	Provide a 25' YR (Yard Requirement) along Rick Street.	This would decrease the buildable space for LOT 6-A, could we decrease the existing 25' building line along Seaside Drive to a 10' yard requirement and add the 25' yard requirement along Rick Lane	Addressed. The setbacks for the adjacent lots are rear setbacks, so 10' side on Lot 6A is acceptable.		
8	Plat	Change Building Line to YR (Yard Requirement)	Corrected	Addressed.		
9	Plat	Provide 10' radius at the corners as street dedication. Update square footages and acreages on plat.	Corrected	Addressed.		
10	Plat	Remove plat note #3.	Corrected	Addressed.		
11	Plat	On plat note 1, include "street dedication".	Corrected	Addressed.		
12	Plat	Water Distribution System lot fee – 1 Lot x \$182.00/lot = \$182.00		To be addressed prior to recordation.		
13	Plat	Waste Water Distribution System lot fee – 1 Lot x \$393.00/lot = \$393.00		To be addressed prior to recordation.		

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

1	Plat	Provide a 25' YR (Yard Requirement) along Rick Street.	This would decrease the buildable space for LOT 6-A, could we decrease the existing 25' building line along Seaside Drive to a 10' yard requirement and add the 25' yard requirement along Rick Lane	Addressed. The setbacks for the adjacent lots are rear setbacks, so 10' side on Lot 6A is acceptable.		
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DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes	(No sidewalk exists in the area).
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Waiver is applicable

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	to "4. Add the following Laguna Madre Drainage Basin “Receiving Water” standard note to the plat: 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	Corrected	Addressed.		
2	Utility Plan	Provide the missing Utility Plan with all Utilities shown and labeled on it.	All utilities are shown and labeled in the provided existing Utility Plan	Not addressed. Water lines are missing.	Corrected	Addressed.

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Property meets Utility requirements.		Addressed.		
2	Plat	Property meets Utility requirements.		Addressed.		

TRAFFIC ENGINEERING						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC		To be addressed on site development.		
2		Development should conform to visibility triangle requirements.		To be addressed on site development.		

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

GAS

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

PARKS

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

REGIONAL TRANSPORTATION AUTHORITY

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.		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 continuous aircraft overflight and noise. Not recommended.		Addressed.		

CORPUS CHRISTI INTERNATIONAL AIRPORT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	.8 miles South of Waldron ALF. May be subject to overflight noise, and potentially require an aeronautical study based on construction method.		Addressed.		

AEP-TRANSMISSION

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

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

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

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

INFORMATIONAL

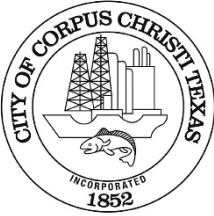
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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

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

LAND DEVELOPMENT

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



AGENDA MEMORANDUM

Planning Commission Meeting of October 14, 2020

DATE: October 5, 2020

TO: Al Raymond, Director of Development Services

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

<p>Bayside Acres No. 2, Block 4, Lots 6-A & 6-B (Replat) Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code</p>
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BACKGROUND:

Terry Rabon on behalf of property owner, Sheila and Curtiss Randall Colwell, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Bayside Acres No. 2, Block 4, Lots 6-A & 6-B addressed as 3729 Rick Lane, is located north of Yorktown Boulevard and west of Laguna Shores Road. This is a Replat of Lot 6. The purpose of the plat is to obtain a new residential building permit on the additional lot. The original subdivision was platted in November of 1956 within the jurisdiction of Nueces County. The land was Annexed into the City of Corpus Christi in 1961 and is currently zoned "RS-6" Single-Family 6 District.

STAFF ANALYSIS and FINDINGS:

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

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

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

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

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

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

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

1. No current sidewalk network exists along Clearview Drive, Rick Lane or Seaside Drive. The subdivision was approved with a rural street section containing ditches. There are not any nearby sidewalks on the adjacent subdivisions. The south road intersection with Yorktown Boulevard and east road intersection with Laguna Shores do not have sidewalk networks.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

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

1. The property is zoned "RS-6" Single-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.

STAFF RECOMMENDATION:

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

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

LIST OF SUPPORTING DOCUMENTS:

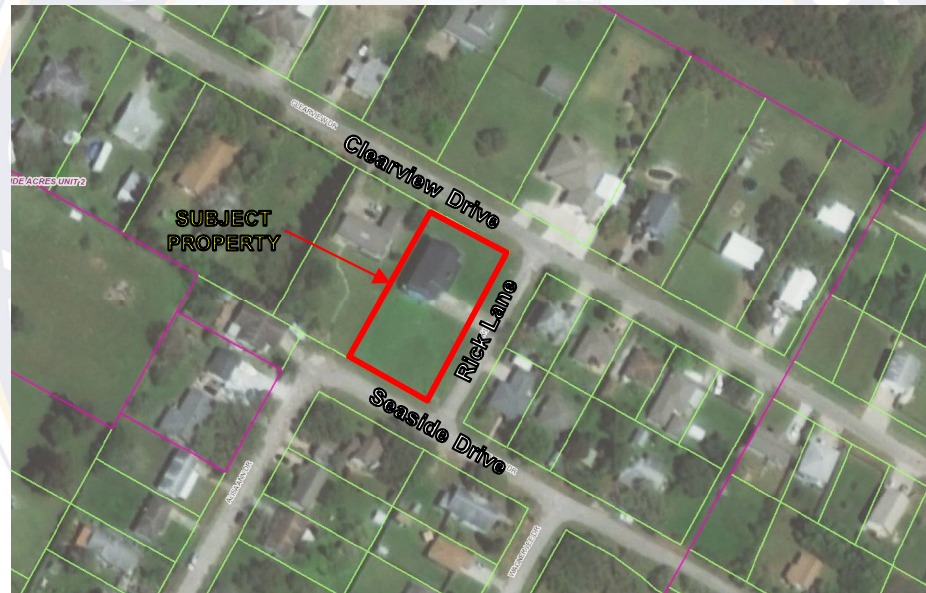
Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement

Request for Sidewalk Waiver

Bayside Acres No. 2, Block 4, Lots 6-A and 6-B (Replat)
Property at 3729 Rick Lane



Planning
Commission
October 14, 2020

Aerial Overview

This aerial map provides an overview of the Bayside Acres Unit 2 development. The subject property is highlighted with a red rectangle and labeled "SUBJECT PROPERTY". A yellow line traces a path through the development, starting from the bottom left near Yorktown and extending towards the top right. The map shows a grid of streets including Clearview Dr, Bayside Acres Unit 2, Holliday, Laguna Shores Blvd, and Harbor. Other labeled areas include Portsmouth, Bayside Acres Unit 2, and Laguna Shores Blvd. The map is overlaid with a blue and white circular graphic.



Subject Property, South on Rick Lane



Subject Property, West on Clearview Drive



Subject Property, West on Sea Side Drive



1852

Staff Recommendation

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

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

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Clearview Drive, Rick Lane or Seaside Drive. The subdivision was approved with a rural street section containing ditches. There are not any nearby sidewalks on the adjacent subdivisions. The south road intersection with Yorktown Boulevard and east road intersection with Laguna Shores do not have sidewalk networks.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "RS-6" Single-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.

Plat Requirements

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

Plat Waiver UDC 3.8.3.D

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 14, 2020**

PROJECT: 19PL1020

RIVERBEND SUBDIVISION UNIT 3 – (FINAL 11.74 ACRES)

Located east of Fred's Folly & South of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia H. Wallace

Engineer: Urban Engineering

The applicant proposes to plat the property to develop a 66-unit, 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: 2-20-20
TRC Comments Sent Date: 2-24-20
Revisions Received Date (R1): 2-27-20
Staff Response Date (R1): 3-2-20
Revisions Received Date (R2): 9-11-2020
Staff Response Date (R2): 9-14-20 TRC comments met set PC date
Planning Commission Date: 10-7-20

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: 19PL1120

Urban Engineering Responses: 9-11-2020

RIVERBEND SUBDIVISION UNIT 3 – (FINAL 11.74 ACRES)
Located east of Fred’s Folly and South of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia H. Wallace
Engineer: Urban Engineering

The applicant proposes to plat the property to develop a 66-unit residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Understood	Resolved.		
2	Plat	Label street names on t-heads coming off of Lasso Drive as listed on the preliminary plat.	Labels have been added	Resolved.		
3	Plat	Include 25' right of way easement on Yorktown Blvd. (doc#2005040990)	Right of way label has been added	Resolved.		

4	Plat	Provide curve data for platted area.	Has been added	Unresolved- Curve data on third page is overlapped by legend and north arrow. Please correct in order to make data legible.	Correction has been made	Resolved.
5	Plat	Label streets on adjacent subdivisions (North west section of page 2)	Labels have been added	Resolved.		
6	Plat	Provide dimensions for both sides of Yorktown Boulevard centerline.	Labels have been added	Resolved.		
7	Plat	Correct the spelling of street Bullrider Drive (as listed on preliminary plat)	Has been corrected	Resolved.		
8	Plat	Correct the spelling of adjacent subdivision *Starlight Estates	Has been corrected	Resolved.		
9	Plat	On location map, correct the spelling of Rancho Vista Blvd.	Has been corrected	Resolved.		

LAND DEVELOPMENT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a 5' EE label for Blk. 5 frontage.	Correction has been made	Addressed		
2	Plat	Provide a 5' UE for rear of Lots 21-31 in Blk. 5, and Lots 43 and 75, Blk. 1.	Labels have been added			
3	Plat	Provide a 5' EE label for Lots 18 & 19, Blk 3.	Label has been added			
4	Plat	All Lots to have 20' YR, in particular Lots 15-17 and 22-24, Blk 4	Correction has been made			
5	Plat	Provide a UE label for Lots 21-25 & 30, Blk 4. Indicate document number.	Correction has been made	Not addressed.	label has been added	Addressed
6	Plat	Provide YR, EE and UE labels for Lots 1-5, Blk 5.	Labels have been added	Not addressed.	labels have been added	Addressed
7	Plat	Provide a minimum 15' UE for all looping water lines.	Understood	Addressed		
8	Plat	Label Pruet Dr. on Riverbend Unit 2.	Label has been added			
9	Plat	DS Engineer is Jalal Saleh, P.E.	Has been corrected			
10	Plat	Provide flood plain boundaries.	Property is entirely in Zone B There are no boundaries to depict			
11	Plat	Provide document number for offsite easment by separate recording.	Will Provide prior to recordation	To be addressed prior to recordation.		

12	Plat	Coordinate offsite easement Doc #2019033250 in relation to easements dedicated by this plat. Provide new labels for Lots 15-18, Blk 3. Remove labels on Block 3 and 4 and replace with easement by separate recording.	Correction has been made	Not addressed.	labels have been revised according to recorded document.	Addressed
13	Plat	Water Pro-rata: 357.16 LF x \$10.53= \$3,760.89	Understood	To be addressed prior to recordation.		
14	Plat	Waste water Pro-rata: 357.16 LF x \$12.28= \$4,350.12	Understood	To be addressed prior to recordation.		
15	Plat	Water Distribution System acreage fee: 11.74 acres x \$719.00/acre = \$8,441.06	Understood	To be addressed prior to recordation.		
16	Plat	Wastewater System acreage fee: 11.74 acres x \$1,571.00/acre = \$18,443.54	Understood	To be addressed prior to recordation.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Wastewater per master Plan	Yes	
Stormwater	Yes	
Fire Hydrants	Yes	
Manhole	Yes	
		</

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		All hammer heads must conform to the City current hammer Head design, use the following hyperlink to access the City current hammer Head design: https://www.cctexas.com/sites/default/files/udc-informal-staff-report-written-int-hammerhead-design.pdf	Hammer Heads shall comply with Previously approved Hammer Head configuration Per Preliminary Plat.	Addressed		
2	Utility Plan	.A proposed street lighting layout will be required for review by Traffic Engineering. This item is required prior to Plat Recordation	Understood	To be addressed prior to recordation.		
3		The water line on Lasso must be 8" in diameter.; no dead end mains allowed.	There is an 8" Line in Ranch View. Why is another Parallel 8" Line need two blocks away?Preliminary plat has been approved	Addressed		
4	Utility Plan	Public Improvements and development fees shall be required prior to Final plat Recordation. Public Improvements shall meet all city master plans and city standards. Public improvement plans must include a 5' wide sidewalk along Yorktown.	See Previous Sidewalk Comment	To be addressed prior to recordation.		
5	Utility Plan	The Water Main at the South west end of Ranch View Drive must extend to the Property limit.	Understood, I assume by property limit they are refering to final plat boundary.	To be addressed prior to recordation.		
6	Informa tional	See Utilities Department Comments hereafter.	Understood	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction will be required for platting.	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater construction will be required for platting.	Understood	To be addressed prior to recordation.		

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

1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Understood	To be addressed at Site Development / Building Permit stage.		
2		As mentioned on Plat Review for "20PL1009 Starlight", review Unified Development Code 8.2.4 where it states that "block lengths shall not exceed 1,600 feet". Ranch View Dr extension on Startlight plat is more than 1600' and create safety concerns for vehicles speeding on these roadways. Since this plat includes this street at the beginning, traffic calming devices such as speed humps shall be installed along this street.	Please clarify comment and provide specific instruction or guidance based on approved regulations	To be addressed with Public Improvement plans prior to recordation.		
3		Review T-sac streets to ensure they have correct emergency vehicle turning access meeting requirements on AASHTO. Provide turning path drawings for emergency vehicles.	The turning movements were reviewed and approved by staff previously for the configuration presented	Addressed and approved with Prelim Plat layout		
4		As mentioned on Plat Review for "20PL1009 Starlight", additional homes are being proposed to a subdivision which only has one external access points to an existing network. Yorktown Boulevard is the only existing access point for this subdivision.	Riverbend subdivision proposes 3 points of access to Yorktown and one to South through Starlight.			
5		Submit a street lighting plan for review with Traffic Engineering prior to recordation of plat.	Understood	To be addressed with Public Improvement plans prior to recordation.		

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

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

1		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.	Understood	To be addressed with Public Improvement plans prior to recordation.		
2	Info:	503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.	Understood	To be addressed at Site Development / Building Permit stage.		
3	Info:	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.	Understood	To be addressed with Public Improvement plans prior to recordation.		
4	Info:	D103.1 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	Understood	To be addressed with Public Improvement plans prior to recordation.		
5	Info:	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).	Understood	To be addressed with Public Improvement plans prior to recordation.		
6	Info:	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	Understood	To be addressed with Public Improvement plans prior to recordation.		

7	Info:	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.	Understood	To be addressed with Public Improvement plans prior to recordation.		
8	Info:	Any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs.	Understood	To be addressed with Public Improvement plans prior to recordation.		
9	Info:	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.)	Proposed hammerhead configuration complies with previously approved design that was reviewed for compliance with Fire Code Previsions for acceptable Fire Apparatus Turn -Around.	Addressed and approved with Prelim Plat layout		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 10' U.E. between lots 18,19, Blk. 4 (5' each side). Request 10' U.E. between lots 5 & 6, BLK. 5 (5' each side)	Easements have ben added to match approved preliminary plat	Addressed.		
2	Plat	Request 5' U.E. on lot 25, Blk. 4. Request 10' U.E. between lots 10 &11, Blk. 5 and 10' U.E. between lots 15 & 16, Blk. 5 (5' each side)	Easements have ben added to match approved preliminary plat	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	Addressed.		

2	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	Addressed.		
3	Plat	fee = (0.66 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .66 acres = \$41,250	Understood	To be addressed prior to recordation.		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 66 units = \$13,200.00	Understood	To be addressed 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	Addressed.		

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

Notes:

1. Total platted area contains 11.74 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 C, Nueces County, Texas, which bears a revised date of March 18, 1985 and is not in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Residential driveways are prohibited direct access to Ranch View Drive from Lots 43 and 75, Block 1; Lot 8, Block 3 and Lot 31, Block 5.
7. Residential driveways are prohibited direct access to Yorktown Boulevard from Lots 13 and 14, Block 4 and Lot 1, Block 5.
8. All temporary drainage easements shall be maintained by the Homeowner's Association (HOA).
9. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.

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.

*Plat of
Riverbend Subdivision
Unit 3*

a 11.74 Acre Tract of Land out of Lots 23 and 24, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 11.74 Acres being out of a 60.073 Acre Tract of Land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

Patricia H. Wallace, Trustee #2, hereby certifies that she is the owner of the lands embraced within the boundaries of the foregoing plat; that she 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_____.

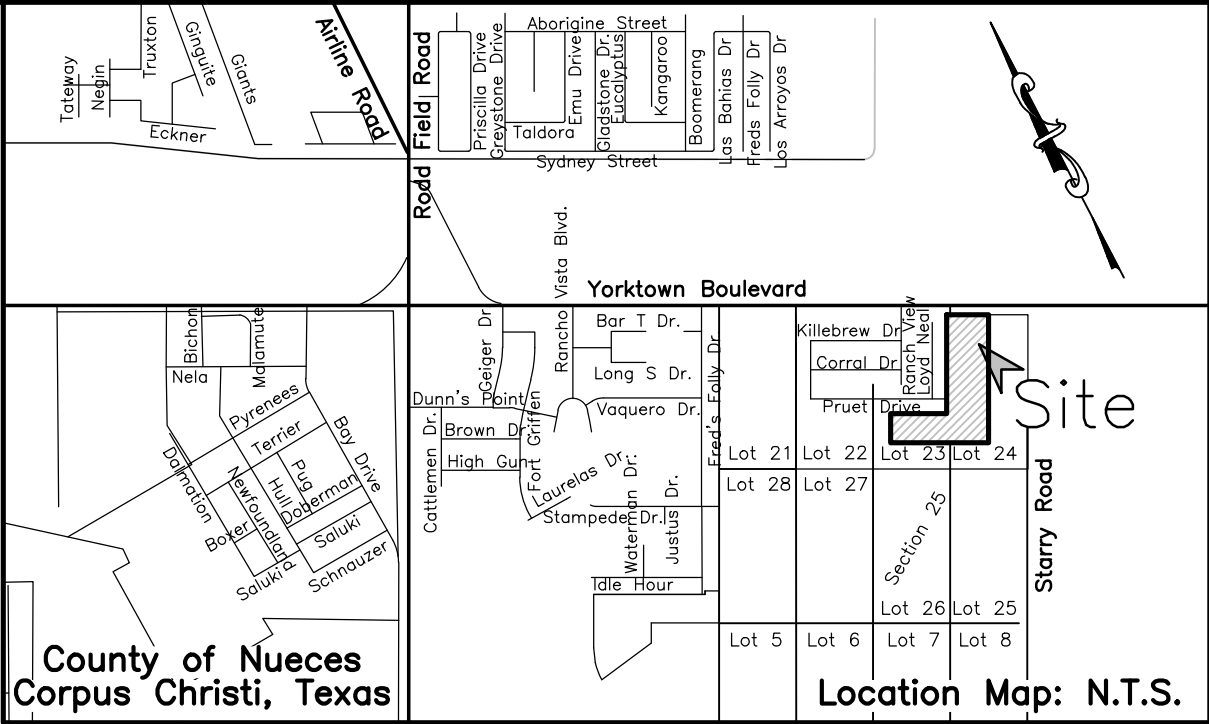
By: _____
Patricia H. Wallace, Trustee #2

State of Texas
County of Nueces

This instrument was acknowledged before me by Patricia H. Wallace, Trustee #2.

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, CBO
Secretary

Jeremy Baugh
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

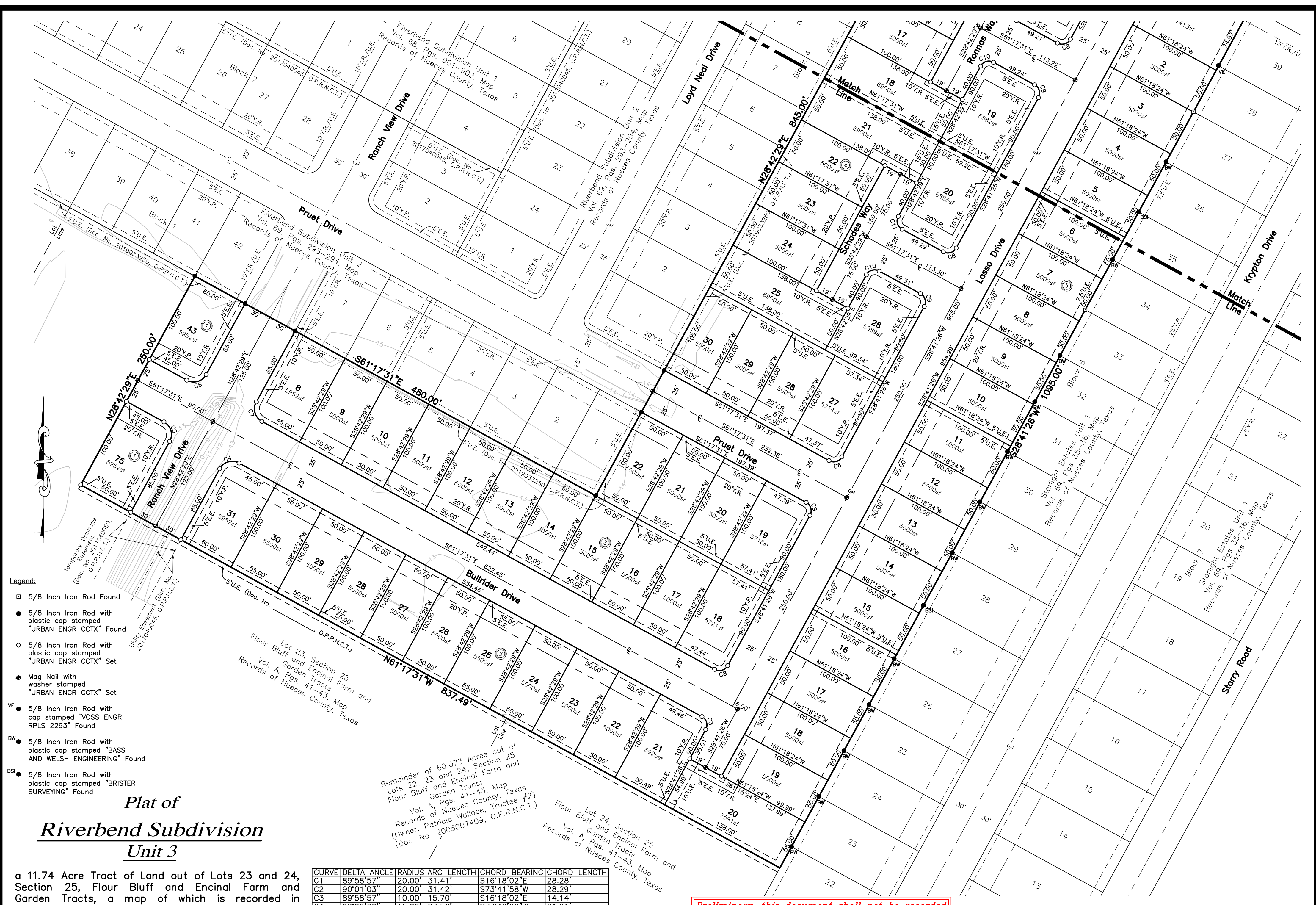
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block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

This the _____ day of _____, 20_____.

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



Revised: Sept. 11, 2020
DATE: Nov. 6, 2019
SCALE: 1"=60'
JOB NO.: 39595.B8.04
SHEET: 1 of 3
DRAWN BY: XG



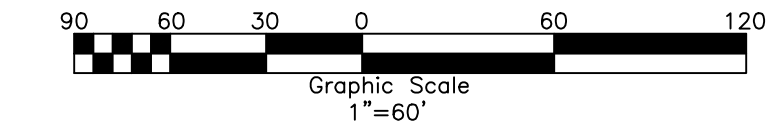
- Legend:**
- 5/8 Inch Iron Rod Found
 - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Found
 - 5/8 Inch Iron Rod with plastic cap stamped "URBAN ENGR CCTX" Set
 - Mag Nail with washer stamped "URBAN ENGR CCTX" Set
 - VE ● 5/8 Inch Iron Rod with cap stamped "VOSS ENGR RPLS 2293" Found
 - BW ● 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found
 - BSI ● 5/8 Inch Iron Rod with plastic cap stamped "BRISTER SURVEYING" Found

**Plat of
Riverbend Subdivision
Unit 3**

a 11.74 Acre Tract of Land out of Lots 23 and 24, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 11.74 Acres being out of a 60.073 Acre Tract of Land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°58'57"	20.00'	31.41'	S16°18'02"E	28.28'
C2	90°01'03"	20.00'	31.42'	S73°41'58"W	28.29'
C3	89°58'57"	10.00'	15.70'	S16°18'02"E	14.14'
C4	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C5	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C6	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C7	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C8	90°01'03"	10.00'	15.71'	N73°41'58"E	14.14'
C9	89°58'57"	10.00'	15.70'	S16°18'02"E	14.14'
C10	90°00'00"	10.00'	15.71'	N73°42'29"E	14.14'
C11	90°00'00"	10.00'	15.71'	S16°17'31"E	14.14'

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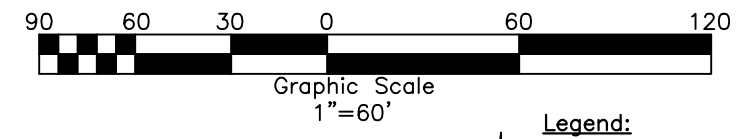


URBAN ENGINEERING
2725 Seawater St., Corpus Christi, TX 78404
TBP# Firm No. 145 TBP# Firm No. 10032400
PHONE: (361) 854-3101 FAX: (361) 854-6001

Revised: Sept. 11, 2020
DATE: Nov. 6, 2019
SCALE: 1"=60'
JOB NO.: 39595.B8.04
SHEET: 2 of 3
DRAWN BY: XG



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C4	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C5	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C6	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C7	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C8	90°01'03"	10.00'	15.71'	N73°41'58"E	14.14'
C9	89°58'57"	10.00'	15.70'	S16°18'02"E	14.14'
C10	90°00'00"	10.00'	15.71'	N73°42'29"E	14.14'
C11	90°00'00"	10.00'	15.71'	S16°17'31"E	14.14'



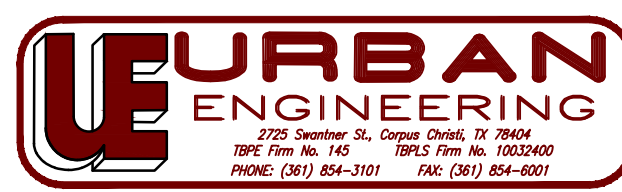
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Plat of
Riverbend Subdivision
Unit 3

a 11.74 Acre Tract of Land out of Lots 23 and 24, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 11.74 Acres being out of a 60.073 Acre Tract of Land described Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, 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: Sept. 11, 2020
DATE: Nov. 6, 2019
SCALE: 1"=60'
JOB NO.: 39595.B8.04
SHEET: 3 of 3
DRAWN BY: XG

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 14, 2020**

PROJECT: 20PL1087

ROYAL CREEK ESTATES UNIT 8 (FINAL – 10.54 ACRES)

Located east of Cimarron Road & north of Oso Parkway.

Zoned: RS-4.5

Owner: MPM Development, LP

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 36-unit, single-family 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: 9-2-20
TRC Comments Sent Date: 9-9-20
Revisions Received Date (R1): 9-10-20
Staff Response Date (R1): 9-16-20 TRC comments met. PC date set.
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 10-14-20

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: 20PL1087

ROYAL CREEK ESTATES UNIT 8 (FINAL – 10.54 ACRES)
Located east of Cimarron Road and north of Oso Parkway.

Zoned: RS-4.5

Owner: MPM Development, LP
Surveyor: Bass & Welsh Engineering

The applicant proposes to plat the property to develop a 36 unit single-family residential subdivision.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok.	Resolved		
2	Plat	No special characters (dashes, apostrophes, periods, slashes, tildes, etc.) may be used in addresses. (*King Henry Place)	Corrected.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide printed name of Lien Holder on ownership and Lien Holder certificate.	Don't know name yet.	To be addressed prior to recordation		
2	Plat	Jalal Saleh, PE is the DS Engineer	Corrected.	Addressed.		
3	Plat	Al Raymond III, AIA is the Secretary for Planning Commission and Jeremy Baugh is the Planning Commission Chairman	Corrected.	Addressed.		
4	Plat	Remove Utilities and reference from plat that were previously removed. Place on Utility plan.	Previously removed storm sewer pipes need to be shown for foundation design	Addressed, to be left as is on plat.		
5	Plat	Oso Parkway to require 10' easement. Replace the 5' EE to a 10' UE along the frontage to Oso Parkway.	Done.	Addressed.		

6	Plat	Verify the lot width will be able to accommodate the 150' Driveway spacing as per the Oso Parkway Plan. Provide a plat note that indicates that lots may be required to share driveways to meet the 150' spacing regulation.	NOT A REQUIREMENT PURSUANT TO CONVERSATION BETWEEN MOSES, GENE AND BILL (from comments when plat was approved previously)	Addressed.		
7	Plat	Water Distribution System Acreage fee – 36 lots x \$182.00/acre = \$6,552.00		To be addressed prior to recordation		
8	Plat	Wastewater System Lot fee – 36 Lots x \$393.00/lot = \$14,148.00		To be addressed prior to recordation		
9	Plat	Provide recording reference for the 30' Drainage Easement crossing between lots 57 and 58 and between lots 27 and 28.	There is no recording information. The previous DE was temporary and will expire with recording of this plat	Addressed. Dedicated DE as per this plat.		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.
Prior to Plat recordation.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Ok.	Addressed: A cursery review will be performed.		
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	See Land Development 6 above.	Addressed		
3		Provide the pavement design per the attached Infrastructure Design Manual (IDM).	The pavement design is the same as used for Oso Parkway elsewhere in the city , 4"HMAC, 11" CLB & 8" LSS	Addressed		

4	Plat	Remove "the previously removed Storm" and remove the dashed lines for the same.	Previously removed storm sewer pipes need to be shown for foundation design	Addressed		
5		If any of the items above was resolved and approved through prior discussions / preliminary plat / etc., provide documentation.	See Land Development 6 above.	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting.	Ok	Prior to Plat recordation.		
2	Plat	Wastewater construction is required for platting.	OK	Prior to Plat recordation.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok.	To be addressed with site development		
2		Oso Pkwy has homes facing the roadway and the street being long create a safety for concern for speeding, vehicles backing up of driveway, and children safety. Review if speed humps can be provided as part of the project.	Speed humps as requested by residents	To be addressed on Public Improvement plans		
3		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.	Ok.	To be addressed on Public Improvement plans		
4		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. The "street lighting plan" must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "street lighting plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Street Lights by AEP	To be addressed on Public Improvement plans		

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

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

1	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for residential use shall be 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational prior to construction.		To be addressed on Public Improvement plans		
2	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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 to provide all weather driving capabilities		To be addressed with site development		
3	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).		To be addressed with site development		
4	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		To be addressed with site development		
5	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		To be addressed with site development		
6	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs		To be addressed on Public Improvement plans		
7	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.		To be addressed with site development		
8	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.		Item has been discussed with DS Engineer		
9	Exceptions: 2. 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.		Item has been discussed with DS Engineer		

10		D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.		Item has been discussed with DS Engineer		
11		Note: Will future development either connect the two sections of Bison Street or La Salle Street to provide two points of access? Although Safety Steel Rd. has provided access, it requires maneuvering by fire apparatus and affects response times.		Item has been discussed with DS Engineer		

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parkland Dedication Requirement and Park Development Fees	no park	Prior to Plat recordation.		
2	Plat	Dedication requirement =0.36 acre. Department will not accept land. UDC 8.3.6 Fee in Lieu of Land	OK	Prior to Plat recordation.		
3	Plat	Cash in lieu of land fees should be calculated at 0.36 x value of an acre = total payment. UDC 8.3.5 Land Dedication	OK	Prior to Plat recordation.		
4	Plat	Park Development Fees: 36 x \$200 = \$7,200.00 UDC 8.3.5 Park Development Fee	Ok	Prior to Plat 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.		Addressed		

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

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

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

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

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

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

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

LAND DEVELOPMENT

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

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI.

THIS THE ____ DAY OF _____, 20____.

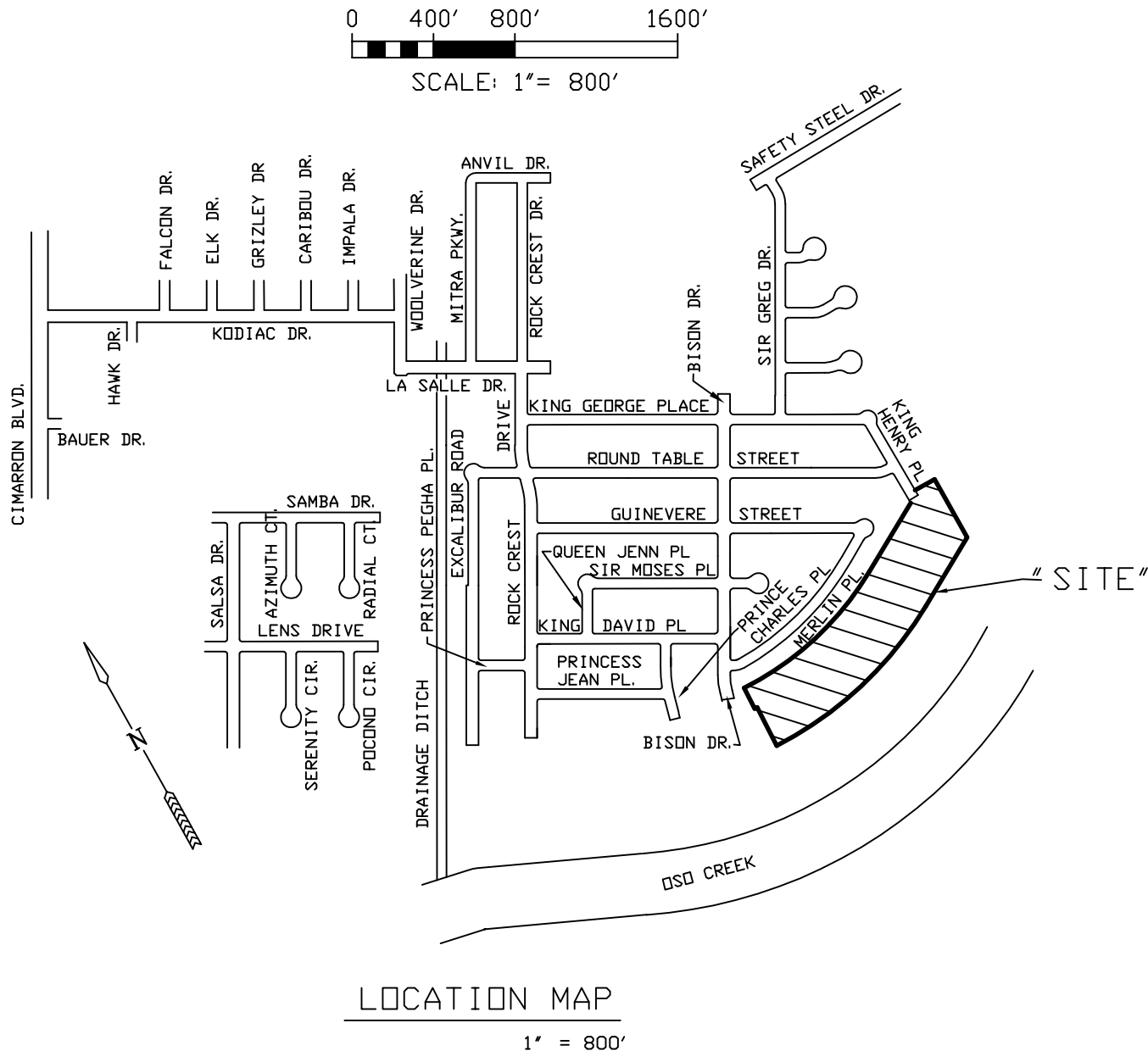
NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT.

THIS THE ____ DAY OF _____, 20____.

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



LOCATION MAP

1" = 800'

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

JALAL SALEH, P.E.,
DEVELOPMENT SERVICES ENGINEER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

JEREMY BAUGH
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____.M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____, PAGE ____, INSTRUMENT NUMBER _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____

DEPUTY

KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. SET 5/8" I.R.'S AT LOT ALL CORNERS UNLESS OTHERWISE NOTED. ALL SET I.R.'S CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING
4. THE BASIS OF BEARINGS IS THE COMMON NORTHEASTERLY BOUNDARY OF THE SUBJECT SITE AND THE SOUTHEASTERLY BOUNDARY LINE OF ROYAL CREEK ESTATES UNIT 5, N59°07'18"E, AS SHOWN.
5. THE ENTIRE SITE IS IN FEMA ZONE A13 (EL 12). FEMA ZONES ARE FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987, FOR NUECES COUNTY, TX, UNINCORPORATED AREAS. THE FEMA PRELIMINARY MAP 48355C0520G, NOT YET ADOPTED, INDICATES THE SUBJECT SITE TO BE IN ZONE X, ZONE X (DOTTED) AND ZONE AE (EL 12).
6. THE TOTAL AREA OF THIS PLAT IS 10.544 ACRES INCLUDING STREET DEDICATIONS.

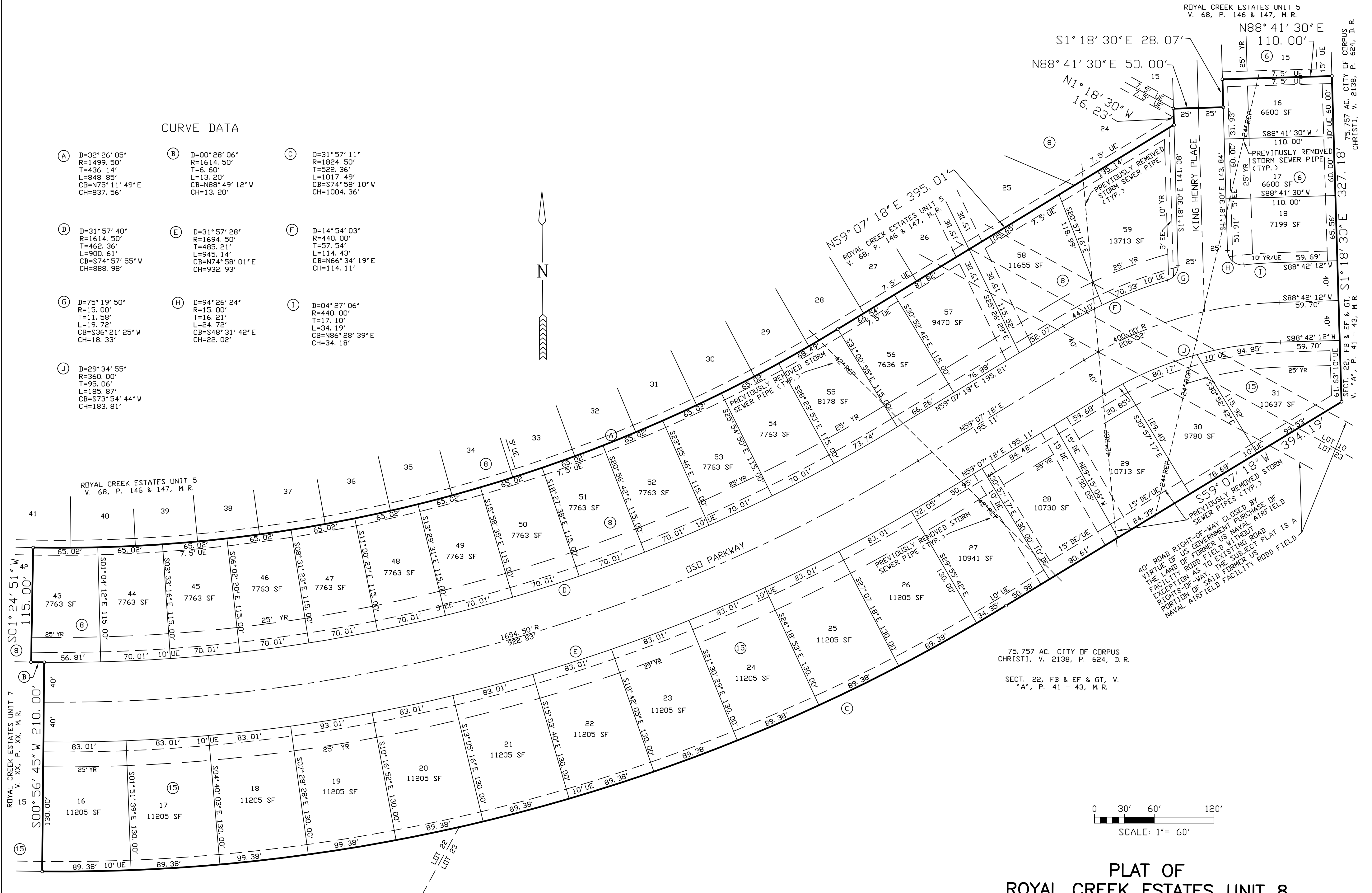
PLAT OF
ROYAL CREEK ESTATES UNIT 8
AN 10.544 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 10, 22, AND 23,
SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS
RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/10/20
COMP. NO.: PLAT-SH1.DWG
JOB NO.: 16022
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 1 OF 2

CURVE DATA

- | | | |
|--|--|--|
| (A) D=32° 26' 05"
R=1499.50'
T=436.14'
L=848.85'
CB=N75° 11' 49" E
CH=837.56' | (B) D=00° 28' 06"
R=1614.50'
T=6.60'
L=13.20'
CB=N88° 49' 12" W
CH=13.20' | (C) D=31° 57' 11"
R=1824.50'
T=522.36'
L=1017.49'
CB=S74° 58' 10" W
CH=1004.36' |
| (D) D=31° 57' 40"
R=1614.50'
T=462.36'
L=900.61'
CB=S74° 57' 55" W
CH=888.98' | (E) D=31° 57' 28"
R=1694.50'
T=485.21'
L=945.14'
CB=N74° 58' 01" E
CH=932.93' | (F) D=14° 54' 03"
R=440.00'
T=57.54'
L=114.43'
CB=N66° 34' 19" E
CH=114.11' |
| (G) D=75° 19' 50"
R=15.00'
T=11.58'
L=19.72'
CB=S36° 21' 25" W
CH=18.33' | (H) D=94° 26' 24"
R=15.00'
T=16.21'
L=24.72'
CB=S48° 31' 42" E
CH=22.02' | (I) D=04° 27' 06"
R=440.00'
T=17.10'
L=34.19'
CB=N86° 28' 39" E
CH=34.18' |
| (J) D=29° 34' 55"
R=360.00'
T=95.06'
L=185.87'
CB=S73° 54' 44" W
CH=183.81' | | |



75.757 AC. CITY OF CORPUS
CHRISTI, V. 2138, P. 624, D.R.
SECT. 22, FB & EF & GT, V.
"A", P. 41 - 43, M.R.

PLAT OF
ROYAL CREEK ESTATES UNIT 8
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
FIRM NO. F-52, 3054 S. ALAMEDA ST.
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/10/20
COMP. NO.: PLAT-SH2.DWG
JOB NO.: 16022
SCALE: AS SHOWN
PLOT SCALE: 1" = 60'
SHEET 2 OF 2

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 14, 2020**

PROJECT: 20PL1088

ROYAL CREEK UNIT 7 (FINAL – 12.116 ACRES)

Located south of Excalibur Road & north of Oso Creek.

Zoned: RS-4.5

Owner: MPM Development, LP

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to construct 33 single-family, residential lots and one park. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

Staff Only:
TRC Meeting Date: 9-03-20
TRC Comments Sent Date: 9-09-20
Revisions Received Date (R1): 9-10-20
Staff Response Date (R1): 9-15-20/Per Engineering Revised 9-16-20
Revisions Received Date (R2): 9-16-20
Staff Response Date (R2): 9-21-20
Planning Commission Date: 10-14-20

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: **20PL1088**

ROYAL CREEK UNIT 7 (FINAL – 12.116 ACRES)
Located south of Excalibur Road and north of Oso Creek.

Zoned: RS-4.5

Owner: MPM Development, LP
Engineer: Bass & Welsh Engineering

The applicant proposes to plat the in order to to construct 33 single-family residential lots and 2-1 Parks.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok			
2	Plat	No special characters (dashes, apostrophes, periods, slashes, tildes, etc.) may be used in addresses. (*Bison Drive)	Corrected.	Not resolved.	Removed another period	Resolved: Brison Drive

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove "Public" from Park on Lot 1A, Block 15 along Oso Parkway. Add a note to the plat who will maintain the park. (See Parks comment #1).	Combined into one lot (Lot 1)	Addressed		
2	Plat	On the Engineer certificate block replace "Ratna Pottumuthu, P.E, Leed AP" with "Jalal Saleh, P.E"	Done.	Addressed		
3	Plat	On the Planning Commission Certificate block replace "Philip J. Ramirez, AIA, LEEP AP" with "Jeremy Baugh" and replace "Interim Secretary Daniel McGinn, AICP" with "Secretary Al Raymond III, AIA"	Done.	Addressed		
4	Informational	The 25’ Y.R. may be reduce to 20’ Y.R. The minimum requirement for RS-4.5 single-family district is 20’ Y.R (UDC. 4.3.3).	OK.	Informational		

5	Plat	Verify the lot width will be able to accommodate the 150' Driveway spacing as per the Oso Parkway Plan. Provide a plat note that indicates that lots may be required to share driveways to meet the 150' spacing regulation.	NOT A REQUIREMENT PURSUANT TO CONVERSATION BETWEEN MOSES, GENE AND BILL (from comments when Unit 8 plat was approved previously)	Addressed		
6	Plat	Coordinate with AEP Distribution on street light fees and provided confirmation of payment prior to recordation.	OK.	Prior to plat recordation		
7	Plat	Prior to recordation provide a tax certificate along with the submittal of the original tracing indicating that all taxes are current.	OK.	prior to plat recordation		
8	Plat	Water Distribution System acreage fee – 12.12 acre x \$719.00/acre = \$8,714.28		Prior to plat recordation		
9	Plat	Wastewater System acreage fee – 12.12 acre x \$1,571.00/acre = \$19,040.52		Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Yes	
Manhole	Yes	
Stormwater	Yes	
Sidewalks	Yes	
Streets	Yes	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Done.	Not addressed: A cursery review is required.	Jalal said the review is on the part of the city and he anticipates the previous comment will be removed by tomorrow	Addressed
2	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	see Land Development 5 above	Addressed		
3		Revised the pavement design to meet the Infrastructure Design Manual (IDM); if te pavement design was approved at the preliminary plat stage, provide documentation. If you need a copy of the IDM, email Mr. Jalal Saleh at jalals@cctexas.com	same pavement section as Oso Parkway elsewhere in city (4"HMAC, 11"CLB, 8"LSS)	Addressed		

4		Please dedicate all necessary ROW for the future bridge across the channel.	The ROW is already dedicated to the extent of ownership in the plat	Addressed		
5		The Developer must pay 100% of the approach to the bridge including the 12" Water Main that crosses the channel at the same location per the Master Plan.	According to Moses the cost of bridge culvert, pavement and water line are all on the city (not developer)	Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.		
6		Provide provisions to extend the 12" Water Main across the channel per the Water Master Plan.	see 5 immediately above	Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.		
7		Provide a bike route with this PI Plans along Oso Parkway; the bike trail must be 12'-14' wide, if the width of the bike trail was approved with the preliminary plat, provide documentation; the design criteria for the bike trail (Off-Road Multi-use trail) is (AASHTO).2012.Guide for Development of Bicycle Facilities, 4th Edition. http://online.fliphtml5.com/dnvt/ldqv/#p=57	the 8' bike path is shown in the approved preliminary plat and in the previously approved construction plans	Addressed		
8		The Developer must pay cash in lieu of 100% of the construction for the approach to the future bridge including the 12" Water Main	see 5 above	Not addressed: We are talking about the unconstructed portion of the pavement and the 12" Water main within this plat.		
9		If any of the items above was resolved and approved through prior discussions / preliminary plat / etc., provide documentation.	see 5 above	Addressed		

UTILITIES ENGINEERING

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

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	see Land Development 5 above			
2	Informational	Oso Pkwy has homes facing the roadway and the street being long create a safety for concern for speeding, vehicles backing up of driveway, and children safety. Review if speed humps can be provided as part of the project.	speed humps by residents in future if desired			
3	Informational	Public improvement plans need to include appropriate traffic control devices (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations.	stop signs provided			
4	Informational	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 included signage for any one-way designations and affected side streets.	will provide object markers			

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.	street lights by AEP			
6	Informational	The “street lighting plan” must also indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “street lighting plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	street lights by AEP			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	WATER DISTRIBUTION SYSTEM STANDARDS: Fire Hydrant flow for residential use shall be 750 GPM with 20 psi residual. Fire hydrants to be located every 600 feet apart and operational prior to construction.				
2	Plat	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES. 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 to provide all weather driving capabilities				
3	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).				
4	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				
5	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				
6	Plat	Note: If parking is allowed on streets, the minimum width should be 32 ft. otherwise any obstructions to clear path of travel for emergency vehicles will require the painting of fire lanes or installation of No Parking Signs in accordance with section D103.6: Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs				

7	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.				
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. Exceptions: 2. 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.				
9	Plat	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.				
10	Plat	Note: Will future development either connect the two sections of Bison Street or La Salle Street to provide two points of access? Although Safety Steel Rd. has provided access, it requires maneuvering by fire apparatus and affects response times.	Access now via La Salle and Safety Steel. Future via Bison			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parks & Recreations will not accept Lot 1A Dedicated for Public Park across from Excalibur road we have Cimarron Park down the street.	Combined with adjacent lot (Lot 1 now)	Addressed		
2	Plat	Community Enrichment Fund fee = (0.33 acre) x (Fair Market Value or Actual Purchase Price)	Okay	Prior to plat recordation: Community Enrichment Fund fee = (0.28 acre) x (Fair Market Value or Actual Purchase Price) Per park dedication Block 6, Lots 6		
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)	Okay	Prior to plat recordation		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 33 units = \$6,600.00 UDC 8.3.5 Park Development Fee	Okay	Prior to plaat recordation		

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP Texas is requesting the 5’EE/UE and 10’YR/UE of the ROW on Oso PKWY be solely a 5’EE for the first 5’ of the ROW	Done.	Addressed		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
OCTOBER 14, 2020**

PROJECT: 20PL1092

BAY TERRACE NO. 2 ADDITION, BLK 703, LOT 12R (FINAL – 0.1636 ACRES)

Located south of Booty Avenue and east of Seventh Street.

Zoned: ON (ORD #010764 3-22-72)

Owner: 7th Craig Investments, LLC

Engineer: Voss Engineering

The applicant proposes to plat portions of Lot 12 and Lot 13 in order to obtain a building permit. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:
TRC Meeting Date: 9-17-20
TRC Comments Sent Date: 9-21-20
Revisions Received Date (R1): 9-23-20
Staff Response Date (R1): 9-24-20
Revisions Received Date (R2): N/A
Staff Response Date (R2): N/A
Planning Commission Date: 10-14-20

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: 20PL1092

BAY TERRACE NO. 2 ADDITION, BLOCK 703, LOT 12R (FINAL – 0.1636 ACRES)
Located south of Booty Avenue and east of Seventh Street.

Zoned: ON (ORD #010764 3-22-72)

Owner: 7th Craig Investements, LLC
Engineer: Voss Engineering, Inc.

The applicant to propose to plat portions of Lot 12 and Lot 13 in order to obtain a building permit.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description to read: " Being a Final Plat..."	revised	Addressed		
2	Plat	On the Planning Commission certificate block change " Carl Crull, P..E" to "Jeremy Baugh"	revised	Addressed		
3	Informational	You may reduce the 25' Y.R to 20'Y.R (UDC Zoning District "ON" 4.5.3)	revised	Addressed		

4	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	done	Addressed		
5	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = \$182.00	ok	Addressed		
6	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = \$393.00	ok	Addressed		
7	Plat	Water Pro-Rata - 50.00'LF x \$10.53/LF = \$526.50	ok	Addressed		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		No comment.	na			

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

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Informational	Fire has no comment for this stage of review.	na			

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

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

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

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

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

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

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

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

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

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.

BAY TERRACE NO. 2 ADDITION
BLOCK 703, LOT 12R

BEING A FINAL PLAT OF THE S. 14.44' OF LOT 12 & THE N. 35.56' OF LOT 13, BLOCK 703,
BAY TERRACE NO. 2 ADDITION
AS RECORDED IN VOL. 3, PAGE 52 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

1. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF
THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE
ZONING MAY CHANGE.
2. FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS,
P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
3. AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"±" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
4. THIS PROPERTY LIES WITHIN FLOOD ZONE C & X, COMMUNITY
#485464, PANEL 0169C & COMMUNITY #48355C, PANEL 0320G (CITY OF
CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
REFER TO MAPS INDEX DATED 07/18/85 & 10/23/2015.
5. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS
PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE
AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND
"OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY
AS "CONTACT RECREATION" USE.
6. TOTAL PLATTED AREA IS 0.1636 ACRE.
7. BASIS OF BEARINGS ARE THE BEARINGS FROM
BAY TERRACE NO. 2 ADDITION
AS RECORDED IN VOLUME 35, PAGE 7 (M.R.N.C.T.).
GRID BEARINGS AND SURFACE DISTANCES SHOWN HEREON ARE
REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011)
EPOCH (2010.00).
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE
OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PHASE.

STATE OF TEXAS
COUNTY OF NUECES

WE, 7TH CRAIG INVESTMENTS, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 12R, BLOCK 703,
EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS
SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE
DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT
THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2020,

BRANDON CASTLE
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

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

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2020,

SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

WE, FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDER OF A LIEN
ON THE PROPERTY REFERRED TO AS LOT 12R, BLOCK 703, BAY TERRACE NO.2 ADDITION
AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND
CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2020

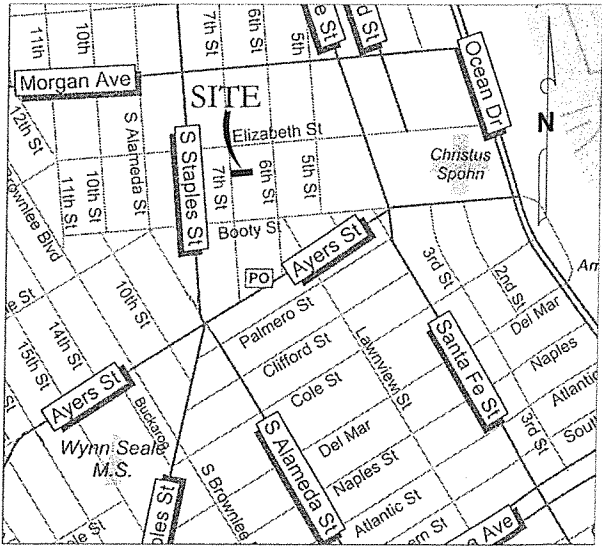
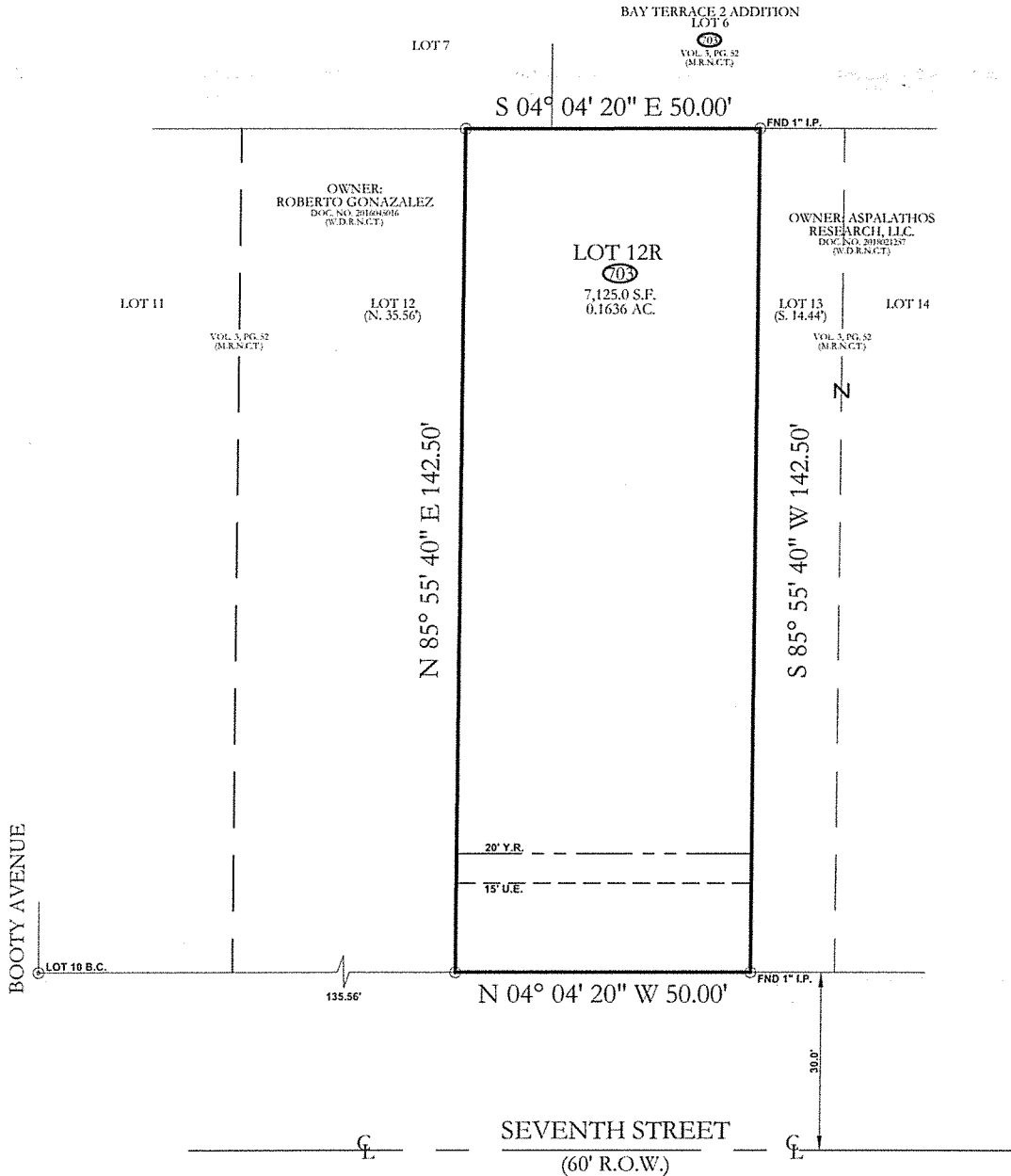
EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STAFF REPORT

Case No. 1020-02
INFOR No. 20ZN1023

Planning Commission Hearing Date: October 14, 2020

Applicant & Legal Description	<p>Owner: Mustang Island, LLC. Applicant: John Pietrobon Location Address: 7213 State Highway 361 Legal Description: Being 4.999 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas, and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces county, Texas and 12.035 acre tract being a portion of a 30.00 acre tract surveyed August 7, 2019 by Brister Surveying, said 30.00 acre tract as described in a deed recorded in File No. 2014040031, Deed Records of Nueces County, Texas and being out of the J. W. Waterbury Survey No. 596, Abstract 408, Land Script 167, Mustang Island, Nueces County, Texas, located along the east side of State Highway 361, south of Beach View Drive, and north of La Concha Boulevard.</p>			
Zoning Request	<p>From: "RM-AT" Multifamily AT To: "RV" Recreational Vehicle Park and "CR-2" Resort Commercial Area: 17.034 total acres Purpose of Request: To develop a 90 guest room hotel having 4 stories and a total area of 64,160 square feet and allow for the construction of an RV Park north of the road entrance.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RM-AT" Multifamily AT	Vacant	Planned Development
<i>North</i>		"RM-AT" Multifamily AT	Vacant	Planned Development
<i>South</i>		"RM-AT" Multifamily AT PUD	Vacant and Low Density Residential	Planned Development
<i>East</i>		"RM-AT" Multifamily AT	Vacant	Planned Development
<i>West</i>		"FR" Farm Rural	Vacant	Planned Development
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for a Planned Development use. The proposed rezoning to the "RV" Recreational Vehicle Park and "CR-2" Resort Commercial is consistent with the adopted Comprehensive Plan (Plan CC) and is consistent with the Future Land Use map. Map No.: 022037 City Council District: 4 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 700 feet of street frontage along State Highway 361 which is designated as a “RA3” Primary Rural Arterial Divided.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 361	“RA3” Primary Rural Arterial Divided	250’ ROW 76’ paved	120’ ROW 45’ paved	25,305 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-AT” Multifamily AT to the “RV” Recreational Vehicle Park and “CR-2” Resort Commercial to allow for a 90 guest room hotel having 4 stories and a total area of 64,160 square feet and allow for the construction of an RV Park north of the road entrance.

Development Plan: The subject property is a total of 17.034 acres in size. The proposed use is a 90 guest room hotel having 4 stories and a total area of 64,160 square feet with approximately 136 parking spaces and an RV Park to the north of the road entrance.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-AT” Multifamily AT and consists of vacant property and has remained undeveloped since annexation in 2001. To the north is a vacant property zoned “RM-AT” Multifamily AT. To the south are vacant properties zoned “RM-AT” Multifamily AT with one single family home. To the west across State Highway 361 is a vacant property zoned “FR” Farm Rural. To the east is a vacant properties zoned “RM-AT” Multifamily AT.

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 ACP line located along State Highway 361

Wastewater: None

Gas: None

Storm Water: None

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Mustang-Padre Island Area Development Plan and is planned for a Planned Development use. The proposed rezoning to the “RV” Recreational Vehicle Park and “CR-2” Resort Commercial is consistent with the adopted Comprehensive Plan

(Plan CC) and is consistent with 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).

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 is compatible with the Future Land Use map.
- The City encourages expanded and additional recreation vehicle areas to serve tourists. Rezoning of proposed resort commercial use east of State Highway 361 and in proximity to the gulf beach should be encouraged. This will be the only RV zoning district in the city portion outside of the state park between Park Road 22 and Port Aransas. Encouraging this zoning district will open up commercial, retail and other amenities that would stimulate tourism.
- The City encourages expanded and additional hotel areas to serve tourists. Rezoning of proposed resort commercial use east of State Highway 361 and in proximity to the gulf beach should be encouraged.

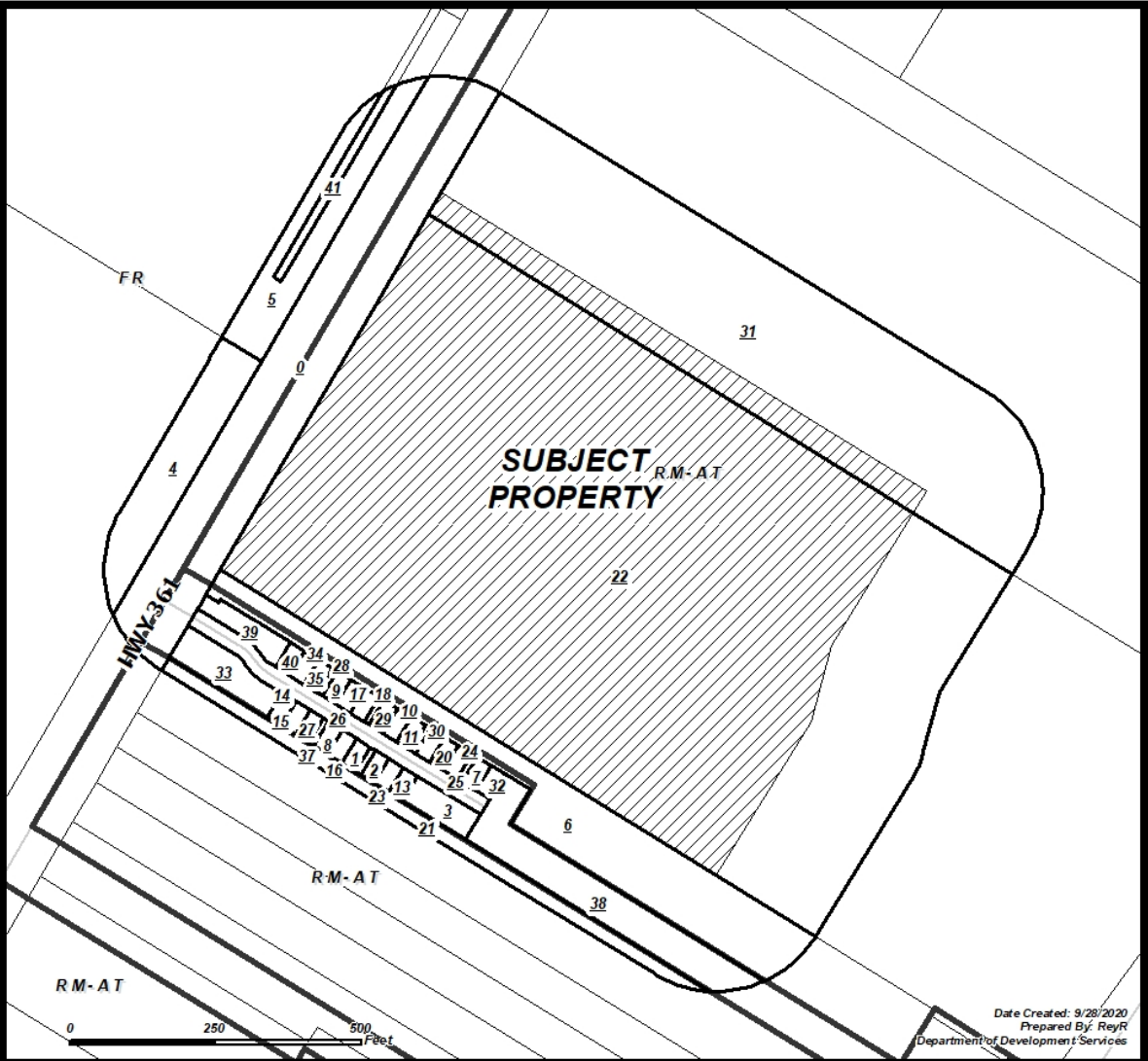
Staff Recommendation:

Approval of the change of zoning from the “RM-AT” Multifamily AT District to the “RV” Recreational Vehicle Park District and “CR-2” Resort Commercial District.

Public Notification	Number of Notices Mailed – 41 within 200-foot notification area 5 outside notification area	
	<u>As of October 14, 2020:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 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)



Date Created: 9/28/2020
Prepared By: ReyR
Department of Development Services

CASE: 1020-02
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 #1020-02

Mustang Island, LLC.
Rezoning for a Property at 7213 State Highway 361
From “RM-AT” To “RV” and “CR-2”



Planning Commission
October 14, 2020

Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:
RM-AT to RV: N/A
RM-AT to CR-2: Type A: 10' & 5 pts

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

Parking:
1 per room (Hotel)

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Townhouse, Multifamily,
Cottage Housing, Group Living, Medical,
Park, and Overnight Accommodations.

UDC Requirements

Table 6.1.2.C District Development Recreational Vehicle

RV DISTRICT	
Max. Density (trailers/ gross ac.)	25
Min. Open Space (% gross site area)	8%
Min. Site Area (ac.)	3
Min. Site Width (ft.)	100
Min. Yards (ft.)	
Street	20
Street (corner)	20
Side (single)	10
Side (total)	20
Rear	15
Min. Trailer Separation (ft.)	
Between Trailers	10
Between Trailers and Structures	20
Building to access drive	5
Min. Internal Access Drive Width (ft.)	See D.4. (e)

Buffer Yards:

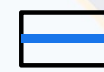
RV to RM-AT: N/A

RV to CR-2: Type A: 10' & 5-points

Rental Sites: Day or week only and no longer than 180 days in duration within the park.

Accessory Uses: No more than 1/3 of park
Barber shops, Beauty parlors, Car wash,
Convenience grocery stores of less than
4,000 square feet, Day care centers, Dry
cleaning receiving stations, Fuel sales,
Restaurants excluding bars, taverns or
pubs, and Self-service laundries

Utilities



Water:
12-inch ACP



Wastewater:
None



Gas:
None



Storm Water:
None

Public Notification

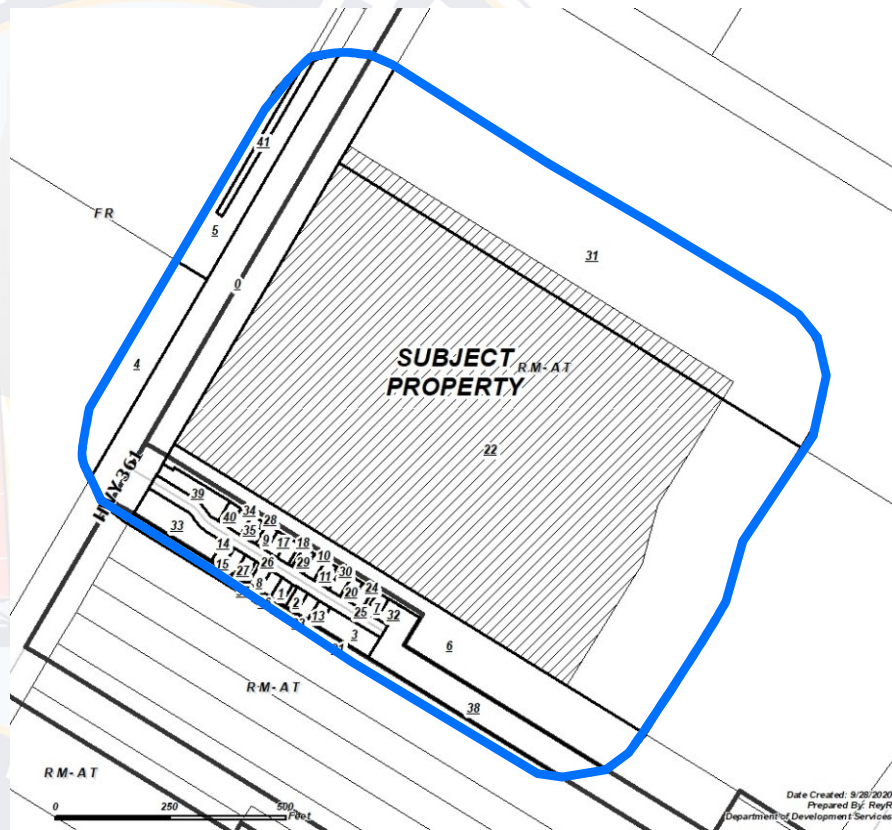
41 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0

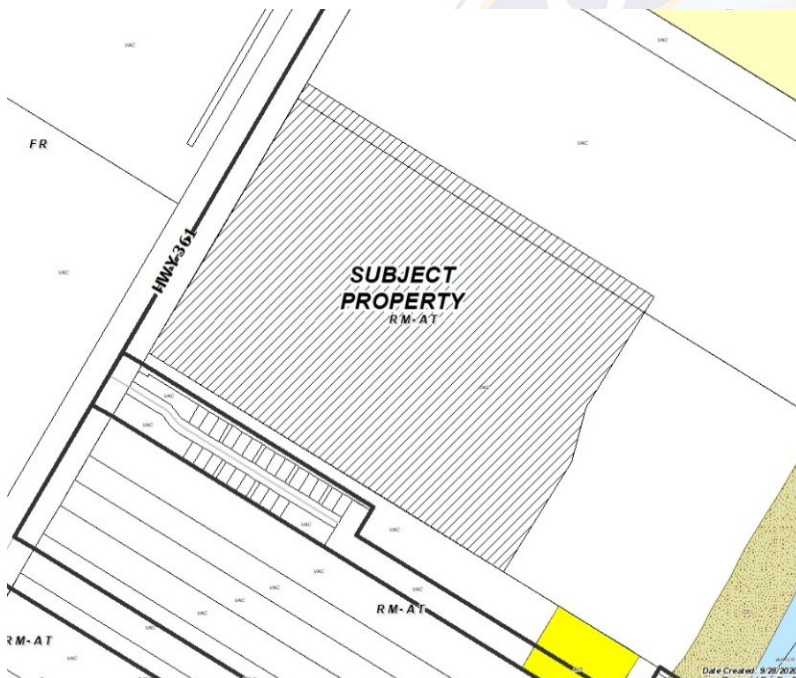


Staff Recommendation

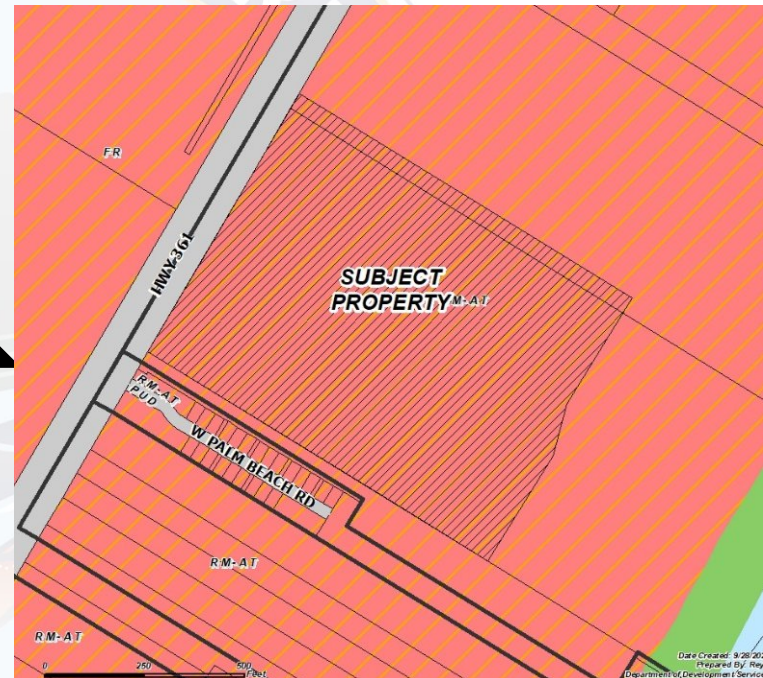
Approval of the
“RV” Recreational Vehicle Park District
and “CR-2” Resort Commercial District

Land Use

Existing Land Use



Future Land Use



STAFF REPORT

Case No. 1020-01

INFOR No. 20ZN1024

Planning Commission Hearing Date: October 14, 2020

Applicant & Legal Description	Owner: Tex-Isle, Inc. Applicant: The Clower Company Location Address: 1401 North Alameda Street Legal Description: 4.1573 acres, more or less, being out of Block C, Colonia Mexicana and Lots 5 and 6, Block Southwest 1/4 C, Colonia Mexicana, located on the east side of Sam Rankin Street, west of South Alameda Street, and north of Interstate 37.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "IL" Light Industrial District Area: 4.23 acres Purpose of Request: To allow for the construction of a laydown yard.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	High Density Residential
	<i>North</i>	"IH" Heavy Industrial	Heavy Industrial and Public/Semi-Public	Commercial and Light Industrial
	<i>South</i>	"RM-1" Multifamily 1 and "CI" Intensive Commercial	Commercial and Vacant	High Density Residential
	<i>East</i>	"RM-1" Multifamily 1, "RM-2" Multifamily 2 and "CI" Intensive Commercial	Vacant and Low Density Residential	High Density Residential
	<i>West</i>	"RM-1" Multifamily 1, "RM-AT" Multifamily AT and "CN-1" Neighborhood Commercial	Vacant	High Density Residential and Permanent Open Space
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for high density residential uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Map No.: 046045 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 583 feet of frontage along Sam Rankin Street, which is designated as a Local / Residential Street, approximately 583 feet of frontage along North Alameda Street, which is designated as a Local / Residential Street, and approximately 280 feet of frontage along Chipito Street, which is designated as a Local / Residential Street. According to the Urban Transportation Plan, “Local / Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	North Alameda Street	Local/Residential	50' ROW 28' Paved	60' ROW 40' Paved	N/A
	West Broadway Street	“C1” Minor Collector	60' ROW 40' Paved	60' ROW 40' Paved	N/A
	Sam Rankin Street	Local/Residential	50' ROW 28' Paved	60' ROW 40' Paved	N/A
	Chipito Street	Local/Residential	50' ROW 28' Paved	40' ROW 30' Paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District to allow for the construction of a laydown yard.

Development Plan: The subject property is 4.23 acres in size. The owner is proposing the construction of a laydown yard.

Existing Land Uses & Zoning: The subject property is currently zoned “RM-1” Multifamily 1 District and consists of vacant land which was formerly a multifamily apartment complex. The subject property was zoned “RM-1” Multifamily 1 District in the early 1970s. The former apartment complex (Northside Manor) was demolished in 2016. The subject property was part of the original founding of the City in 1852. On the same block as the subject property is an existing single-family residence that is currently occupied. To the north across West Broadway Street is the Union Pacific Rail line and a City Wastewater Treatment Plant (Broadway). To the south are single-family homes zoned “RM-1” Multifamily 1 District and “CI” Intensive Commercial District. To the east is a single-family residence zoned “RM-1” Multifamily 1 District. Across North Alameda Street are vacant properties and an abandoned single-family home and commercial building zoned “RM-1” Multifamily 1 District, “RM-2” Multifamily 2 District, and “CI” Intensive Commercial District. To the west are vacant tracts zoned “RM-1” Multifamily 1, “RM-AT” Multifamily AT, and “CN-1” Neighborhood Commercial.

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 ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

Wastewater: 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and an 21-inch VCP line along West Broadway Street.

Gas: 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

Storm Water: 24-inch line located along Sam Rankin Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Downtown Area Development Plan (ADP). The proposed rezoning to the “IL” Light Industrial District is inconsistent with the adopted Comprehensive Plan (Plan CC). Specifically, the rezoning is inconsistent with the following policies:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods. (Housing and Neighborhoods Policy Statement 7)
- Support preservation and reuse of historically significant buildings, areas, and sites. (Housing and Neighborhoods Policy Statement 7)
- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- 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)
- Promote residential and mixed-use development downtown. (Future Land Use, Zoning, and Urban Design Policy Statement 2)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- The former Northside Manor property has been closed following relocation of its affordable housing units to the Palms at Leopard, and the property is up for sale. Depending on the purchaser, this too might provide possibilities for new workforce housing in a band of development near Staples Street. (Downtown Area Development Plan: Washington-Coles)

Department Comments:

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC).
- The proposed rezoning is incompatible with neighboring properties and with the general character of the surrounding area. The proposed “IL” Light Industrial District constitutes a dramatic increase in the intensity of land uses that is surrounded multifamily zoning districts. The only industrially zoned properties in the Washington-Coles neighborhood are located north of the subject property and across West Broadway Street. The uses are comprised of the Broadway Wastewater Treatment Plant, Union Pacific Railroad, and Concrete Street Amphitheater.
- This proposed rezoning does have a negative impact upon the surrounding neighborhood. An increase in density next to multifamily zoned properties and existing single-family homes to the east and south will potentially subject additional residential homes to hazards such as: noise, smoke, vibration, dust, and odors. At the time of application, no additional information has been provided concerning the types of materials to be stored, hours of operation, or levels of potential noise.
- Granting this rezoning to the “IL” Light Industrial District encourages future rezoning cases. The Downtown Area Development Plan (ADP) and Future Land Use Map clearly identify the Washington-Coles neighborhood for residential and small commercial redevelopment. Additionally, the subject property is located to the east and outside of the buyout area affiliated with the new Harbor Bridge project.
- The subject property is isolated with no possible connectivity for heavier truck traffic. West Broadway Street as a “C1” Minor Collector Street is the only street connecting North Port Avenue and State Highway 181 to the subject property. The proposed change of zoning would encourage cut-through heavy truck traffic down Sam Rankin Street or North Alameda Street. Both of these streets are designated as local / residential streets and were not designed to handle the heavy weight of semi-trucks plus the additional weight of the cargo being transported to and from the subject property. Further considering the new Harbor Bridge project that will only further encourage truck traffic to route south through either Sam Rankin Street or North Alameda Street to reach the Interstate 37 frontage road.
- Lastly, as mentioned earlier in this report, there are two properties within the block of the subject property that are not part of this proposed rezoning. These properties would remain zoned “RM-1” Multifamily 1 District. One of these remaining properties is an occupied single-family home. Meaning, if the change of zoning were to occur, these properties would be surrounded by the industrial use and exposed to all of the aforementioned hazards of lights, dust, smoke, vibrations, odors, and noise. However, the industrial use would be required to install the zoning district buffer yard of 20-feet and 20 points, as well as a 40-foot setback if a building was to be constructed on-site.

Staff Recommendation:

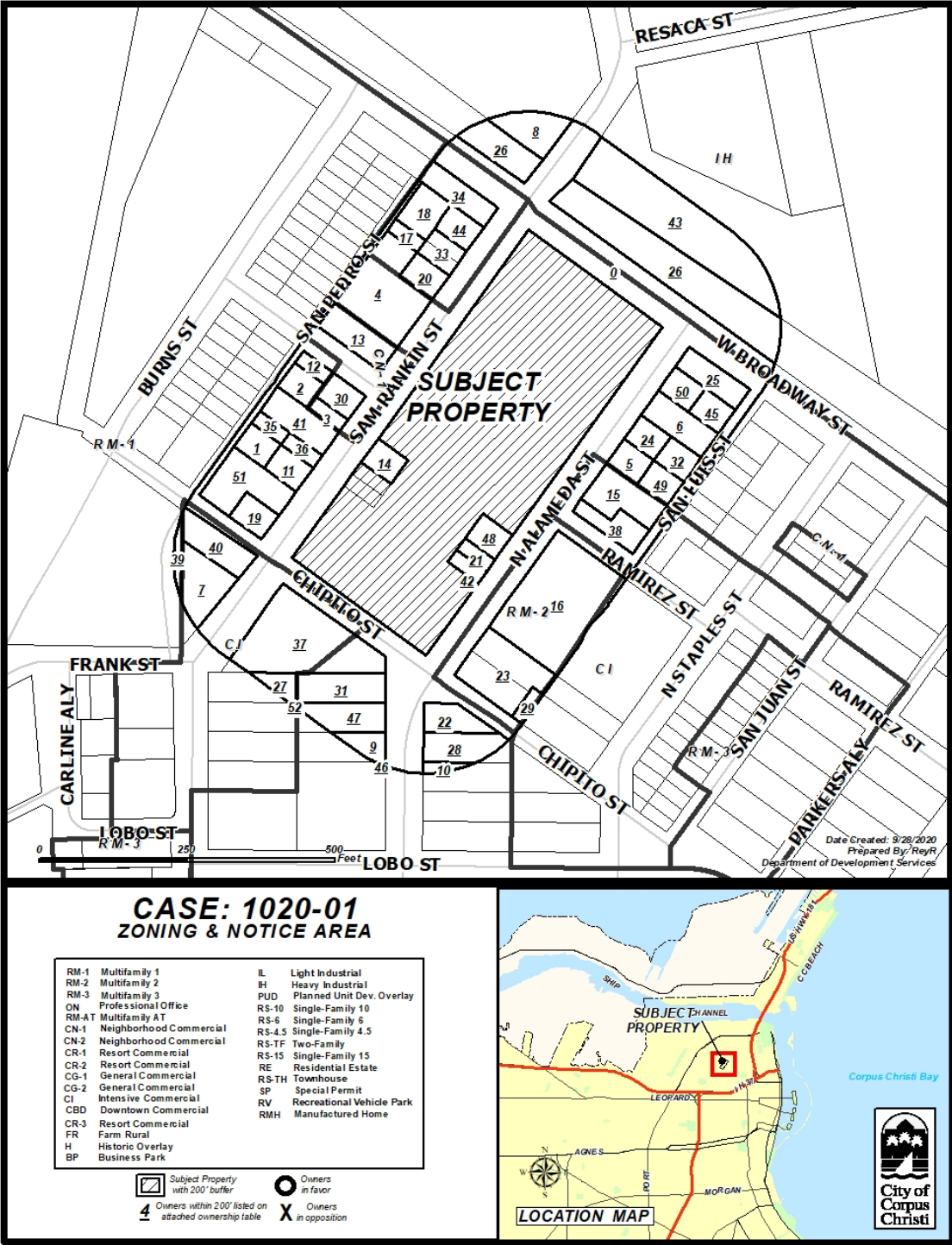
Denial of the change of zoning from the “RM-1” Multifamily 1 District to the “IL” Light Industrial District.

Public Notification	Number of Notices Mailed – 52 within 200-foot notification area 6 outside notification area
	<u>As of October 9, 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:

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

C:\Users\CraigG\City of Corpus Christi\Development Services - DevelopmentSvcs\SHARED\ZONING CASES\2020\1020-01 Tex-Isle Clower\notices & Mailing List



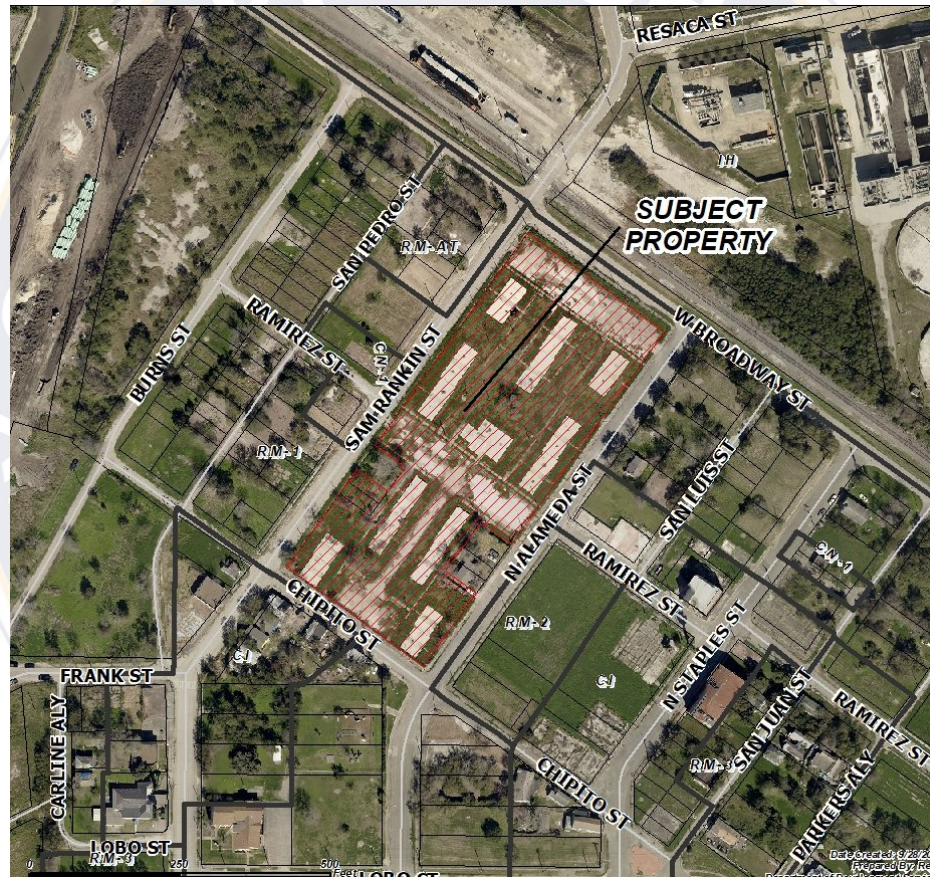
Zoning Case #1020-01

Tex-Isle, LLC.
Rezoning for a Property at 1401 North Alameda Street
From “RM-1” To “IL”

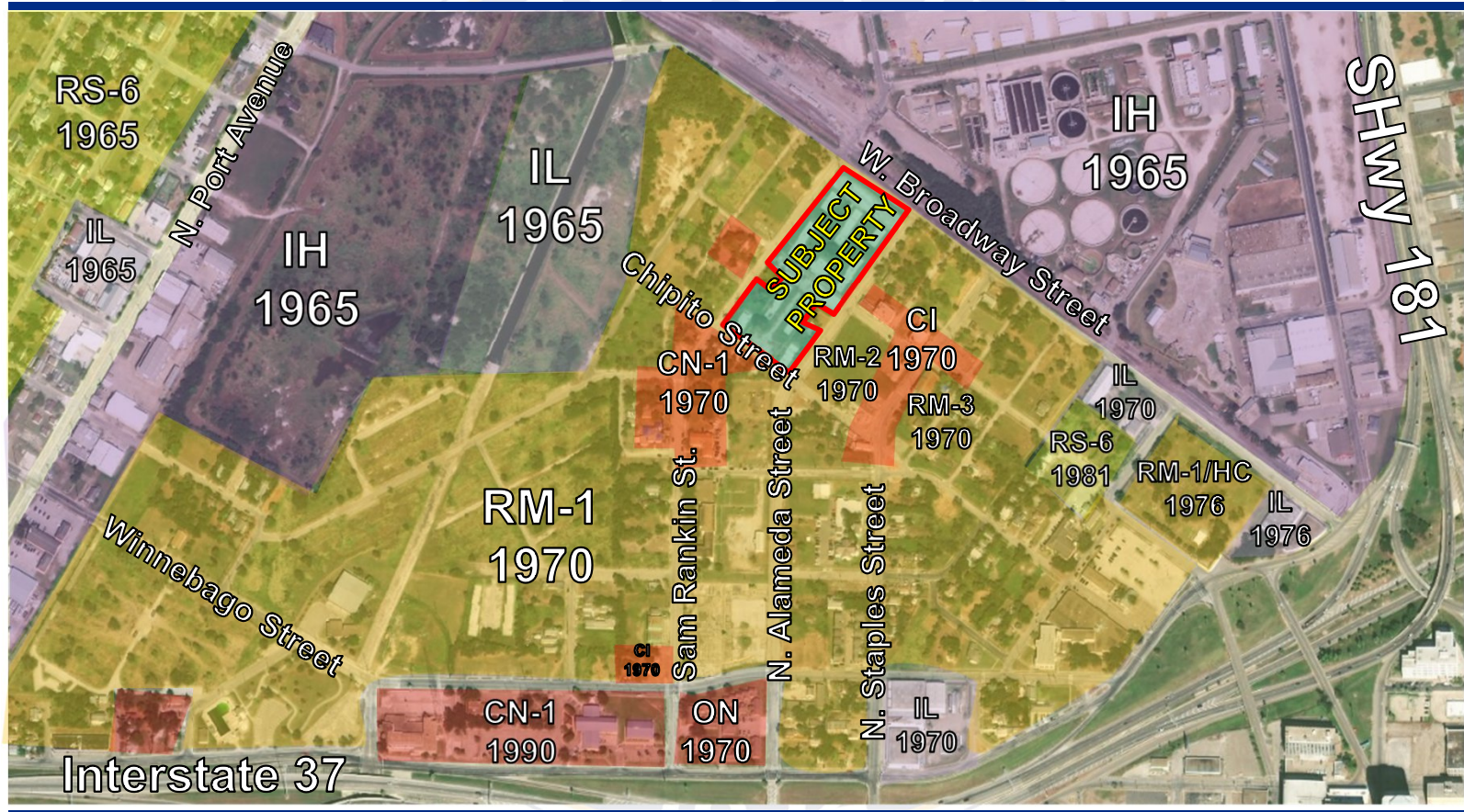


Planning
Commission
September 16,
2020

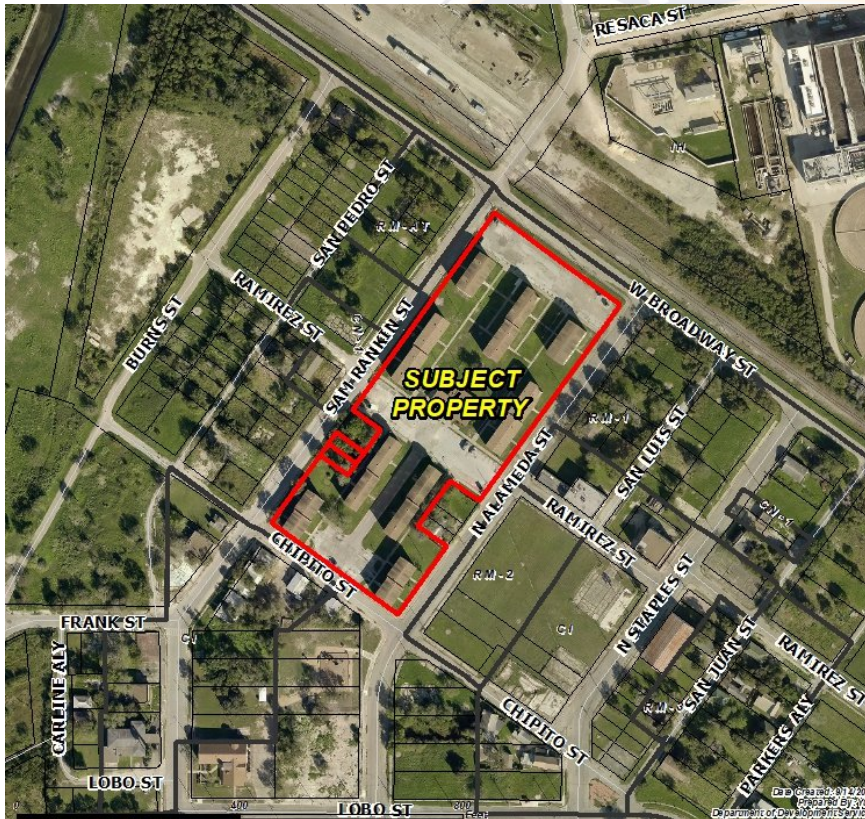
Aerial Overview



Zoning Pattern



UDC Requirements



Buffer Yards:

“IL” to “RM-1”

Type C: 15-feet and 15 points

Setbacks:

Street: 20 feet

40 feet when adjacent to Residential

Parking:

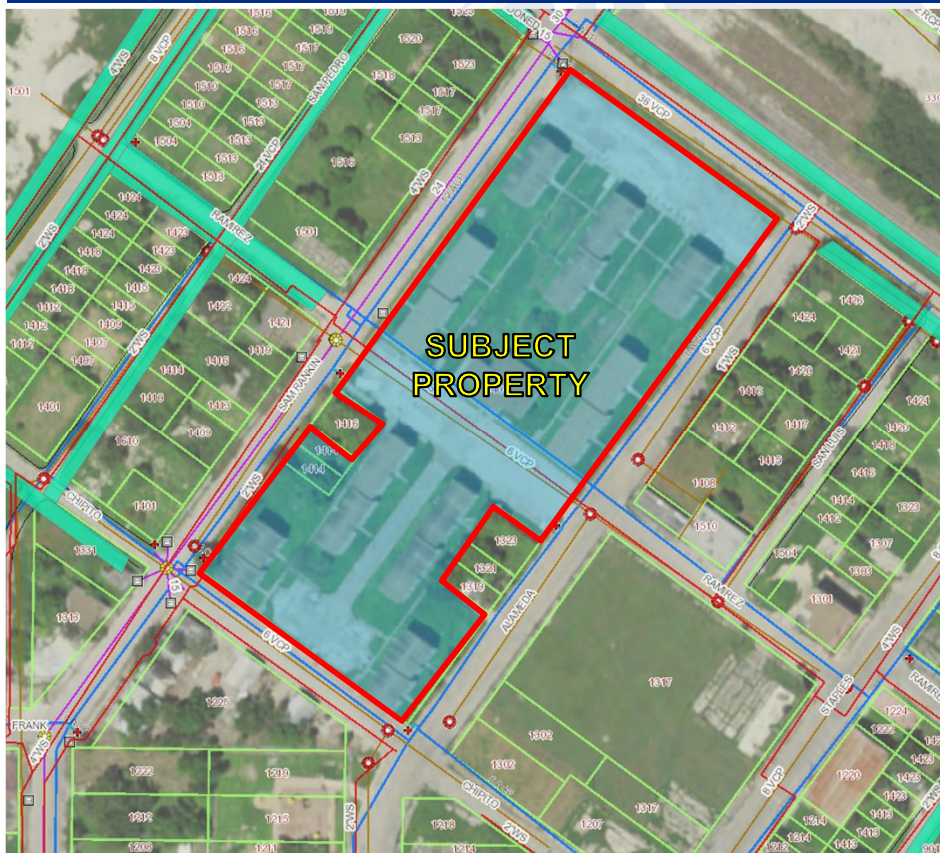
1:1,000 GFA (Outdoor Facility)

Landscaping, Screening, and Lighting Standards.

Uses Allowed:

Light Industrial, Retail, Offices,
Vehicle Sales, Bars, and Storage

Utilities



Water: 12-inch ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

Wastewater: 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and a 21-inch VCP line along West Broadway Street.

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Public Notification

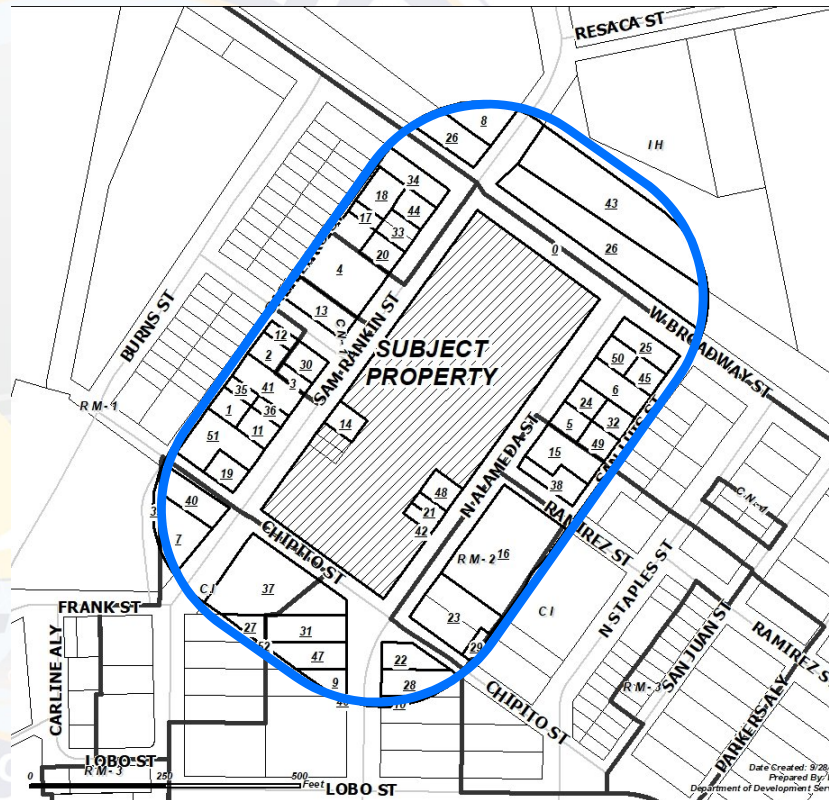
52 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0



Rendering

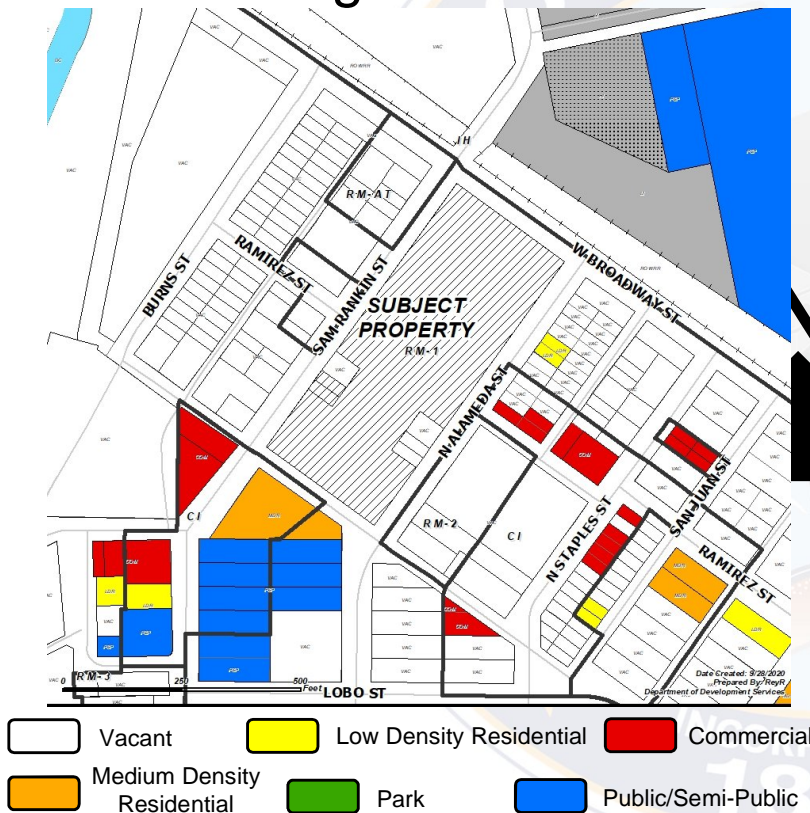


Staff Recommendation

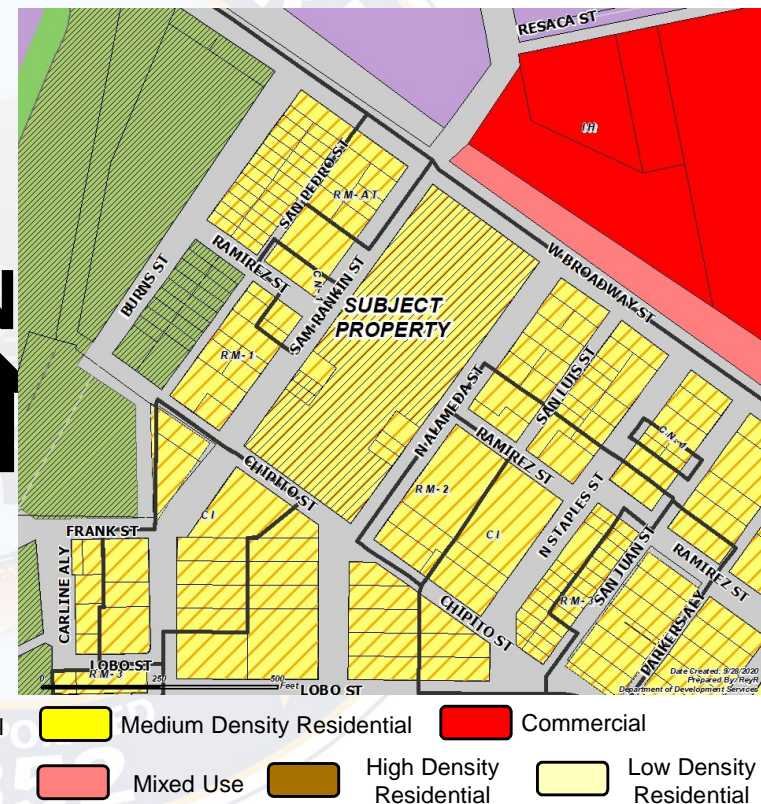
Denial of the change of zoning
to the “IL” Light Industrial District

Land Use

Existing Land Use



Future Land Use



W Broadway St, North of Subject Property



Sam Rankin Street, East of Subject Property



Subject Property, West on N Alameda



Subject Property

Chipito Street South of Subject Property



Chipito Street, South Side of Subject Property

