



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Monday, January 11, 2021

4:30 PM

Via WebEx Video Conference

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### SPECIAL MEETING

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](mailto: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](mailto:catherineg@cctexas.com) no later than five minutes after the start of each meeting of the Planning Commission. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Planning Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at [www.cctexas.com/departments/city-secretary](http://www.cctexas.com/departments/city-secretary).
  
- III. Approval of Absences: None.

**IV. Consent Public Hearing (Item A): Discussion and Possible Action****A. New Plat**

- 1, [21-0044](#) 20PL1120  
100 SOUTH PADRE UNIT 6, BLOCK 5, LOTS 17 AND 18 (FINAL - 4.69  
ACRES)  
Located north of Old Brownsville Road and east of South Padre Island  
Drive (SH 358).

**Attachments:** [CoverPg-100 S.Padre 1.06.21MTG.pdf](#)  
[100 South Padre Unit 6-Plat Review Comments.R1.pdf](#)  
[100 South Padre Unit 6.R1.pdf](#)

**V. Director's Report****VI. Items to be Scheduled****VII. Adjournment**

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

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
JANUARY 6, 2021**

PROJECT: 20PL1120

100 SOUTH PADRE UNIT 6, BLOCK 5, LOTS 17 AND 18 (FINAL – 4.69 ACRES)

Located north of Old Brownsville Road and east of South Padre Island Drive (SH 358).

Zoned: IL

Owner: The Devary Durrill Foundation, Inc.

Engineer: Urban Engineering

The applicant proposes to plat the property to develop two industrial 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: 11-12-20**

**TRC Comments Sent Date: 11-17-20**

**Revisions Received Date (R1): 11-19-20**

**Staff Response Date (R1): 12-8-20 TRC comments met. PC date set.**

**Revisions Received Date (R2):**

**Staff Response Date (R2):**

**Planning Commission Date: 1-6-2021**

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: 20PL1120**

**URBAN ENGINEERING RESPONSES 11/19/2020**

**100 SOUTH PADRE UNIT 6, BLOCK 5, LOTS 17 AND 18 (FINAL – 4.69 ACRES)**

Located north of Old Brownsville Road and east of South Padre Island Drive (SH 358)

**Zoned:** IL Light Industrial

**Owner:** The Devary Durrill Foundation, Inc.

**Engineer:** Urban Engineering

The applicant proposes to plat the property to development two industrial lots.

<b>GIS</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	The plat closes within acceptable engineering standards.	Understood	Addressed		

<b>LAND DEVELOPMENT</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	Water Distribution System acreage fee – 4.69 acres x \$1,439.00/acre = \$6,748.91	Understood	To be addressed prior to recordation.		
2	Plat	Wastewater System acreage fee – 2.83 acres x \$1,571.00/acre = \$4,445.93	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?		No
Water		No (maybe required at the building stage).
Fire Hydrants		No (maybe required at the building stage).
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No (sidewalks exists)
Streets		No

Understood  
Understood  
Understood  
Understood  
Understood  
Understood  
Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1		Clarify the ownership and the use for the existing pickup / drop off lane; dedicate to the City if it is used by any public system.	Currently Owned by the Devary Durrill Foundation. RTA currently does not utilize the stop and other properties recently platted have not dedicated park presumably because city does not want it.	Addressed		
4	Plat	Add the following note "all driveways shall conform to access management standards outlined in Article 7 of the UDC".	Note has been added	Addressed		

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

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

FLOODPLAIN						
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	Info	Commercial development IL. Light industrial development of property requires a fire flow of 1,500 GPM with 20 PSI residual. Hydrants located every 300 feet	Understood	Addressed		
2	Info	Fire hydrants are to be located 100 feet to FDC (if required).	Understood	To be addressed on site development.		
3	Info	Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Understood	To be addressed on site development.		
	Info	REQUIRED ACCESS-ALL BUILDINGS AND STRUCTURES.	Understood	To be addressed on site development.		
4	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. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.	Understood	To be addressed on site development.		
5	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 to provide all weather driving capabilities	Understood	To be addressed on site development.		
6	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 on site development.		

7	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, an unobstructed vertical clearance of not less than 13 feet 6 inches	Understood	To be addressed on site development.		
8	Info	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 If applicable:	Understood	To be addressed on site development.		
9	Info	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.	Understood	To be addressed on site development.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to any bus stop served by Route 16 Morgan and should not adversely impact any CCRTA Services.	Understood	Addressed		

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2.27 miles East of CCIA. May require aeronautical study based on construction method.	Understood	To be addressed on site development.		

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		
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**TXDOT**

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

**NUECES ELECTRIC**

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

**INFORMATIONAL**

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

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

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

**LAND DEVELOPMENT**

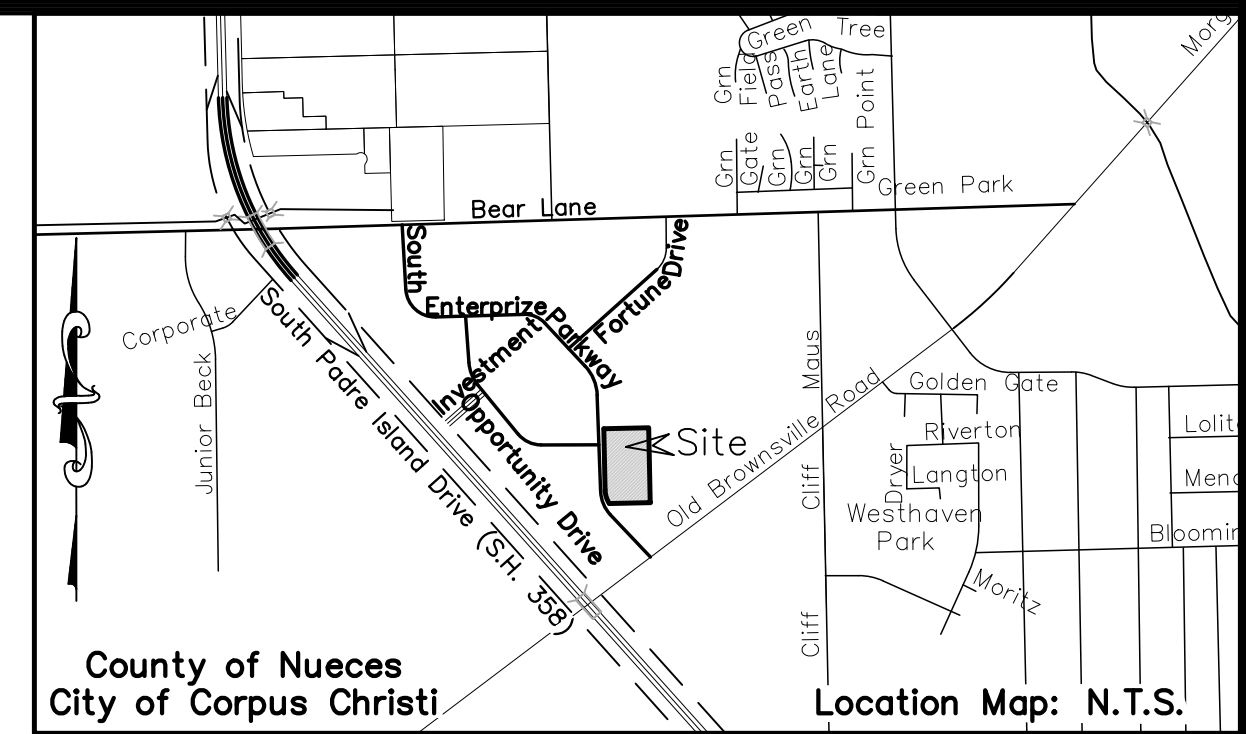
1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.

Understood



**Notes:**

1. Total platted area contains 4.69 Acres of Land.
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 "C" on Flood Insurance Rate Map, Community Panel No. 485464 0615 C, City of Corpus Christi, Texas, which bears an effective date of July 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. All driveways shall conform to access management standards outlined in Article 7 of the UDC.



*Plat of*  
***100 South Padre, Unit 6***  
*Block 5, Lots 17 and 18*

a 4.69 Acre Tract, out of Lots 7 and 8, Section 5, Range VIII, Gugenheim and Cohn Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas; said 4.69 Acres being a portion of Tract 3, as described in a Special Warranty Deed from Texas Commerce Bank-Corpus Christi, N.A., to The Devary Durrill Foundation, Inc., recorded in File No. 657690, Volume 2151, Page 553, Deed Records of Nueces County, Texas.

State of Texas  
County of Nueces

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

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

\_\_\_\_\_  
Jalal Saleh, P.E.,  
Development Services Engineer

State of Texas  
County of Nueces

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

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

\_\_\_\_\_  
Al Raymond, III, AIA  
Secretary

\_\_\_\_\_  
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

State of Texas  
County of Nueces

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

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

By: The Devary Durrill Foundation, Inc., a Family Foundation

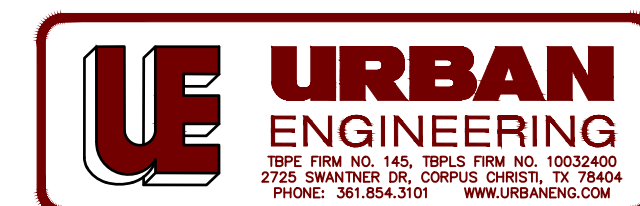
By: \_\_\_\_\_  
William R. Durrill Jr, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by William R. Durrill Jr, as President of The Devary Durrill Foundation, Inc., a Family Foundation, on behalf of said foundation.

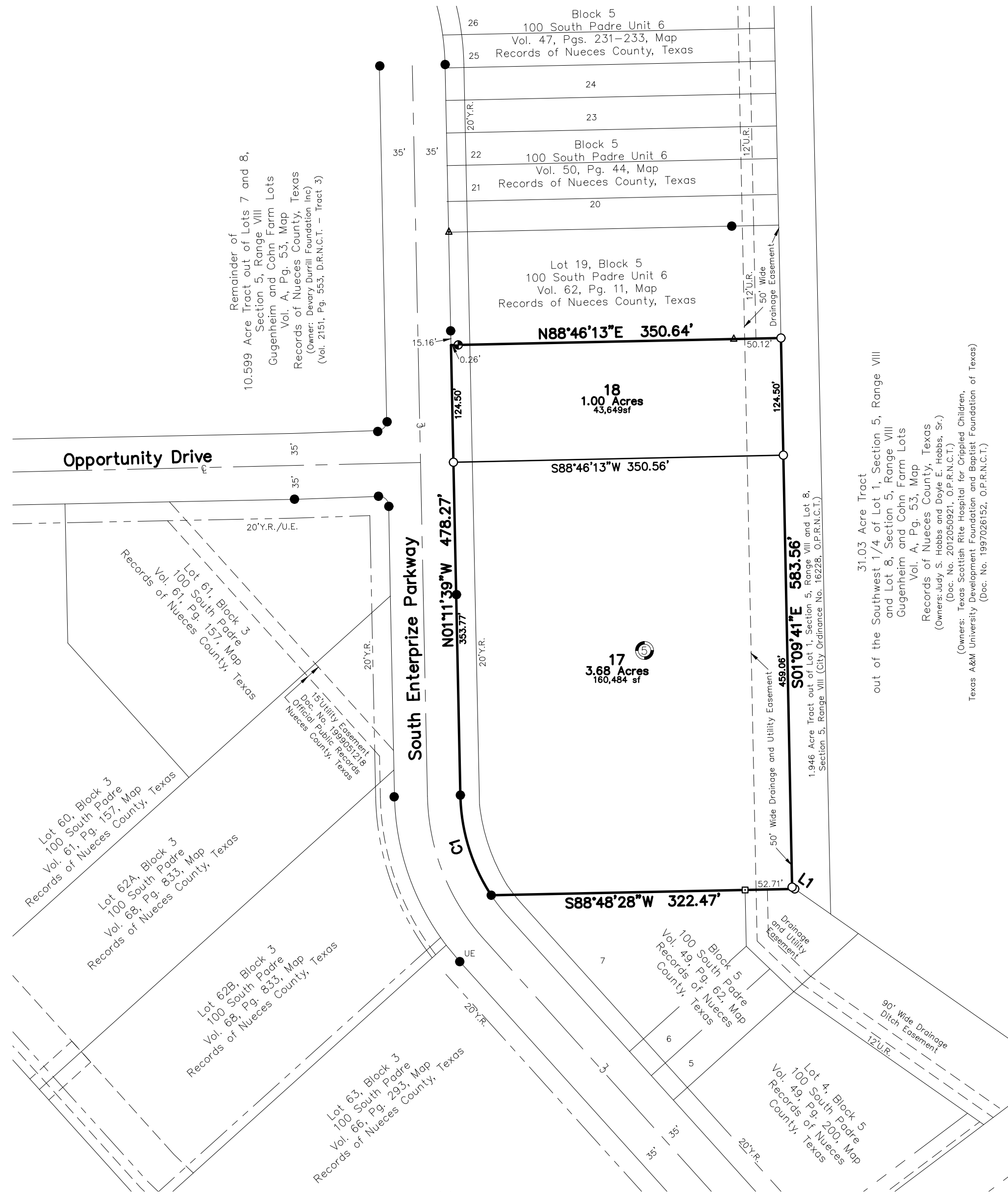
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas



Submitted: 10/21/2020  
SCALE: 1"=100'  
JOB NO.: 40338.C0.02  
SHEET: 1 of 2  
DRAWN BY: XG

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urbansurvey1@urbaneng.com



**Legend:**

- 5/8 Inch Iron Rod Found
- 5/8 Inch Iron Rod Found Leaning
- 5/8 Inch Iron Rod with plastic cap stamped "BASS & WELSH ENGINEERING" Found
- ▲ 5/8 Inch Iron Rod with plastic cap stamped "COYM, REHMET, GUTIERREZ" Found
- UE 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set

150 100 50 0 100 200  
GRAPHIC SCALE  
1"=100'

LINE	BEARING	DISTANCE
L1	S55°00'01"E	3.39'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	32°19'22"	200.00'	112.83'	N17°07'33"W	111.34'

**Plat of  
100 South Padre, Unit 6  
Block 5, Lots 17 and 18**

a 4.69 Acre Tract, out of Lots 7 and 8, Section 5, Range VIII, Gugenheim and Cohn Farm Lots, a map of which is recorded in Volume A, Page 53, Map Records of Nueces County, Texas; said 4.69 Acres being a portion of Tract 3, as described in a Special Warranty Deed from Texas Commerce Bank-Corpus Christi, N.A., to The Devary Durrill Foundation, Inc., recorded in File No. 657690, Volume 2151, Page 553, Deed 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.*

**URBAN ENGINEERING**  
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400  
 2225 SWANTNER DR, CORPUS CHRISTI, TX 78404  
 PHONE: 361.854.3101 WWW.URBANENG.COM

Submitted: 10/21/2020  
 SCALE: 1"=100'  
 JOB NO.: 40338.CO.02  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 ©2020 by Urban Engineering  
 urbansurvey1@urbaneng.com