



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, February 3, 2021

5:30 PM

Via WebEx Video Conference

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or any other 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/PRESENTER SOCIAL DISTANCING & 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: Vice Chairman Dibble**

**VI. Approval of Minutes**

1. [21-0166](#) Regular Meeting Minutes of January 20, 2021

**Attachments:** [MeetingMinutes20-Jan-2021.pdf](#)

**V. Consent Public Hearing (Item A): Discussion and Possible Action****A. New Plats**

2. [21-0167](#) 20PL1133  
KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES)  
Located at FM 43 west of CR 33 and east of Digger Lane.  
**Attachments:** [CoverPg-KingsLanding2 2.03.21MTG.pdf](#)  
[King's Landing Unit2 Resol R1 12-15-20.pdf](#)  
[King's Landing Unit 2 R1.1 12-30-20.pdf](#)
3. [21-0170](#) **20PL1138 - CONDITIONAL**  
NEMEC TOWNE CENTER PHASE I (FINAL - 4.73 ACRES)  
Located north of CR 52 and west of IH 69.

**Attachments:** [CoverPg-NemecCONDNL 2.03.21MTG.pdf](#)  
[Nemec Towne Center- Ph I Resolution Comments.R1.pdf](#)  
[Nemec Towne Center Phase I.R1.pdf](#)

4. [21-0173](#) **20PL1123 - CONDITIONAL**  
RANCHO VISTA SUBDIVISION (PRELIMINARY - 118+- ACRES)  
Located east of Rodd Field Road and south of Yorktown Boulevard.  
**Attachments:** [CoverPg-RanchoVistaPRELIM 2.03.21MTG.pdf](#)  
[Responses to Rancho Vista Prelim-Comments.R2.pdf](#)  
[Rancho Vista Prelim.R2.pdf](#)

**Time Extension**

5. [21-0172](#) 20PL1057  
LA COSTA BUSINESS PRK, BLK 1, LOTS 1 - 6; BLK 2, LOTS 7 - 9 (FINAL - 11.63 ACRES)  
Located at North Padre Island Drive (SH 358) between Hampshire Road and Hall Ave.  
**Attachments:** [TimeExt, LaCostaBusPrk-2.03.21PCMTg.pdf](#)  
[Time extension request.pdf](#)  
[20PL1057\\_PCAPPRVD\\_08.5.20MTG.pdf](#)

**VI. Public Hearing (Items B & C): Discussion and Possible Action****B. New Plats with a Variance (Waivers)**

6. [21-0168](#) 20PL1135  
CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)  
Located east of Waldron Road and north of Yorktown Boulevard.  
**Attachments:** [CoverPg-CorFer 2.03.21MTG.pdf](#)  
[CorFer Resol R2 1-13-21.pdf](#)  
[Corfer Final R2 1-13-21.pdf](#)
7. [21-0171](#) **20PL1135 - SIDEWALK**  
CORFER TRACT, BLOCK 1, LOT 1 (FINAL - 2.35 ACRES)  
Located east of Waldron Road and north of Yorktown Boulevard.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.  
**Attachments:** [Corfer - SWMemo.pdf](#)  
[Waiver Request Sidewalk.pdf](#)  
[Corfer Final R2 1-13-21.pdf](#)  
[Corfer - SWPPT.pptx](#)
8. [21-0169](#) 20PL1118  
PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)  
Located south of Encantana Avenue and east of Palmira Avenue.  
**Attachments:** [CoverPg-PadreIsland 2.03.21MTG.pdf](#)  
[PadreIsland No1, Blk17, Lot16BR Comments.R2.pdf](#)  
[Padre Island No.1, Block 17, Lot 16BR.R2.pdf](#)
9. [21-0178](#) **20PL1118 - SIDEWALK**  
PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT - 0.34 ACRES)  
Located south of Encantana Avenue and east of Palmira Avenue.  
Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code.  
**Attachments:** [PI-CC - SWMemo.pdf](#)  
[PI-CC No 1, Blk 17, Lot 16BR-Waiver req.pdf](#)  
[Padre Island No.1, Block 17, Lot 16BR.R2.pdf](#)  
[PI-CC - SWPPT.pptx](#)

**C.      New Zoning****10.      [21-0177](#)      Public Hearing - Rezoning Property at or near 502 Clarkwood Drive**

**Case No. 0221-01 Adhub, LLC:** Ordinance rezoning property at or near 502 Clarkwood Drive (located along the east side of South Clarkwood Drive (FM 2292), south of State Highway 44, north of County Road 34, and west of South Blockholt Road), from the "RS-6" Single Family 6 Residential District and the "IL" Light Industrial District.

Attachments: [PC REPORT 0221-01 Adhub.pdf](#)  
[PC Presentation - 0221-01 Adhub LLC.pptx](#)

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





# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Planning Commission

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Wednesday, January 20, 2021

5:30 PM

Via WebEx Video Conference

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#### I. Call to Order - Roll Call

Chairman Baugh called the meeting to order and a quorum was established with Vice Chairman Dibble absent.

#### II. PUBLIC COMMENT: Andrew Dimas, Development Services, informed that no public comment input forms were submitted for any of the items on this agenda.

#### III. Approval of Absences: None.

#### IV. Approval of Minutes

1. [21-0096](#) Regular Meeting Minutes of January 6, 2021 & Special Meeting Minutes of January 11, 2021  
  
A motion was made by Commissioner Schroeder to approve item "1" and it was seconded by Commissioner Miller. The motion passed.

#### V. Discussion and Possible Action Regarding the 2020 Planning Commission Annual Report

2. [21-0095](#) 2020 Planning Commission Annual Report  
  
A motion was made by Commissioner Miller to approve item "V" and it was seconded by Commissioner Salazar-Garza. The motion passed.

#### VI. Consent Public Hearing (Item A): Discussion and Possible Action

Chairman Baugh asked Staff to present the Consent Agenda, item VI.A. Mr. Dimas read the Consent Agenda items into the record. New Plat items "3, 4 & 5" satisfy all requirements of the UDC/State Law and the Technical Review Committee recommends approval. After Staff's presentation, Chairman Baugh opened the public hearing for items "3, 4 & 5". With no public comment being submitted, the public hearing was closed. A motion was made by Commissioner Miller to approve items "3, 4 & 5" and it was seconded by Commissioner Mandel. The motion passed with no abstentions.

**A. New Plats**

3. [21-0098](#) 19PL1084  
TURTLE COVE CENTER UNIT 2, BLOCK 1, LOT 7R1 (REPLAT - 5.22 ACRES)  
Located north of Padre Island Drive (SH 358) between Flour Bluff Drive & Bullfinch Street
4. [21-0102](#) 20PL1103  
EL CABALLO SUBDIVISION (FINAL -OCL - 1.2 ACRES)  
Located south of Old Brownsville Road (FM 665) and east of FM 763.
5. [21-0109](#) 20PL1004  
LA COSTA CENTER UNIT 1, BLK 1, LOTS 17-A1, 17-A2 & 17-A3 (FINAL - 1.35 ACRES)  
Located east of South Staples Street and north of Wooldridge Road.

**VII. Public Hearing (Item B): Discussion and Possible Action****B. Comprehensive Plan**

6. [21-0099](#) Public Hearing on the draft Northwest Boulevard (FM 624) Corridor Plan, an element of the City of Corpus Christi Comprehensive Plan.

Dan McGinn, Director of the Planning Department, began by mentioning that this area was of particular interest to the City Manager considering the amount of traffic activity and future projects to occur; it currently does not have a bike/pedestrian facilities which is a safety concern. He introduced Matt Rufo, Consultant with Asakura Robinson, assisted with the presentation. Asakura Robinson was chosen to work with Staff on the corridor study to develop a vision, goals and recommendations for this area.

Mr. Rufo presented an aerial map describing the study area Northwest Boulevard (approximately a 500-foot buffer within a 2.7-mile segment) between County Road 73 and Interstate Highway 69. He went over the timeline for the Plan ranging from March to August of 2020 with three phases (understand, envision & act) consisting of Advisory Committee meetings and public input meetings. Public input also included an online vision survey. The key themes from the survey included reducing traffic congestion, more grocery store and dining options, beautification and landscaping and improving pedestrian and bicycle safety.

With those themes, Mr. Rufo stated that the vision was created: "Northwest Boulevard is Calallen's "Main Street," providing the amenities of a prosperous neighborhood center in a small, tight-knit community. The Boulevard is a welcoming, diverse, and family-friendly place where people go to shop,

gather, invest in businesses, play and raise a family.” He summarized that the goals for that vision are to make Northwest Boulevard safe, prosperous, healthy and attractive. He presented a map of the concept plan incorporating those goals.

Mr. Rufo went into the subject of transportation of the plan to reduce congestion at 1-69 (owned by TxDot) by way of Single Point Urban Interchanges (SPUI) and multilane roundabouts; improve intersections for safety/mobility with things such as high visibility crosswalks and pedestrian countdown signals/refuge islands. To help mitigate school traffic a meeting was facilitated with TxDot and the Calallen school administration to develop a specific plan of action.

For land use strategies, Mr. Rufo explained that an amendment to the Future Land Use Map is needed, recommending the land uses along the corridor to be “Mixed Use”. He presented the existing Future Land Use Map and compared it to the proposed map. Other land use strategies would be to relax zoning restrictions due to COVID-19 and to provide small business funding programs when available. In addition to the traffic safety recommendations, streetscape enhancements are also recommended for reducing lane widths, enhancing planting areas, expand/plant medians, installing signage/banners and installing public art.

After the presentation, the floor was opened for Commissioner comments/questions. Commissioner Schroeder asked for the rationale behind determining the boundaries of the study area with respect to safety/mobility. Commissioner Salazar-Garza felt that it is very dark at night in this area. She raised concern regarding the addition of more lighting and asked if TxDot had plans to help with this issue. She also mentioned the issue of flooding and the lack of stormwater infrastructure. Further discussion took place regarding the lack of infrastructure for all other aspects including water, wastewater and streets/sidewalks. Commissioner Zarghouni expressed that the lack of infrastructure hinders development in this area; he has known of several developers dropping projects in this area because it is not feasible.

Mr. McGinn stated Staff is fully aware of this issue and infrastructure plans were not part of this project but rather a recommendation/follow-up was mentioned in the Plan that investment needs to take place over the next several years. With that information, Al Raymond, Director of Development Services, informed the Commission about the Impact Fee Study for Master Planning, which will be presented to City Council in the coming weeks. Commissioner Schroeder added that part of the reason why infrastructure is lacking in this area is because the City’s current funding mechanism is antiquated (developer reimbursement agreements). Mr. McGinn stated that the implementation of Impact Fees versus the current process for funding infrastructure allows the City to plan more proactively, ahead of development, rather than reacting to development.

Commissioner York added that the current process does not have a funding mechanism for funding stormwater. Commissioner Miller emphasized that this plan for the Northwest Boulevard Corridor is not the exact tool in which to address infrastructure but more of a vision for development in the area. After Commissioner comments concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made

by Commissioner York to approve item "6" with a recommendation that City Council look further into lighting along the corridor and to consider master planning/impact fee funding mechanisms for developing utility/drainage infrastructure in this area. The motion was seconded by Commissioner Salazar-Garza and the motion passed.

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

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

**X. Adjournment of Planning Commission Meeting**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:30 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
FEBRUARY 3, 2021**

PROJECT: 20PL1133

**KING'S LANDING UNIT 2 (FINAL – 30.896 ACRES)**

Located at FM 43 west of CR 33 and east of Digger Lane.

Zoned: RS-4.5

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

The applicant proposes to plat the property to construct 124, single-family lots for a residential development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/ District #3

Received App: 11-25-20

TRC Meeting Date: 12-10-20

TRC Comments Sent Date: 12-14-20

Revisions Received Date (R1): 12-15-20 (Time: 4:51pm)

Staff Response Date (R1): 12-31-20

Revisions Received Date (R2): N/A

Staff Response Date (R2): N/A

Planning Commission Date: February 03, 2021 PUBLIC NOTICE PLAT

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: 20PL1133

**KING'S LANDING UNIT 2 (FINAL – 30.896 ACRES)**

Located at FM 43 west of CR 33 and east of Digger Lane.

**Zoned: RS-4.5**

**Owner: MPM Development, LP**

**Surveyor/Engineer: Bass & Welsh Engineering**

The applicant proposes to plat the property in order to construct 124 single-family lots for residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	OK		
2	Plat	River Run street name already exists. Please revise street name.	Done.	Resolved.	
3	Plat	Please correct duplicate lot number at Lot 16 Block 6.	Done.	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Prior to plat recordation of Unit 2; King's Landing Unit 1 will need to be filed and recorded by Nueces County	Ok	Prior to plat recordation	
2	Plat	On the Planning Commission certificate block revise "Al Raymond III, AIA" and change "Carl Crull, P.E." to "Jeremy Baugh"	Done.	Addressed	
3	Plat	On the Engineering certificate block change "Carl Crull, P.E." to "Jalal Saleh, P.E."	Done.	Addressed	
4	Plat	Show and label the continuation of 5.U.E' by separate instrument along the adjacent west property line of Block 8, Lot 2	Done.	Addressed	
5	Plat	Prior to plat recordation show and label the recorded document number for the 5 U.E' by separate instrument along the adjacent properties of Blocks 3,8, 22 & 24	Ok.	Prior to plat recordation	
6	Plat	Show and label the proposed unrecorded legal description along the south end of Block 18, Lot 36.	Done.	Addressed	
7	Plat	Prior to plat recordation, show and label the recording information for Unit 1.	OK.	Prior to plat recordation	
8	Plat	Coordinate with Nueces Electric on street light fees and provided confirmation of payment prior to recordation.	Ok.	Prior to plat recordation	
9	Plat	Water Distribution lot fee – 124 lots x \$182.00/lot = <b>\$22,568.00</b>		Prior to plat recordation	
10	Plat	Wastewater lot fee - 124 lots x \$393.00/lot = <b>\$48,732.00</b>		Prior to plat recordation	

NUECES COUNTY APPRAISAL DISTRICT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	0286-0040-0015 we are showing the owner to be CORPUS CHRISTI COMMUNITY CHURCH	OK.			

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		Prior to plat recordation
Water	Yes, per Master Plan		Prior to plat recordation
Fire Hydrants	Yes		Prior to plat recordation
Wastewater	Yes, per Master Plan		Prior to plat recordation
Manhole	Yes		Prior to plat recordation
Stormwater	Yes for ditch. No detention is being provided.		Prior to plat recordation
Sidewalks	Yes		Prior to plat recordation
Streets	Yes		Prior to plat recordation

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	PI Plans	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	To be addressed prior to plat recordation		
2	Infor:	Submit all offsite UE's to ContractsAndAgreements@cctexas.com for review and approval.	Ok	To be addressed prior to plat recordation		
3	SWQMP	Provide a detailed SWQMP including the flows for pre-development flows, post-development flows and differential flows for the 5, 25, and 100 year storm events; provide all hydrology and hydraulic calculations necessary to design and construct the ditch between both subdivisions; provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan; briefly describe the mitigation for the increase in flows; use the stricter criteria of (the City of Corpus Christi, Nueces County and TX DOT), Nueces County is experiencing flooding in numerous locations within and abutting this development. This item is required prior to the preliminary plat approval.	Already done and approved with preliminary plat	Addressed with approval of Ditch public improvements		
4	SWQMP	Add the receiving water note to the SWQMP; use the same note indicated on the Plat.	Already done.	Addressed with approval of Ditch public improvements		
5	Utility Plan	Utility plan shall meet city standards and master plans, including but not limited to water distribution mains, water transmission mains, wastewater collection mains and wastewater trunk mains to be constructed at appropriate depth in accordance with City water and wastewater master plan amendments; make sure Water mains and wastewater mains are available at the appropriate depths for the existing subdivisions to the north of this plat and to the west of this plat.	Utility Plan approved with preliminary plat	Addressed.		
6	Plat	We are recommending the installation of traffic mitigation devices (e.g. speed humps, no street alley's are allowed) as necessary. The length and width of block encourages higher speeds than intended.	Speed humps by residents in subdivision	To be addressed on Public Improvements		
7	All documents	The Professional Civil Engineer must sign, seal and date all documents.	All but plat.	Addressed.		

8	Plat	Final plans shall include locations of all traffic control devices (e.g., signs, pavement markings).	Ok.	To be addressed on Public Improvements		
9	Plat and SWQMP	Add Flood Zone boundary lines for Zones AE and X on the Plat and SWQMP, please utilize thick line work to depict the flood zones.	None this unit	Addressed.		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting. No dead-end mains will be permitted.	Ok	To be addressed prior to plat recordation		
2	Plat	Wastewater construction is required for platting.	Ok.	To be addressed prior to plat recordation		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (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 streets.	Ok			
2	Infor:	Public improvement plans shall include all proposed signs with TMUTCD Sign Nomenclature and sign sizes.	Ok			
3	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Ok			
4	Infor:	Guide, Warning, Regulatory, and School Area Traffic Signs shall be installed within and abutting the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	OK			
5	Infor:	All post-mounted signs and object marker supports shall be mounted on a Triangular Slipbase breakaway foundation.	Ok			
6	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Ok			
7	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Ok			
8	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Ok			
9	Infor:	The Developer shall be responsible for furnishing and installing all signs shown on Public Improvement Plans. The includes furnishing and installing "STOP" signs in accordance with inspections by the City.	Ok			



10	Infor:	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. All new fixture types will be LED. 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.	Ok			
11	Infor:	The "Street Lighting Plan" shall 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.	Ok			

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: Develop 124 Single-family residential development Fire hydrant flow requirements for residential areas shall have 750 GPM with 20 PSI residual. Hydrants are to be located every 600 feet and operational prior to going vertical with the structures.				
2	Infor:	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.				
3	Infor:	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				
4	Infor:	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).				
5	Infor:	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				
6	Infor:	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				
7	Infor:	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				
8	Infor:	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.				

9 Infor:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 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 (Section 503.2 and Appendix D- Cul de Sac turning diameter shall be 96' minimum.).				
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 5' U.E. west side of lot 29, blk. 7 and lot 2, blk. 8 and 5' U.E. south side of lot 35, blk. 18	Done.	Addressed		
2	Plat	Provide 5' U.E. by separate instrument North of lot 26, blk. 18 and 5' U. E. West side of lot 29, blk. 7	Done.	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.	Ok			
2		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)	Ok	Prior to plat recordation		
3		Community Enrichment Fund fee = (0.01 acre) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided \$77,500.00	OK	Prior to plat recordation		
4		Park Development Fee (\$200 per unit) = \$200 x 124 units = \$24,800.00 (Unplatted lots) (UDC 8.3.6)	OK	Prior to plat recordation		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1 Infor:		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	2.7 miles West of Cabaniss ALF. May be subject to overflight noise, may require aeronautical study based on construction method.	Ok			

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

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

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

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

#### INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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



PORTION OF A 293.041 ACRE TRACT, D.C. NO. 2019035726, D.R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP

N89° 04' 28" E 1035.55'

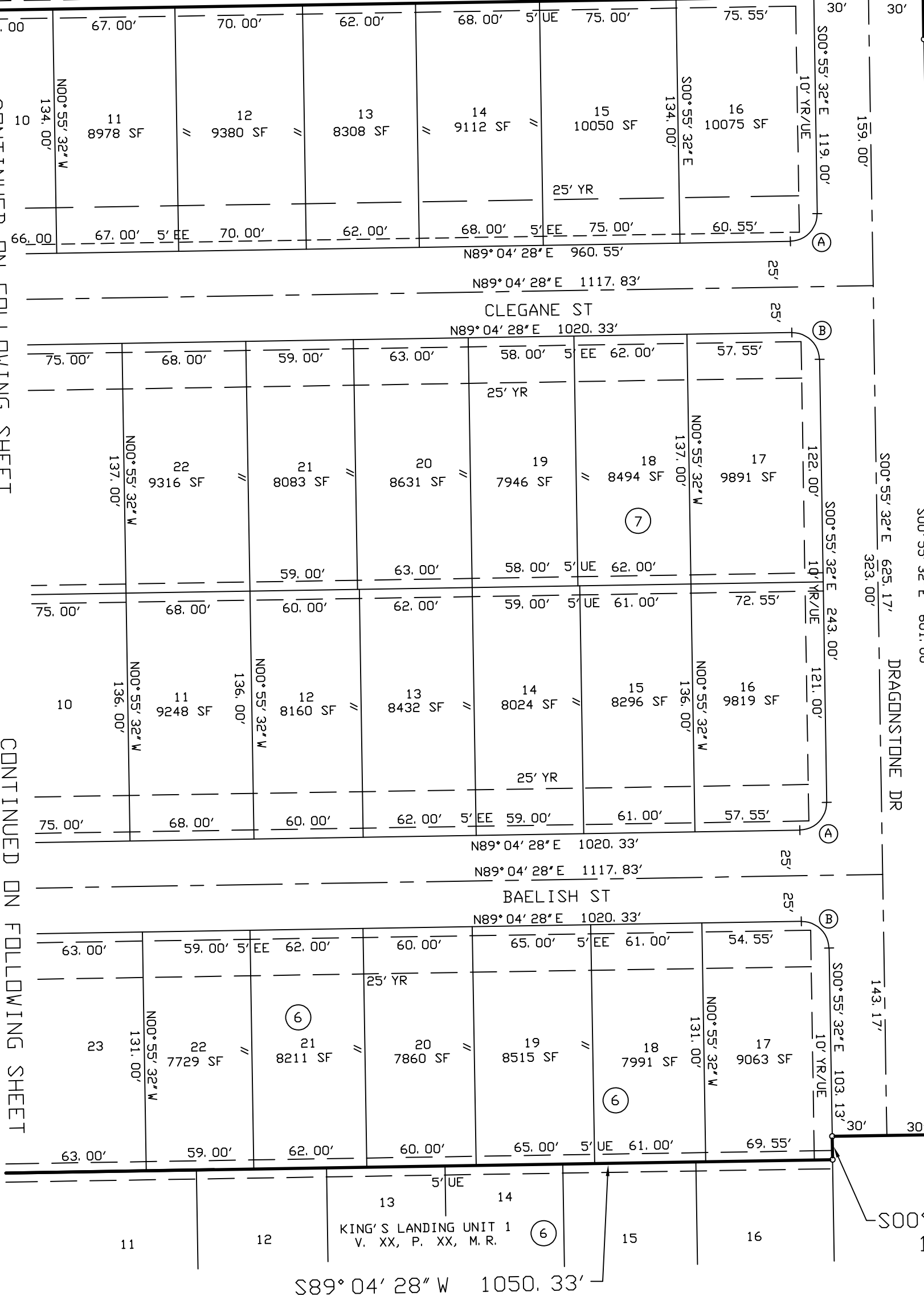
5' UE, D.C. NO. XX, D.R.

S00° 55' 32" E 24.21'

N89° 04' 28" E 120.00'

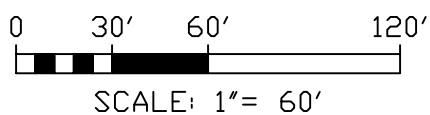
CONTINUED ON FOLLOWING SHEET

CONTINUED ON FOLLOWING SHEET



A D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=S44° 04' 30" W  
CH=21.21'

B D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=S45° 55' 32" E  
CH=21.21'

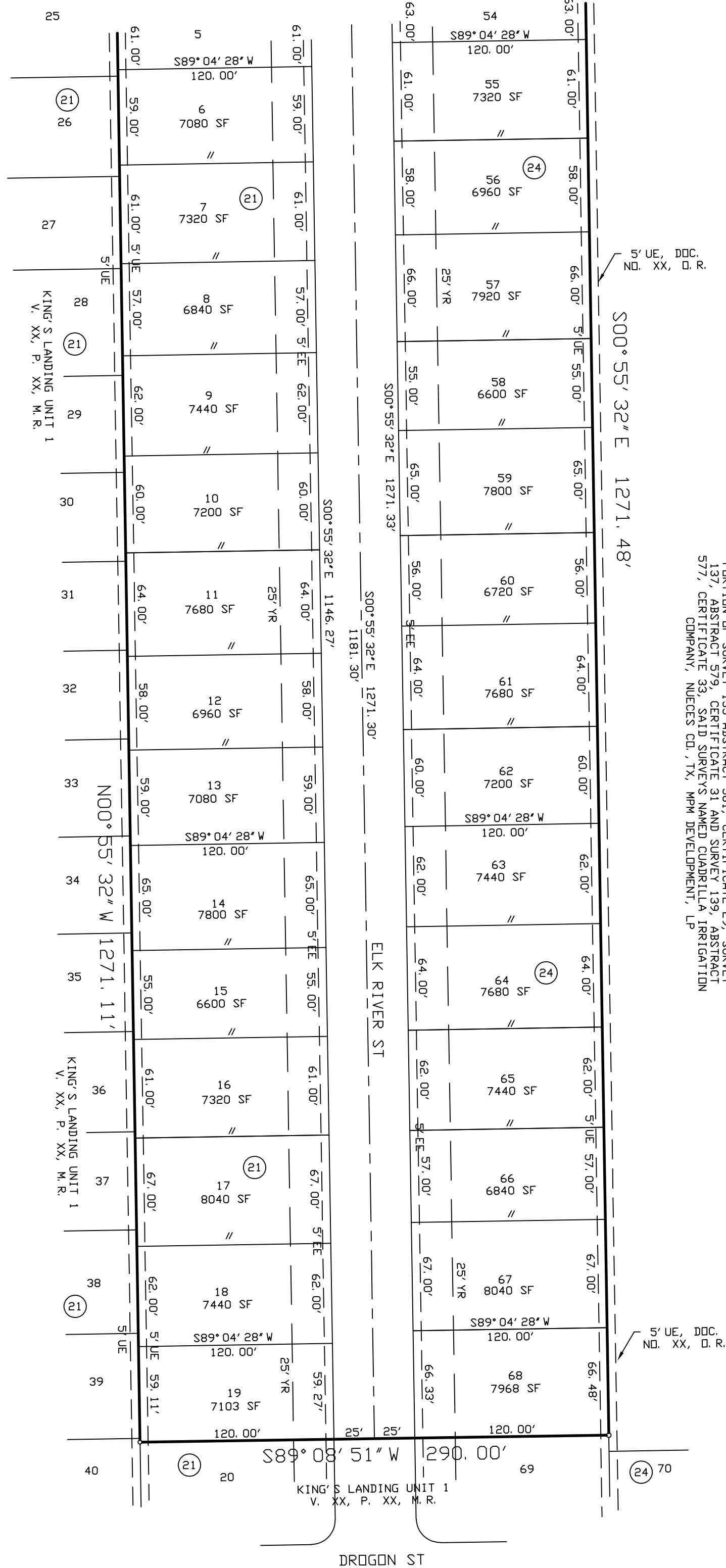


PLAT OF  
KING'S LANDING UNIT 2  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

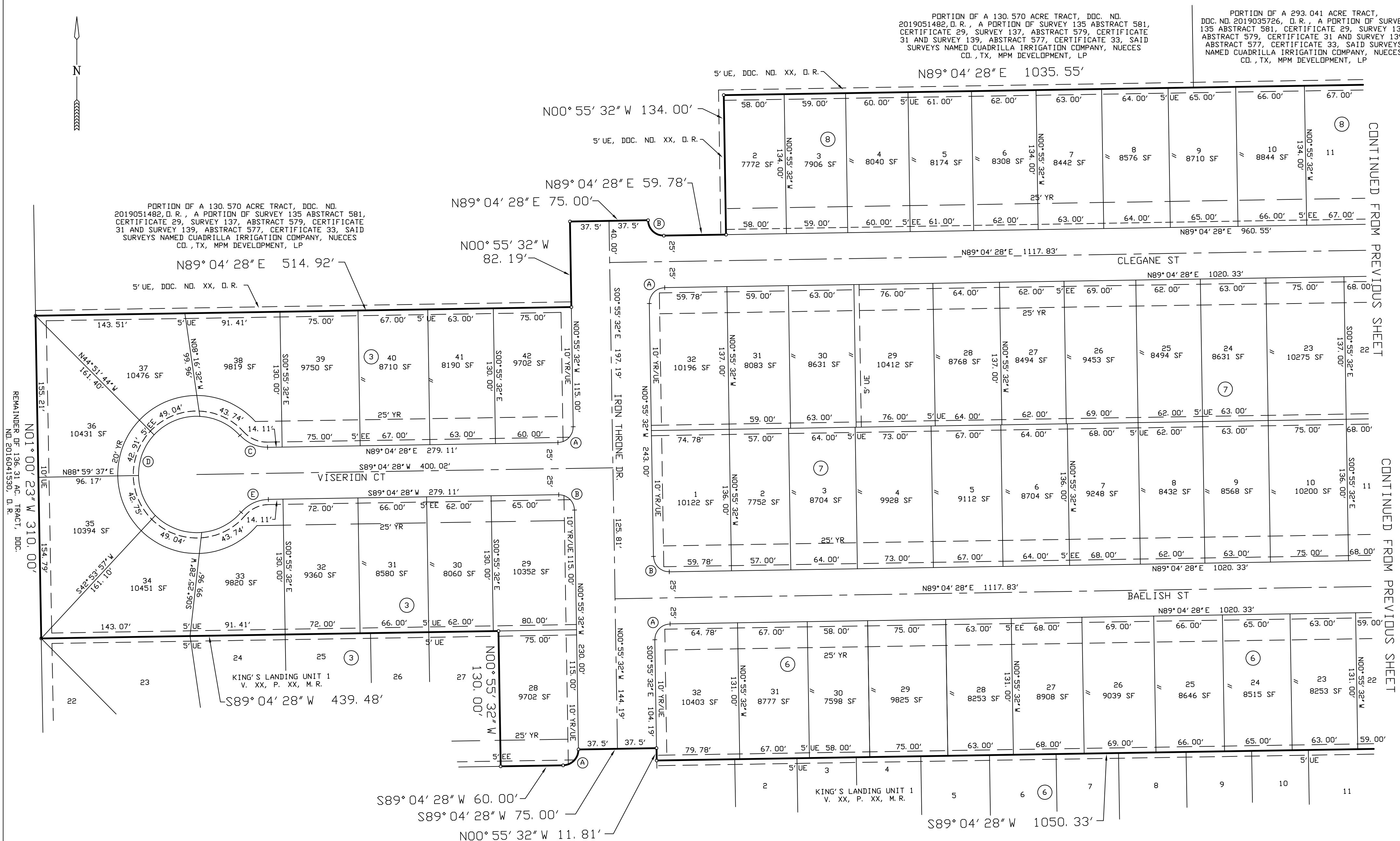
BASS & WELSH ENGINEERING  
TX SURVEY REG. NO. 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/28/20  
COMP. NO.: PLAT-SH2  
JOB NO.: 20024  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 2 OF 3

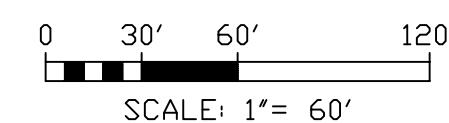
CONTINUED FROM PREVIOUS SHEET



PORTION OF A 293.041 ACRE TRACT, D.C. NO. 2019035726, D.R., A PORTION OF SURVEY 135 ABSTRACT 581, CERTIFICATE 29, SURVEY 137, ABSTRACT 579, CERTIFICATE 31 AND SURVEY 139, ABSTRACT 577, CERTIFICATE 33, SAID SURVEYS NAMED CUADRILLA IRRIGATION COMPANY, NUECES CO., TX, MPM DEVELOPMENT, LP



PLAT OF  
KING'S LANDING UNIT 2  
CORPUS CHRISTI, NUECES COUNTY, TEXAS



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

DATE PLOTTED: 12/28/20  
COMP. NO.: PLAT-SH3  
JOB NO.: 20024  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 3 OF 3

CURVE DATA

- (A) D=90° 00' 00"  
R=15. 00'  
T=15. 00'  
L=23. 56'  
CB=S44° 04' 30" W  
CH=21. 21'
- (B) D=90° 00' 00"  
R=15. 00'  
T=15. 00'  
L=23. 56'  
CB=S45° 55' 32" E  
CH=21. 21'
- (C) D=48° 45' 01"  
R=35. 00'  
T=15. 86'  
L=29. 78'  
CB=N66° 33' 01" W  
CH=28. 89'
- (D) D=277° 30' 03"  
R=56. 00'  
T=49. 11'  
L=271. 22'  
CB=S00° 55' 32" E  
CH=73. 85'
- (E) D=48° 45' 01"  
R=35. 00'  
T=15. 86'  
L=29. 78'  
CB=N64° 41' 57" E  
CH=28. 89'

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 3, 2021**

PROJECT: 20PL1138

NEMEC TOWNE CENTER PHASE I (FINAL – 4.73 ACRES)

Located north of CR 52 and west of IH 69.

Zoned: CG-2

Owner: Nemec Family Properties, LTD

Engineer: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

## Staff Only:

TRC Meeting Date: 1-7-20

TRC Comments Sent Date: 1-11-21

Revisions Received Date (R1): 1-12-21

Staff Response Date (R1): 1-12-21 TRC comments met with

Conditional Comments

PC date set

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 1-20-21

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: 20PL1138

NEMEC TOWNE CENTER PHASE I (FINAL – 4.73 ACRES)

Located north of CR 52 and west of IH 69

Zoned: CG-2

Owner: Nemec Family Properties, LTD

Surveyor: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The plat closes within acceptable engineering standards.	Okay	Addressed.	
2	Plat	Revise the plat title format to _____, Block _____, Lots _____.	Revised	Addressed.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Provide TxDOT approval for access and drainage prior to plat placed on PC agenda.	Has been received and is attached	Addressed	
2	Plat	Provide recordation for a Reciprocal Easement prior to recordation.	Will be provided	To be provided prior to plat recordation. Conditional Comment.	
3	Plat	Provide an offsite easement recordation prior to recordation.	Will be provided	To be provided prior to plat recordation. Conditional Comment.	
4	Plat	Access easements are private and Utility Easements are public. Separate plat note 9 as two separate plat notes.	Revised as noted	Addressed.	
5	Plat	Provide two separate recorded documents. The public Utility Easement to be reviewed by Development Services.	Will be provided	Addressed.	
6	Plat	Provide larger text size for IH-69 label. Preferably at center of boundary.	Adjusted as noted	Addressed.	
7	Plat	Provide larger text size for CR 52 label.	Adjusted as noted	Addressed.	
8	Plat	North/South collector not shown on Plat. A public hearing amendment process is required to eliminate the north-south collector. An amendment to the Urban Transportation Plan (UTP) will need to be approved prior to plat being placed on Planning Commission agenda.	This process has commenced with hearings being completed by the Planning Commission on 1/6/2021 and was approved.	To be provided prior to plat recordation. Conditional Comment.	
9	Plat	Verify owner authorization for plat signature for all owners.	Verified that he represents all owners	To be updated with title of Successor Trustee as per Deed. Conditional Comment.	
10	Plat	Wastewater Distribution Acreage fee - 4.73 acre x \$1,571.00/acre = \$7,430.83	okay	To be provided prior to plat recordation.	



11	Plat	Water Distribution Acreage fee – 4.73 acres x \$1,439.00/acre = <b>\$6,806.47</b>	okay	To be provided prior to plat recordation.		
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**PLANNING/Environment & Strategic Initiatives (ESI)**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	A public hearing amendment process is required to eliminate the north-south collector. Planning and Traffic Engineering staff are currently reviewing an informal request to remove the north-south collector and will advise the engineer of the next steps and required application process.	<i>This process has commenced with hearings being completed by the Planning Commission on 1/6/2021 and was approved.</i>	To be provided prior to plat recordation. Conditional Comment.		

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes	No		
Public Improvements Required?	Yes			Will be addressed prior to Plat Recordation
Water	Yes (Prior to Plat Recordation, Developer must contact Nueces County Water Control and Improvement District for Water comments).		Okay	Will be addressed prior to Plat Recordation
Fire Hydrants	Yes, prior to plat recordation, fire access lane must be able to withstand the fire apparatus weight of 75,000 lbs; flow must be 1500 gpm and spacing must be 300'.		Okay	Will be addressed prior to Plat Recordation
Wastewater	Yes, prior to plat recordation; the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised and a new Lift Station will be constructed; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master		Okay	Will be addressed prior to Plat Recordation
Manhole	Yes, prior to plat recordation; the existing Lift Station will be utilized for Phase 1 with future phases requiring master plan system construction. This is due to the Current Wastewater Master Plan for the area being revised and a new Lift Station will be constructed; Future construction must comply with the City of Corpus Christi Wastewater Collection System Master		Okay	Will be addressed prior to Plat Recordation
Stormwater	Yes, prior to plat recordation; CR 52 floods as is; the 100 year detention must be evaluated and TxDOT drainage approval is required before City approval; please follow the DRAFT stormwater master plan.		<i>The SWQMP indicates the storm water will go towards TxDOT. TxDOT approval has been provided.</i>	TxDOT drainage approval was received and PI Plans for storm water will be addressed prior to Plat Recordation
Sidewalks	Yes, along the collector street. A sidewalk will not be required along the freeway, see UDC Table 8.2.1.C		Okay	Will be addressed prior to Plat Recordation
Streets	Yes, private streets must be built to City Standards and must be able to withstand the fire apparatus weight of 75,000 lbs.		Okay	Will be addressed at the site development stage.

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
1	Plat	The Final Plat PC approval is conditional upon approval of the UTP amendment. UTP City Council approval is required prior to plat recordation.	Okay	To be provided prior to plat recordation. Conditional Comment.	
2		Public Improvements Plans are required prior to Final plat recordation; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval.	Will be provided	Will be addressed prior to Plat Recordation	
3	Plat / SWQMP	The receiving Water note on the Plat and the SWQMP must match; the receiving water note indicated on the Plat is the correct note.	Corrected	Addressed	
4	SWQMP	Use thick dark line work to show the limits of the drainage areas and use multiple arrows to point and to label each Drainage area.	Adjusted	Addressed	
5	Plat & SWQMP	Provide TXDOT issued Driveway permit and drainage approval.	TXDOT approval provided	Addressed	
6	SWQMP	Use the 100 year storm event for detention and indicate that on the Plans; please cloud the revision.	TXDOT approval provided for drainage	Addressed	
7	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Provided	Addressed	
8	Info:	Submit the executed offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com; this coordination with the abutting owner to the south must be done now; provide the outcome of this coordination when you respond to this comment, we don't want the Developer to have a problem acquiring the offsite UE.	Will be provided once final execution with adjacent owner is completed	To be provided prior to plat recordation. Conditional Comment.	
9	Info:	Add the following note "Street lights location map will be provide with each Final Plat."	Added note	Will be addressed prior to Plat Recordation	
10	Info:	See fire department comments below	Okay	Addressed	
11	Info:	See TxDOT comments below.	Okay	Addressed	
12	Info:	See utilities department comments below .	Okay	Addressed	

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	See Nueces County Water Control & Improvement District 3 for water comments.	Coordination with NCWCID #3 has commenced	To be addressed on Public Improvements.	
2	Plat	Wastewater construction is required for platting. Construction must conform to the Collection System Master Plan for the area.	See wastewater and manhole notes from above	Will be addressed prior to Plat Recordation	

TRAFFIC ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1		Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	okay	To be addressed on site development.	
2		Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to Texas Department of Transportation criteria and shall be permitted by the Texas Department of Transportation. Applicant will need to coordinate with TxDOT for Driveway access on IH-69 Southbound Frontage Road	Driveway permit obtained	Addressed	
3		Need to coordinate with TxDOT to see if a Traffic Impact Analysis will be needed and also a right turn lane analysis into the development.	Driveway permit obtained	Addressed	
4		For the first driveway near the entrance ramp, the design needs to meet TxDOT guidelines for spacing from a physical gore.	Driveway permit obtained	Addressed	
5		Need to coordinate with the County for driveway access along CR 52.	Okay	Addressed	

6		Public improvement plans shall include all signage and pavement markings needed for traffic operations (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 streets.	Okay	To be addressed on Public Improvements.		
7		All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs.	Okay	To be addressed on Public Improvements.		
8		Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City.	Okay	To be addressed on Public Improvements.		
9		Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review.	Okay	To be addressed on Public Improvements.		
10		Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	Okay	To be addressed on Public Improvements.		
11		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. All new fixture types will be LED. 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.	Will be supplied with construction plans	To be addressed on Public Improvements.		
12		The "Street Lighting Plan" shall 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.	Will be supplied with construction plans	To be addressed on Public Improvements.		

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Fire hydrant flow requirements for commercial areas require 1,500 GPM at 20 PSI residual.	Okay	To be addressed on Public Improvements.		
2	Info:	Note: a water utility survey will needed to determine if this water demand can be adequately met.	Okay	To be addressed on Public Improvements.		
3	Info:	Fire hydrant located every 300 feet or 100 feet to an FDC if required.	Okay	To be addressed on Public Improvements.		
4	Info:	Hose lay from hydrant not to exceed 300 feet from furthest point of structure	Okay	To be addressed on site development.		
5	Info:	Accessibility: 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.	Okay	To be addressed on site development.		

6	Info:	Fire apparatus access road shall have an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay	To be addressed on site development.		
7	Info:	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	Okay	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	Okay	To be addressed on site development.		
9	Info:	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	Okay	To be addressed on site development.		
10	Info:	Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length	Okay	To be addressed on site development.		
11	Info:	Dead ends. Dead-end fire apparatus access roads more than 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 (Section 503.2 and Appendix D- Cull de Sac turning diameter shall be 96' minimum.)	Okay	To be addressed on site development.		
12	Info:	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS		To be addressed on site development.		
13	Info:	D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	Okay	To be addressed on site development.		
14	Info:	D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.	Okay	To be addressed on site development.		
15	Info:	Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	Okay	To be addressed on site development.		
16	Info:	IFC 2015 503.1.1 (amendment): Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousands (30,000) square feet.	Okay	To be addressed on site development.		
17	Info:	Exception: When conditions prevent the installation of an approved fire apparatus access road, the code official may permit the installation of a fire-protection system or systems in lieu of a road, provided the system or systems are not otherwise required by the IFC or any other code.	Okay	To be addressed on site development.		
18	Info:	D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30-feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.	Okay	To be addressed on site development.		
19	Info:	D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26-feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.	Okay	To be addressed on site development.		
20	Info:	In areas where adequate water for fire protection is lacking, the developer can refer to the Public Utility Commission of Texas for a Certificate of Convenience and Necessity (CCN). This form can be given to the WCID#3 to determine if they can supply the adequate water demands required by the City of Corpus Christi Water Distribution Standards. If not, the developer may petition the Public Utilities Commission to obtain necessary water supply from The City of Corpus Christi. If granted, a Memorandum of Understanding shall be required from the City to supply the required water flow demands for the facility.	Okay	To be addressed on Public Improvements.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following as an additional note to the plat: "If any lot is developed with residential uses, compliance with the Public Open Space regulations will be required during the building permit phase."	Added	Addressed.		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This plat is located along but not immediately adjacent to any bus stop served by Route 27 Leopard and should not adversely impact any CCRTA Services.	Okay	Addressed.		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	Addressed.		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following notes to plat sheet 1:	Added	Addressed.		
2	Plat	Any access onto IH-69 shall meet TxDOT Access requirements and shall have TxDOT approval.	Added	Addressed.		
3	Plat	Any storm water discharge to TxDOT right-of-way shall to be reviewed and have TxDOT approval.	Added	Addressed.		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Okay	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.  
Okay

PLAT OF

NEMEC TOWNE CENTER PHASE 1

BLOCK 1, LOT 1

A TRACT OF LAND DESCRIBED AS A PORTION OF LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK AS SHOWN ON MAP

VOLUME "A" PAGE 54, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS AND CONTAINING 4.738 ACRES OF LAND

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

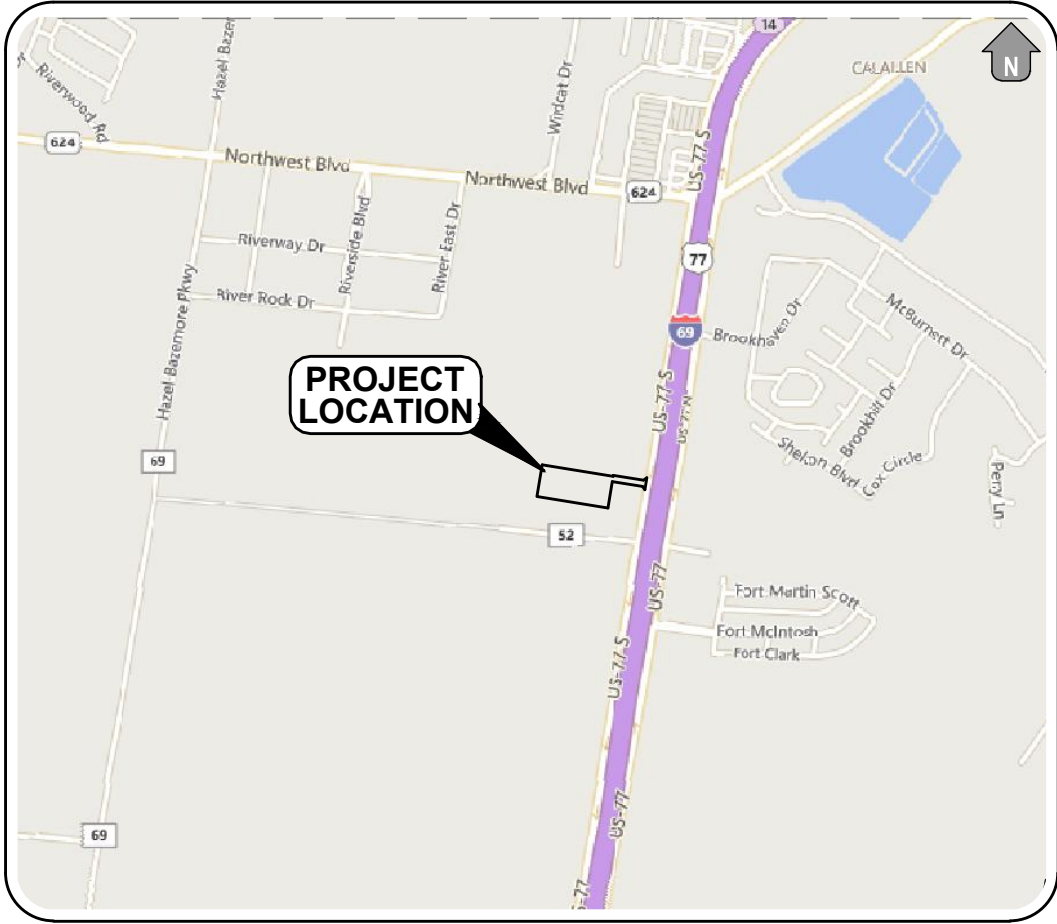
WE, NEMEC FAMILY PROPERTIES, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
FREDRIC J NEMEC, AUTHORIZED MEMBER

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

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

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



LOCATION MAP

NOT TO SCALE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

\_\_\_\_\_  
ARTURO MEDINA, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6669

DATE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF NEMEC TOWNE CENTER PHASE 1, APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JALAL SALEH, PE  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS PLAT OF NEMEC TOWNE CENTER PHASE 1, APPROVED BY THE PLANNING COMMISSION ON THE BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, 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 NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF THE PLAT OF NEMEC TOWNE CENTER PHASE 1, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_.M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS.

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

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

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

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

KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

ENGINEER: THOMAS TIFFIN, PE  
SURVEYOR: ARTURO MEDINA, RPLS  
OWNER: CORPUS CHRISTI, TEXAS 78467  
IDENTITY: CAPITAL, LLC  
ENGINEER PID: 0000000000  
OWNER PID: 0000000000  
DRAWN BY: TT  
CHECKED BY: TT  
DATE: \_\_\_\_\_

AM LAND SURVEYING  
PO BOX 71894  
CORPUS CHRISTI, TEXAS 78467  
OFFICE: (361) 335-6317  
FIRM REGISTRATION NO. 10194360  
amlandsurveying@yahoo.com

AM LAND SURVEYING

CIVIL • STRUCTURAL • MARINE  
TOPOGRAPHIC SURVEYING  
OFFICE: 361-946-4848  
608 S. SPURLOCK BOULEVARD  
CORPUS CHRISTI, TX 78404  
TBPE FIRM No. F-12240

ME ENGINEERING  
MUNOZ ENGINEERING

PLAT OF

NEMEC TOWNE CENTER PHASE 1

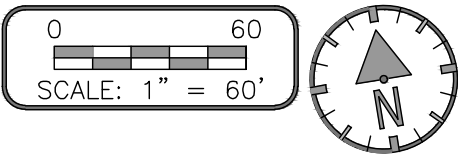
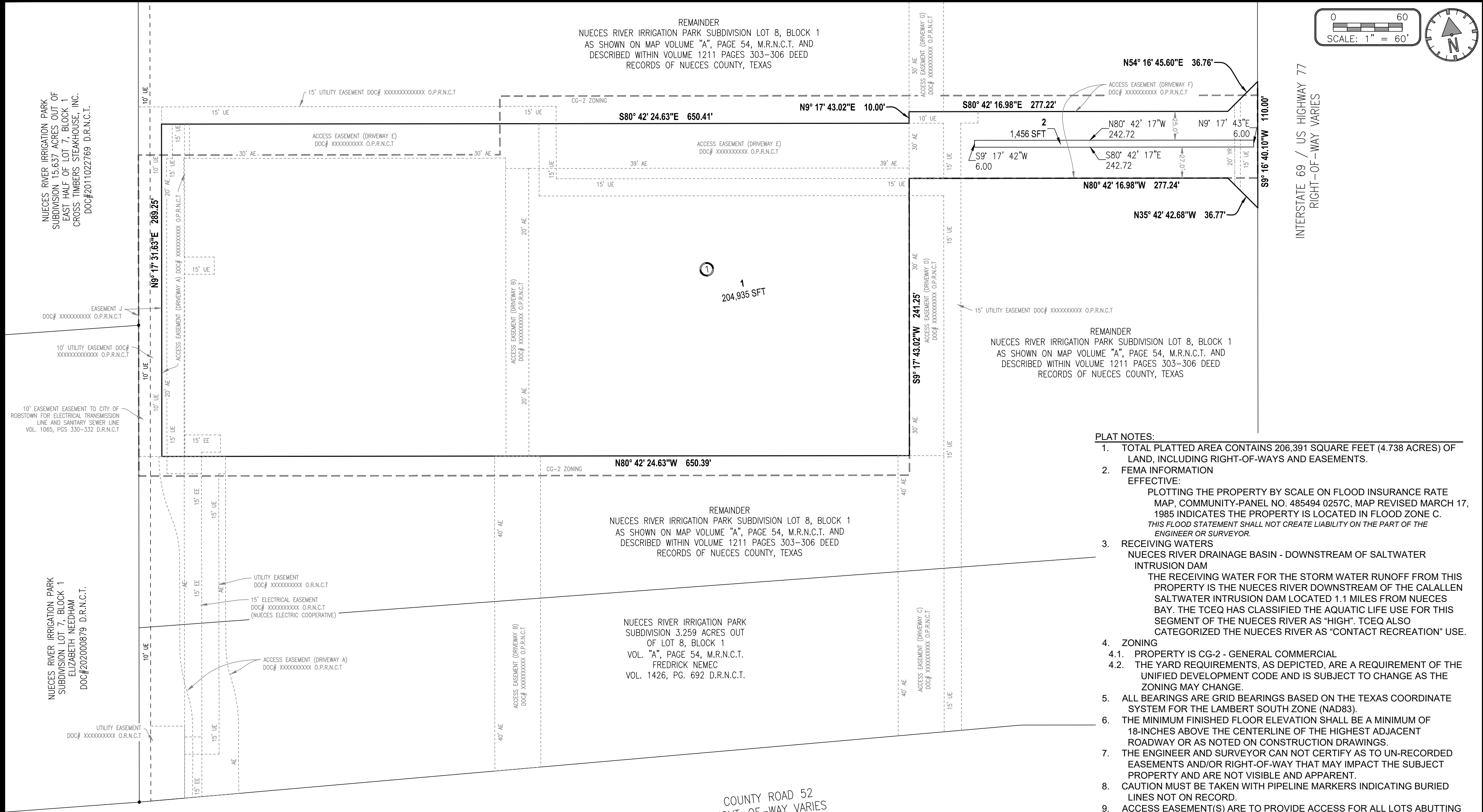
BLOCK 1, LOT 1

CORPUS CHRISTI, NUECES COUNTY, TEXAS

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PAGE 01





PLAT SYMBOL AND LINE LEGEND	
•	IRON ROD FOUND
●	IRON PIPE FOUND
●	60D NAIL FOUND
⊙	DRILL HOLE FOUND
⊕	CHISELED "X" IN CONCRETE
⊙	PROPERTY CORNER (NO ACCESS)
○	SET 5/8" DIAMETER BY 18 INCH LONG IRON ROD
⊙	BLOCK IDENTIFICATION
—	PROPERTY BOUNDARY LINE
—	ADJACENT BOUNDARY LINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
---	ROAD CENTER LINE
---	YARD REQUIREMENT
---	EASEMENT

PLAT ABBREVIATION LEGEND	
M.R.	— MAP RECORDS
D.R.	— DEED RECORDS
VOL	— VOLUME
PG	— PAGE
AC	— ACRE
SF	— SQUARE FEET
YR	— YARD REQUIREMENT
GR	— GARAGE SET BACK REQUIREMENT
UE	— UTILITY EASEMENT
AE	— ACCESS EASEMENT
DE	— DRAINAGE EASEMENT
WE	— WATER EASEMENT
EE	— ELECTRICAL EASEMENT
(OWNER IS ELECTRICAL PROVIDER)	
PAE	— PRIVATE ACCESS EASEMENT *
PUE	— PRIVATE UTILITY EASEMENT *
PDE	— PRIVATE DRAINAGE EASEMENT *
* (OWNER OF EASEMENT IS PROPERTY OWNER)	

- PLAT NOTES:
- TOTAL PLATTED AREA CONTAINS 206,391 SQUARE FEET (4.738 ACRES) OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
  - FEMA INFORMATION EFFECTIVE:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485494 0257C, MAP REVISED MARCH 17, 1985 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
  - RECEIVING WATERS  
NUECES RIVER DRAINAGE BASIN - DOWNSTREAM OF SALTWATER INTRUSION DAM  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
  - ZONING
    - PROPERTY IS CG-2 - GENERAL COMMERCIAL
    - THE YARD REQUIREMENTS, AS DEPICTED, ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD83).
  - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
  - THE ENGINEER AND SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  - CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  - ACCESS EASEMENT(S) ARE TO PROVIDE ACCESS FOR ALL LOTS ABUTTING EASEMENT.
  - UTILITY EASEMENT(S) ARE FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PRIVATE AND PUBLIC UTILITIES.
  - BLOCK 1 IS TO BE GOVERNED BY A RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS AGREEMENT, DOCUMENT \_\_\_\_\_, O.P.R.N.C.T.
  - THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
  - THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
  - ALL LOTS ARE RESPONSIBLE FOR MAINTAINING DETENTION BASIN(S) ON THE LOT.
  - ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY DEVELOPER.
  - STREET LIGHTS LOCATION MAP WILL BE PROVIDED WITH FINAL PLATS.
  - ANY ACCESS ONTO IH69 SHALL MEET TxDOT ACCESS REQUIREMENTS AND SHALL HAVE TxDOT APPROVAL.
  - ANY STORM WATER DISCHARGE TO TxDOT RIGHT-OF-WAY SHALL HAVE TxDOT APPROVAL.
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

ENGINEER: THOMAS TIEFF, PE  
SURVEYOR: JOEY TIERNA  
OWNER: ARTURO MEDINA, RPLS  
IDENTITY: CAPITAL LLC  
ENGINEER PID: 36133-4317  
FIRM REGISTRATION NO. 10194360  
DRAWN BY: TTT  
CHECKED BY: TTT  
APPROVED BY: TTT  
DRAWING DATE: 1/12/2021

AM LAND SURVEYING  
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TBPE FIRM No. F-12240

ME  
MUNOZ ENGINEERING

PLAT OF  
NEMEC TOWNE CENTER PHASE 1  
BLOCK 1, LOT 1  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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PAGE 02

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
FEBRUARY 3, 2021**

PROJECT: 20PL1123

RANCHO VISTA SUBDIVISION (PRELIMINARY – 118+- ACRES)

Located east of Rodd Field Road and south of Yorktown Boulevard.

Zoned: RS-4.5 & FR

Owner: Braselton Development Co., Ltd.

Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property to develop a residential subdivision. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.



## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only/District # 5: MJO

TRC Meeting Date: 11-12-20

TRC Comments Sent Date: 11-17-20

Revisions Received Date (R1): 12-22-20

Staff Response Date (R1): 12-30-20

Revisions Received Date (R2): 1-22-21

Staff Response Date (R2): 1-25-21

Planning Commission Date: 2-3-21

TRC Comments met

PC date set

Urban Engineering Responses: 1/22/2021

Urban Engineering Responses: 12-22-2020

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

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

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

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

**Project:** 20PL1123

**RANCHO VISTA SUBDIVISION (PRELIMINARY – 118+- ACRES)**

Located east of Rodd Field Road and south of Yorktown Boulevard.

**Zoned:** RS-4.5 and FR

**Owner:** Braselton Development Company, Ltd.

**Surveyor:** Urban Engineering

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

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on preliminary plats.	Understood	Addressed.		
2	Plat	Label the right of way widths and centerline dimensions for all streets and alleys shown on the plat. In the event the right of way varies, provide and label the dimensions at a given point.	labels have been added	Addressed.		

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

1	Plat	The plat requires approval of the Rezoning of the FR District by City Council prior to placing the plat on a PC agenda.	Disagree. A preliminary plat is not an approval of final design. Note 8 (from previous preliminary plat approval) addresses this. All previous preliminary plats for Rancho Vista were approved with the current zoning. A final plat will have to conform to applicable zoning standards at final plat stage. Development services will not approve a final plat until it meets zoning requirements.	Addressed. The plat can be placed on a PC agenda as Conditional based on the PUD rezoning approved.		
2	Plat	Label the park areas as Private Park. Pocket park as HOA owned and maintained	Note 26 has been added to address Lot 1, Block 41. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be owned and maintained by the City.	Not addressed. Please provide this response as a Plat note as indicated during Teleconference Meeting.	Note has been revised	Addressed.
3	Plat	T-turnarounds are not meeting City standard with the corresponding street sections.	T-heads do meet city standard as previously approved by staff.	Addressed. Layout approved as revised with minimal T-turnarounds.		
4	Plat	Bridge Participation may be required for Rodd Field Road.	Understood	To be addressed with Final Plats.		
5	Plat	Outstanding cash in lieu amounts for the prior Units 8 and 12 Rodd Field Road construction not paid will be spread out over the future final plats.	Understood	To be addressed with Final Plats.		

#### 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, at the Final Plat Stage.	Understood	Will be addressed at the Final Plat Stage.
Water	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Fire Hydrants	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Wastewater	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.

Manhole	Yes per Master plan and coordinate with the Utility Department (Luis Vargas 826-1713)	Understood	Will be addressed at the Final Plat Stage.
Stormwater	Yes, per DRAFT MASTER Study.	Understood	Will be addressed at the Final Plat Stage.
Sidewalks	Yes, including the construction of one side of Rodd field.	Understood	Will be addressed at the Final Plat Stage.
Streets	Yes	Understood	Will be addressed at the Final Plat Stage.

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Delete note number 22 about hammer heads.	Note has been removed	Addressed		
2	All sheets	No hammer heads are allowed.	Hammerheads are part of previously approved preliminary plat. This revision actually reduces the number of T-heads already approved.	Addressed. Layout approved as revised with minimal T-turnarounds.		
3	Plat	Rodd field Road is classified as A3 according to the UTP plan, indicate the distance of 65' from Rodd field CL to the Property limit and dedicate the necessary ROW.	Dimensions have been added. Adequate ROW is shown to be dedicated	Addressed		
4	All sheets	Future Units for final plats fronting Rodd Field road will be required cash in lieu of street construction.	Understood	Will be addressed at the Final Plat Stage.		
5	All Sheets	The minimum Street Section allowed is 50' wide; delete all Street Sections less than 50' wide; this Plat is not located in a rural area.	Street Sections less than 50' pertain to future PUD and have been removed.	Addressed		
6		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	Public Improvement plans are not required for preliminary plats.	Will be addressed at the Final Plat Stage.		

7	Informa tional: Particip ation agreem ent	If a participation agreement and / or reimbursement are being requested by the Developer / Engineer, then prior to start of construction, City Council must approve said agreement. If the Developer chooses to begin work prior Council approval, this will result in the participation agreement and / or reimbursement becoming ineligible and all construction will be at the Developer's Expense.	Understood	Will be addressed at the Final Plat Stage.		
8	SWQMP	Show and label clearly the Flood Plain Limits on the SWQMP; use dark line work.	Flood lines have been darkened for clarity	Addressed		
9	SWQMP	Provide the hydrology exhibits and calculations and provide the flows for the pre and post development and the differential for 5, 25, and 100 year storm events with and without detention.	Detailed drainage calcs will be provided at plan development stage. The 5, 25 and 100 year pre and post development calcs will be provided with final plats.	Will be addressed at the Final Plat Stage.		
10	Plat & SWQMP	Since detention is proposed; add the following note to the Plat Title sheet "The HOA is responsible for maintaining the detention basin/s".	There are no proposed detention basins. Note 27 has been added referencing wetlands.	Not addressed: Note 27 doesn't say the HOA will be maintaining the Wetlands.	note has been revised	Addressed
11	SWQMP	Provide outlet details to detention basins; explain how the stormwater will reach Oso Creek.	There are 3 existing outfalls to Oso Creek as shown. There are no detention basins. Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas.	Addressed		
12	Plat	Add the following note to the preliminary plat "All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer".	Note has been added	Addressed		
13	Plat	Add the following note to the preliminary plat "The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot".	Note has been added	Addressed		
14	Utility Plans	Wastewater: Please confirm that your connections points for Wastewater have enough depths to Service the entire Development.	Detailed design issue that is addressed at final design not at preliminary plat stage.	Will be addressed at the Final Plat Stage.		

15	Utility Plans	Indicate the size and type of each Utility.	Water, sanitary sewer and storm pipes are labeled as such. Pipe type and size are per city standard. There is no need to identify on a preliminary plat.	Will be addressed at the Final Plat Stage.		
16	Plat	Replace notes 9-18 with the following notes "All lots driveways must be located on the shorter length of the lot".	No, all notes correctly list the lot and block nos. that are affected. Mr. Saleh agreed it is okay to leave notes as they are.	Addressed		
17		Submit the offsite UE for processing and recordation to ContractsAndAgreements@cctexas.com.	Offsite easements will be dedicated at each final plat stage	Will be addressed at the Final Plat Stage.		
18		Submit portion of temporary DE Document number 2018043072 O.R.N.C.T. to be closed / vacated for processing and recordation to ContractsAndAgreements@cctexas.com.	No. Temporary Drainage Easement document has language pertaining to abandonment when permanent infrastructure is installed and temporary easement no longer used.	Addressed		
19		Add the following note "Street lights location map will be provide with each Final Plat".	Note has been added	Addressed		
20		Oso Parkway Bridge and utility construction at the south east corner of the preliminary plat (the south east corner of the property). UDC Section 8.1.3.A; add the following note on the Preliminary Plat and the Final Plat "Cash in lieu of Oso Parkway Bridge and utility construction will be paid prior to Plat Recordation". Please provide the engineers cost estimate for same at the Final Plat stage.	Understood	Will be addressed at the Final Plat Stage.		
21		Vacate Victor P. Garcia because it has been closed with a T head.	ROW Closure for portion near Hector P. Garcia, has been submitted to the City.	Will be addressed at the Final Plat Stage.		
22		Additional comments may come to you on your next submittal due to the extent of the comments.	Understood	Addressed		
23		See Below FIRE Department comments	okay	Addressed		
24		See below Utilities Department Comments.	okay	Addressed		

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

1	Plat	Water construction will be required for Final Plat.	Understood	Will be addressed at the Final Plat Stage.		
2	Plat	Wastewater construction will be required for Final Plat.	Understood	Will be addressed at the Final Plat Stage.		

#### 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 on site development.		
2		Public improvement plans should include all signage and pavement markings needed for traffic operations (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	Understood	Will be addressed at the Final Plat Stage.		
3		<small>The developer or their representative is required to submit a "LED street lighting plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. AEP is now using LED lights instead of HPS. 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 (v/r) 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.</small>	Understood	Will be addressed at the Final Plat Stage.		
4		Hammerheads are not recommended for dead end streets as they present issues with emergency vehicles and parking. Cul-de-sacs are recommended at this application as it provides a better turning radius for the street. Hammerheads need approval from Fire and Solid Waste.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Hammerheads are not acceptable practice to use as turnarounds as Solid Waste does not support these designs for the turnarounds shown on this layout.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Info:	The Fire Marshal has determined that the proposed hammerhead design is not acceptable. The next review should reflect proposed alternatives to the current hammerhead design.	Hammerheads were approved in previous preliminary plat and are permitted by code. The city cannot change course in midstream.	Addressed. Layout approved as revised with minimal T-turnarounds.		
2	Info:	Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational prior to construction.	Understood	Will be addressed at the Final Plat Stage.		
3	Info:	REQUIRED ACCESS: 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.		
4	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	Understood	To be addressed on site development.		
5	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	Will be addressed at the Final Plat Stage.		
6	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	Understood	Will be addressed at the Final Plat Stage.		
7	Info:	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	We are applying city standards. If the city wants something other than its standard then they must revise those standards before applying them. No other 28' BB city standard street in the entire city is required to have fire lane striping and	To be addressed on site development.		
8	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	Will be addressed at the Final Plat Stage.		

9	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 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 (Section 503.2 and Appendix D-Cull de Sac turning diameter shall be 96' minimum.).	Code also allows hammer head which we comply with.	Addressed. Layout approved as revised with minimal T-turnarounds.		
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#### FLOODPLAIN

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

#### GAS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment received.	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 preliminary 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	2.3 miles West of Waldron ALF. May require aeronautical study based on construction method.	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
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



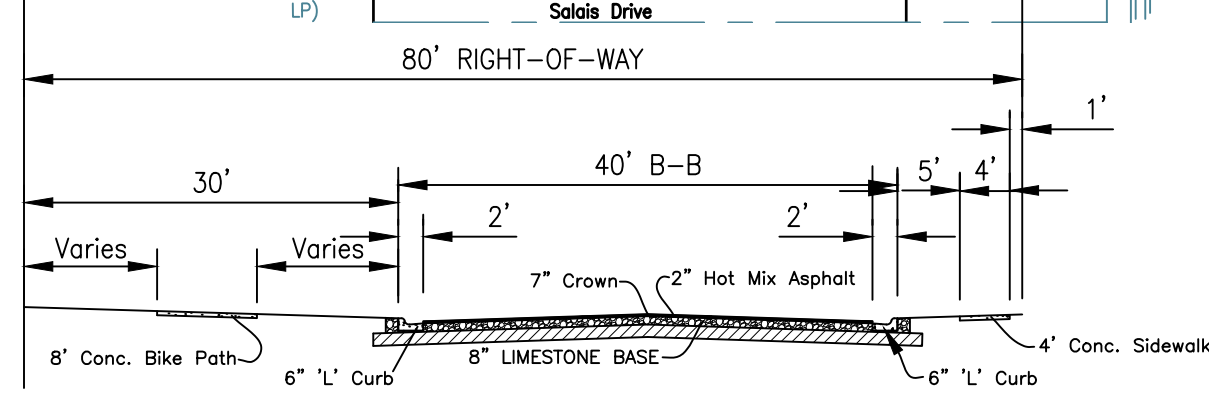
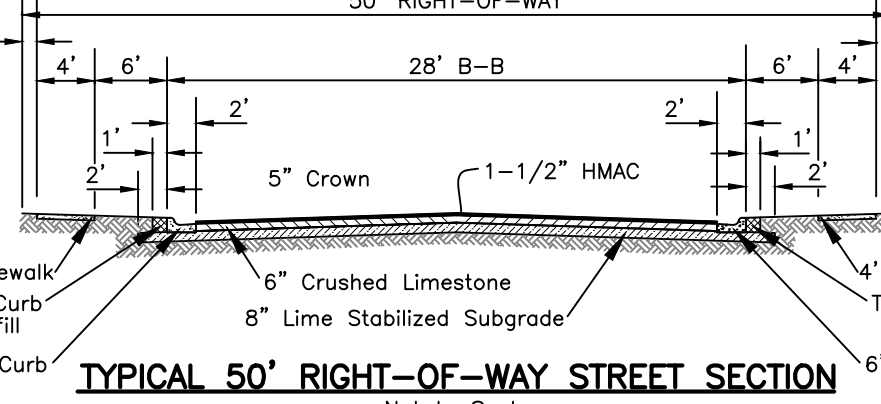
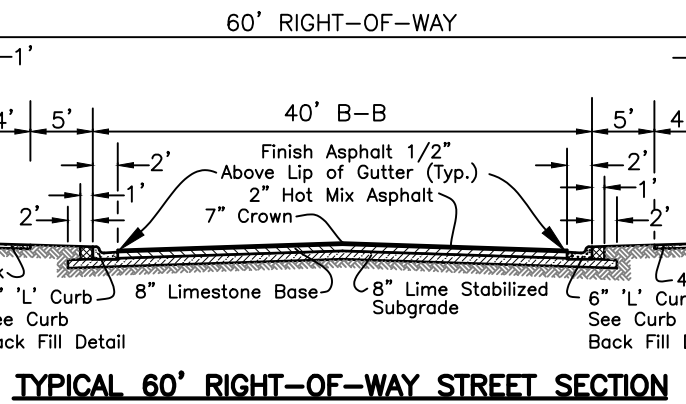
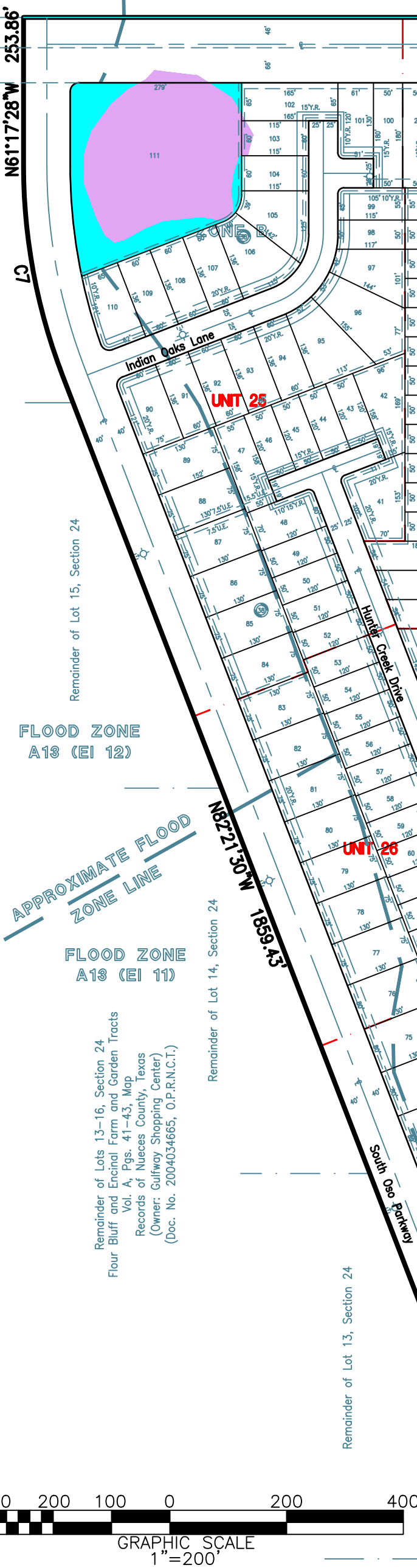
Notes:

- Total Area = 118± Acres
- The property is currently undeveloped and Zoned RS-4.5 and FR.
- By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and it is partially located in a Special Flood Hazard Area.
- A pollution Prevention Plan will be submitted with any plans of development for this property.
- There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
- 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.
- All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
- All properties will be rezoned to the proper zoning prior to filing the final plat and construction.
- The following lots shall have no direct driveway access to the Oso Parkway: Lots 107, 108, and 129, Block 29; Lots 72, 90 and 110, Block 38; Lots 1 and 6, Block 46; and Lots 1 and 6, Block 47.
- The following lots shall have no direct driveway access to Rodd Field Road: Lots 3-24 and Lots 100-102, Block 38.
- The following lots shall have no direct driveway access to Cattlemen Drive: Lot 44, Block 35; Lots 1, 64, 65 and 122, Block 39 and Lots 1 and 47, Block 40.
- The following lots shall have no direct driveway access to Prax Morgan Place: Lot 48, Block 27; Lots 29, 30, 39, Block 28 and Lots 106 and 107, Block 29.
- The following lots shall have no direct driveway access to Lost Rangers Drive: Lot 8, Block 25; Lot 41, Block 27.
- The following lots shall have no direct driveway access to Ames Street: Lots 54 and 73, Block 29; Lot 19, Block 28.
- The following lots shall have no direct driveway access to Crazy Bear Lane: Lot 24, Block 28.
- The following lots shall have no direct driveway access to Hunter Creek Drive: Lot 70, Block 38 and Lot 34, Block 39.
- The following lots shall have no direct driveway access to Peeler Lane: Lots 113, Block 2; Lot 16, Block 31.
- The following lots shall have no direct driveway access to Wild Trail Lane: Lots 5 and 6, Block 45.
- The following lots shall have no direct driveway access to Coldwater Creek Lane: Lots 3 and 4, Block 46; Lots 3 and 4, Block 47.
- All temporary drainage easements shall be maintained by the Homeowner's Association.
- This project is not within an AICUZ Boundary or Noise Contour.
- All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
- Street lights location map will be provide with each Final Plat.
- All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
- The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
- Street lights location map will be provide with each Final Plat.
- Lot 1, Block 41 is a private park that will be owned and maintained by the HOA. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
- Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas that will be maintained by the HOA.

ENGINEER:  
Urban Engineering Firm #145  
2725 Swantner Drive  
Corpus Christi, Texas 78404  
(361)854-3101

OWNER/DEVELOPER:  
Braselton Development Company, Ltd.  
5337 Yorktown, Suite 10D  
Corpus Christi, Texas 78413  
(361)991-4710

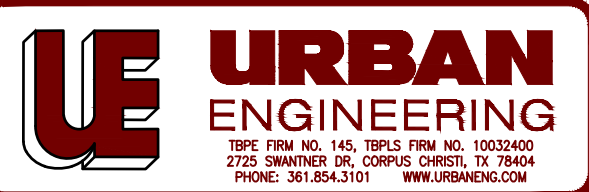
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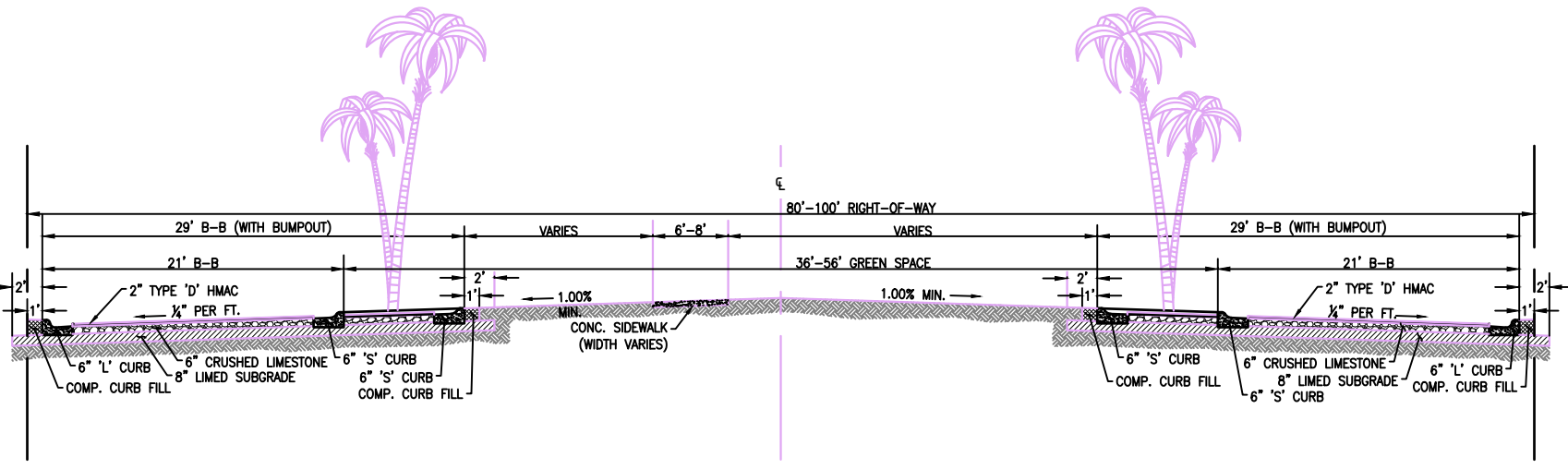
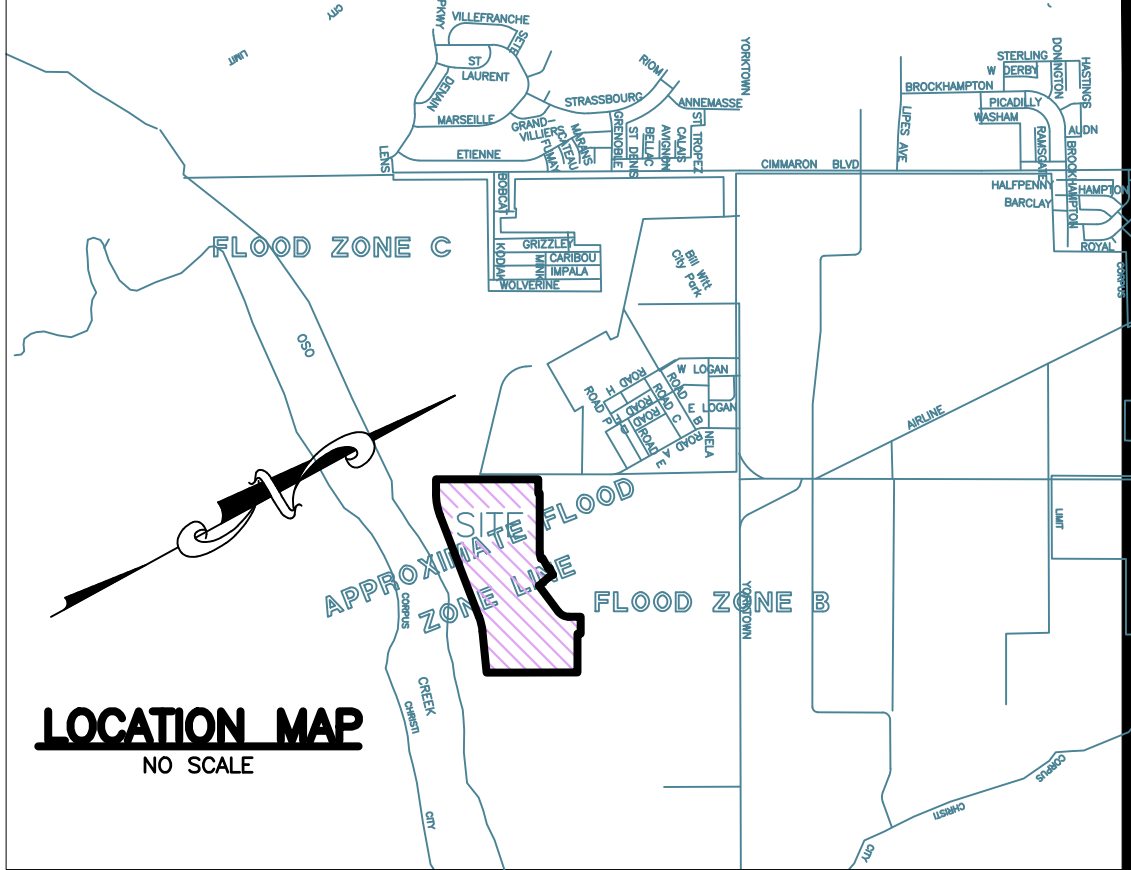
## PRELIMINARY PLAT for RANCHO VISTA SUBDIVISION Corpus Christi, Texas

Being 118 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 1/4/2021



JOB NO. 39319.B7.05 MFH/kg November 2020



### TYPICAL RANCHO VISTA BOULEVARD RIGHT-OF-WAY STREET SECTION

Not-to-Scale  
SPECIFICATIONS:  
2" Type D Hot Mix Asphalt Concrete  
8" Limestone Base (TY A, GR 1); Compacted to 95% Modified Proctor Density  
Moisture shall be within ±3% of Optimum Moisture  
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density  
Moisture shall be within ±3% of Optimum Moisture  
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.  
NOTE:  
For Clay Soils Only: Local and Residential Collector cross sections shall be constructed over a 12-inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8-inch lined subgrade shall be scarified and constructed.

### UNIT 20 FUTURE PUD

Yorktown Boulevard



**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
FEBRUARY 3, 2021**

PROJECT: 20PL1057

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

Zoned: RS-6

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

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

The Planning Commission originally approved the above plat on August 5, 2020 (expires February 5, 2021). This is the first request for a six-month extension. The applicant states that more time is needed to schedule the commencement of construction on the subdivision.



January 14, 2021

Mr. Andrew K. Dimas, Senior City Planner  
Department of Development Services  
City of Corpus Christi  
2406 Leopard Street  
Corpus Christi, TX 78408

RE: La Costa Business Park - Final Plat  
Project: 20PL1057

Dear Mr. Dimas:

In order to avoid the expiration of the final plat for La Costa Business Park on February 5, 2021, this letter is written to request that the validity of the final plat be extended for six (6) months beyond the date of expiration. This extension is necessary to provide more time with scheduling the commencement of construction on the subdivision.

We respectfully ask that the extension request be included on the agenda for the next scheduled Planning Commission meeting. Also enclosed is check #24974 in the amount of \$38.00 for fees.

If you have any questions, please do not hesitate to contact me at (361) 578-9836 or by email at [rbridges@urbanvictoria.com](mailto:rbridges@urbanvictoria.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Ray M. Bridges", with a long, sweeping horizontal line extending to the right.

Ray M. Bridges, P.E.  
Urban Engineering

RMB/dmf

cc: Dan Caballero

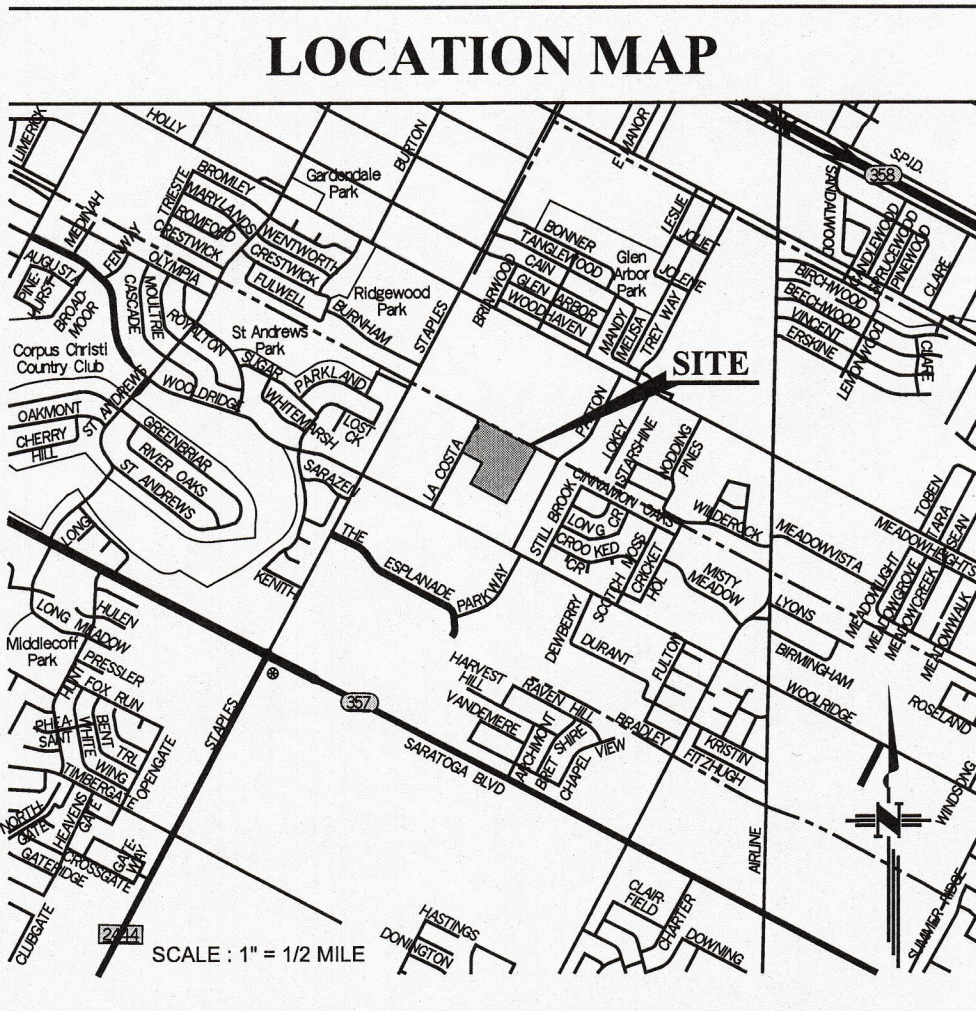
Enclosure

**RECEIVED**

◆ 15 JAN 2021 ◆

City of Corpus Christi  
Development Services





CURVE DATA

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

LINE DATA

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF NUECES

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

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

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

DAN CABALLERO, PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

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

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

\_\_\_\_\_,  
NOTARY PUBLIC, STATE OF TEXAS

PLANNING COMMISSION CERTIFICATE OF APPROVAL

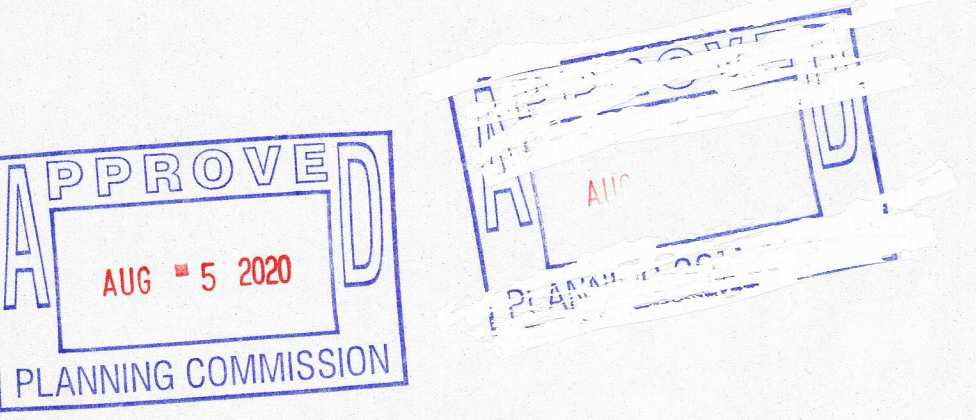
THE STATE OF TEXAS  
COUNTY OF NUECES

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

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

CARL E. CRULL, P.E.  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY



DEPARTMENT OF DEVELOPMENT SERVICES CERTIFICATE OF APPROVAL

STATE OF TEXAS  
COUNTY OF NUECES

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

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

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS  
COUNTY OF NUECES

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

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

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_\_, \_\_\_\_.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

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

GENERAL NOTES

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

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

REVIEW COPY

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

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

REVIEW COPY

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

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



SURVEYOR

PLAT PERPARED BY

**Ausi**

**URBAN**  
engineering

URBAN SURVEYING INC.

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

2004 N. Commerce Victoria, Texas 77901  
Fax: (361) 578-9836 TREF# F-160  
www.urbansurveying.com

800 NUMBER E23409.00 DATE: 07/08/2020 PG. 1 OF 2

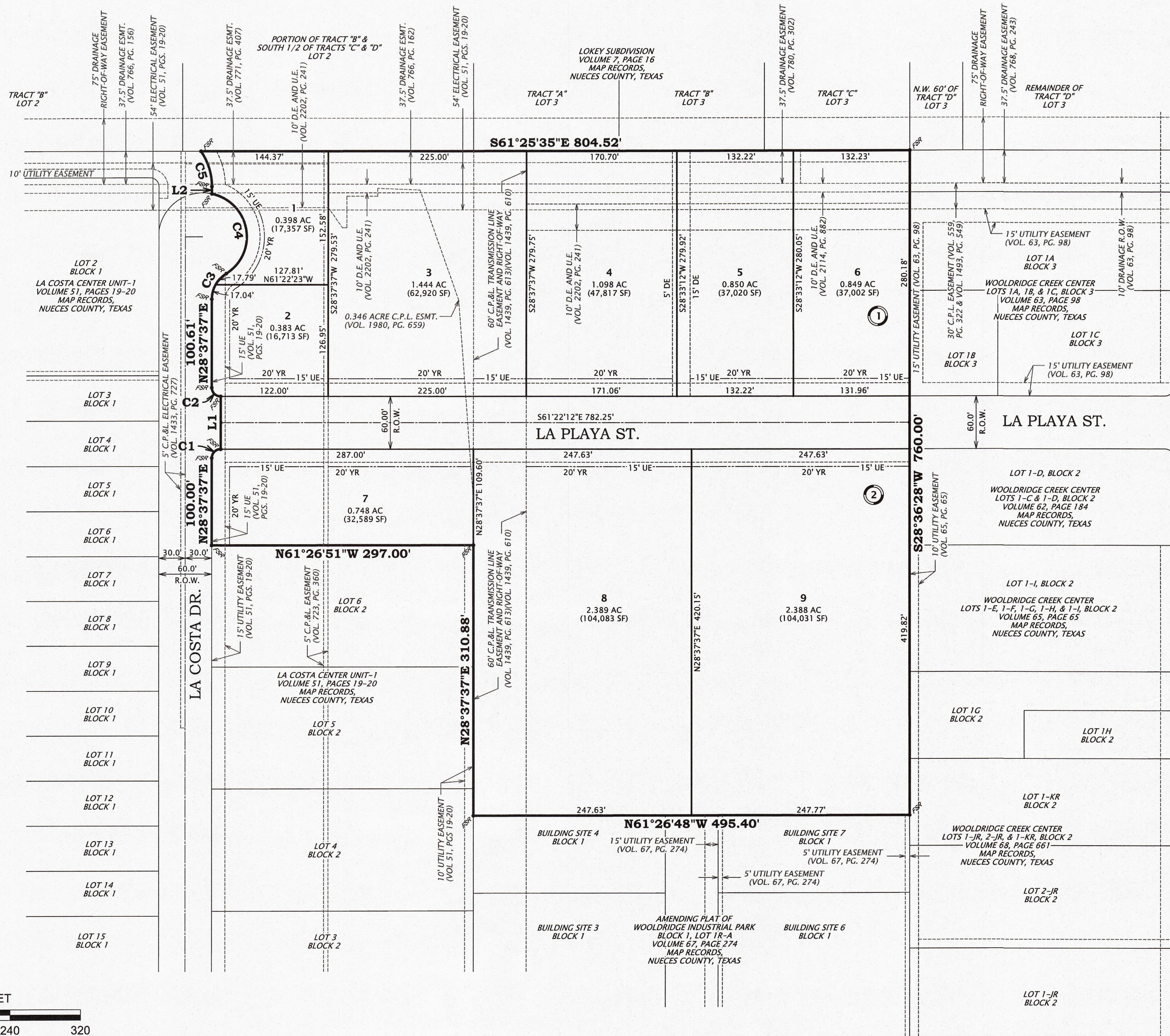
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FINAL PLAT  
**LA COSTA BUSINESS PARK**

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

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



PATTON ST.

RECEIVED  
17 JUL 2020  
City of Corpus Christi  
Development Services

SURVEYOR  
**Ausi**  
URBAN SURVEYING INC.  
Victoria, Texas 77901  
2004 N. Commerce St.  
Phone: (361) 576-9837 Fax: (361) 576-9838 FIRM # 10021100

PLAT PREPARED BY  
**URBAN**  
engineering  
Tel: (361) 576-9836  
Fax: (361) 576-9837  
www.urbanvic.com



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
FEBRUARY 3, 2021**

PROJECT: 20PL1135

CORFER TRACT, BLOCK 1, LOT 1 (FINAL – 2.35 ACRES)

Located east of Waldron Road and north of Yorktown Boulevard.

Zoned: CG-1

Owner: CorFer, LLC

Engineer: Urban Engineering

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only: GG/District #4  
App Received: 12-02-20  
TRC Meeting Date: 12-10-20  
TRC Comments Sent Date: 12-14-20  
Revisions Received Date (R1): 12-28-20  
Staff Response Date (R1): 1-06-20/Per Engineer resend Revised comments 1-11-20  
Revisions Received Date (R2): 1-13-21  
Staff Response Date (R2): 1-14-21  
Planning Commission Date: 2-03-21 NON-PUBLIC NOTICE

Urban Engineering Responses 1/13/2021  
Urban Engineering Responses 12/15-28/20

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: 20PL1135

CORFER TRACT, BLOCK 1, LOT 1 (FINAL – 2.35 ACRES)  
Located east of Waldron Road and north of Yorktown Boulevard.

Zoned: CG-1

Owner: CorFer, LLC  
Surveyor/Engineer: Urban Engineering

The applicant propose to plat the property in order to obtain a building permit for future commercial development.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Add the following standard “Public Open Space” standard note: “If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.”	Note has a been added	Addressed		
2	Plat	Show and label 10'U.E along Yorktown Boulevard (UDC 8.2.3.A.2)	Easement has been added	Addressed		
3	Plat	Prior to plat recordation remove the reference "Preliminary, this document shall not be recorded..."	has been removed	Addressed		



4	Plat	Wastewater Distribution Acreage fee - 2.35 acre x \$1,571.00/acre = <b>\$3,691.85</b> (unplatted lot)	Understood	Prior to plat recordation		
5	Plat	Water Distribution Acreage fee – 2.35 acres x \$1,439.00/acre = <b>\$3,381.65</b> (unplatted lot)	Understood	Prior to plat recordation		
6	Plat	Water Pro-Rata - 330.00 LF x \$10.53/LF = <b>\$3,474.90</b>	Understood	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING						
Action		Yes	No			
Public Improvements Required?			No			
Water			No	Understood	Addressed.	
Fire Hydrants			No	Understood	Addressed.	
Wastewater			No	<del>Per the Urban Transportation Plan Yorktown Blvd. is a C2 Collector in this area requiring a 65' R-O-W dedication. There is Existing Water in Yorktown parallel to this Tract. Based on this Wastewater improvements should not be required.</del>	Addressed.	
Manhole			No	<del>Per the Urban Transportation Plan Yorktown Blvd. is a C2 Collector in this area requiring a 65' R-O-W dedication. There is Existing Water in Yorktown parallel to this Tract. Based on this Wastewater improvements should not be required.</del>	Addressed.	
Stormwater			No (Stormwater maybe required on site development).	Understood	Addressed.	
Sidewalks		Yes (sidewalk will be addressed at site Development Plans)		Sidewalk waiver request will be submitted	Not Addressed. Provide Waiver request letter.	
Streets			No	Waiver is attached	Addressed on 1-14-21	
				Understood	Addressed.	

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	Plat	On plat, Show existing UE as per east adjacent plat, Vol 62 Pg. 45 & 46.	All existing Utility Easements are shown	Not addressed. North existing 5' UE is not labeled on Lot 13.	Easement has been added	Addressed 1-14-21
2	Plat	East boundary of plat should be common with plat of Volume 62 Pg. 45 & 46. There should not be a gap between properties. Points found on north adjacent property should be the boundary of a 5' UE.	The Southeast boundary of the proposed plat is based on original monumentation found of previous adjoining senior plats North of the property, and along Waldron Road. The property immediately to the North, (Lot 13, Yorkwald Acres), does not show a 5' easement along the East boundary as shown by plat recorded in Volume 57, Page 152, of the Map Records of Nueces County, Texas. Based on plats; Volume 31, Page 29; Volume 50, Page 56; Volume 57, Page 152; and Volume 61 Page 174, we feel that we found the East corner or (see across)	Not addressed. Provide distance from benchmark at right of way of Waldron Road to northwest boundary corner. Should be 290' if property was subdivided equally with 40' street dedication.	(Cont.) Lot 16 Section 56 as well have established the Southeast boundary line of the said Lot 16 and the previously recorded adjoining plats. Our property is out of the remaining portion of said Lot 16 Section 52 and more particularly shares the same Southeast boundary line thereof. As for Casa Blanca, we found original property corners as called for on the plat of Volume 62, Pages 45-46. Unfortunately, they do not share the common line on the ground as surveyed. If you could provide the document or recording information for the 5' easement you reference, so we may review it, that would be appreciated.	Monument at corner of Waldron is disturbed. We have added references to other monuments along Waldron Road as surveyed and used in determining the boundary for the subject property Addressed on 1-14-21
3	Plat	Continue a 5ft UE from adjacent north property to frontage of Yorktown Boulevard	There is no 5' Utility Easement shown on adjacent plat for us to continue.	Not addressed. Provide a new 5' UE along the east boundary. Required if an existing easement is verified.	Easement has been added	Addressed 1-14-21

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required.	Understood	Addressed		
2	Plat	Wastewater construction is required. A wastewater main must be provided along a minimum of one entire lot frontage.	Refer to response to Development Services Engineering.	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			
2	Plat	If it is a commercial development, need to submit a PHT Form for review. The PHT Form will determine if a TIA is required as part of site development.	Exisiting Zoning does not change therefore PHT is not required. Current zoning is commercial	Per Section 3.29.4 of the UDC “ A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips.” If the development is projected to generate 501 or less trips then a PHT Form is required. It just helps to justify traffic generation was evaluated and not needed, if that is the case. If it is not submitted as part of the plat, a PHT Form will be required with the building permit submittal which will include the site plan for the subject property.	Will be provided at building permitting phase	Comments were satisfied since the UDC allows submittal at the building permit phase.

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

1	Plat	No comment.	Understood			
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FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Purpose: Commercial Development Commercial development of property requires a fire flow of 1,500 GPM with 20 PSI residual. Fire hydrants to be located every 300 feet and operational. Hose lay from hydrant not to exceed 300 feet from furthest point of structure (500 feet if building has fire sprinkler system)	Understood			
2	Infor:	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			
3	Infor:	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			
4	Infor:	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			
5	Infor:	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			
6	Infor:	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			
7	Infor:	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	Understood			

8	Infor:	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	Understood			
9	Infor:	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. (If Installed) security gates to meet current IFC 2015 codes. Commercial development of the property will require further Development Services review.	Understood			

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

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Located in APZ-2 of NOLF Waldron. Will be Subjected to aircraft noise and aircraft overflight.	Understood			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	.5 miles South of Waldron ALF. Will be subject to overflight noise, may require aeronautical study based on construction method.	Understood			

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

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

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

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

INFORMATIONAL

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

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

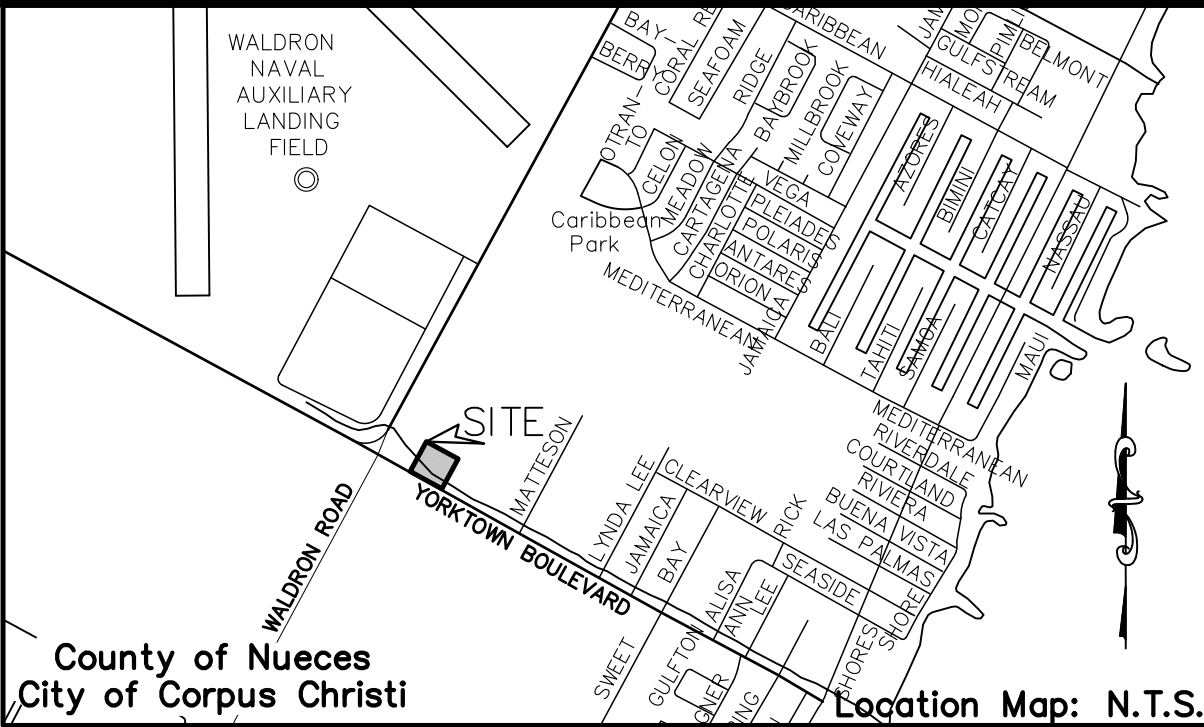
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

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

Notes:

1. Total platted area contains 2.35 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre 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. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0356 C, City of Corpus Christi, Texas, which bears an revised date of July 23, 1971 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0356 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
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6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



State of Texas  
County of Nueces

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\_\_\_\_\_

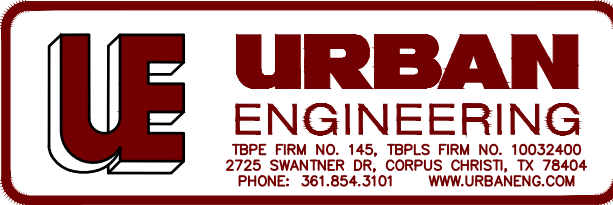
By: \_\_\_\_\_  
Deputy

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



Revised: 1/13/2021  
Submitted: 12/02/20  
SCALE: 1"=50'  
JOB NO.: 43432.C0.02  
SHEET: 1 of 2  
DRAWN BY: JAB

©2020 by Urban Engineering  
urbansurvey1@urbaneng.com

State of Texas  
County of Nueces

CorFer, LLC, a Limited Liability Company, 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: CorFer, LLC, a Limited Liability Company

By: \_\_\_\_\_  
Gianluca Ferrario, Managing Member

By: \_\_\_\_\_  
Scott F. Corliss, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Gianluca Ferrario, as Managing Member of CorFer, LLC, a Limited Liability Company, on behalf of said company.

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

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

State of Texas  
County of Nueces

This instrument was acknowledged before me by Scott F. Corliss, as Managing Member of CorFer, LLC, a Limited Liability Company, on behalf of said company.

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

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

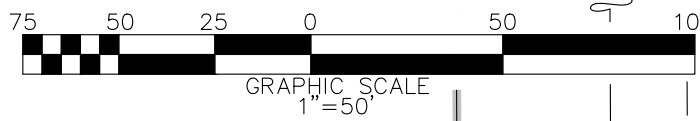
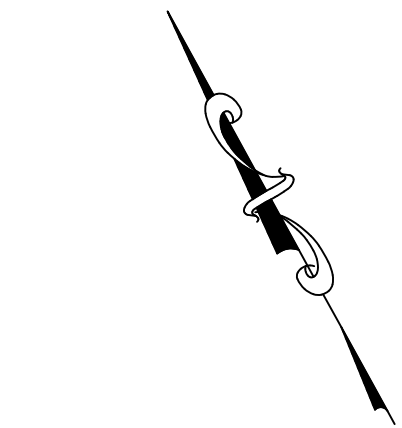
*Plat of*  
**CorFer Tract**  
**Block 1, Lot 1**

2.35 Acres, being a portion of the East Half (1/2) of the South 5 Acres of Lot 16, Block 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41–43, of the Map Records of Nueces County, Texas, also being a portion of a 2.5 Acre Tract referenced in a Quit Claim Deed from Manuel Garza to Mary Theresa Garza, Stephen Lawrence Garza and Michael Paul Garza, recorded in Document No. 2003007255, of the Official Public Records of Nueces County, Texas.



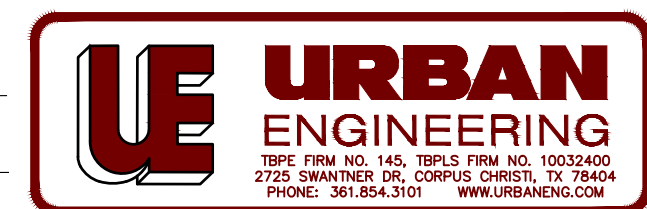
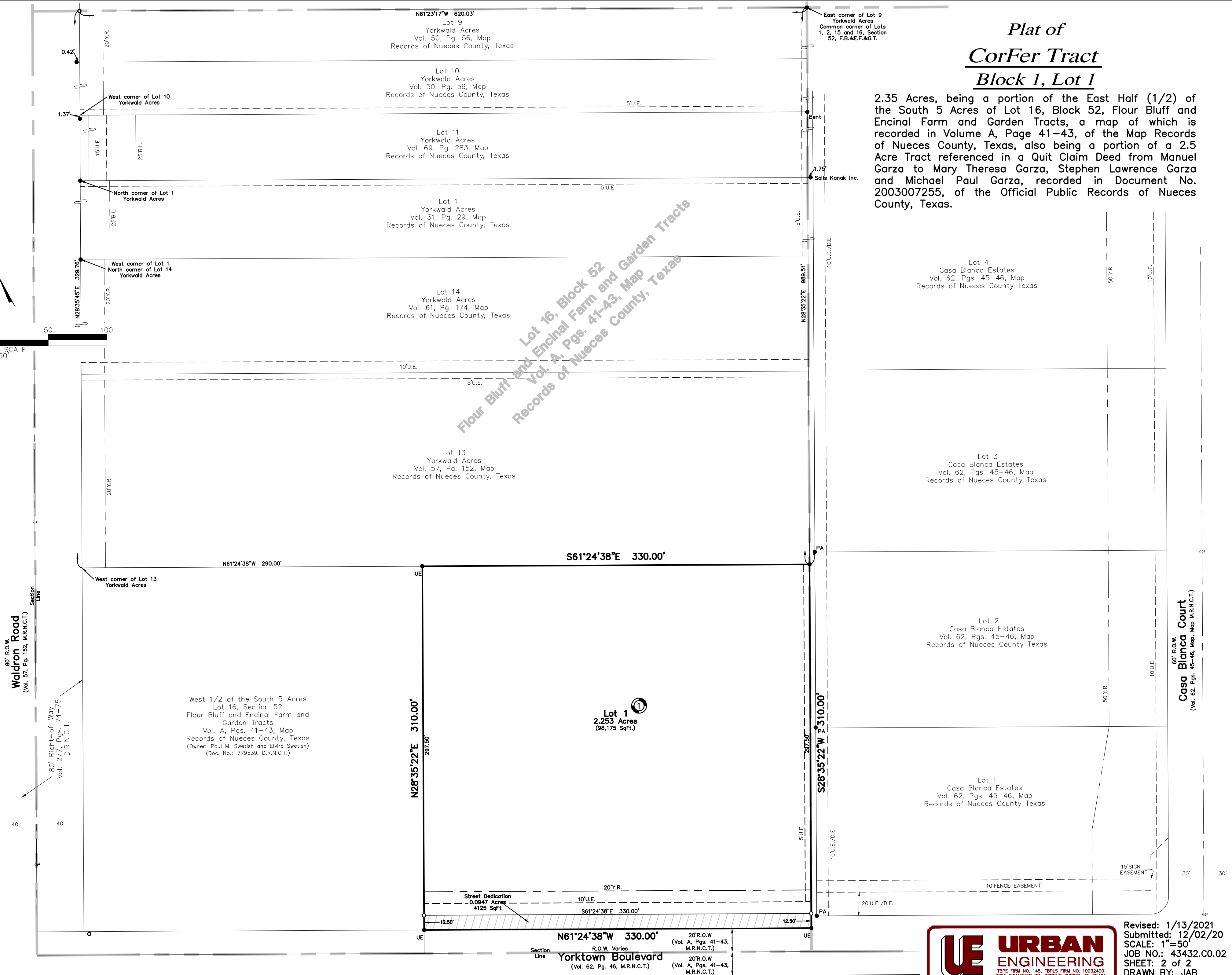
Legend:

- 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- PA 5/8 Inch Iron Rod with a plastic cap stamped "PYLE AND ASSOCIATES" Found
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- 1 Inch Iron Pipe Found (Disturbed)



Plat of  
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Revised: 1/13/2021  
Submitted: 12/02/20  
SCALE: 1"=50'  
JOB NO.: 43432.C0.02  
SHEET: 2 of 2  
DRAWN BY: JAB

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urbansurvey1@urbaneng.com



## AGENDA MEMORANDUM

Planning Commission Meeting of February 3, 2021

**DATE:** January 26, 2021

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

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

### **CorFer Tract, Block 1, Lot 1 (Final Plat)**

Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

### **BACKGROUND:**

Brister Surveying, on behalf of property owner, CorFer, LLC, 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 CorFer Tract, Block 1, Lot 1 addressed as 582 Yorktown Boulevard, is located along the north side of Yorktown Boulevard, west of Laguna Shores Boulevard, and east of Waldron Road. This is a final plat platting lot 1 of unplatted Flour Bluff and Encinal Farm and Garden Tract property. The purpose of the plat is to obtain a commercial building permit. The original subdivision was a portion of the original Flour Bluff and Encinal Farm and Garden Tract 20 acre properties. The land was annexed into the City of Corpus Christi in 1961 and is currently zoned "CG-1" General Commercial 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 Development Code (UDC).
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 (UDC).

**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 Yorktown Boulevard and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
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 "CG-1" General Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. The adjacent corner lot is undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process.
3. The closest sidewalk connection is approximately 1,500 feet to the east at Holland Drive. The entrance to the little league baseball fields at Waldron Field is approximately 2,000

feet to the northwest along Waldron Road.

**STAFF RECOMMENDATION:**

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

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement



Job No. 43432.C0.02

January 11, 2021

Mr. Andrew Dimas, Senior City Planner  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Subject: CorFer Tract. Block 1, Lot 1 (Re-Plat)

Mr. Dimas

We, Urban Engineering, on behalf of CorFer, LLC, hereby request a waiver for the required sidewalk construction along Yorktown Boulevard, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC.
- There are no existing sidewalks anywhere in the vicinity of the subject property. Adjacent property to the East is a fully developed residential subdivision with no sidewalks. Properties to the North are also fully developed with no sidewalks.

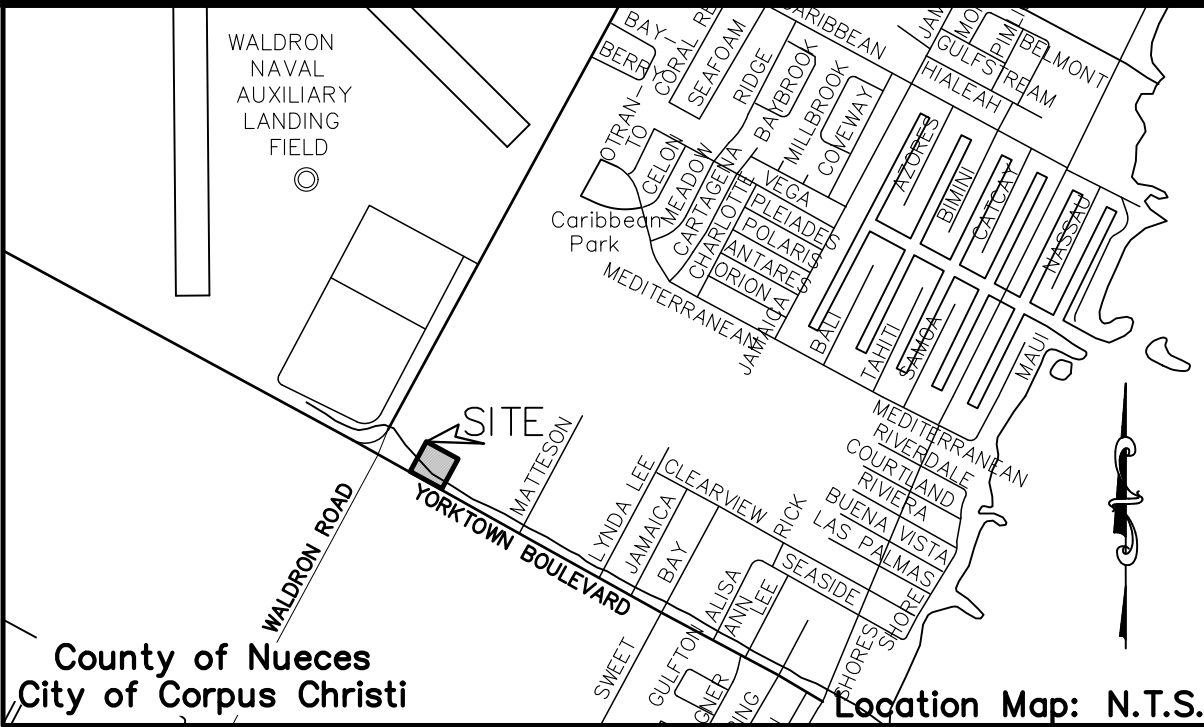
Thank You,

A handwritten signature in blue ink, appearing to read 'Xavier Galvan', written over the printed name.

Xavier Galvan

Notes:

1. Total platted area contains 2.35 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre 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. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485464 0356 C, City of Corpus Christi, Texas, which bears an revised date of July 23, 1971 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0356 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
5. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0735G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0735G is based on the North American Vertical Datum of 1988 (NAVD88).
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.



State of Texas  
County of Nueces

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\_\_\_\_\_

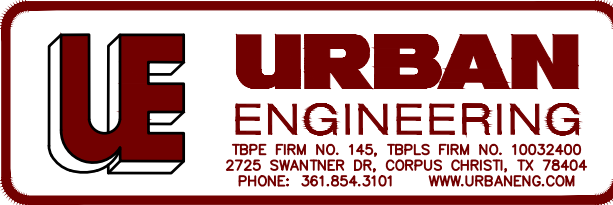
By: \_\_\_\_\_  
Deputy

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



Revised: 1/13/2021  
Submitted: 12/02/20  
SCALE: 1"=50'  
JOB NO.: 43432.C0.02  
SHEET: 1 of 2  
DRAWN BY: JAB

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urbansurvey1@urbaneng.com

State of Texas  
County of Nueces

CorFer, LLC, a Limited Liability Company, 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: CorFer, LLC, a Limited Liability Company

By: \_\_\_\_\_  
Gianluca Ferrario, Managing Member

By: \_\_\_\_\_  
Scott F. Corliss, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Gianluca Ferrario, as Managing Member of CorFer, LLC, a Limited Liability Company, on behalf of said company.

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

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

State of Texas  
County of Nueces

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

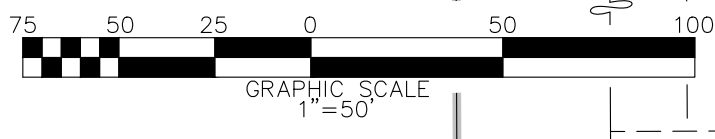
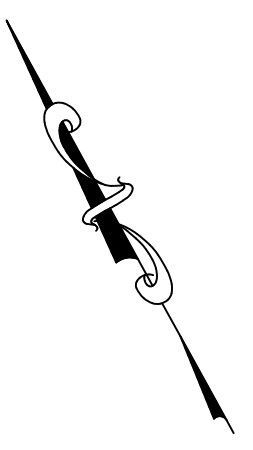
\_\_\_\_\_  
Notary Public in and for the State of Texas

*Plat of*  
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**Block 1, Lot 1**

2.35 Acres, being a portion of the East Half (1/2) of the South 5 Acres of Lot 16, Block 52, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Page 41–43, of the Map Records of Nueces County, Texas, also being a portion of a 2.5 Acre Tract referenced in a Quit Claim Deed from Manuel Garza to Mary Theresa Garza, Stephen Lawrence Garza and Michael Paul Garza, recorded in Document No. 2003007255, of the Official Public Records of Nueces County, Texas.

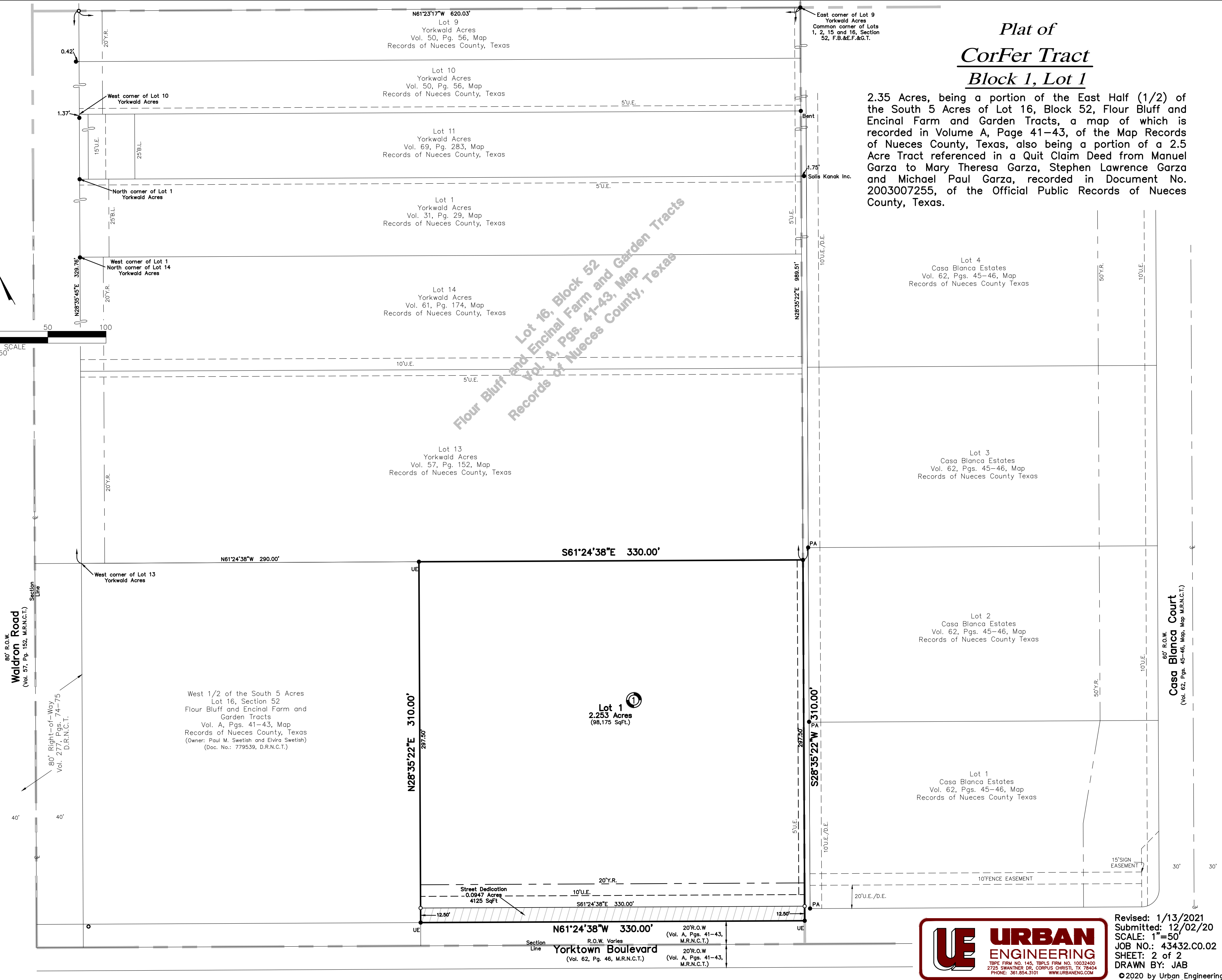
**Legend:**

- 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
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- UE 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found
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**URBAN  
ENGINEERING**

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400  
2720 SWANTNER DR. CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 1/13/2021  
Submitted: 12/02/20  
SCALE: 1"=50'  
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DRAWN BY: JAB  
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# Request for Sidewalk Waiver

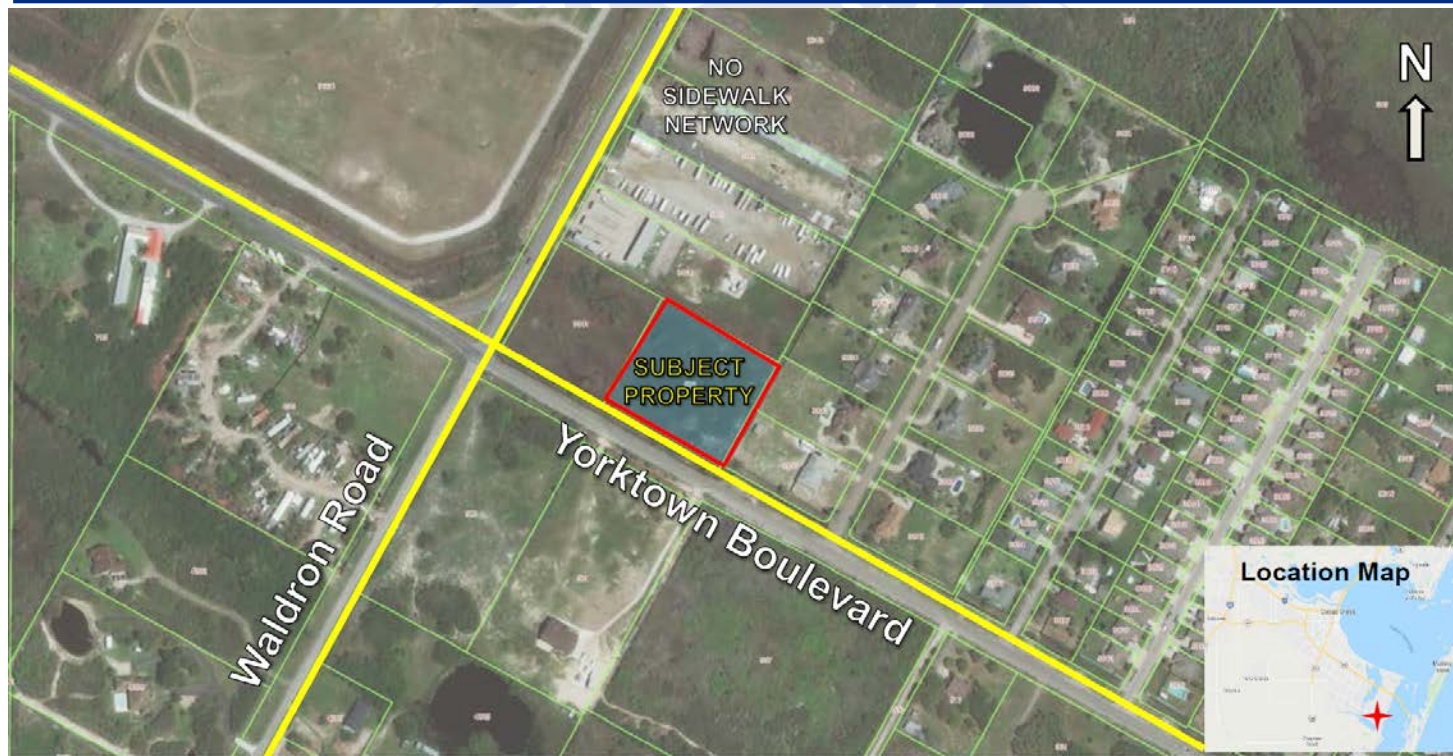
**CorFer Tract, Block 1, Lot 1 (Final Plat)**

**Property at 582 Yorktown Boulevard**



Planning  
Commission  
February 3,  
2021

# Aerial Overview



# Subject Property, South on Yorktown Boulevard



1852



# Subject Property, North on Yorktown Boulevard



1852



# Staff Recommendation

---

**Denial** 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 Palmira Avenue and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
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 "CG-1" General Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. The adjacent corner lot is undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process.
3. The closest sidewalk connection is approximately 1,500 feet to the east at Holland Drive. The entrance to the little league baseball fields at Waldron Field is approximately 2,000 feet to the northwest along Waldron Road.

# Plat Requirements

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



## Plat Waiver UDC 3.8.3.D

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

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
FEBRUARY 3, 2021**

PROJECT: 20PL1118

PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR (REPLAT – .34 ACRES)

Located south of Encantana Avenue and east of Palmira Avenue.

Zoned: CR-2

Owner: Padre Escapes, LLC

Surveyor/Engineer: Brister Surveying

The applicant proposes to plat the property to combine two commercial lots into one lot. 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): 12-1-20**

**Revisions Received Date (R2): 1-6-21**

**Staff Response Date (R2): 1-22-21**

**Planning Commission Date:**

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

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

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

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

**Project: 20PL1118**

**PADRE ISLAND NO. 1, BLOCK 17, LOT 16BR(REPLAT – .34 ACRES)**

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**Zoned:** CR-2

**Owner:** Padre Escapes, LLC

**Surveyor:** Brister Surveying

The applicant proposes to plat the property to combine two commercial lots into one.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards.	Ok	Addressed.		
2	Plat	Revise legal description page reference. (remove 'AND 13')	Removed "AND 13"	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace the Development Services certificate with a Planning Commission certificate.	Replaced cert	Addressed.		



2	Plat	On plat note 4, remove "including street dedication."	Revised note	Addressed.		
3	Plat	CR-2 yard requirement minimum standard is 20-ft.	Changed 25' YR to 20'YR	Addressed.		

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

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?		No		
Water		No		
Fire Hydrants	Yes, provide calculations to show that the fire hydrant on Almeria Ave will be able to provide the required 1500 gpm at 20 psi residual.		Study completed and reviewed by Munoz Eng.	Not addressed. Addressed on 1-6-21
Wastewater		No		
Manhole		No		
Stormwater		No		
Sidewalks	Yes (No sidewalk exists nearby)			
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

Replat: Sidewalk waiver is applicable

<b>Applicant Response on Waiver:</b>	Yes for sidewalk	Provide Sidewalk waiver request
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#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Utility Plan	Show and Label the existing 12" ACP Water main in front of the property.	Added water line	Addressed.		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Provide calculations to show that the fire hydrant on Almeria Ave will be able to provide the required 1500 gpm at 20 psi residual.	Ok	Not addressed.	Study completed and reviewed by Munoz Eng.	Addressed.
2	Plat	No wastewater construction is required for platting.	Ok	Addressed.		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	Ok	To be addressed on site development.		

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info	Commercial use: Fire flow would require 1,500 GPM with 2- PSI residual. Hydrants located every 300 feet.	Ok	Not addressed.	Study completed and reviewed by Munoz Eng.	Addressed.
2	Info	Note. The current vantage maps show a hydrant at Almeria Ave and exceeds the 300 feet requirement.	Ok	Addressed.		
3	Info	Accessibility: A fire apparatus access road shall extend to within 150 feet of all portions of the facility. Roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities	Ok	To be addressed on site development.		

4	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	Ok	To be addressed on site development.		
5	Info	Note: once occupancy classification is determined, further plan review required.	Ok	To be addressed on site development.		

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This replat is not located along an existing or foreseeably planned CCRTA service route.	Ok	Addressed.		

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

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

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

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

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

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

#### INFORMATIONAL

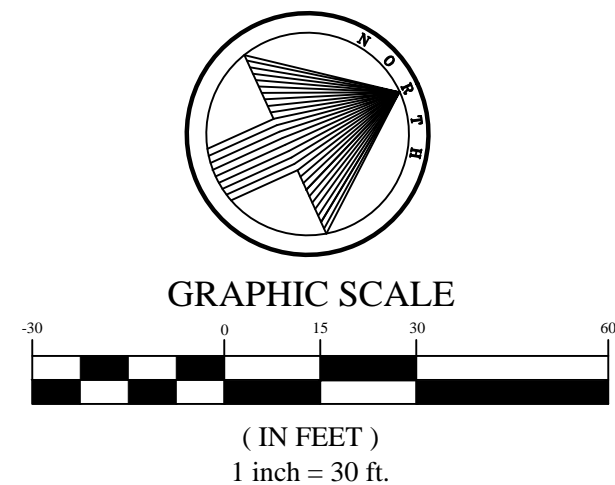
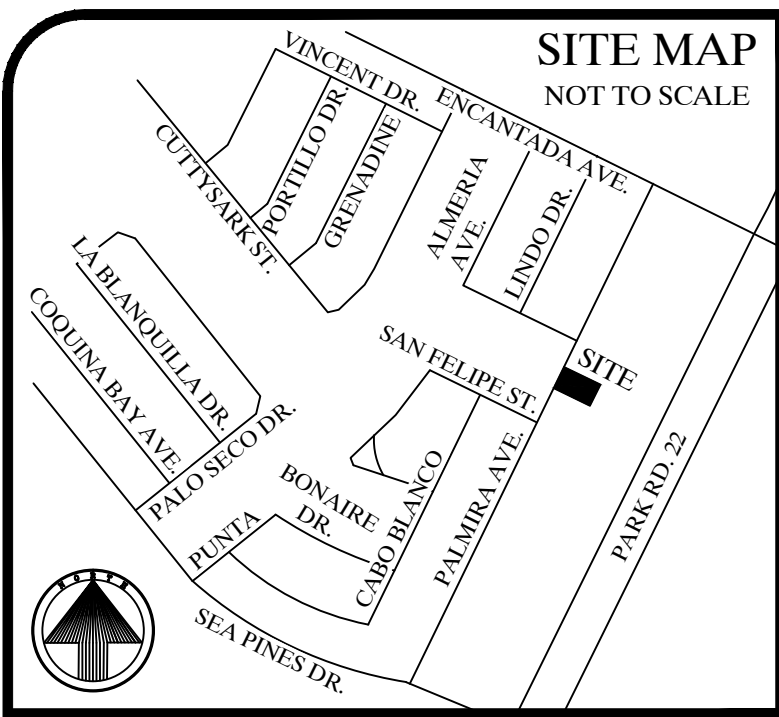
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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

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

#### LAND DEVELOPMENT

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



# PLAT OF PADRE ISLAND NO. 1 BLOCK 17, LOT 16BR

BEING A REPLAT OF PADRE ISLAND NO. 1, BLOCK 17, LOTS 16B AND 17B, AS SHOWN ON A MAP RECORDED IN VOLUME 13, PAGES 1 - 8, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, PADRE ESCAPES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF, BLOCK 17, LOT 16BR, THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

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

CHARLIE KNOLL, MEMBER

CHRISTI KNOLL, MEMBER

TERRY COX, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

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

JALAL SALEH, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

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

NO.  
FILED FOR RECORD

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

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

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

STATE OF TEXAS  
COUNTY OF NUECES

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

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

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF  
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PGS. = PAGES  
S.F. = SQUARE FEET  
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● = SET 5/8" RE-BAR  
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**Brister Surveying**  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcba.com  
Firm Registration No. 10072800

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A-13" (EL. 10') ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0405 D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 1992.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. THE TOTAL PLATTED AREA IS 0.344 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DATE OF MAP: 19 NOVEMBER 2020



## AGENDA MEMORANDUM

Planning Commission Meeting of February 3, 2021

**DATE:** January 26, 2021

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

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

**Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR (Replat)**  
Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

### **BACKGROUND:**

Brister Surveying, on behalf of property owner, Padre Escapes, LLC, 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 Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR addressed as 15562 Palmira Avenue, is located along the east side of Palmira Avenue, south of Whitecap Boulevard, and north of Merida Drive. This is a replat combining lots 16B and 17B into lot 16BR. The purpose of the plat is to obtain a commercial building permit for the purpose of constructing townhomes. The original subdivision was platted in June of 1950 within the jurisdiction of Nueces County on Padre Island. The land was annexed into the City of Corpus Christi in 1981 and is currently zoned "CR-2" Resort Commercial District with the Island Overlay.

### **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 Development Code (UDC).
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 (UDC).

**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 Palmira Avenue and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
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 "CR-2" Resort Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. Adjacent lots are undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process. Palmira Avenue is designated as a "C1" Minor Collector Street according to the Urban Transportation Plan and has both commercial and residential uses along its frontages. The nearest sidewalk section is located approximately 1,300 feet to the south along the east side of Palmira

Avenue.

3. The subject property is located approximately 1,220 feet away from Beach Access Road 5 and 2,700 feet to the entrance of Padre Balli Park.

**STAFF RECOMMENDATION:**

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

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement



# ***Brister Surveying Inc.***

4455 South Padre Island Dr. #51

Corpus Christi, Texas 78411

(361) 850-1800

[bristersurveying@corpus.twcbc.com](mailto:bristersurveying@corpus.twcbc.com)

Firm Registration No. 10072800

January 25, 2021

Dear Mr. Dimas,

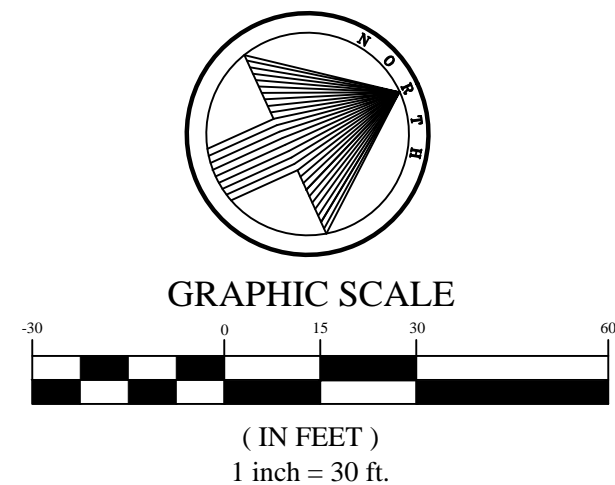
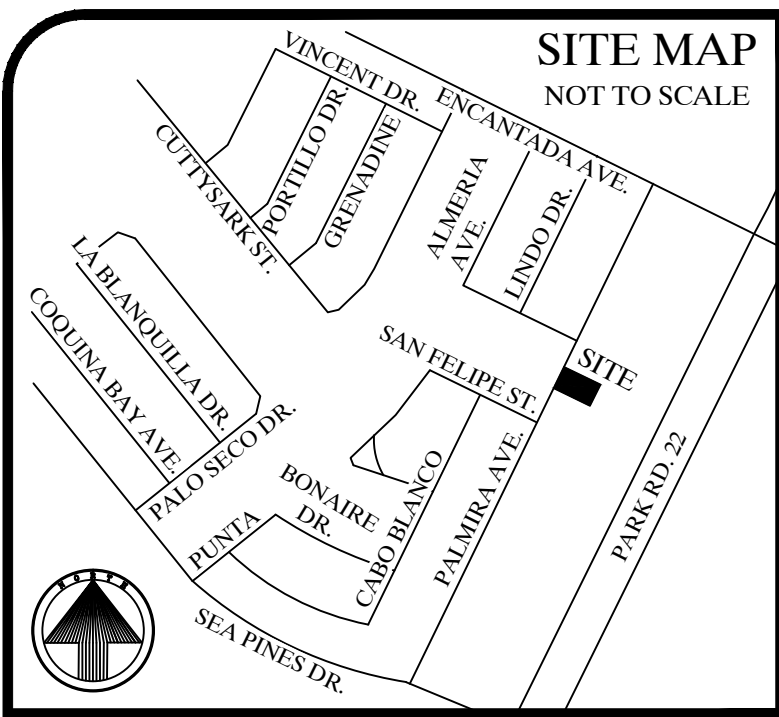
On behalf of our client Padre Escapes, LLC, we would like to request for a waiver of the sidewalk construction requirement per City of Corpus Christi Development Code (UDC) Section 8.1.4.A, Section 8.1.12.E.3 and Section 8.2.2 along Palmira Avenue for the replat of Lots 16B and 17B, Block 17, of the Padre Island No. 1 Subdivision, also know as 15870 Palmira Avenue. A few of the reasons why we feel it is unnecessary for the construction of a sidewalk are as follows:

- There are currently no adjacent sidewalks along Palmira Avenue to connect to.
- There are no bus stops located along Palmira Avenue.
- Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
- Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

Thank you,



Mike Collier  
Brister Surveying, Inc.



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CHRISTI KNOLL, MEMBER

TERRY COX, MEMBER

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DEVELOPMENT SERVICES ENGINEER

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CHAIRMAN

AL RAYMOND III, A.I.A.  
SECRETARY

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NUECES COUNTY, TEXAS

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

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

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Office 361-850-1800  
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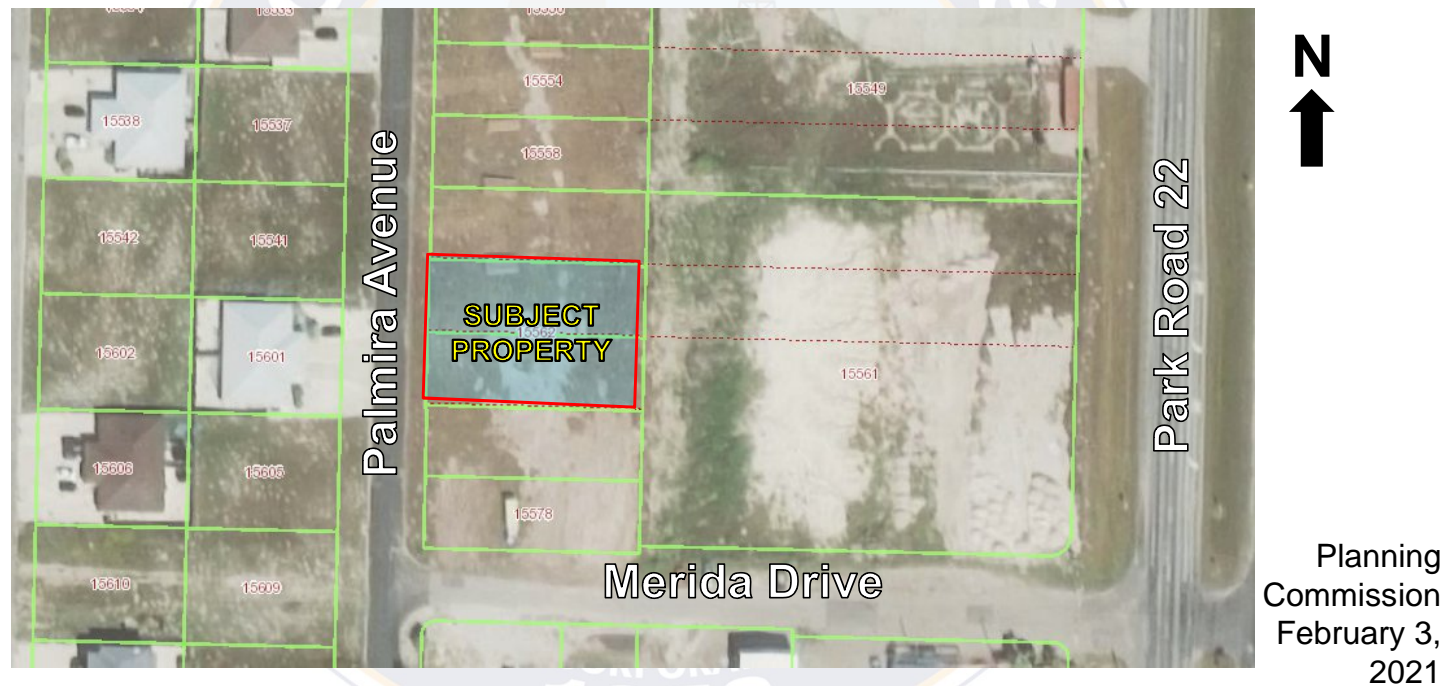
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4. THE TOTAL PLATTED AREA IS 0.344 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

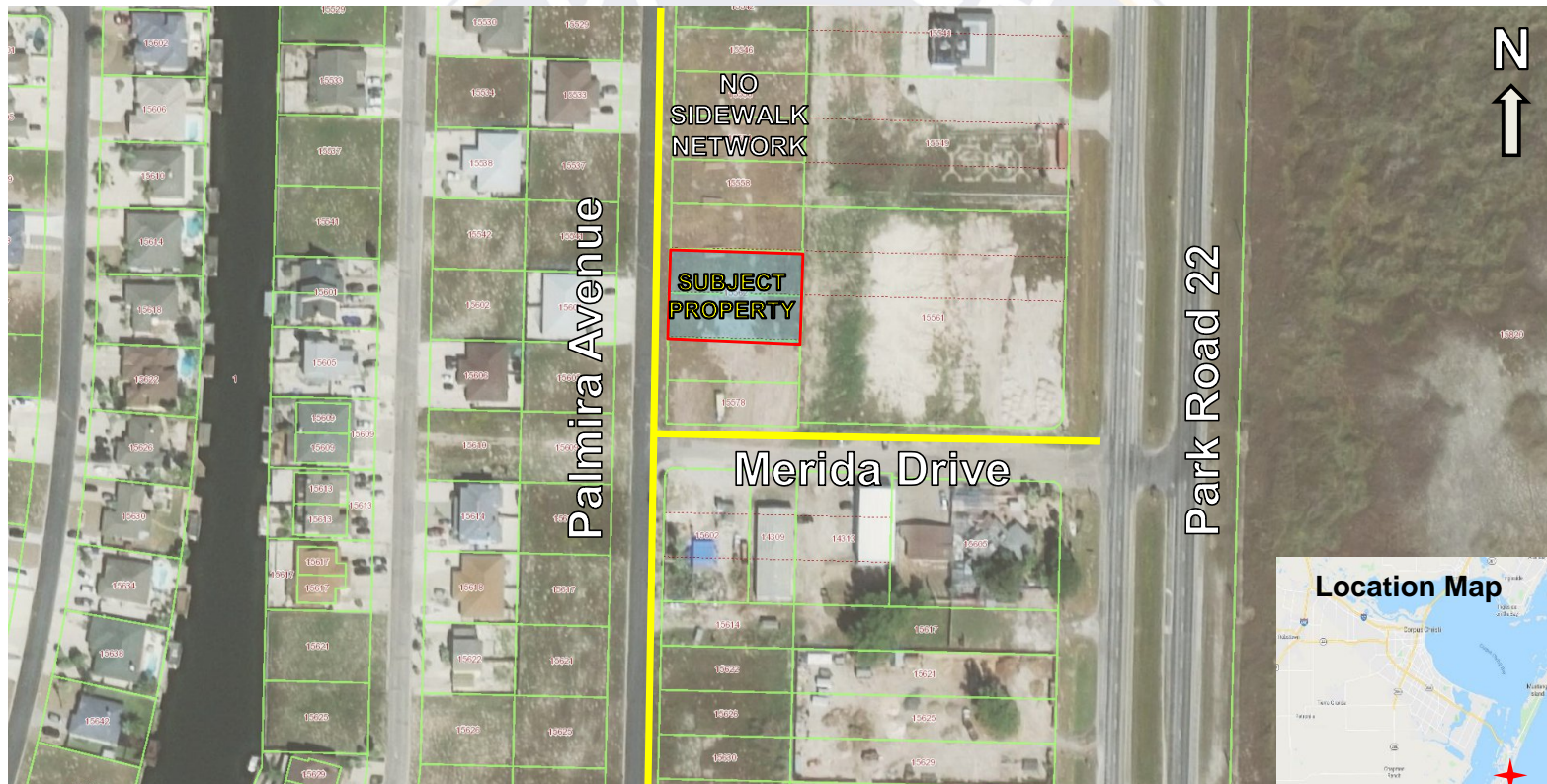
DATE OF MAP: 19 NOVEMBER 2020

# Request for Sidewalk Waiver

**Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR (Replat)**  
**Property at 15562 Palmira Avenue**



# Aerial Overview





# Aerial Perspective



## Subject Property, South on Palmira Avenue





## Subject Property, North on Palmira Avenue



# Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR (Replat)

**SITE MAP**  
NOT TO SCALE

**GRAPHIC SCALE**  
1 inch = 30 ft

**PLAT OF  
PADRE ISLAND NO. 1  
BLOCK 17, LOT 16BR**

BEING A REPLAT OF PADRE ISLAND NO. 1, BLOCK 17, LOTS 16B AND 17B, AS SHOWN ON A MAP RECORDED IN VOLUME 13, PAGES 1 - 8, MAP RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, PADRE ESCAPEL, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF BLOCK 17, LOT 16BR. THE PROPERTY SHOWN HEREON, WE HAVE HAD LOTS AND LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND INDICATION.

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

CHARLIE ENOLL, MEMBER

CHRISTIE ENOLL, MEMBER

TERRY COUL, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

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

SALAL VALLEY, E  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

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

DEREK RAGGIO  
CHAIRMAN

AL EASTWOOD III, A.L.A.  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

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

NO  
FILED FOR RECORD

SARA SANDA, CLERK  
COUNTY OF NUECES, TEXAS  
AT \_\_\_\_ O'CLOCK \_\_\_\_ M

STATE OF TEXAS  
COUNTY OF NUECES

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

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

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 14 NOVEMBER 2020

**LEGEND**  
CL = CENTERLINE  
M.R.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
POL = POLYLINE  
SF = SQUARE FEET  
US = UTILITY EASEMENT  
VOL = VOLUME  
VR = YARD REQUIREMENT

⊗ = SET IF RE-BAR  
⊙ = FOUND IF RE-BAR

**NOTES**

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TIDES ARE CLASSIFIED AS "ACQUATIC LIFE" USE FOR THE LAGUNA MADRE AS "DECEPIONAL AND 'OUTER WATERS'". TOCQ ALSO CATEGORIZED THE LAGUNA MADRE AS "COASTAL RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A" (SLIP) ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48044-0402 D, CITY OF CORPUS CHRISTI, TEXAS. THIS BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 1992.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (N) - 101 DATUM.
4. THE TOTAL PLATTED AREA IS 0.344 ACRES.
5. THE YARD REQUIREMENT, AS DEPUTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE CODE MAY CHANGE.

**Brister Surveying**  
4601 South Padre Island Drive, Suite 212  
Corpus Christi, Texas 78411  
Office: 361-820-2820  
Fax: 361-820-2822  
bristersurveying@bristersurveying.com  
File Registration No. 1077-2008

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## Staff Recommendation

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**Denial** 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 Palmira Avenue and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
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 "CR-2" Resort Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. Adjacent lots are undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process. Palmira Avenue is designated as a "C1" Minor Collector Street according to the Urban Transportation Plan and has both commercial and residential uses along its frontages. The nearest sidewalk section is located approximately 1,300 feet to the south along the east side of Palmira Avenue.
3. The subject property is located approximately 1,220 feet away from Beach Access Road 5 and 2,700 feet to the entrance of Padre Balli Park.

## Plat Requirements

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

## Plat Waiver UDC 3.8.3.D

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

# STAFF REPORT

Case No. 0221-01

INFOR No.

Planning Commission Hearing Date: February 3, 2021

Applicant & Legal Description	<b>Owner:</b> Adhub, LLC <b>Applicant:</b> Valls Holdings, Ltd. <b>Location Address:</b> 502 South Clarkwood Road <b>Legal Description:</b> 502 South Clarkwood Road and described as being a 30.77 acre tract as in a deed recorded in Volume 1911, page 207, Deed Records Nueces County, Texas, said 30.77 acre tract being out of the Thomas Gallagher (400) Acre Survey, Patent No. 359, Volume 37, Abstract No. 988, and also being out of a portion of Section 402, Beaty, Seale and Forwood Certificate No. 1739, and located along the east side of South Clarkwood Road (Farm to Market 2292), south of State Highway 44 (SH 44), north of County Road 34, and west of South Blockholt Road.			
Zoning Request	<b>From:</b> "RS-6" Single-Family District 6 District <b>To:</b> "IL" Light Industrial District <b>Area:</b> 30.77 <b>Purpose of Request:</b> The owner of the property is requesting a change of zoning from RS-6 to IL. Proposed use will be a development consisting of a warehouse with office and a multi-acre improved storage-yard to store modular office structures.			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family District 6 District	Vacant	Agriculture/ Rural Enterprise
	<i>North</i>	"RS-6" Single-Family District 6 District	Vacant	Agriculture/ Rural Enterprise and Medium Density Residential
	<i>South</i>	"RV" Recreational Vehicle	Vacant	Agriculture/ Rural Enterprise and Flood Plain Conservation
	<i>East</i>	"RS-6" Single-Family District 6 District	Drainage Corridor	Agriculture/ Rural Enterprise and Permanent Open Space/ Light Industrial, Commercial
	<i>West</i>	"RS-4.5" Single-Family District 6 District	Vacant/ Public/Semi-Public	Transportation

ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for Agriculture or Rural Enterprise uses. The proposed rezoning to the “IL” Light Industrial District is inconsistent with the adopted Future Land Use Map.</p> <p><b>Map No.:</b> 058042, 058043, 057043, and 057042</p> <p><b>City Council District:</b> 3</p> <p><b>Zoning Violations:</b> None</p>				
Transportation	<p><b>Transportation and Circulation:</b> The subject property has approximately 1,100 feet of street frontage along South Clarkwood Road which is designated as a “A3” Primary Arterial Street. According to the Urban Transportation Plan (Urban Transportation Plan), Primary Arterial can convey a capacity of 30,000 – 48,000 average daily trips. The proposed development of warehousing and an outdoor storage yard will have access to South Clarkwood Road.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Clarkwood Road	“A3” Primary Arterial	130’ ROW 79’ paved	112’ ROW 25’ paved	799 (2019)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District to allow for the construction of a warehouse and outdoor storage of modular offices.

**Development Plan:** The subject property is 30.77 acres. The proposed development of a warehouse and outdoor storage yard will have access to South Clarkwood Road. The business will have a limited staff.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single Family Residential District consists of vacant property and has remained undeveloped since annexation in 1962 and 1981. To the north are a few single family residential homes zoned “RS-6” Single-Family 6 District, and two vacant properties zoned “IC” Industrial Compatible District/ “IL/SP” Light Industrial District with a Special Permit. To the south is vacant property zoned “RV” Recreation Vehicle. To the west is South Clarkwood Road and the city limit ends on the west side of the South Clarkwood Road right of way. To the west is vacant land and a drainage corridor zoned “FR” Farm Rural District and “RS-6” Single-Family 6 District.

**AICUZ:** The subject property is located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

**Navy Land Use Compatibility in Accident Potential Zones (APZs):**

As part of the Naval Air Station-Corpus Christi (NAS-CC’s) Joint Land Use Study (JLUS), AICUZs has been identified for proposed CCIA runway, and the subject property is in both the APZ-I and APZ-II.

As part of the NAS-CC's JLUS, the City created two new zoning districts to increase land use compatibility around the runways. Those districts are the "IC" Industrial Compatible District and the "CC" Commercial Compatible District. These new districts were intended for properties within an AICUZ. An ideal zoning district for this use is the "IC" district. The proposed use of warehousing is allowed a Maximum Floor to Area Ratio (FAR) of 1.00.

### **Federal Aviation Administration (FAA) - Determinations of Hazards**

The applicant is required to request a determination of hazards from the FAA for each structure constructed on the subject property.

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

### **Utilities:**

**Water:** 12-inch ACP line along the property on the west. A 48-inch CSCP line runs through the property.

**Wastewater:** 10-inch VCP line along to the north.

**Gas:** 4-inch gas line located along the property on the west.

**Storm Water:** 43-inch line across South Clarkwood Road to the north. Stormwater drainage ditches are available to the north and east.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (Adopted 2001) and is planned for Agriculture or Rural Enterprise uses. The proposed rezoning to the "IL" Light Industrial District is inconsistent with the adopted Northwest Area Development Plan. The proposed rezoning is inconsistent with the following policies of the Comprehensive Plan (Plan CC) (Adopted 2016). The following policies should be considered:

- Protect the Corpus Christi International Airport by discouraging heavy industrial uses from locating under flight approach zones. The primary airport approach flight path is located over the Annville/Calallan areas in a southeast-northwest direction. The plan recommends residential and light industrial uses in these underlying areas. (Northwest Area Development Plan, Land Use Policy Statement (h))
- 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 inconsistent with the adopted Comprehensive Plan (Plan CC). The proposed rezoning is also incompatible with the future land use and but does not have seem to have a direct negative impact upon the adjacent properties.
- Although the requested use of Warehousing within the "IL" District is compatible in a one to one ratio with the FAR requirements in the "IC" District, there are many uses that are incompatible with the AICUZ Overlay. Incompatible uses include: Waste-Related Services, Truck stop with overnight accommodations, Fairgrounds, and a Vocational, trade or business school. By-products of some of these uses that are a priority to be aware of as listed in the NAS-CC JLUS are vibration, dust, smoke, steam, air quality, etc.

- The AICUZ Overlay over the subject property has been established to protect the proposed runways that were included in the Corpus Christi International Airport Masterplan (adopted 2007).
- The subject property is suitable for the uses proposed by this rezoning.
- The property is designated as per the future land use as Agriculture/ Rural Enterprise. As per Plan CC, this land is intended to be used for single-family homes on very large lots or associated with rural enterprise uses, agricultural uses, vacant land that has not previously been developed, and small business clusters that serve a rural population.
- The subject property is in the path of a proposed runway. The proposed runway does not have a timeline for construction, and much of the land is still under private ownership.

**Staff Recommendation:**

Denial of the change of zoning from the “RS-6” Single Family Residential to the “IL” Light Industrial, in lieu thereof, approval of the “IC/SP” Industrial Compatible District with a Special Permit.

**Special Permit Request:**

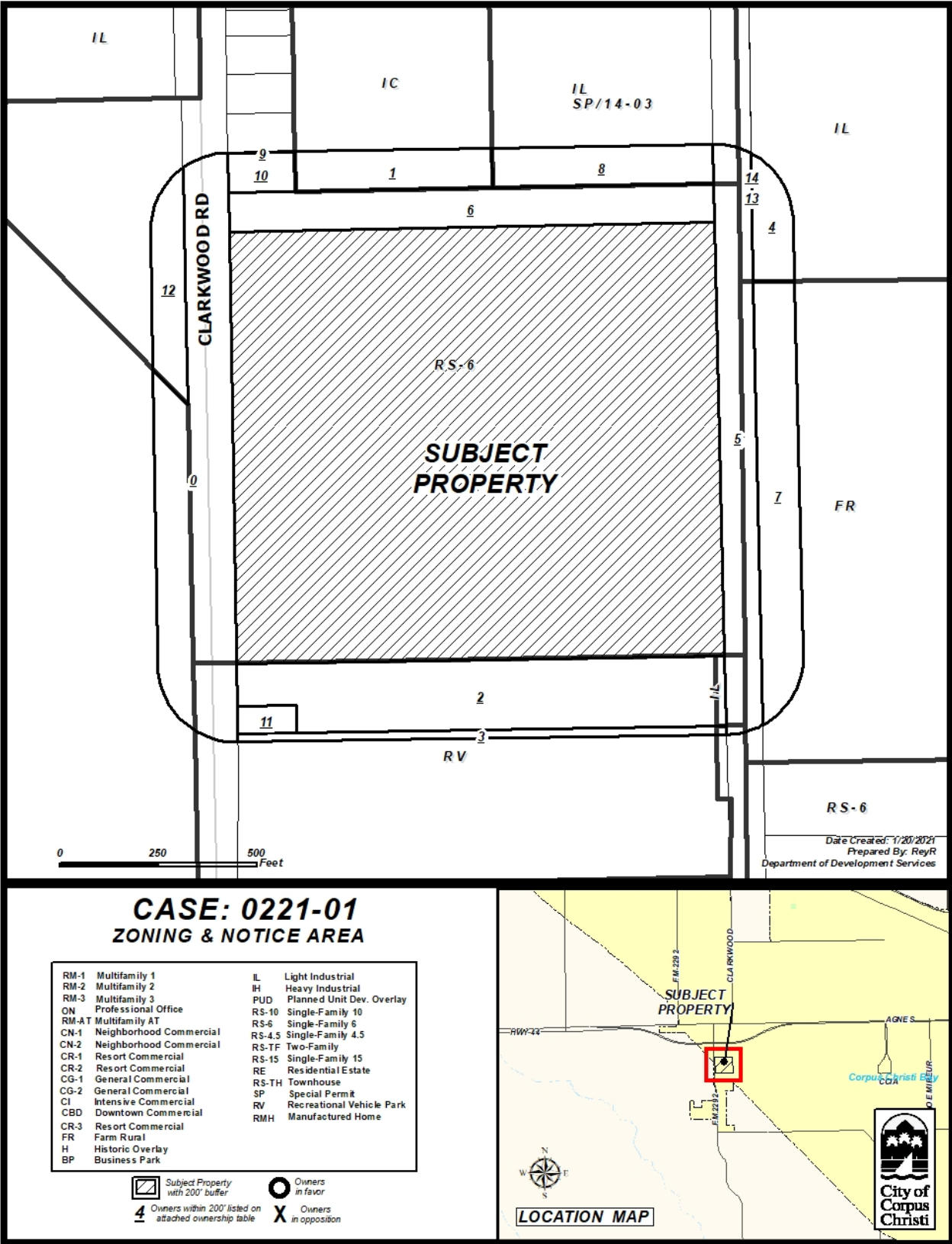
1. **Height:** The maximum height of any structure shall not exceed 35 feet. Stacking containers shall not exceed three containers high.
2. **Buffer Yard:** The required buffer yard along the southern property line shall be 30-feet in width and must include a solid screening fence at least 8-feet in height along the property line.
3. **Federal Aviation Administration (FAA):** Prior to obtaining building permits or beginning any construction, a Notice of Proposed Construction or Alteration (Form 7460) shall be submitted and a determination rendered by the FAA of no hazard to air navigation and/or flight operations to/from the Corpus Christi International Airport (CCIA) regarding any construction at the site or temporary structures such as construction cranes on site.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



Public Notification	Number of Notices Mailed – 12 within 200-foot notification area 6 outside notification area
	<b><u>As of January 24, 2020:</u></b>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	<p>Totaling 0.00% of the land within the 200-foot notification area* in opposition.</p> <p>*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition</p>

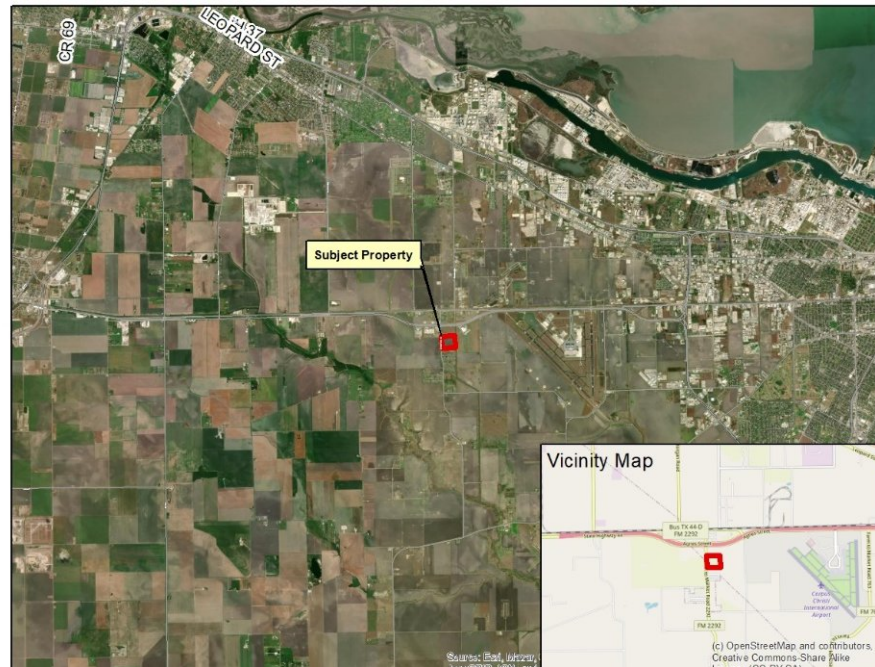
**Attachments:**

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



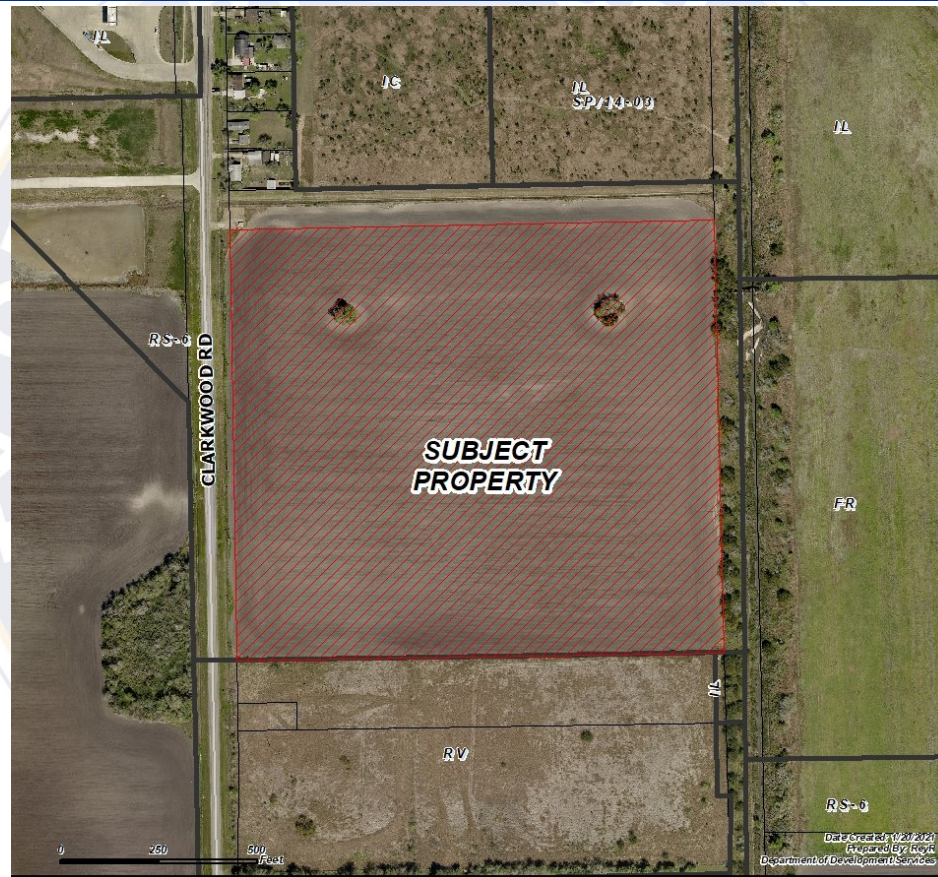
# Zoning Case #0221-01

**Adhub, LLC**  
**Rezoning for a Property at 502 South Clarkwood Road**  
**From “RS-6” to “IL”**



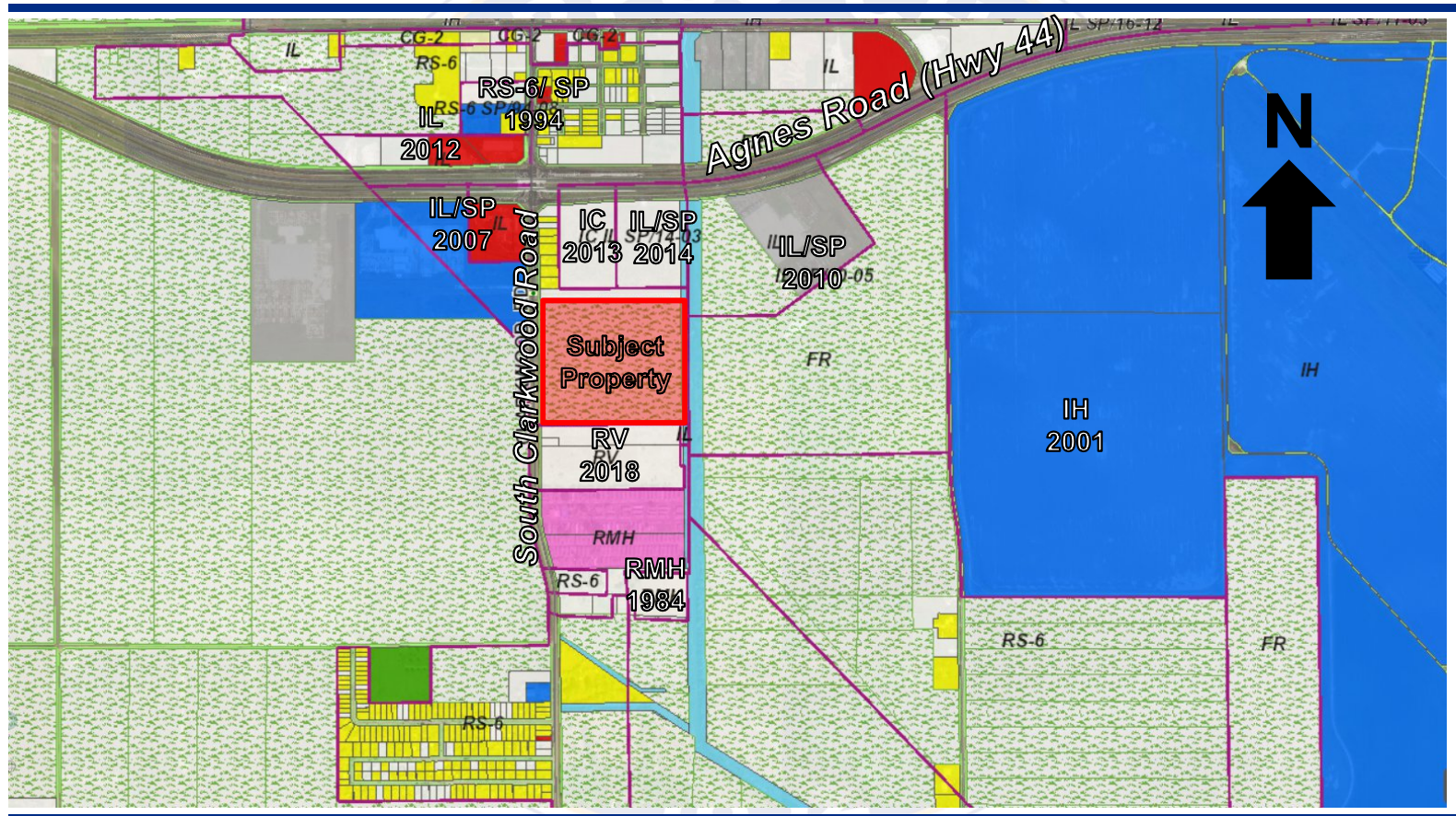
Planning  
Commission  
February 3,  
2021

# Aerial Overview

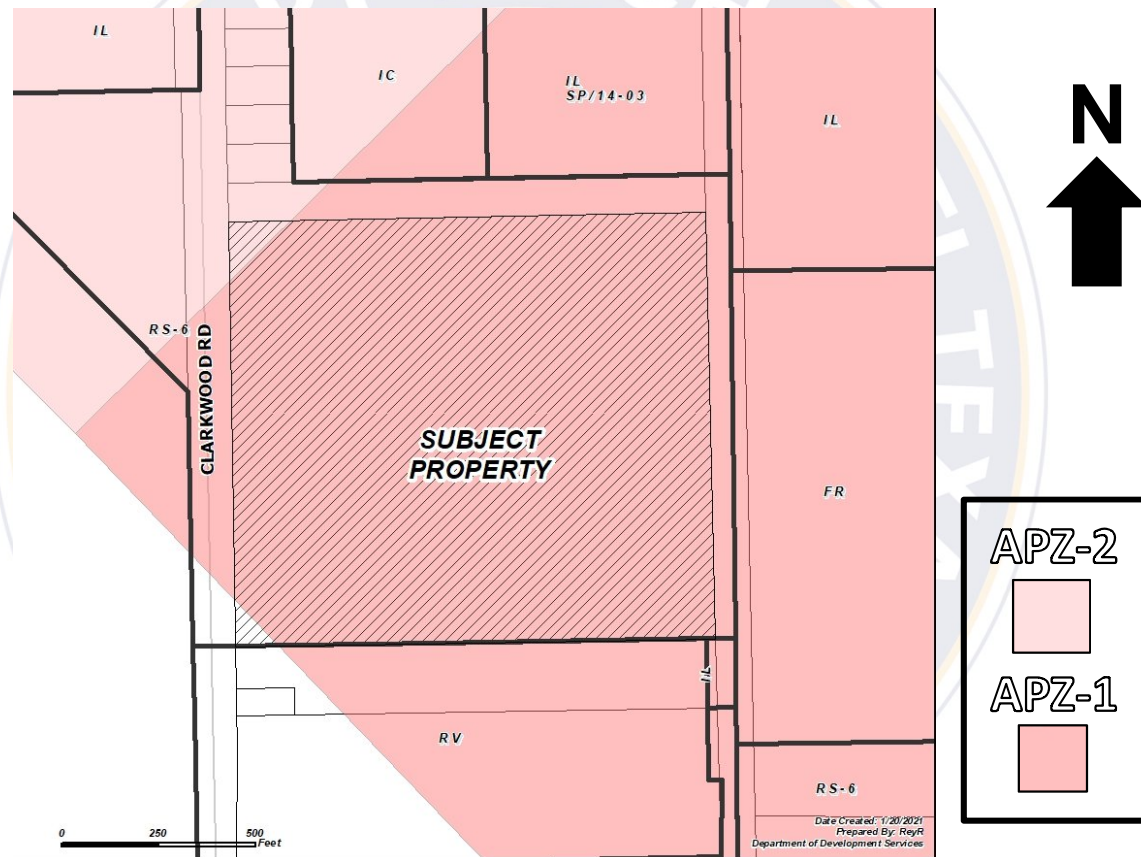




# Zoning Pattern



# Air Installation Compatibility Use Zone





# UDC Requirements



## Buffer Yards:

"IL" to "RV"

Type C: 15-points, 15-feet wide

## Setbacks:

Street: 20 feet

Side: 40 feet adjacent to any residential

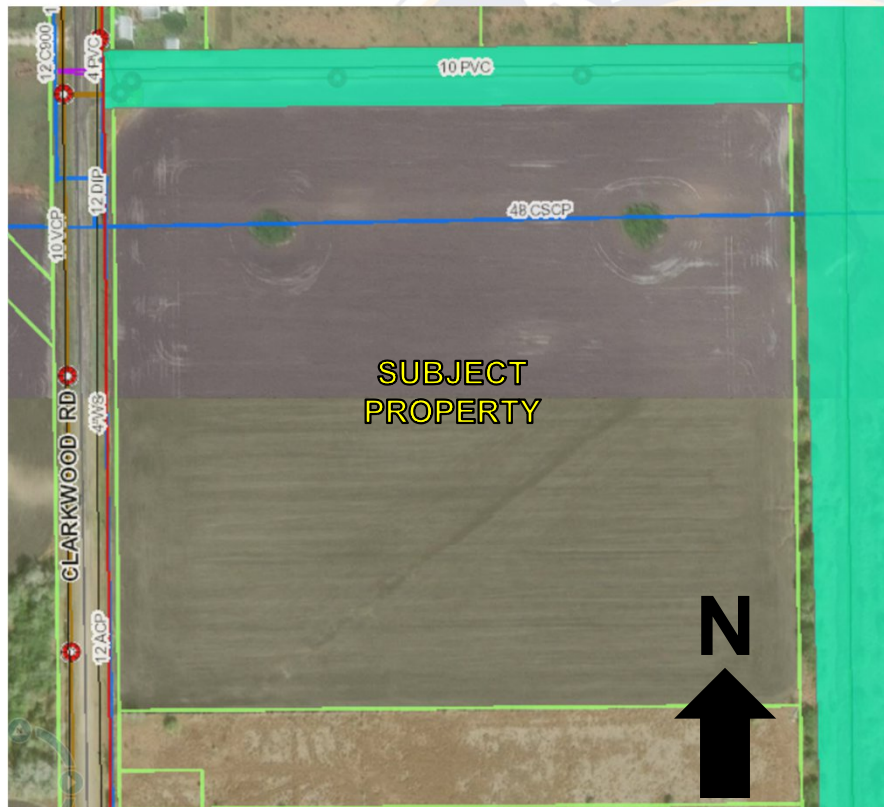
Rear: 40 feet adjacent to any residential use


## UDC Requirements:


1:2 Slope Building Setback Height


**Uses Allowed:** Warehouse and Freight Movement, Wholesale Trade Uses, Waste-Related Services, Commercial Parking, Restaurant Uses, etc.


# Utilities



 **Water:** 12-inch ACP line along the property on the west. A 48-inch CSCP line runs through the property.

 **Wastewater:** 10-inch VCP line along to the north of the property.

 **Gas:** 4-inch gas line located along the property on the west.

 **Storm Water:** 43-inch line across South Clarkwood Road to the north. Stormwater drainage ditches are available to the north and east.



# Public Notification

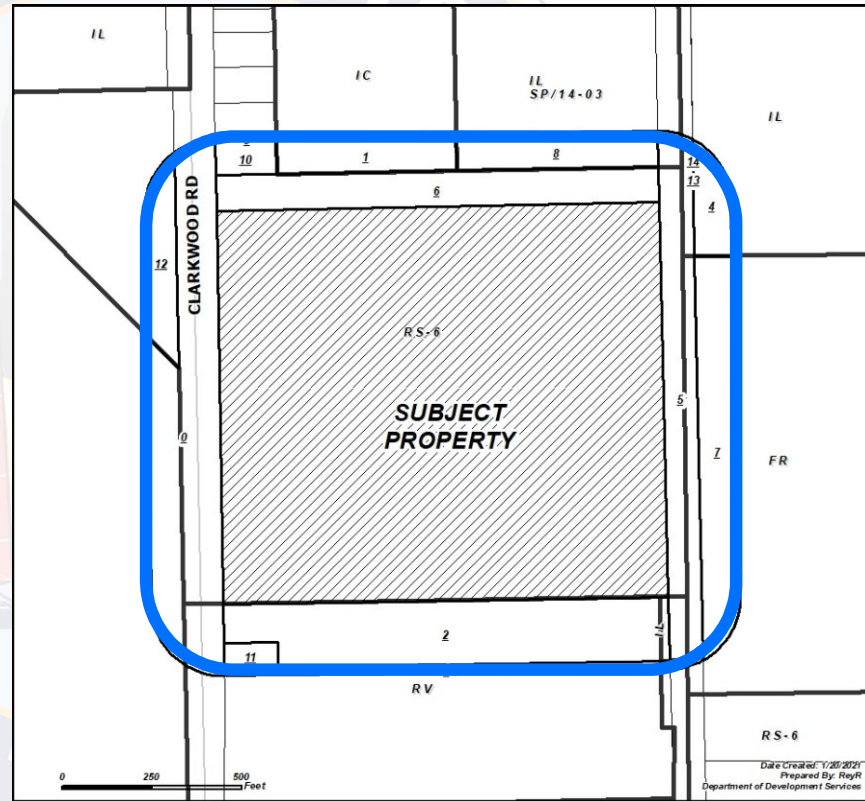
12 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0 (0.00 %)



## Staff Recommendation

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**Denial** of the change of zoning  
to the “IL” Light Industrial District  
and lieu thereof

**Approval** of the change of zoning to the  
“IC” Industrial Compatible District w/ a  
Special Permit

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# Proposed Special Permit

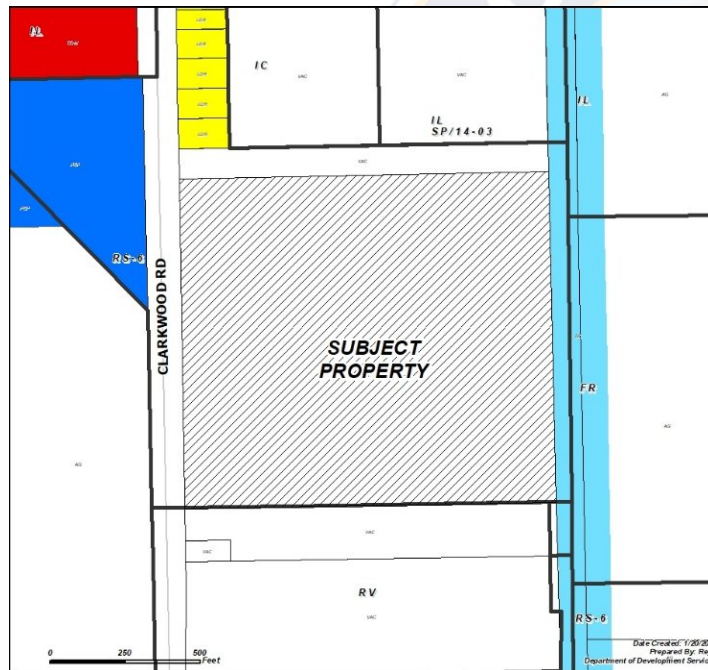
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## **Special Permit Requirements:**

1. **Height:** The maximum height of any structure shall not exceed 35 feet. Stacking containers shall not exceed three containers high.
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  3. **Federal Aviation Administration (FAA):** Prior to obtaining building permits or beginning any construction, a Notice of Proposed Construction or Alteration (Form 7460) shall be submitted and a determination rendered by the FAA of no hazard to air navigation and/or flight operations to/from the Corpus Christi International Airport (CCIA) regarding any construction at the site or temporary structures such as construction cranes on site.
  4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and/or the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
-

# Land Use

## Existing Land Use



## Future Land Use

