



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda Planning Commission

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Wednesday, September 1, 2021

6:30 PM

Council Chambers

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*The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to insure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the cooperate limits and the extraterritorial jurisdiction of the City in a manner to insure the consistency of all plats with the adopted comprehensive plan.*

**I. Call to Order, Roll Call**

**II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Absences: Commissioner Mandel**

**IV. Approval of Minutes**

**1. [21-1174](#) Regular Meeting Minutes from August 18, 2021**

**Attachments:** [MeetingMinutes18-Aug-2021](#)

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

*NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.*

**A. New Plats**

2. [21-1175](#) 21PL1100  
Ocean View Addition, Park Block, Lot 5R  
Located north of Elizabeth Street, between 5th Street and Santa Fe Street.  
**Attachments:** [CoverPg-OceanView 9.1.21MTG](#)  
[Ocean View Addition, Lot 5A. R2.0810](#)  
[21PL1100.OceanView.B-Park.L5R.R2. 0810.Staff](#)
3. [21-1176](#) 21PL1025  
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)  
Located north of Old Brownsville Road and west of S. Padre Island Drive.  
**Attachments:** [CoverPg-IndTechPark 9.1.21MTG](#)  
[Ind Tech Prk 3 COMMENTS R1 8-04-21](#)  
[Ind Tech Prk 3 R1 8-04-21](#)
4. [21-1177](#) 21PL1096  
KING'S CROSSING UNIT 22, BLOCK 1, LOT 17R (REPLAT - .45 ACRES)  
Located west of Cimarron Boulevard and south of Oso Parkway.  
**Attachments:** [CoverPg-King'sCrossing22 9.1.21MTG](#)  
[King's Crossing22, Blk 1, Lot 17R.R2-COMMENTS](#)  
[King's Crossing Unit 22, Blk 1, Lot 17R.R2](#)
5. [21-1186](#) 21PL1072  
Montrose Park Block 1, Lots 3A,3B,4A & 4B (Final Replat 0.884 Acres)  
Located east of 25th Street and south of Ruth Street.  
**Attachments:** [CoverPg-MontrosePark 9.1.21MTG](#)  
[Montrose Comments](#)  
[Montrose Blk1, Lts3A-4B R1 7-21-21](#)
6. [21-1187](#) 21PL1109  
INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLK 2, LOTS 1 & 2 (FINAL-19.556 ACRES)  
Located south of Bear Lane and west of South Padre Island Drive.  
**Attachments:** [CoverPg-IndTechPark4 9.1.21MTG](#)  
[Ind Tech Park#4 COMMENTS R1 8-13-21](#)  
[Ind 4 R1 8-13-21](#)

**7. [21-1209](#) 21PL1076 - CONDITIONAL**

Saratoga Downs, Unit 4, Preliminary Plat (Being two parcels of land that are situated in Lot 6, Section 7 Bohemian Colony Lands - 33.01 ACRES, more or less)

Specifically located at 1802 Lands Road, generally located along Lands Road, east of Harwick Drive.

**Attachments:** [CoverPg-Saratoga 9.1.21MTG](#)  
[21PL1076\\_TRC Comments\\_R3](#)  
[Prelim4916C102\\_20210722](#)

**B. New Zoning****8. [21-1173](#) Public Hearing - Rezoning Property at or near 810 Nineteenth Street**

Case No. 0821-06, City Bakery: Ordinance rezoning property located at or near 810 Nineteenth Street (located along the east side of 19<sup>th</sup> street, the south side of Coleman Avenue, and north of Hancock Avenue) from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with an Historic Overlay and "RM-3/H" Multifamily 3 District with an Historic Overlay.

**Attachments:** [Report\\_0821-06 City Bakery](#)  
[Presentation - City Bakery](#)

**VI. Public Hearing (Item C): Discussion and Possible Action**

*The following Public Hearing items will be considered individually*

**C. Unified Development Code Text Amendment****9. [21-1056](#) Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single and two-family residential zoning districts; providing for severability; and establishing an effective date.**

**Attachments:** [PC Agenda Memo](#)  
[Draft Tree Planting Ordinance\\_AKD](#)  
[Presentation - Tree Ordinance](#)

**VII. Director's Report****VIII. Future Agenda Items****IX. Adjournment**

**Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or any other accommodating 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.**





## Meeting Minutes

### Planning Commission

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Wednesday, August 18, 2021

5:30 PM

Council Chambers

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**I. Call to Order, Roll Call**

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Mandel absent.

**II. PUBLIC COMMENT: None.**

**III. Approval of Absences: Chairman Baugh, Vice Chairman Dibble and Commissioner Mandel**

A motion to approve the absence listed above was made by Commissioner York and it was seconded by Commissioner Schroeder. The motion passed.

**IV. Approval of Minutes**

**1. [21-1033](#) Regular Meeting Minutes of August 4, 2021**

A motion was made by Commissioner Gonzalez to approve the minutes listed above and it was seconded by Commissioner York. The motion passed.

**V. Discussion and Possible Action Regarding a Recommendation of a Planning Commission Representative for the Bayside Area Development Plan Advisory Committee**

Amanda Torres, Senior City Planner, addressed the Commission and gave information regarding the area development plan. The committee is expected to conduct at least four meetings to provide comments on the draft plan along with three community meetings. Commissioner Miller volunteered for the committee.

**VI. Consent Public Hearing (Items A & B): Discussion and Possible Action**

Chairman Baugh asked Staff to present the Consent Agenda, items VI.A & B. Senior City Planner, David Stallworth, read the Consent Agenda items into the record. New Plat items "2, 3 & 4" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval; Staff recommends approval for Time Extension items "5 & 6". Staff recommends approval for Waiver items "8 & 10" along with accompanying New Plat items "7 & 9" (satisfy all requirements of the UDC/State Law and TRC recommends approval). Staff also recommends approval for New Zoning items "11 & 12" as stated in Staff's report.

After Staff's presentation, Chairman Baugh opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Miller to approve items "2 through 12" as presented by Staff and it was seconded by Commissioner York. The motion passed.

**A. Plats**

**NEW PLATS**

2. [21-1037](#) 21PL1090  
FLOUR BLUFF ESTATES, BLOCK G, LOT 2C (FINAL - 0.100 ACRES)  
Located north of Judie Court between Cora Lee Drive and Mounts Drive.
3. [21-1038](#) 21PL1091  
Lamar Park Subdivision Unit 8, Block 22, Lot 25R (Final Replat)  
Located northeast of South Alameda Street and southwest of Center Drive on Barracuda
4. [21-1039](#) 21PL1092  
Tuscan Place Subdivision Unit 1, Blk 1, Lots 14AR & 15AR (Final Replat - 0.864 Acre)  
Located southwest of Nueces River's bank and north of Guadalupe River Drive.

**TIME EXTENSIONS**

5. [21-1041](#) **20PL1069 - 2ND REQUEST**  
LAKE PADRE VILLAGE PUD (FINAL -0.867 ACRES)  
Located south of Granada Drive and west of Leeward Drive.
6. [21-1042](#) **20PL1133 - 1ST REQUEST**  
KING'S LANDING UNIT 2 (FINAL - 30.896 ACRES)  
Located at FM 43 west of CR 33 and east of Digger Lane.

**PLATS WITH A VARIANCE (WAIVER)**

7. [21-1036](#) 21PL1086  
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)  
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.
8. [21-1045](#) **21PL1086 - SIDEWALK**  
PIN OAK TERMINAL TRACT (PRELIMINARY - 227.22 ACRES)  
Located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road.

9. [21-1035](#) 19PL1103  
HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)  
Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.
10. [21-1049](#) **19PL1103 - STREET SECTION**  
HIGHLAND OAKS UNIT 6 SUBDIVISION (FINAL - 19.64 ACRES)  
Located north of Caribbean Road between Flour Bluff Drive and Waldron Road.

**B. New Zoning**

11. [21-1043](#) **Public Hearing - Rezoning Property at or near 6342 Old Brownsville Road**  
Case No. 0821-05, Michael McDonough: Ordinance rezoning property located at or near 6342 Old Brownsville Road (located along north side of Old Brownsville Road and west of Saratoga Boulevard (State Highway 357) from the "RS-6" Single-Family 6 District to the "FR" Farm Rural District.
12. [21-1044](#) **Public Hearing - Rezoning Property at or near 4110 Molina Drive**  
Case No. 0821-04, Michael Gallardo and Nancy Torres: Ordinance rezoning property located at or near 4110 Molina Drive (located along the east side of Molina Drive, south of Horne Road, and east of Old Brownsville Road) from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

**VII. Public Hearing (Items C): Discussion and Possible Action**

Chairman Baugh called the meeting to order and a quorum was established with Commissioner Mandel absent.

**C. Unified Development Code Text Amendment**

13. **21-1056** Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single and two-family residential zoning districts; providing for severability; and establishing an effective date.

Andrew Dimas, Development Services Administrator, presented item "13" for the record. Mr. Dimas gave an overview of the ordinance and specified that it pertains to new single-family residential development for the planting of canopy trees in the front/street yard. The ordinance would encourage tree protection; tree planting is promoted by Plan CC. The ordinance can positively contribute to Storm Water Management (Low Impact Development - Best Management Practice), pedestrian safety (shade protection), energy (reducing the Heat Island affect), air quality, street design, and neighborhood aesthetics.

Mr. Dimas presented a tree survey comparing the top ten cities in Texas and how they enforce tree planting. The cities differ in some enforcement aspects but all of them require tree planting. Requirements for determining the number of trees ranges from lot size or the number of lots. He continued the presentation by showing pictures and comparing several City Council districts (existing & new development). The newer developments exhibit less tree-lined streets. The districts included up and coming developments (new plats/subdivision expansion) such as Maple Hills, Rancho Vista, Bohemian Colony and Acushnet Park.

Mr. Dimas explained the planting requirements (number of trees) of the ordinance for single-family, residential estate, farm rural and extra territorial districts as well as caliper size/trunk height depending on the soil type. He also gave a list of the types of canopy trees from the UDC which are drought resistant and hardy. He then presented a sample of a standard single-family site plan for plan review purposes. The site plan would show the tree placement with an 8-foot ring around it to avoid setbacks, foundation, easements, etc; a water source would need to be indicated.

Mr. Dimas went over the amended requirements for existing nonconforming structures (UDC Section 7.3.3.B); in cases where there is an emergency event like a storm (UDC Section 9.2.1.E). Lastly, he described the enforcement and maintenance procedures of the ordinance. The site plan review would ensure code compliance; a landscaping inspection would take place to ensure the installation of the tree and then the Certificate of Occupancy can be issued if approved. Currently, enforcement is designed for commercial landscaping not residential. Staff is currently discussing how to handle residential enforcement as a permit is not needed to remove a tree. It is important for a builder to choose the correct caliper size for the tree so that the homeowner is encouraged to maintain it in the future; if the tree is removed, it does not affect the status of their Certificate of Occupancy.

After Staff's presentation, Chairman Baugh opened the floor for Commissioner comments/questions. Commissioners raised concern for the lack of public input/stakeholder outreach; the cost/maintenance (watering) of the trees with the possibility a homeowner can eventually remove the trees. Enforcement concerns were brought up since there is no control over an owner's choice to forego the tree since the challenges of our climate/soil contribute to a well established tree. It was mentioned that no two lots are typical and there may not be enough space on smaller lots for two trees. Commissioner Schroeder felt that the ordinance is possibly misplacing value since housing costs continue to increase and builders look for ways to save costs. Staff was also asked if other landscaping options were discussed and if consideration was taken to adopt a similar ordinance for the right-of-way or Collector Streets (subdivision - platting level). After discussion concluded, Chairman Baugh opened the public hearing. There being none, the public hearing was closed. A motion was made by Vice Chairman Dibble to table this item to the September 1, 2021 meeting for Staff to come back with

more research and public input. The motion was seconded by Commissioner Gonzalez and the motion passed.

#### **VIII. Director's Report**

Nina Nixon-Mendez, Assistant Director, gave information about the Texas APA Planning Conference. As part of the City's efforts to further planning education in our community, this year, both the Planning and Development Services Departments would like to offer two Commissioners the opportunity to virtually attend the Texas APA planning conference, November 1st through the 3rd; early registration ends August 29, 2021. This conference attracts people from diverse professions including engineers, architects, landscape architects, public health professionals, economists, and appointed and elected officials like yourselves. Every year, the APA Texas Chapter recognizes what they call "planning excellence" in Texas cities. This annual award goes to cities who send Staff and Planning Commissioners to training, who have invested in updating master plans, who make an effort to increase community awareness of the importance of planning, and who have a high percentage of certified planning staff.

#### **IX. Future Agenda Items: None.**

#### **X. Adjournment**

There being no further business to discuss, Chairman Baugh adjourned the meeting at 6:25 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1100

OCEAN VIEW ADDITION, PARK BLOCK, LOT 5R

Located north of Elizabeth Street, between 5<sup>th</sup> Street and Santa Fe Street.

Zoned:           ON

Owner:           Parlapalli Family Partnership, LTD

Engineer:       Hanson Professional Services, Inc.

The applicant proposes to plat the property to combine all lots for a unified 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.

CITY OF CORPUS CHRISTI  
NUECES COUNTY

STATE OF TEXAS  
COUNTY OF NUECES  
PARLAPALLI FAMILY PARTNERSHIP, LTD., CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY SHOWN ON THE FOREGOING PLAT, THAT IT HAS HAD SAID LANDS SURVEYED AS SHOWN AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SUNIL P. REDDY,  
MANAGING MEMBER OF SPRG PROPERTY MANAGEMENT  
AS GENERAL PARTNER OF PARLAPALLI FAMILY PARTNERSHIP, LTD.

STATE OF TEXAS  
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

BRETT FLINT, P.E., DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JEREMY BAUGH, CHAIRMAN AL RAYMOND III, AIA, SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_ O'CLOCK \_\_M IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS.

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

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

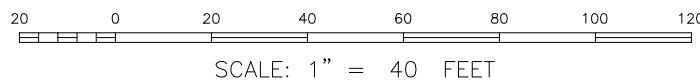
BY: \_\_\_\_\_  
DEPUTY

KARA SANDS, CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_O'CLOCK \_\_M



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



MORGAN AVE.

60' PUBLIC R-O-W

LOT 6, PARK BLOCK  
OCEAN VIEW ADDITION  
VOLUME 29, PAGE 65  
M. R., N. Co., TX.

FIFTH STREET  
60' PUBLIC R-O-W

PARK BLOCK  
OCEAN VIEW ADDITION  
VOLUME 39, PAGE 29  
M. R., N. Co., TX.

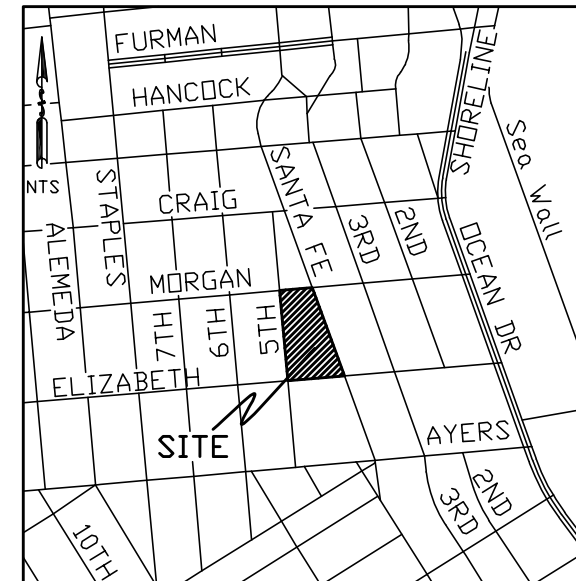
5A  
1.392 ACRES

SOUTHERN PORTION OF  
THE PARK BLOCK OF THE  
OCEAN VIEW ADDITION  
VOLUME 3, PAGE 56  
M. R., N. Co., TX.

ELIZABETH ST.

60' PUBLIC R-O-W

LOCATION MAP



NOTES:

1. THE PURPOSE OF THIS AMENDING PLAT IS COMBINE SEVEN (7) TRACTS, COMPRISING FIVE (5) LOTS, AND TWO (2) ADDITIONAL TRACTS, INTO ONE (1) LOT.
2. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ HAS CATEGORIZED CORPUS CHRISTI BAY AS "CONTACT RECREATIONAL" USE.
3. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, WITH A COMBINED SCALE FACTOR OF 0.99998882.
4. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT SITE LIES WITHIN FEMA FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS INDICATED ON FEMA FLOOD PANEL NO. 485464 0169 C, CITY OF CORPUS CHRISTI, REVISED JULY 18, 1985.
5. "SET CAP" DENOTES A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. CAP" DENOTES A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 4854" UNLESS OTHERWISE NOTED.
7. "FND. 5/8" I.R." DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
8. THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
9. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
11. TOTAL PLATTED AREA = 1.392 ACRES.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE 10TH DAY OF JULY, 2021.



Michael J. Macinnis  
MICHAEL J. MACINNIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5874  
Job No. 191101

OCEAN VIEW ADDITION  
LOT 5A. PARK BLOCK

BEING A REPLAT OF LOTS 11, 12, 19 & 20  
OF THE SOUTHERN PORTION OF THE PARK BLOCK  
OF THE OCEAN VIEW ADDITION  
AS RECORDED IN VOLUME 3, PAGE 56  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;  
AND LOT 5 OF THE PARK BLOCK OF THE OCEAN VIEW ADDITION  
AS RECORDED IN VOLUME 39, PAGE 29  
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS  
AND TRACTS 2 AND 3, AS RECORDED IN CLERK'S FILE NO. 2017055057  
OR THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS  
SCALE 1" = 40 FEET



# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.  
 All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.  
**\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: SR/District No.2  
 App Received: 07-13-2021  
 TRC Meeting Date: 07-22-2021  
 TRC Comments Sent Date: 07-23-2021  
 Revisions Received Date (R1): 08/02/2021  
 Staff Response Date (R1):08/04/2021  
 Revisions Received Date (R2):  
 Staff Response Date (R2):  
 Planning Commission Date:

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: 21PL1100

Ocean View Addition, Park Block, Lot 5R  
 Located North of Elizabeth Street, between 5th and Santa Fe St.

Zoned: ON

Owner: Parlapalli Family Partnership LTD.  
 Surveyor: Native Survey Co  
 Engineer: Hanson Professional Services, Inc

The applicant proposes to plat the property to combine all lots for unified development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood		
2	Plat	Pls include tracts 2 and 3 in general description of lots being platted. Refer to doc #2017055057 DRNCT. (tax id #'s 598300130075 and 598300130070)	Understood	Resolved.	
3	Plat	Elizabeth Street suffix is "Street" and not Avenue. Pls revise.	Revised	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Update the owner's signature certificate/block with the owner as named/listed in the application and support documents.	Revised	Revise to say: Parlapalli Family Partnership, LTD certifies that it is the owner of the foregoing plat, that it has had said land surveyed as shown, and that this map was made for the purpose of description and dedication. This ____ day of ____, 20__.  Sunil P. Reddy, Managing Member of SPRG Property management, as General Partner of Parlapalli Family Partnership, LTD.	Revised per request
2	Plat	Include the subdivision's name, block and lot numbers in the owner's signature certificate/block.	Revised	Resolved.	
3	Plat	Update the city engineer's signature certificate/block to read Development Services Engineer.	Revised	Resolved.	
4	Plat	Update the Development Services Department's signature certificate/block to "... approved by the Planning Commission"	Revised	Resolved.	
5	Plat	Update line type delineating properties east of Santa Fe	Revised	Resolved.	
6	Plat	Show easements and dimensions of surrounding lots shown on drawings.	Revised	Resolved.	
7	Plat	Update your sheet title to read " Being a replat..."	Revised	Resolved.	
8	Plat	See GIS comment No.2	Revised	Resolved.	



9	Plat	Water Distribution System Lot Fee: 1 Lot x (\$1,439.00/Lot)= \$2,000.21	Understood	Correction: Water Distribution System Lot Fee: 1.39 Acre x (\$1,439.00/Acre)= \$2,000.21	Understood	
10	Plat	Wastewater System Lot Fee: 1 Lot x (\$1,571.00/Lot)=\$2,183.69.00	Understood	Correction: Wastewater System Lot Fee: 1.39 Acre x (\$1,571.00/Acre)=\$2,183.69.00	Understood	

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

**DEVELOPMENT SERVICES ENGINEERING**

Action	Yes					
Public Improvements Required?		No				
Water		No				
Fire Hydrants		No				
Wastewater		No				
Manhole		No				
Stormwater		No				
Sidewalks		No		Improvements to existing sidewalk will occur at site development phase.		Resolved.
Streets		No				

Refer to UDC Section 3.8.3.D Waivers if applicable.

Sidewalk waiver is 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	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood			
		Public Improvements Plans or a sidewalk waiver are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood			
2	Plat	Add 10-foot Utility Easement on Sanat Fe - Collector Street	Revised	Addressed		
3	SWQMP	Add the size and capacity of existing inlets.	Revised	Addressed		
4	SWQMP	Address any offsite storm water flow	Understood	Design Development Phase		

**UTILITIES ENGINEERING**

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

**TRAFFIC ENGINEERING**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Understood			

**FLOODPLAIN**

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual fire hydrant every 300 feet and operational.	Understood			

3	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
4	Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	Understood			
5	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
6	Plat	503.1.1 (amendment) 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 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 thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
7	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			
8	Plat	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood			
9	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
10	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
11	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
12	Plat	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood			
13	Plat	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
14	Plat	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood			

15	Plat	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Understood			
16	Plat	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Understood			
17	Plat	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Understood			
19	Plat	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Understood			
20	Plat	Note: The addition of a power generator will require separate permitting with Zoning and Fire Department approval.	Understood			
21	Plat	Note: The use of the lot for parking of food vendor trailers shall meet the standards of the Fire Department "Mobile Vendor Trailer Requirements"	Understood			
22	Plat	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.				

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final replat is located along but not immediately adjacent to any bus stops served by Route 6 Santa Fe, Route 19 Ayers/Greenwood or Route 19 Ayers/McArdle and should not adversely impact any CCRTA Services.	Understood			

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

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

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

NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No response.	N/A			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1025

**INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL – 2.997 ACRES)**

Located west of Old Brownsville Road and south of Padre Island Drive.

Zoned: IL

Owner: Manok Investments, LTD

Engineer: Melden & Hunt Inc.

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.  
All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.  
**\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

**Staff Only/District#: GG/District #3**  
**App Received: 2-11-21 Process for 3-24-21 Deadline**  
**TRC Meeting Date: 4-01-21**  
**TRC Comments Sent Date: 4-05-21**  
**Revisions Received Date (R1): 8-04-21**  
**Staff Response Date (R1): 8-13-21**  
**Revisions Received Date (R2): N/A**  
**Staff Response Date (R2): N/A**  
**Planning Commission Date: 9-01-21 Non Public Notice Plat**

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: 21PL1025**

**INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL – 2.997 ACRES)**  
Located west of Old Brownsville Road and south of Padre Island Drive.

**Zoned: IL**

**Owner: Manok Investments, LTD**  
**Surveyor/Engineer:Melden & Hunt Inc**

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

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The plat closes within acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	OK			
2	Plat	Please remove duplicate legal description SW of platted area. (UDC 8.2)	WE'VE UPDATED THE OWNERSHIP	Resolved.		
3	Plat	Revise SE adjacent lot document number on utility plan. (TSPS Manual of Practice Category 1B, 4.H)	DONE	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise the legal description under the plat title to read: "Being a 2.997 acres out of..."	DONE	Addressed		
2	Plat	On the owners certificate block; underneath Alicia Rodriguez remove only the address information and label her signature title.	DONE	Addressed		
3	Plat	On the Planning Commission certificate block change "Carl Crull, P.E." with Jeremy Baugh"	DONE	Addressed		
4	Plat	On the Engineering certificate block change "Pablo Martinez P.E." to " "Brett Flint, P.E."	DONE	Addressed		
5	Plat	Prior to plat recordation show and label private 7.5' U.E Doc No.	DONE	Addressed		
6	Plat	Water Distribution System acreage fee – 3.0 acres x \$1,439.00/acre = <b>\$4,317.00</b>	OWNER WILL PAY	Prior to plat recordation		
7	Plat	Wastewater System acreage fee – 3.0 acres x \$1,571.00/acre = <b>\$4,713.00</b>	OWNER WILL PAY	Prior to plat recordation		



8	Plat	Water Pro-Rata - 170 LF x \$10.53/LF = <b>\$1,790.10</b>	<b>OWNER WILL PAY</b>	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	No comment.				

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	<b>Yes, for final plat</b>	
Water	<b>Yes, for final plat</b>	
Fire Hydrants	<b>Yes, for final plat</b>	
Wastewater	<b>Yes, for final plat</b>	
Manhole	<b>Yes, as required</b>	
Stormwater	<b>Yes, for final plat</b>	
Sidewalks		<b>No, existing sidewalks</b>
Streets		<b>No</b>

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	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	<b>OK</b>	Addressed		
2	Plat	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	<b>SENT 4/21/2021</b>	Addressed		
3	Plat	Access and drainage into the TxDOT Right-of-Way on South Padre Island Drive will require review and approval by TxDOT. Provide a copy of the TxDOT approval to the City of Corpus Christi, Development Services.	<b>SENT 4/21/2021</b>	Addressed		
4	Utility Plan	Notes and text on the plan at the property frontage on Padre Island Drive are overlapping and unreadable. Please provide a second sheet or inset enlargement of this area.	<b>DONE</b>	Addressed		
5	Utility Plan	If a Reimbursement Agreement is requested, this agreement must be complete and approved by City Council prior to the start of Construction.	<b>N/A</b>	Addressed		
6	SWQMP	Provide a drainage plan showing contours, elevations and existing and proposed drainage flow direction, include offsite contributions.	<b>SEE SHEET 13</b>	Addressed		
7	SWQMP	Provide locations and cross sections of proposed Detention ponds and show flow direction to the ponds and to the TxDOT outfall. (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	<b>SEE SHEET 13</b>	Addressed		
8	SWQMP	Provide anticipated flows at the Proposed outfall and the calculated outfall capacity.(UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	<b>SEE SHEET 13</b>	Addressed		

UTILITIES ENGINEERING						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6). Fire Hydrants must be placed at a maximum of 300' on center along street rights of way (Water Distribution Standards, Section IV C, Par 3).	<b>Can these be escrowed in order to record plat &amp; obtain bldg. permit (and construct at same time)?</b>	A deferment agreement may be requested. Agreement requires approved Public Improvement Plans, A cost estimate for the work, and and financial security acceptable to the City in the Amount of the estimated cost plus ten percent. <b>For deferment Agreement questions and requests contact: contractsandagreements@cctexas.com</b>		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Collection System Standards)	<b>Can these be escrowed in order to record plat &amp; obtain bldg. permit (and construct at same time)?</b>	A deferment agreement may be requested. Agreement requires approved Public Improvement Plans, A cost estimate for the work, and and financial security acceptable to the City in the Amount of the estimated cost plus ten percent. <b>For deferment Agreement questions and requests contact: contractsandagreements@cctexas.com</b>		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC	<b>OK</b>			
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. Developer will need to review if utility taps are inside	<b>OK</b>			
3	Infor:	TxDOT Right-of-Way, if they are, they will need to do an Installation Utility Request (UIR) with TxDOT. Contact City Traffic Engineering for UIR at ROWManagement@cctexas.com	<b>N/A - WATER TAPS ARE IN AN EASEMENT, NOT IN R.O.W.</b>			

#### 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:	Water Distribution Standards Note: if the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	<b>OK</b>			
2	Infor:	507.15.1 (amendment) where required, all premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.	<b>OK</b>			
3	Infor:	Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	<b>OK</b>			



4	Infor:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	OK			
5	Infor:	Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.	OK			
6	Infor:	503.1.1 (amendment) 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 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 thousand (30,000) square feet.	OK			
7	Infor:	During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	OK			
8	Infor:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	OK			
9	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.	OK			
10	Infor:	Note: A drivable surface capable of meeting conditions 3310.1 and D102.1 will need to be in place prior to going vertical with any structure.	OK			
11	Infor:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OK			
12	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, exclusive of shoulders.	OK			

13	Infor:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	OK			
14	Infor:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	OK			
15	Infor:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. <b>Commercial development of the property will require further Development Services review.</b>	OK			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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

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

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



1	Plat	Add Notes on Plat Sheet 1; 1)No additional access onto SH 358. Access location to SH 358 will be as graphically shown on this Plat. 2)Any storm drainage discharge to State of Texas right-of-way shall be reviewed and approved by TxDOT.	DONE	Addressed		
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NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

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.

FINAL PLAT

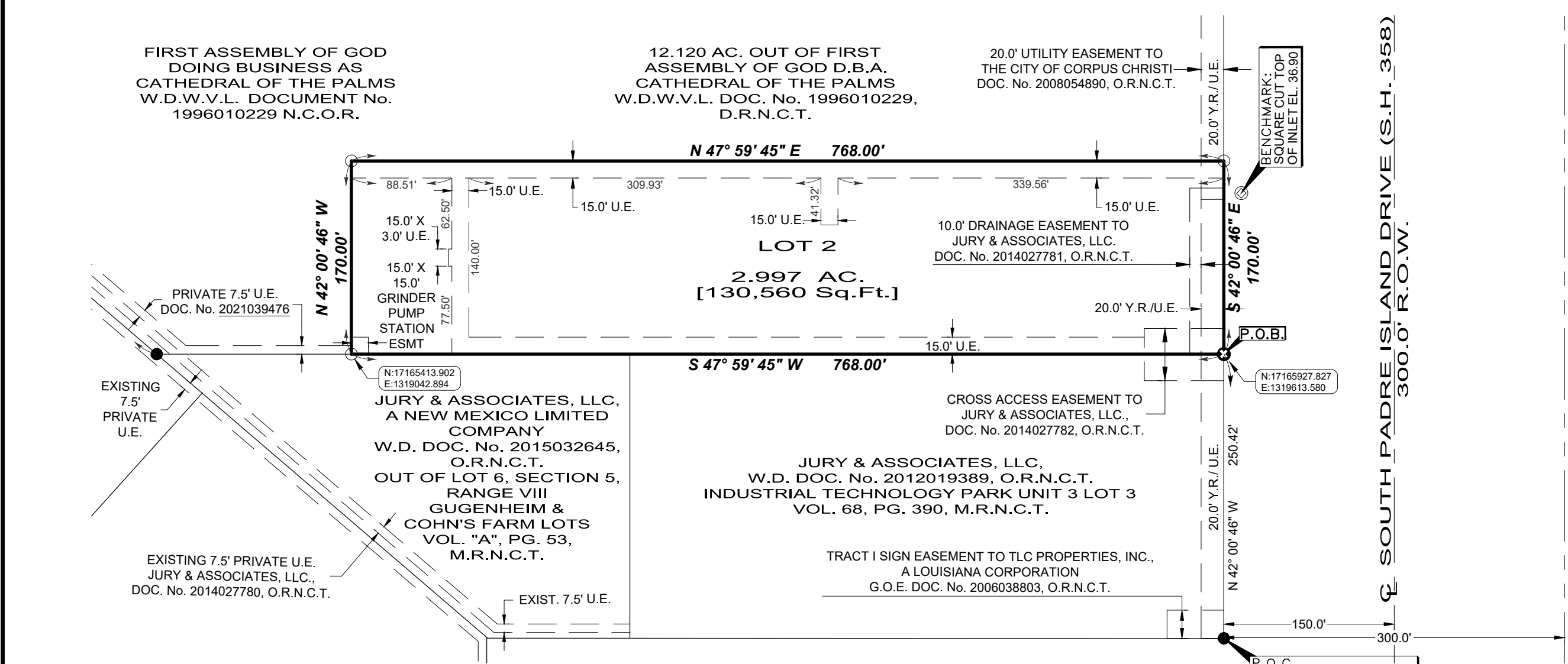
# INDUSTRIAL TECHNOLOGY PARK

## UNIT 3, LOT 2

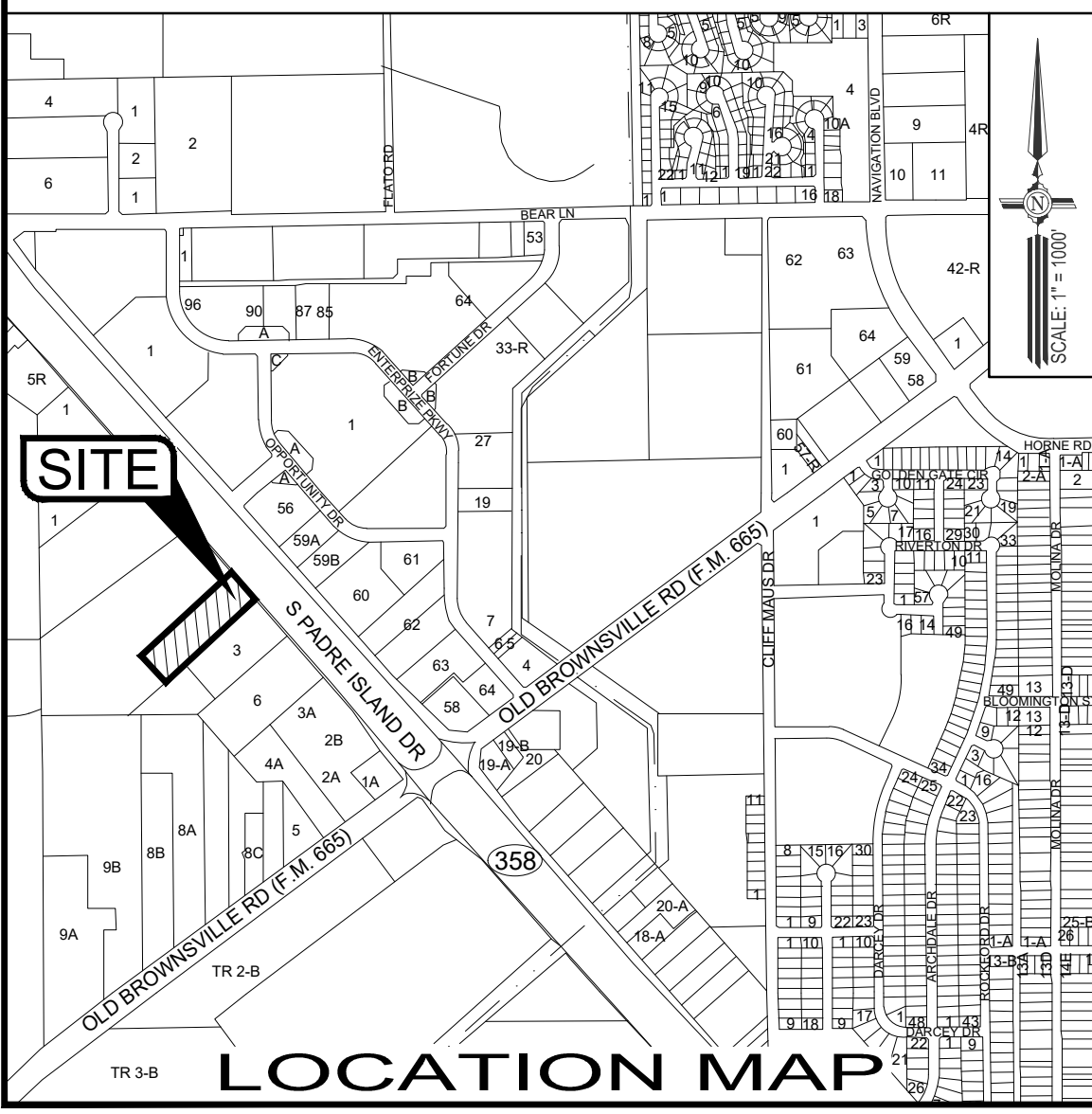
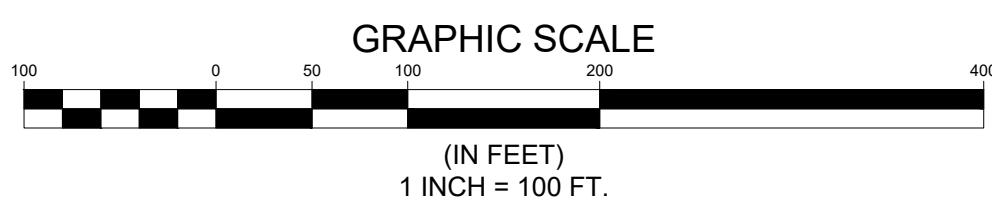
BEING A 2.997 ACRES OUT OF LOT 6, SECTION 5 RANGE III, GUGENHEIM AND COHN'S FARM LOTS VOLUME A, PAGE 53, M.R.N.C.T., NUECES COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0165 C; MAP REVISED: JULY 18, 1985.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 2.997 ACRES OF LAND.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A SQUARE CUT ON TOP OF INLET APPROXIMATELY FIFTEEN FEET NORTH OF THIS SUBDIVISION AND ON THE SOUTH PADRE ISLAND DRIVE (S.H. 358) RIGHT-OF-WAY. ELEVATION: 36.90, NORTHING: 17166043.3760; EASTING: 1319530.1920.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- NO ADDITIONAL ACCESS ONTO SH 358. ACCESS LOCATION TO SH 358 WILL BE AS GRAPHICALLY SHOWN ON THIS PLAT.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.



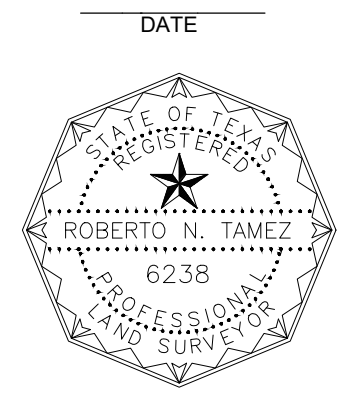
- LEGEND**
- FOUND "X" MARK ON CONCRETE
  - FOUND No.4 REBAR
  - FOUND No.5 REBAR
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET SQUARE CUT
  - AC. - ACRES
  - D.B.A. - DOING BUSINESS AS
  - D.R.N.C.T. - DEED RECORDS NUECES COUNTY TEXAS
  - DOC. - DOCUMENT
  - EL - ELEVATION
  - ESMT. - EASEMENT
  - G.O.E. - GRANT OF EASEMENT
  - M.R.N.C.T. - MAP RECORDS NUECES COUNTY TEXAS
  - No. - NUMBER
  - PG. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - R.O.W. - RIGHT OF WAY
  - Sq. Ft. - SQUARE FEET
  - U.E. - UTILITY EASEMENT
  - VOL. - VOLUME
  - W.D. - WARRANTY DEED
  - Y.R. - YARD REQUIREMENT
  - C - CENTER LINE



STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/21/2018, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 11-21-18  
T-1066, PAGE 22  
SURVEYING JOB NO. 18314.08



TBPELS FIRM # F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: G.F. DATE 8-04-2021  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE

STATE OF TEXAS §  
COUNTY OF WEBB §

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2, TO THE CITY OF CORPUS CHRISTI, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF CORPUS CHRISTI, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CORPUS CHRISTI.

MANOK GP, LLC.

ALICIA RODRIGUEZ  
PRESIDENT

DATE

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

DAY OF, 20

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

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

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

DATED THIS THE DAY OF, 20

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE DAY OF 2021. WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE DAY OF 2021. AT O'CLOCK AND DULY RECORDED ON DAY OF 2021 AT O'CLOCK .M. IN VOLUME PAGE (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE DAY OF 2021.

KARA SANDS, COUNTY CLERK

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1096

KING'S CROSSING UNIT 22, BLOCK 1, LOT 17R (REPLAT – .45 ACRES)

Located west of Cimarron Boulevard and south of Oso Parkway.

Zoned: RS-TF

Owner: Roberto and Raquel Hernandez

Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to change the 15' Utility Easement (UE) at rear of the lot to a 7.5' UE. 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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. \*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\*

Staff Only/District#: MJO/District 5  
App Received: 6-29-21  
TRC Meeting Date: 7-8-21  
TRC Comments Sent Date: 7-13-21  
Revisions Received Date (R1): 7-28-21  
Staff Response Date (R1): 8-2-21  
Revisions Received Date (R2): 8-2-21  
Staff Response Date (R2): 8-2-21      TRC comments met      PC date set  
Planning Commission Date: 9-1-21

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: 21PL1096

KING'S CROSSING UNIT 22, BLOCK 1, LOT 17R (REPLAT – .45 ACRES)  
Located west of Cimarron Boulevard and south of Oso Parkway.

Zoned: RS-TF

Owner: Roberto and Raquel Hernandez  
Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to change the 15' UE at rear of the lot to a 7.5' UE.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Location Map does not provide adequate context for locating platted area. Pls revise.	DONE	Addressed		
2	Plat	Correct general description to indicate the lot being re-platted is 17 not 17R.	DONE	Addressed		

LAND DEVELOPMENT



No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On plat title correct to "Lot 17R"	DONE	Addressed		
2	Plat	On plat description, update previous lot number to "Lot 17"	DONE	Addressed		
3	Plat	Provide a Planning Commission certificate with Al Raymond III, AIA as Secretary and Jeremy Baugh as Chairman.	DONE	Addressed		
4	Plat	Update location map to include a major street such as Cimarron Boulevard.	DONE	Addressed		
5	Plat	Show previous 15' UE boundary with hatch. Provide a leader note indicating, "7.5' south portion to be closed by plat".	DONE	Not addressed.	DONE	Addressed

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

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

1	Infor:	Property has current Utility connections with City of Corpus Christi.	NOTED	Addressed		
2	Plat	Utility Easement closure request will be distributed to all Utilities for verification of any existing utilities within the 7.5' portion to be closed.	NOTED	To be addressed by relocating utilities from within the first 7.5 feet.		
3	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	NOTED	Addressed- Existing development		

#### UTILITIES ENGINEERING

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

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	NOTED	Addressed		

#### FLOODPLAIN

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

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

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

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

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

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

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

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

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

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

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

#### INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

STATE OF TEXAS  
COUNTY OF NUECES

WE, ROBERTO J. HERNANDEZ JR. & RAQUEL D. HERNADEZ, HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

ROBERTO J. HERNANDEZ JR., CO-OWNER

RAQUEL D. HERNADEZ, CO-OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ROBERTO J. HERNANDEZ JR. & RAQUEL D. HERNADEZ.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

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 \_\_\_\_\_ 2021, WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, AT  
\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP  
RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

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

\_\_\_\_\_, 2021

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

STATE OF TEXAS  
COUNTY OF NUECES

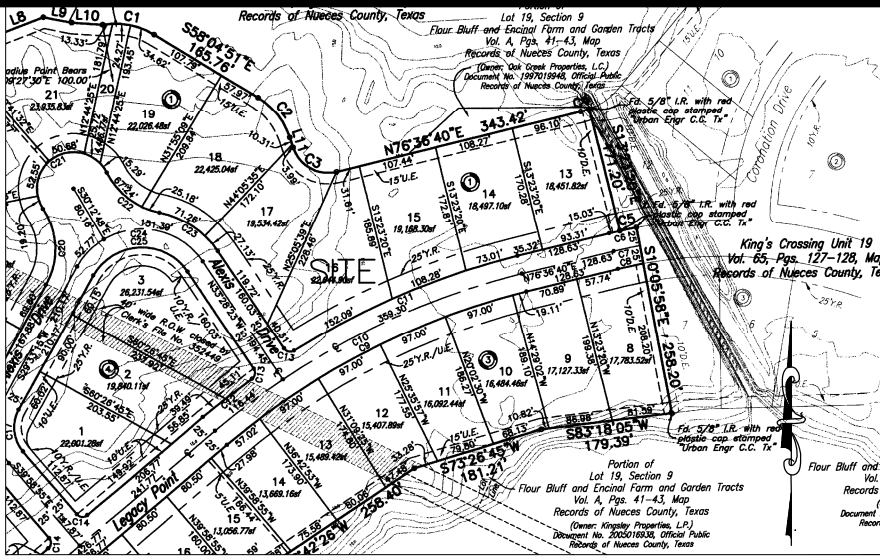
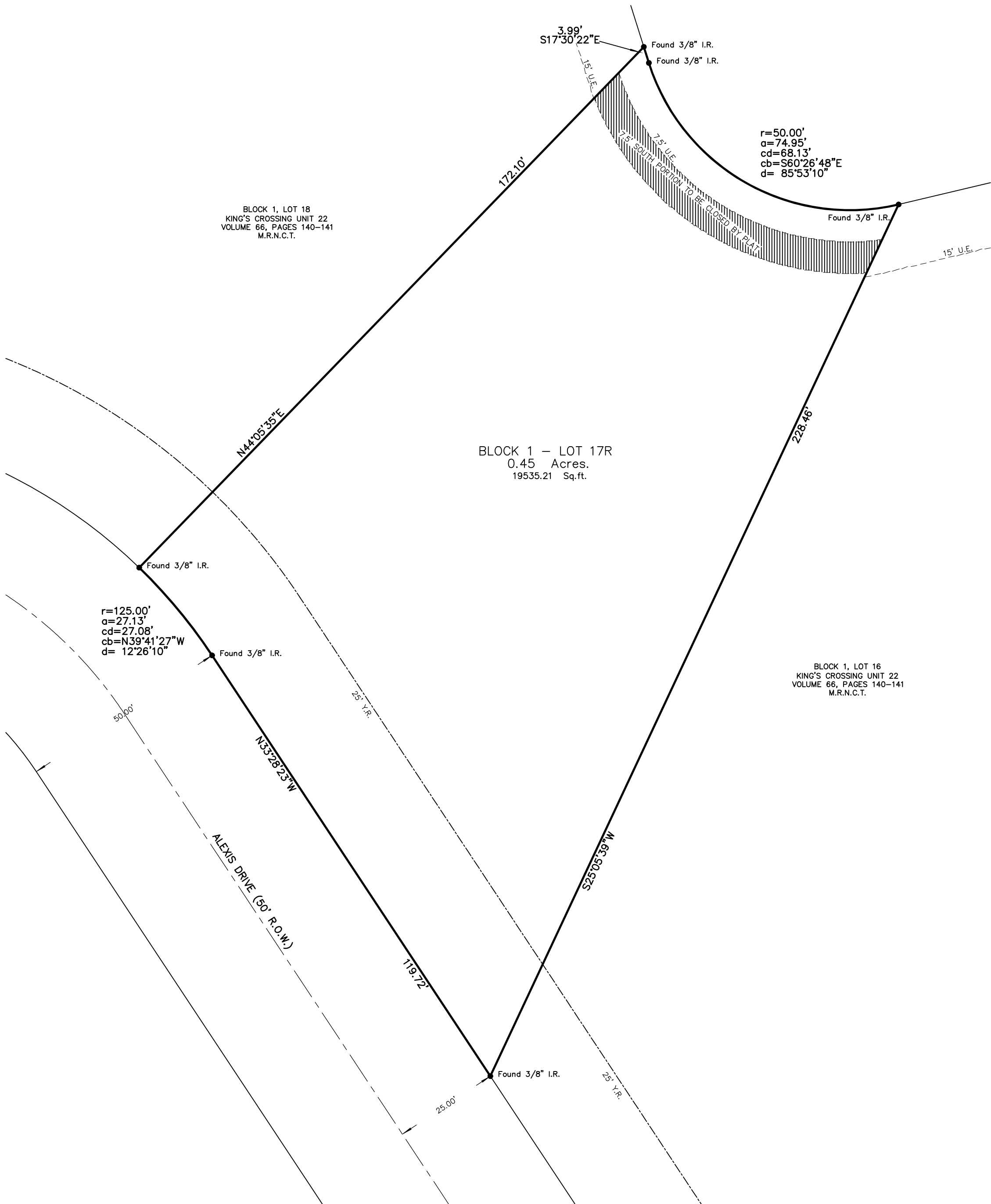
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR  
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A  
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND  
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL  
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT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

THIS THE XXTH DAY OF XXXXXXXX 2021.

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

# FINAL PLAT OF: KING'S CROSSING UNIT 22 BLOCK 1, LOTS 17R

BEING A RE-PLAT OF KING'S CROSSING UNIT 22, BLOCK 1, LOT 17, A SUBDIVISION,  
RECORDED IN VOLUME 66, PAGES 140-141 MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.45 ACRES (19,535.21 SQ. FT.) OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "A11" (EL. 13') ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 485494 0520 D, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 AND IS IN A SPECIAL FLOOD HAZARD AREA.
- 4) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSOS CREEK, BUT IT IS RECOGNIZED AS AN ENVIROMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSOS BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FRO OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

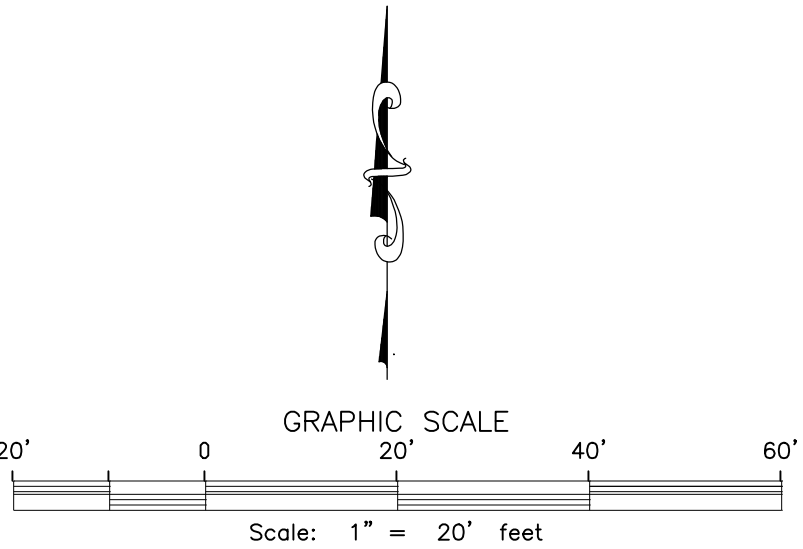
STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III, AIA  
SECRETARY



TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 210654  
JUNE '28, 2021

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1072

MONTROSE PARK BLOCK 1, LOTS 3A,3B,4A & 4B (FINAL REPLAT) .884 ACRES

Located east of 25<sup>th</sup> Street and south of Ruth Street.

Zoned: RM-3

Owner: Thanksgiving Homes, Inc.

Engineer: Brister Surveying

The applicant proposes to plat the property to subdivide two lots into four lots for residential construction. 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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final.  
 All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review.  
**\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: NV District-1  
 App Received: Received 05/19/21, Processed on 06/02/21 Deadline  
 TRC Meeting Date: 06/10/21  
 TRC Comments Sent Date: 06/11/21 Per Engineering Resend revised comments 7-13-21  
 Revisions Received Date (R1): 7/21/21  
 Staff Response Date (R1): 8-04-21  
 Revisions Received Date (R2): 8-11-21/Response to DS Engineering  
 Staff Response Date (R2): 8-23-21/FH waiver approved Per DS Engineering Email 8-23-21  
 Planning Commission Date: 9-01-21 Non Public Notice Plat

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: 21PL1072

Montrose Park Block 1, Lots 3A,3B,4A & 4B (Final Replat) .884 Acres  
 Located east of 25th street and south of Ruth street.

Zoned: RM-3

Owner: THANKSGIVING HOMES, INC.  
 Surveyor: BRISTER SURVEYING

The applicant proposes to plat the property to subdivide 2 lots into 4 lots for residential construction.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Ok			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Revise certification to read as: "...BY PLANNING COMMISSION..." & remove "DEPARTMENT OF DEVELOPMENT SERVICES"	Revised cert	Addressed		
2	Plat	Add Signature to read as: "JEREMY BAUGH CHAIRMAN "	Added signature line	Addressed		
3	Plat	Revise signature to read as: "AL RAYMOND III, AIA SECRETARY "	Revised signature	Addressed		
4	Plat	Show 25' Y.R on Lot 3B and 4A.	Added 25' Y.R.	Addressed		
5	Utility	Correct north sign on utility plan.	Corrected north arrow	Addressed		
6	Plat	Water distribution system lot fees= \$182 x 4 = <b>\$728.00</b>	Ok	Prior to plat recordation		
7	Plat	Wastewater system lot fees= \$393 x 4 = <b>\$1572.00</b>	Ok	Prior to plat recordation		
8	Plat	Water Pro-Rata- 220 LF x \$10.53/LF = <b>\$2,316.60</b>	Ok	Prior to plat recordation		
9	Plat	Wastewater Pro-Rata- 220 LF x \$12.18/LF = <b>\$2,679.60</b>	Ok	Prior to plat recordation		

## PLANNING/Environment & Strategic Initiatives (ESI)

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

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No		
Public Improvements Required?	Potentially			
Water	<del>Verify water system capacity</del>	Addressed: FH Xavier request received and approved 8-18-21	Submitted flow test results	Addressed
Fire Hydrants	<del>Verify Hose Lay length</del>	Addressed: FH Xavier request received and approved 8-18-21	Property less than 600' from hydrant	600 feet is the minimum spacing for fire hydrants on a residential Street. Per Fire Code all structures in the city must be within 500 feet of a fire hydrant. Submitted waiver
Wastewater		No		
Manhole		No		
Stormwater	Pending Pollution Prevention Plan Municipal Code 14-002 and 14-005		Submitted PPP	
Sidewalks		No, Existing		
Streets		No		

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>	Submitted FH waiver	Addressed: FH Xavier request received and approved 8-18-21
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#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok			
2	Plat	Public Improvements Plans may be required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Ok			
3	Plat	Show existing 10-foot Utility Easement at the back lot line.	Added 10' U.E.	Addressed		
4	Utility	Show West R-o-W limit.	Added line	Addressed		
5	PPP	Provide a Pollution Prevention Plan defined in Municipal Code 14-002 and 14-005	Submitted PPP	Submitted, see below comments		Addressed
6	PCP			Show location and describe any existing drainage structures on the site and any proposed drainage structures. (Municipal Code 14-002 and 14-005)	Addressed - ME	Addressed
7	PCP			Indicate direction of storm water drainage entering and leaving the site, pre and post-development. (Municipal Code 14-002 and 14-005)	Existing and Proposed flow arrows added - ME	Addressed

8	PCP			Describe proposed permanent control measures to control erosion, sedimentation, and discharge of pollutants into the City's Municipal Separate Storm water system. (Municipal Code 14-002 and 14-005)	Notes added - ME	Addressed
9	PCP			Indicate how any run-on storm water will be managed. (Municipal Code 14-002 and 14-005)	Notes added - ME	Addressed

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	The existing infrastructure for water does not appear to support the proposed development. The Water requirements for Fire protection are to provide a minimum of 1500 gpm at 20 psi residual for fire protection (Water Distribution Standards, Section IV, Par A2(a)). For a re-plat, proof must be provided that minimum flows for proposed development will be provided.	Submitted flow test results	Addressed: Flow test results appear to be adequate.		
2	Infor.	Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV-C).	Ok	Minimum spacing for fire hydrants on a residential street is 600 feet. Current spacing on 25th Street at this location is approximately 800 feet. A new fire hydrant, or a waiver from the requirement will be necessary	Submitted waiver	Addressed: FH Xavier request received and approved 8-18-21
3	Infor.	No wastewater construction is required for platting.	Ok			

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.	No response			

#### 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 (UDC 7.1.7)	Ok			

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment.	No response			

#### GAS

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

#### PARKS & RECREATION

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

#### CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

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

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

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

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

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

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

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

#### 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.

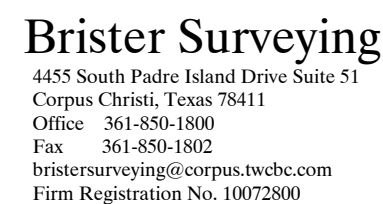
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

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

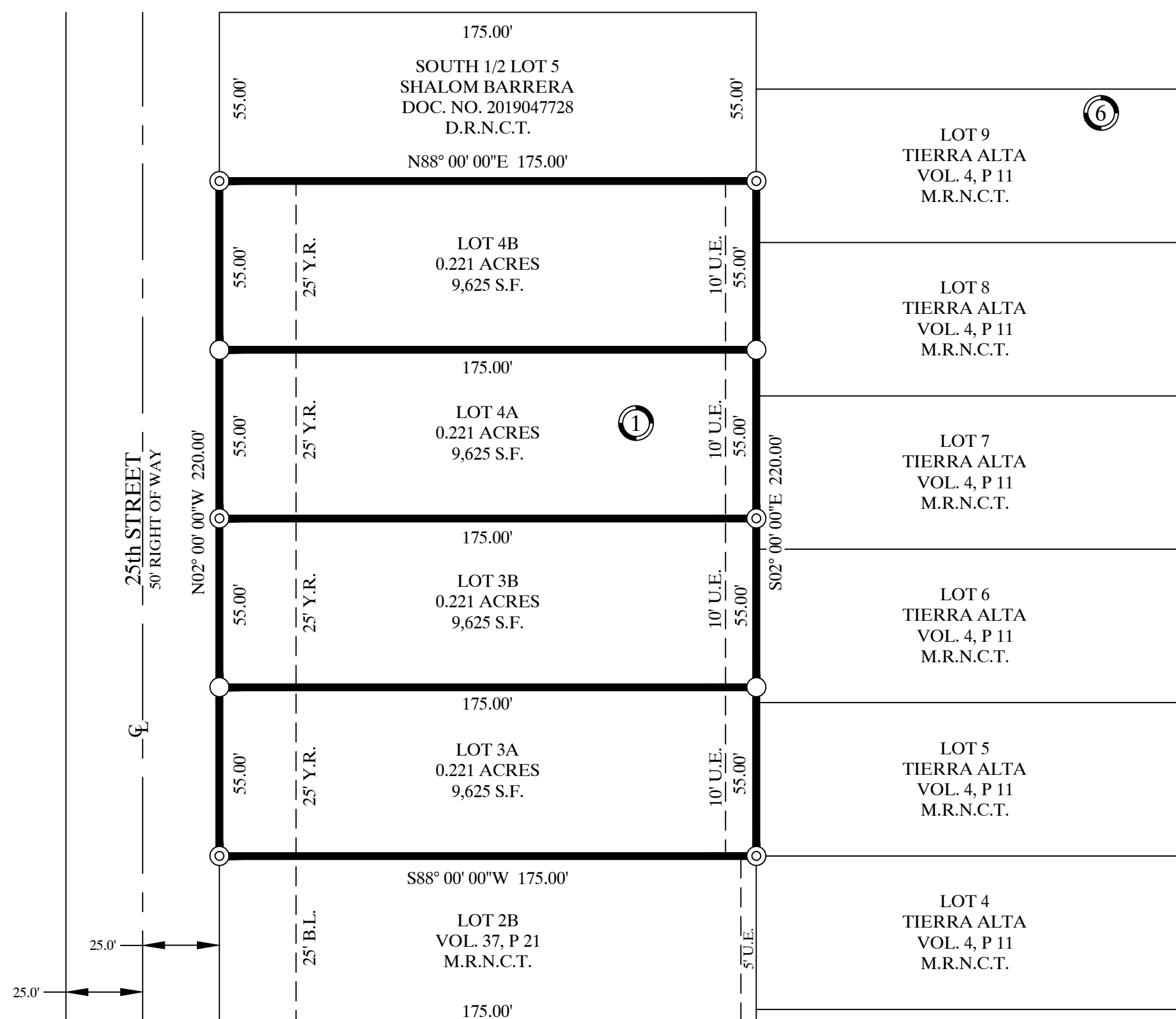
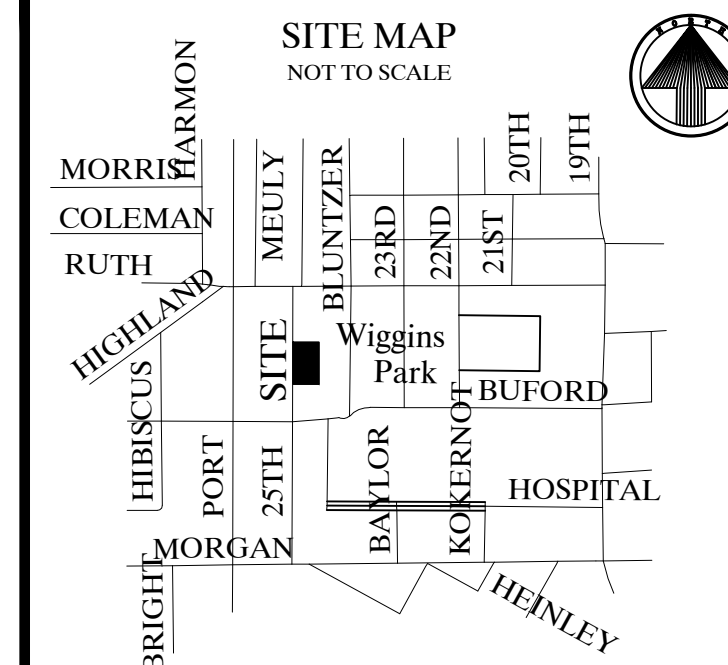
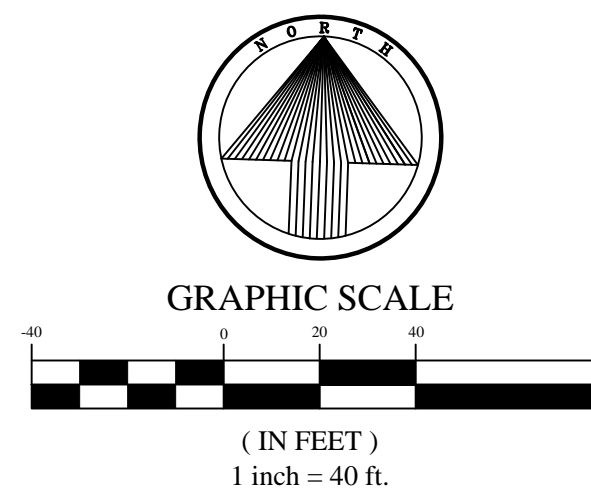
#### LAND DEVELOPMENT

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.





BEING A REPLAT OF A LOTS 3 AND 4, BLOCK 1, MONTROSE  
PARK, AS SHOWN ON A MAP RECORDED IN VOLUME 4,  
PAGE 6. MAP RECORDS OF NUECES COUNTY, TEXAS.



AL RAYMOND III, A.I.A.  
SECRETARY

RONALD E. BRISTER  
REGISTERED PROFESSIONAL LAND SURVEYOR



1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0316 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.884 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

○ = SET 5/8" RE-BAR  
⊙ = FOUND 5/8" RE-BAR

DATE OF MAP: 19 JULY 2021

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1109

INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLK 2, LOTS 1 & 2 (FINAL—19.556 ACRES)  
Located south of Bear Lane and west of South Padre Island Drive.

Zoned: IL

Owner: SEFL/Corpus Christi, LLC

Engineer: Wier & Associates. Inc.

The applicant proposes to plat the unplatted property to obtain a building permit for an industrial freight terminal facility. 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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. **\*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\***

Staff Only/District#: GG/District#3  
 App Received: 7-23-21 Process for 7-28-21 Deadline  
 TRC Meeting Date: 8-05-21  
 TRC Comments Sent Date: 8-09-21  
 Revisions Received Date (R1): 8-13-21  
 Staff Response Date (R1): 8-24-21  
 Revisions Received Date (R2): N/A  
 Staff Response Date (R2): N/A  
 Planning Commission Date: 9-01-21 Non Public Notice

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: 21PL1109

## INDUSTRIAL TECHNOLOGY PARK UNIT 4, BLOCK 2, LOTS 1 & 2 (FINAL – 19.556 ACRES)

Located south of Bear Lane and west of South Padre Island Drive.

Zoned: IL

Owner: SEFL/Corpus Christi, LLC  
 Surveyor/Engineer: Wier & Associates, Inc.

The applicant proposes to plat the unplatted property in order to obtain a building permit for Industrial freight terminal facility.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Acknowledged			
2	Plat	The City of Corpus Christi is in Texas State Plane Coordinate System, South, FIPS 4205. Pls revise General Note #3.	Fixed general note #3	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	Revise the title of the plat to read: "Final Plat Industrial Technology Park Unit 4, Block 2, Lots 1 & 2"	Fixed title block	Addressed		
2	Plat	Relocate all certificate blocks to Sheet 1 of 2	Relocated certificate blocks to sheet 1	Addressed		
3	Plat	Add the following "Total Platted Area" standard note to the plat: The total platted area contains x.xx acres of land including street dedication.	Added note to the "Notes" section on sheet 1	Addressed		
4	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Added note to the "Notes" section on sheet 1	Addressed		
5	Plat	Remove Note 7 referencing Zoned Light Industrial. This typical use on Preliminary Plats.	Removed note	Addressed		

6	Plats	Remove Owners/Developer information on the plats.	Removed owner/developer information.	Addressed		
7	Plats	On the scale bar add the scale text.	Scale text is added	Addressed		
8	Plats	Add a north arrow to the Vicinity Maps	Added north arrow	Addressed		
9	Plat	On the plat show Lots 1 & 2 as a solid lot lines and not a dash lines.	Made lot lines solid lines	Addressed		
10	Plat	Cross hatch the proposed ROW street dedication.	Added cross hatch	Addressed		
11	Plats	Remove all previously legal description shown on Lot 1	Removed previous legal description.	Addressed		
12	Plats	Prior to plat recordation remove the reference "Preliminary for review purposes only..."	The "Preliminary" note will be removed prior to the approved plat being routed for signature	Addressed		
13	Plat	Water Distribution Acreage fee – 19.56 acres x \$1,439.00/acre = <b>\$28,146.84</b>	Fee payments are being coordinated with the owner	Addressed		
14	Plat	Wastewater Distribution Acreage fee - 19.56 acre x \$1,571.00/acre = <b>\$30,728.76</b>	Fee payments are being coordinated with the owner	Addressed		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A			

#### DEVELOPMENT SERVICES ENGINEERING

Action	Yes	No
Public Improvements Required?		No
Water	Street Crossings and tie ins to existing	
Fire Hydrants		No
Wastewater	See Utility Comments	
Manhole		No
Stormwater	Street Crossing and tie in to existing	
Sidewalks	Yes, Bear Lane is an Arterial on the UTP (UDC 8.2.2.A.1.a). Or	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

#### Applicant Response on Waiver:

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Acknowledged. Erosion control and permanent stabilization of the site are included with Building Permit plans. All off-site drainage has been accounted for and can be handled by the east and north proposed drainage channels.	8-23-21 Addressed		

2		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 prior to Final Plat Recordation, UDC 8.1.3.A	Plans will be submitted next week for driveway connections, drainage, water & sewer.	8-23-21 Addressed, Public Improvement Plans Submitted		
3	Utility	State the horizontal and vertical datum for survey information.	Added note regarding vertical and horizontal datum.	8-23-21 Addressed		
4	SWQMP	Note if drainage arrows shown are pre- or post- development. Show both pre development and post development drainage patterns.	Flow direction arrows (different style) for pre and post development drainage patterns have been added.	8-23-21 Addressed		
5	SWQMP	Flow line elevation on the south of the site are shown as ???, provide correct value.	Fixed flow line elevations	8-23-21 Addressed		
6	SWQMP	Elevation labels around the permitter (south and west) are not legible as the print over the contour lines and the dark background. Existing Contours are difficult to see.	The aerial background was lightened and label locations adjusted to make more legible.	8-23-21 Addressed		
7	SWQMP	Suggest using a white background for the design point labels, they are difficult to locate.	Added background\ behind design points to be more visible	8-23-21 Addressed		
8	SWQMP	Is the Ditch Section shown typical for the permitter ditch around the site? Label the ditch on the plan view.	Ditch sections for each channel have been added. Added labels to refer to ditch section details for each.	8-23-21 Addressed		
9	SWQMP	Cite the source for Manning's C values and Rainfall Intensity Values	Added note referencing the City of Corpus Christi Drainage Design Manual	8-23-21 Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting.				
2	Plat	Wastewater construction will be required for Final Plat (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) Full frontage extensions shall be installed along the entire length of at least one property frontage (Wastewater Collection System Standards, Section IV, Par A6)	There is an existing sanitary sewer line crossing the site along and parallel to Bear Lane within a 15' Utility Easement. See the provided utility plan.	8-23-21 Addressed		

#### SOLID WASTE

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

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Drive spacing between the two proposed drives is 194' and there is 183' from proposed east drive to existing drive to the east.			

#### FLOODPLAIN

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Noted.			
2	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Noted. Fire Hydrants are provided at 300' or less spacing around the proposed building along the fire lane.			
3	Info:	If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	Noted, will be addressed with the Building Permit Submittal.			
4	Info:	A water flow survey should be conducted to determine if the available water supply will suffice to obtain the necessary fire flow requirements.	A fire flow test will be coordinated.			
5	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Noted. Building will have fire sprinkler system and all portions of the building will be within 500-feet of a fire hydrant.			
6	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	FDC is proposed to be adjacent to an onsite fire hydrant			
7	Info:	503.1.1 (amendment) 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 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 thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Noted. Fire lanes are provided along 3 sides of the proposed building.			
8	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Noted			

9	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.	Noted. Fire lanes meeting these requirements will be provided.			
10	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Noted			
11	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Noted			
12	Info:	An accessible road and a suitable water supply is required before going vertical with any structure.	Noted			
13	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Proposed fire lanes are 24-feet in width.			
14	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, exclusive of shoulders.	Noted			
15	Info:	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. . Any obstruction can seriously affect emergency service reponse.	Noted			
16	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Noted			
17	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:“ Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Noted			
18	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)	Not applicable			
19	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Not applicable			
20	Info:	Commercial or Industrial development of the property will require further Development Services review.	Noted			

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

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

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.				

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

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

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

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

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

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

#### INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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



\*NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4854640165C, MAP REVISED JULY 18, 1985, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE C, A "AREAS OF MINIMAL FLOODING" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
4. BUILDINGS CONSTRUCTED FOR HUMAN HABITATION SHALL BE CONSTRUCTED WITH THE FINISH FLOOR ELEVATION A MINIMUM OF 18 INCHES ABOVE THE HIGHEST ELEVATION OF THE CROWN LINE IN THE ROADWAY IN FRONT OF THE PROPERTY ON WHICH THE BUILDING IS LOCATED.
5. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.
6. 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS ZONING MAY CHANGE.
8. THE TOTAL PLATTED AREA CONTAINS 19.556 ACRES OF LAND INCLUDING STREET DEDICATION.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

\*OWNERS CERTIFICATE\*

BEING A TRACT OF LAND LOCATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT No. 1, NUECES COUNTY, TEXAS, BEING A PORTION OF LOT 1, MARGARET KELLY LAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 40, MAP RECORDS, NUECES COUNTY, TEXAS (M.R.N.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF BEAR LANE (A 60 FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF A 20 FOOT RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT OF LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 68, PAGE 505, M.R.N.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A 2" ALUMINUM CAP BEARS S 88°37'09" W, 653.01 FEET;

THENCE N 88°37'09" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BEAR LANE, A DISTANCE OF 653.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHWEST CORNER OF A 20 FOOT RIGHT-OF-WAY DEDICATION SHOWN ON THE PLAT OF INDUSTRIAL TECHNOLOGY PARK UNIT 1, AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 46, PAGE 105, M.R.N.C.T.;

THENCE S 01°11'03" E, ALONG THE WEST LINE OF BLOCK 2 OF SAID INDUSTRIAL TECHNOLOGY PARK UNIT 1, AT A DISTANCE OF 20.00 FEET PASSING A 1" IRON PIPE FOUND, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID INDUSTRIAL TECHNOLOGY PARK UNIT 1, AT A DISTANCE OF 1027.69 FEET PASSING A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1, CONTINUING IN ALL A TOTAL DISTANCE OF 1303.46 FEET TO A 5/8" IRON ROD FOUND WITH A 2" ALUMINUM CAP, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 01°11'03" E, 122.53 FEET, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1;

THENCE S 88°37'09" W, DEPARTING THE WEST LINE OF SAID BLOCK 2, INDUSTRIAL TECHNOLOGY PARK UNIT 1, A DISTANCE OF 653.52 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BASS & WELSH", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4;

THENCE N 01°11'14" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, AT A DISTANCE OF 1283.46 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, INDUSTRIAL TECHNOLOGY PARK UNIT 4, CONTINUING IN ALL A TOTAL DISTANCE OF 1303.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.556 ACRES (851,877 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF NUECES §

SEFL/CORPUS CHRISTI, LLC HEREBY CERTIFIES THAT IT IS THE OWNER, FREE OF ALL LIENS, OF THE LANDS SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN ON THE FOREGOING MAP; THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC; ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF THE PUBLIC UTILITIES; THAT THE FOREGOING MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
RYAN SMIGIEL  
MANAGER

STATE OF TEXAS §  
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID PARTNERSHIP 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 IN AND FOR STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

\_\_\_\_\_  
AL RAYMOND, III, AIA  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

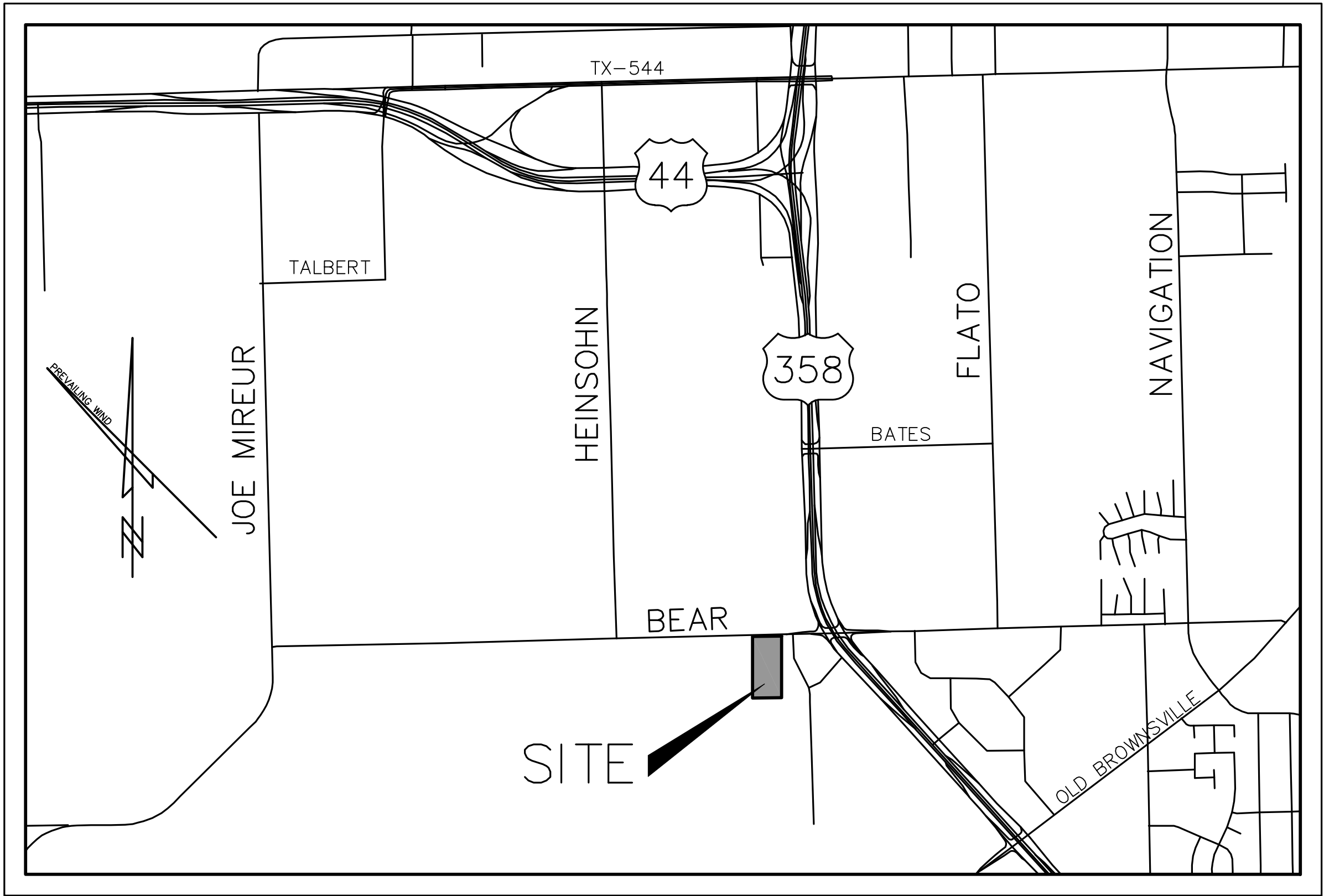
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021

AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE MAP RECORDS OF NUECES COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

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

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

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

\*SURVEYOR'S STATEMENT\*

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINT OF CURVE HAVE BEEN PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. No. 6373 ON August 13, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: AaronLS@WierAssociates.com

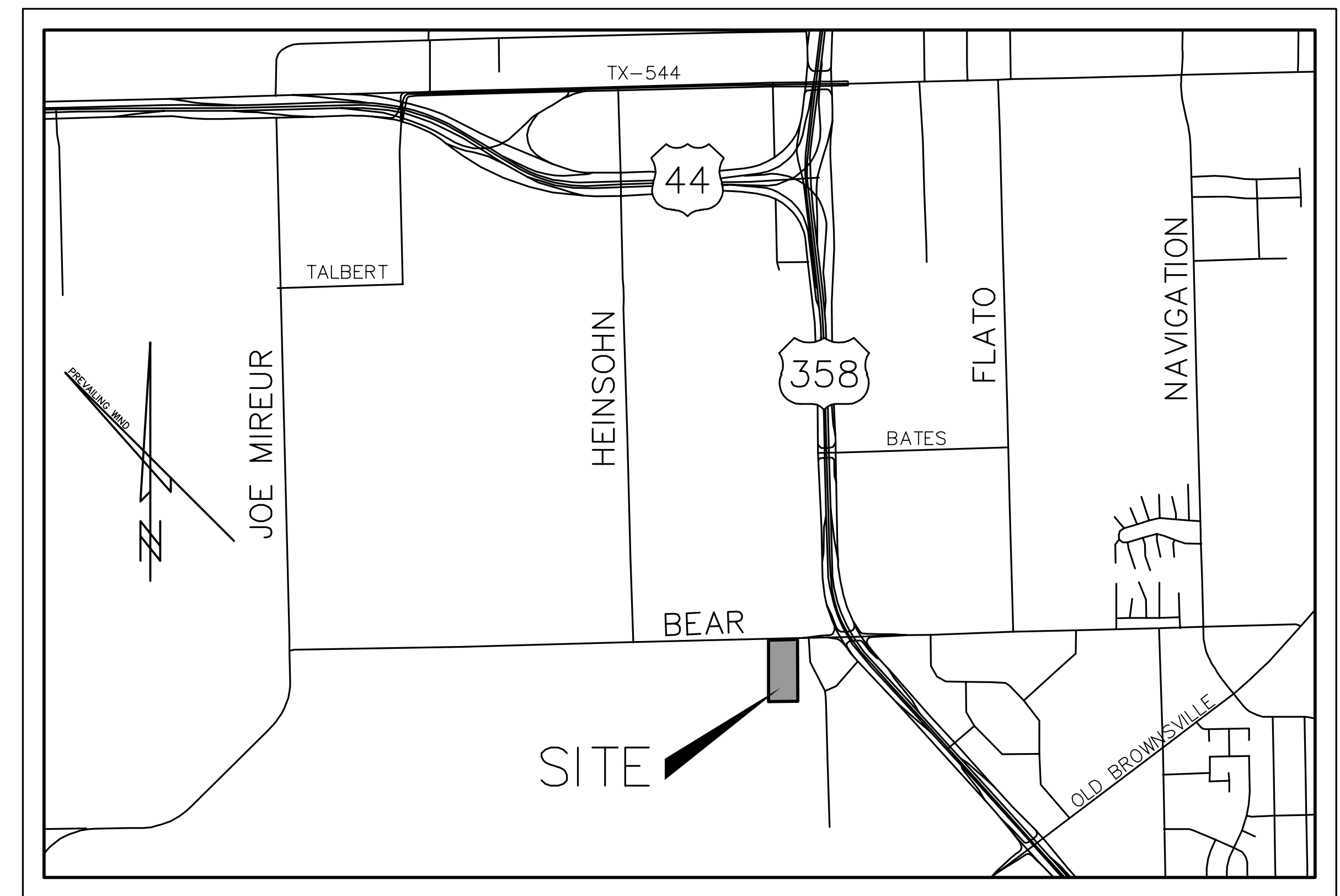
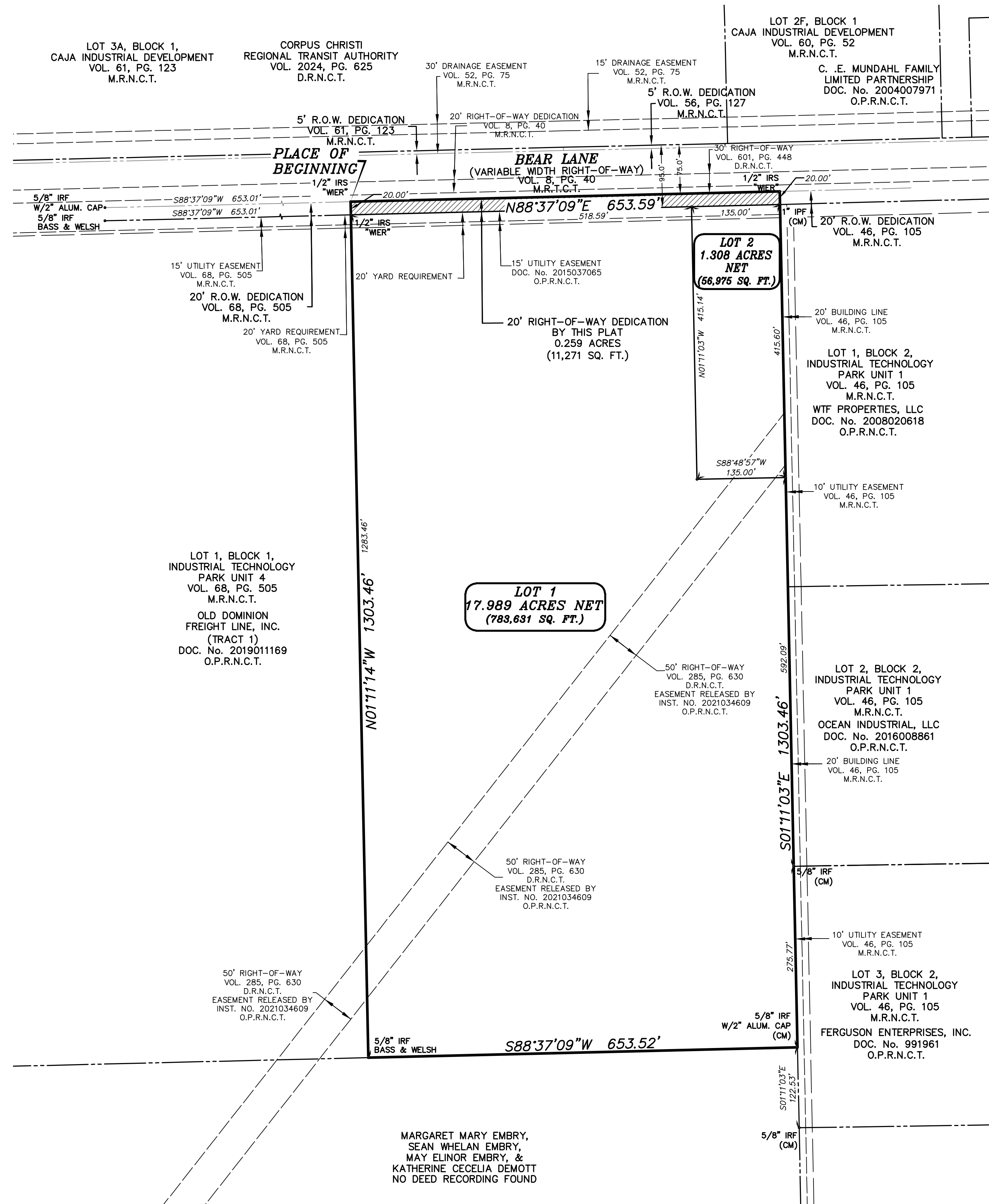
**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**FINAL PLAT**  
**INDUSTRIAL TECHNOLOGY PARK**  
**UNIT 4, BLOCK 2, LOTS 1 & 2**

AN ADDITION TO THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
BEING 19.556 ACRES OF LAND LOCATED IN THE  
ENRIQUEZ VILLAREAL SURVEY, ABSTRACT No. 1, NUECES COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

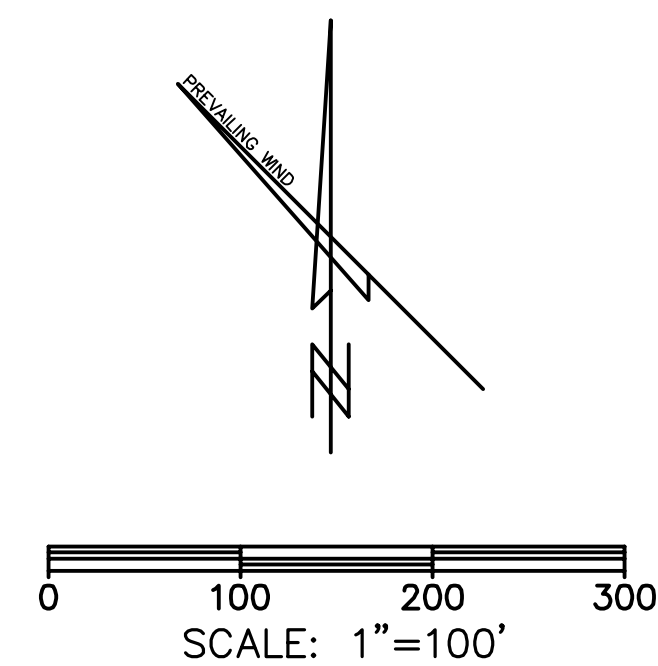
ENGINEER/SURVEYOR  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: PHILIP GRAHAM, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713



VICINITY MAP  
NOT TO SCALE

\* L E G E N D \*

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
D.R.N.C.T.	DEED RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
"WIER"	"WIER & ASSOC INC"



**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**

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*SHEET 2 OF 2*

DATE: 8/24/2021  
W.A. No. 21018

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1076

SARATOGA DOWNS, UNIT 4, PRELIMINARY PLAT (BEING TWO PARCELS OF LAND THAT ARE SITUATED IN LOT 6, SECTION 7 BOHEMIAN COLONY LANDS – 33.01 ACRES, MORE OR LESS)

Specifically located at 1802 Lands Road, generally located along Lands Road, east of Harwick Drive.

Zoned: RS-6 and RS-4.5 (Pending zone change from RS-6 to RS-4.5)

Owner: MVR Construction

Engineer: Urban Engineering

The applicant proposes to plat +/-33.01 acres into 214 single-family residential lots, one (1) public drainage channel and +/-8763 linear feet of public street.

Conditions:

1. Eventual Street Waiver to reduce the ROW to 40-feet and have sidewalks on both sides.
2. Updated cross section of Martin Street and Lands Road (half-street) to show a curb on the opposite side of the street and an updated residential street cross section to show sidewalks on both sides.
3. The eventual condemnation and connection to Lands Road.

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

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. These comments are intended to be final. All plats must comply with applicable review criteria. All corrected plats must be submitted with a comment resolution (response) letter for staff review. \*\*\*The application will be considered void after 180 days if no comments are submitted responding to distributed TRC comments.\*\*\*

Staff Only/District: Three (3)  
App Received: 05.19.2021  
TRC Meeting Date: 06.10.2021  
TRC Comments Sent Date: 06.14.2021  
Revisions Received Date (R1): 06.22.2021  
Staff Response Date (R1): 07.16.2021  
Revisions Received Date (R2): 07.23.2021  
Staff Response Date (R2): 08.02.2021  
Planning Commission Date: TBD

Urban Engineering responses: 6-22-2021      Urban Engineering responses: 7-23-2021

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: 21114076

Saratoga Downs, Unit 4, Preliminary Plat (Being two parcels of land that are situated in Lot 6, Section 7 Bohemian Colony Lands – 33.01 ACRES, more or less)  
Specifically located at 1002 Lands Road, generally located along Lands Road, east of Warwick Drive

Zoned: RS-6 and RS-4.5 (Pending zone change from RS-6 to RS-4.5)

Owner: MVR Construction Company  
Surveyor: Urban Engineering, by Xavier Galvan

The applicant proposes to plat +/-33.01 acres into 214 single-family residential lots, one (1) public drainage channel and +/-8763 linear feet of public street

GIS No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	06.02.2021: Plat shown to acceptable engineering standards. (TMS Manual of Practice Appendix A, Condition 5: Suburban Traverse Error of Closure)	Understood, 33.01 Acres as shown is incorrect. 34.96 is actual acreage			
2	Plat	Total Platted area is incorrect. Plotted	Total plat area is 34.96 Acres. Correction has been made	Resolved		
3	Plat	Street name "Jolly" is already in use Plotted	name has been revised to Correct way	Resolved		

C:\Users\lgalvan\Documents\21114076\GIS\TechnicalResponses\21114076\GIS\21114076\21114076.dwg











Draft Copy					
	Development on this site that manage storm water drainage, including the management of the property, drainage, including in the property by efficient development, and drainage, including in the property by efficient development, and drainage, including in the property by efficient development.				
1	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood		
2	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood		
3	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Added dimension	Addressed	
4	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood		
5	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	we do not have any indication that the easement extends east of this property.	Not Addressed See attached map showing Drainage Easement.	
6	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood	ROW has been added	Addressed
7	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	The current practice is to provide a 2' electrical easement and parallel 5' utility easement as shown.	Arbitrary changing of current practice that has no basis in logic or need. Total easement width is 10', adjacent to 40' of ROW.	See comment from Utilities on Water Line Placement (Refer to cell G-1D1).
8	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood		
9	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	See Previous Response		
10	Plat	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood	Addressed	
1	Utility	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood	Addressed	
2	Utility	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	There is no indication that the Drainage Easement extends East of this tract.	ROW has been added	Addressed
3	Utility	Public (or proposed) Plans are marked, dated, & PDF copy of proposed Public Improvements, including a copy of the Public Improvement/CCTV, can be made and approved per the City of Houston. Per property per LDC 2.2.6.2.	Understood	Addressed	



















































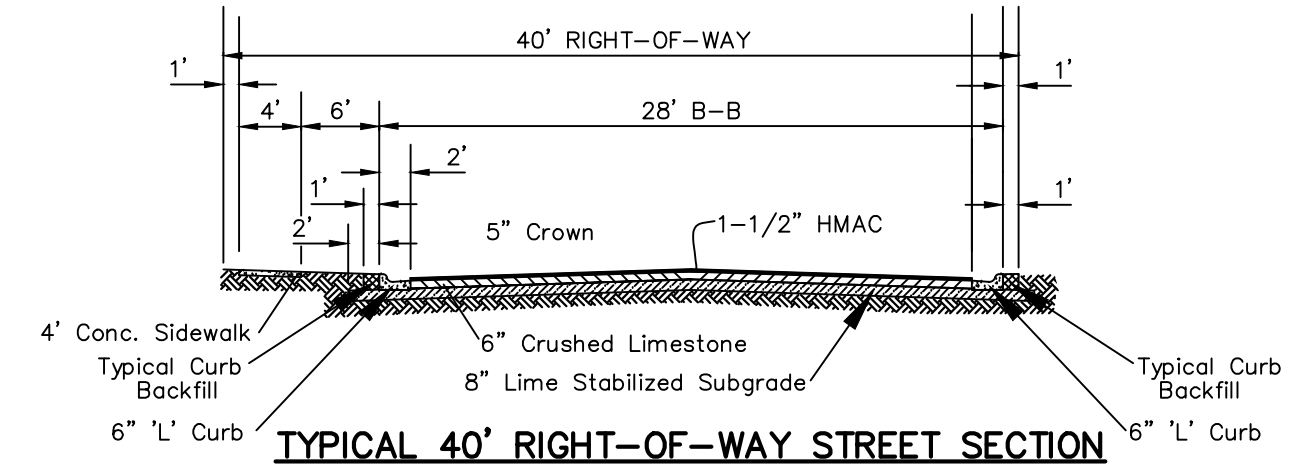
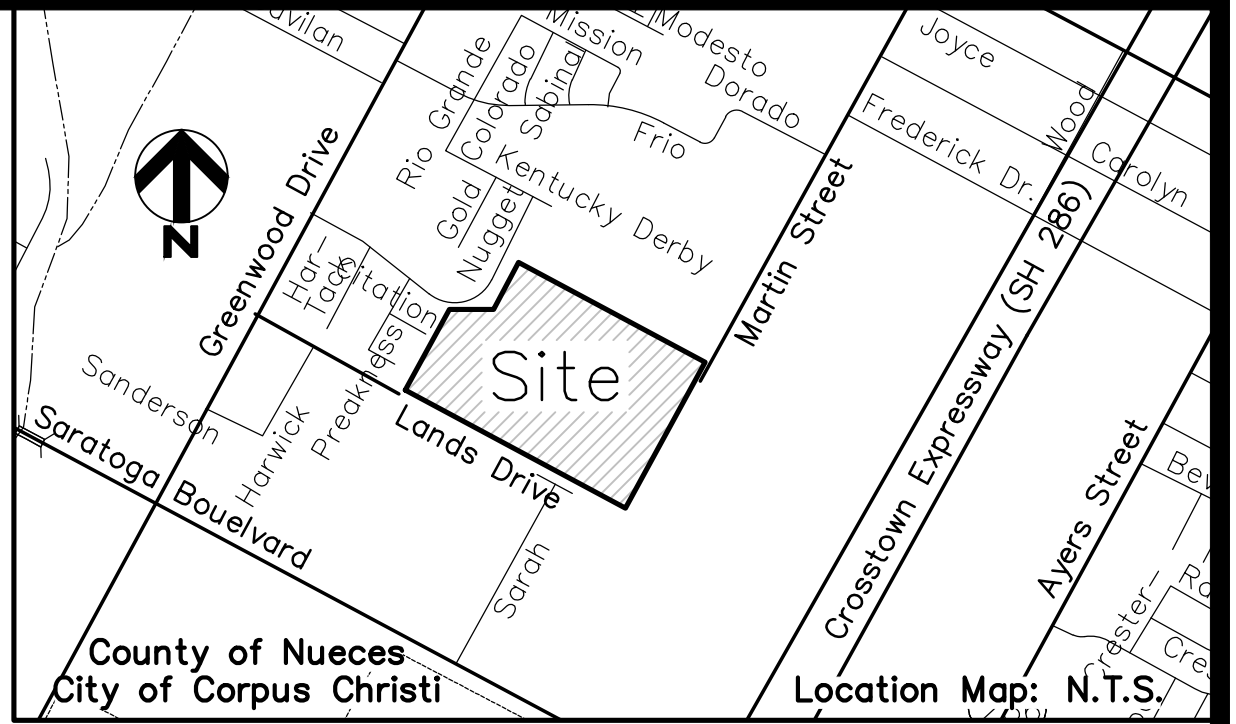
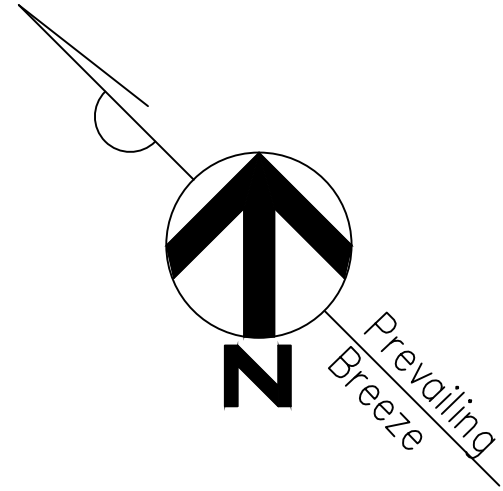
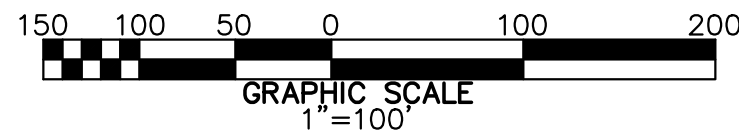








- Legend:**
- 5/8" I.R. Found
  - 1" I.P. Found
  - 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
  - 5/8" Iron Rod with yellow plastic cap stamped "VOSS ENG. RPLS 2293" Found
  - 5/8" Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found



**TYPICAL 40' RIGHT-OF-WAY STREET SECTION**

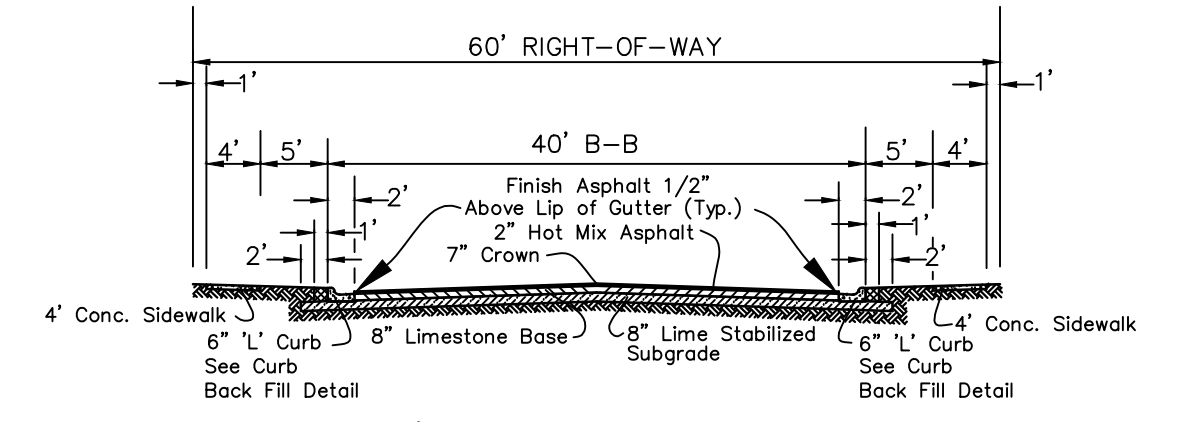
Not to Scale

**SPECIFICATIONS:**

- 1-1/2" Type D Hot Mix Asphalt Concrete
- Moisture shall be within  $\pm 3\%$  Optimum Moisture
- 8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Std. Proctor Density
- Moisture shall be within  $\pm 3\%$  Optimum Moisture
- Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

**NOTE:**

For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lime subgrade shall be scarified and constructed.



**TYPICAL 60' RIGHT-OF-WAY STREET SECTION**

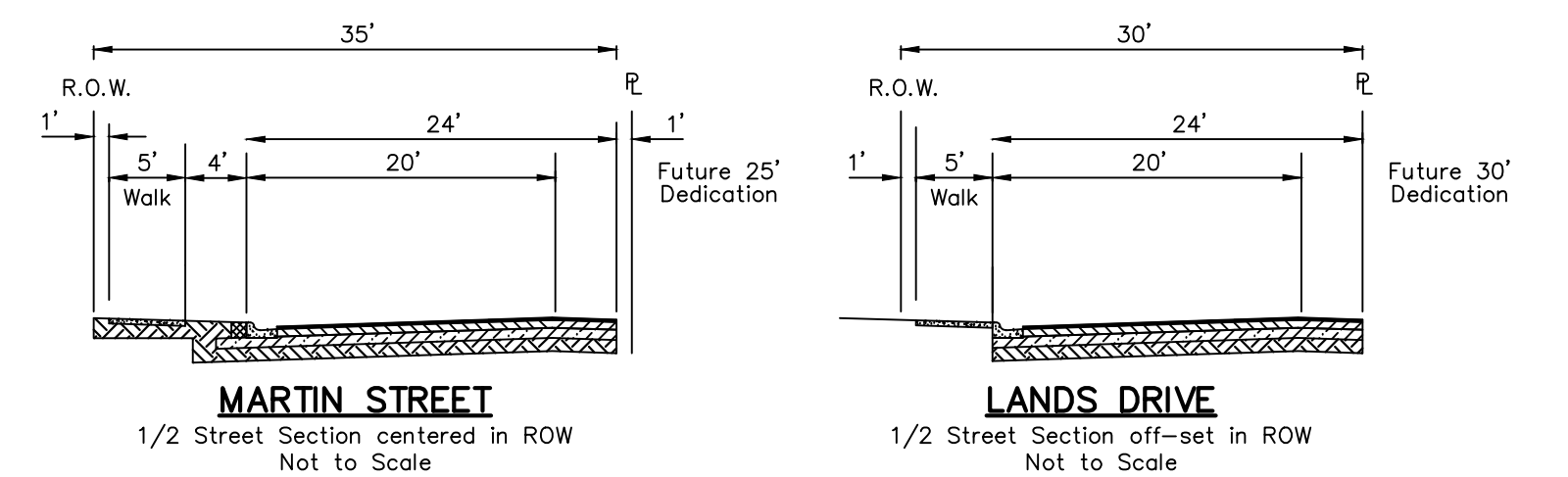
Not to Scale

**SPECIFICATIONS:**

- 2" Type D Hot Mix Asphalt Concrete
- Moisture shall be within  $\pm 3\%$  Optimum Moisture
- 8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
- Moisture shall be within  $\pm 3\%$  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 lime subgrade shall be scarified and constructed.

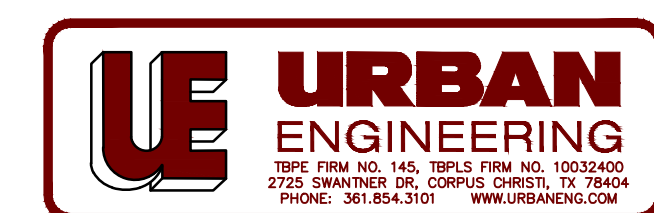


- General Notes:**
- Property is zoned RS-4.5 and RS-6. Property will be rezoned to RS-4.5.
  - Total platted area contains 34.96 Acres of Land. (Includes street dedication)
  - The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic 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.
- Surveyor's Notes:**
- 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.
  - 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 0277 C, City of Corpus Christi, Texas, which bears an revised date of July 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485464 0277 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
  - Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).

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

**Developer:**  
MVR Construction Company  
1106 Rayado Creek Drive  
Corpus Christi, Texas 78414  
(361)577-8243

**Engineer/Surveyor:**  
Urban Engineering  
2725 Swantner Drive  
Corpus Christi, Texas 78404  
(361)854-3101



34.96 Acres, situated in Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, said 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, Official Public Records of Nueces County, Texas.

## Preliminary Plat of Saratoga Downs Unit 4

Revised: 7/22/21  
Submitted: 5/19/21  
SCALE: 1"=100'  
JOB NO.: 4916.C1.02  
SHEET: 1 of 1  
DRAWN BY: XG  
©2021 by Urban Engineering  
urban@urbaneng.com



# PLANNING COMMISSION STAFF REPORT

Case No. 0821-06

INFOR No. 21ZN1031

**Planning Commission Hearing Date:** September 1, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> City Bakery (Barbara Handy) <b>Applicant:</b> City of Corpus Christi <b>Location Address:</b> 810 19 <sup>th</sup> Street <b>Legal Description:</b> Weiss Add Lot 12A Block 1, located along the east side of 19 <sup>th</sup> street, the south side of Coleman Avenue, and north of Hancock Avenue.			
<b>Zoning Request</b>	<b>From:</b> "CI" Intensive Commercial District and "RM-3" Multifamily 3 District <b>To:</b> "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay <b>Area:</b> 0.3165 acres <b>Purpose of Request:</b> To designate a historic overlay to honor the cultural history of the property.			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"CI" Intensive Commercial District and "RM-3" Multifamily 3 District	Commercial and Medium Density Residential	Commercial and Medium Density Residential
	<i>North</i>	"CI" Intensive Commercial District and "RM-3"	Commercial and Low Density Residential	Commercial and Medium Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial	Vacant and Commercial	Commercial
	<i>East</i>	"RM-3" Multifamily District	Low Density Residential	Medium Density Residential
	<i>West</i>	"CN-1" Neighborhood Commercial and "RS-6" Single-Family 6 District	Vacant and Commercial	Commercial
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). <b>Zoning Violations:</b> None <b>Council District:</b> 1			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 125 feet of street frontage along South 19th Street, and approximately 100 feet of street frontage along Coleman Avenue. South 19th Street is designated as an "C1" Minor Collector Street. Coleman Street is designated as a Local/Residential Street. According to the Urban Transportation Plan, "C1" Minor Collector Streets can convey a capacity of 1,000 to 3,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South 19 <sup>th</sup> Street	"C1" Minor Arterial	60' ROW 40' paved	60' ROW 40' paved	N/A
	Coleman Street	"Local/Residential"	50' ROW 28' paved	60' ROW 28' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

**Development Plan:** The subject property is 0.3165 acres in size and the existing building is approximately 3,500 square feet in size. The owner is planned to continue business as a bakery and is making no major improvements at this time.

**Existing Land Uses & Zoning:** The subject property is currently zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. The land currently consists of a bakery and large parking lot. The building was constructed in the 1950's and has been the site of City Bakery since 1962. To the north across Coleman Avenue are residential homes, St. Joseph's Catholic Church, and Saint Joseph's Catholic School zoned "CI" Intensive Commercial District and "RM-3" Multifamily 3 District. To the south are small commercial businesses and single-family residences zoned "CN-1" Neighborhood Commercial District and "RM-3" Multifamily 3 District. To the east are single family residences zoned "RM-3" Multifamily 3 District. To the west are single-family residences zoned and a small commercial building zoned "CI" Intensive Commercial District and "RS-6" Single Family 6 District respectively. The current use of a bakery is conforming within the uses that are permitted in the "CI" Intensive Commercial district.

**Historical Profile:** Mexico City Bakery was founded by Antonio and Juanita Gomez on Ayers Street, Corpus Christi in the 20<sup>th</sup> century. City Bakery was later founded by the owner's daughter Emma and her husband Santiago M. Riveria at 521 S. 19<sup>th</sup> Street. After gaining success the site moved to its current location at 810 South 19<sup>th</sup> Street in 1962. City Bakery was an important family business in the neighborhood that developed around St. Joseph's Church. The original Hispanic settlement in Corpus Christi was located in an area called "The Hill" south of Leopard St. and west of the bluff. As the Hispanic population grew in the early 20<sup>th</sup> century, neighborhoods extended west and southwest. From the 1960s to 1990s, City Bakery hosted a variety of customers because it was the hub of the neighborhood; thus, establishing itself as a culturally and socially important place, serving breakfast, hosting celebrations, and even holding League of United Latin American Citizens (LULAC) meetings there.

The Wiess Addition subdivision at 18th and 19th St. at Coleman Avenue was platted in 1927 (Vol. 4, Pg. 40, Nueces County Records). Completed in 1950 on S. 19th Street, St. Joseph's Church replaced the original chapel of San Jose on 17th Street. The City Bakery

property (Lot 12A, Block 1, Wiess ADD) was platted in 1967 by Emma and Santiago Rivera Sr. (Vol. 35, Pg. 17, Nueces County Records). The deed history of City Bakery registered at 810 S. 19th Street, shows the conveyance from Emma G. Rivera to Santiago M. Rivera in May 1986, Santiago M. Rivera to Juan Rivera (son) in May 1986, and from Juan Rivera to Santiago M. Rivera in May 1988. In May 2003, Santiago M. Rivera conveyed the property to Rosita De La Paz (daughter) and in November 2004, Rosita De La Paz conveyed the property to Barbara Handy (Santiago Rivera, Sr.'s granddaughter).

The bakery building at 810 S 19th St. is a one-story building, mid-20th century commercial block style, constructed circa 1962 of cement block with a masonry brick façade. It has a flat roof, with a slight parapet. A mansard style shingle canopy was added on the storefront. The entrance on 19th St. has a double door which is flanked by metal frame glass windows. The storefront also has a secondary single door entrance. A cement block addition is on the east side of the main building.

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

**Plat Status:** The property is platted.

**Utilities:**

**Water:** 16-inch C905 line located along South 19<sup>th</sup> Street

**Wastewater:** 2-inch VCP line located along South 19<sup>th</sup> Street.

**Gas:** 2-inch Service Line located along Coleman Street.

**Storm Water:** Road side inlets surrounding the subject property.

**Plan CC, Area Development Plan, and Preservation Plan Consistency:** The subject property is located within the boundaries of the Westside Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay is consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, county, state, or the United States (C.C. Preservation Plan, Policy Statement A.3).
- Valued as an aspect of community sentiment or public pride (C.C. Preservation Plan, Policy Statement A.3).
- Preservation and reuse of culturally and historically significant structures, objects, and sites in Corpus Christi should be encouraged (C.C. Preservation Plan, Policy Statement A.4).

**Department Comments:**

- Per UDC Section 3.4.1 Landmark Commission reviewed and recommended \_\_\_\_\_ of the designation of the Local Historic Landmark designation on August 26, 2021.
- Per UDC Section 3.4.2 the Planning Commission review and recommended \_\_\_\_\_ of the designation of the Local Historic Landmark on September 1, 2021.
- Per UDC 3.4.3 review criteria staff has recommended that the Local Landmark Designation is eligible and worthy of a designation as it meets requirements 2 and 5:
  1. The property has received prior recognition as a Registered Texas Landmark, National Historic Landmark or as an entry in the National Register of Historic Places.
  2. **The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.**
  3. The property is the site of significant historic event.
  4. Its identification with a person who significantly contributed to the culture and development of the City.
  5. **The property exemplifies the cultural, economic, social or historic heritage of the City.**
  6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
  7. The property embodies distinguishing characteristics of an architectural type or specimen.
  8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
  9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
  10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
  11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
  12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.
- City of Corpus Christi City Council approved a motion on July 27<sup>th</sup>, 2021, to initiate the process for Historic Landmark Designation the property owner, Barbara Handy gave consent to the designation with an affidavit and was provided a Historic impact statement on August 2021 giving consent to the designation.

**Planning Commission and Staff Recommendation (September 1, 2021):**

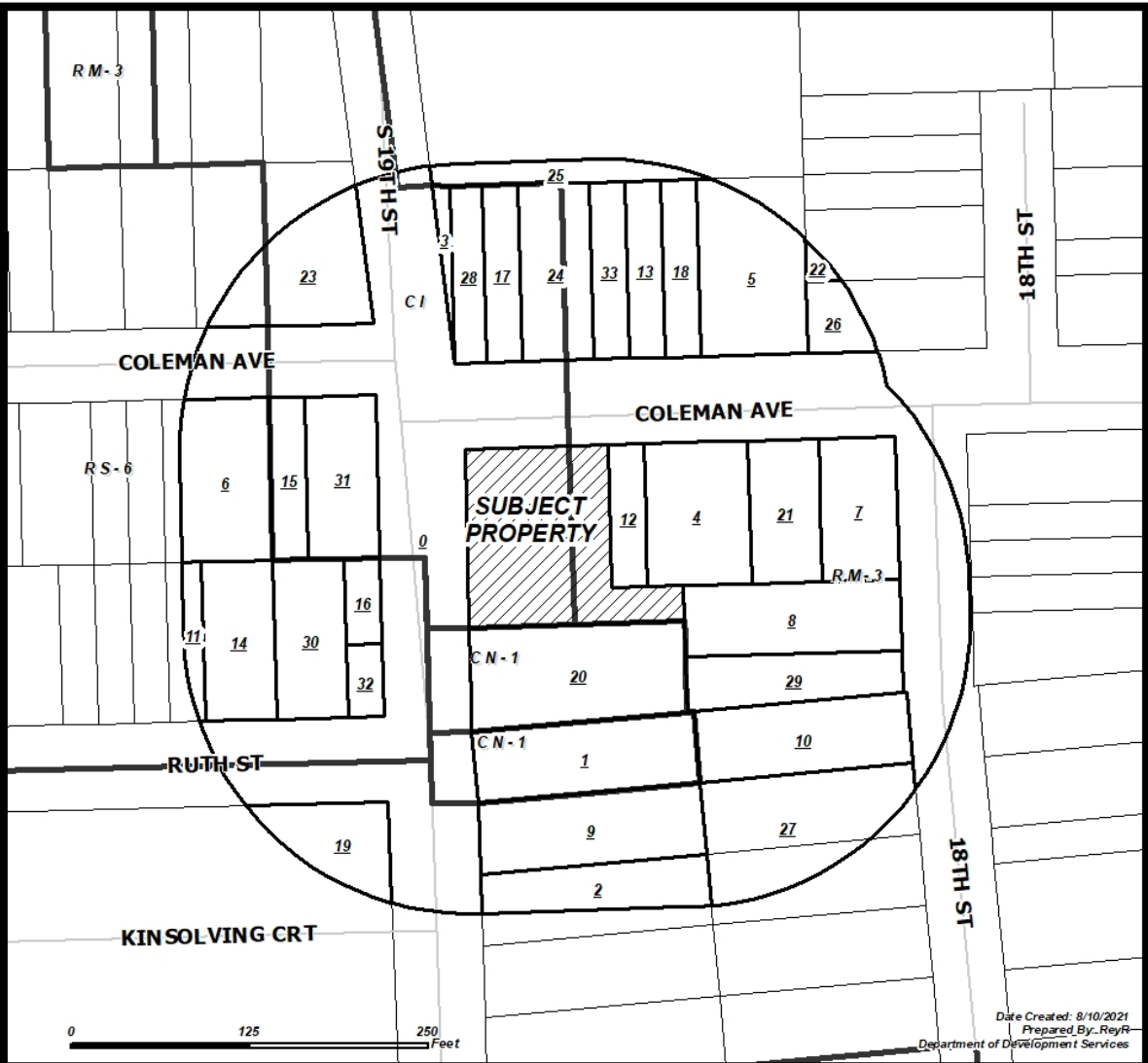
Approval of the change of zoning from the "CI" Intensive Commercial District and "RM-3" Multifamily 3 District to the "CI/H" Intensive Commercial District with a Historic Overlay and "RM-3/H" Multifamily 3 District with a Historic Overlay.

Public Notification	<p>Number of Notices Mailed – 34 within 200-foot notification area 6 outside notification area</p> <p><b><u>As of August 11, 2021:</u></b></p> <p>In Favor – 0 inside notification area – 0 outside notification area</p> <p>In Opposition – 0 inside notification area – 0 outside notification area</p> <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>
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**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)
- C. City Council Minutes of July 27, 2021
- D. Affidavit and Intent Signed letter
- E. Historic Impact Statement





Date Created: 8/10/2021  
Prepared By: ReyR  
Department of Development Services

**CASE: 0821-06**  
**ZONING & NOTICE AREA**

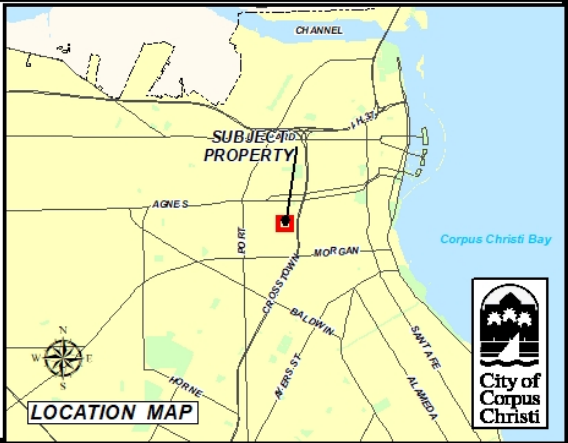
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition





# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council

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Tuesday, July 27, 2021

11:30 AM

Council Chambers

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**Addendums may be added on Friday.**

**A. Mayor Paulette M. Guajardo to call the meeting to order.**

Mayor Guajardo called the meeting to order at 11:38 a.m.

**B. Invocation to be given by Pastor Rick Barrera, Cornerstone Church.**

Pastor Rick Barrera, Cornerstone Church, gave the invocation.

**C. Pledge of Allegiance to the Flag of the United States and to the Texas Flag to be led by Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major.**

Jordan Baylor, Texas A&M University-Corpus Christi, Communication Studies Major, led the Pledge of Allegiance to the Flag of the United States and to the Texas Flag.

**D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: City Manager Peter Zanoni, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

**Present:** 9 - Mayor Paulette M. Guajardo, Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Billy A. Lerma, Council Member John Martinez, Council Member Ben Molina, Council Member Mike Pusley, and Council Member Greg Smith

**E. Proclamations / Commendations**

1. [21-0904](#) Proclamation declaring July 30, 2021 as the "Feria De Las Flores" Day.  
Proclamation declaring July 25-31, 2021 as the "Feria De Las Flores" Week.  
Commendation recognizing National Little League Minor Division Team.

Mayor Guajardo presented the proclamations and commendation.

**F. PUBLIC COMMENT**

Mayor Guajardo opened the public comment period.

Jack Gordy, 4118 Bray Dr., spoke regarding his request for public information.

Brian Watson, 5813 Hugo Dr., spoke about the United States Interagency Council on Homelessness and asked City Council to consider hiring a consultant to discuss the desalination plant.

Joe Kramer, 1820 Waldron Rd., thanked the Mayor and Council for their service to our City, and expressed his gratitude to Director of Public Works Richard Martinez and his staff for their work.

**G. CONFIRMATION OF POLICE CHIEF APPOINTMENT**

2. [21-0901](#) Motion confirming the City Manager's appointment of Mike Markle as Corpus Christi Chief of Police.

Mayor Guajardo referred to Item 2.

Mayor Guajardo made a motion to approve the motion, seconded by Council Member Molina. This Motion was passed and approved with the following vote:

Immediately following the vote, a swearing-in ceremony was held.

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-147

**H. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:**

Mayor Guajardo referred to City Manager's Comments.

**a. Presentation of the City of Corpus Christi's FY 2022 Proposed Annual Operating Budget and Capital Improvements Program Budget**

City Manager Zaroni presented the FY2022 Proposed Annual Operating Budget and Capital Improvements Program Budget as follows: FY 2022 proposed budget summary; budget transparency; budget development; FY 2022 total city budget: \$1.2 Billion; FY 2022 proposed budget general funds (with transfers); FY 2022 general fund budget: \$298.4 Million; general fund revenue growth over FY 2021 adopted budget; property taxable value growth and rate; \$121,500,760 FY 2021-2022 proposed budget street maintenance and reconstruction; 56% increase in streets for FY 2022; streets; police; fire; parks and rec; Type B fund; marina; Bayfront; neighborhood services; library; communication; auditor; solid waste; hotel occupancy tax (HOT); arena and convention center; development services fees; airport; water; wastewater; stormwater; stormwater 5-year program; stormwater improvements; gas; utility; net impact-\$0 (zero dollars);

senior, disabled and low income utility assistance program; employee health benefits in FY 2022; FY 2022 Capital Budget \$448.9 Million; FY 2022 budgeted positions; and next steps.

Council Members and City Manager Zanoni discussed the following topics: the community input meetings will last about an hour and a brief video of the budget will be provided; the American Rescue Plan funding is included in the budget; a Council Member's request for a separate workshop for the Capital Improvement Plan (CIP) budget; and a Council Member's request that calendar invitations be sent for all the budget input sessions.

**b. Covid-19 Update by Annette Rodriguez, Health Department Director**

Assistant Director of Public Health Luis Wilmot presented an update on COVID-19: Nueces County COVID-19 cases; COVID-19 weekly cases; hospitalizations/ICU; Delta Variant; and vaccine breakthrough cases in Nueces County.

A Council Member requested data information regarding the number of deaths related to the COVID-19 vaccination.

**c. Games of Texas Update by Neiman Young, Assistant City Manager**

Assistant City Manager Neiman Young presented information on the Summer Games of Texas 2021: July 29-August 1, 2021 sporting events; economic benefits; COVID-19 protocols; and sports schedule.

**d. Seawater Desalination Update by Mike Murphy, Chief Operating Officer**

Chief Operating Officer Michael Murphy presented an update on the desalination workshop. He said the desalination team is working on responses to questions from Mayor and City Council.

Council Members and Mr. Murphy discussed the following topics: a Council Member's request for an updated timeline; and the importance of right-sizing the plan with a thorough analysis.

**I. BOARD & COMMITTEE APPOINTMENTS:**

- 3. [21-0840](#)** Building Standards Board (2 vacancies)  
Marina Advisory Committee (6 Vacancies)  
Planning Commission (3 vacancies)  
Airport Zoning Commission (3 vacancies)

Mayor Guajardo referred to Item 3. The following board appointments were made:

Building Standards Board:  
Guate Garcia (Appointed)

Monica Pareso (Appointed)

Marina Advisory Board:

Richard E. Bell (Reappointed)

Robert Kelley (Appointed)

Don J. Dunlap (Appointed)

Paulo Salazar (Appointed)

John Murray (Appointed)

Alyssa M. Mason (Appointed)

Planning Commission and Airport Zoning Commission:

Michael M. Miller (Reappointed)

Sheldon Schroeder (Reappointed)

Kamran Zarghouni (Reappointed)

**J. EXPLANATION OF COUNCIL ACTION:**

**K. CONSENT AGENDA: (ITEMS 4 - 16)**

*Consent - Second Reading Ordinances*

4. [21-0843](#) Ordinance adopting the Fiscal Year 2021-2022 Consolidated Annual Action Plan (CAAP) for the Community Development Block Grant (CDBG) budget in the amount of \$2,784,119, the Emergency Solutions Grant (ESG) budget in the amount of \$235,265, and the HOME Investment Partnerships (HOME) budget in the amount of \$1,162,686 for a total of \$4,182,070 annual funding from the United States Department of Housing and Urban Development (HUD); authorizing the execution of all necessary documents to submit the CAAP; authorizing a staff complement of 13 positions; accepting and appropriating funding for the approved CAAP projects and authorizing the execution of funding agreements, amendments and other documents necessary to implement the FY 2021-2022 CAAP.

Mayor Guajardo referred to Item 4.

Workforce Housing Manager Jennifer Buxton presented information on the following topics: summary; HOME grants and loans; council requests for information grants; council requests for information loans; payments made by property; Palms at Blucher Park Unit configuration; Avanti Heritage Park Unit configuration; Council requests for information TG110; Palms at Blucher Park sources and uses; and staff recommends allocating \$1 million of HOME program to the Palms at Blucher Park.

Council Members, Housing Manager Buxton, City Manager Peter Zanoni, Representative for developer Ray Lucas with Lucas & Associates, and Interim Director of Neighborhood Services Tracey Cantu discussed the following topics: a Council Member's request for dates of the loans remaining balances; in response to a Council Member's question

regarding the final cost certification, Mr. Lucas stated that there are two CPA firms recognized by the investors that certify the cost certification and then the cost certification goes to the state to verify the results; all of the projects listed in this presentation except for Wayforward/Fishpond are 9% tax credits; TG110 has returned funds to the City in the amount of \$1 million dollars with the Village of Greenwood project because they received money from the Texas General Land Office; if the Palms at Blucher Park project does not go forward, then the tax credits go back to the City for the next eligible project; in order to be a competitor for the tax credits, the developer told the state that they will build 72 units; cities help to subsidize affordable housing, so this \$1 million dollars in HOME funds will help keep the units affordable; Prospera and TG110 are non-profits, so Prospera is willing to absorb anything above \$1 million dollars; 8 out of the 16 projects listed in the presentation have made repayments; and a few Council Members did not agree with the process used to select the recipient.

Council Member Barrera made a motion to amend the ordinance to include the \$1 million dollars in the HOME program, seconded by Council Member Pusley and approved with the following vote: Council Members Barrera, Pusley, Hunter, Smith and Molina voted - Aye; and Mayor Guajardo, Council Members Martinez, Lerma and Hernandez voted - No.

Council Member Barrera made a motion to approve the ordinance as amended, seconded by Council Member Pusley. This Ordinance was passed on second reading as amended and approved with the following vote:

**Aye:** 5 - Council Member Barrera, Council Member Hunter, Council Member Molina, Council Member Pusley and Council Member Smith

**Nay:** 4 - Mayor Guajardo, Council Member Hernandez, Council Member Lerma and Council Member Martinez

**Abstained:** 0

Enactment No: 032503

### **Approval of the Consent Agenda**

Mayor Guajardo referred to the Consent Agenda. Council Members requested that Items 4, 6, 8 and 12 be pulled for individual consideration.

A motion was made by Council Member Lerma, seconded by Council Member Pusley to approve the Consent Agenda with the exception of Items 4, 6, 8 and 12. The motion carried by the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

5. [21-0658](#) Ordinance rejecting the apparent low bid of WLE, LLC. of Austin, Texas due to refusal to perform on a previous mowing contract providing similar services and

authorizing a three-year service agreement for mowing and grounds maintenance of Storm Water Group 5A1 for an estimated amount of \$204,540.00 with Dorame General Repair & Lawn LLC of Corpus Christi, Texas for the Public Works Department, with FY 2021 funding in an amount not to exceed \$11,363.33 available through the Storm Water Fund.

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 032504

*Consent - Contracts and Procurement*

6. [21-0580](#) Motion authorizing a five-year service agreement with SWCA, Incorporated, dba SWCA Environmental Consultants, of San Antonio, Texas to provide permitting services, such as reporting, training, and compliance for the Texas Commission on Environmental Quality in an amount not to exceed \$104,879.00, with FY 2021 funding in an amount not to exceed \$6,992.00, available through the Water Fund.

Mayor Guajardo referred to Item 6.

A Council Member, Assistant Director of Public Works Gabriel Hinojosa and Director of Planning Daniel McGinn discussed the following topics: a Council Member's concern about the low bid and not having prior history with this company; and City Manager Peter Zanon recommends tabling this item.

Council Member Hunter made a motion to table the item, seconded by Council Member Pusley. This Motion was tabled with the following vote:

**Aye:** 8 - Mayor Guajardo, Council Member Barrera, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Nay:** 1 - Council Member Hernandez

**Abstained:** 0

7. [21-0798](#) Motion authorizing a three-year service agreement with Allison Corp. dba Allison Flooring America of Corpus Christi, Texas, for an amount not to exceed \$696,100.00, for flooring repair and replacement for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$38,675.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-148

8. [21-0800](#) Motion authorizing a three-year service agreement with up to three one-year renewal options with Acclaim Energy, Ltd., in the amount of \$0.00030 based on a yearly average citywide consumption of 140,742,000 Kilo Watt Hours (kWh) for an estimated annual fee of \$43,000, and potential estimated amount of \$258,000.00, for power purchase consultant services to the City, effective upon



issuance of notice to proceed.

Mayor Guajardo referred to Item 8.

Director of Asset Management Charles Mendoza stated that there was a typo on the agenda which should read \$.00030 per Kilowatt hour (kWh) and not \$.00035; and the contract should say it expires December 2022, not December 2023.

Council Member Barrera made a motion to amend the motion to read "\$.00030 per Kilo Watt hour" instead of "\$.00035," seconded by Council Member Lerma and passed unanimously.

Council Member Barrera made a motion to approve the motion as amended, seconded by Council Member Lerma. This Motion was passed as amended and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-149

9. [21-0807](#) Motion authorizing a three-year service agreement with A to Z Concrete and Fence LLC of Rockport, Texas, for an amount not to exceed \$814,355.00, for fencing repair and replacement services for Asset Management, effective upon issuance of a notice to proceed, with FY 2021 funding in the amount of \$45,250.00 available through the Facilities Maintenance Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-150

10. [21-0644](#) Resolution authorizing a three-year service agreement with two one-year extension options with Vision Services Plan Insurance Company of Rancho Cordova, CA., to provide third-party administration of the City's fully insured vision care in an amount not to exceed \$486,381.00 for a three-year period, or \$810,635.00, if both one-year extension options are exercised, funded 100% by participating employees through payroll deduction.

This Resolution was passed on the consent agenda.

Enactment No: 032505

11. [21-0877](#) Motion authorizing a one-year extension to provide third-party administration of the City's self-funded employee health benefits, pharmacy, fully insured Life and Disability Income insurance for an estimated value of \$37,493,100, with Blue Cross Blue Shield of Texas, Caremark PCS Health, LLC., and Madison National Life Insurance Company, Inc., effective October 1, 2021 with funding requested in the FY 2022 Proposed Budget through the Health Benefits Fund.



This Motion was passed on the consent agenda.

Enactment No: M2021-151

*General Consent Items*

12. [21-0943](#) Motion to initiate the process for historic landmark designation for City Bakery, at or near 810 19th St. (District 1)

Mayor Guajardo referred to Item 12.

Barbara Handy of City Bakery stated that they have been in business for over 60 years and thanked the community for making this a historic landmark.

Mayor Guajardo made a motion to approve the motion, seconded by Council Member Lerma. This Motion was passed and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: M2021-152

13. [21-0921](#) Resolution Amending Financial Budgetary Policies Adopted by Resolution 032490 and Providing Financial Policy Direction on Preparation of the Annual Budgets.

This Resolution was passed on the consent agenda.

Enactment No: 032506

14. [21-0829](#) Motion authorizing a 16-month Streetlight Installation Agreement with AEP Texas to convert 523 existing light fixtures to LED light fixtures for the Ocean Drive Rehabilitation project in an amount of \$72,100.78 funded through the Street Bond 2018 Fund.

This Motion was passed on the consent agenda.

Enactment No: M2021-153

15. [21-0819](#) Motion authorizing the renewal of an agreement with the United Corpus Christi Chamber of Commerce to support the operations and activities of the South Texas Military Task Force during Fiscal Year 2021 in the amount of \$75,000.

This Motion was passed on the consent agenda.

Enactment No: M2021-154

16. [21-0891](#) Motion authorizing the City Manager, or designee, to execute the First Amendment to the Recycling Services Agreement with BFI Waste Services of Texas, L.P, doing business as Republic Services of Corpus Christi, and ratifying

the effective date of the amendment to be March 1, 2021.

This Motion was passed on the consent agenda.

Enactment No: M2021-155

**L. RECESS FOR LUNCH**

Mayor Guajardo recessed the Council meeting for lunch at 1:59 p.m. Mayor Guajardo reconvened the meeting at 2:38 p.m.

**M. PUBLIC HEARINGS: (NONE)**

**N. INDIVIDUAL CONSIDERATION ITEMS: (NONE)**

**O. FIRST READING ORDINANCES: (ITEMS 17 - 18)**

17. [21-0881](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi, Texas Certificate of Obligations, Series 2021 related to Solid Waste and City Facilities improvements in an amount not to exceed \$18,500,000, within set parameters and according to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Director of Finance and Business Analysis and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 17.

Director of Finance Heather Hurlbert presented information on the following topics: this item contains two different delegation ordinances; the anticipated sale of these bonds will be at the end of August; and the ordinance delegates the authority to issue the bonds to the City Manager, Chief Financial Officer, or the Director of Finance to execute these transactions.

Mayor Guajardo asked for public comment.

There were no comments from the Council or the public.

Council Member Lerma made a motion to approve the ordinance, seconded by Council Member Pusley. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: 032507

18. [21-0887](#) Ordinance authorizing the delegation of the issuance of City of Corpus Christi General Improvement Refunding Bonds, Series 2021, refunding various series

in an amount not to exceed \$60,000,000, within set parameters and according to the plan of finance set by the City's financial advisors to the City Manager, Chief Financial Officer, or Finance Director and authorizing other matters incident and related thereto.

Mayor Guajardo referred to Item 18.

Director of Finance Heather Hurlbert presented information on the following topics: this ordinance authorizes the ability to move forward with the refunding of the \$60 million within set parameters and according to the plan of finance.

A Council Member, Director Hurlbert and City Manager Zanoni discussed the following topics: the cost of bond issuance is less than 2%; and three bond rating interviews will be conducted this week.

Mayor Guajardo asked for public comment.

There were no comments from the public.

Council Member Pusley made a motion to approve the ordinance, seconded by Council Member Lerma. This Ordinance was passed on first reading and approved with the following vote:

**Aye:** 9 - Mayor Guajardo, Council Member Barrera, Council Member Hernandez, Council Member Hunter, Council Member Lerma, Council Member Martinez, Council Member Molina, Council Member Pusley and Council Member Smith

**Abstained:** 0

Enactment No: 032508

**P. BRIEFINGS: (ITEM 19)**

- 19. [21-0892](#)** Director of Community Relations for Texas Oil and Gas Association, Matthew Garcia, to present a status update of the industry in Texas.

Mayor Guajardo referred to Item 19.

Director of Gas Operations Bill Mahaffey introduced Matt Garcia with the Texas Oil and Gas Association.

Director of Community Relations for Texas Oil and Gas Association Matt Garcia presented information on the following topics: the association's four focal points are legislation, regulation, judicial affairs and public industry affairs; the major issue was power loss; winter storm Uri; oil and natural gas industry is Hurricane ready; paid \$13.9 billion; 400,974 Texans employed; WTI price; Texas rig count; upstream jobs; new analysis; Texas fueling lives around the globe; Texas methane and flaring coalition; and flaring in Texas: June 2019 to November 2020.

A Council Member and Director Garcia discussed the following topics: Mr. Garcia will follow up with Council regarding when Texas reached the 99% of natural gas produced.

**Q. EXECUTIVE SESSION: None**

**R. ADJOURNMENT**

There being no further business, Mayor Guajardo adjourned the meeting at 4:52 p.m.

STATE OF TEXAS  
COUNTY OF NUECES

CONSENT TO DESIGNATION OF HISTORIC LANDMARK

WHEREAS, pursuant to the Texas Local Government Code §211.0165, the City may not designate a property as a local historic landmark or include a property within the boundaries of a local historic district unless: (1) the owner of the property consents to the designation or inclusion; or (2) if the owner does not consent, the designation or inclusion of the owner's property is approved by a three-fourths vote of: (A) the governing body of the municipality; and (B) the zoning, planning, or historical commission of the municipality, if any; and

WHEREAS, the undersigned owner(s) of property desires to authorize the CITY to designate their property as Historic Landmark or District.

NOW, THEREFORE, the undersigned hereby authorizes and consents to the CITY designating the following described property as a local historic landmark:

Street address: 810 S 19<sup>th</sup> St  
CORPUS CHRISTI, TX 78405

Legal property description: WIESS ADD LT 12A BK 1

Nueces County Appraisal Geographic ID: 9630-3001-0120

Building Description: City Bakery, Restaurant, Concrete Block Building

Owner has the right to withdraw consent at any time during the designation process.

In consideration of the benefits to be received and expenses to be avoided, the undersigned hereby RELEASES CITY, it's officers, employees, agents and contractors, from any and all damages, claims or liabilities of any kind or character in connection with the designation of property as Historic Landmark or District.

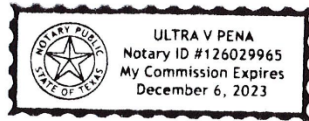
*Remainder of page intentionally left blank; signature page to follow.*

**OWNER: Handy Barbara**

Barbara Bailey  
Handy Barbara

STATE OF TEXAS           §  
   §  
COUNTY OF NUECES   §

This instrument was acknowledged before me on the 3<sup>rd</sup>, of  
August 2021, by Handy Barbara.



Ultra V. Pena  
Notary Public's Signature



## HISTORIC DESIGNATION IMPACT STATEMENT HISTORIC LANDMARK DESIGNATION

**PROJECT NUMBER:** 0821-02 City Bakery  
**APPLICANT:** City of Corpus Christi  
**PROPERTY OWNER:** Barbara Handy  
**PROPERTY ADDRESS:** 810 South Nineteenth Street  
**LEGAL DESCRIPTION:** Weiss Addition Lot 12A Blk 1  
**CURRENT ZONING:** "CI" Commercial Intensive  
**REQUESTED ZONING:** "CI/H" Commercial Intensive with a Historic Overlay

Dear Barbara Handy:

This Historic Designation Impact Statement is provided to you in accordance with Texas Local Government Code Section 211.0165, which requires either the consent of the property owner or the approval of three-fourths (3/4) of the Landmark Commission, three-fourths (3/4) of the Planning Commission and three-fourths (3/4) of the City Council in order to either amend the City of Corpus Christi zoning map to expand a Historic Overlay Zoning District or to designate a property as a Historic Landmark.

As you have submitted a request to designate the property located at 810 S Nineteenth as a Historic Landmark (H), this letter is to inform you that per Section 3.15.1 of the City of Corpus Christi Unified Development Code (UDC), a certificate of appropriateness shall be required before the commencement of development within or work upon a designated landmark or contributing structure located within an Historic Overlay, whenever such work includes erection, moving, reconstruction, restoration, or alteration of the exterior of any landmark or structure. Section 3.16 of the Unified Development Code (UDC) requires a certificate of appropriateness for demolition to be required prior to the demolition or removal of a designated landmark or contributing structure within an Historic Overlay zoning district.

Historic Landmark Designation is in accordance with UDC Sec. 3.4. Once the application is determined to be complete (UDC Sec. 3.4.2.B) and Staff has reviewed the application (UDC 3.4.2.A and 3.4.3), the Landmark Commission shall hold a public hearing in accordance with UDC Sec. 3.4.2B.B and make a recommendation to City Council in accordance with UDC Sec. 3.4.2.C and 3.4.2.D. The Planning Commission shall hold a public hearing within 45 days of the application deemed complete, and make a recommendation to City Council. Then the City Council shall hold a public hearing and take final action on the proposed amendment. You may choose to withdraw your consent at any time in the process prior to a final vote by the City Council.

If approved, the rezoning request for Historic Landmark Designation will require compliance with UDC Sec. 3.4, 3.15, and 3.16. Once designated the City of Corpus Christi does not have any tax benefits that may be applied to the property. At this time, the City of Corpus Christi does not have any rehabilitation or repair programs offered specifically for property designated as historic.

If you would like to proceed with the request, please sign the attached Property Owner Consent Form.

August 3, 2021

  
\_\_\_\_\_  
Property Owner



# Zoning Case #0821-06

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## City Bakery

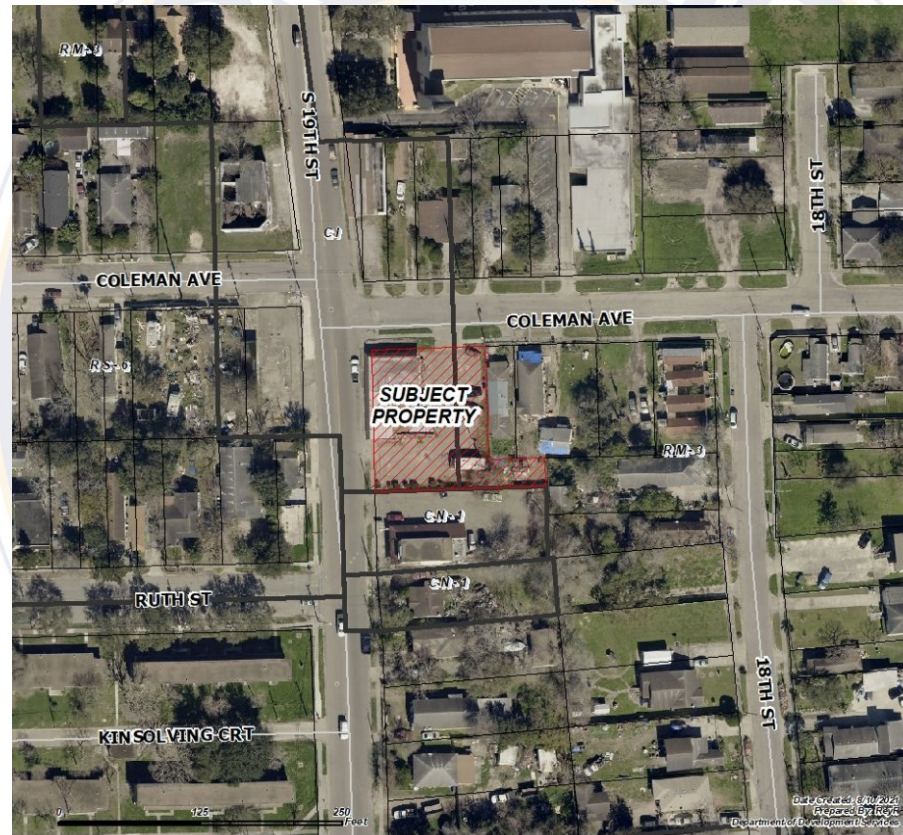
Rezoning for a Property at 810 19th Street  
From “CI and RM-3” To “CI/H and RM-3/H”



Planning Commission  
September 1, 2021



# Aerial Overview



# Zoning Pattern

CI  
/2020

RM-3  
1961

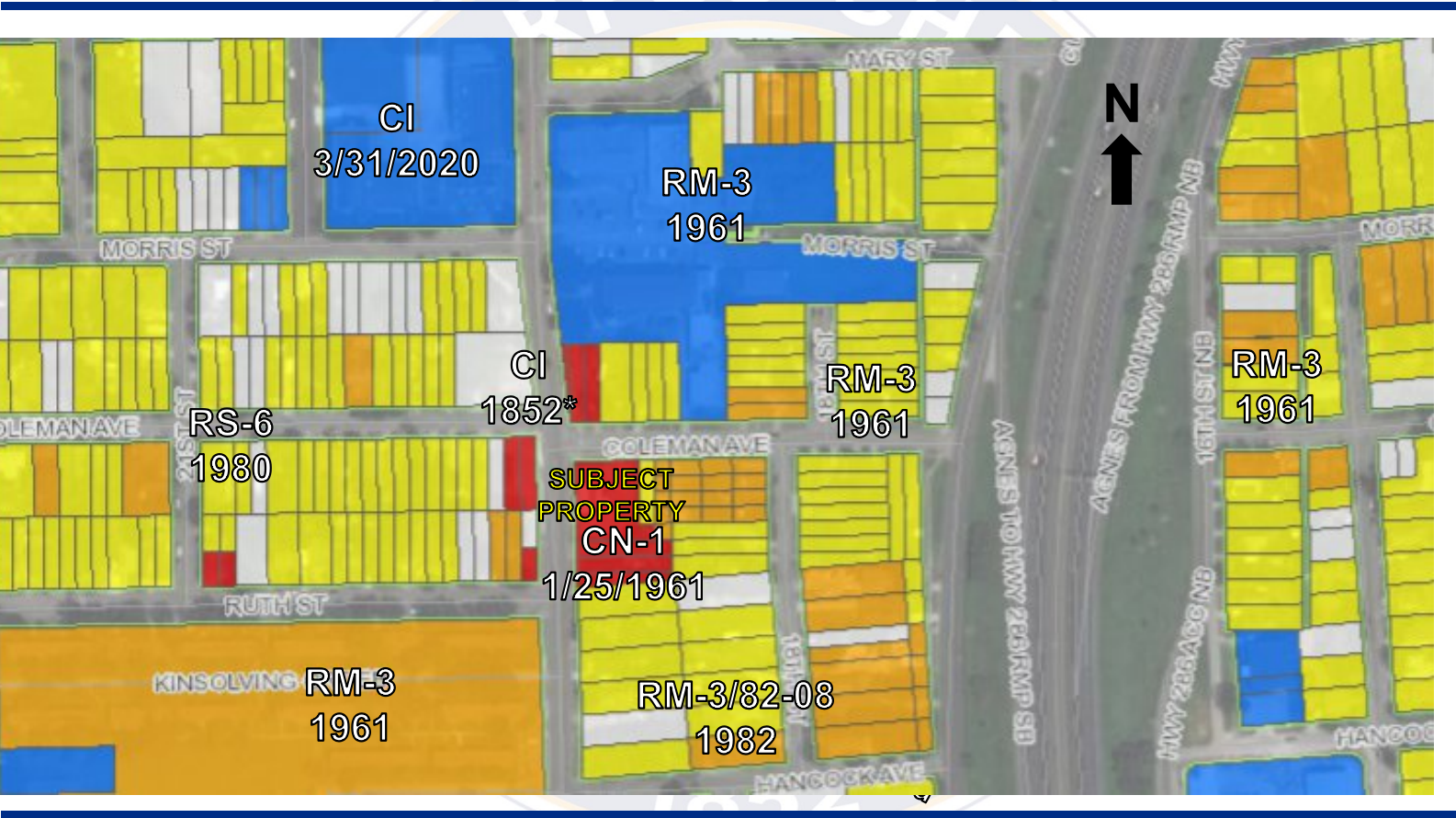
CI  
1852\*

RM-3  
1961

**SUBJECT  
PROPERTY  
CN-1  
1/25/1961**

RM-3/82-08  
1982

Streets: MARY ST, MORRIS ST, COLEMAN AVE, HANCOCK AVE, AGNES TO HWY 223 RAMP SB



# Landmark Designation

## UDC Requirements

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**3.4.3.A.Review Criteria:** ...in determining whether to approve, approve with conditions, or deny the historic overlay or landmark designation, the applicable review bodies shall consider the following criteria:

1. The property has received prior recognition as a Registered Texas Landmark, a national historic Landmark or as an entry in the National Register of Historic Places.
  2. **The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.**
  3. The property is the site of significant historic event.
  4. Its identification with a person who significantly contributed to the culture and development of the City.
  5. **The property exemplifies the cultural, economic, social or historic heritage of the City.**
-



# Landmark Designation UDC Requirements

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6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
  7. The property embodies distinguishing characteristics of an architectural type or specimen.
  8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
  9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
  10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
  11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
  12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.
-

# Public Notification

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

## Notification Area

Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



Notified property owner's land in square  
feet / Total square footage of all property in  
the notification area =  
Percentage of public opposition




# Landmark Commission, Planning Commission, and Staff Recommendation

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**Approval** of the  
“CI/H” Intensive Commercial District with  
a Historic Overlay and “RM-3/H”  
Multifamily 3 District with a Historic  
Overlay

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# Utilities

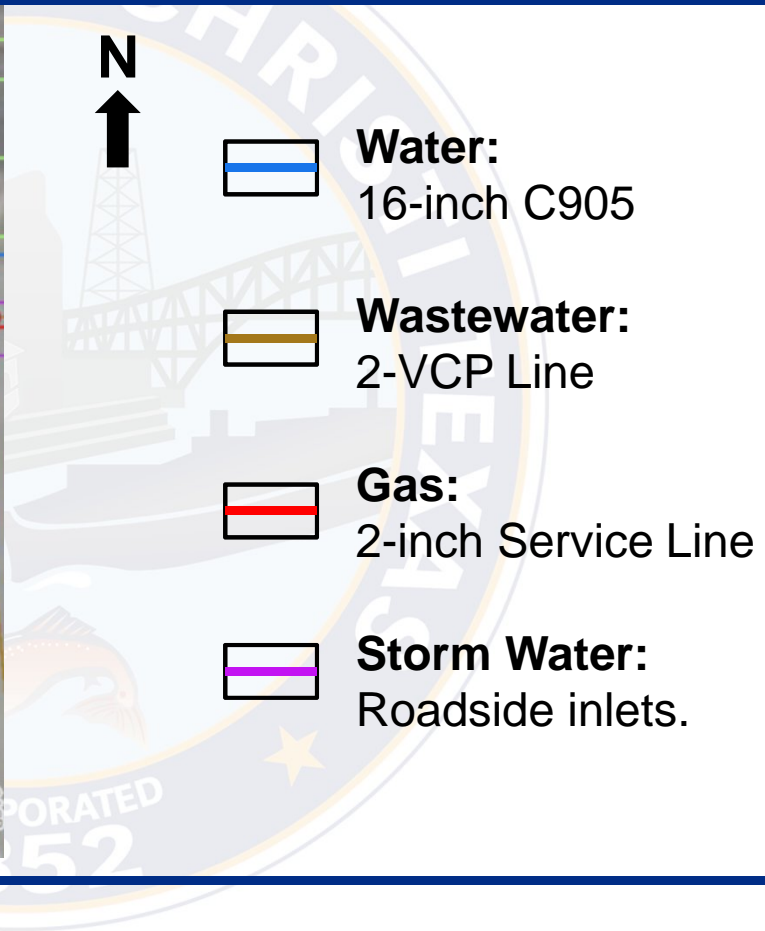


**Water:**  
16-inch C

**Wastewater:**  
2-VCP Li

**Gas:**  
2-inch Se

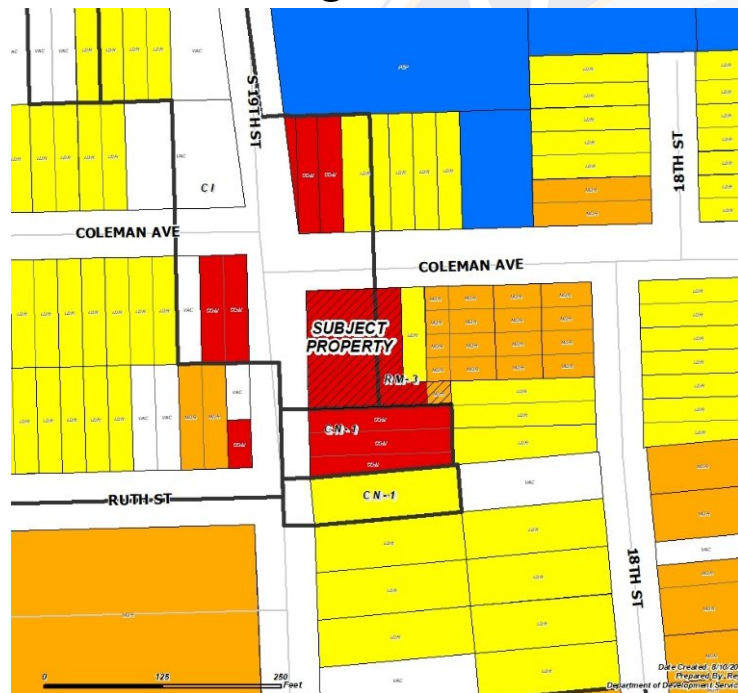
**Storm Wastewater:**  
Roadside



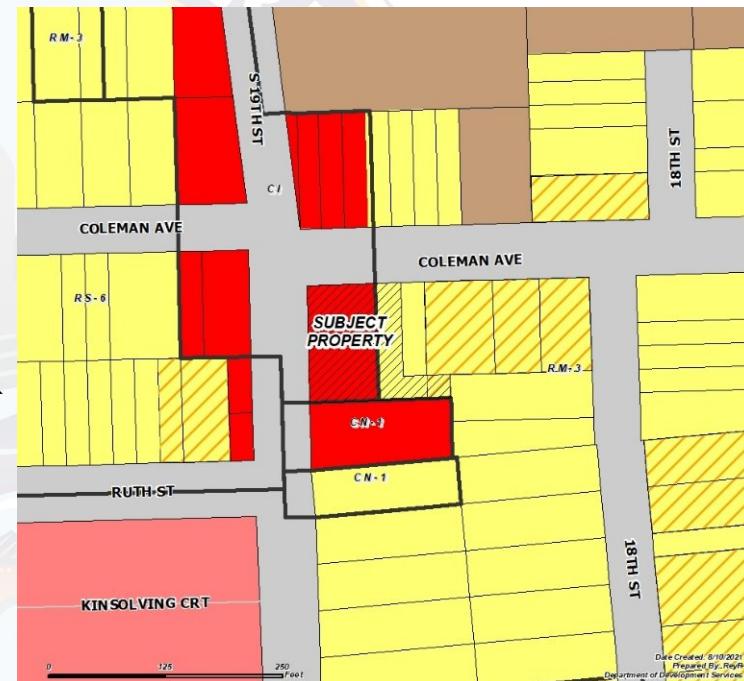


# Land Use

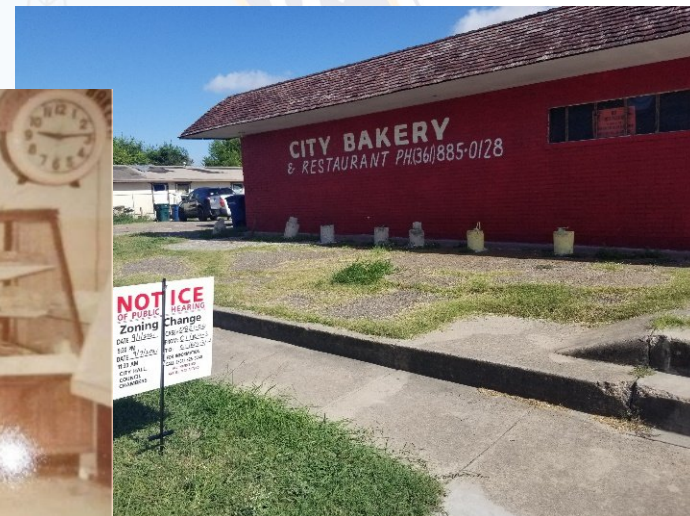
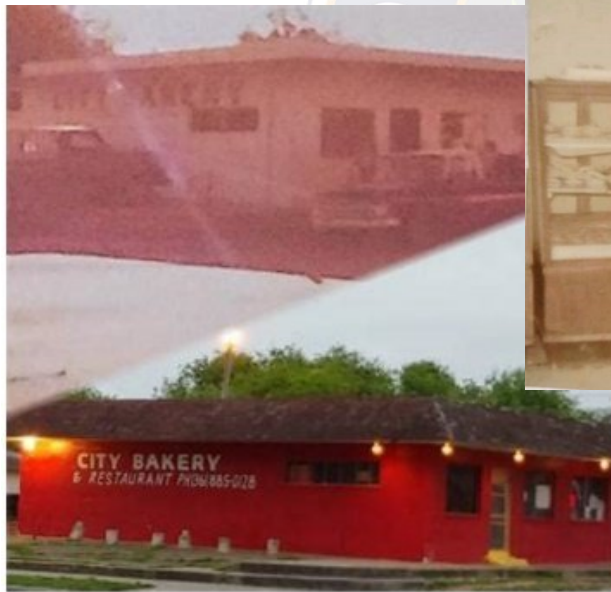
## Existing Land Use

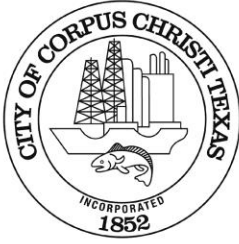


## Future Land Use



# City Bakery





**AGENDA MEMORANDUM**  
Public Hearing & Ordinance for the Planning Commission Meeting 09/01/21

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**DATE:** August 13, 2021

**TO:** Corpus Christi Planning Commission

**FROM:** David Stallworth, AICP – Senior City Planner

**THRU:** Nina Nixon-Mendez, FAICP, CFM, HPO – Asst. Director, Development Services  
Andrew Dimas – Development Services Administrator

UDC Text Amendment to Articles One, Four and Seven that are relative to Landscaping and Tree Planting in single- and two-family residential zoning districts

**CAPTION:**

Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single- and two-family residential zoning districts; providing for severability; and establishing an effective date.

**SUMMARY:**

At the August 10, 2021 public meeting, the Mayor and City Council directed Development Services staff to draft text amendments to the Unified Development Code, or UDC, to require the planting of trees on single-family and two-family residential lots. In order to carry out this task, amendments to the following portions of the UDC appear to be necessary:

- Article One – General Provisions;
- Article Four – Base Zoning Districts; and
- Article Seven – General Development Standards

**BACKGROUND:**

The City Council adopted the UDC on May 10, 2011, via Ordinance number 029048. Article Seven of the UDC addresses universal minimum development standards such as, but not limited to, off-street parking, landscaping, signage and site lighting. While Article Seven addresses streetscape and vegetative treatments for buffers and parking lots, it is largely concentrated on commercial and industrial development, all the while imposing little to no regulation for single-family or duplex residential development. Article One (General Provisions) provides a number of definitions to support the landscape regulations of Article Seven. Article Four (Base Zoning Districts), specifically §4.2.5.E, references mandatory open space requirements for single- and two-family off-street parking provisions.

According to §3.2.1 of the UDC, text amendments may be made from time to time in order to: (a) establish and maintain sound, stable and desirable development within the City or its ETJ; (b) correct textual errors; or (c) adjust the text of the UDC in response to changes in conditions either in a particular area or in the city in general. The effect of these proposed text amendments will be city-wide. This round of amendments was driven by the Mayor and City Council. Since the original Planning Commission hearing on August 18<sup>th</sup>, Staff has met with the Costal Bend Home Builders Association and found consensus on the proposed text amendments. Additionally, the City is conducting an ongoing survey of the community on their opinions of trees in residential areas.

### **ANALYSIS AND FINDINGS:**

Per §3.2.3 of the UDC, in determining whether to approve, approve with modifications, or deny a proposed Unified Development Code text amendment, the applicable review bodies shall consider the following criteria:

1. *The amendment promotes the purpose of this Unified Development Code as established in Section 1.2.* The UDC was established to reflect the City's Comprehensive Plan and its goal to improve and protect public health, safety and welfare. The proposed text amendments appear to further the following goals outlined in Section 1.2:
  - Subsection A – ensuring that all growth and development which occurs is consistent with this Unified Development Code and with the City's Comprehensive Plan and its adopted components;
  - Subsection I – minimizing the adverse environmental impacts of development;
  - Subsection J -- improving the design, quality and character of new development; and
  - Subsection M – ensuring that development proposals are sensitive to the character of existing neighborhoods.
2. *The amendment is consistent with the Comprehensive Plan.* The proposed text amendments appear to further the following goals, objectives and policies of the adopted Comprehensive Plan:
  - Housing and Neighborhoods Goal 3.2 – Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
  - Housing and Neighborhoods Goal 3.5 – New and redeveloped housing is resource-efficient.
  - Housing and Neighborhoods Goal 3.9 – The design of new developments promotes a broader sense of neighborhood and community rather than creating isolated subdivisions or apartment complexes developments with a lack of interconnection.
3. *The amendments are consistent with other codes and ordinances adopted by the City and are otherwise internally consistent with other provisions of this Unified Development Code, or that any provisions with which the amendments are or may be inconsistent also are proposed to be modified. The effects of all such modifications shall meet the above criteria, promote the public health, safety, and welfare, and be consistent with any applicable federal and state requirements.* Parallel amendments to other sections of the UDC are also proposed to maintain consistency throughout.
4. *The fiscal impact on the City and the effect on taxpayers and ratepayers of the proposed amendment.* There are no fiscal impacts anticipated with the adoption of these text amendments, save for nominal adjustments in permitting and review processes and

procedures as well as enforcement.

**ALTERNATIVES:**

1. Approval of an Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single- and two-family residential zoning districts; providing for severability; and establishing an effective date; OR
2. Denial of an Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the City's Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four, and Seven that are relative to Landscaping and Tree Planting in single- and two-family residential zoning districts; providing for severability; and establishing an effective date.

**FISCAL IMPACT:**

There are no fiscal impacts associated with this item.

**RECOMMENDATION:**

Staff recommends APPROVAL of the text amendments to the UDC.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation

**Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code, or UDC, a component of the Code of Ordinances, involving the addition and removal of certain language contained in Articles One, Four and Seven that are relative to Landscaping and Tree Planting in single- and two-family residential zoning districts; providing for severability; and establishing an effective date.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC");

**WHEREAS**, a public hearing was held on Wednesday, August 18, 2021, during a meeting of the Planning Commission when said Commission recommended approval of the proposed UDC amendments, and with proper notice to the public, an additional public hearing was conducted on Tuesday, [insert date here], during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

**WHEREAS**, amendments are to promote public safety, enhance quality of life through visual relief and facilitate development and redevelopment; and

**WHEREAS**, the City Council has determined that this amendment to the UDC would best serve the public's health, necessity, convenience and the general welfare of the City and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** The recitals contained in the preamble of this Ordinance are determined to true and correct and are hereby adopted as a part of this Ordinance.

**SECTION 2.** UDC Article 1 "General Provisions", Section 1. 11 Definitions, Subsection 1. 11. 3 Defined Terms is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

## **ARTICLE 1. GENERAL PROVISIONS**

### **§1.11. Definitions**

#### **1.11.3 Defined Terms**

\* \* \* \* \*

Canopy Tree: see "Tree, Canopy"

\* \* \* \* \*

**Tree, Canopy:** Also referred to as a shade tree, is a A tree species designated as such in the Tree List found in ~~the Appendix to Section 7.3~~ §7.3, Appendix A of this UDC

**Tree, Understory:** May also be referred to as an ornamental tree, is a A tree species designated as such in the Tree List found in ~~the Appendix~~ §7.3, Appendix A of this UDC.

\* \* \* \* \*



**Xeriscape:** The conservation of water through common sense and creative landscaping including good design, soil improvements, limiting lawn areas, use of mulch, use of low- water use drought-tolerant plants, efficient use of water, and good maintenance techniques. More detailed information of Xeriscape techniques and recommended plant material shall be included in ~~the Landscape Handbook~~ §7.3, Appendix A of the UDC.

\* \* \* \* \*

**SECTION 3.** UDC Article 4 “Base Zoning Districts”, Section 4.2 Measurements, Subsection 4.2.5.E Single and Two-family Residential Parking, is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

## ARTICLE 4. BASE ZONING DISTRICTS

### §4.2. Measurements

#### 4.2.5. Yards

\* \* \* \* \*

##### 4.2.5.E Single and Two-family Residential Parking

1. The parking of vehicles shall be prohibited in any required street yard except on a paved surface.
2. The cumulative area of any impermeable surface area located in the required street yard, shall not exceed ~~70%~~ 50% of the area of the required street yard.

\* \* \* \* \*

**SECTION 4.** UDC Article 7 “General Development Standards”, Section 7.3 Landscaping, Subsections 7.3.3 (Application), 7.3.5 (Landscape Handbook), 7.3.6 (Requirements for All Street Yards), 7.3.12 (Measured Compliance) and 7.3.13 (Interior of Vehicular Use Areas), is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

## ARTICLE 7. GENERAL DEVELOPMENT STANDARDS

### §7.3 Landscaping

#### 7.3.3. Application

The landscaping requirements of this Section shall apply to building permits for the following:

##### A. New Development

1. New construction on property in all zoning districts, ~~except RV, R-MH or construction of single and two-family dwellings in any zoning district used solely for residential purposes~~ except for properties located in either the RV or R-MH districts, both of which are subject to separate and distinct design criteria in the UDC;
2. Landscape plans submitted as part of the ~~site plan~~ commercial building permit application shall be signed and sealed by a Texas Registered Landscape Architect or certified nursery ~~man~~ professional. ~~Landscape requirements within this Section are~~



~~effective for a building permit application and certificate of occupancy submitted on or after, as amended, shall be effective as of July 31, 2011.~~

~~a. Pursuant to Chapter 245 of the Local Government Code, this Section shall not be applicable to a valid building permit application or valid certificate of occupancy application submitted prior to July 31, 2011.~~

~~b. A valid building permit application and/or certificate of occupancy submitted prior to July 31, 2011, shall be subject to the prior Landscape Requirements Ord. 20986, 9/14/1990; Ord. 21767 9/28/1993; Ord. 23905, 1/11/2000; Ord. 23939, 2/8/2000; Ord. 25454, 8/26/2003; Ord. 4/22/2008.~~

~~c.~~ a. For one- and two-family residential building permit applications, proposed site landscaping and supporting information may be indicated on a site plan in lieu of providing a full landscape plan. Content and information to be provided on the site plan shall be at the discretion of the Director of Development Services or designee.

## B. Existing Development

~~All property with existing development on July 31, 2011 which is not in compliance with the provisions of this Section shall be considered nonconforming, and allowed to continue until such time as a building permit is granted whereby:~~ Properties with existing development that has been in place since or before October 1, 2021 and do not meet the minimum landscape requirements of this Section shall be considered nonconforming. Nonconforming landscape may continue until such time a building permit is issued for any of the following:

1. Construction, or alteration within the street yard results in either of the following:

a. Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet. However, destruction of more than 50% of an existing nonconforming structure as defined by Section 9.4, whose reconstruction does not qualify for an exception under §9.2.1.E of this UDC, shall comply with all landscape requirements and be treated as new development. If destruction is less than 50%, compliance shall not be required unless the ground level floor area is increased beyond the 1,000 square feet or 10% area set forth; or

b. Any buildings subsequently added within the street yard.

c. Any demolitions and subsequent one- or two-family redevelopment of a residential property that is exempted under §9.2.1.E of this Section may be eligible for a reduced tree planting requirement up to 50% of the requirement.

\* \* \* \* \*

### 7.3.5. ~~Landscape Handbook~~ Reserved

~~The Development Services Department shall maintain and revise the Landscape Handbook every five years or earlier and make the same available to the public. The Handbook shall provide an illustrative interpretation of the standards, recommended plant material and suggested guides for landscaping in accordance with the provisions of this Code.~~

\* \* \* \* \*

### 7.3.6. Requirements for ~~All~~ Street Yards

The following landscape requirements shall be ~~achieved for~~ applied to each respective zoning category, ~~except for single and two-family residential uses and Manufactured Home and Recreational Vehicle Park districts.~~

- A. ~~Farm-Rural (FR), Residential Estate (RE), Single-Family 1, 2, 3, 4, Townhouse, Two-Family, Multifamily 1, 2, 3~~ Single-family (RS-4.5, RS-6, RS-10, RS-15 and RS-22), Two-family (RS-TF), and Townhouse (RS-TH) Zoning Districts.

~~Except as noted elsewhere, the minimum required landscaped area is 30% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.06 points per square foot of total street yard area. Multi-family residential uses within commercial zones shall provide minimum required landscaped area and points as required by this subsection.~~ For FR, RE, all RS, Townhouse and Two-family zoning districts, except as noted elsewhere, the minimum required open space shall be 50% of the total street yard. Open space shall consist of ground cover and free of any impervious material.

1. For new single- and two-family residential construction, the following minimum number of street yard trees shall be installed prior to the issuance of a Certificate of Occupancy/Completion:
  - a. RS-4.5 and 6 zones and RS-TH zones, one (1) canopy tree within the street yard and one (1) understory tree on-site;
  - b. RS-10 and 15 zones and RS-TF zones, two (2) canopy trees;
  - c. RS-22 zones, three (3) canopy trees;
  - d. RE zones, four (4) canopy trees;
  - e. FR zones, five (5) canopy trees;
  - f. Within the City's Extra-territorial Jurisdiction (ETJ), residential properties that are not intended for multi-family housing shall abide by the following schedule:
    - (1) Properties between 0.50-acre and one (1) acre in size, three (3) canopy trees;
    - (2) Properties greater than one (1) acre in size, four (4) canopy trees;
2. Required street yard trees shall be planted outside of any recorded or prescriptive easement and in a manner that maintains a minimum 5-foot diameter clear space ring that is centered on the tree planting to ensure that on-premise utility lines or building foundations are not compromised due to root spread.
3. All required street yard trees shall be in accordance with the approved plant list outlined in Appendix A.
4. All residential sites shall abide by section 7.3.6.A.1 except if the predominant soil is sandy loam. In this scenario, a palm tree with a minimum trunk height of five feet may be planted to meet the requirements of this section.

**B.** ~~Neighborhood Office, Neighborhood Commercial, General Commercial, Intensive Commercial, Downtown Commercial Zoning Districts.~~

~~The minimum required landscaped area is 15% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area. For RM-1, RM-2 and RM-3 Multifamily Districts and the RM-AT Multifamily AT District,~~ except as noted elsewhere, the minimum required landscaped area shall be 30% of the total street yard. Open space shall consist of ground cover and free of any impervious material. The street yard shall be landscaped with plant material to achieve a minimum of 0.06 points per square foot of total street yard area. Multi-family residential uses within commercial zones shall provide the minimum required landscape area and points as required in this subsection.

**C.** ~~Resort Commercial Zoning District~~ Neighborhood Office, Neighborhood Commercial, General Commercial, Intensive Commercial, Central Business Zoning Districts.

The minimum required landscaped area is 15% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area.

\* \* \* \* \*

**D.** ~~Business Park, Light Industrial, Heavy Industrial Zoning Districts~~ Resort Commercial Zoning District

- 1.** In a Resort Commercial District, the minimum required landscaped area is either 80% of the entire area within the required street yard setback or 100% of the street yard setback area exclusive of driveway approaches, whichever is the less. The area shall be landscaped with plant material to achieve a minimum of 0.15 points per square foot of the area within the required street yard setback. The area within the remaining street yard is required to have a minimum of 15% landscaped area and shall achieve a minimum of 0.02 points per square foot of the remaining street yard. Each of these landscape areas and point requirements shall be calculated and complied with separately.
- 2.** In a Resort Commercial District for any use other than a single-family or two-family residential use, if the lot or parcel does not abut a local street, the minimum required landscaped area is either 80% of the entire area within the required street yard setback or 100% of the street yard setback area exclusive of driveway approaches, whichever is the less.
- 3.** In a Resort Commercial District, any use other than a single-family or two-family residential use, if the lot or parcel abuts a local street, shall include a 20-foot landscaped setback area with a 6 foot stucco-type fence, required by Section 6.4.7, behind the landscaped setback area. The minimum required landscaped area is 100% of the entire area between the right-of-way line and the required stucco-type fence. The area shall be landscaped with plant material to achieve a minimum of 0.20 points per square foot of the area between the side yard property lines, the fence, and the local street right-of-way. A canopy tree listed in the Plant List shall be planted in the designated landscape areas every 30 feet on center.

\* \* \* \* \*

**E. Business Park, Light Industrial, Heavy Industrial Zoning Districts**

The minimum required landscaped area is 15% of the total street yard. The street yard shall be landscaped with plant material to achieve a minimum of 0.02 points per square foot of total street yard area. When a building site is used for uses permitted only in the Heavy Industrial District, the site may alternatively have a continuous screen of trees and shrubs planted adjacent to property lines abutting non-industrial zoning districts and street frontages so that such site is totally screened from all such zones and streets. The trees and/or shrubs shall be of a variety that will mature to at least 8 feet in height. This planting shall not be provided within the visibility triangles of driveways or streets.

\* \* \* \* \*

**7.3.12. Measured Compliance**

The following point schedule and requirements apply in all zones to ground planted with established perennial plants in landscaped areas. New or existing plants which are larger than the maximum size listed shall not be credited with additional points. See the [Landscape Handbook Appendix A](#) for the Plant List.

\* \* \* \* \*

**D. Existing Trees**

Healthy existing trees ~~2~~ 1.5 inches in caliper or greater and healthy existing palms of a minimum ~~2~~ 5 feet trunk height achieve the same amount of points as indicated in point schedules.

\* \* \* \* \*

**7.3.13. ~~Interior of Vehicular Use Areas~~ Required Tree and Shrub Plantings**

- A. All trees in one- and two-family residential street yards as well as the interior of vehicular use areas shall be ~~2-2 1/2'~~ 1.5-inches caliper in size or greater.
- B. All palms in one- and two-family residential street yards as well as the interior of vehicular use areas shall be a minimum of 5 foot trunk height.

\* \* \* \* \*

**7.3.17. Maintenance and Inspection**

- B. The installation of Landscape material, as shown on the approved landscape plan, shall be certified by the property owner's Landscape Architect, Certified Nursery Professional, or registered professional engineer, and shall be inspected and approved by the Assistant City Manager of Development Services prior to the issuance of a certificate of occupancy. Landscape installation may be delayed for up to six months during a declared natural

disaster or demonstration of supply chain interruption. Any extension beyond six months requires approval by the Board of Adjustment.

- F. All residential structures constructed after October 1, 2022, in single-family, two-family, and townhouse districts are required to have the required landscaping per Section 7.3.6, A. of this UDC.

\* \* \* \* \*

### **7.3.18 Enforcement**

- A. The Assistant City Manager of Development Services or designee shall review each landscape plan submitted to determine if it complies with the requirements of this Code and other applicable sections of the Municipal Code. All landscape plans must comply with the mandatory requirements for the site. However, effective October 1, 2021, all new single and two-family residential building permits may be subject to abbreviated landscaping requirement of one (1) canopy tree or one (1) understory tree within the street yard at a minimum size of a one (1)-inch caliper until October 1, 2022.
- C. If the required landscaping is not submitted, the landscape inspector may, when demonstrated extenuating circumstances prevent the installation of landscape improvements, issue a temporary certificate of occupancy. The owner of the property will have a period of 90 days to provide the necessary landscaping to meet the requirements of this Code for commercial building permits, as shown on the approved landscape plan or a revised landscape plan shall be submitted for review and approval.

**SECTION 6.** If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance be given full force and effect for its purpose.

**SECTION 6.** Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

**SECTION 7.** This Ordinance shall become effective upon publication.

That the foregoing Ordinance was read for the first time and passed to its second reading on this day, the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

Paulette Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

That the foregoing Ordinance was read for the second time and passed finally on this day, the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

Paulette Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

PASSED AND APPROVED on this day, the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Paulette Guajardo  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Miles Risley  
City Attorney

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# **Tree Planting Ordinance**

## **Unified Development Code (UDC)**

### **Text Amendment**

Planning Commission  
September 1, 2021

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# Facts about Corpus Christi

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- Western Gulf Coastal Plain
- Relatively Flat topography
- 26"- 37" Annual Precipitation
- 71% Clay soil
- 7<sup>th</sup> Windiest City

# Why now?

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- Promoted by the Comprehensive Plan
- Encourage tree protection
- Positive contributions to environment = positive contributions to people.

# Positive Contributions

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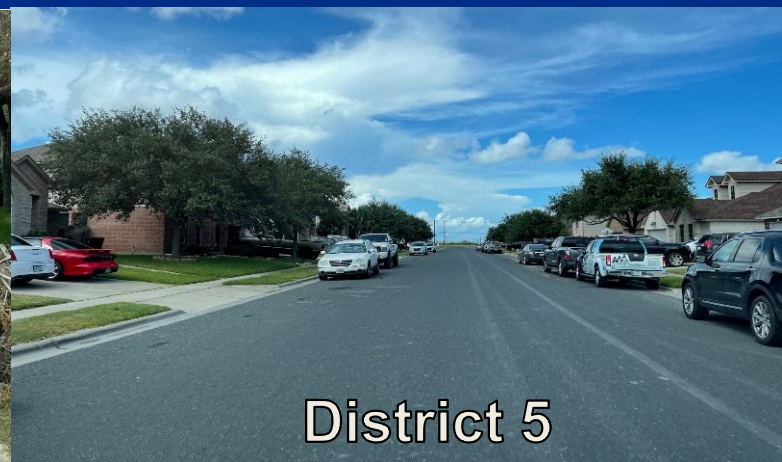
- Storm Water Management (Low Impact Development),
    - Street Infrastructure
      - Reduced impervious surface leads to reduced runoff which leads to longer street lifespan.
    - Quality of Runoff
      - Nitrates, Phosphorous, petroleum runoff, and heavy metals
  - Energy (Heat Island Effect)
    - 10°- 20° F reduction of ground temperature
  - Air Quality
    - Odors, Temperature, Velocity, and Noise Reduction.
  - Pedestrian Safety
    - Physical and mental health
    - Complete Streets and Neighborhood Aesthetics
-

# Tree Survey

Population	City	Tree Planting Requirements
2,320,268	HOUSTON	A. Lot 5,000 SF or less: (1) tree. New or Preserved. (1) in the right-of-way. B. Lot 5,000 SF or greater: (2) Trees New or preserved. (2) in the right-of-way.
1,547,253	SAN ANTONIO	38% Tree Canopy Cover Requirement per lot.
1,343,573	DALLAS	A. 7,500 SF or More: (3) Min. large or medium nursery stock trees in the front yard. B. Between 4,000 and 7,499 SF: Min. (2) large or medium nursery stock trees in the front yard. C. 4,000 SF or less: Min. (1) large or medium nursery stock tree per lot.
978,908	AUSTIN	A. At least (2) trees of at least two different species if the lot is in a single family residence small lot (SF4A-3600 SF) B. At least (3) trees of at least two different species if the lot in zonings other than SF4A.
741,206	FORT WORTH	Minimum retained or planted canopy coverage: 40%. Reduced to 25% if: a. One tree per lot is planted on all lots up to 5,000 square feet in area b. One additional tree for each additional 5,000 square feet of lot area, or fraction thereof is planted, up to a maximum of nine trees per residential lot C. The remaining portion of the 25% canopy coverage may be provided in public rights-of-way, parks, homeowner's association lots or boundary street parkways.
649,121	EL PASO	Every lot over twenty feet wide shall have at least one street tree. The spacing for all street trees shall be at thirty feet or less for all streets.
365,438	ARLINGTON	Front Yard landscaping: 15% vegetative cover, or at least 10 shrubs or one tree (at least 25% of vegetative cover). (A) Single-family detached Streetscape: (1) Lots with 60 linear feet or less of street frontage: (1) tree per lot, evenly spaced. (2) Lots with greater than 60 linear feet of street frontage: (2) trees per lot, evenly spaced. (iii) For the length of frontage on the side street of corner lots: (1) street tree per 35 linear feet, evenly spaced (B) Single-family attached Streetscape: One tree per lot, evenly spaced.
259,841	PLANO	One shade tree (3-inch caliper minimum) or an approved ornamental tree per lot.
259,151	LAREDO	A. 5,000 SQF or Less: (1) three inch caliper tree planted in front B. 5,000 SQF or more: (1) three inch caliper tree planted in front, (1) located per owner/developer preference.
253,851	LUBBOCK	Either one canopy tree or two ornamental tree per street frontage.



# Existing Development

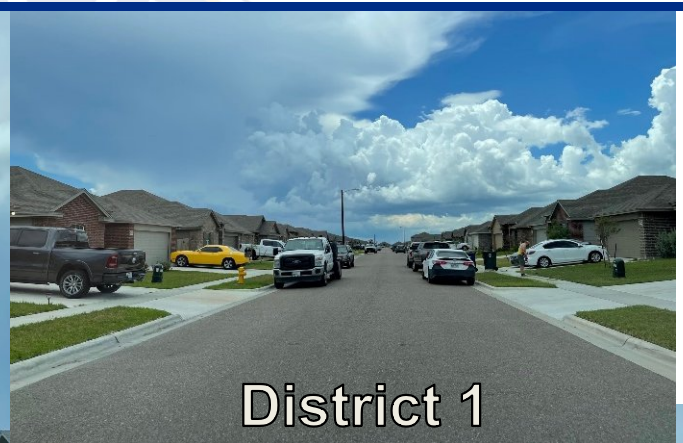




# New Development



# New Development





# Planting Requirements

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## Zoning Districts:

- RS-4.5, RS-6, and RS-TH – 1 Canopy with the street yard and 1 Understory Tree on-site.
- RS-10, RS-15, and RS-TF – 2 Canopy Trees
- RS-22 – 3 Canopy Trees
- RE – 4 Canopy Trees
- FR – 5 Canopy Trees
- Extra Territorial Jurisdiction (ETJ):
  - 0.50 to 1 acre – 3 Canopy Trees
  - 1 acre and greater – 4 Canopy Trees

## Size:

- 1.5-inch caliper
  - If predominantly Sandy Loma soils option for a palm tree at a minimum of 5-foot trunk height
-

# Implementation Plan

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## Incremental Implementation:

- October 2021
  - One (1) Canopy Tree or One (1) Understory Tree in street yard
  - One (1) inch caliper in size
- October 2022
  - One (1) Canopy Tree in street yard and one (1) Understory Tree on-site
    - Outside setbacks and easements
  - One and a half (1.5) inches caliper in size

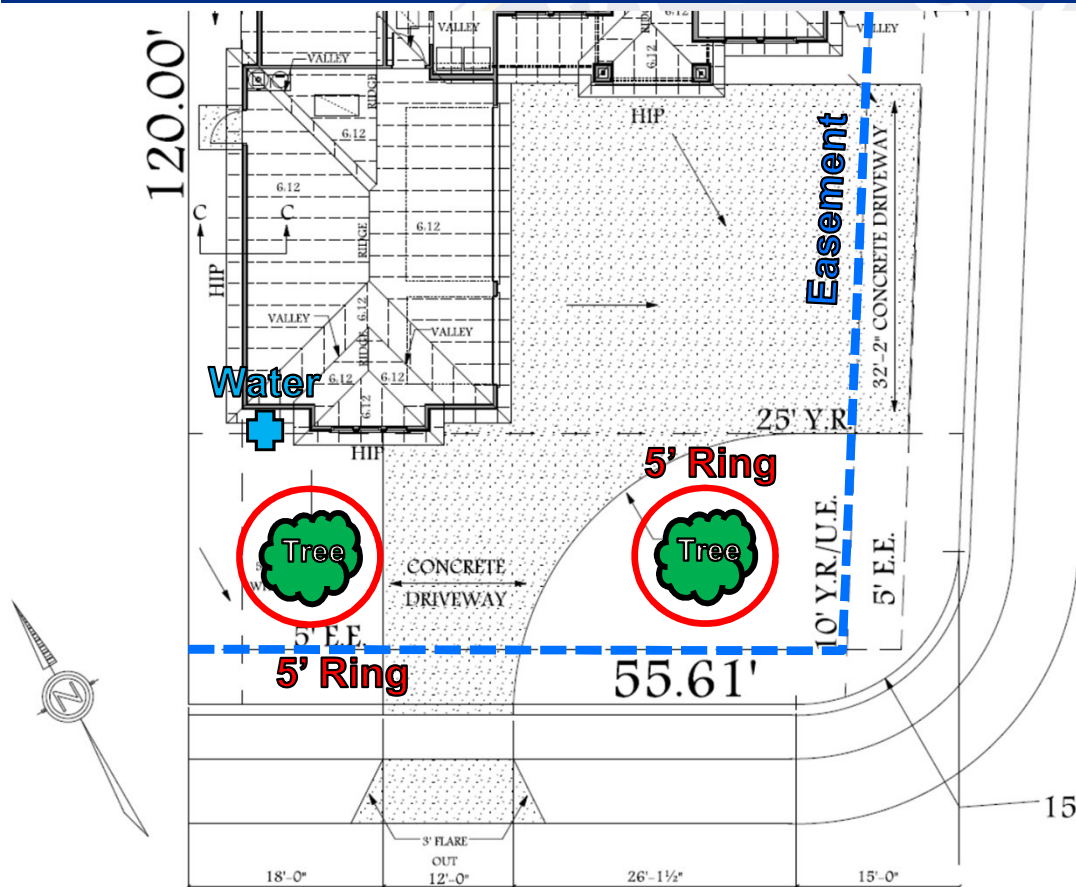
# Tree Types

CANOPY TREES	
<u>Scientific Name</u>	<u>Common Name</u>
*Carya illinoensis	Pecan
Casuarina cunninghamiana	Australian Pine (Island Only)
Chilopsis linearis	Desert Willow
*Ehretia anacua	Anaqua
Fraxinus berlandieriana	Mexican Ash
Fraxinus velutina	Arizona Ash
*Pinus eldarica	Afgan Pine (sandy soils only)
*Pinus elliotti	Slash Pine (sandy soils only)
Pinus halepensis	Alleppo Pine (sandy soils only)
Pithecellobium flexicaule	Texas Ebony
*Prosopis glandulosa	Mesquite
*Quercus macrocarpa	Bur Oak
*Quercus virginiana	Live Oak (nursery grown)
*Sapindus drummondii	Western Soapberry
Taxodium distichum montezuma	Montezuma Bald Cypress
*Ulmus crassifolia	Cedar Elm
*Indicates protected tree as per UDC Section 7.3.5.	

# Tree Types

UNDERSTORY TREES	
Scientific Name	Common Name
<i>Acacia farnesiana</i>	Huisache, Sweet Acacia
<i>Cordia boissiere</i>	Wild Olive
<i>Ilex decidua</i>	Possumhaw Holly
<i>Ilex vomitoria</i>	Yaupon Holly Tree
<i>Lagerstroemia indica</i>	Crapemyrtle
<i>Laurus nobilis</i>	Bay Laurel (in sandy soils only)
<i>Parkinsonia aculeata</i>	Retama, Jerusalem Thorn
<i>Persea borbonia</i>	Native Sweetbay (in sandy soils only)
<i>Pinus thunbergiana</i>	Japanese Black Pine (sandy soils only)
<i>Pyrus kawkamii</i>	Ornamental Evergreen Pear
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Vitex agnus-castus</i>	Lavender Tree

# Site Plan



## Single-Family Home

- Zoning:
  - RS-4.5
- Trees:
  - 1 Canopy and 1 Understory Tree
  - 1.5" Caliper
- Location:
  - 5' Ring
  - Outside of Easements
  - Water Source

# Existing Development

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## **UDC Section 7.3.3.B**

1. Construction, or alteration within the street yard results in either of the following:
    - a. Any increase in ground level area by 1,000 square feet or more of existing structures up to 10,000 square feet, or any increase in the floor area by 10% or more of existing structures greater than 10,000 square feet. However, destruction of more than 50% of an existing nonconforming structure as defined by Section 9.4, [whose reconstruction does not qualify for an exception under §9.2.1.E of this UDC](#), shall comply with all landscape requirements and be treated as new development. If destruction is less than 50%, compliance shall not be required unless the ground level floor area is increased beyond the 1,000 square feet or 10% area set forth; or
    - b. Any buildings subsequently added within the street yard.
    - c. [Any demolitions and subsequent one- or two-family redevelopment of a residential property that is exempted under §9.2.1.E of this Section may be subject to abbreviated landscaping requirements.](#)
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# Maintenance and Enforcement

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## Single-Family Homes



- Site Plan Review
- Inspections
  - Issuance of Certificate of Occupancy
- Enforcement:
  - Existing Trees
  - New language for installation

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# Questions?

[Development Services | City of Corpus Christi \(cctexas.com\)](http://cctexas.com)

<https://www.surveymonkey.com/r/MV88MXW>

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# Tree Protection

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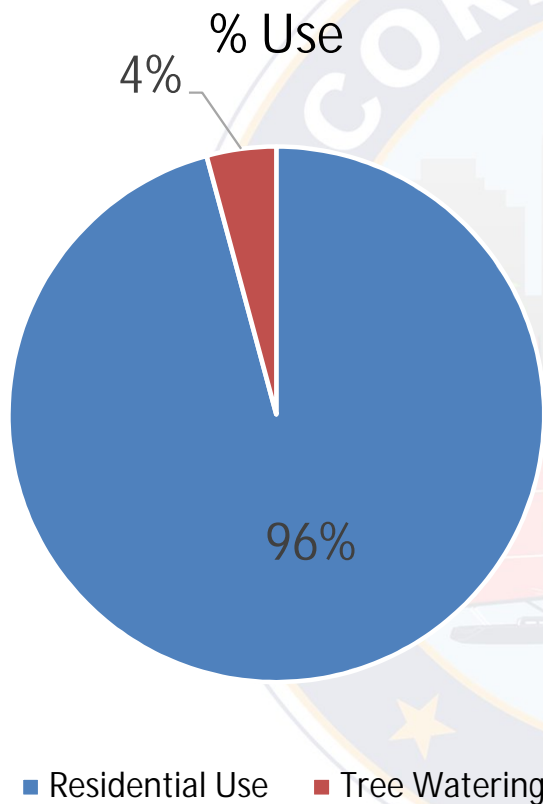
## **7.3.12.D: Existing Trees**

Healthy existing trees ~~2~~ 1.5 inches in caliper or greater and healthy existing palms of a minimum ~~2~~ 5 feet trunk height achieve the same amount of points as indicated in point schedules.

## **7.3.15: Tree Protection Credit**

1. Credit shall be given for tree and palm preservation within the street yard or landscaping areas. Trees and/or palms preserved from the Plant List in compliance with this Section may satisfy the tree and palm requirements of Subsection 7.3.12.
  2. All trees and palms to be preserved within an approved building site shall be flagged and encircled with protective fencing that extends beyond the full spread of the tree branches. No construction activity shall occur in an area that constitutes more than 50% of the critical root zone (as measured from the edge of the drip line to the trunk of the tree and palm) for each tree or palm being reserved. The critical root zone shall be left in a pervious condition after construction and development are completed. The root protection zone for each preserved tree or palm must remain unpaved until approval has been given by the Assistant City Manager of Development Services.
  3. A reduction of up 5% of the required parking spaces shall be permitted when healthy, existing trees or palms identified in the Plant List are preserved on the property to satisfy the tree and palm requirement of Subsection 7.3.12. Landscape areas which qualify for the reduction of required parking spaces must provide impervious area of the critical root zone on a square foot for square foot basis. An average parking space, including aisles, is 350 square feet.
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# Water Consumption



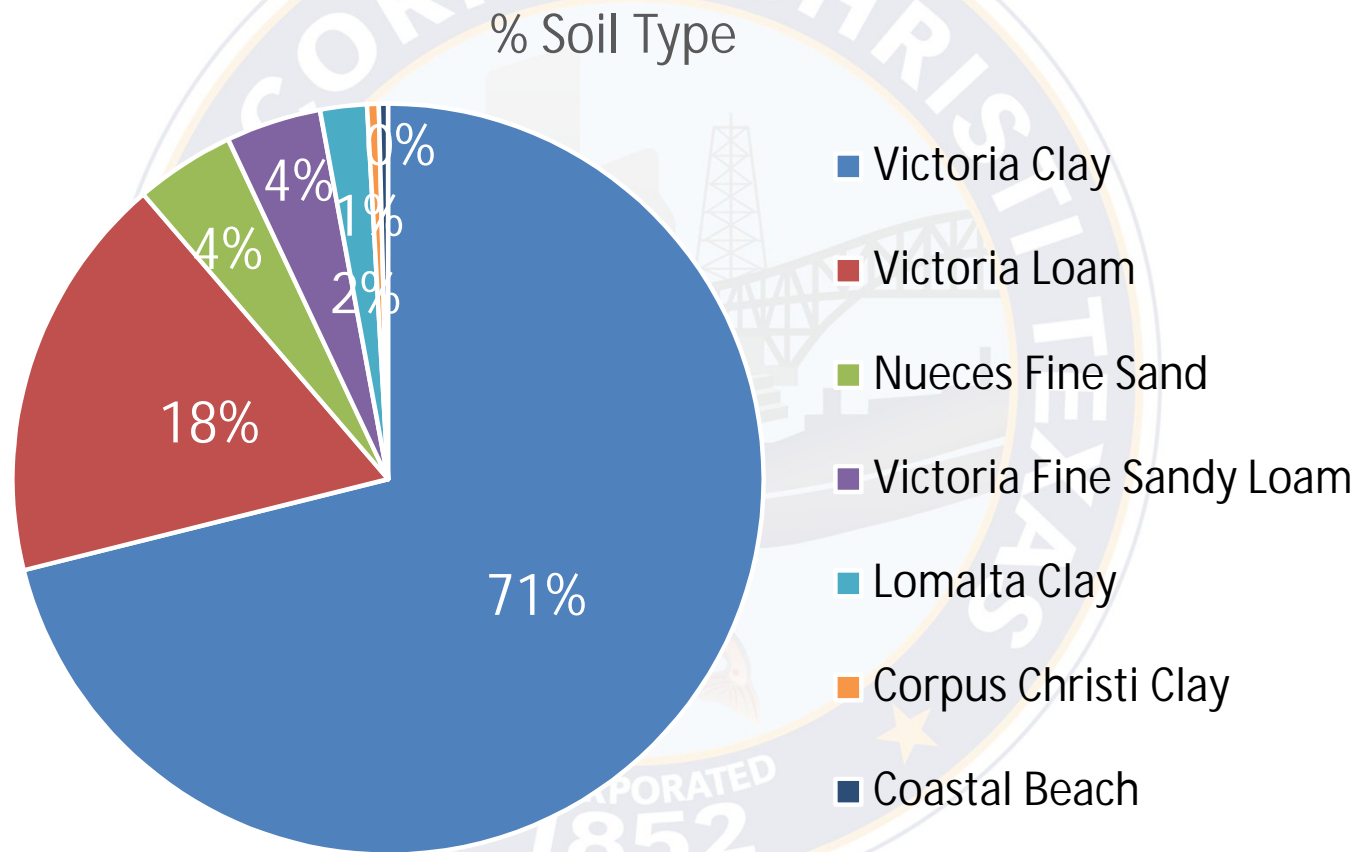
- Tree Watering:
  - Once a day for two weeks
  - 10 gallons per inch of caliper
  - 1.5" = 15 gallons
  - 2 weeks = 210 gallons
  - Texans use 164 gallons a day, roughly 5,000 gallons a month
- Water Rate:
  - \$13 first 2000 gallons
  - \$0.10 for 15 gallons
  - \$0.0065 per gallon
  - 14 days = \$1.36

# Soil Types Map



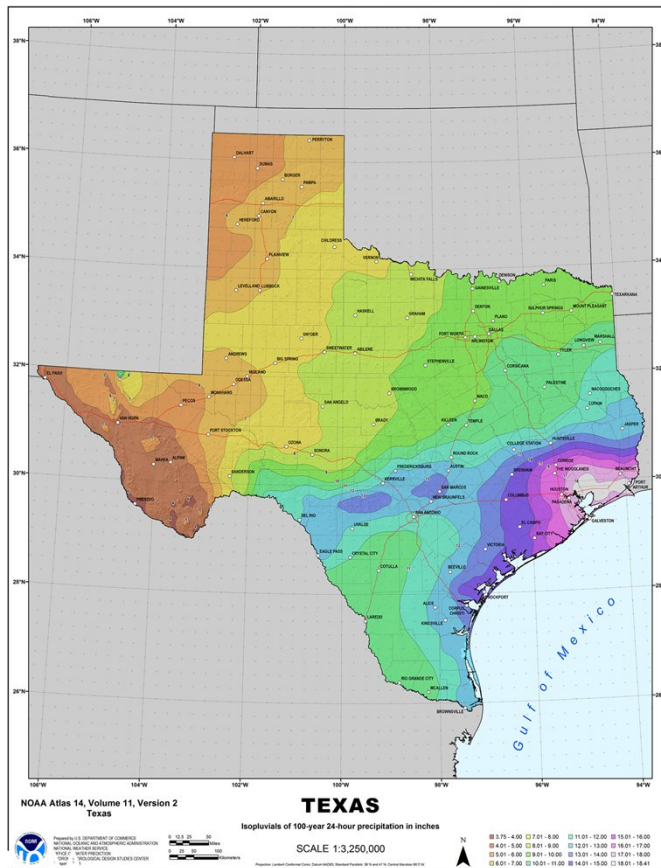


# Soil Type Percentages





# Flood increase



- 100-year Flood Event
  - 24-hour event
  - Original level was 12.5 inches
  - New level is 14 inches
  - Higher interval of 100-year events.