



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, October 13, 2021

5:30 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: Commissioners Mandel and Gonzalez**

**IV. Approval of Minutes**

**1. [21-1431](#) Regular Meeting Minutes of September 29, 2021**

**Attachments:** [MeetingMinutes29-Sept-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. Plats****New Plats**

2. [21-1415](#) 21PL1040  
MADALYNN ESTATES (FINAL - 16.693 ACRES)  
Located south of Perry Lane and west of Shelton Boulevard.  
**Attachments:** [CoverPg-Madalynn 10.13.21MTG](#)  
[Madalynn Comments R2 9-07-21](#)  
[Madalynn R2 9-7-21](#)
3. [21-1418](#) 21PL1085  
Ferrell No.2, Blk 3, Lot 2A (Final Replat - 0.8018 Acres)  
Located east of Ayers Street and north of Sunnybrook Road.  
**Attachments:** [CoverPg-Ferrell 10.13.21MTG](#)  
[Ferrell Comments R2 9-17-21](#)  
[Ferrell No.2 R2 9-17-21](#)
4. [21-1419](#) 21PL1089  
RIVERBEND SUBDIVISION UNIT 4 (FINAL - 11.37 ACRES)  
Located east of Fred's Folley and south of Yorktown Boulevard.  
**Attachments:** [CoverPg-Riverbend 10.13.21MTG](#)  
[Riverbend Unit 4-Plat Review Comments.R1](#)  
[Riverbend Unit 4.R1](#)
5. [21-1420](#) 21PL1097  
QUEEN'S CROSSING UNIT 2 (FINAL - 19.747 ACRES)  
Located east of Cimarron Boulevard and south of Salsa Drive.  
**Attachments:** [CoverPg-Queen'sCrossing 10.13.21MTG](#)  
[Queen's Comment R2 8-19-21](#)  
[Queen's Crossing 2 R2 8-19-21](#)
6. [21-1421](#) 21PL1125  
LAGUNA VISTA SHORES, BLOCK 15, LOT 1R (FINAL REPLAT- 0.23 ACRES)  
Located south of Las Palmas Drive and west of Laguna Shores Road.  
**Attachments:** [CoverPg-LagunaVista 10.13.21MTG](#)  
[21PL1125 Comments R1 9-09-21](#)  
[Laguna Vista Shores R1 9-09-21](#)

7.     [21-1426](#)     21PL1088  
                    LONDON TOWNE SUBDIVISION (PRELIMINARY - 138.30 ACRES)  
                    Located north of FM 43 between CR 33.  
                    Attachments: [London Twne pre R3 10-01-21](#)  
                                    [CoverPg-LondonTownePrelim 10.13.21MTG](#)  
                                    [London Towne Prel R3 10-01-21](#)
8.     [21-1428](#)     21PL1094  
                    RODD PLAZA SOUTH (PRELIMINARY - 13.45 ACRES)  
                    Located east of Rodd Field Road and south of Yorktown Boulevard.  
                    Attachments: [CoverPg-RoddPlazaPrelim 10.13.21MTG](#)  
                                    [Rodd Plaza Com R4 10-01-21](#)  
                                    [Rodd Plaza South R2 8-11-21](#)

**Plat with a Variance (Waiver)**

9.     [21-1422](#)     21PL1128  
                    HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)  
                    Located east of McKinzie Road and south of Harrington Drive.  
                    Attachments: [CoverPg-HighwayVillage 10.13.21MTG](#)  
                                    [Highway Com R2 9-29-21](#)  
                                    [Highway R2 9-29-21](#)
10.    [21-1423](#)     **21PL1128 - SIDEWALK**  
                    HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)  
                    Located east of McKinzie Road and south of Harrington Drive.  
                    Attachments: [Highway Village Sect 1- SW Memo](#)  
                                    [Highway Village Sect 1- SWPPT](#)  
                                    [Sidewalk Waiver Request](#)

**Time Extension**

11.    [21-1425](#)     **21PL1010 - 1ST REQUEST**  
                    BRIDGES MILL VILLAGE UNIT 2 (FINAL - 23.850 ACRES)  
                    Located north of Saratoga Boulevard and east of Kostoryz Road.  
  
                    Attachments: [TimeExt, BridgesMill-10.13.21PCMtg](#)  
                                    [Approved Plat 4-28-21](#)  
                                    [1st Ext Req](#)

**B. New Zoning**

12. [21-1430](#) **Public Hearing - Rezoning Property at or near 1645 14th Street Case No. 1021-03, SRPC Properties, LLC.**: Ordinance rezoning property at or near 1645 14th Street (located along the west side of 14th Street, east of South Brownlee Boulevard, and north of Ayers Street) from the "RS-TF" Two-Family District and "CG-2" General Commercial District to the "RM-2" Multifamily District.

**Attachments:** [Report - SRPC Properties, LLC](#)  
[Presentation - SRPC Properties, LLC](#)

**VI. PUBLIC HEARING (ITEMS C & D): DISCUSSION AND POSSIBLE ACTION**

*The following Public Hearing items will be considered individually*

**C. Plats with a Variance (Waiver)**

13. [21-1435](#) 21PL1113  
NUECES RIVER IRRIGATION PARK, BLK 1, LOT 9A & 9B (FINAL - 16.17 ACRES)  
Located south of County Road 52 and west of US HWY 77.

**Attachments:** [Nueces Comments R3 9-30-21](#)  
[CoverPg-NuecesRvrIrrPrk 10.13.21MTG](#)  
[Nueces River Irr R3 9-30-21](#)

14. [21-1436](#) **21PL1113 - SIDEWALK**  
NUECES RIVER IRRIGATION PARK, BLK 1, LOT 9A & 9B (FINAL - 16.17 ACRES)  
Located south of County Road 52 and west of US HWY 77.

**Attachments:** [Nueces Irrigation River Park - SW Memo](#)  
[Nueces Irrigation River Park- SWPPT](#)  
[Sidewalk waiver request](#)

15. [21-1416](#) 21PL1079  
FLOUR BLUFF ESTATES NO.2 BLK 4, LOTS 1A & 1B (FINAL REPLAT 0.38 Acres)  
Located south of Webb Street and east of Military Drive.

**Attachments:** [CoverPg-FB Estates 10.13.21MTG](#)  
[21PL1079 Comments R2 8-10-21](#)  
[21PL1079 FB Blk 4 R2 8-10-21](#)

16. [21-1417](#)      **21PL1079 - SIDEWALK**  
FLOUR BLUFF ESTATES NO.2 BLK 4, LOTS 1A & 1B (FINAL REPLAT  
0.38 Acres)  
Located south of Webb Street and east of Military Drive.  
**Attachments:** [FB Estates No2- SW Memo](#)  
[FB Estates No. 2- SWPPT](#)  
[Sidewalk waiver request](#)
17. [21-1433](#)      21PL1120  
PORTS O' CALL BLK 20, LOTS 6A THRU 6D; 7A THRU 7D; 12A THRU  
12D & 13 THRU 13D (FINAL - 0.81 ACRES)  
Located west of Gypsy Street between Ports O'Call Drive and Fortuna Bay Drive.  
**Attachments:** [CoverPg-PortsO'Call\\_10.13.21MTG](#)  
[21PL1120 Comm R2\\_10-04-21](#)  
[Ports O Call R2\\_10-04-21](#)
18. [21-1434](#)      **21PL1120 - SIDEWALK**  
PORTS O' CALL BLK 20, LOTS 6A THRU 6D; 7A THRU 7D; 12A THRU  
12D & 13 THRU 13D (FINAL - 0.81 ACRES)  
Located west of Gypsy Street between Ports O'Call Drive and Fortuna Bay Drive.  
**Attachments:** [Ports O Call- SW Memo](#)  
[Ports O' Call- SWPPT](#)  
[21PL1120\\_Sidewalk Waiver](#)

#### D. NEW ZONING

19. [21-1429](#)      **Public Hearing - Rezoning Property at or near 8902 State Highway 44**  
**Case No. 1021-02, BHHN, LLC.:** Ordinance rezoning property at or near 8902 State Highway 44 (located along the north side of State Highway 44, east of South Clarkwood Road, and west of Bockholt Drive) from the "RS-6" Single-Family 6 District IC" Industrial Compatible District.  
**Attachments:** [Report - BHHN, LLC](#)  
[Presentation - BHHN, LLC](#)

#### VII. BRIEFING: STATE MANDATES

20. [21-1451](#)      Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC), a component of the Code of Ordinances, involving the addition and removal of certain language contained in Articles Three that are relative to historic designations and to the review by the Board of Adjustment on potential variances.

**Attachments:** [2021 UDC State Mandates](#)  
[2021 UDC State Mandates](#)

**VIII. Planning Commission Training Series**

**21. [21-1453](#) Platting/Zoning**

**Attachments:** [2021 PC Training](#)

**IX. Director's Report**

**X. Future Agenda Items**

**XI. Adjournment**

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



## Meeting Minutes Planning Commission

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Wednesday, September 29, 2021

6:30 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 Commissioners Mandel and Gonzalez absent.

**II. PUBLIC COMMENT: None.**

**III. Approval of Absences: Commissioners Mandel and Salazar-Garza**

A motion was made by Commissioner Miller to approve the absence for Commissioner Salazar-Garza and disapprove the absence for Commissioner Mandel. The motion was seconded by Commissioner Schroeder. The motion passed with Vice Chairman Dibble voting "no"

**IV. Approval of Minutes**

**1. [21-1327](#) Regular Meeting Minutes of September 15, 2021**

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

**V. Discussion and Possible Action Regarding Planning Commissioner Representatives for the Unified Development Code Text Amendment Advisory Group**

A motion was made by Chairman Baugh to elect Commissioners Schroeder and York (alternate) as advisory group representatives. The motion was seconded by Commissioner Zarghouni. The motion passed.

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

Per Commissioner Zarghouni's request, Chairman Baugh stated items "13 & 15" will be pulled from the Consent Agenda for individual consideration. Senior City Planner, David Stallworth, read the remaining Consent Agenda items into the record. New Plat items "2 through 10" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval; variance item "12" along with accompanying plat item "11" (satisfy all requirements of the UDC/State Law and TRC recommends approval). Staff also recommends approval for the Urban Transportation Plan amendment item "14".

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 York to approve items "2, 3, 5, 6, 7, 8, 9, 10, 11, 12 & 14" as presented by Staff and it was seconded by Vice Chairman Dibble. The motion passed with no abstentions. A motion was made by Commissioner Schroeder to approve item "4" as presented by Staff and it was seconded by Vice Chairman Dibble. The motion passed with Commissioner York abstaining.

**A. Plats**

**New Plats**

2.     [21-1306](#)     21PL1041  
                  PADRE ISLAND SECTION NO. 4, BLK 215, LOT 3RR (FINAL REPLAT - 0.2206 ACRES)  
                  Located south of Whitecap Boulevard and east of Cruiser Street.
  
3.     [21-1307](#)     21PL1071  
                  FLOUR BLUFF ESTATES NO. 2, BLK 8, LOT 11E & LOT 12W (FINAL REPLAT - 0.3789 Acres)  
                  Located south of Webb Street and west of Jane Street.
  
4.     [21-1308](#)     21PL1064  
                  PORTSIDE SUBDIVISION, BLK 3, LOT 30 (FINAL - 0.66 ACRES)  
                  Located at the northeast corner of Running Light Drive and Leeward Drive.
  
5.     [21-1309](#)     21PL1081  
                  MONTROSE PARK, BLOCK 1, LOT 2A (FINAL - 0.2210 ACRE)  
                  Located north of Buford Avenue and east of 25th Street.
  
6.     [21-1310](#)     21PL1098  
                  LEAR ADDITION BLOCK B, LOT 1 (FINAL - 3.947 ACRES)  
                  Located west of Kostoryz Road between Crockett Street and Santa Ana Street.
  
7.     [21-1311](#)     21PL1101  
                  SHELL ROAD POULTRY ACRES, BLOCK 9, LOT 2R (FINAL REPLAT - 0.9186 ACRE)  
                  Located north of north of Leopard Street on Violet Road.

8. [21-1312](#) 21PL1111  
SHIPP TRACT, LOT 15A (FINAL - 0.197 ACRES)  
Located south of State Highway 37, north of Leopard Street, on Omaha Drive.
9. [21-1313](#) 21PL1112  
PADRE ESCAPE PUD (FINAL REPLAT - 0.52 ACRES)  
Located north of Whitecap Boulevard, on Leeward Drive and east of South Padre Island Drive.
10. [21-1314](#) 21PL1115  
PALM PARK, BLOCK 6, LOT 17 (FINAL REPLAT - 2.32 ACRES)  
Located at the northwest quadrant of Leopard Street and North Port Avenue.

**New Plat with a Variance (Waiver)**

11. [21-1261](#) **21PL1070 - CONDITIONAL**  
HALE HORSE RANCH, BLOCK 1, LOT 1 (FINAL - 1.64 ACRES)  
Located north of FM 665 and west of CR 763 along CR 32.
12. [21-1286](#) **21PL1070 - WASTEWATER**  
HALE HORSE RANCH, BLOCK 1, LOT 1 (FINAL - 1.64 ACRES)  
Located north of FM 665 and west of CR 763 along CR 32.

**B. New Zoning**

13. [21-1326](#) **Public Hearing - Rezoning Property at or near 3538 Airline Road**

**Case No. 0921-03, MVR Construction Company:** Ordinance rezoning property at or near 3538 Airline Road (located along the east side of Airline Road, south of Brooke Road (CR26A), west of Rodd Field Road, and north of Slough Road) from the "FR" Farm Rural District to the "RM-3" Multifamily District.

Andrew Dimas, Development Services Administrator, read New Zoning item "13" into the record as shown above. The applicant is proposing the construction of an apartment complex. He presented an aerial map of the subject property along with the Future Land Use map (FLUM). Mr. Dimas went over the history of zoning patterns in the area and adjacent development (UDC requirements - setbacks/buffer yards, etc.), along with available municipal facilities. He informed the Commission that of the 11 public notices mailed, zero notices were returned in favor and zero were returned in opposition.

Recent rezonings have occurred to the east to the RM-3 zoning in 2015 and the north to the RM-2 district in 2015. Based on recent zoning changes and existing commercial zoning along Airline Road (A1 Arterial Street), a trend towards commercial development is occurring. Such a trend is consistent with the goals and policies of the Comprehensive Plan and the FLUM. Based on this analysis, Staff recommends approval.

After Staff's presentation, the floor was opened for Commissioner comments/questions. Commissioner Zarghouni had questions regarding density with respect to the number of units/acre. After discussion concluded, the public hearing was opened. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Schroeder to approve item "13" as presented by Staff and it was seconded by Vice Chairman Dibble. The motion passed.

**C. Urban Transportation Plan Amendment**

14. [21-1328](#) Ordinance amending the Urban Transportation Plan (UTP) Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by shifting a proposed C1 Minor Collector to the east, thereby extending Martin Street toward the south approximately 1,100 feet and connecting Martin Street to Lands Road.

**D. Master Plan**

15. [21-1332](#) Ordinance amending the Wastewater Collection System Master Plan for the Allison Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by transferring 15 acres of land, located on the southside of Northwest Boulevard (FM 624) between FM 1889 and CR 69, from Basin 37 on the southside of Northwest Boulevard to Basin 40 on the northside of Northwest Boulevard.

Dan McGinn, Director of Planning Department, presented item "15" as shown above. For location purposes, he presented an aerial map of the subject tract of land along with the service area boundary for the Allison Wastewater plant. IHS Consultants and Urban Engineering propose an amendment to the Wastewater Master Plan that would make construction of the necessary wastewater infrastructure financially feasible and achievable within the timelines of the proposed commercial development (located on the southside of Northwest Boulevard between FM 1889 and CR 69). An existing church, restaurant, and hair salon are located on the adjacent seven acres of land and these buildings are currently connected to on-site septic systems. The proposed amendment will also allow this adjacent seven acres of land to connect to the City's public wastewater system in the future.

Mr. McGinn also presented maps showing the current plan and the proposed amendment (15 acres into Basin 40); detailed the general development requirements and the Utility Department Engineering analysis. Staff recommends approval of this item. After Staff's

presentation, the floor was opened for Commissioner comments/questions. Commissioner Zarghouni asked why this amendment does not account for future development. Mr. McGinn clarified that the applicant initially received a waiver from the requirement to construct wastewater infrastructure on the subject tract and planned for a septic system. He concurred that this area needs overall planning but that it is currently being analyzed with the impact fee study for updates to utility master plans.

After Commissioner questions concluded, the public hearing was opened. Representing the applicant, Murf Hudson with Urban Engineering addressed the Commission in support of the request. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner York to approve item "15" as presented by Staff and it was seconded by Commissioner Schroeder. The motion passed with Commissioner Salazar-Garza abstaining.

## **VII. Public Hearing (Items E & F): Discussion and Possible Action**

### **E. New Plat with a Variance (Waiver)**

16. [21-1315](#) 21PL1037  
DRILLEN SUBDIVISION (FINAL - 9.59 ACRES)  
Located west of CR 73 and north of Northwest Boulevard
17. [21-1316](#) 21PL1037 - WASTEWATER  
DRILLEN SUBDIVISION (FINAL - 9.59 ACRES)  
Located west of CR 73 and north of Northwest Boulevard

Mr. Dimas presented items "16 & 17" for the record as shown above. For location purposes, he presented an aerial map of the subject property; a map showing the proposed path to connect to the existing system. The subject property is located outside the city limits. The owner proposes to subdivide the property for a smaller second lot encompassing 2.12 acres for a future residential development. The property is currently within the City of Corpus Christi Wastewater Master Plan and calls for a 10" Collection line fronting the property on FM 624.

Staff requested cost estimates of the construction of infrastructure along the frontage of the property. The applicant submitted a cost estimate of \$155,904.00. The applicant proposes a septic system for the lot, per UDC wastewater waiver standard, Section 8.2.7.B.1.a: "Reasonably accessible" means master plan facilities currently exist in the designated service area, and such facilities can be extended to serve the subdivision; collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended. The proposed Drillen Subdivision is not "Reasonably accessible" to a public wastewater facility.

Section 8.5.2.G states that City Council, with the advice of Planning Commission, may exempt a tract of land from the wastewater lot/acreage fees, provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately \$15,065.89. Staff finds that with current development along Northwest Boulevard (FM 624) and with anticipated development in this area, the subject property could be served by wastewater services within the next 15 years.

Mr. Dimas briefly went over platting requirements to construct wastewater lines/facilities per UDC Sections 3.30.1.A, 8.1.4 and 8.2.7; Section 3.8.3.D of the UDC lists the factors to be considered in whether to grant a waiver from a platting requirement. Staff recommends approval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A, and disapproval of an exemption from the Wastewater Lot/Acreage fees per Section 8.5.2.G of the UDC. After Staff's presentation, Chairman Baugh opened the public hearing.

The owners of the subject property, Butch and Margaret Drillen, addressed the Commission in support of their request. They currently have a septic system on the subject property for the mobile home they occupy. They will be abandoning the mobile home and the old septic system when their new home completes construction. With no one else coming forward, the public hearing was closed. Further discussion took place regarding Staff's position for not waiving the wastewater fees. Vice Chairman Dibble felt that the cost estimate is not feasible based on the acreage. A motion was made by Vice Chairman Dibble to approve items "16 & 17" and it was seconded by Commissioner Miller. The motion passed.

#### **F. Tabled Zoning**

#### **18. [21-1272](#) Public Hearing - Rezoning Property at or near 3942 Cimarron Boulevard.**

**Case No. 0921-01, Richard Jurach, Jerry Jurach, Patricia Hunt and Paula**

**Carter:** Ordinance rezoning property located at or near 3942 Cimarron Boulevard (located along the east side of Cimarron Boulevard, south of Lipes Boulevard, and north of Yorktown Boulevard) from the "FR" Farm Rural District to the "RM-2" Multifamily District.

Mr. Dimas presented item "18" for the record as shown above. He informed the Commission this case was tabled from the September 15, 2021 Planning Commission meeting; proceeded to briefly go over the same presentation from that meeting. He updated the Commission that of the 38 public notices mailed, zero notices were returned in favor and six notices were returned in opposition. After previous discussions from the September 29th meeting, Staff met with the applicant to formulate a Special Permit. Staff recommends denial of the change of zoning from the "FR" district to the "RM-2" district and, in lieu thereof, approval of the "RS-6/SP" Single-Family 6 District with a Special Permit subject to the following conditions:

1. Uses: The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a multifamily apartment complex with a density not to exceed 30 dwelling units per acre and consistent with the attached site plan.
2. Setbacks: No structure shall be greater than two stories in elevation within 80-feet of the southern property line.
3. Buffer Yard: When adjacent to the "RS-6" Single-Family 6 District, the buffer yard requirement shall be 10-feet, with the required points and screening fence satisfied by including a row of canopy trees with a minimum caliper size of 2.5 inches every 30 linear feet and a 7-foot tall screening fence.
4. Lighting: All lighting must adhere to the standards set in the Unified Development Code (UDC).
5. Dumpster: No dumpster shall be placed within 80-feet of the southern property line.
6. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
7. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

After Staff's presentation, the floor was opened for Commissioner comments/questions. Discussion took place regarding the number of units/acre and if the total number should be limited. After discussion concluded, the public hearing was opened. Representing the applicant, John Bell at 13750 Primavera Drive, addressed the Commission. He said he reached out to the neighbors that spoke during public comment at the last meeting. He spoke to one of neighbors from the last meeting (not representing the HOA) and they are still concerned about noise and lighting. With that in mind, Mr. Bell suggested to amend the Special Permit conditions for item "3" to add the language "or a 6-foot tall masonry fence"; amend item "2" to add the language "Any two-story buildings must have a pitched roof with the ridge extending at least 6 feet above the eave of the roof." He stated that the number of units will not exceed 260 units/acre. He presented to the Commission a petition of signatures from the existing, adjacent apartment complex stating their support of the project. He said he is amenable to the Special Permit conditions.

Melissa Tanner at 6522 Miranda Drive, addressed the Commission and stated that her property is adjacent to the proposed development. She stated there is an issue with the loss of privacy no matter the height of the proposed building adjacent to her property and she is able to hear noise in her backyard from the existing apartment complex. She also felt that Cimarron Boulevard cannot handle additional traffic as it is already very congested. Sara Simm at 6514 Miranda Drive addressed the Commission. Her property is also adjacent to the proposed development and she cited issues with lighting. She said the lighting from the existing apartment complex can still be seen into her home. She also cited loss of privacy and traffic safety concerns for her children as they attend the schools nearby.

With no one else coming forward, the public hearing was closed. Further discussion took place regarding UDC lighting requirements. Commissioner Schroeder felt that the proposed Special Permit conditions for setback/buffer yard requirements are more stringent than if a single-family development were to be constructed adjacent to the existing single-family neighborhood. Vice Chairman Dibble concurred and pointed out that there would be an additional 50-feet of buffer yard, along with another fence and the requirement of canopy trees. A motion was made by Vice Chairman Dibble to approve the Special Permit for item "18" with the amendments requested by Mr. Bell. The motion was seconded by Commissioner York. A roll call vote took place and the motion passed unanimously.

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

**IX. Future Agenda Items**

- Training Schedule
- State Mandates

**X. Adjournment**

There being no further business to discuss, the meeting adjourned at 8:00 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1040

MADALYNN ESTATES (FINAL – 16.693 ACRES)

Located south of Perry Lane and west of Shelton Boulevard.

Zoned: RS-6

Owner: Lands Greenwood 2018, LLC

Engineer: Hayden Surveying/J. Perales

The applicant proposes to plat the property in order to construct 74 single family lots for a future residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS													
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# 1													
App Received: 3-8-21 Process 4-7-21 Deadline													
TRC Meeting Date: 4-15-21													
TRC Comments Sent Date: 4-19-21													
Revisions Received Date (R1): 5-7-21													
Staff Response Date (R1): 5-27-21													
Revisions Received Date (R2): 9-07-21													
Staff Response Date (R2):9-13-21													
Planning Commission Date: 10-13-21 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: 21PL1040													
MADALYNN ESTATES (FINAL – 16.693 ACRES)													
Located south of Perry Lane and west of Shelton Boulevard.													
Zoned: RS-6													
Owner: Lands Greenwood 2018, LLC													
Surveyor/Engineer: Hayden Surveyor/J Perales Civil Engineering and Planning Services													
The applicant proposes to plat the property in order to construct 74 single family lots for future residential subdivision.													
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)	informational comment										
2	Plat	Plat title already exists (Vol 32 Pg. 10 MRNCT)	plat title has been changed to "Madalynn Estates"	Resolved									
3	Plat	Please include doc # 2021016612 in legal description.	Doc #2021016612 added to legal description on plat	Resolved									



12	Plat	Provide a letter from the gas pipeline company that confirms acceptance to future residential subdivision.	Pipeline company has been contacted and letter requested.	Submit a copy of the of approved letter from the pipeline company for our records.	An electronic copy of email correspondence from Kinder Morgan indicating no objection to the subdivision development as proposed in the latest version of the plat is attached.	9-08-21 Addressed: Kinder Morgan has no objection.												
13	Plat	The labeled legal description surrounding the east side property line is incorrect. Correct and revise.	Legal descriptions to the east of the plat have been corrected.	Addressed														
14	Plat	At the east end of Block 3, Lot 17 and Block 4, Lot 1 show and label the legal description and extended street Shelton Boulevard.	Legal description and extension of Shelton Boulevard have been added to the plat.	Legal Description is incorrect, revise Vol.30, Page 86	The volume and page numbers for this legal description have been corrected.	9-08-21 Addressed												
15	Plat	Show and label the continuation of 20'U.E along the rear of Block 4, Lots 1-19.	20' utility easement has been added to the plat.	Addressed														
16	Plat	Show and label the continuation of 15'D.E/U.E along the rear of Block 1.	15' DE/UE has been added to the plat.	Addressed														
17	Plat	If applicable, show and label utility easements for Block 2 (UDC 8.2.3.A.4)	Utility easements have been added to Lots within Block 2.	Addressed														
18	Plat	Water Distribution System lot fee – 74 lots x \$182.00/lot = \$13,468.00	informational comment	Prior to plat recordation														
19	Plat	Wastewater System lot fee – 74 lots x \$393.00/lot = \$29,082.00	informational comment	Prior to plat recordation														
20	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	informational comment	Prior to plat recordation														
<b>PLANNING/Environment &amp; Strategic Initiatives (ESI)</b>																		
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>												
1	Plat	No comment.																
<b>NUECES COUNTY APPRAISAL DISTRICT</b>																		
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>												
1	Informational	Legal Description "Country Estates Unit 5" already exist per plat Volume 32, Page 10.																
<b>DEVELOPMENT SERVICES ENGINEERING</b>																		
<b>Action</b>			<b>Yes</b>	<b>No</b>														
Public Improvements Required?			<b>Yes</b>															
Water			<b>Yes</b>															
Fire Hydrants			<b>Yes</b>															
Wastewater			<b>Yes</b>															
Manhole			<b>Yes</b>															
Stormwater			<b>Yes</b>															
Sidewalks			<b>Yes</b>															
Streets			<b>Yes</b>															
Refer to UDC Section 3.8.3.D Waivers if applicable.																		





8	Infor:	The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City’s Traffic Engineering Department to meet the City’s continuous lighting standards.	The street lighting plan will be included with the public improvement plans.																
9	Infor:	The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.	The street lighting plan will be included with the public improvement plans.																
10	Infor:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	informational comment.																
<b>FLOODPLAIN</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	No comment.																	
<b>FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Infor:	Purpose: Development of 74 single- family subdivision. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Removal of hammerhead has increased lot count to 75. informational comment.																
2	Infor:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	fire hydrant spacing to be addressed in public improvement plans.																
3	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.	informational comment to be addressed in the public improvement plans.																
4	Infor:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	informational comment to be addressed in the public improvement plans.																

5	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.	informational comment to be addressed in the public improvement plans.																
6	Infor:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	informational comment to be addressed in the public improvement plans.																
7	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.	informational comment to be addressed in the public improvement plans.																
8	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.	informational comment to be addressed in the public improvement plans.																
9	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.	informational comment to be addressed in the public improvement plans.																
10	Infor:	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.	informational comment to be addressed in the public improvement plans.																
11	Infor:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	informational comment to be addressed in the public improvement plans.																
12	Infor:	The Fire Department will not accept a hammerhead design as a turnaround provision. Note: section C1 and C2 appear to have an unnamed street that is a hammerhead design-note comments above regarding the hammerhead design. <b>Will Shelton Street connect with the other section off Cox Cir.? Otherwise, Shelton terminates in a dead end, note comments regarding dead end streets above.</b>	The hammerhead configuration has been removed from the plat and replaced with a connecting street section (Madalynn Drive). On Shelton Boulevard, Lots 18 and 19, Block 4 in their entirety, are dedicated as temporary emergency	9-13-21: Fire has no additional comments.															
<b>GAS</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	Provide 10' U.E. at the rear of blk. 2 5' each side. Provide 7.5 U.E. from lots 1 thru 7, blk 1 and 7.5 U.E. on lot 19, blk.4 West side of lot.	requested UE's added to the plat.	Addressed															
2	Plat	10' U.E. between lots 7 & 8, blk. 1 5' each side and lots 17 & 18, blk. 2 and lots 14 & 15, blk.2 5' each side	10' UE added to the plat.	Addressed															

3	Plat	10' U.E. between lots 12 & 14, 12 & 14, 12 & 15, blk. 3 and 12 & 16, blk 3 5; each side and change 10 Y.R. to 10' Y.R/U.E.	Easements added to the plat.	Addressed															
4	Plat	The 15'U.E from Lot 13, Block 3 to extend to Lot 2, Block 5	The 15 U.E. has been extended along the westerly boundary of Lot 2, Block 5.	9-08-21 Addressed															
<b>PARKS</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	Parkland Dedication Requirement and Park Development Fees apply. Parks Department will not accept land.	informational comment																
2	Plat	The developer must provide either the fair market value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the actual purchase price (evidenced by a money contract or closing statement within 2 years of the application date) The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.5 & 8.3.6)	informational comment																
3	Plat	Community Enrichment Fund fee = (0.74 acres) x (Fair Market Value or Actual Purchase Price) (UDC 8.3.5 & 8.3.6) OR \$62,500/acre if fair market value/purchase information is not provided <b>\$46,250.00</b>	informational comment	Prior to plat recordation															
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 74 units = <b>\$14,800.00</b> (Unplatted lots) (UDC 8.3.5 & 8.3.6)	informational comment	Prior to plat recordation															
<b>REGIONAL TRANSPORTATION AUTHORITY</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Infor:	This final replat is not located along an existing or foreseeably planned CCRTA service route.	informational comment																
<b>NAS-CORPUS CHRISTI</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	No comment.																	
<b>CORPUS CHRISTI INTERNATIONAL AIRPORT</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	No comment.																	
<b>AEP-TRANSMISSION</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													
1	Plat	Requested letter was emailed to Mr. Montalvo 9-12-2020 *please circle back once streets and curb cuts have been engineered, so that we can loop in our engineers prior to approving the final plat.  I want to avoid potential damage to our structure(s)	public improvement plans will be routed to AEP for review.	Addressed 5-10-21															
<b>AEP-DISTRIBUTION</b>																			
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>													

1	Plat	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.																	

Final Plat of  
**MADALYNN ESTATES**

BEING A 16.693 ACRE TRACT OF LAND SITUATED IN CORPUS CHRISTI, NUECES COUNTY, TEXAS; A PORTION OF THE PM RUSHING 151 ACRE TRACT AND BEING ALSO THOSE TWO TRACTS DESCRIBED IN THE DEEDS TO JOHN AND MARION CROSSWHITE, REVOCABLE LIVING TRUST OF 2006, RECORDED UNDER DOCUMENT NO. 2007020466, DOCUMENT NO. 2007020628, AND DOCUMENT NO. 2021016612 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, LANDS GREENWOOD 2018, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, THAT WE HAVE SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CHRISTOPHER MANTALVO, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER MANTALVO, MEMBER, LANDS GREENWOOD 2018, LLC,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC IN AND OR FOR THE STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

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

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

BRETT F. FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

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

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

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND III, AIA  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS.

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

NO. \_\_\_\_\_  
FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 20\_\_\_\_

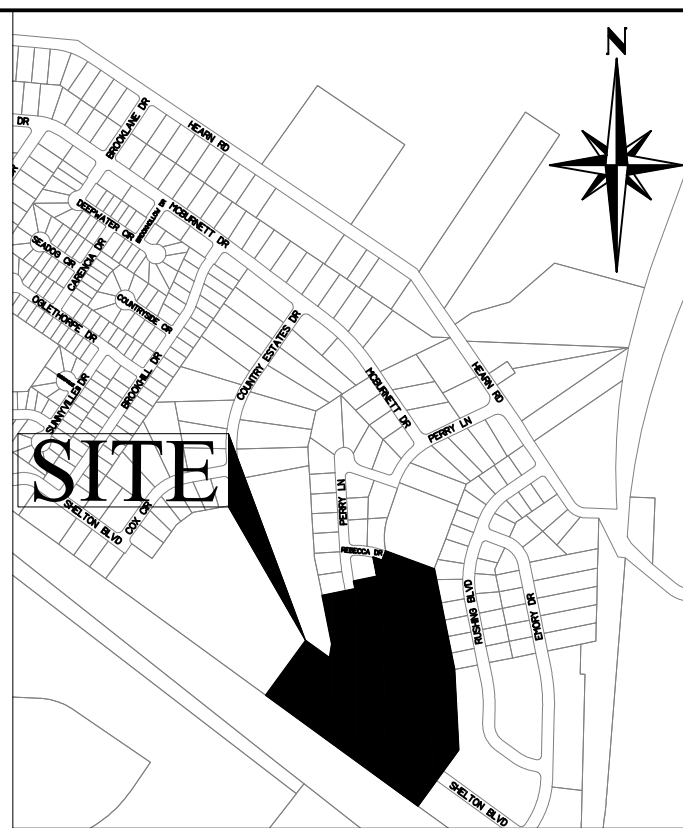
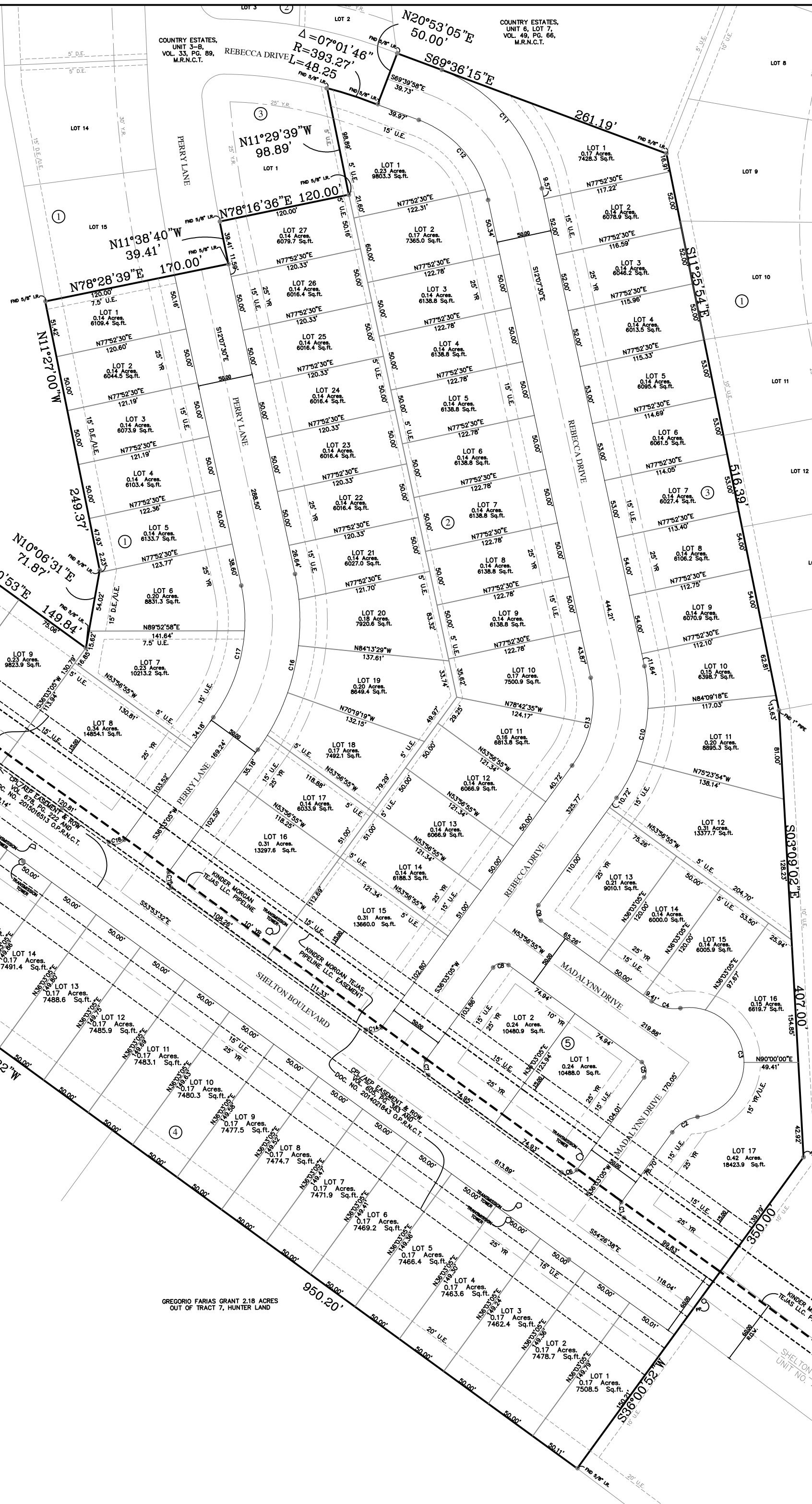
\_\_\_\_\_  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

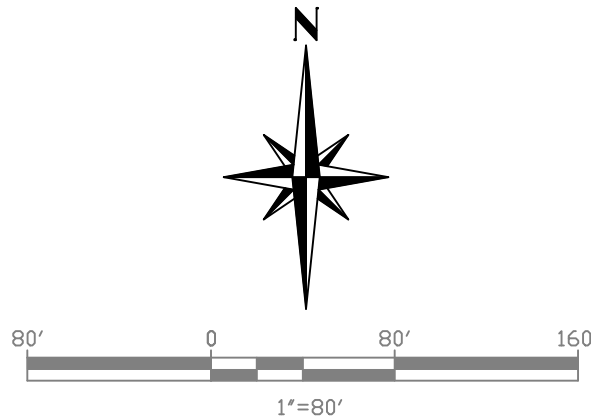
I, FRED C. HAYDEN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT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

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

TEXAS LICENSE NO. 4486



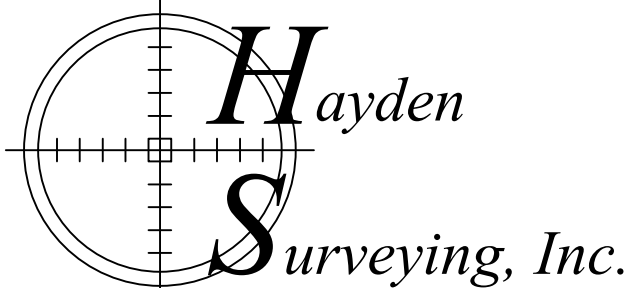
VICINITY MAP - NOT TO SCALE



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°29'43"	15.79'	10.00'	S 91°14'7"E	14.20'
C2	45°05'57"	27.55'	35.00'	S58°36'03"W	26.84'
C3	179°48'05"	156.91'	50.00'	N 8°56'56"W	100.00'
C4	45°05'57"	27.55'	35.00'	S76°29'54"E	26.84'
C5	90°00'00"	15.71'	10.00'	N 8°56'55"W	14.14'
C6	90°03'23"	15.72'	10.00'	N81°04'46"E	14.15'
C7	89°56'37"	15.70'	10.00'	S 8°55'14"E	14.14'
C8	90°00'00"	15.71'	10.00'	S81°03'05"W	14.14'
C9	90°00'00"	15.71'	10.00'	S 8°56'55"E	14.14'
C10	48°10'35"	126.13'	150.00'	N11°57'47"E	122.44'
C11	56°05'33"	146.85'	150.00'	N40°10'16"W	141.06'
C12	57°32'22"	100.43'	100.00'	N40°53'41"W	96.26'
C13	48°10'35"	84.08'	100.00'	N11°57'47"E	81.63'
C14	90°03'23"	15.72'	10.00'	N81°04'46"E	14.15'
C15	89°56'37"	15.70'	10.00'	S 8°55'14"E	14.14'
C16	48°10'35"	168.17'	200.00'	N11°57'47"E	163.26'
C17	48°10'35"	126.13'	150.00'	N11°57'47"E	122.44'
C18	90°03'23"	15.72'	10.00'	N81°04'46"E	14.15'

NOTES:

- TOTAL AREA CONTAINS 16.693 ACRES OF LAND. (INCLUDES STREET DEDICATION)
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEN SALT WATER BARRIER DAM. THE TCEQ HAS STATED THE WATER BODY USES TO BE "AQUATIC LIFE" USE, "CONTACT RECREATION" USE, "GENERAL" USE, AND "FISH CONSUMPTION" USE.
- THIS PROPERTY FALLS WITHIN SECTION NRB-100-106 OUT OF THE O.N. STEVENS SUB-BASIN NRB-100 WITHIN THE NUECES RIVER STORM WATER DRAINAGE BASIN.
- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "C" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0130C, CITY OF CORPUS CHRISTI, TEXAS WHICH BEARS AN EFFECTIVE DATE JULY 18, 1985, AND IN ZONE "X" OF FLOOD INSURANCE RATE MAP, MAP NO. 48355C0280C, CITY OF CORPUS CHRISTI, TEXAS WHICH BEARS AN EFFECTIVE DATE MAY 30, 2018. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- THIS DEVELOPMENT MEETS THE CITY'S MASTER DRAINAGE PLAN AND THE PROPOSED DRAINAGE WILL NOT ADVERSELY AFFECT THE DRAINAGE PATTERN OR DESIGN OF THE ADJACENT PROPERTIES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- A 5/8" DIAMETER IRON ROD WAS FOUND AT EVERY CORNER WITH THE EXCEPTION OF THE TWO MOST EASTERLY CORNERS IDENTIFIED BY 1" IRON PIPES.
- VEHICULAR ACCESS TO LOTS 1 AND 2, BLOCK 5 FROM MADALYNN DRIVE WILL BE PROHIBITED.
- LOTS 18 AND 19, BLOCK 4, SHALL SERVE AS A TEMPORARY EMERGENCY SERVICES ACCESS/TURN AROUND EASEMENT UNTIL SUCH TIME AS SHELTON BOULEVARD IS EXTENDED BEYOND THE WESTERLY LIMITS OF THIS SUBDIVISION.



905 DELTA DR.  
CORPUS CHRISTI, TEXAS 78412  
PH: 361-815-8900, FAX: 361-991-9034

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1085

FERRELL NO.2, BLK 3, LOT 2A (FINAL REPLAT - 0.8018 ACRES)

Located east of Ayers Street and north of Sunnybrook Road.

Zoned: CG-2

Owner: Torres Family Investments, LLC

Engineer: Urban Engineering

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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-2  
App Received: Received 06/15/21, Processed on 06/16/21 Deadline  
TRC Meeting Date: 06/10/21  
TRC Comments Sent Date: 06/25/21  
Revisions Received Date (R1): 7/08/21  
Staff Response Date (R1): 7-14-21  
Revisions Received Date (R2): 9-17-21  
Staff Response Date (R2): 9-27-21  
Planning Commission Date: 10-13-21 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: 21PL1085

URBAN ENGINEERING RESPONSES 09/17/2021  
URBAN ENGINEERING RESPONSES 06/25/2021

Ferrell No.2 Block 3, Lot 2A (Final Replat) 0.8018 Acres  
Located east of Ayers street and north of sunnybrook road.

Zoned: CG-2

Owner: TORRES FAMILY INVESTMENTS, LLC  
Surveyor: URBAN ENGINEERING

The applicant proposes to replat the property to combine multiple lots and a partial lot into a single lot.

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)	Understood			
1	Plat	Pls label 20' Alley.	Label has been added	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<del>Identify Alley with "Alley Ayers Archer All" name on east side of the lot.</del>	Label has been added	Not Addressed	Per email from Gloria this comment was to be removed as the alley does not have a name	Addressed: comment is strikethough.

2	Plat	Show centerline for Ayers Street and correct R.O.W of 95'.	Please provide map where measurement is shown.	Not Addressed	Overall dimension of 118' has been added as dimeision of 59' to centerline	Addressed
3	Plat	Remove label of (State Highway 286) on top of Ayers street.	Has been removed	Addressed		
4	Plat	Remove preliminary note next to engineer's name.	will remove prior to recordation	Prior to recordation		
5	Plat	Show 15' U.E. parallel to west line of lot as per U.D.C 8.2.3. 2. (Ayers street classifies as Arterial A1.)	Easement has been added	Addressed		
6	Plat	water & wastewater distribution and Pro-Rata fees exempt as platted existing utilities.	Understood			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Ayers is on the ADA Accessibility Plan	
Streets		No

Understood

Understood

Understood

Understood

Understood

Understood

Understood

Understood

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	Understood	Informational		
2	Plat	<del>Public Improvements Plans Or a Waiver Request are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A</del>	All public improvements are in place for proposed replat. Existing Services Exist.	Acknowledged		

3	Plat	Ayers Street is on the ADA Accessibitily plan, Sidewalk construction or a waiver request approved by the City of Corpus Christi Planning Commission is required.	The city bond project currently under construction will provide ADA and sidewalk access along Ayers. See attached from Bond Project.	Acknowledged		
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UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No water construction is required for platting.	Understood			
2	Infor.	No wastewater construction is required for platting.	Understood			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.	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.	Understood			

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual	Understood			
2	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.	Understood			
3	Info:	Note: It will need to be determined if the on-site hydrant is connected to the 6-inch main or the 8- inch main. If it is determined that the hydrant is on the 6-inch main, a water feasibility study will need to be conducted to determine if suitable GPM and residual can be achieved for fire flow requirements.	City bond project is currently reconstructing Street and Utilities and the Utilities should be upgraded to current standards.			

4	Info:	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. (if applicable) Commercial development of the property will require further Development Services review.	Understood			
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GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment received.	Understood			

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

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

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

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

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

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

INFORMATIONAL

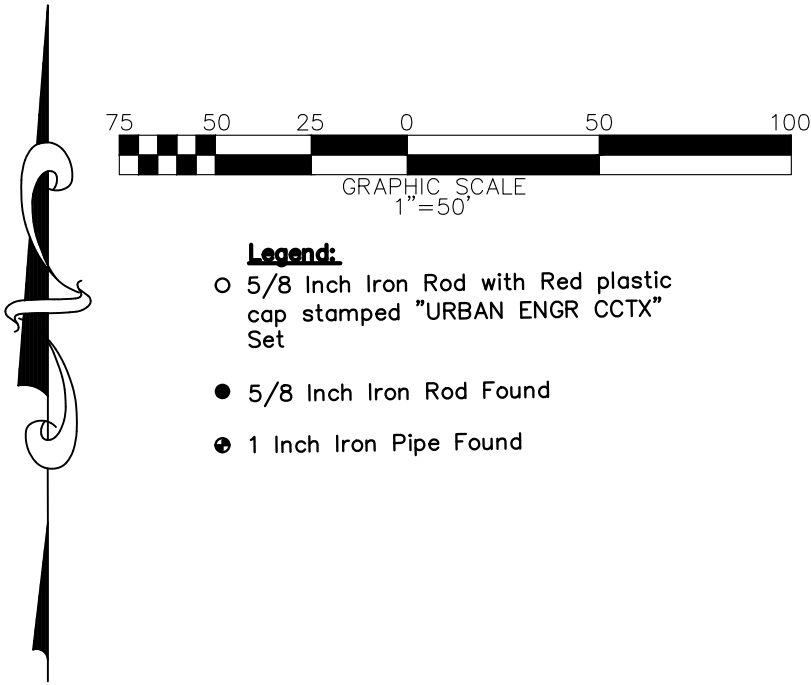
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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

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

LAND DEVELOPMENT

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



**General Notes:**

1. Total platted area contains 0.8018 Acres of Land.
2. The yard requirement, as depicted is a requiren Development Code and is subject to change as the z
3. The receiving water for the storm water runoff from Corpus Christi Bay. The TCEQ has classified the aq Corpus Christi Bay as "exceptional" and "oyster \ categorized the Corpus Christi Bay as "contact recrec

**Surveyor's Notes:**

1. Grid Bearings and Distances shown hereon are refe Coordinate System of 1983, Texas South Zone 420t the North American Datum of 1983(2011) Epoch 201
2. Existing Flood Map, by graphic plotting only, this pr Zone "X" of the Flood Insurance Rate Map (FIRM Number 485464 285C, Nueces County, Texas, which of September 1, 1992 and is Not in a special flc existing FIRM Panel 485464 285C are not based on Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to l the Flood Insurance Rate Map (FIRM), Comm 48355C0510G, Nueces County, Texas, which bears May 30, 2018. The Proposed FIRM Panel 48355C05 North American Vertical Datum of 1988 (NAVD88).

State of Texas  
County of Nueces

Torres Family Investments LLC, Limited Liabilty Company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

By: Torres Family Investments LLC, Limited Liability Company

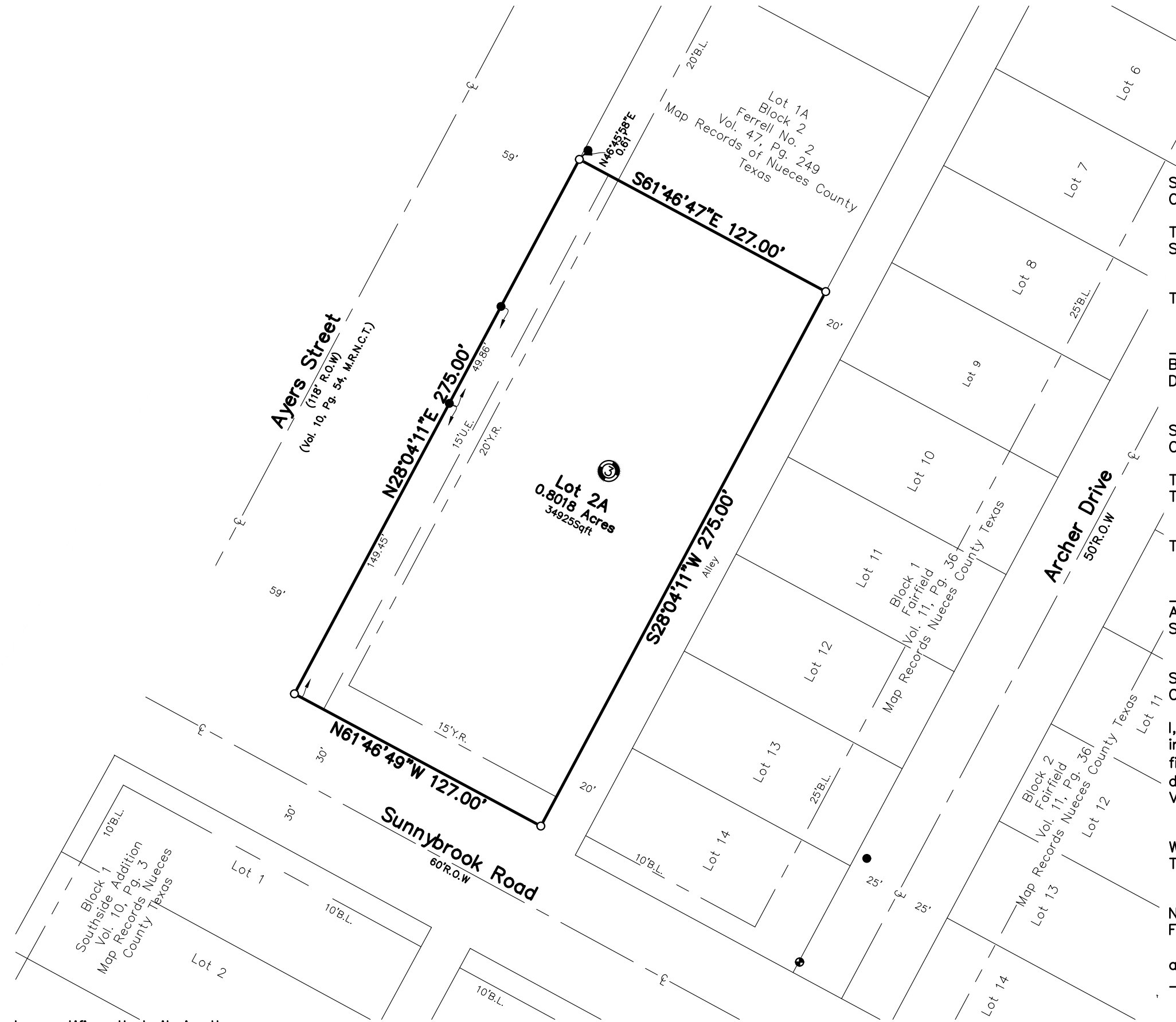
By: \_\_\_\_\_  
Cesar H. Torres, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Cesar H. Torres, Managing Member of Torres Family Investments LLC, Limited Liability Company, on behalf of said partnership.

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

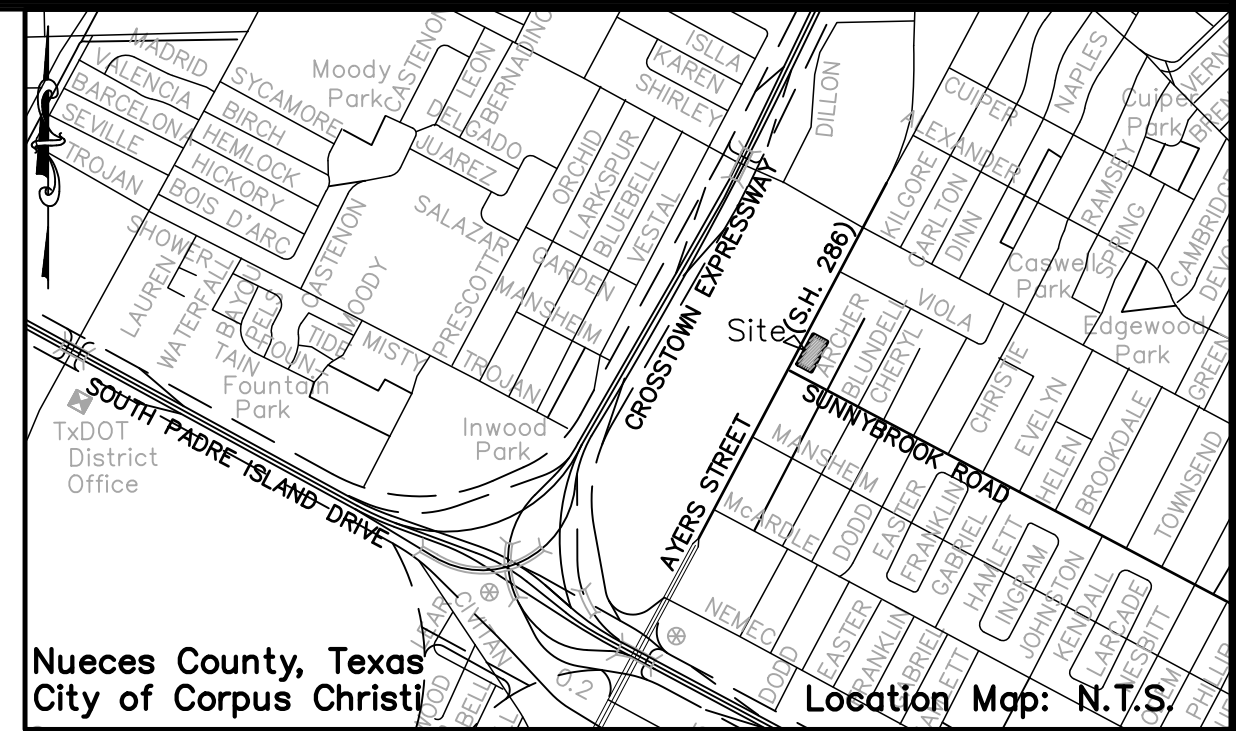
Notary Public in and for the State of Texas



**Plat of**  
**Ferrell No. 2**  
**Block 3, Lot 2A**

0.8018 Acres of Land, being all out of Lots 1 through 5, Block 3, Ferrell No. 2, a map of which is recorded in Volume 10, Pages 54, Map Records of Nueces County, Texas and a 25' x 127' portion of an Unnamed street between Lot 1, Block 2 and Lot 5, Block 3, Ferrell No. 2, closed by City Ordinance No. 17325, dated October 27, 1982.

**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.**



State of Texas  
County of Nueces

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

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

Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

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

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

Al Raymond, III AIA  
Secretary

Jeremy Bough, P.E.  
Chairman

State of Texas  
County of Nueces

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

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

No. \_\_\_\_\_  
Filed for Record

Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_.

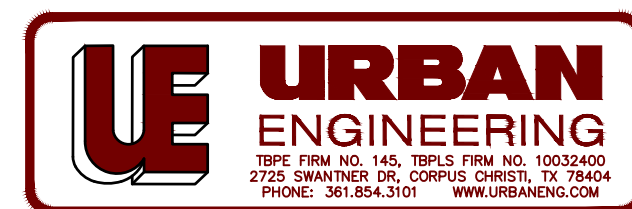
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

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

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

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



Revised: 09/17/21  
Submitted: 06/17/21  
SCALE: 1"=50'  
JOB NO.: 43475.C1.00  
SHEET: 1 of 1  
DRAWN BY: JAB  
©2021 by Urban Engineering  
urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1089

RIVERBEND SUBDIVISION UNIT 4 (FINAL – 11.37 ACRES)

Located east of Fred's Folly and south of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia Wallace

Engineer: Urban Engineering

The applicant proposes to plat the property to develop Unit 4 (71 units) of a residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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: 6-1-21  
TRC Meeting Date: 6-24-21  
TRC Comments Sent Date: 7-6-21  
Revisions Received Date (R1): 7-27-21  
Staff Response Date (R1): 9-16-21  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date: 10-13-21

TRC comments met                      PC Date set

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: 21PL1089

RIVERBEND SUBDIVISION UNIT 4 (FINAL – 11.37 ACRES)  
Located east of Fred's Folley and south of Yorktown Boulevard.

Zoned: RS-4.5

Owner: Patricia Wallace  
Engineer/Surveyor: Urban Engineering

The applicant proposes to plat the property to develop Unit 4 (71 units) of a residential subdivision.

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)	Understood	Addressed		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Correct plat note#4 with "Lots 16 and 17, Block 9 "	Revision has been made	Addressed		
2	Plat	Remove the 5' EE along Ranch View Drive.	5' E.E. is requested/Required by A.E.P	Addressed		

3	Plat	Provide offsite Easement for Block 9	Prior to recordation	To be addressed prior to recordation.		
4	Plat	Water Distribution System Lot fee – 71 lots x \$182/lot = <b>\$12,922.00</b>	Understood	To be addressed prior to recordation.		
5	Plat	Wastewater System acreage Lot – 71 lots x \$393.00/acre = <b>\$27,903.00</b>	Understood	To be addressed prior to recordation.		

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

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

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	Understood	To be addressed prior to recordation.		
2	Plat	Public Improvements Plans are required with final plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood	To be addressed prior to recordation.		
3	SWQMP	Per SWQMP Approved with Original Preliminary Plat	Understood	Addressed		

UTILITIES ENGINEERING						
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; Water Distribution Standards).	Understood	To be addressed prior to recordation.		

2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood	To be addressed prior to recordation.		
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#### 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	To be addressed with site development		
2	Infor:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed on Public Improvement plans.		
3	Infor:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed on Public Improvement plans.		
4	Infor:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed on Public Improvement plans.		
5	Infor:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed on Public Improvement plans.		

6	Infor:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood	To be addressed on Public Improvement plans.		
7	Infor:	The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City’s Traffic Engineering Department to meet the City’s continuous lighting standards.	Understood	To be addressed on Public Improvement plans.		
8	Infor:	The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Eng. Dept., is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood	To be addressed on Public Improvement plans.		

Solid Waste						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
		Bullrider Drive appears to end in a dead end to the West. This may tie into something in the future, but we require a temporary turn around in the meantime.	Continues to Rancho Vista Subdivision Unit 20 Phase 1 which will be completed first.	To be addressed with Public improvements of Unit 20.		
1	Plat	Future plans shown in the overall picture show two hammerheads, Shades Way and Ronnas Way. Solid Waste does not approve of the use of hammerheads.	Does not apply to this unit	Addressed. Previously approved with Prelim.		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood	To be addressed on Public Improvement plans.		

2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood	To be addressed on Public Improvement plans.		
3	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	To be addressed on Public Improvement plans.		
4	Plat	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood	To be addressed on Public Improvement plans.		
5	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	To be addressed on Public Improvement plans.		
6	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood	To be addressed on Public Improvement plans.		
7	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	To be addressed on Public Improvement plans.		
8	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	To be addressed on Public Improvement plans.		
9	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	To be addressed on Public Improvement plans.		

10	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	To be addressed on Public Improvement plans.		
11	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	To be addressed on Public Improvement plans.		
12	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	To be addressed on Public Improvement plans.		
13	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	To be addressed on Public Improvement plans.		
14	Plat	The 25 ft. alley between Bronco Buster Dr. and Lariat Toss Dr. forms a turn-around provision for emergency vehicles. It is likely that curbs and sidewalks will not be provided. Therefore, signs should be installed stating “Fire Access Lane- No Parking”	Understood	To be addressed on Public Improvement plans.		
15	Plat	Ensure that Bullrider St. connects to next subdivision in order that a dead-end street is not created.	Does continue to Rancho Vista Subdivision Unit 20 Phase 1 which will be completed first.	To be addressed on Public Improvement plans.		

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

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

2	Plat	The developer must provide either the Fair Market Value of the undeveloped land (as determined by a MAI certified real estate appraiser) or the Actual Purchase Price (evidenced by a money contract or closing statement within 2 years of the application date). The fair market value may not exceed \$62,500.00 per acre (UDC 8.3.6)	Understood	To be addressed prior to recordation.		
3	Plat	fee = (0.71 acre) x (Fair Market Value or Actual Purchase Price) or \$62,500/acre (Max.) x .71 acres = <b>\$44,375</b>	Understood	To be addressed prior to recordation.		
4	Plat	Park Development Fee (\$200 per unit) = \$200 x 71 units = <b>\$14,200.00</b>	Understood	To be addressed prior to recordation.		

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

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

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

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

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

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

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

INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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

Understood

General Notes:

1. Total platted area contains 11.37 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. Residential driveways are prohibited direct access to Ranch View Drive from Lot 32, Block 5; Lot 18, Block 8; Lots 16 and 17, Block 9; Lot 17, Block 10; Lot 1, Block 11 and Lots 1 and 26, Block 12.

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears a revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" (Shaded) of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).

Plat of  
Riverbend Subdivision Unit 4

a 11.37 Acre Tract of Land out of Lots 22, 23, 26 and 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41–43, Map Records of Nueces County, Texas; said 11.37 Acres comprising portions of a 40.00 Acre Tract of Land described in a General Warranty Deed from Thelma Peterson and Robert Ervin Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas and a 60.073 Acre Tract of Land described in a Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

Patricia H. Wallace, Trustee #2, hereby certifies that she is the owner of the lands embraced within the boundaries of the foregoing plat; that she has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

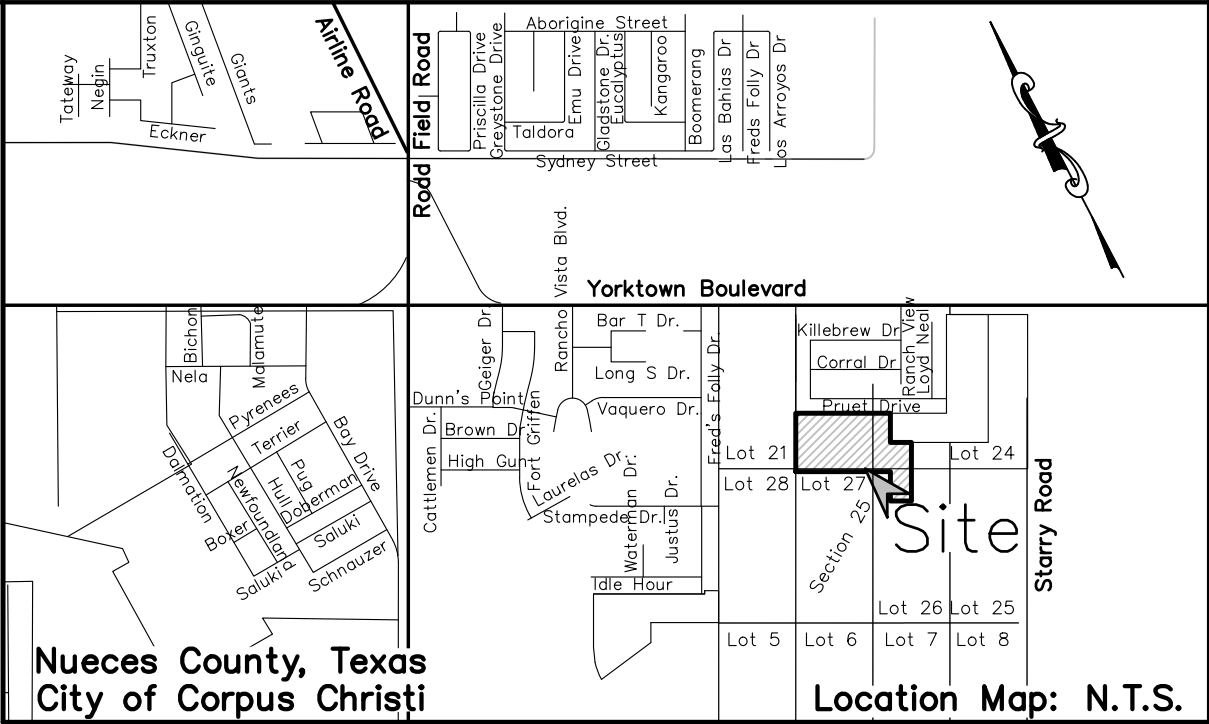
By: \_\_\_\_\_  
Patricia H. Wallace, Trustee #2

State of Texas  
County of Nueces

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

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

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



State of Texas  
County of Nueces

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

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

\_\_\_\_\_  
Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

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

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

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

\_\_\_\_\_  
Jeremy Baugh  
Chairman

State of Texas  
County of Nueces

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

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

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

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

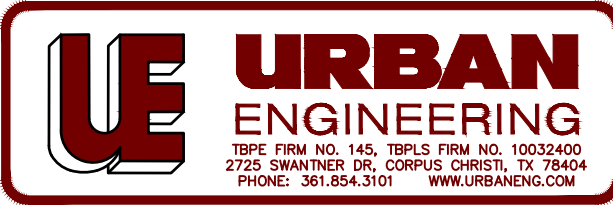
State of Texas  
County of Nueces

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

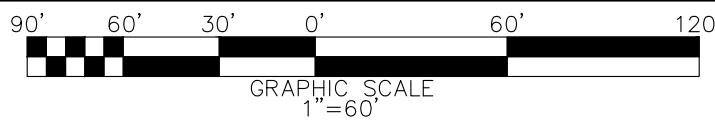
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

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

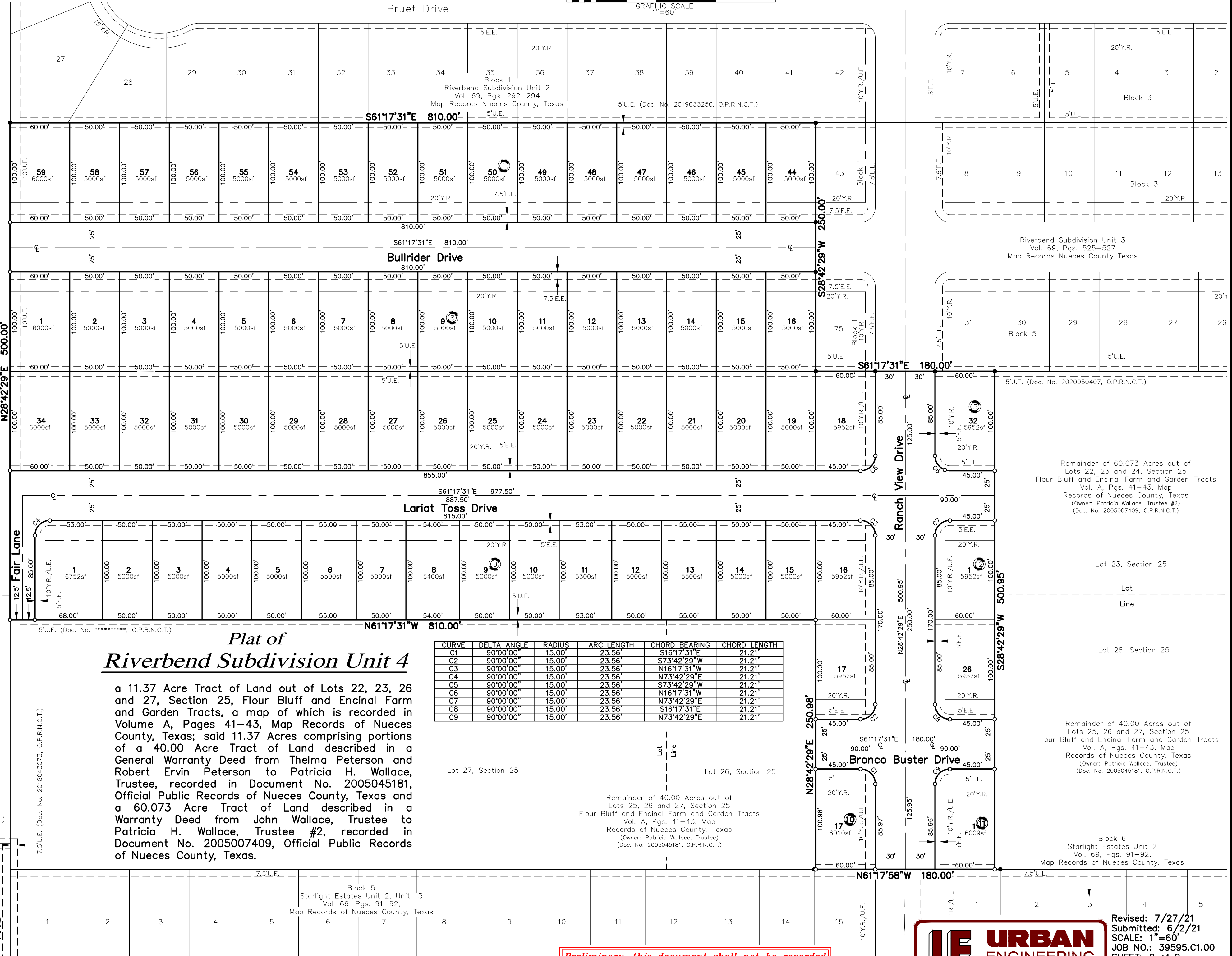


Revised: 7/27/21  
Submitted: 6/2/21  
SCALE: NTS  
JOB NO.: 39595.C1.00  
SHEET: 1 of 2  
DRAWN BY: JAB  
©2021 by Urban Engineering  
urbansurvey1@urbaneng.com



Pruet Drive

- Legend:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
  - 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found



**Plat of  
Riverbend Subdivision Unit 4**

a 11.37 Acre Tract of Land out of Lots 22, 23, 26 and 27, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas; said 11.37 Acres comprising portions of a 40.00 Acre Tract of Land described in a General Warranty Deed from Thelma Peterson and Robert Ervin Peterson to Patricia H. Wallace, Trustee, recorded in Document No. 2005045181, Official Public Records of Nueces County, Texas and a 60.073 Acre Tract of Land described in a Warranty Deed from John Wallace, Trustee to Patricia H. Wallace, Trustee #2, recorded in Document No. 2005007409, Official Public Records of Nueces County, Texas.

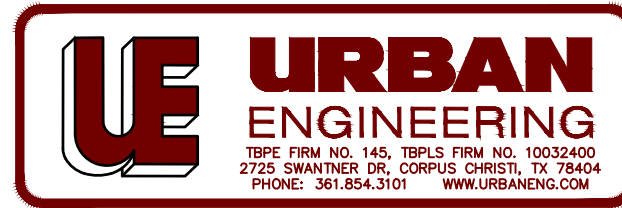
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C2	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C3	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C4	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'
C5	90°00'00"	15.00'	23.56'	S73°42'29"W	21.21'
C6	90°00'00"	15.00'	23.56'	N16°17'31"W	21.21'
C7	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'
C8	90°00'00"	15.00'	23.56'	S16°17'31"E	21.21'
C9	90°00'00"	15.00'	23.56'	N73°42'29"E	21.21'

Remainder of 40.00 Acres out of Lots 25, 26 and 27, Section 25 Flour Bluff and Encinal Farm and Garden Tracts Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas (Owner: Patricia Wallace, Trustee) (Doc. No. 2005045181, O.P.R.N.C.T.)

Remainder of 40.00 Acres out of Lots 25, 26 and 27, Section 25 Flour Bluff and Encinal Farm and Garden Tracts Vol. A, Pgs. 41-43, Map Records of Nueces County, Texas (Owner: Patricia Wallace, Trustee) (Doc. No. 2005045181, O.P.R.N.C.T.)

Block 6 Starlight Estates Unit 2 Vol. 69, Pgs. 91-92, Map Records of Nueces County, Texas

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



Revised: 7/27/21  
Submitted: 6/2/21  
SCALE: 1"=60'  
JOB NO.: 39595.C1.00  
SHEET: 2 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1097

**QUEEN'S CROSSING UNIT 2 (FINAL – 19.747 ACRES)**

Located east of Cimarron Boulevard and south of Salsa Drive.

Zoned: CN-1, CG-2, RM-3 and RS-4.5

Owner: Dorsal Development

Engineer: Bass & Welsh

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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 #5  
App Received: 7-08-21 Process for 7-14-21 Deadline  
TRC Meeting Date: 7-22-21  
TRC Comments Sent Date: 7-26-21  
Revisions Received Date (R1): 8-03-21 5:24 PM  
Staff Response Date (R1): 8-11-21  
Revisions Received Date (R2): 8-19-21  
Staff Response Date (R2): 9-16-21  
Planning Commission Date: 10-13-21 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: 21PL1097

QUEEN'S CROSSING UNIT 2 (FINAL – 19.747 ACRES)  
Located east of Cimarron Boulevard and south of Salsa Drive.

Zoned: CN-1, CG-2, RM-3 and RS-4.5

Owner: Dorsal Development, LLC  
Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 36 lots for single family and commercial future development.

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			
2	Plat	Radial Court Street name exists. Pls revise. (Ref. vol 64 pg. 284 MRNCT).	Done.	Resolved.		
3	Plat	Street dedication shall be hatched in light grey.	Done.	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide a person's and title for the lienholder and notary certificate block, if a lienholder does not apply, then remove the certificate block/notary (reference recorded warranty deed or contact owner for verification).	Person and title unknown at this time.	understood. Prior to plat recordation		
2	Plat	You may remove the zoning designation shown on the plat, this is typically reference on preliminary plats.	Done.	Addressed		
3	Plat	Show and label a 15'U.E along for Block 1, Lot 1 along Cimarron Boulevard (UDC 8.2.3.A.2)	Done.	Addressed		
4	Plat	Remove the 15'Y.R for Block 1, Lot 1 along Cimarron Boulevard. Only the 20'Y.R is required.	Done.	Addressed		
5	Plat	Change the 10'U.E to 15'U.E for Block 1, Lot 1 and Block 2, Lots 20-30 along Oso Parkway (UDC 8.2.3.A.2)	Done.	Addressed		
6	Plat	Show and label the centerline street dimension for Salsa Drive.	Done.	Addressed		
7	Plat	Show and label the recorded legal description for Block 4, Lots 1-8.	Done.	Addressed		
8	Plat	Identify the dash lines along the abutting property north of Block 4 (Sheet 3 of 3).	Done.	Addressed		

9	Plat	Add the following note: "Shared driveway provisions for all single-family residential lot frontage along Oso Parkway herein represented on this plat shall be employed unless the abutting roadway segment has been eliminated from a governing City transportation plan."	Done.	Addressed		
10	Plat	Prior to plat recordation coordinate with AEP on street light fees and provided confirmation of payment.	OK.	Prior to plat recordation		
11	Plat	Water Distribution Acreage fee – 8.20 acres x \$1,439.00/acre = \$11,799.80 (Commercial Lots)	OK.	Prior to plat recordation		
12	Plat	Wastewater Distribution Acreage fee - 8.20 acre x \$1,571.00/acre = \$12,882.20 (Commercial Lots)	OK.	Prior to plat recordation		
13	Plat	Water Distribution Acreage fee - 11.55 acre x \$719.00/acre = \$8,304.45 (Residential Lots)	OK.	Prior to plat recordation		
14	Plat	Wastewater Distribution Acreage fee - 11.55 acre x \$1,571.00/acre = \$18,145.05 (Residential Lots)	OK.	Prior to plat recordation		

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The Oso Parkway alignment shift from the Urban Transportation Plan causes a mix of residential and commercial access along the Parkway that the adopted Plan alignment does not. This issue must be resolved.	Ok	8-11-21 No comment.		
2	Plat	Provide and construct a bike trail/path within the Lot 1 50' Linear Park per Policy Statement D.5 of the Oso Parkway Plan.	This will not be park according to park department below	8-11-21 No comment.		

**DEVELOPMENT SERVICES ENGINEERING**

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

<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	OK	Addressed		
2	Plat	Public Improvements Plans are required for Final Plat; 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	OK	Addressed		
3	Plat	Oso Parkway routing appears to be modified from the current UTP. Master Plan modification may be necessary.	Ok	Acknowledged, not addressed.	This is the same route as previously approved by city for preliminary plat and final plat. For practice purposes it is the same as UTP.	9-15-21 Addressed
4	Plat	Block 5 Lot 1 is labeled park - add note that this is a non-buildable lot and add Utility and Electrical Easements on Oso Parkway and Tangent Drive. Is this lot to be maintained by a HOA?	no longer labeled park	Addressed		

5	Plat	Verify Curve Data for Cul-de-Sac radius (Curve D) and confirm minimum Cul-de-Sac Radius of 50 feet to back of curb and 59 feet to R-o-W. (UDC 8.2.1.G)	56'R	Addressed		
6	Utility	Waste Water is the only utility shown. Show water supply.	Done.	Addressed		
7	Utility	What is the utility layout for the east Site?	See attached.	Add scale to second page of the Utility Plan	Done.	9-15-21 Addressed
	Utility			Water Utility Plan for the east area shows dead end water lines in excess of 99 feet. These are not allowed.	Indicated 2" water lines for looping	9-15-21 Addressed
8	Utility	Label existing and proposed utilities	Done.	Addressed		
9	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	Done.	Addressed		
10	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	"C" values are from personal experience and Seelye's Design Book	Ordinance 02 70 96 (2006) Incorporates runoff values from the Drainage Criteria Technical Guide. Revise accordingly.	Done.	9-15-21 Addressed
11	SWQMP	Drainage easement is noted as "Temporary" Is the detention pond to be relocated or removed during subsequent development? Show location of the proposed outfall.	All DEs are permanent. I could not find a temporary DE. There is no detention. Outfalls shown	Legacy Comment Addressed. Drainage arrows were added, but not included in a legend do the arrows delineate pre- or post development drainage?		
12	SWQMP	Show pre-development and post-development drainage patterns and include off-site drainage the may impact, or be impacted by development. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.		Arrows indicate Post development flows	9-15-21 Addressed
13	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Addressed		
14	SWQMP	Note land use as shown on the Storm Water Master Plan and proposed land use and state that the development is in compliance with the Storm Water Master Plan.	Done.	Addressed		
15	SWQMP	Include proposed inlet size, capacity and anticipated flows. (Municipal Code 14.1002 and 14.1003)	Done.	Addressed		
16	SWQMP	What is storm water plan for east site?	Drains to existing adjacent ditch	Addressed		
17	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Done.	Addressed		

#### UTILITIES ENGINEERING

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; Water Distribution Standards). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Ok			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Ok			

#### SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	After further review the temporary turnaround should be a cul-de-sac.	we have used the configuration shown on many other occations	8-20-21 Addressed		

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Does Tangent Drive connect with another existing street? If not, street needs to provide a cul-de-sac turn around for Solid Waste Services to serve lots 29-31.	Does not connect to existing street. Provide temporary turnaround as shown. Do not own adjacent property	8-10-21 Not Addressed: Hammerhead are not acceptable by Solid Waste Department to pick up trash. A temporary cul-de-sac will be acceptable."	Done.	8-20-21 Addressed
2	Plat	Show typical section for Laurie Steph Ct, Radial Ct, and Tangent Dr.	Done.			
3	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)	Ok			
4	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK			
5	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
6	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	OK			
7	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A				
8	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Ok			
9	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City's Traffic Engineering Department to meet the City's continuous lighting standards.	Ok			
10	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.				

11	Info:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Ok.			
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**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	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Ok			
2	Info:	507.5.1 Fire flow for residential zoned areas require 750 GPM with 20 PSI residual, hydrant spacing shall be 600 feet.	Ok			
3	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	OK			
4	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.	Ok			
5	Info:	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. Oso Parkway is considered an arterial street.	OK			
6	Info:	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	OK			
7	Info:	307.2.1 (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.	Ok			
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.	OK			

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.	OK			
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.	OK			
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.	ok			
12	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Ok			
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.	OK			
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.	OK			
15	Info:	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			
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.	Ok			
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.	OK			
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.	Ok			
19	Info:	Note: Laurie Steph Ct. and Radial Ct. should meet the above requirements. Radial Ct. appears to be a duplicate street.	Changed			
20	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.	OK			
21	Info:	Note: Tangent appears to be a dead-end at this point. A temporary cul-de-sac will be allowed until platting of next unit has occurred. The Fire Department will not accept a hammerhead design as a turnaround provision.	Provided temporary Turnaround as shown			

22	Info:	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads	OK			
23	Info:	Note: to meet the above requirement, Salsa Dr. is required to connect to this subdivision. <b>Where does Tangent Dr. connect?</b>	Future Street	“Until such time that Tangent connects to the future street, a temporary turn-around should be provided. The temporary turn around can be removed once the street is connected. “	Temporary turn-around added	Addressed
24	Info:	Commercial development of the property will require further Development Services review.	OK			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide 7.5 U.E. By separate instrument North side of Queen crossing Unit 2 and Request 5' U.E. lot 1, blk. 5 East side of lot and Request 10' U.E. on Oso Parkway of lot 1, blk 5	Cannot do easement in adjacent property to north (not ours)	8-06-21 Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & Recreations will not accept park marked (lot 1 next to Tangent Drive page #3) & (lot 1 next to Oso Parkway page #2)	Changed to not be park.	Addressed		
2	Plat	Dedication requirement = .24 acre.				
3	Plat	Cash in lieu of land fees should be calculated at 13.34 x value of an acre = 403,935 total payment UDC 8.3.5 Land Dedication	OK	Prior to plat recordation		
4	Plat	Park Development Fees: 24 x \$200 = 4,800 UDC 8.3.5 Park Development Fee	Ok	Prior to plat recordation		

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

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Barney Davis-Airline (west 138kV) – we do not want any approve ground improvements within 40’ from centerline contact: RONIKA G MORALES   TRANS RIGHT OF WAY AGENT RGMORALEZ@AEP.COM   O:361.206-8625	The public street and storm sewer will be in 80' trans easement	Addressed		

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.				
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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.

STATE OF TEXAS §  
COUNTY OF NUECES §

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

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_  
ATA O. AZALI, PRESIDENT

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF DORSAL DEVELOPMENT, LLC.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

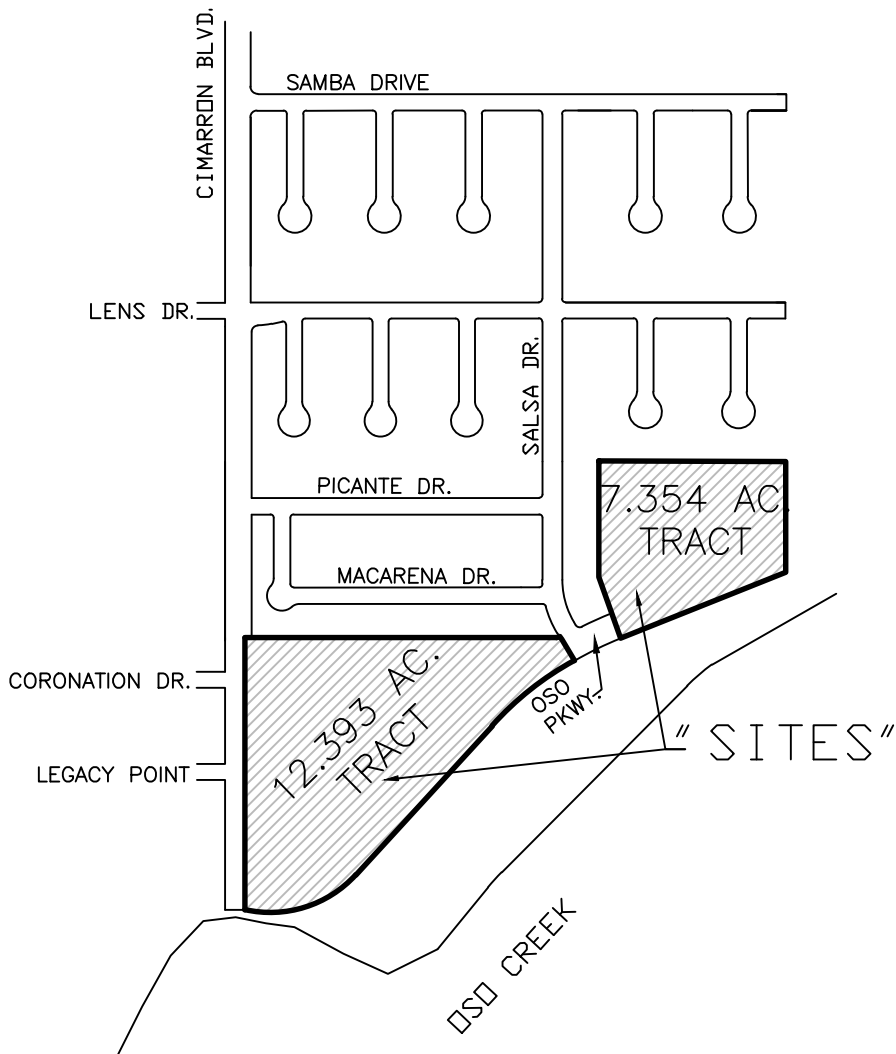
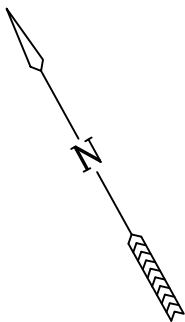
STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_  
NIXON M. WELSH, R. P. L. S.

NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. THE SUBJECT SITE IS A PORTION OF A FORMER U.S. NAVAL AIRFIELD. RUNWAYS MADE OF CONCRETE OR ASPHALT, STORM SEWER PIPES AND INLETS, BUILDINGS AND OTHER APPURTENANCES MAY HAVE EXISTED OR STILL EXIST AT THE SUBJECT SITE.
3. ALL OF THE SUBJECT SITE LIES IN FEMA ZONE "X" OTHER AREAS, UNLESS SHOWN OTHERWISE, PURSUANT TO FEMA MAP, 48355C0520G, STAMPED "REVISED PRELIMINARY" AND DATED MAY 30, 2018.
4. 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 ENVIROMENTALLY 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.
5. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE.ALL SET IRON RODS CONTAIN A CAP LABELED BASS AND WELSH ENGINEERING.
6. PRIVATE DRIVEWAY ACCESS FROM LOT 30, BLOCK 2 TO CIMARRON BOULEVARD IS PROHIBITED.
7. IF LOT 1, BLOCK 1 IS DEVELOPED WITH RESIDENTIAL USES, THE PUBLIC OPEN SPACE REQUIREMENT FEE WILL BE REQUIRED DURING THE PERMITTING PHASE OF THE DEVELOPMENT.
8. THE SUBJECT SITE CONTAINS 12.393 ACRES PLUS 7.354 ACRES INCLUDING STREETS, IN TOTAL 19.747 ACRES.
9. DRIVEWAYS TO OSO PARKWAY FOR LOTS IN BLOCK 2 SHALL BE AT LOCATIONS AS SHOWN IN PLAT.
10. LEGAL DESCRIPTION – TWO TRACTS OF LAND, A 12.393 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 17, 18, 25 & 26, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", PAGES 41 – 43, MAP RECORDS, NUECES COUNTY, TEXAS, AND A 7.354 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 18, 19, AND 25, SAID SECTION 22, IN TOTAL 19.747 ACRES OF LAND, MORE OR LESS, CORPUS CHRISTI, NUECES CO., TX
11. SHARED DRIVEWAY PROVISIONS FOR ALL SINGLE-FAMILY RESIDENTIAL LOT FRONTAGE ALONG OSO PARKWAY HEREIN REPRESENTED ON THIS PLAT SHALL BE EMPLOYED UNLESS THE ABUTTING ROADWAY SEGMENT HAS BEEN ELIMINATED FROM A GOVERNING CITY TRANSPORTATION PLAN.



LOCATION MAP  
1" = 600'

## PLAT OF QUEEN'S CROSSING UNIT 2

TWO TRACTS OF LAND, A 12.393 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 17, 18, 25 & 26, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", PAGES 41 – 43, MAP RECORDS, NUECES COUNTY, TEXAS, AND A 7.354 ACRE TRACT, MORE OR LESS, A PORTION OF LOTS 18, 19, AND 25, SAID SECTION 22, IN TOTAL 19.747 ACRES OF LAND, MORE OR LESS

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
3054 S. ALAMEDA STREET  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 08/18/21  
COMP. NO.: PLAT-SH1.DWG  
JOB NO.: 05069  
SCALE: AS SHOWN  
PLOT SCALE: 1" = 60'  
SHEET 1 OF 3

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_  
OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

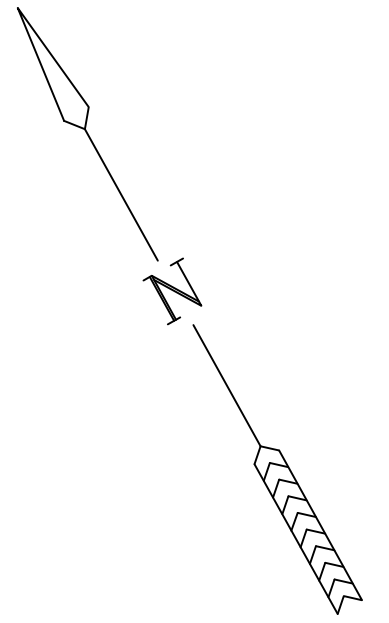
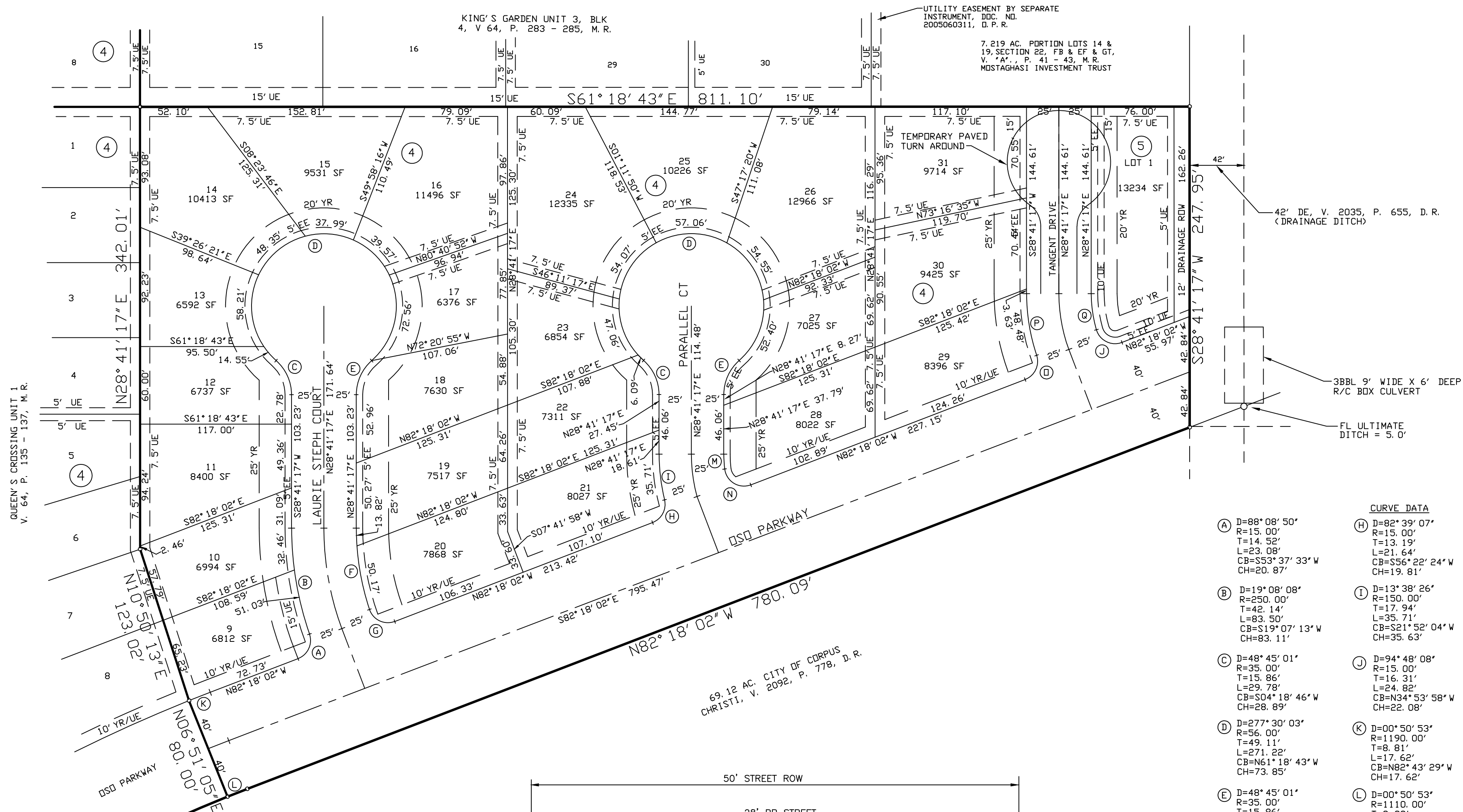
DEPUTY

\_\_\_\_\_  
KARA SANDS, CLERK

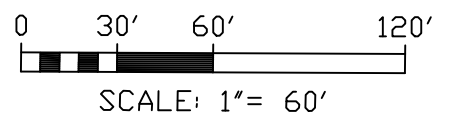
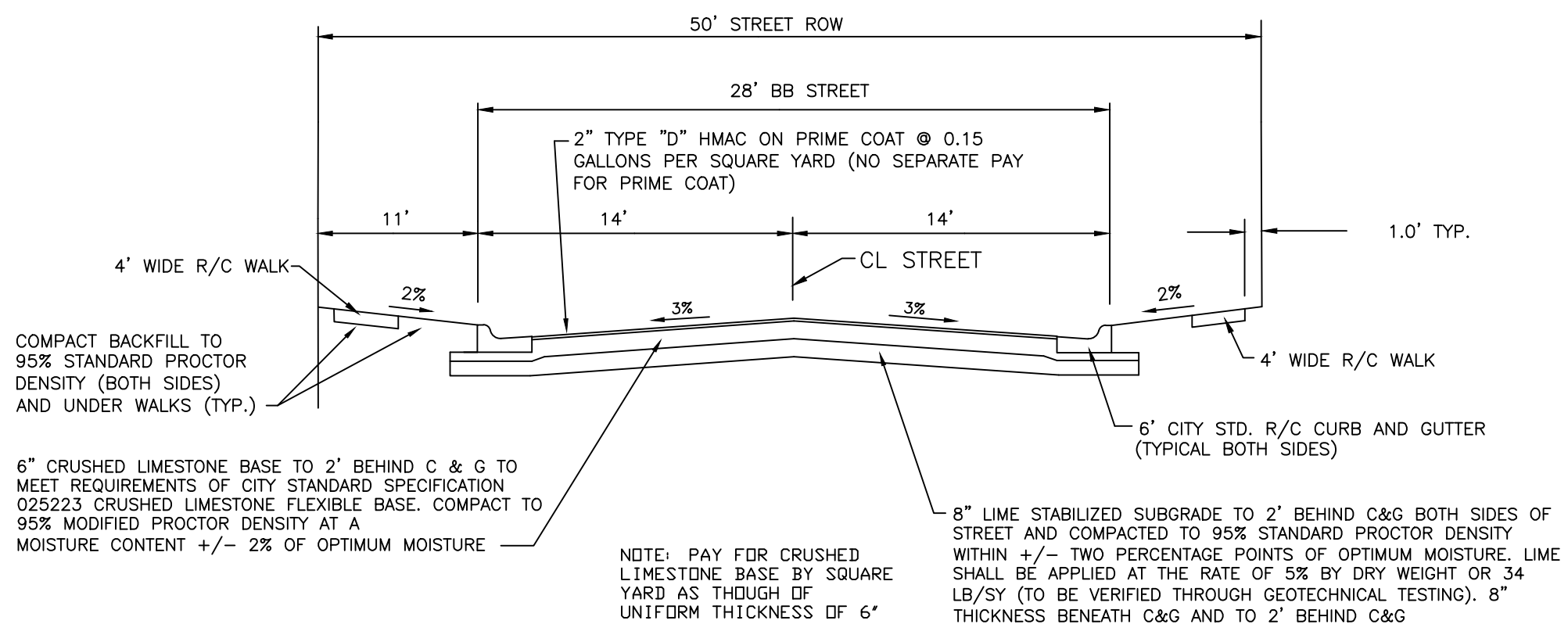
COUNTY COURT

NUECES COUNTY, TEXAS





CURVE DATA		
(A) D=88° 08' 50" R=15.00' T=14.52' L=23.08' CB=S53° 37' 33" W CH=20.87'	(H) D=82° 39' 07" R=15.00' T=13.19' L=21.64' CB=S56° 22' 24" W CH=19.81'	(I) D=87° 31' 42" R=15.00' T=14.37' L=22.91' CB=S53° 56' 07" W CH=20.75'
(B) D=19° 08' 08" R=250.00' T=42.14' L=83.50' CB=S19° 07' 13" W CH=83.11'	(J) D=13° 38' 26" R=150.00' T=17.94' L=35.71' CB=S21° 52' 04" W CH=35.63'	(P) D=18° 31' 01" R=150.00' T=24.45' L=48.48' CB=S19° 25' 47" W CH=48.27'
(C) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=S04° 18' 46" W CH=28.89'	(K) D=94° 48' 08" R=15.00' T=16.31' L=24.82' CB=N34° 53' 58" W CH=22.08'	(Q) D=16° 11' 11" R=100.00' T=14.22' L=28.25' CB=N20° 35' 41" E CH=28.16'
(D) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=N61° 18' 43" W CH=73.85'	(L) D=00° 50' 53" R=1110.00' T=8.22' L=16.43' CB=N82° 43' 29" W CH=16.43'	
(E) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N53° 03' 48" E CH=28.89'	(M) D=06° 36' 48" R=100.00' T=5.78' L=11.54' CB=S25° 22' 53" W CH=11.54'	
(F) D=18° 20' 02" R=200.00' T=32.27' L=64.00' CB=N19° 31' 16" E CH=63.72'	(N) D=104° 22' 30" R=15.00' T=19.33' L=27.33' CB=N30° 06' 47" W CH=23.70'	
(G) D=92° 39' 17" R=15.00' T=15.71' L=24.26' CB=N35° 58' 24" W CH=21.70'		



# PLAT OF QUEEN'S CROSSING UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
3054 S. ALAMEDA STREET  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 08/18/21  
COMP. NO.: PLAT-SH3  
JOB NO.: 05069  
SCALE: AS SHOWN  
PLAT SCALE: 1" = 60'  
SHEET 3 OF 3

TYPICAL STREET SECTION – 50' ROW  
NTS

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1125

LAGUNA VISTA SHORES, BLOCK 15, LOT 1R (FINAL REPLAT– 0.23 ACRES)

Located south of Las Palmas Drive and west of Laguna Shores Road.

Zoned: RS-6

Owner: Adriana Ortiz

Engineer: Texas Geo Tech

The applicant proposes to replat the property in order to combine 2 platted lots into 1 lot for a residential 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#4  
App Received: 8-20-21 Process 8-25-21 Deadline  
TRC Meeting Date: 9-02-21  
TRC Comments Sent Date: 9-03-21  
Revisions Received Date (R1): 9-09-21  
Staff Response Date (R1): 9-14-21  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 10-13-21 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: 21PL1125

LAGUNA VISTA SHORES, BLOCK 15, LOT 1R (FINAL REPLAT– 0.23 ACRES)  
Located south of Las Palmas Drive and west of Laguna Shores Road.

Zoned: RS-6

Owner: Adriana Ortiz  
Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property in order to combine 2 platted lots into 1 lot for residential use.

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)	NOTED			
2	Plat	Location map does not add context to general location of platted area. Correct and revise.	PLEASE SEE ATTACHED UPDATE	Resolved.		

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

1	Plat	On the owner certificate block, along the signature line show and label Adriana Ortiz title.	ADDED	Addressed		
2	Plat	According to recorded plat Volume 8, Page 32, indicates the entire Street ROW along Las Palmas Drive is 40-feet. The plat shows 25-feet to centerline, cross hatch and label the proposed additional street ROW.	DONE	Addressed		
3	Plat	Add note to the plat: Residential Driveway access onto the Parkway Collector Street, Laguna Shores Road shall not be permitted. (UDC 7.1.7.A Note 6)	PLEASE SEE NOTE # 8	Addressed		
4	Plat	Also show and label the entire street ROW width along Laguna Vista Shore Road.	ADDED	Addressed		
5	Plat	Along Las Palmas Drive change 10'Y.R to 25'Y.R (UDC 4.3.3. & 4.2.10)	DONE	Addressed		
6	Plat	Show and label a Block number on the proposed lot 1R.	DONE	Addressed		
7	Plat	Water Lot fee – 1 Lot x \$182.00/Lot = <b>\$182.00</b>	NOTED	Prior to plat recordation		
8	Plat	Wastewater Lot fee – 1 Lot x \$393.00/Lot = <b>\$393.00</b>	NOTED	Prior to plat recordation		
9	Plat	Water Pro-Rata - 85.82 LF x \$10.53/LF = <b>\$903.68</b>	NOTED	Prior to plat recordation		
10	Plat	Wastewater Pro-Rata - 85.82 LF x \$12.18/LF = <b>\$1,045.29</b>	NOTED	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants		No

Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes (On both streets)	
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	Info:	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			
2	Plat	The property does not meet Sidewalk Administrative Exemptions in UDC Section 8.2.2.C. as the block does not have 75% of block face improved for Las Palmas Drive. Sidewalk construction will be required for Las Palmas Drive and for Laguna Shores Rhodes as a Parkway.	NOTED			

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

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

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

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	Info:	This replat is located along but not immediately adjacent to any bus stops served by Route 4 Flour Bluff and should not adversely impact any CCRTA Services.	NOTED			

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.

STATE OF TEXAS  
COUNTY OF NUECES

I, ADRIANA ORTIZ, HEREBY CERTIFIES THAT I AM THE OWNER 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.

ADRIANA ORTIZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ADRIANA ORTIZ.

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 ON BEHALF 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

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

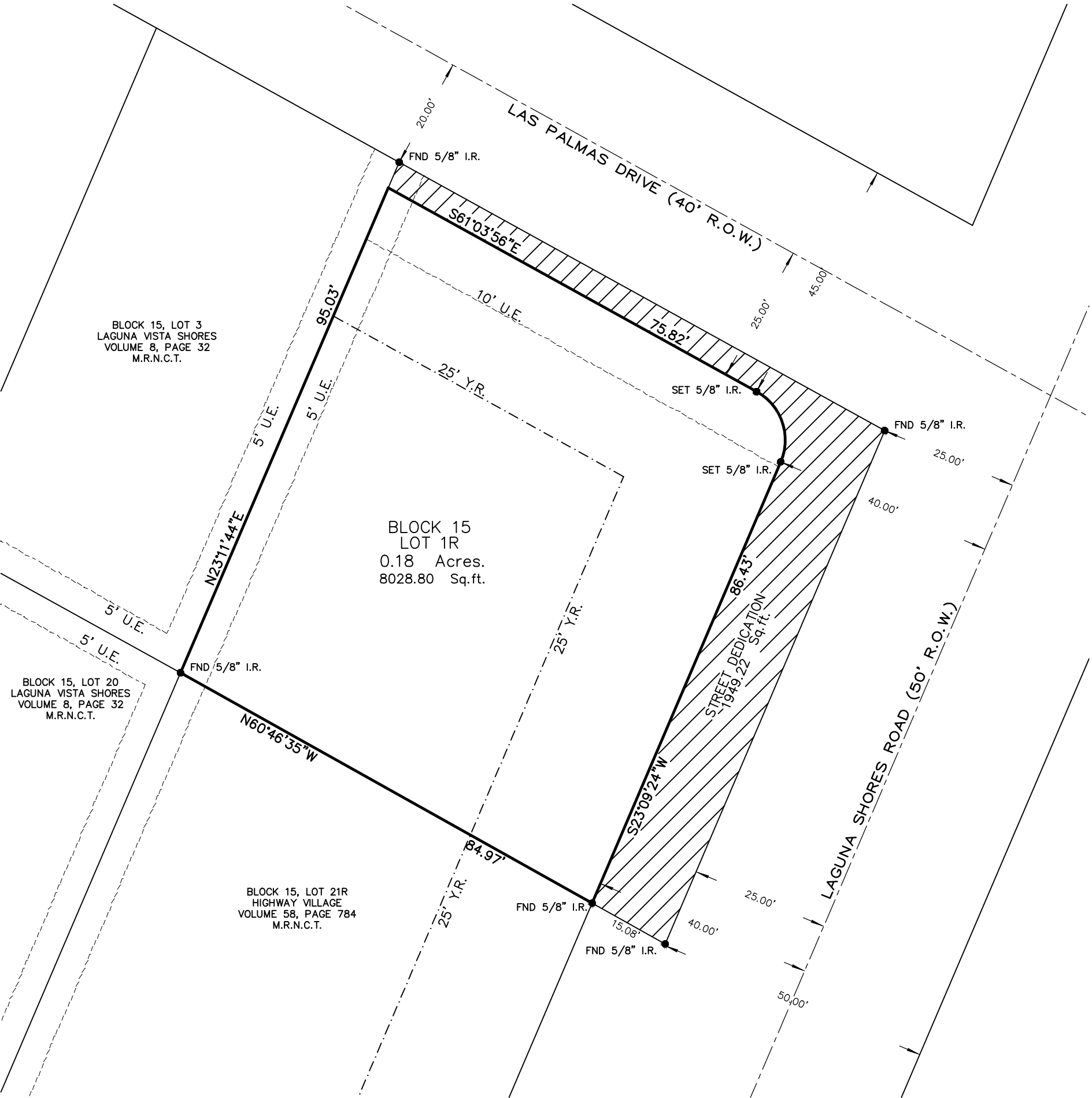
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

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

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

FINAL PLAT OF:  
LAGUNA VISTA SHORES,  
BLOCK 15, LOT 1R

BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 15 LAGUNA VISTA SHORES A SUBDIVISION  
RECORDED IN VOLUME 8, PAGE 32 MAP RECORDS OF NUECES COUNTY, TEXAS.



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.

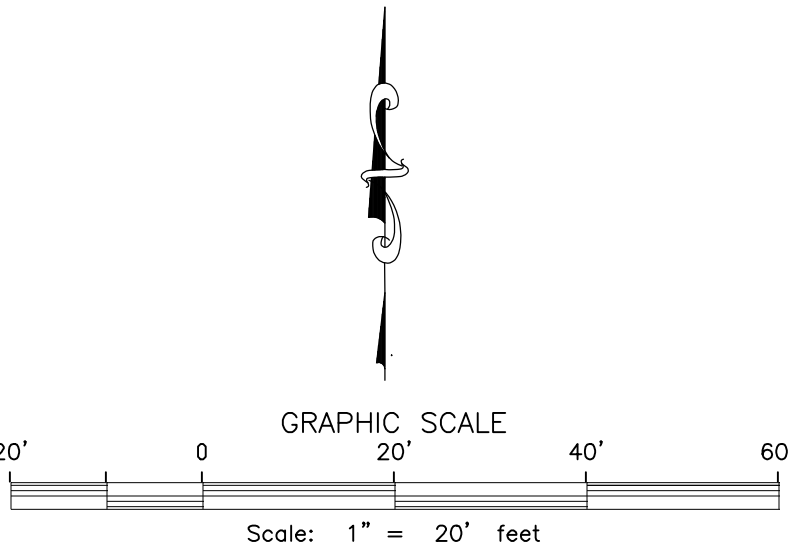
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.23 ACRES (9978.02 SQ. FT.) OF LAND, INCLUDING STREET DEDICATION.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANAL NUMBER 485464-0356C, DATED 07/18/1987, THIS PROPERTY IS ALL IN ZONE A-18, AREAS OF 100 YEAR FLOODING; BASE FLOOD ELEVATION AND FLOOD HAZARDS DETERMINE.
- 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 LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE LAGUNA MADRE 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.
- 8) RESIDENTIAL DRIVEWAY ACCESS ONTO PARKWAY COLLECTOR STREET, LAGUNA SHORES ROAD SHALL NOT BE PERMITTED. (UDC 7.1.7. A NOTE 6)



TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 210744  
SEPTEMBER 7, 2021

25.00 Acre Tract  
out of the Cuadrilla Irrigation Company Survey No. 135,  
Abstract 581  
(Owner: London Independent School District)  
(Doc. No. 2008018783, O.P.R.N.C.T.)

293.041 Acre Tract  
out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 577  
and Cuadrilla Irrigation Company Survey No. 137, Abstract 579  
(Owner: MPM Development, LP)  
(Doc. No. 2019035726, O.P.R.N.C.T.)

Drainage Easement (Doc. No.  
2008030636, O.P.R.N.C.T.)

N01°00'19"W 3141.02'

Zone "X"  
(Area outside  
0.2% annual chance)

Zone "X" of Flood Zone (Proposed)  
(Area of 0.2%  
annual chance)

Flood Zone C  
Approximate Location  
of Flood Zone

Flood Zone B

20.00 Acre Tract out of Tract 2  
Assessors Map 154  
(Owner: London Independent School District)  
(Doc. No. 2005027406, O.P.R.N.C.T.)

S88°54'56"W 1023.87'

Street A (Master Plan Street, 75' R.O.W. Dedication)

UNIT 12

Excelsior Boulevard (60' R.O.W.)

UNIT 8

Etienne Gardens Drive (46' R.O.W.)

UNIT 4

Excelsior Boulevard (60' R.O.W.)

UNIT 3

Excelsior Boulevard (60' R.O.W.)

UNIT 9

Excelsior Boulevard (60' R.O.W.)

UNIT 5

Excelsior Boulevard (60' R.O.W.)

UNIT 6

Excelsior Boulevard (60' R.O.W.)

UNIT 7

Excelsior Boulevard (60' R.O.W.)

UNIT 1

Excelsior Boulevard (60' R.O.W.)

UNIT 2

Excelsior Boulevard (60' R.O.W.)

UNIT 10

Excelsior Boulevard (60' R.O.W.)

UNIT 11

Excelsior Boulevard (60' R.O.W.)

UNIT 13

Excelsior Boulevard (60' R.O.W.)

UNIT 14

Excelsior Boulevard (60' R.O.W.)

UNIT 15

Excelsior Boulevard (60' R.O.W.)

UNIT 16

Excelsior Boulevard (60' R.O.W.)

UNIT 17

Excelsior Boulevard (60' R.O.W.)

UNIT 18

Excelsior Boulevard (60' R.O.W.)

UNIT 19

Excelsior Boulevard (60' R.O.W.)

UNIT 20

Excelsior Boulevard (60' R.O.W.)

UNIT 21

Excelsior Boulevard (60' R.O.W.)

UNIT 22

Excelsior Boulevard (60' R.O.W.)

UNIT 23

Excelsior Boulevard (60' R.O.W.)

UNIT 24

Excelsior Boulevard (60' R.O.W.)

UNIT 25

Excelsior Boulevard (60' R.O.W.)

UNIT 26

Excelsior Boulevard (60' R.O.W.)

UNIT 27

Excelsior Boulevard (60' R.O.W.)

UNIT 28

Excelsior Boulevard (60' R.O.W.)

UNIT 29

Excelsior Boulevard (60' R.O.W.)

UNIT 30

Excelsior Boulevard (60' R.O.W.)

UNIT 31

Excelsior Boulevard (60' R.O.W.)

UNIT 32

Excelsior Boulevard (60' R.O.W.)

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UNIT 36

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UNIT 40

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UNIT 41

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UNIT 42

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UNIT 43

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UNIT 44

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UNIT 45

Excelsior Boulevard (60' R.O.W.)

UNIT 46

Excelsior Boulevard (60' R.O.W.)

UNIT 47

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UNIT 48

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UNIT 49

Excelsior Boulevard (60' R.O.W.)

UNIT 50

Excelsior Boulevard (60' R.O.W.)

UNIT 51

Excelsior Boulevard (60' R.O.W.)

UNIT 52

Excelsior Boulevard (60' R.O.W.)

UNIT 53

Excelsior Boulevard (60' R.O.W.)

UNIT 54

Excelsior Boulevard (60' R.O.W.)

UNIT 55

Excelsior Boulevard (60' R.O.W.)

UNIT 56

Excelsior Boulevard (60' R.O.W.)

UNIT 57

Excelsior Boulevard (60' R.O.W.)

UNIT 58

Excelsior Boulevard (60' R.O.W.)

UNIT 59

Excelsior Boulevard (60' R.O.W.)

UNIT 60

Excelsior Boulevard (60' R.O.W.)

2.00 Acres out of  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
(Owner: Jeremy and Paige Scott)  
(Doc. No. 2016059176, O.P.R.N.C.T.)

Current West  
boundary of  
2.00 Acre Tract

Street L1 (Dedication)

Street L2 (Dedication)

Street L3 (Dedication)

Street L4 (Dedication)

Street L5 (Dedication)

Street L6 (Dedication)

Street L7 (Dedication)

Street L8 (Dedication)

Street L9 (Dedication)

Street L10 (Dedication)

Street L11 (Dedication)

Street L12 (Dedication)

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Street L97 (Dedication)

Street L98 (Dedication)

Street L99 (Dedication)

Street L100 (Dedication)

Street L101 (Dedication)

Street L102 (Dedication)

Street L103 (Dedication)

Street L104 (Dedication)

Street L105 (Dedication)

Street L106 (Dedication)

Street L107 (Dedication)

56.54 Acres  
being a portion of Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County, Texas  
(Owner: Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust)  
(Doc. No. 2014032038, O.P.R.N.C.T.)  
(Owner: Joseph J. Meaney, Trustee of the Laura Marie Haynes Trust)  
(Owner: Joseph J. Meaney, Trustee of the Luke Ian Haynes Trust)  
(Doc. No. 2019022574, O.P.R.N.C.T.)

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

64.00 Acre Tract  
out of Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County, Texas  
(Owner: Braselton Development Company, Ltd., a Texas  
limited partnership)  
(Doc. No. 2020001025, O.P.R.N.C.T.)

Portion of 3.119 Acre Tract out of Section "D", Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
(Owner: Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust)  
(Doc. No. 2014032038, O.P.R.N.C.T.)  
(Owner: Joseph J. Meaney, Trustee of the Laura Marie Haynes Trust)  
(Owner: Joseph J. Meaney, Trustee of the Luke Ian Haynes Trust)  
(Doc. No. 2019022574, O.P.R.N.C.T.)

308.99 Acres  
out of Shores 1, 2, 3 and 4 of the Partition of  
the Paul E. Morgan Estates  
and out of the North 100 Acres of the Bertha  
Morgan Homestead Tract, all out of Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County, Texas  
(Doc. No. 941343, O.P.R.N.C.T.)  
(Owner: City of Corpus Christi)

Portion of 15.01 Acre  
Tract out of Cuadrilla Irrigation Company  
Survey No. 137  
and I.&G.N.R.R. Co. Survey No. 140  
Vol. 3, Pg. 15, Map Records of  
Nueces County, Texas  
(Owner: Betty Jo Camp)  
(Doc. No. 2010006571, O.P.R.N.C.T.)

Called 89.888 Acres  
being a portion of Section "D", Laureles Farm Tracts  
Records of Nueces County, Texas  
(Owner: Bill J. Brown, Reagan Travis  
Brown and Alyssa Ann Brown McCoy)  
(Doc. No. 2015011189, O.P.R.N.C.T.)

298.57 Acres  
out of Section "D"  
Laureles Farm Tracts  
Vol. 3, Pg. 15, Map  
Records of Nueces County, Texas  
(Owner: Coastal Bend Community Foundation)

20' Wide Easement  
File No. 701991

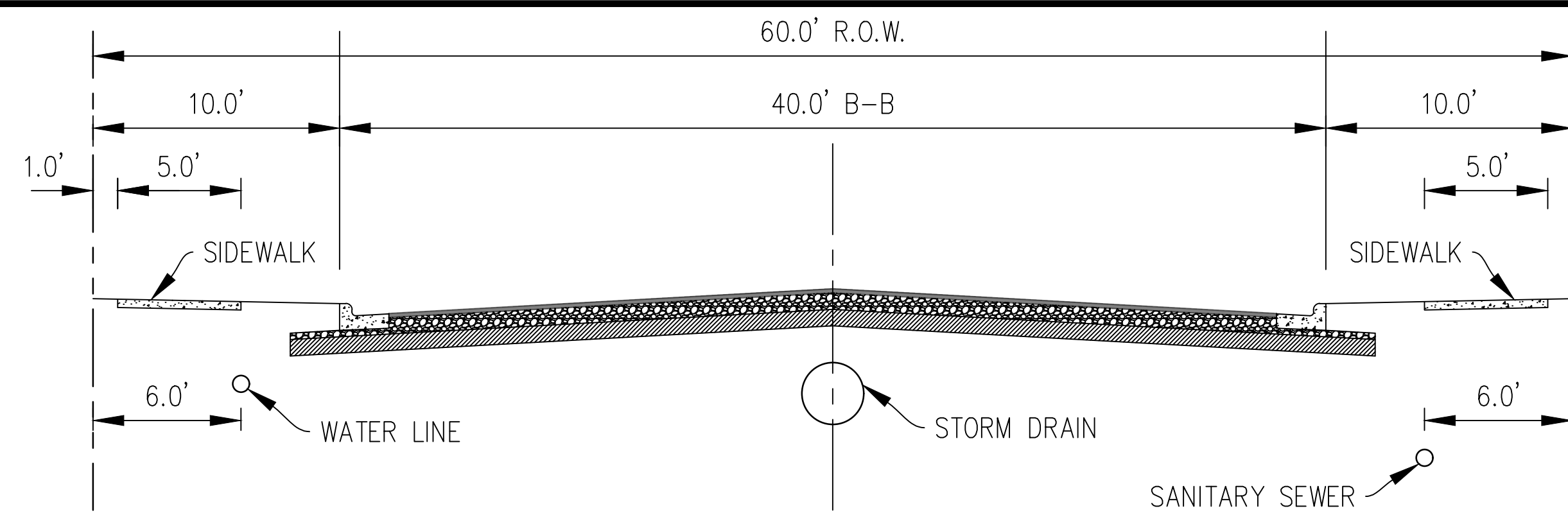
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°05'05"	1918.42	537.71	N17°45'50"W	535.95'
C2	21°17'01"	1571.42	583.73	S80°21'49"E	580.38'

LINE	BEARING	DISTANCE
L1	N62°43'18"W	137.77'
L2	S01°00'19"E	2.56'
L3	N88°59'41"E	161.00'
L4	N01°00'19"W	3.44'
L5	S88°59'41"W	161.00'
L6	N88°59'41"E	161.00'
L7	S01°00'19"E	10.00'
L8	S69°43'18"E	38.09'
L9	N20°10'52"E	251.64'
L10	N69°43'18"W	132.48'
L11	N20°19'59"E	243.77'
L12	S69°43'18"E	201.53'
L13	N20°16'42"E	37.91'
L14	N04°47'01"W	114.00'
L15	N88°12'59"E	47.72'
L16	N00°47'01"W	171.00'

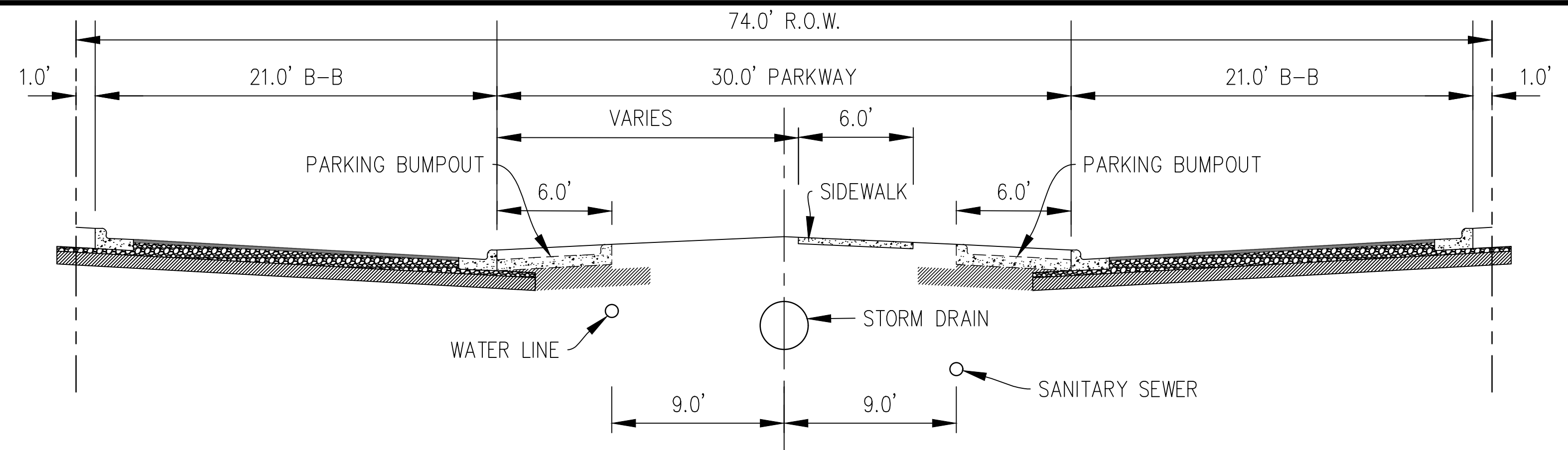
Notes:

1. Total platted area contains 138.30 Acres of Land. (Includes street dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not

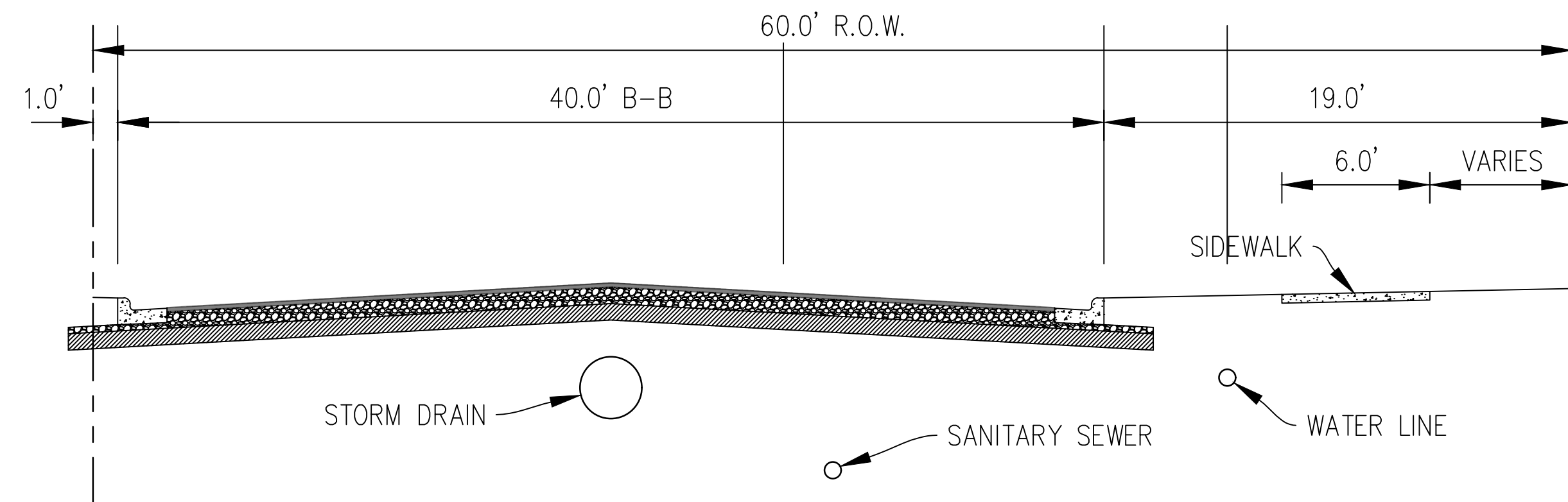




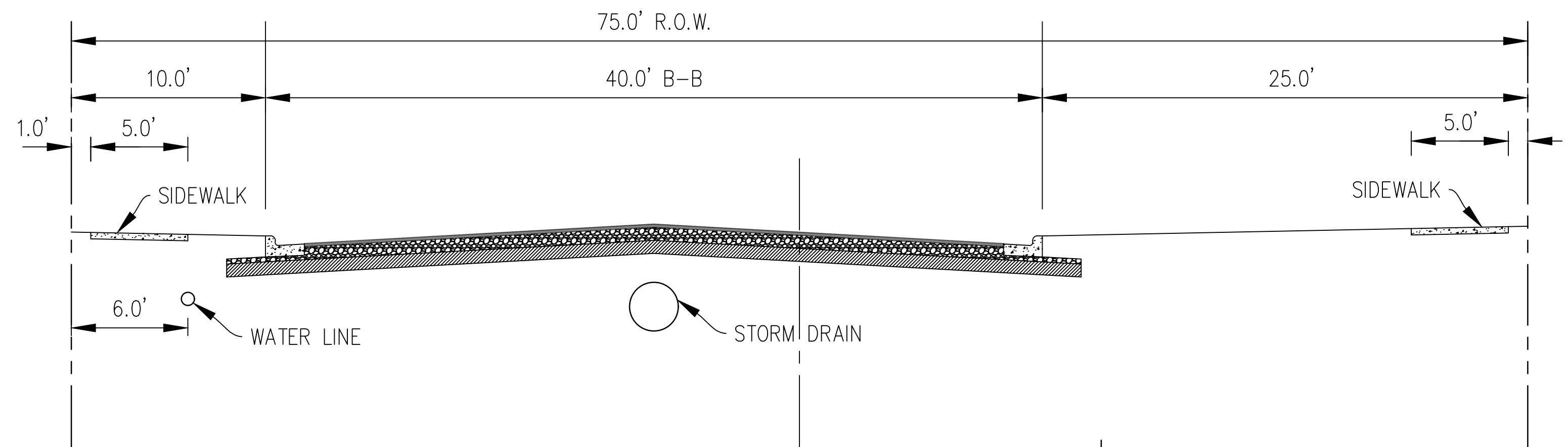
60' R.O.W.  
EXCELSIOR BOULEVARD



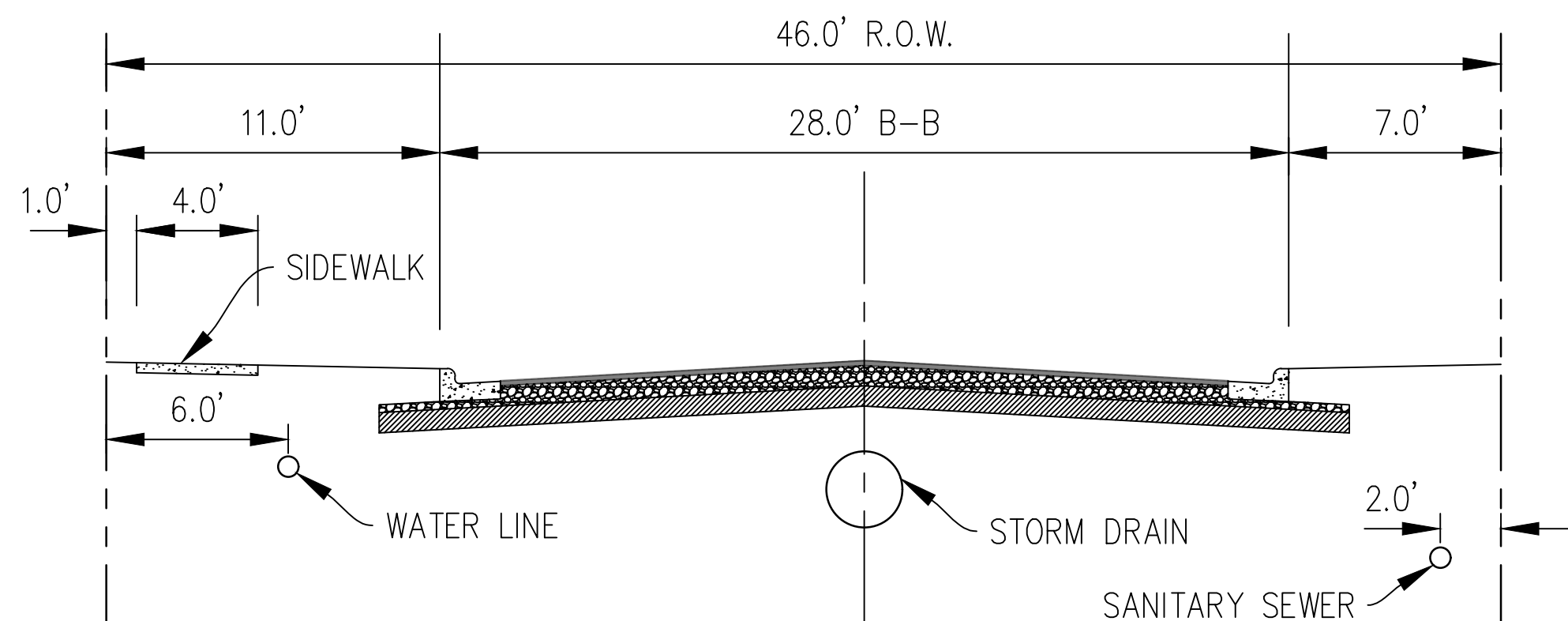
74' R.O.W.  
LONDON TOWNE BOULEVARD



60' R.O.W.  
LONDON TOWNE BOULEVARD

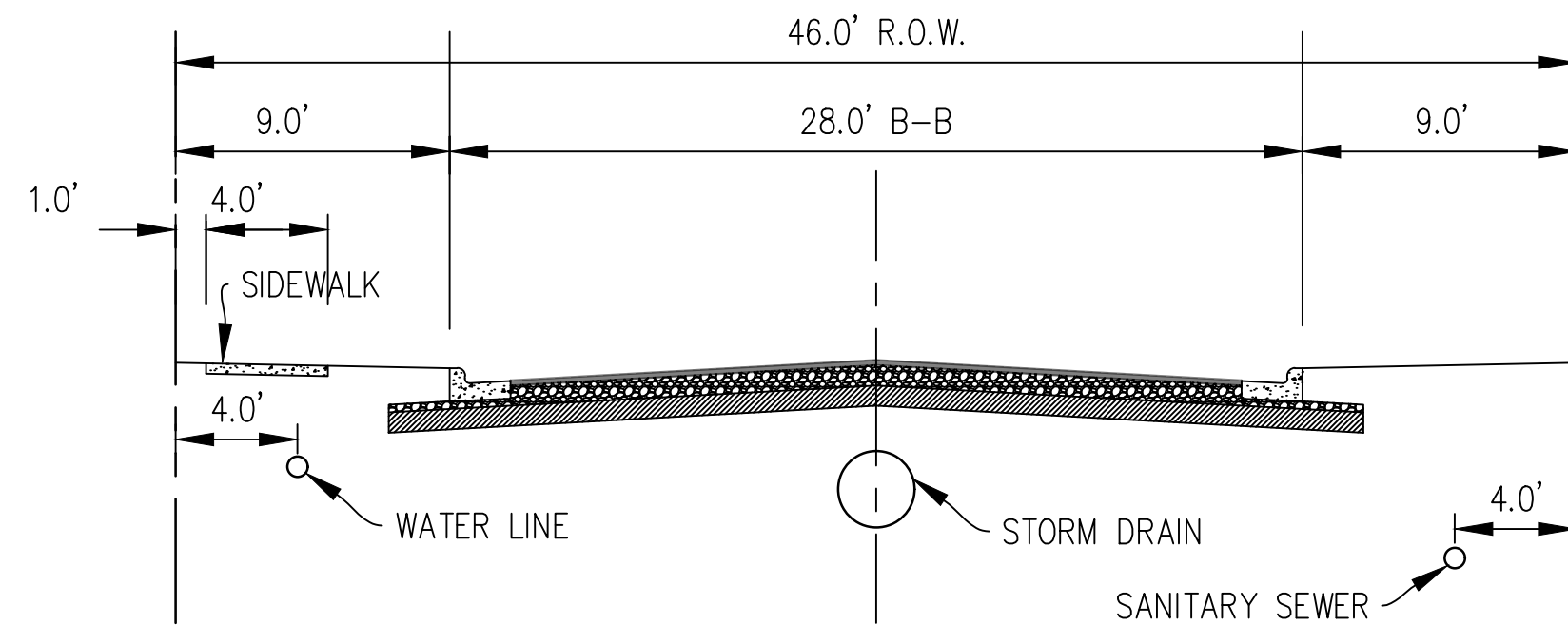


75' R.O.W.  
STREET A



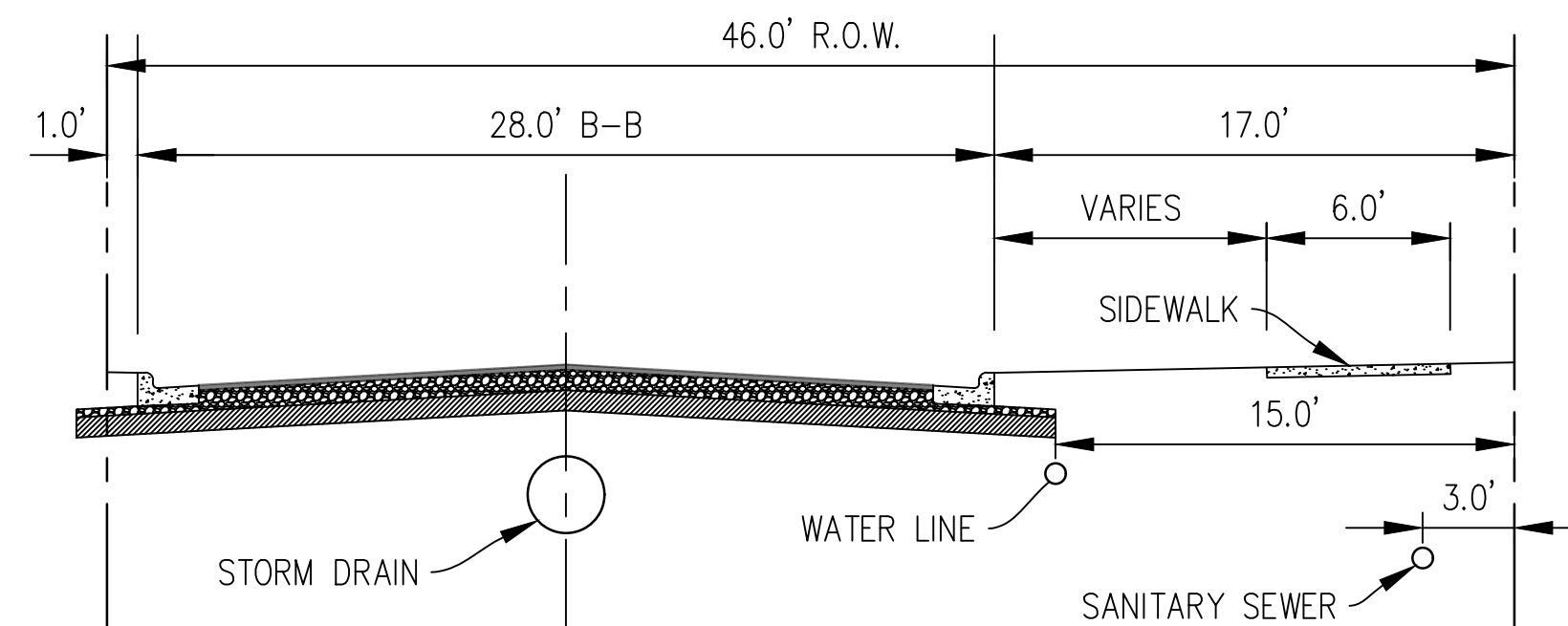
46' R.O.W.

THAMES CHASE DRIVE, CARNABY STREET, BREEBRY DRIVE,  
ABBEY ROAD, EVERLY LANE, FITCH PRICE WAY, STREETS 5, C, D, E, F,  
G, H, I, J, K, AND L



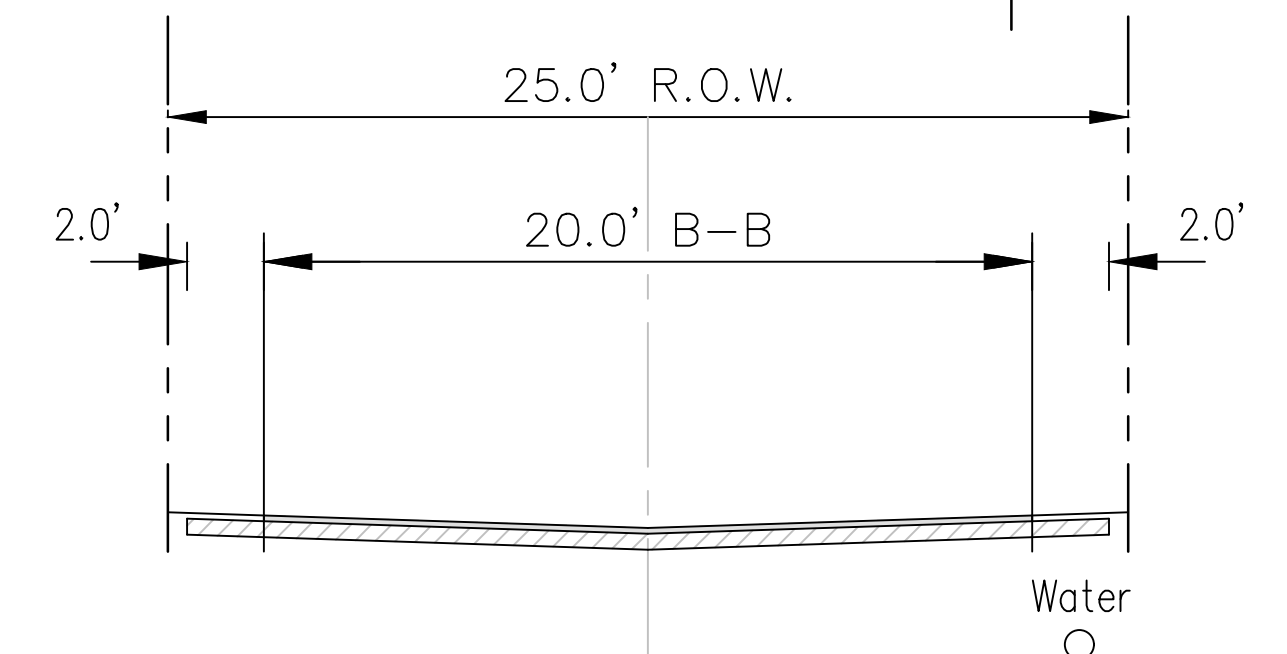
46' R.O.W.

REGENTS PARK LANE, TRENT PARK LANE, GREENWICH PARK LANE, ALEXANDRA PARK LANE

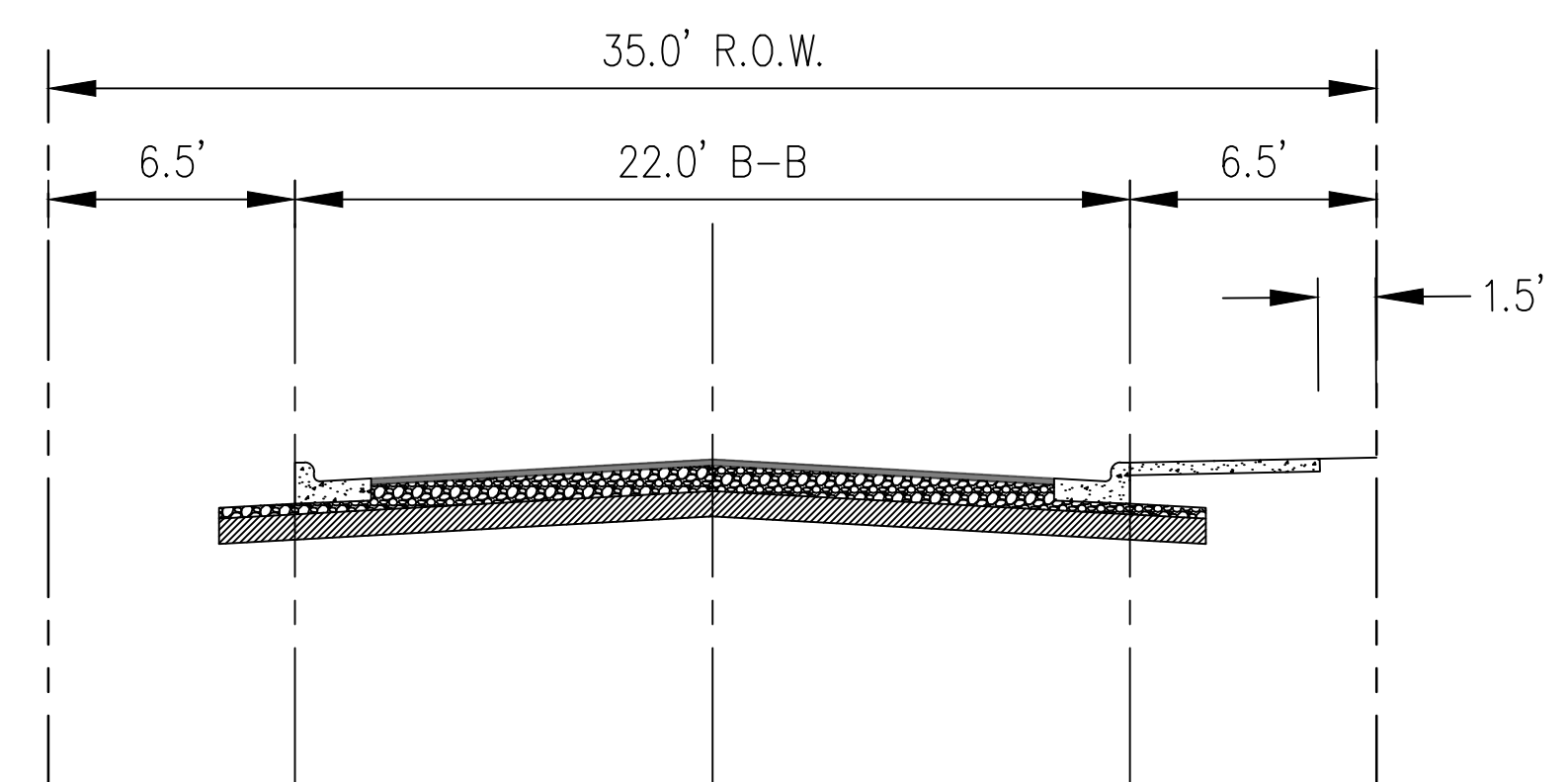


46' R.O.W.

ELTONNE GARDENS DRIVE, BRASEL COMMONS DRIVE, ABBEY ROAD, KINGS ROAD, AND STREET 6

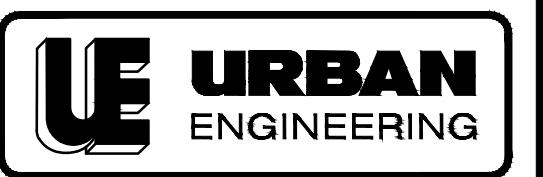


25' Alley  
LANE 1, LANE 2

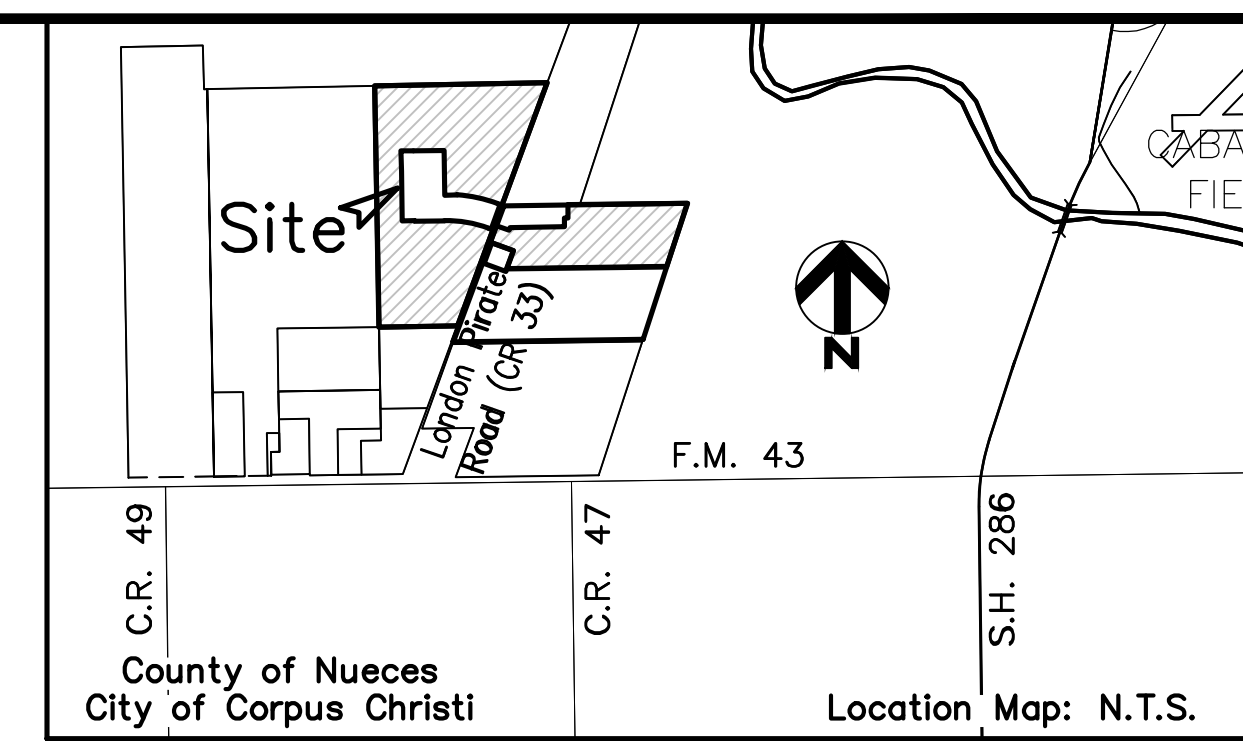
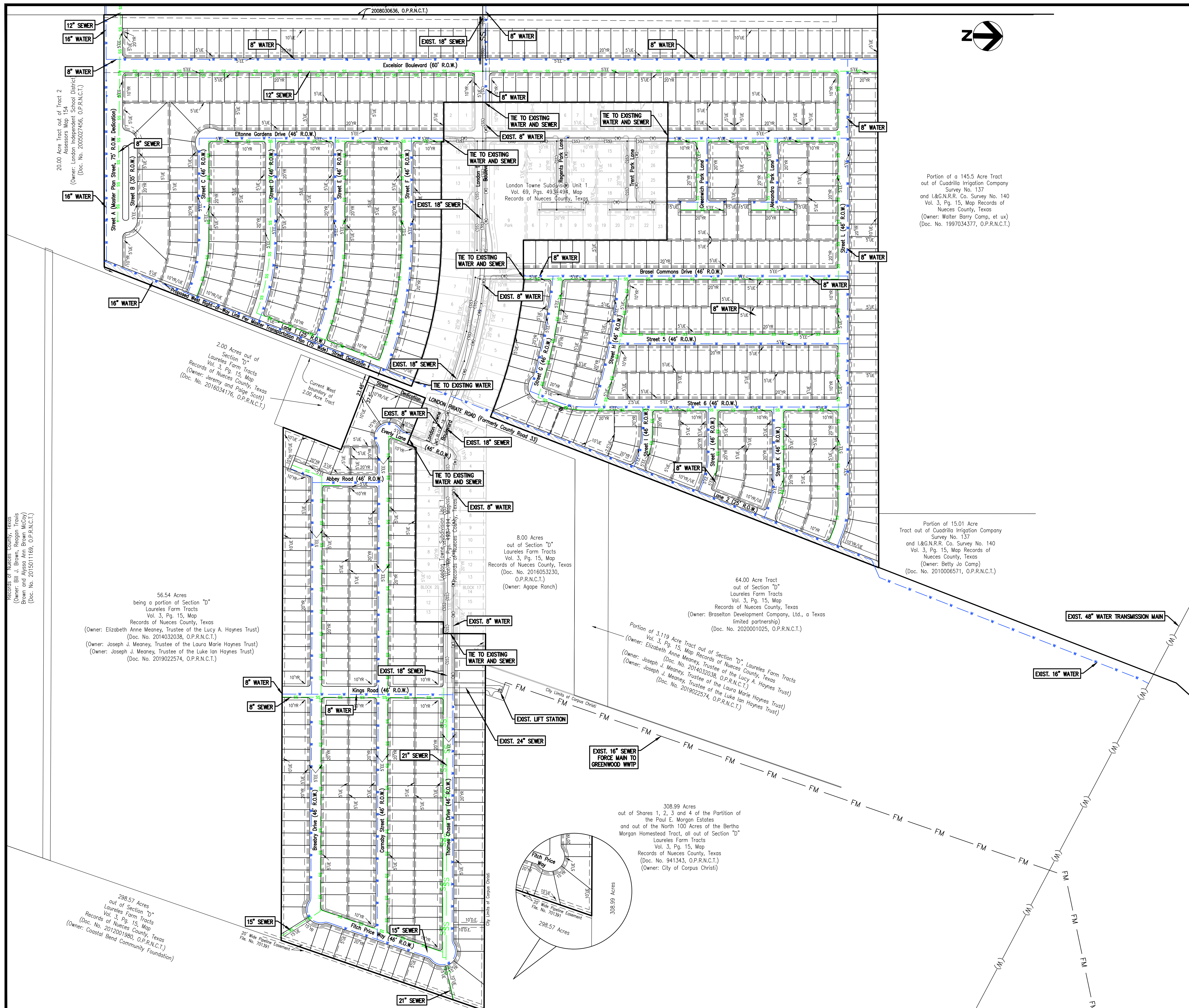


35' R.O.W.  
STREET B

## STREET SECTIONS FOR LONDON TOWNE SUBDIVISION



TYPE FIRM NO. 145, TYPE S FIRM NO. 10035400  
2725 SWANWATER DR., CORPUS CHRISTI, TX 78404  
PHONE: 361-664-3101 WWW.URBANENG.COM  
JOB NO. 42900.CO.00  
Submitted: 6/16/2021  
Rev. 8/6/2021 SHEET 3 OF 4



- Notes:
- 1.) Total platted area contains 138.30 Acres of Land. (Includes street dedication)
  - 2.) The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
  - 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
  - 4.) By graphic plotting only, this property is in Zones "B" and "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area.

LEGEND	
— (W) —	EXISTING WATER LINE (CITY RECORDS)
— W —	PROPOSED WATER LINE
— SS —	PROPOSED SANITARY SEWER COLLECTION LINE
— FM —	PROPOSED SANITARY SEWER FORCE MAIN

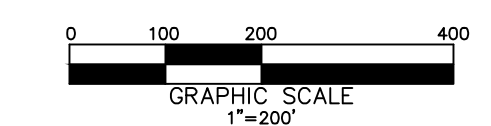
NOTE:

1. ALL PROPOSED WATER LINES SHALL BE 6" DIAMETER UNLESS OTHERWISE NOTED ON THIS SHEET.
2. ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED ON THIS SHEET.

## Preliminary Utility Plan Water & Sanitary Sewer London Towne Subdivision

### LEGAL DESCRIPTION

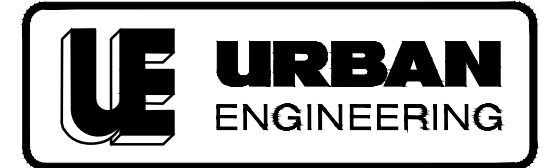
138.30 Acres, comprising of a portion of a 117.95 Acre Tract of Land, situated in the Cuadrilla Irrigation Co. Survey No. 135, Abstract 581, the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577, the I.&G.N.R.R. Co. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas, said 117.95 Acre Tract of Land, being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 201501169, Official Public Records of Nueces County, Texas, together with a 37.46 Acre Tract, situated in Section D, said Laureles Farm Tracts; said 37.46 Acre Tract comprising of a portion of a 211.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas, all of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust, and the Luke Ian Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas, and a 12.88 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust, and the Luke Ian Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2021004229, Official Public Records of Nueces County, Texas.



Submitted: 6/16/2021

Developer:  
Braselton Development Company, Ltd.  
5337 Yorktown Boulevard, Suite 10-D  
Corpus Christi, Texas 78413  
(361)991-4950

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



JOB NO. 42900.CO.00

SHEET 4 OF 4  
Rev. 8/6/2021 ©2021 by Urban Engineering

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1088

LONDON TOWNE SUBDIVISION (PRELIMINARY – 138.30 ACRES)

Located north of FM 43 between CR 33.

Zoned: RS-6

Owner: Braselton Development Company, Elizabeth Anne Meaney, Joseph J. Meaney, Alyssa Ann Brown, Bill J. Brown and Reagan T. Brown

Engineer: Urban Engineering

The applicant proposes to preliminary plat the property to construct 728 single family lots and 4 non-buildable/park lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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: 6-16-21  
TRC Meeting Date: 6-24-21  
TRC Comments Sent Date: 6-28-21  
Revisions Received Date (R1): 7-23-21  
Staff Response Date (R1): 8-06-21  
Revisions Received Date (R2): 8-09-21  
Staff Response Date (R2): 8-13-21 Gas Department responded  
Revisions Received Date (R3): 10-01-21 Received Email  
Staff Response Date (R2): 10-04-21  
Planning Commission Date: 10-13-21 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: 21PL1088

Urban Engineering Responses September 27, 29, 2021  
Urban Engineering Responses August 9, 2021  
Urban Engineering Responses July 21, 2021

PRELIMINARY PLAT OF LONDON TOWNE SUBDIVISION (PRELIMINARY – 138.30 ACRES)  
Located north of F.M. 43 and between C.R. 33

Zoned: RS-4.5

Owner: Braselton Development Company, Elizabeth Anne Meaney, Joseph J Meaney, Alyssa Ann Brown, Bill J Brown and Reagan T Brown  
Surveyor/Engineer: Urban Engineering

The applicant proposes to preliminary plat the property in order to construction 728 single family lots and 4 park/non-buildable lots

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on Preliminary Plats	Understood			
2	Plat	Modify label for County Road 33 to read London Pirate Road (formerly County Rd 33)	has been revised	7-26-21 Resolved		
3	Plat	Correct the ownership and document number for the 15.01 acre adjacent tract to the north	has been revised	7-26-21 Resolved		
4	Plat	Correct the ownership, document number, and boundary for the adjacent Agape Ranch property	has been revised	7-26-21 Resolved		
5	Plat	Correct the ownership and document number for the 2 acre adjacent tract	has been revised	7-26-21 Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Along the north street (Master Plan Street) frontage of Units 12 & 4 show and label 10'U.E (UDC 8.2.3.A.2)	have been added	Not Addressed: On the frontage C1 Collector Streets Units 12 & 4 show and label 10'U.E (UDC 8.2.3.A.2). Also identify the dashlines along the rear of Unit 12, Block 3, Lots 35-43 and lots 23-34	10' of easement is shown as a combination of 5'U.E. and 5'E.E. Labels have been added along Lots 23 through 43	Understood. Addressed

2	Plat	Unit 4 has shown on the preliminary plat appears to be inconsistent with the 9-16-21 Planning Commission Approved Final Plat Unit 4. Correct and revised	We are revising the preliminary such that the previous Unit 4 can be revised. We will withdraw Previous Unit 4 plat.	Understood. Addressed		
3	Plat	Correct and revise "County Road 33" street name as shown on recorded plats Units 2 & 5.	have been revised	Not addressed: Revisit Recorded plats Units 2 & 5	name has been revised to match recorded plats	Addressed
4	Plat	Show and label the block numbers for Unit 3	have been added	Not Addressed: Inside boundry of Unit 3 doesn't reflect a block number.	block no. has been added	Addressed
5	Plat	Revise Note 5 to identify all blocks, lot, units and parks maintained by the Home Owners Association.	Has been added Lot 1, Block 18	8-04-21 Addressed		

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

PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	It appears that Lane 1 and 2 are 25' ROW for alley's. How will the alley function adjacent to CR 33? Will there be a barrier? Who will maintain the barrier?	There will be parkway between Alley and CR33 that is part of the CR33 ROW to be maintained by the City.	8-05-21 Addressed		
2	Plat	Will there be a pedestrian and/or bike trail located within the drainage easement on the northside of the property?	There is a drainage Easement along West side of property. It will not have a trail or pedestrian path	8-05-21 Addressed		

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

Understood  
Understood  
Understood  
Understood  
Understood  
Understood  
Understood

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	understood			
2	Plat	Public Improvements Plans are required for Final Plat; 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	Understood			

3	Plat	Provide Utility Easements for the water line between Trent Park Lane, Greenwich Park Lane, and Alexandra park Lane	have been added	8-04-21 Not shown on the revised plat. Utility plan shows a water line running along the front of Lots 32, 36, and 45 in Unit 3, no easement is provided for this water line.	Easement has been added per the recorded plat of Unit 3	Addressed
4	Plat	Show R-o-W width on London Towne Blvd. extension in Unit 4	Dimension has been added	8-04-21 Addressed		
5	Street	74-Foot Section for London Towne Blvd. Appears to apply to an existing Road	correct	8-04-21 Addressed		
6	Street	Regents Park Land and Trent Park Lane are existing roads.	Understood	8-04-21 Addressed		
7	Street	Show cross sections for Street 5 and Fitch Price Way	OK	8-04-21 Not shown on the revised plat.	Street 5 and Fitch Price Way have been added to the appropriate existing street sections	Addressed
8	Utility	Dashed lines for utility pipes make it difficult to see connections. Can a finer dash or other line type be used?	Line types are what we are typically use and are meant to be printed on a full size sheet	8-04-21 Informational comment. Continued use of past practices will hamper and slow review process.	Understood. We are not using dashed lines for utility pipes. We use dashed lines for easements. Our utilities are shown in color and with appropriately labeled lines.	Informational
9	Utility	Clearly indicate the location of proposed connections to Existing Utilities	has been revised	8-04-21 Not Addressed, the Utility plan provided with the revised plat appears to be the originally submitted.	labels have been added to tie in locations	Addressed
10	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	information provided in SWQMP	8-04-21 Provide a brief narrative description of the project.	note has been added	Acceptable
11	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	Source is cited as City of Corpus Christi master drainage plan.	8-04-21 Addressed		
12	SWQMP	Provide pre-, and post- development runoff calculations.	See SWQMP	8-04-21 Addressed		
13	SWQMP	Provide estimated pre- and Post- development flows to each major outfall	See SWQMP	8-04-21 Deferred. Flows for each outfall are not provided. This may be deferred to the final.	Understood. We would like to defer this to the final plans as allowed with City's response	Addressed
14	SWQMP	Show pre- and post- development drainage patters.	See SWQMP	8-04-21 Not Addressed, the revised SWQMP has added arrows that appear to be off-site flow patterns. Add the arrows to the legend and note if these are pre- or post development. No flow patterns are show in the development. Provide pre-development and post-development flow patters within the proposed development.	added post development flow arrows and pre-dev. Contours to illustrate pre-dev. flow direction	Addressed
15	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the area east of CR 33 into Oso Creek (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Current and future run-off from area East of CR33 will discharge to city landfill borrow pit. If pit over-flows it flows into Oso Creek.	8-04-21 Show the location of the outfall to Oso creek and the route from the development on the SWQMP.	added flow arrows	Addressed
16	SWQMP	Include in the statement that the development meets the City's Drainage plan the land use listed on the Drainage Plan for the area.	OK	8-04-21 Addressed		
17	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	OK	8-04-21 Addressed		

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

1	Plat	At Final Plat, water construction will be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	Understood			
2	Plat	At Final Plat, wastewater construction will be required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Understood			

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)	Understood			
2	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either “NO OUTLET” or “DEAD END” signage.	Understood			
3	Info:	Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
4	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing “STOP” signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
5	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
6	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City’s Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			
7	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Understood			

8	Info:	The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. At a minimum, street lights will be required to be provided at entrances to the subdivision, all interior intersections, cul-de-sacs, dead-end streets, and as required by the City’s Traffic Engineering Department to meet the City’s continuous lighting standards.	Understood			
9	Info:	The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation.	Understood			
10	Info:	Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	London Towne have numerous dead end streets.	OK			
2	Plat	Solid Waste does not approve of the hammerheads on Regents Park Lane, Trent Park Lane, Greenwich Park Lane, or Alexandria Park Lane.	Understood, street layout previously agreed to by Development Services and is shown per Agreement.	7-26-21 Not addressed: They haven’t made any changes to address our concerns.	There were no changes, as approved final plats were already under construction and have since been recorded.	8-09-21 Solid Waste understands that an exception was made due to the current stage of the project. Please verify that the developer agrees to avoid using hammerheads in the future. 8-18-21 Addressed The developer agrees to avoid the use of hammerheads with future Units in London Towne Subdivision.

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	RS-4.5 Purpose: Preliminary plat to construct 728 single-family lots and 4 park/non-buildable lots. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
2	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.	Understood			

3	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood			
4	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.	Understood			
5	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.	Understood			
6	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
7	Info:	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			
8	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.	Understood			
9	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.	Understood			
10	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. 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 Dead Ends in this Preliminary plat have been agreed to with Dev Services and what is shown complies with that Agreement. Unit 3 has been recorded.			

11	Info:	The Fire Department will not accept a hammerhead design as a turnaround provision. Note: This plat is being submitted as a Preliminary plat. Therefore, Fire is requiring a re-design of Unit 3. Unit 3 has two hammerhead streets. (Greenwich Park Lane and Alexandria Park Lane) We would not object If these two streets are connected.	Unit 3 has been recorded. See above comment Response.			
12	Info:	Note: In order not to create dead-end roads, it will be required to connect River Ridge to the existing streets in Unit 1B. (and as required by the UTP “continuation of existing streets”)  To ensure that a dead-end street is not created on Unit 2 Chase St., ensure that the road is completed to Everly Lane.	See above comment Response.			

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<del>Provide 5' U.E. to the North of blk. 1 and blk. 6 by separate instrument.</del>	We are giving 10' along North side of Block 16 and 10' U.E. E.E. along Front of Block 16. For Block 1 Lot 2A is a Utility Easement that can be used instead of Lot 1 Block 1	Request 10' U.E. between Unit 8 Lots 8 & 9 Block.3 5' each side Disregard comment North of blk. 1 and blk. 16 by separate instrument	Easements have been added	8-10-21 Not addressed: Change the 2.5' U.E to 5'U.E for Lots 8&9, 13&14 and 19 &20, Blk 3, Unit 8  Addressed 10-04-21
2	Plat	Provide 10' U.E. between lots 25 & 26, 19 & 20 and 14 & 15, blk. 16 5' each side.	Have been added	Addressed		
3	Plat	Provide 10' Between lots 79 & 80, blk. 7 and lots 21 & 22 , blk. 9, 5' each side and 5' at the rear of lots 26 & 27 7 28 , blk. 9	Have been added	Addressed		
4	Plat	Provide 10' U.E. between lots 10 & 11, 15 & 16, blk. 10 and lots 19 & 20, 24 & 25, 30 & 31& 34 & 35 . blk. 12 5' each side.	Have been added	Addressed		
5	Plat	Provide 10' U.E. between lots 19 & 20, 13 & 14 and 18 & 19, blk. 3 5' each side	Have been added. Providing 19 & 20 not 18 & 19	Addressed		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Park & Recreations is not responsible for lot 1 Block 18 ROW or any medians. HOA is building a park in that subdivision and will be responsible for its maintenance.	OK			

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

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

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

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

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

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

1. No comment. [Understood](#)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1094

**RODD PLAZA SOUTH (PRELIMINARY – 13.45 ACRES)**

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

Zoned: RS-TF & CN-1

Owner: Related Investors, Ltd.

Engineer: Urban Engineering

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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#5  
App Received: 6-29-21  
TRC Meeting Date: 7-08-21  
TRC Comments Sent Date: 7-12-21  
Revisions Received Date (R1): 7-21-21  
Staff Response Date (R1): 8-04-21  
Revisions Received Date (R2): 8-11-21  
Staff Response Date (R2): 8-20-21  
Planning Commission Date:

Urban Engineering Responses 7/13/2021

8/11/2021

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: 21PL1094

PRELIMINARY PLAT OF RODD PLAZA SOUTH (PRELIMINARY – 13.45 ACRES)  
Located east of Rodd Field Road and south of Yorktown Boulevard.

Zoned: RS-TF & CN-1

Owner: Related Investors, Ltd  
Surveyor/Engineer: Urban Engineering

The applicant proposes to preliminary plat the property for commercial/residential future development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Closure is not checked on Preliminary Plats	Understood			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Phased development: Provide phase boundaries, phase number, phasing schedule, number of acres in each phase, and the land uses included in each phase, per UDC 3.7.4 (Master Preliminary Plat-Phasing).	Phase 1 is proposed Commercial to be developed once final plat is approved. Phase 2 plans are currently unknown but we are required to preliminary plat all contiguous properties .	Understood. Addressed		
2	Plat	Add a note to the plat: Each lot with shall confirm to zoning standards.	Note, has been added	Addressed		
3	Plat	Add a note to the plat: Each lot area must comply with zoning designation."	Note, has been added	Addressed		
4	Plat	Add a note Water, Wastewater lot/acreage and Park fees shall be paid prior to recordation to the final plat.	Note, has been added	Addressed		
5	Plat	Prior to plat recordation show and label the recording information for Rodd Plaza, Block 1, Lots 1 & 2 (north of Yorktown Boulevard).	Understood	Prior to plat recordation		
6	Plat	Per DS Engineering, Prelim plats not assessed fees	Understood			
7	Plat	Add ROW width of Rodd Field Road		Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes, for final Plat	No
Public Improvements Required?	Yes	
Water	Yes	
Fire Hydrants	Yes	
Wastewater	Depends on development	
Manhole	Depends on development	
Stormwater	Yes	
Sidewalks	Yes, including Yorktown and Rodd Field Rd. (Arterials on Transportation Plan)	
Streets	Yes	

Sidewalks, already in place along Yorktown, annd Dunn Point. Rodd Field Road improvements will be deferred when final platting is proposed against its frontage.  
Acknowledged, Deferment agreement to be submitted  
Rodd Field Improvements will be deferred.

Refer to UDC Section 3.8.3.D Waivers if applicable.

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

1	Plat	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			
2	Plat	Public Improvements Plans are required for Final Plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovmnts@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood			
3	Plat	Provide a 15-foot Utility Easement on Rodd Field Road R-o-W (UDC 8.2.3.A.2)	Easement has been added	Addressed		
4	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project, Land use assumptions used for Hydraulic calculations, and land use shown on the existing City Storm Water Master Plan.	Provided in SWQMP	Not Addressed. There is a statement that the site is currently undeveloped. The land use assumed for calculation of the developed stormwater flows is not addressed.	Added note identifying proposed land use.	8-20-21 Addressed
5	SWQMP	Cite source and rational for the Manning's "C" and rainfall intensity values used.	Source is cited as as City Master Plan.	There is reference to the development meets the Master Plan. Is that intended to imply that the values used are taken from the Master Plan?	Added note that assumptions made are based on City Master Drainage Plan	8-20-21 Addressed
6	SWQMP	Show pre-development and post-development flow patterns, include any off-site flows.	See SWQMP	Are the arrows shown on the drawing pre- or post- development? Include in the arrows in the legend and show both flow patterns.	Added information to legend	8-20-21 Addressed
7	SWQMP	Area A - Note states that 21 CFS will flow to the existing system at the Geiger / Dunns Point Intersection; where does the remaining 50 CFS from the post development flow analysis go? Lot 1 shows to drain toward Geiger Drive, what is the anticipated flow rate? And is this contributory to the 21 CFS noted for the existing system in Rancho Vista?	Underground Storm Water systems are designed based Upon the 5Yr Storm. Based on this Area A generates 21 CFS Post Development flow at the subject intersection. The remaining 50 CFS referenced I can only assume is related to the 100Yr Post-Dev. Run off which has nothing to do with 5Yr Underground system.	Addressed		
8	SWQMP	What is the anticipated flow from Area B to the Future Rodd Field Road R-o-W? How is this flow managed until Rodd Field Road is extended?	100Yr Storm flows in excess of 5Yr flow overland or Pond until peak flows are absorbed. A portion of lot 1 is in Area A and a portion is in Area C as identified in SWQMP.	What is the anticipated flow into the Geiger Drive Storm Water System?	per notation on SWQMP the subject property contributes 21CFS into Geiger Drive sysyem	8-20-21 Addressed
9	SWQMP		Added Future Flow Date to SWQMP. The Area B will remain undeveloped at this time and thus flows are unchanged from existing conditions.	Addressed		
10	SWQMP	Delineate the route of runoff to, and the location of, the ultimate outfall for runoff from the site. (UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Area A will be directed to Geiger and Dunns Point per previously approved drainage plans. Area B will be directed to Rodd Field Road and be collected in future public system in Rodd Field Road. Area C will discharge to Yorktown Blvd. per plans for Yorktown.	Municipal Code Section 14-1003 requests the route to, and location of, the outfall into the receiving waters.	Added note	8-20-21 Addressed
11	SWQMP	Include a note that a TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)	Note has been added	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	At Final Plat, water construction will be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Fire hydrant spacing maximum along street rights of way shall not be exceeded. (Water Distribution Standards, Section IV-C).	Understood			
2	Plat	At Final Plat, no wastewater construction will be required for platting.	Understood			

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)	Understood			
2	Info:	Coordinate with proposed City Bond Project for Rodd Field Extension south of Yorktown Blvd	Understood			
3	Info:	For Lot 2: Driveway access on Yorktown will only be permitted meeting the minimum distance from the intersection Yorktown and Rodd Field Rd. For Lot 1: Driveway access will not be permitted along the eastbound right turn lane on Yorktown Blvd at Geiger Dr as that area is only for right turning vehicles to Geiger Dr and it will create a merging conflict point. Also, access along Geiger Dr is discouraged on local residential street. <b>We recommend to provide a shared access agreement with Lot 2.</b>	Yorktown Blvd. does not include a East bound Right Turn Lane.	8-12-21 “Yorktown Blvd has an eastbound right turn lane into Geiger Drive. See attached photos taken on 8/12/2021. For Lot 1: Driveway access will not be permitted along the eastbound right turn lane on Yorktown Blvd at Geiger Dr as that area is only for right turning vehicles to Geiger Dr and it will create a merging conflict point. (CONT). Yorktown is classified as a Primary Arterial A3 which per UDC Table 7.1.7.A, the minimum spacing is 250', and Lot 2 has onlu 182' facing Yorktown which are in conflict with the right turn lane as well. Also, driveway access along Geiger Dr is discouraged on local residential street (See note 5 on UDC Table 7.1.7.A). <b>We recommend to provide a shared access agreement with Lot 2.”.</b>		

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

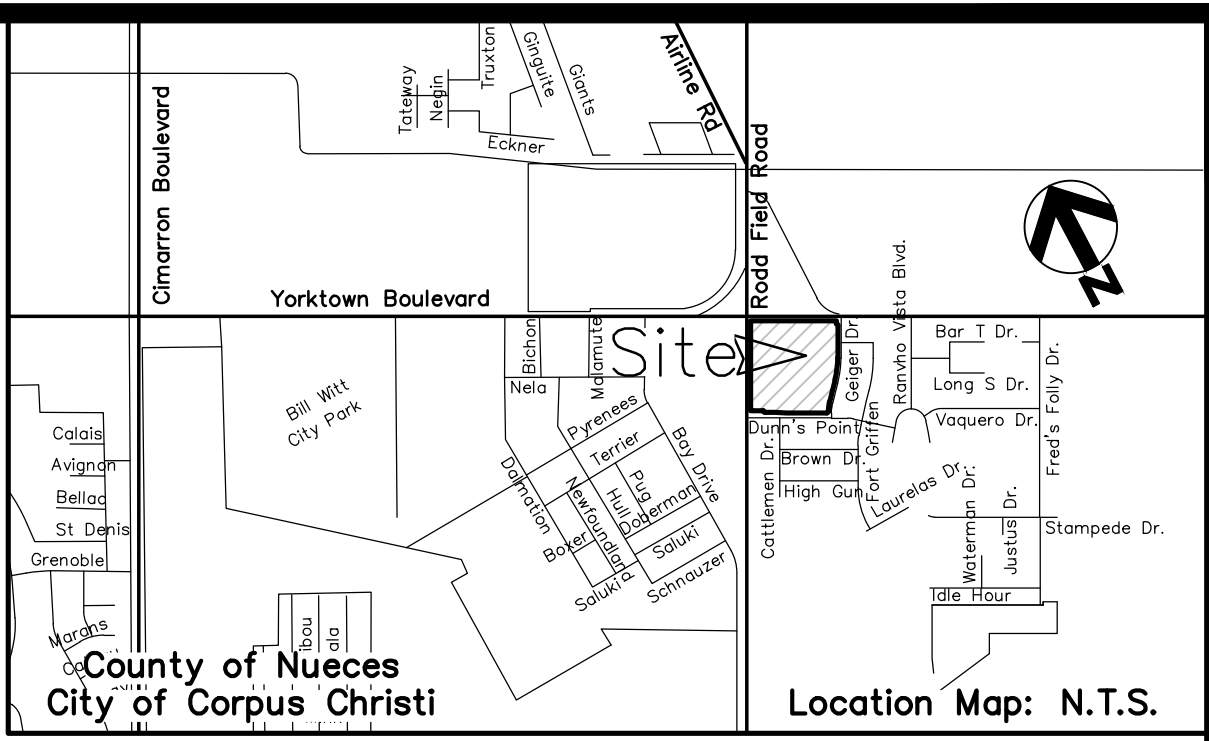
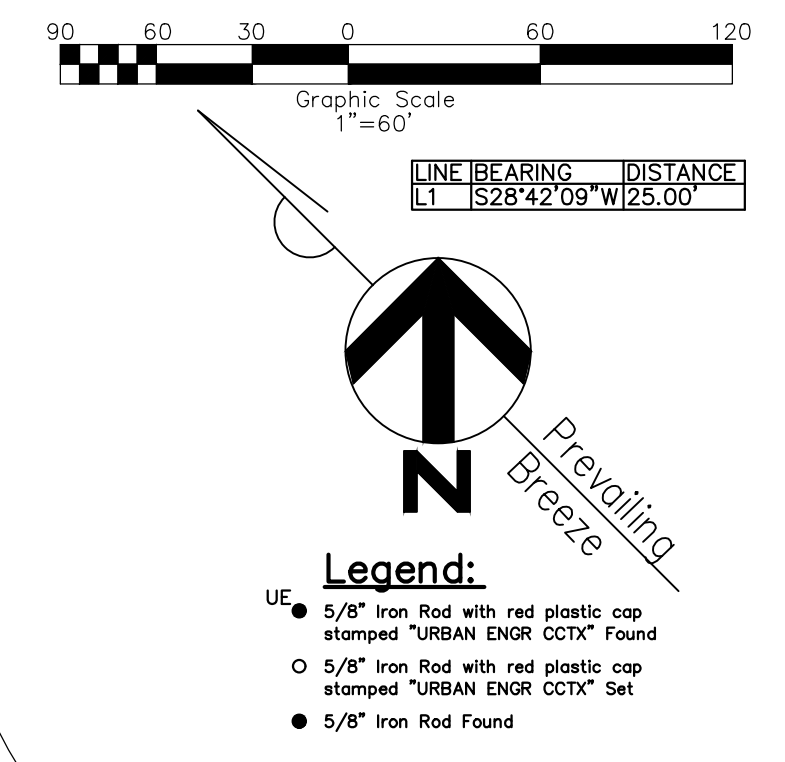
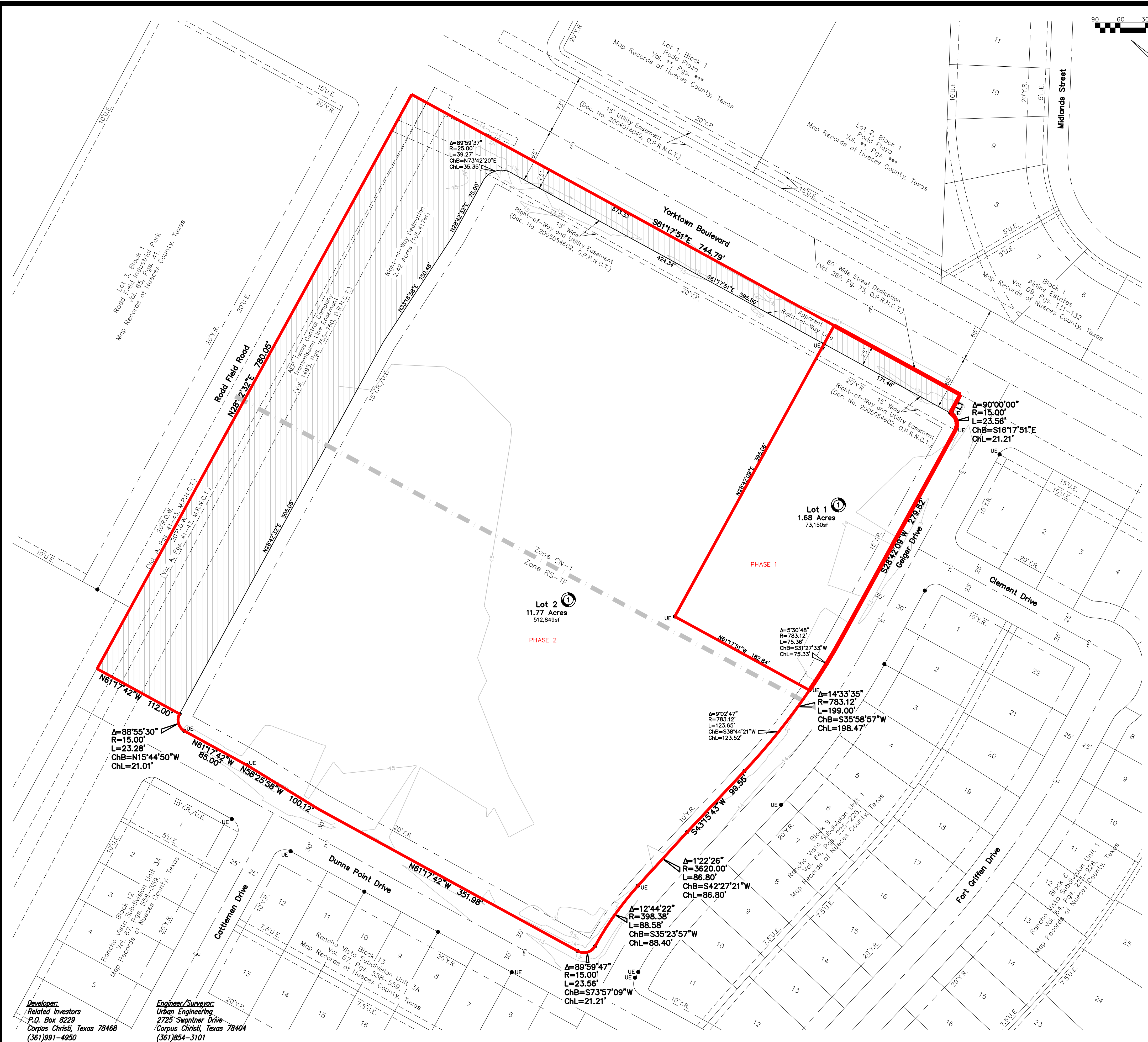
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Understood			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Understood			
3	Info:	Water Distribution Standards: Commercial Areas shall have 1,500 GPM with 20 psi residual. 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.	Understood			
4	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.	Understood			
5	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood			
6	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.	Understood			
7	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
8	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.	Understood			
9	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.	Understood			
10	Info:	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			
11	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.	Understood			
12	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.	Understood			
13	Info:	Note: Fire apparats accessibility for area 2 will require Rodd Field Rd. to completed from Yorktown Blvd. to Dunns Point Dr.	Understood			
14	Info:	Note: Development of commercial and residential properties will require further Development Services review.	Understood			
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution

1	Plat	No comment.	Understood			
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	This preliminary plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Barney Davis-Airline East 138kV-AEP-TCC: we do not want any approve ground improvement within 40' from the centerline. Contact: RONIKA G MORALEZ   TRANS RIGHT OF WAY AGENT RGMORALEZ@AEP.COM   O:361.206-8625	Understood, but please clarify location.	7-22-21 In regards to the developers comments and asking for location we would like to reply:  AEP Transmission will not approve any above ground improvement within 40' on either side the centerline at the location of the electrical transmission line (Vol. 1495, Pgs. 758 – 760).	Understood, this easement lies in Rodd Field Road Right of Way. Will be in future Phase 2.	8-12-21 Addressed
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

LAND DEVELOPMENT

1. No comment.
- Understood

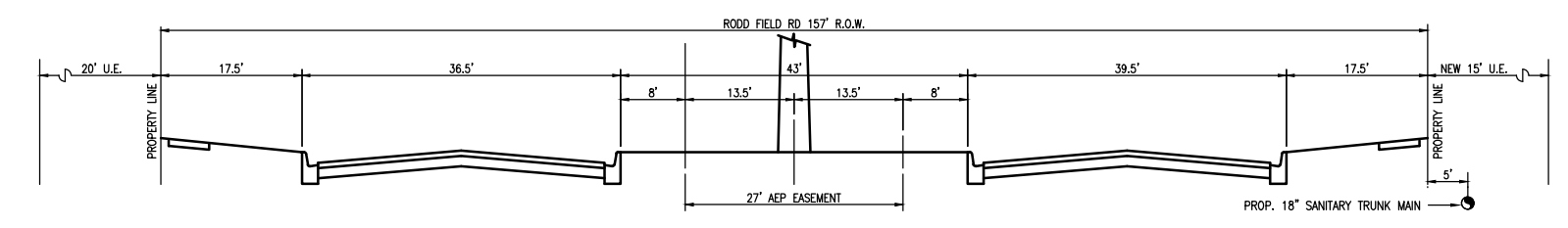


General Notes:

1. Property is currently zoned CN-1 and RS-TF
2. Total platted area contains 13.45 Acres of Land. (Includes street dedication)
3. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
4. Each lot with shall confirm to zoning standards.
5. Each lot area must comply with zoning designation.
6. Water, Wastewater lot/acreage and Park fees shall be paid prior to recordation of each final plat.
7. TCEQ compliant Storm Water Pollution Prevention Plan will be provided to the City prior to any construction activates.(UDC 8.2.8. Municipal Code 14.1002 and 14.1003)

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, City of Corpus Christi, Texas, which bears an revised date of March 18, 1985 and is in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).
4. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.



RODD FIELD ROAD  
SCALE: N.T.S.

SPECIFICATIONS:  
2" Type D Hot Mix Asphaltic Concrete  
8" Limestone Base (TY A, OR 1): Compacted to 95% Modified Proctor Density  
Moisture shall be within ±3% of Optimum Moisture  
8" Comp. Lime Subgrade (5% by Wt.): Compacted to 95% Standard Proctor Density  
Moisture shall be within ±3% of Optimum Moisture  
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.

Preliminary Plat of  
Rodd Plaza South

13.45 Acre Tract of Land out of Lots 17 and 18, Section 25, Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of the property referenced Tract 5 in a Warranty Deed from Melynda Susan Nuss, Eric Graham Nuss, Patricia Ray Peterson Nuss, Katherine Avilla Peterson, Scott Douglas Peterson, Alyssa Ann Brown and Christy Ann Peterson Brown to Related Investors, Ltd., recorded in Volume 2341, Page 248, Deed Records of Nueces County, Texas.

Developer:  
Related Investors  
P.O. Box 8229  
Corpus Christi, Texas 78468  
(361)991-4950

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

Submitted: 6/30/21  
SCALE: 1"=60'  
JOB NO.: 39319.C1.02  
SHEET: 1 of 1  
DRAWN BY: XG  
©2021 by Urban Engineering  
urban@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1128

HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL – 1.24 ACRES)

Located east of McKinzie Road and south of Harrington Drive.

Zoned: CG-2

Owner: AK LLC

Engineer: Texas Geo Tech/York Engineering

The applicant proposes replat the remaining portions of Block 3, Lot 2, and all of Lots 2A & 3 into on lot for a commercial 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#1  
App Received: 5-25-21 Process 8-25-21 Deadline  
TRC Meeting Date: 9-02-21  
TRC Comments Sent Date: 9-03-21  
Revisions Received Date (R1): 9-14-21  
Staff Response Date (R1): 9-27-21  
Revisions Received Date (R2): 9-29-21  
Staff Response Date (R2): 9-30-21  
Planning Commission Date: 10-13-21 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: 21PL1128

HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL – 1.24 ACRES)  
Located east of McKinzie Road and south of Harrington Drive.

Zoned: CG-2

Owner: AK LLC  
Engineer/Surveyor: York Engineering/Texas Geo Tech Land Surveying

The applicant proposes replat the remainder portion of Block 3, Lot 2 and all of Lots 2A & 3 into 1 lot for commerical use.

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)	Noted		
2	Plat	Label Right of Way Highway designations in parenthesis where applicable.	Labels have been updated as requested	9-16-21 Not Resolved. Leopard Street is recognized by TxDOT as State Spur 407. Pls revise on map.	"State Spur 407" lab added.
LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	The legal description Volume 11, Page 54 reference under the title is incomplete. Reference all Pages.	legal description has been corrected.	9-17-21 "Secion" is misspelled.	Spelling corected
2	Plat	25' Y.R along North Harrington Drive may be reduce to 20' Y.R (UDC CG-2 4.5.3 & 4.54)	YR has been reduced.	9-17-21 Addressed	
3	Plat	Show and label 15' U.E along Leopard Street. (UDC 8.2.3.A)	15' UE has been added and labeled along Leopard Street.	No need to bold the U.E type line.	UE linetype made le: bold.
4	Plat	Show and label Block number for Lot 2R.	Block number has been labeled.	9-17-21 Addressed	
5	Plat	Water Distribution Acreage fee – 1.24 acres x \$1,439.00/acre = <b>\$1,784.36</b>	Noted	Prior to plat recordation	
6	Plat	Wastewater Distribution Acreage fee - 1.24 acre x \$1,571.00/acre = <b>\$1,948.04</b>	Noted	Prior to plat recordation	
PLANNING/Environment & Strategic Initiatives (ESI)					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment			

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	See Utility Comments	
Fire Hydrants	Yes	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, or An approved Waiver	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Yes, sidewalk	Submit \$160.00 Process waiver request fee. Once we receive payment then we can process your request.	Waiver fee paid 9/27
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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	Noted		
2	Plat	Public Improvements Plans are required for Final Plat; 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. Or, A Waiver for Sidewalk Construction may be submitted. Water supply depends on confirmation that Fire Protection needs are met.	Noted. Sidewalk waiver will be submitted for N. Harrington Drive. Please note Sidewalk exists along Leopard St. in front of this property.	Addressed	
3	Utility	Show pipe material for existing water lines	Pipe material has been labeled as per City GIS records and provided record drawings.	Addressed	
4	Utility	Leopard street has labels for wastewater and a fire hydrant. Show the related items.	Wastewater line and hydrant have been shown	Addressed	
5	SWQMP	Show offsite flow patterns, or confirm that there is no run-on from adjacent properties.	drainage arrows have been added to show that general drainage flow does not include run-off from adjacent properties.	Addressed	

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Proof must be provided that minimum flows for proposed development along Leopard and North Harrington will be provided (Water Distribution Standards, Section IV-A2). No dead-end mains will be permitted (Water Distribution Standards, Section IV-A, Paragraph 1; TCEQ #RG-195, Section 290.44(d)(5))	Noted. Public Improvement Plans will be submitted for required water infrastructure. Proof of water pressure will be provided as required during the design stage.	To be addressed with Public Improvements	
2	Plat	No wastewater construction is required for platting.	Noted		

SOLID WASTE					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	No comment.	Noted		

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

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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		
3	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 <b>to any portion of building on the premises at distances not exceeding 300 feet</b> . Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Noted		
4	Info:	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	Noted		
5	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		
6	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		
7	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		
8	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 is required before going vertical with any structure.	Noted		

9	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		
10	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Noted		
11	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.	Noted		
12	Info:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed	Noted		
13	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		
14	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		
15	Info:	Note: The above cited references are for the purpose of providing minimal access into commercial property that will have sufficient width and will support the weight of fire apparatus.	Noted		
16	Info:	Commercial development of the property will require further Development Services review.	Noted		

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

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

REGIONAL TRANSPORTATION AUTHORITY					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Info:	<del>This final plat is located along and immediately adjacent to out bound bus stop 1375 served by Route 27 Leopard. Please note that the sign/pole assembly, metal bus bench, trash can and ADA compliant bus loading ramp landing pad are all located completely within Leopard Street right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.</del>	Noted	Correction: This final plat is located along and immediately adjacent to out bound bus stop 1375 served by Route 27 Leopard. Please note that the sign/pole assembly, metal bus bench, trash can and ADA compliant bus loading ramp landing pad are all located completely within Leopard Street right-of-way. Should any adjustments be required for this existing bus stop a future meeting with CCRTA staff to discuss necessary alterations will be warranted.	

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

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

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

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

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, AK LLC., 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.

\_\_\_\_\_  
RICHARD LeBLEU, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
RICHARD LeBLEU.

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 ON BEHALF 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

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

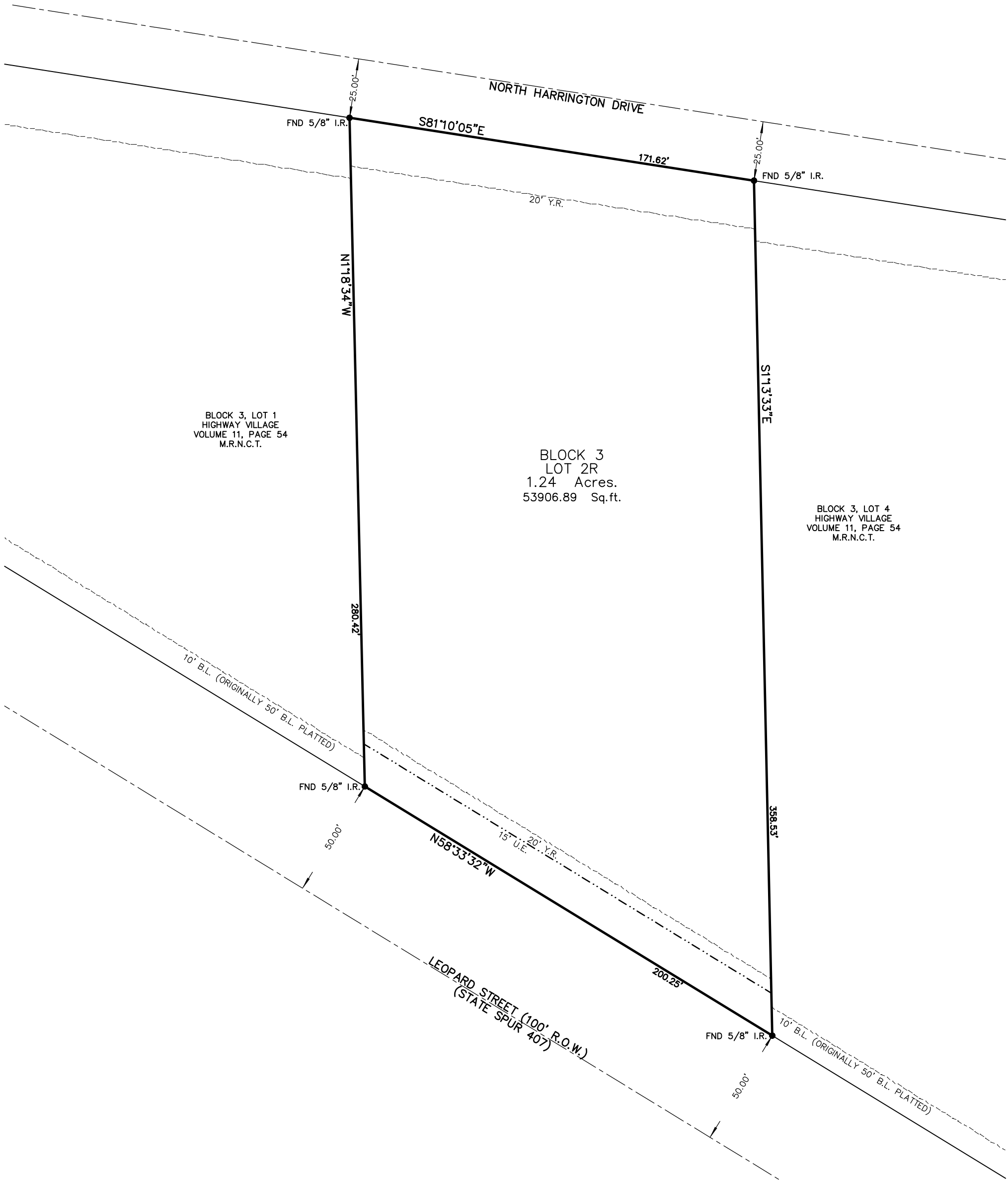
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR  
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A  
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND  
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL  
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT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

THIS THE XXTH DAY OF XXXXXXXX 2021.

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

FINAL PLAT OF:  
HIGHWAY VILLAGE SECTION No. 1, BLOCK 3,  
LOT 2R

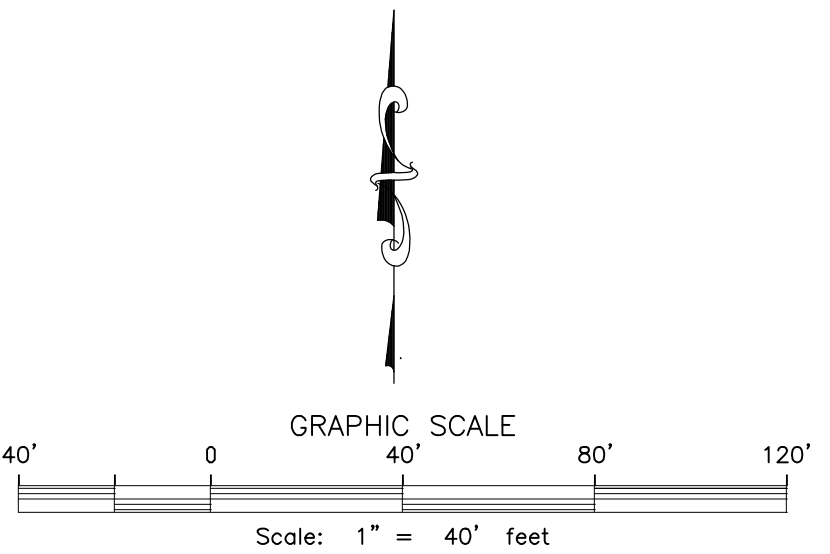
BEING A RE-PLAT OF LOT 2-A, BLOCK 3 HIGHWAY VILLAGE SECTION No. 1, , A  
SUBDIVISION, RECORDED IN VOLUME 45, PAGE 85 MAP RECORDS OF NUECES COUNTY,  
TEXAS, AND LOTS 2 AND 3, BLOCK 3 HIGHWAY VILLAGE SECTION No. 1, , A  
SUBDIVISION RECORDED IN VOLUME 11, PAGES 54 AND 55 MAP RECORDS OF NUECES  
COUNTY, TEXAS.



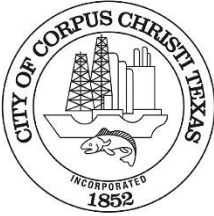
LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 1.24 ACRES (53906.89 SQ. FT.) OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464-0130C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONES C AREAS OF MINIMUL FLOODING.
- 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 CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 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.



TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 210624  
AUGUST 16, 2021



## **AGENDA MEMORANDUM**

Planning Commission Meeting of October 13, 2021

---

**DATE:** October 4, 2021

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

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

<p><b>Highway Village Section No 1, Block 3, Lots 2R (Replat)</b> Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code</p>
--

### **BACKGROUND:**

York Engineering, on behalf of AK, LLC, property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Highway Village Section No. 1, Block 3, Lots 2R, Replat (1.24 acres +/-), located east of McKinzie Road and south of Harrington Drive. The land is zoned "CG-2" General Commercial District. The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1948. The City of Corpus Christi annexed this area in 1962. The replatted property will have two frontages. One on Leopard Street, which has a current sidewalk along the frontage, and one on North Harrington Drive. North Harrington Drive is a residential street without a sidewalk and is on the Mobility plan.

The site is not within in the Naval Air Station's AICUZ zone. The owner proposes to replat the (4) four lots into one commercial lot for future development. The current lots are vacant and have existing public Utilities along the frontage and will provide upgraded water public improvements for the Commercial development. This request is to waive construction of a sidewalk on North Harrington Drive.

### **STAFF ANALYSIS and FINDINGS:**

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

The waiver may be approved, approved with conditions or denied after consideration of the following factors:

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

The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property is zoned Commercial and the property fronts on a street that is listed on the MobilityCCPlan it does not qualify for an exception:

8.2.2.C An administrative exception may be granted to the standard in paragraph 8.2.2.A only when the following conditions are met:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way, or
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail, or
3. The lot is a minimum of 22,000 square feet and zoned Farm Rural or, Residential Estate, or
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater, or
5. Sidewalk construction is not required if all the following conditions are met:
  - a. The lot does not front on, and is not adjacent to, a right-of-way, street, alignment, or corridor that is designated on:
    - i. The Urban Transportation Plan (UTP) of Thoroughfare Plan, or has a right-of-way width greater than 50 feet, or
    - ii. the MobilityCCPlan, including the Trails Master Plan (HikeBikeCC) and the ADA Master Plan, or-
    - iii. the Corpus Christi Metropolitan Planning Organization's (MPO) Strategic Plan for Active Mobility, or
    - iv. any other plan that designates sidewalks or active transportation improvements;
  - b. The lot is zoned Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF);
  - c. There are no existing or planned sidewalks on adjacent lots;
  - d. At least 75% of the block face (lots fronting on the same side of the street as the subject plat) is improved, as measured by the number of lots, or, by the linear footage of the block face, and does not have sidewalks.

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

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

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

1. There is no sidewalk in front of the adjacent lots which are already developed. Therefore, it is not likely the sidewalk would be extended in the future unless done so via a larger sidewalk project for the area.
2. North Harrington Drive is not constructed with curb and gutter. The lack of curb and gutter creates a safety hazard for pedestrians as there is no protection from vehicles traveling along the roadway. For safety reasons, we believe a sidewalk network for North Harrington Drive should be designed as a complete network with the proper safety measures.
3. As there is no curb and gutter, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) and is conveyed via roadside ditch. Constructing sidewalk in the right-of-way would reduce the capacity of the existing roadside ditches, or would require construction of storm sewer facilities under the sidewalk.

**Factors weighing against the waiver:**

1. The property is in the "CG-2" General Commercial District and is near an intersection where a Commercial hub is located with a sidewalk network on both sides of McKinzie Road within 100 feet of the property.
2. The property fronting North Harrington Drive (Lot 12R) does not meet the Exemptions in UDC Section 8.2.2.B. 1-4 or in Section 8.2.2.C Administrative Exemptions as the property is a Commercial lot.
3. North Harrington Drive is on the MobilityCCPlan.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver from the sidewalk construction requirement. The depth of the drainage swale would make the construction of a sidewalk impracticable.

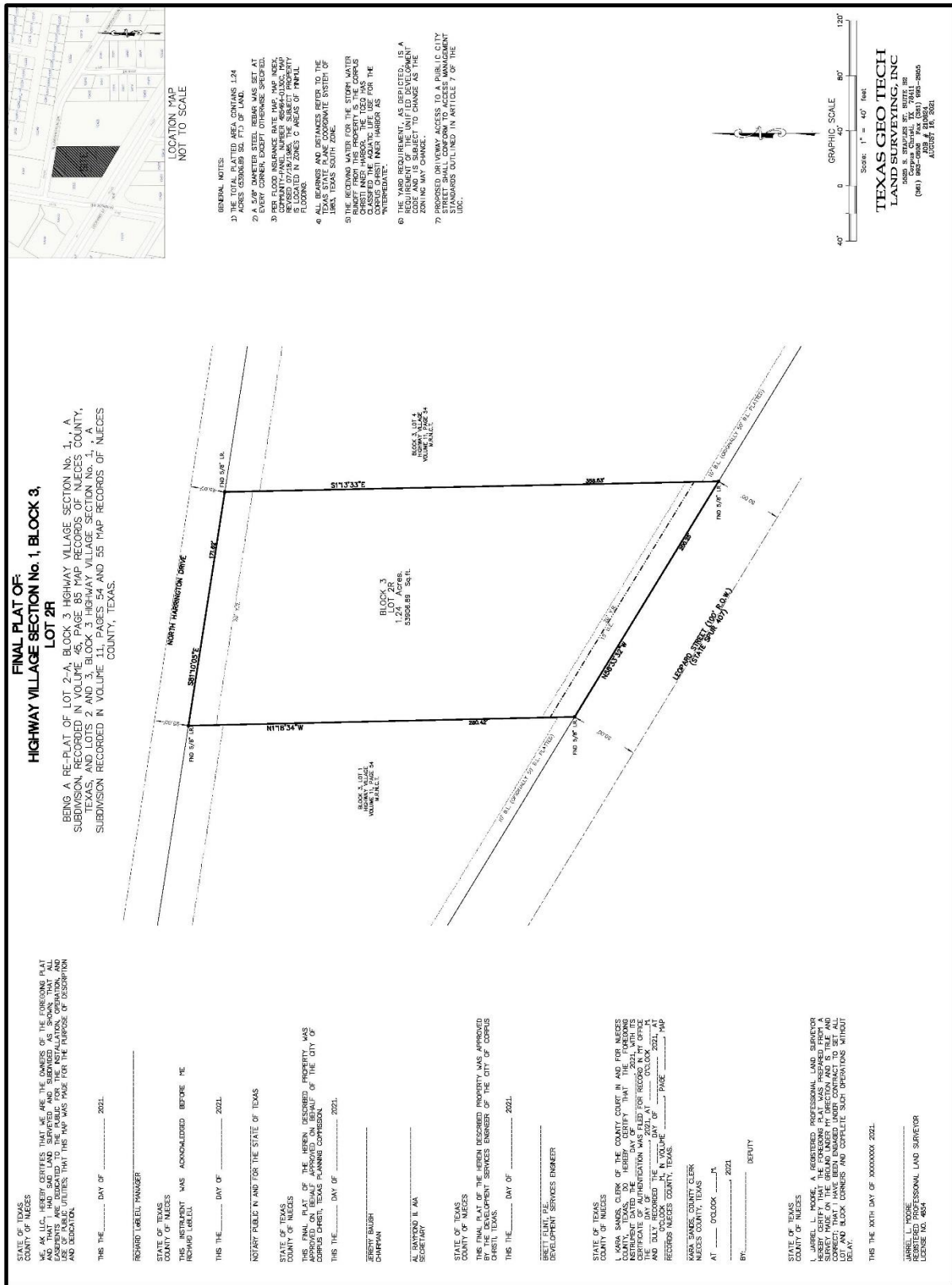
Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

PowerPoint Presentation-Waiver from Sidewalk Requirement



## Exhibit B



September 14, 2021

Platting  
Development Services Department  
City of Corpus Christi  
2406 Leopard St, Suite 100  
Corpus Christi, Texas 78408

Subject: Highway Village Section No. 1, Block 3, Lot 2R

To Whom it May Concern:

The Owner/Developer platting the subject property would like to request a waiver for the required sidewalk construction along North Harrington Drive. The reasons for the request are stated below:

1. There is no sidewalk located in front of the adjacent lots which are already developed. Therefore, it is not likely the sidewalk would be extended in the future unless done so via a larger sidewalk project for the area.
2. North Harrington Drive is not constructed with curb and gutter. The lack of curb and gutter creates a safety hazard for pedestrians as there is no protection from vehicles traveling along the roadway. For safety reasons, we believe a sidewalk network for North Harrington Drive should be designed as a complete network with the proper safety measures.
3. As there is no curb and gutter, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) and is conveyed via roadside ditch. Constructing sidewalk in the right-of-way would reduce the capacity of the existing roadside ditches, or would require construction of storm sewer facilities under the sidewalk.

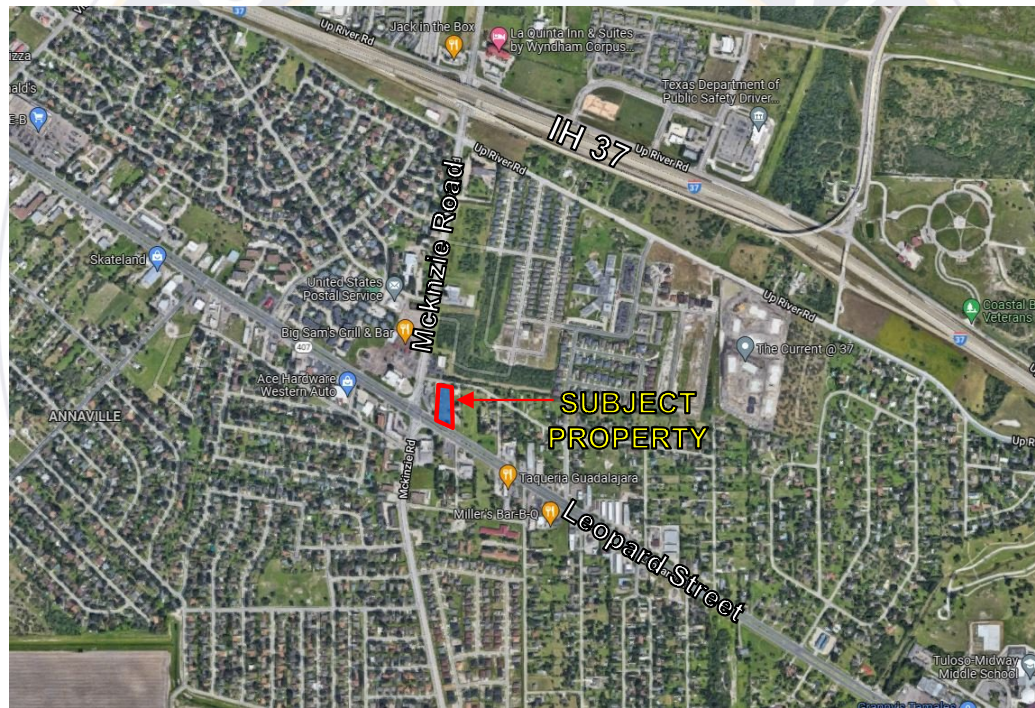
Please contact me with any questions or concerns you may have.

Sincerely,

Michael C. York, P.E.  
President  
York Engineering, Inc.

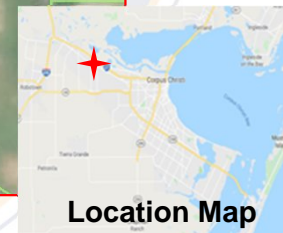
# Request for Sidewalk Waiver

## Highway Village Section No. 1, Block 3, Lot 2R



Planning  
Commission  
October 13, 2021

# Aerial



## Subject Property West on N. Harrington Drive

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## Subject Property, East on N. Harrington Drive

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Highway Village Section No. 1, Block 3, Lot 2R

[illegible]

# Factors in Sidewalk Waiver

## **Applicant's Factors in Support of Sidewalk Waiver**

1. There is no sidewalk in front of the adjacent lots which are already developed. Therefore, it is not likely the sidewalk would be extended in the future unless done so via a larger sidewalk project for the area.
2. North Harrington Drive is not constructed with curb and gutter. The lack of curb and gutter creates a safety hazard for pedestrians as there is no protection from vehicles traveling along the roadway. For safety reasons, we believe a sidewalk network for North Harrington Drive should be designed as a complete network with the proper safety measures.
3. As there is no curb and gutter, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) and is conveyed via roadside ditch. Constructing sidewalk in the right-of-way would reduce the capacity of the existing roadside ditches, or would require construction of storm sewer facilities under the sidewalk.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "CG-2" General Commercial District and is near an intersection where a Commercial hub is located with a sidewalk network on both sides of Mckinzie Road within 100 feet of the property.
2. The property fronting North Harrington Drive (Lot 12R) does not meet the Exemptions in UDC Section 8.2.2.B. 1-4 or in Section 8.2.2.C Administrative Exemptions as the property is a Commercial lot.
3. North Harrington Drive is on the MobilityCCPlan.

## Plat Requirements

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

## Plat Waiver UDC 3.8.3.D

---

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

## Staff Recommendation

---

- **Approval** of the request for a waiver from the sidewalk construction requirement. The depth of the drainage swale would make the construction of a sidewalk impracticable.
  - Planning Commission may choose to follow or decline Staff's recommendation
  - Planning Commission may approve, approve with conditions, or deny the waiver request
-

September 14, 2021

Platting  
Development Services Department  
City of Corpus Christi  
2406 Leopard St, Suite 100  
Corpus Christi, Texas 78408

Subject: Highway Village Section No. 1, Block 3, Lot 2R

To Whom it May Concern:

The Owner/Developer platting the subject property would like to request a waiver for the required sidewalk construction along North Harrington Drive. The reasons for the request are stated below:

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3. As there is no curb and gutter, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) and is conveyed via roadside ditch. Constructing sidewalk in the right-of-way would reduce the capacity of the existing roadside ditches, or would require construction of storm sewer facilities under the sidewalk.

Please contact me with any questions or concerns you may have.

Sincerely,



Michael C. York, P.E.  
President  
York Engineering, Inc.

**TIME EXTENSION  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1010

BRIDGES MILL VILLAGE UNIT 2 (FINAL – 23.850 ACRES)

Located north of Saratoga Boulevard and east of Kostoryz Road.

Zoned: RS-4.5

Owner: Superior H & H Development, LLC

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to construct 132 lots for a single-family subdivision.

The Planning Commission originally approved the above plat on April 28, 2021 (expires October 28, 2021). This is the 1st request for a six-month extension. The applicant states there has been substantial inflation in the price of construction so the developer prefers to construct Unit 2 later than anticipated.

STATE OF TEXAS           §  
COUNTY OF NUECES       §

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

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

\_\_\_\_\_  
HAMED MOSTAGHASI, VICE–PRESIDENT

STATE OF TEXAS           §  
COUNTY OF NUECES       §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE–PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS           §  
COUNTY OF NUECES       §

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

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

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

STATE OF TEXAS           §  
COUNTY OF NUECES       §

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

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

TITLE: \_\_\_\_\_

STATE OF TEXAS           §  
COUNTY OF NUECES       §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_ (TITLE), OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

NOTES:

1. SET 5/8” IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. 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.
5. ALL OF THE SUBJECT SITE IS IN ZONE "C" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485464 0238 C, REVISED JULY 18, 1985.
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. THE TOTAL PLATTED AREA CONTAINS 23.850 ACRES OF LAND INCLUDING STREET DEDICATIONS.
8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

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

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

\_\_\_\_\_  
DATE

STATE OF TEXAS           §  
COUNTY OF NUECES       §

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

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

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

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

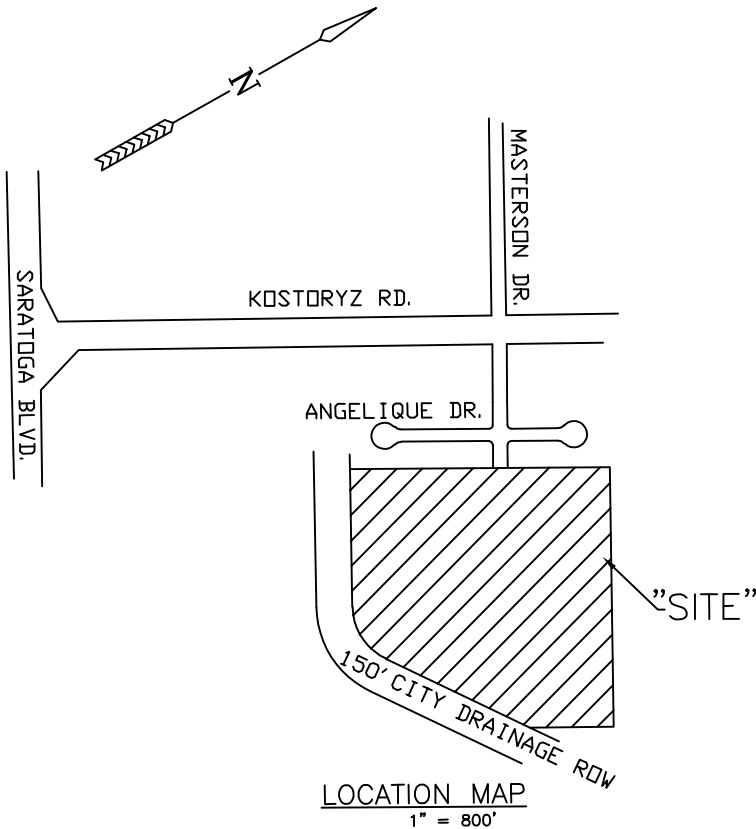
STATE OF TEXAS           §  
COUNTY OF NUECES       §

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

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

\_\_\_\_\_  
DEPUTY

KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS



PLAT OF  
BRIDGES MILL VILLAGE UNIT 2  
A 23.850 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9,  
BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP  
RECORDS, NUECES COUNTY, TEXAS  
CORPUS CHRISTI, NUECES  
COUNTY, TEXAS

APPROVED PLAT  
APRIL 28, 2021  
PLANNING COMMISSION

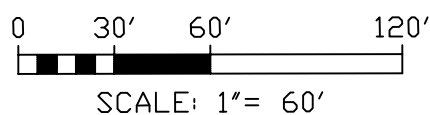
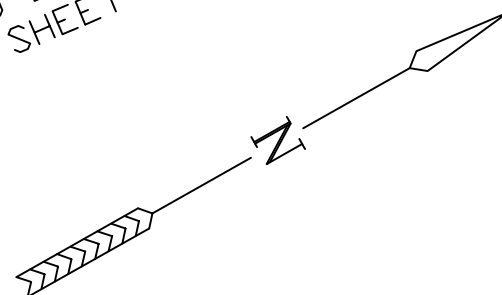
BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027–00, TX ENGINEERING  
REG. NO. F–52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH1  
PLOT DATE: 3/9/21  
JOB NO.: 13017  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 3

S61°47'52"E 1084.18'

CONTINUED ON  
FOLLOWING SHEET

CONTINUED ON  
FOLLOWING SHEET



FILE: PLAT-SH2  
PLDT DATE: 3/25/21  
JOB NO.: 13017  
SCALE: 1" = 60'  
PLDT SCALE: SAME  
SHEET 2 OF 3

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

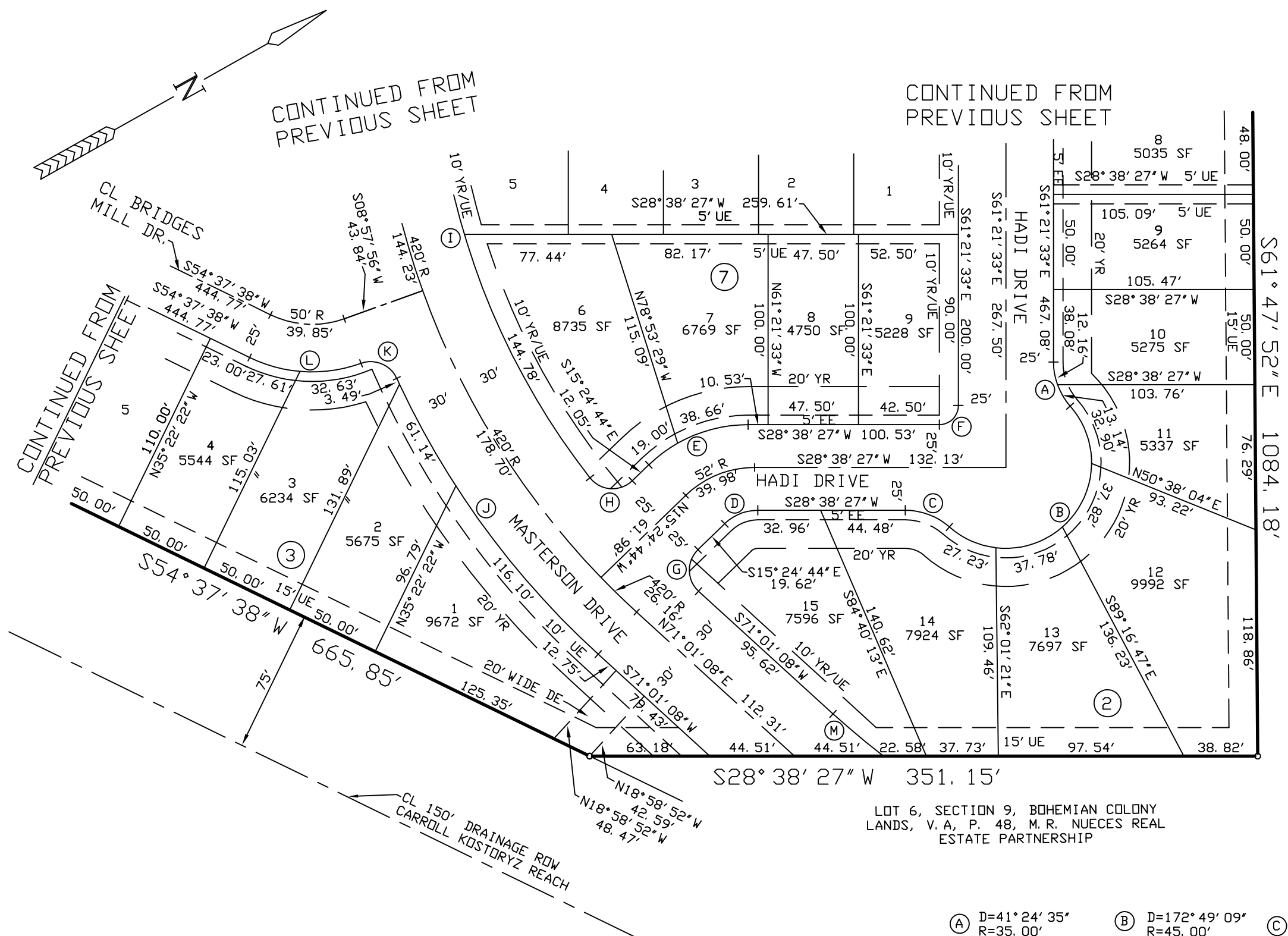
# PLAT OF BRIDGES MILL VILLAGE UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

APPROVED PLAT  
APRIL 28, 2021  
PLANNING COMMISSION

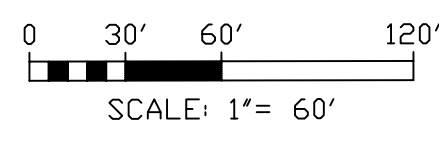
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T=13.23'  
L=23.56'  
CB=S73°38'30"W  
CH=21.21'
- (B) D=41°24'35"  
R=35.00'  
T=13.23'  
L=25.30'  
CB=S07°56'10"W  
CH=24.75'
- (C) D=172°49'09"  
R=45.00'  
T=17.18'  
L=135.73'  
CB=S73°38'27"W  
CH=89.82'
- (D) D=41°24'35"  
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CB=N40°39'16"W  
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- (E) D=90°00'00"  
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- (F) D=90°00'00"  
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T=10.00'  
L=15.71'  
CB=N16°21'33"W  
CH=14.14'
- (G) D=90°00'00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=N73°38'27"E  
CH=14.14'
- (H) D=91°02'27"  
R=15.00'  
T=15.27'  
L=23.83'  
CB=N16°52'46"W  
CH=21.40'
- (I) D=36°53'20"  
R=390.00'  
T=130.07'  
L=251.10'  
CB=N80°50'40"W  
CH=246.78'
- (J) D=89°09'38"  
R=15.00'  
T=14.78'  
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CB=S73°13'16"W  
CH=21.06'
- (K) D=13°53'58"  
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CB=N69°08'53"W  
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- (M) D=48°54'59"  
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- (O) D=64°00'49"  
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T=10.09'  
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CB=S16°36'59"E  
CH=14.21'
- (T) D=89°29'07"  
R=10.00'  
T=9.91'  
L=15.62'  
CB=S73°23'01"W  
CH=14.08'
- (U) D=41°24'35"  
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T=13.23'  
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CB=N82°34'43"W  
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- (V) D=173°20'02"  
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- (W) D=41°24'35"  
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## CURVE DATA





- (A) D=41°24'35"  
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T=13.23'  
L=25.30'  
CB=N82°03'50"W  
CH=24.75'
- (B) D=172°49'09"  
R=45.00'  
T=717.18'  
L=135.73'  
CB=S16°21'33"E  
CH=89.82'
- (C) D=41°24'35"  
R=35.00'  
T=13.23'  
L=25.30'  
CB=S49°20'44"W  
CH=24.75'
- (D) D=44°03'11"  
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L=19.22'  
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- (G) D=93°34'08"  
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T=16.70'  
L=25.16'  
CB=N32°38'58"E  
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- (I) D=36°53'20"  
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T=130.07'  
L=251.10'  
CB=N80°50'40"W  
CH=246.78'
- (J) D=23°00'42"  
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- (K) D=85°25'33"  
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CB=S51°19'05"W  
CH=20.35'
- (L) D=46°01'20"  
R=75.00'  
T=31.85'  
L=60.24'  
CB=S31°36'58"W  
CH=58.64'
- (M) D=05°05'03"  
R=390.00'  
T=17.31'  
L=34.61'  
CB=N68°28'37"E  
CH=34.60'



APPROVED PLAT  
APRIL 28, 2021  
PLANNING COMMISSION

PLAT OF  
BRIDGES MILL VILLAGE UNIT 2  
CORPUS CHRISTI, NUECES  
COUNTY, TEXAS

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

FILE: PLAT-SH3  
PLOT DATE: 3/9/21  
JOB NO: 13017  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 3 OF 3

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 ~ FAX 361 882-1265  
e-mail: murrayjr@aol.com  
e-mail: nixmw@aol.com

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

August 3, 2021  
13017-Extension.doc

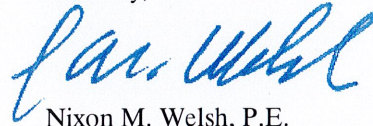
Gloria Garcia  
City of Corpus Christi  
Department of Development Services  
2406 Leopard St.  
Corpus Christi, Texas 78408

Subject: Bridges Mill Village Unit 2

Dear Gloria:

Please accept this letter as my request that the Planning Commission grant the subject plat a six month approval extension. There has been substantial inflation in the price of construction so the developer prefers to construct Unit 2 later than anticipated. He will bring a check for \$38.00 for extension fee. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nixon M. Welsh".

Nixon M. Welsh, P.E.

NMW:sab

## STAFF REPORT

Case No. 1021-03  
INFOR No. 21ZN1038

**Planning Commission Hearing Date:** October 13, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> SRPC Properties, LLC. <b>Applicant:</b> SRPC Properties, LLC. <b>Location Address:</b> 1645 14 <sup>th</sup> Street <b>Legal Description:</b> Lots 5-10, Block 1203, Fitchue Place, located along the west side of 14 <sup>th</sup> Street, east of South Brownlee Boulevard, and north of Ayers Street.			
<b>Zoning Request</b>	<b>From:</b> "RS-TF" Two-Family District and "CG-2" General Commercial District <b>To:</b> "RM-2" Multifamily District <b>Area:</b> 0.46 acres <b>Purpose of Request:</b> To allow for the construction of eight multifamily units.			
<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>	"RS-TF" Two-Family and "CG-2" General Commercial	Low, Medium Density Residential, and Commercial	Medium and High Density Residential
	<i>North</i>	"RS-TF" Two-Family	Low and Medium Density Residential	Medium and High Density Residential
	<i>South</i>	"CG-2" General Commercial	Commercial	Mixed Use
	<i>East</i>	"RM-3" Multifamily District	Commercial	Mixed Use
	<i>West</i>	"RS-TF" Two-Family	Low and Medium Density Residential	Medium and High Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for Medium Density Residential, High Density Residential and Mixed Uses. The proposed rezoning to the "RM-2" Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>City Council District:</b> 2 <b>Zoning Violations:</b> None			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 150 feet of street frontage along 14 <sup>th</sup> Street which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “Local/Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	14 <sup>th</sup> Street	“Local/Residential”	50’ ROW 28’ paved	63’ ROW 35’ paved	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 0.65 acres in size. The applicant is proposing eight multifamily units.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-TF” Two-Family District and “CG-2” General Commercial District. The site currently consists of three single-family homes and was annexed in 1938. To the north and west is a single-family subdivision (Fitchue Place Addition; 1912) zoned “RS-TF” Two-Family District. To the south is a commercial multi-tenant strip center zoned “CG-2” General Commercial District. To the east is a multifamily apartment complex recently constructed and zoned “RM-3” Multifamily District in 2008.

**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:** 6-inch C900 line located along 14<sup>th</sup> Street.

**Wastewater:** 8-inch VCP line located along 14<sup>th</sup> Street.

**Gas:** 2-inch Service Line located along 14<sup>th</sup> Street.

**Storm Water:** 15-inch line located along 14<sup>th</sup> Street.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for Medium Density Residential, High Density Residential and Mixed Uses. The proposed rezoning to the “RM-2” Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

**Department Comments:**

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- Adjacent properties consist of similar intensity of zoning and the recent rezoning across 14<sup>th</sup> Street from the subject property for a multifamily apartment complex of a higher density.

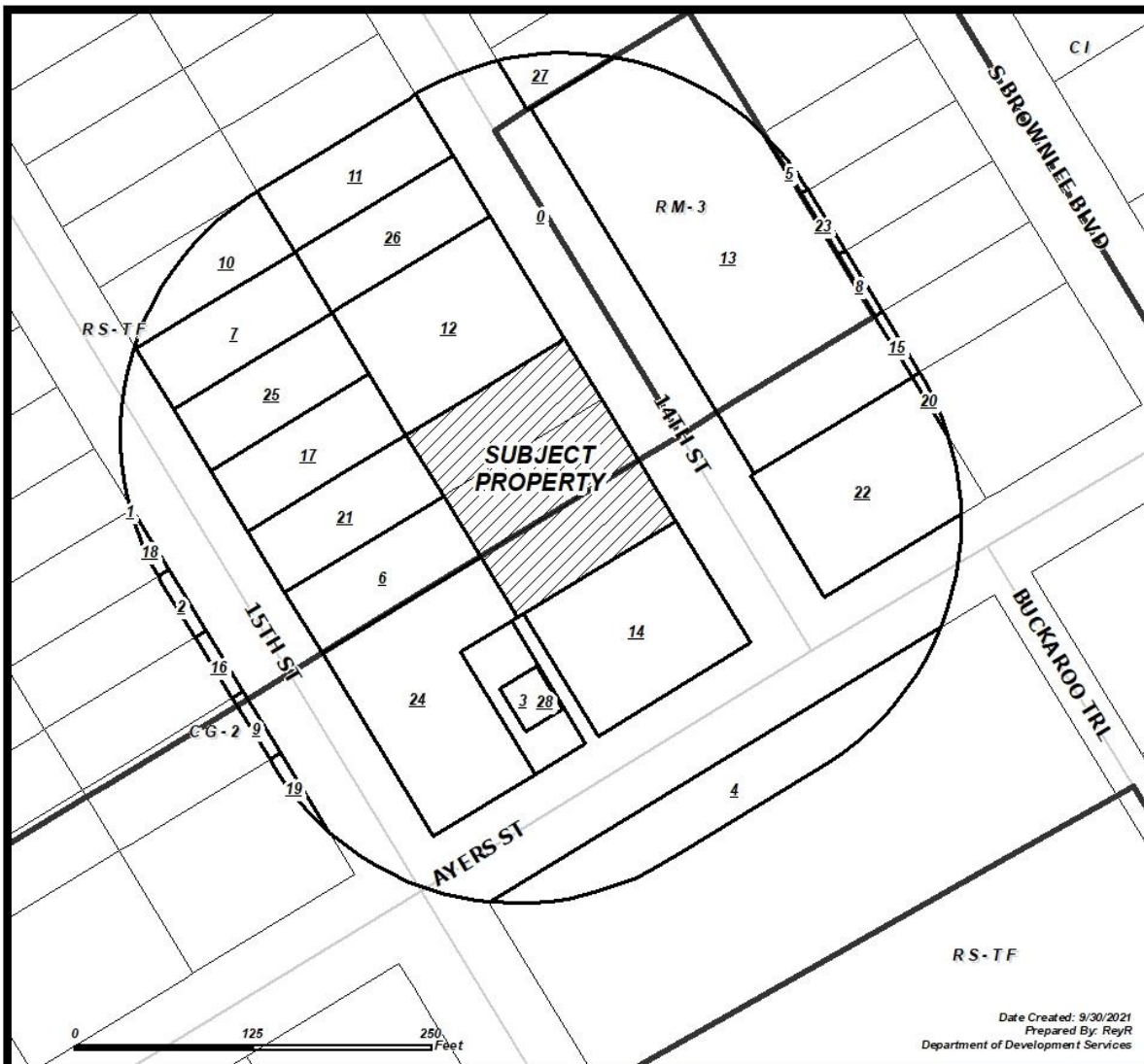
**Staff Recommendation:**

Approval of the change of zoning from the “RS-TF” Two-Family District and “CG-2” General Commercial District to the “RM-2” Multifamily District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 28 within 200-foot notification area. 4 outside notification area</p> <p><b><u>As of October 8, 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>
----------------------------	--

**Attachments:**

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



Date Created: 9/30/2021  
Prepared By: ReyR  
Department of Development Services

### Case # 1021-03 ZONING & NOTICE AREA

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

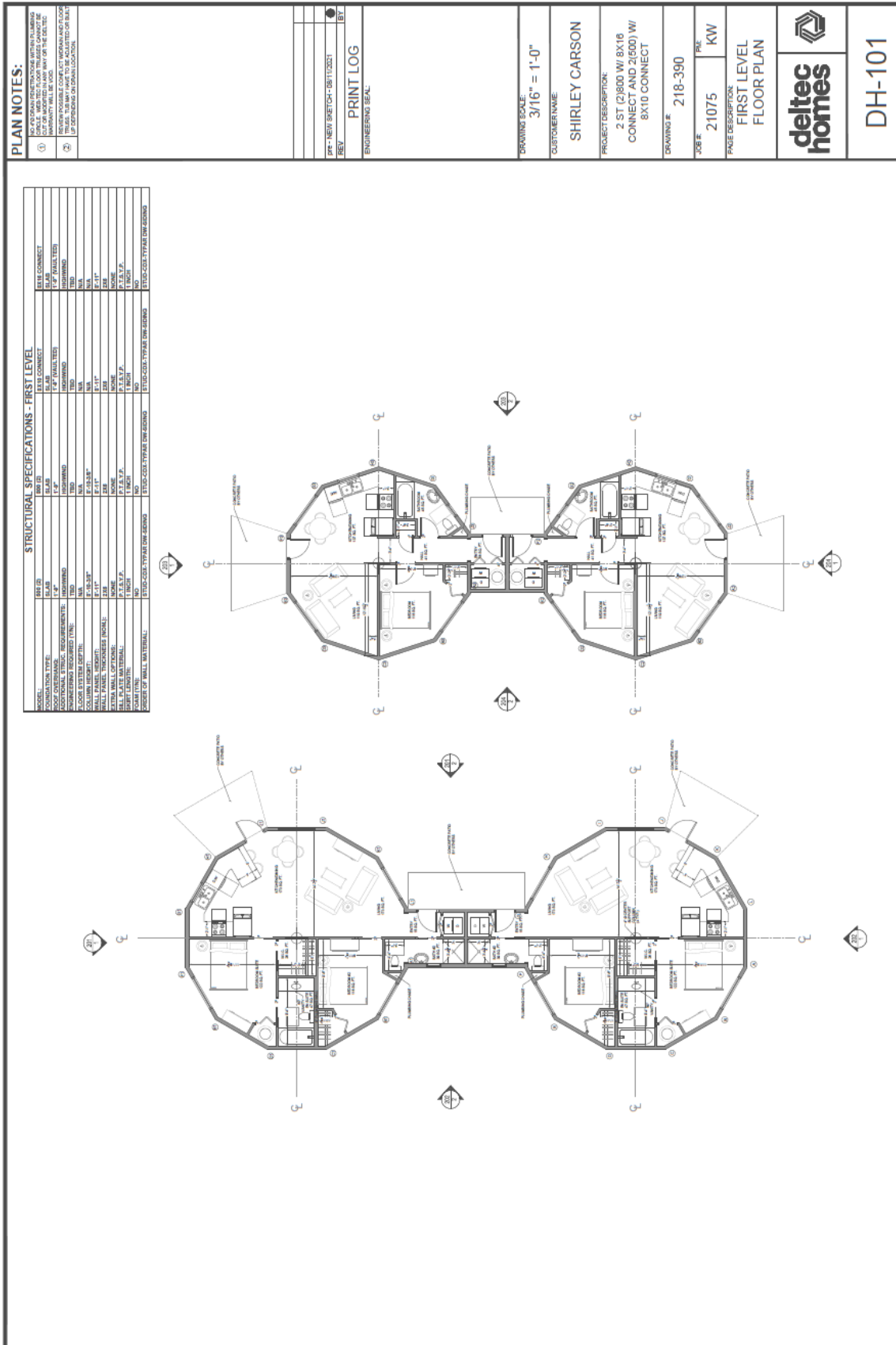
Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition

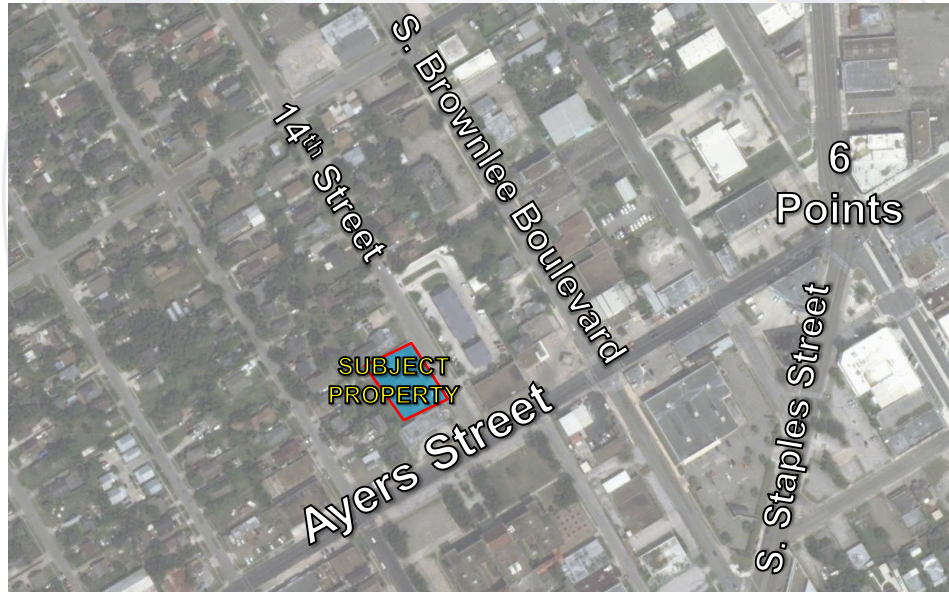




# Zoning Case #1021-03

**SRPC Properties, LLC.**

**Rezoning for a Property at 1645 14<sup>th</sup> Street  
From “RS-TF” and “CG-2” To “RM-2”**

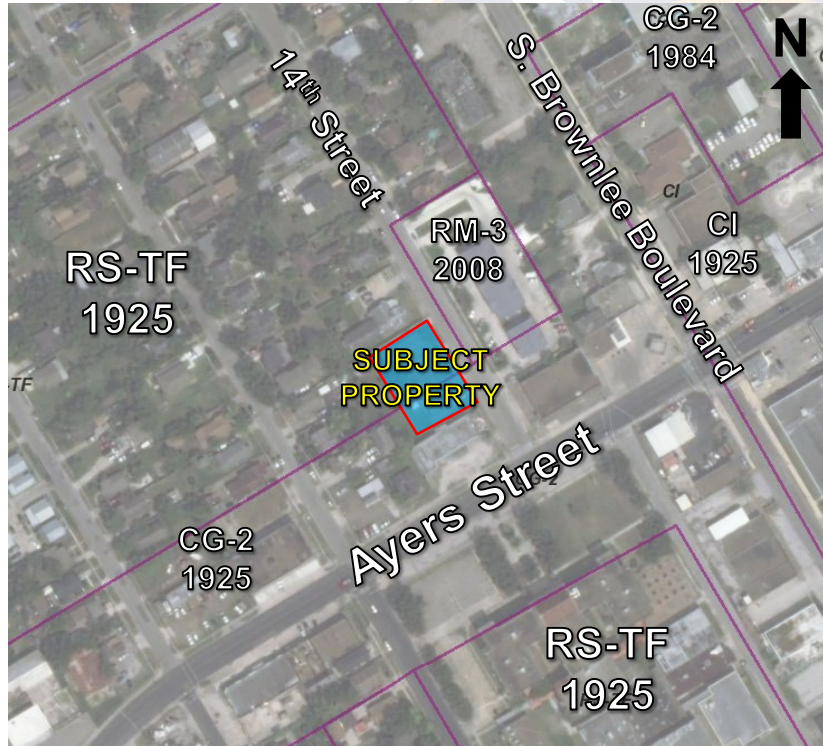


Planning  
Commission  
Oct. 13, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



## Buffer Yards:

RM-2 to RS-TF or RS-6: Type B: 10' & 10 pts.  
Points: Setbacks, Fencing, Landscaping, etc.

## Setbacks:

Street: 20 feet  
Side & Rear: 10 feet  
Rear: 2:1 Setback (height)

## Parking:

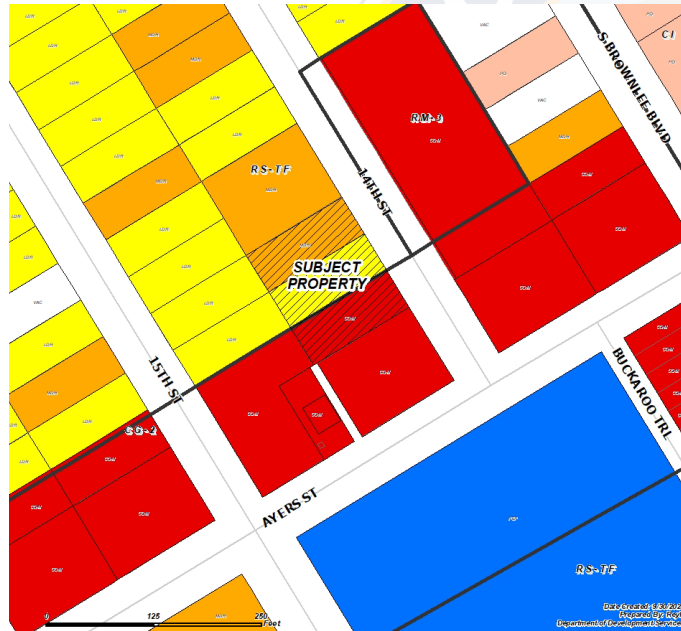
1 Bedroom – 1.5 spaces/unit  
2+ Bedroom – 2 spaces/unit  
1 space/ 5 units – Visitors

Landscaping, Screening, and Lighting  
Standards

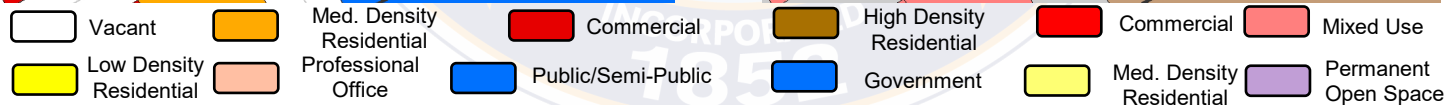
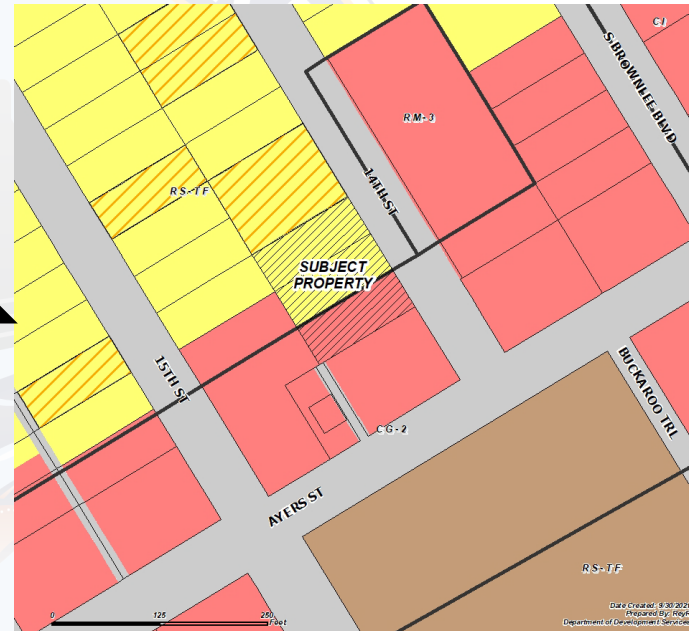
Uses Allowed: Single-Family Homes,  
Duplexes, Apartments, and Day Care Uses.

# Land Use

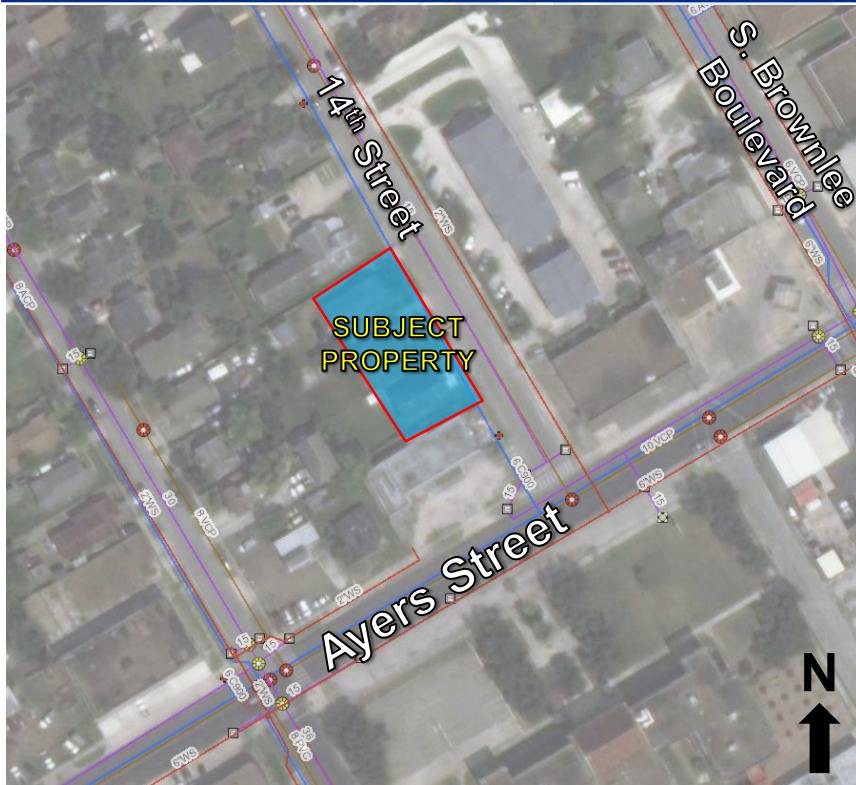
## Existing Land Use



## Future Land Use



# Utilities



**Water:**  
6-inch C900



**Wastewater:**  
8-inch VCP



**Gas:**  
2-inch Service Line



**Storm Water:**  
15-inch Line

# Public Notification

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

## Notification Area

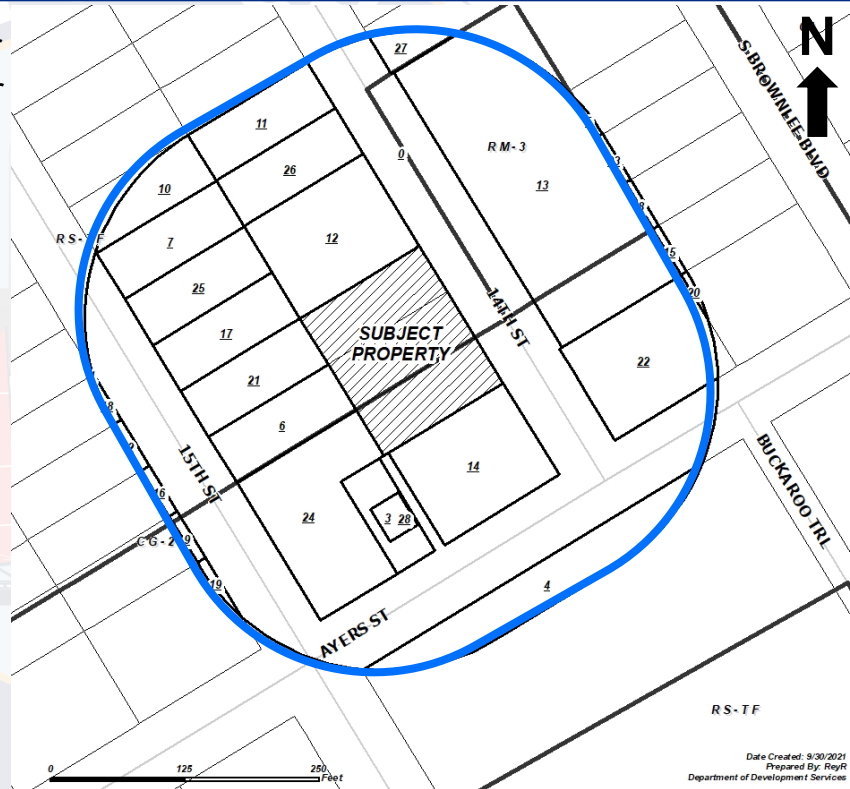
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



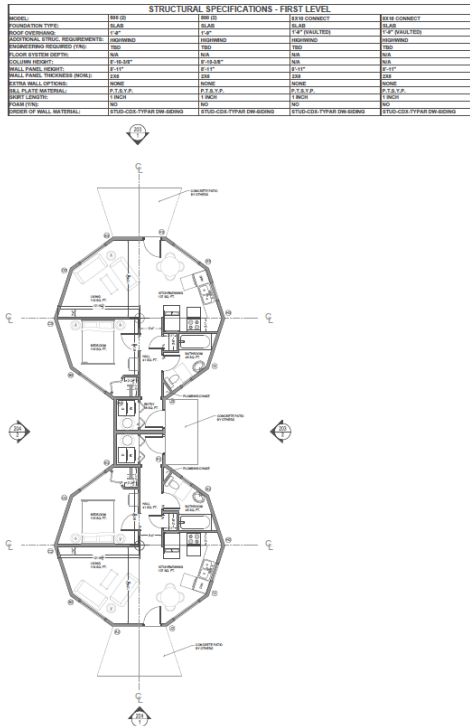
In Favor: 0 (0.00%)



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



# Site Plan



①	NO #3 DRAIN PENETRATIONS WITHIN PLUMBING CIRCLE. WEBTED FLOOR TRUSSES CANNOT BE CUT OR MODIFIED IN ANY WAY OR THE DELTET WARRANTY WILL BE VOID.
②	REVIEW POSSIBLE CONFLICT W/DRMAN AND FLOOR TRUSSES. TUB MAY HAVE TO BE ADJUSTED OR BUILT UP DEPENDING ON DRAIN LOCATION.

REV

ENGINEERING SEAL:

ENGINEERING SEAL:

$$3/16'' = 1'-0''$$

CLUBS

PROJECT DESCRIPTION:
----------------------

DRAWING II:

218-390

PAGE DESCRIPTOR

deltec  
homes

7 **122**

# Staff Recommendation

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**Approval** of the  
“RM-2” Multifamily District

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#1  
App Received: 7-28-21 Process for 7-28-21 Deadline  
TRC Meeting Date: 8-05-21  
TRC Comments Sent Date: 8-09-21  
Revisions Received Date (R1): 8-25-21  
Staff Response Date (R1): 9-17-21  
Revisions Received Date (R2): 9-24-21  
Staff Response Date (R2): 9-30-21 (TXDOT)  
Revisions Received Date (R3): 9-30-21  
Staff Response Date (R3): 10-05-21  
Planning Commission Date: 10-13-31 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.

Urban Responses

Project: 21PL1113

NUECES RIVER IRRIGATION PARK, BLOCK 1, LOT 9A & 9B (FINAL – 16.17 ACRES)  
Located south of County Road 52 and west of US Highway 77.

Zoned: CG-2 and RM-2

Owner: LD Calallen CCTX, HWY 77, LLC  
Surveyor/Engineer: Urban Engineering

The applicant proposes to subdivide the property into 2 lots in order to construct an apartment and commercial development.

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)	Understood			
2	Plat	Plat title is incorrect. Pls revise plat title to include all Lots being platted.	revision has been made	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plats	Revise the plat title to match the proposed platted lots.	has been revised	Addressed		
2	Plat	For Lot 9B change 15'Y.R to 20'Y.R (UDC 4.5.4)	per udc cited, 15' is acceptable for street corner	Addressed		
3	Plat	Show and label 15'U.E along both street frontages (UDC 8.2.3.A.2)	has been revised	Not Addressed 15'U.E is not labeled on plat.	has been added	Addressed
4	Plat	For Lot 9B identify the dash line along US Highway 77.	Has been added	Addressed		
5	Plats	Prior to plat recordation remove the reference " Preliminary, this document shall not be recorded..."	Understood	Prior to plat recordation		
6	Plat	Water Distribution Acreage fee – 16.17 acres x \$1,439.00/acre = \$23,268.63	Understood	Prior to plat recordation		
7	Plat	Wastewater Distribution Acreage fee - 16.17 acre x \$1,571.00/acre = \$25,403.07	Understood	Prior to plat recordation		

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

DEVELOPMENT SERVICES ENGINEERING			
Action	Yes	No	
Public Improvements Required?	Yes		Understood
Water	Nueces County Water		Understood
Fire Hydrants	Nueces County Water		Understood

Wastewater	Nueces County Water, Or letter from Nueces County to tie into City of CC Wastewater		The property has been annexed and we are within a city of Corpus Christi Waste Water Master Plan. Nueces County does not provide wastewater service to this area.	8-31-21 The Utility plan does not show any Wastewater facilities - what is the developer's plan to manage wastewater? Note that the area lies within the Nueces County Certificate of Convenience and Necessity and acknowledgment from the County that the City is to provide wastewater services may need to be provided with the public improvement plans.
Manhole	Nueces County		See Above Response	added to utility plan 9 See above comment
Stormwater	With Development Plans for TxDOT Approval			
Sidewalks	Yes		Understood Will Submit waiver request	8-31-21 As noted 8-31-21 As noted, letter Waiver request was not received. 9-17-21 Letter waiver request and fee received.
Streets	Yes		the only road is CR52 and it is developed. The only requirement is R.O.W. dedication.	8-31-21 Addressed

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Letter Waiver request and fee received 9-17-21
-------------------------------	--

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	8-31-21 Addressed		
2		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	Understood	8-31-21 Addressed		
3	SWQMP	State the horizontal and vertical datum for survey information.	North American Vertical Datum of 1988 (NAVD88), Geoid 12A.	8-31-21 Addressed		
4	SWQMP	Note if drainage arrows shown are pre- or post- development (if known). Show both pre development and post development drainage patterns.	added note Pre Dev. Is generally Southeast. Arrows are Post Dev. and symbol has been added to legend	8-31-21 Addressed		
5	SWQMP	State Receiving water, and route to outfall	Note has been added	8-31-21 Addressed		
6	SWQMP	Cite the source for Manning's C values and Rainfall Intensity Values	Per City Drainage Master Plan	8-31-21 Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please contact Nueces County Water Control & Improvement District #3 for Water comments.	Understood	8-31-21 Addressed		
2	Plat	Please contact Nueces County Water Control & Improvement District #3 for Wastewater comments.	Understood	8-31-21 See comment above		

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

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Full Driveway Access will be only granted along CR 52 if driveway is located 300' from the intersection of IH 69 and CR 52. There is a proposed striping project where the in/out left turns will be allowed after 300' from the intersection. For right in/out driveway, driveway will need to be located 200 ft away from the intersection since CR 52 is an A-2. The CR 52 side of LOT 9B is 200ft, therefore, there will not be driveway access on CR 52 side for Lot 9B if that side remains 200 ft. As discussed above, it needs 200' spacing for right/out only, or 300' spacing for full driveway access along CR 52 (UDC Table 7.1.7.A Driveway Spacing Table).	Understood, however Driveway spacing table indicates Min. spacing of 200' regardless of whether Driveway is right in/out or full movement.	As mentioned on our original comment, County Road 52 is going through an overlay at the moment and it will be striped with a two-way-left-turn-lane starting 300 ft back from the intersection. Lot 9B, as proposed, fronts a dedicated right turn lane. The comments provided address the current conditions to minimize conflict points and reduce the risk of crashes and their severity. The UDC provides guidance for corner clearance without turn lanes. However, as Licensed Professional Engineers, we also utilize adopted Federal and State policies that provide engineering guidance to transportation officials. This includes documents provided by the FHWA, AASHTO, and the ITE. Documents regarding access management recommend taking into the context of the abutting roadway including posted speeds, geometry, volumes and site layout.	Understood	Comment Addressed per supplemental Driveway Exhibit which shows a shared driveway for the corner lot at 286' west of the stop bar.

				(Cont.) The AASHTO Green Book states “driveways should not be located within the functional area of an intersection or in the influence of an adjacent driveway. The functional area extends both upstream and downstream from the physical intersection area and includes the longitudinal limits of auxiliary lane.” Attached is an exhibit that shows the potential conflict points and increased risk of crashes. Therefore, per our meeting, driveway will need to be 300ft away from the intersection. As requested, I attached a plan set that includes the new CR 52 project, and it shows where the applicant can place a shared driveway at approximately 300 feet from the intersection.		
2	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)	Understood			
3	Info:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT. IH 69 Southbound Frontage Road is a TxDOT maintained roadway.	Understood			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	507.5.1 The residential zoned areas require a fire flow of 750 GPM with 20 PSI residual, hydrant spacing shall be 600 feet.	Understood			
3	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
4	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.	Understood			
5	Info:	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. Oso Parkway is considered an arterial street.	Understood			
6	Info:	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.	Understood			
7	Info:	The required fire flow may not be available at this location. If adequate fire flows are not available from the water purveyor who holds of the Certificate of Convenience and Necessity (CCN) for area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, the City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Understood			
8	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.	Understood			

		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			
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.	Understood			
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.	Understood			
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.	Understood			
12	Info:					
		Note: An accessible road and a suitable water supply is required before going vertical with any structure.				
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.	Understood			
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.	Understood			
15	Info:					
		Note: The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be 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 parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Understood			
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.	Understood			
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.	Understood			
18	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.	Understood			
19	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.	Understood			
20	Info:					
21	Info:	Further Development Services review is required.	Understood			

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

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

1	Plat	No comment.	Understood			
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REGIONAL TRANSPORTATION AUTHORITY

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

NAS-CORPUS CHRISTI

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

CORPUS CHRISTI INTERNATIONAL AIRPORT

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

AEP-TRANSMISSION

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

AEP-DISTRIBUTION

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

TXDOT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<b>Comment:</b> 1)Proposed Lot 9B does not have enough frontage along IH 69 for an individual access. If developer wants corner lot 9B to have an access, it will need to be a shared access with Lot 9A. A shared access easement will need to be graphically plotted and dedicated by the plat	Understood	The applicant acknowledge the fact that the corner lot might not be able to get a dedicated access due to spacing requirements. <b>The shared access easement be graphically shown on the Plat.</b>	understood	Per LD Addressed: TxDOT-Request note four and five in the surveyors notes be moved to the general notes section along with an additional note that reads “ Access to Lot 9B and Lot 9A from U.S 77 frontage road shall abide by the shared access easement shown on the recorded plat visual diagram. No additional access from U.S 77 frontage shall be granted.”
2	Plat	<b>Add these notes to the Plat Sheet 1 General Notes:</b> A)Any access to US Hwy 77 (IH 69) Frontage Rd. shall conform to TxDOT Access Management Manual and Road Design Manual. Access to US Hwy 77 (IH 69) Frontage Rd. shall be reviewed and approved by TxDOT. B)Any storm water discharge to State right-of-way shall be reviewed and approved by TxDOT.	note have been added	Addressed		

NUECES ELECTRIC

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1113

NUECES RIVER IRRIGATION PARK, BLK 1, LOT 9A & 9B (FINAL – 16.17 ACRES)

Located south of County Road 52 and west of US HWY 77.

Zoned: RM-2 & CG-2

Owner: LD Calallen CCTX, HWY 77, LLC

Engineer: Urban Engineering

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

General Notes:

1. Total platted area contains 16.17 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply".
3. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. Any access to US Hwy 77 (IH 69) Frontage Rd. shall conform to TxDOT Access Management Manual and Road Design Manual. Access to US Hwy 77 (IH 69) Frontage Rd. shall be reviewed and approved by TxDOT.
5. Any storm water discharge to State right-of-way shall be reviewed and approved by TxDOT.
6. Access to Lot 9B and Lot 9A from U.S 77 frontage road shall abide by the shared access easement shown on the recorded plat visual diagram. No additional access from U.S 77 frontage shall be granted.

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zone "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0257 C, City of Corpus Christi, Texas, which bears an revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0257 C, is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0260G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0260G is based on the North American Vertical Datum of 1988 (NAVD88).
4. Set 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" at all lot corners, unless otherwise noted.

Plat of  
Nueces River Irrigation Park  
Block 1, Lots 9A & 9B

a 16.17 Acre Tract of Land out of Lot 9, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Page 54, Map Records of Nueces County, Texas, being the same land referenced in a Special Warranty Deed from TXCT Realty, LLC, a Texas limited liability company, to LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, recorded in Document Number 2020038038, Official Public Records of Nueces County, Texas.

State of Texas  
County of Nueces

LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

By: LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company,

By: \_\_\_\_\_  
R. Neil Crouch, II, member

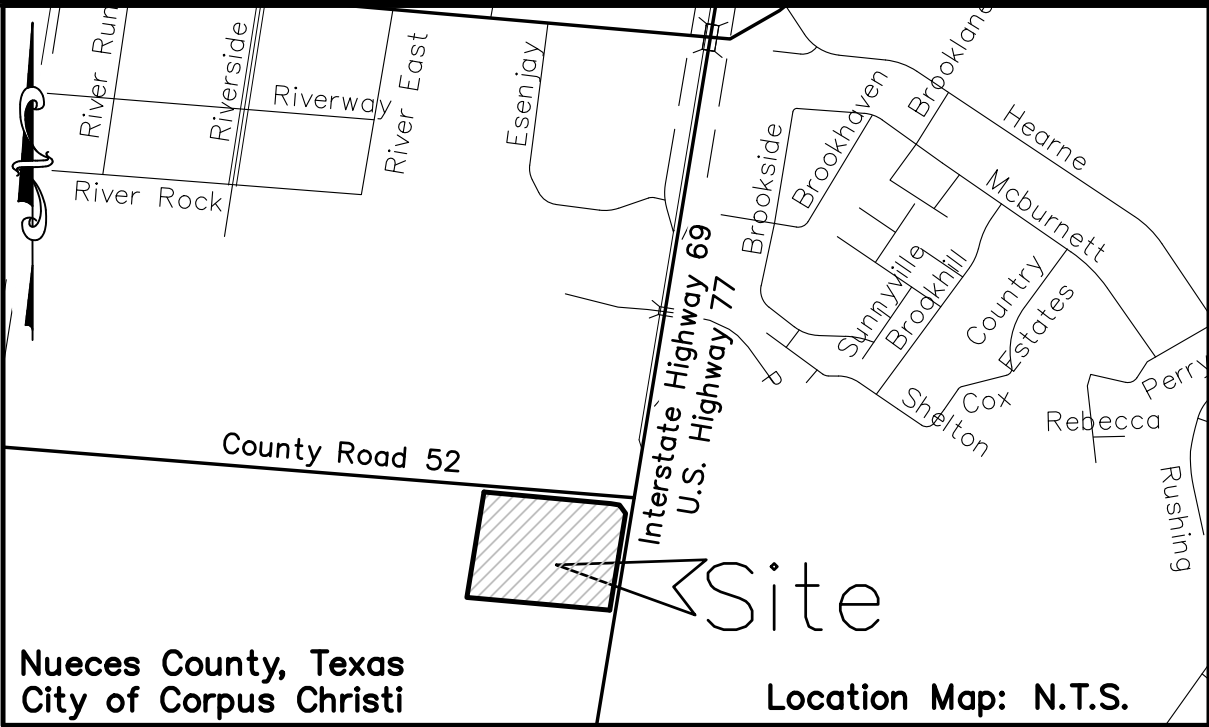
State of Texas  
County of Nueces

This instrument was acknowledged before me by R. Neil Crouch, II, as member of LD Calallen CCTX Hwy 77, LLC, a Delaware limited liability company, on behalf of said partnership.

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

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

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



State of Texas  
County of Nueces

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

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

\_\_\_\_\_  
Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

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

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

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

\_\_\_\_\_  
Jeremy Baugh  
Chairman

State of Texas  
County of Nueces

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

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

No. \_\_\_\_\_  
Filed for Record

\_\_\_\_\_  
Kara Sands, County Clerk  
Nueces County, Texas

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_

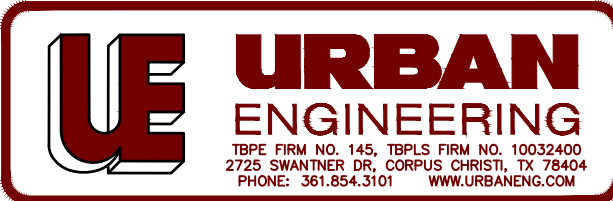
By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

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

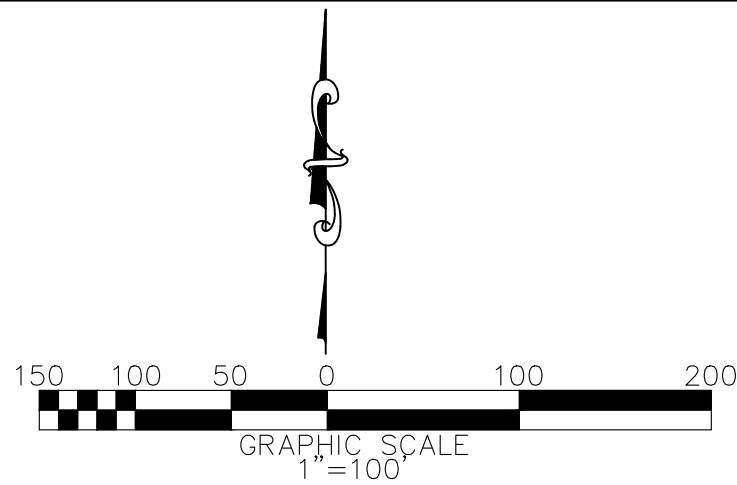
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

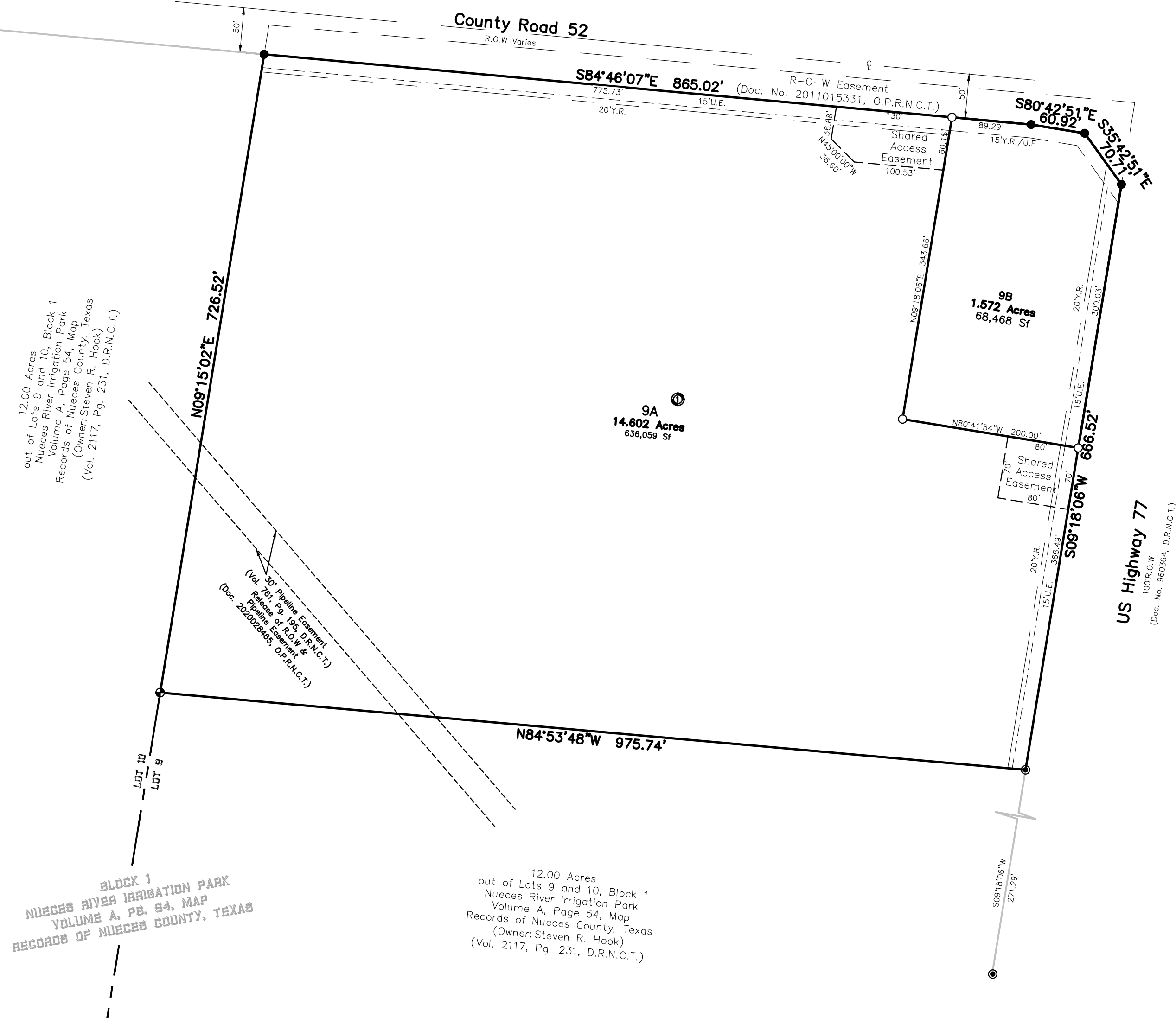


Revised: 08/25/21  
Submitted: 07/28/21  
SCALE: NTS  
JOB NO.: 42879.C0.00  
SHEET: 1 of 2  
DRAWN BY: JAB

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urbansurvey1@urbaneng.com



- Legend:
- 5/8 Iron Rod with red plastic cap Stamped "URBAN ENGR CCTX" Set
  - 5/8 Iron Rod with red plastic cap Stamped "URBAN ENGR CCTX" Found
  - ⊙ Aluminum Monument Found
  - ⦿ PK Nail with Washer Stamped "URBAN ENGR CCTX" Found



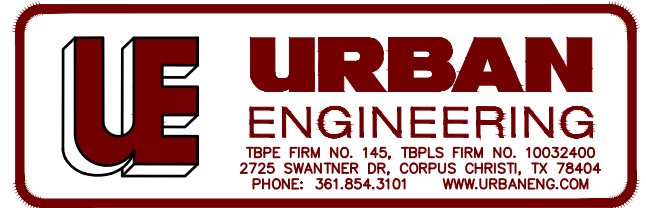
BLOCK 1  
NUECES RIVER IRRIGATION PARK  
VOLUME A, PG. 54, MAP  
RECORDS OF NUECES COUNTY, TEXAS

12.00 Acres  
out of Lots 9 and 10, Block 1  
Nueces River Irrigation Park  
Volume A, Page 54, Map  
Records of Nueces County, Texas  
(Owner: Steven R. Hook)  
(Vol. 2117, Pg. 231, D.R.N.C.T.)

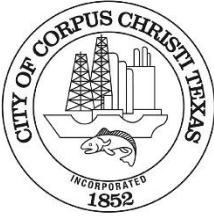
Plat of  
***Nueces River Irrigation Park***  
***Block 1, Lots 9A & 9B***

a 16.17 acre Tract out of Lot 9, Block 1, Nueces River Irrigation Park, a Map of which is recorded in Volume A, Page 54, Map Records of Nueces County Texas being the same Land Referenced in a Special Warranty Deed from TXCT Realty, LLC, a Texas Limited Liability Company, to LD Calallen CCTX Hwy 77, LLC, a Delaware Limited Liability Company, Document Number 2020038038, Map Records of Nueces County, Texas.

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



Revised: 08/25/21  
Submitted: 07/28/21  
SCALE: 1"=100'  
JOB NO.: 42879.CO.00  
SHEET: 2 of 2  
DRAWN BY: JAB  
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urbansurvey1@urbaneng.com



## **AGENDA MEMORANDUM**

Planning Commission Meeting of October 13, 2021

---

**DATE:** October 7, 2021

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

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

<p><b>Nueces River Irrigation Park, Block 1, Lots 9A &amp; 9B (Final)</b> Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code</p>
--

### **BACKGROUND:**

Urban Engineering, on behalf of LD Calallen CCTX Hwy 77, LLC, property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Nueces River Irrigation Park, Block 1, Lots 9A & 9B, Final (16.17 acres +/-), located west of US Hwy 77 and south along CR 52. The land is zoned "RM-2" Multifamily 2 District for Lot 9A and "CG-2" General Commercial District for Lot 9B. The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1909. The City of Corpus Christi annexed this property in May 2021. The property is located at the intersection of US Hwy 77 (Interstate 69), a designated Freeway on the Urban Transportation Plan (UTP) and CR 52, an arterial street designated on the UTP. The Unified Development Code does not require sidewalks for highways designated as Freeways.

The site is not within an AICUZ zone. The current lot is vacant, and the owner proposes to plat the property into two lots for a proposed apartment site on Lot 9A and a commercial lot on Lot 9B. This request is to waive construction of a sidewalk on County Road 52

### **STAFF ANALYSIS and FINDINGS:**

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

The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

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

None of the enumerated conditions in UDC 3.8.3.D for a sidewalk waiver exist on this subject property.

Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property is zoned RM-2 and CG-2 and fronts on a street that is listed on the Urban Transportation Plan as an Arterial street it does not qualify for an exception:

8.2.2.C An administrative exception may be granted to the standard in paragraph 8.2.2.A only when the following conditions are met:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way, or
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail, or
3. The lot is a minimum of 22,000 square feet and zoned Farm Rural or, Residential Estate, or
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater, or
5. Sidewalk construction is not required if all the following conditions are met:
  - a. The lot does not front on, and is not adjacent to, a right-of-way, street, alignment, or corridor that is designated on:
    - i. The Urban Transportation Plan (UTP) of Thoroughfare Plan, or has a right-of-way width greater than 50 feet, or
    - ii. the MobilityCCPlan, including the Trails Master Plan (HikeBikeCC) and the ADA Master Plan, or-
    - iii. the Corpus Christi Metropolitan Planning Organization's (MPO) Strategic Plan for Active Mobility, or
    - iv. any other plan that designates sidewalks or active transportation improvements;
  - b. The lot is zoned Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF);
  - c. There are no existing or planned sidewalks on adjacent lots;

- d. At least 75% of the block face (lots fronting on the same side of the street as the subject plat) is improved, as measured by the number of lots, or, by the linear footage of the block face, and does not have sidewalks.

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

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

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

1. This development is for a proposed apartment site and a commercial tract.
2. The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC. There are no sidewalks on either side of CR 52 nor along I-69 frontage road. CR 52 is a Strip paved street (No curb & gutter) that will not support sidewalk until street is upgraded to a curb & gutter section.
3. The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC. The existing conditions do not support pedestrian movements and development of adjoining property does not make any changes to existing transportation systems.
4. Application of a provision of this Unified Development Code will render subdivision of land unfeasible.
5. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. There is not any property in the vicinity that has sidewalks. That said, we believe the need for the waiver does apply to other property in the vicinity.

**Factors weighing against the waiver:**

1. The property is in the “RM-2” Multifamily 2 District and “CG-2” General Commercial District and is a corner lot from which a street and sidewalk network can connect to the Freeway.
2. This land was recently annexed, and a new lift station is being constructed north of CR 52 which will serve approximately 256 acres of land with various uses and build out rates that include low density residential, high density residential and commercial. It is anticipated that this will become a high growth area and the multifamily residential development will create a need for sidewalk along CR 52. Development of adjacent vacant tracts will provide an opportunity to expand a sidewalk network for future commercial and residential uses.
3. The property fronting CR 52 does not meet the Exemptions in UDC Section 8.2.2.C Administrative Exemptions as the lot fronts on and is adjacent to a street designated on the Urban Transportation Plan as an Arterial street.

**STAFF RECOMMENDATION:**

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

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

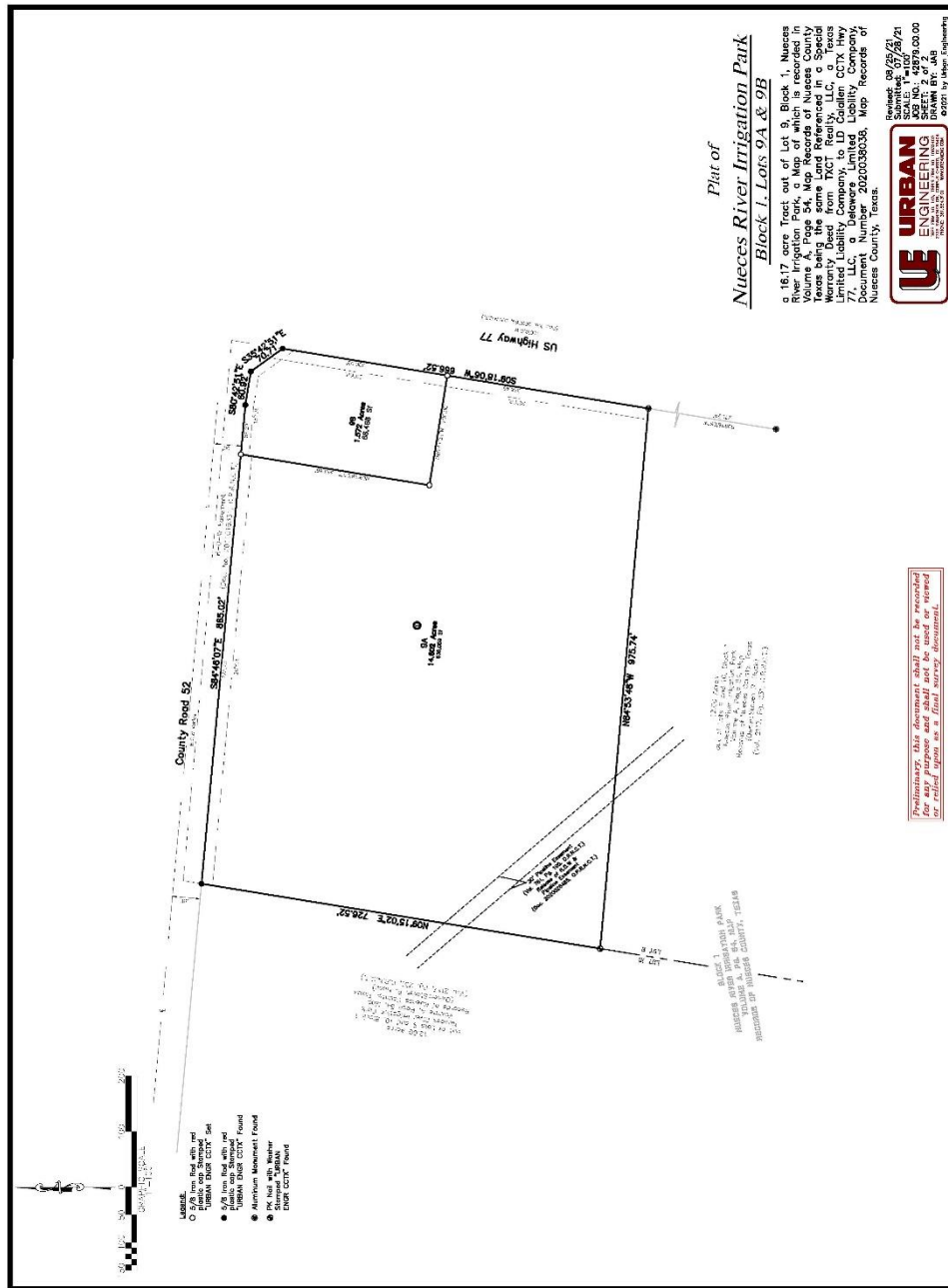
**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

PowerPoint Presentation-Waiver from Sidewalk Requirement

# Exhibit A



## Exhibit B



Job No. 42879.C0.00

August 25, 2021

**RECEIVED**

♦ 17 SEP 2021 ♦

City of Corpus Christi  
Development Services

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

Subject: Nueces River Irrigation Park Block 1, Lots 9A and 9B (Sidewalk Waiver Request)

Mr. Dimas

We, Urban Engineering, on behalf LD Calallen CCTX Hwy 77, LLC, hereby request a waiver for the sidewalk construction requirement, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

- This development is for a proposed apartment site and a commercial tract.
- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC. There are no sidewalks on either side of CR-52 nor along I-69 frontage road. CR-52 is a Strip paved street (No curb & gutter) that will not support sidewalk until street is upgraded to a curb & gutter section.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC. The existing conditions do not support pedestrian movements and development of adjoining property does not make any changes to existing transportation systems.
- Application of a provision of this Unified Development Code will render subdivision of land unfeasible.
- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. There is not any property in the vicinity that has sidewalk. That said, I believe the need for the waiver does apply to other property in the vicinity.

Thank You,

A handwritten signature in black ink that reads 'Joshua A. Buff'.

Joshua Buff

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

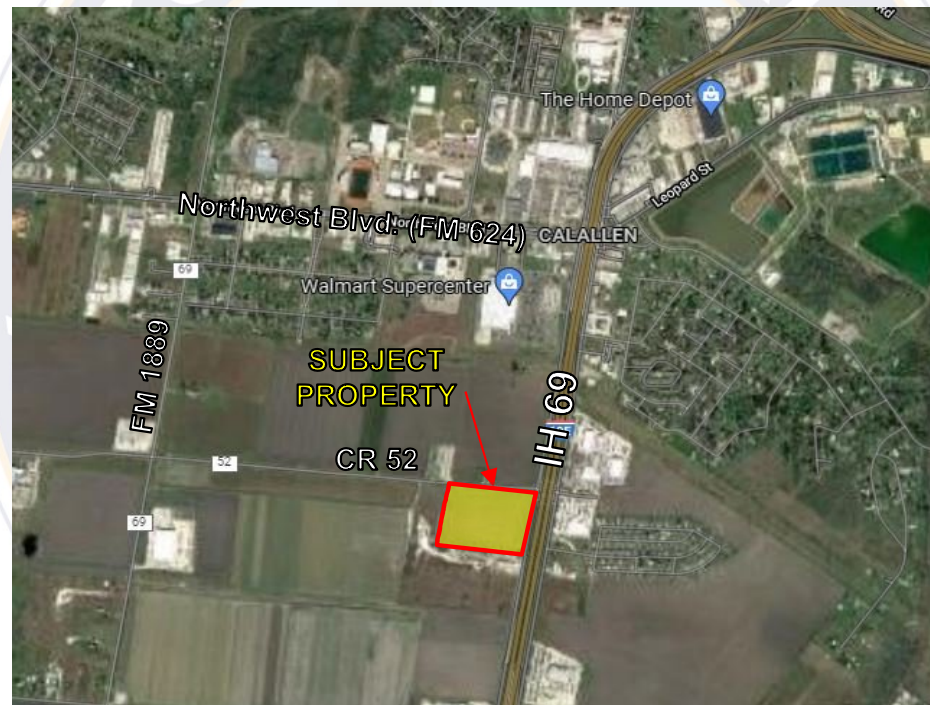
www.urbaneng.com

TBPE Firm #145

TBPLS Firm #10032400

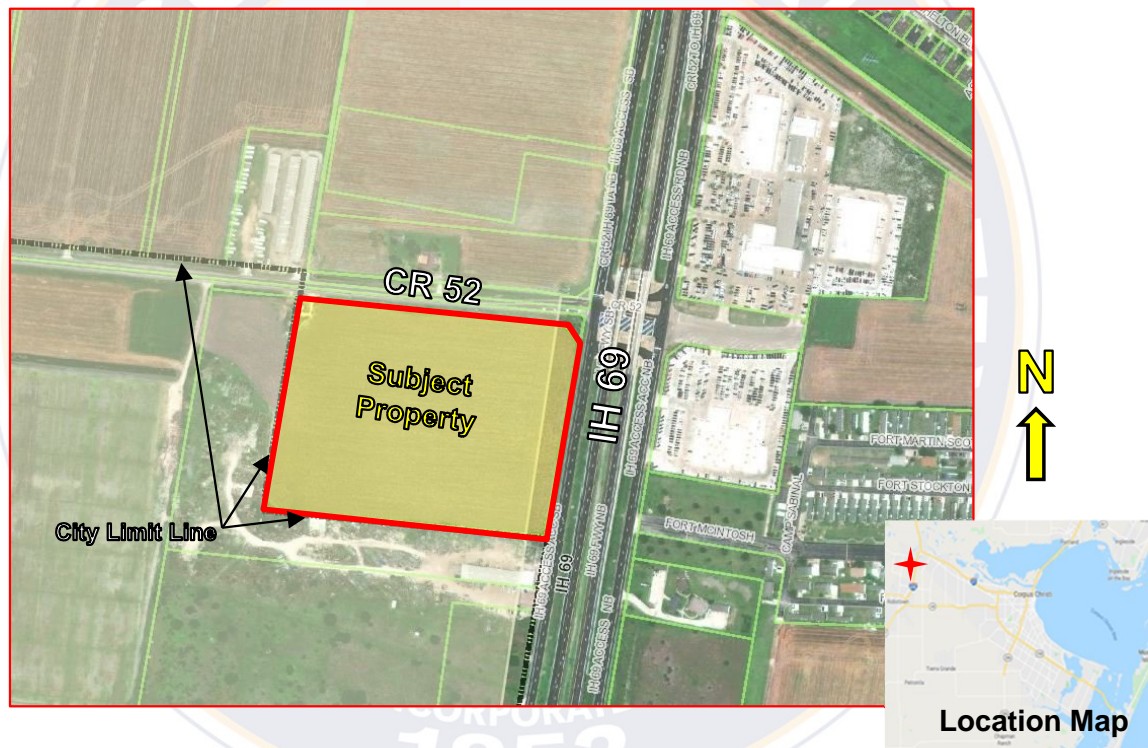
# Request for Sidewalk Waiver

## Nueces Irrigation River Park, Block 1, Lots 9A & 9B



Planning  
Commission  
October 13, 2021

# Aerial



## Subject Property West on County Road 52

---

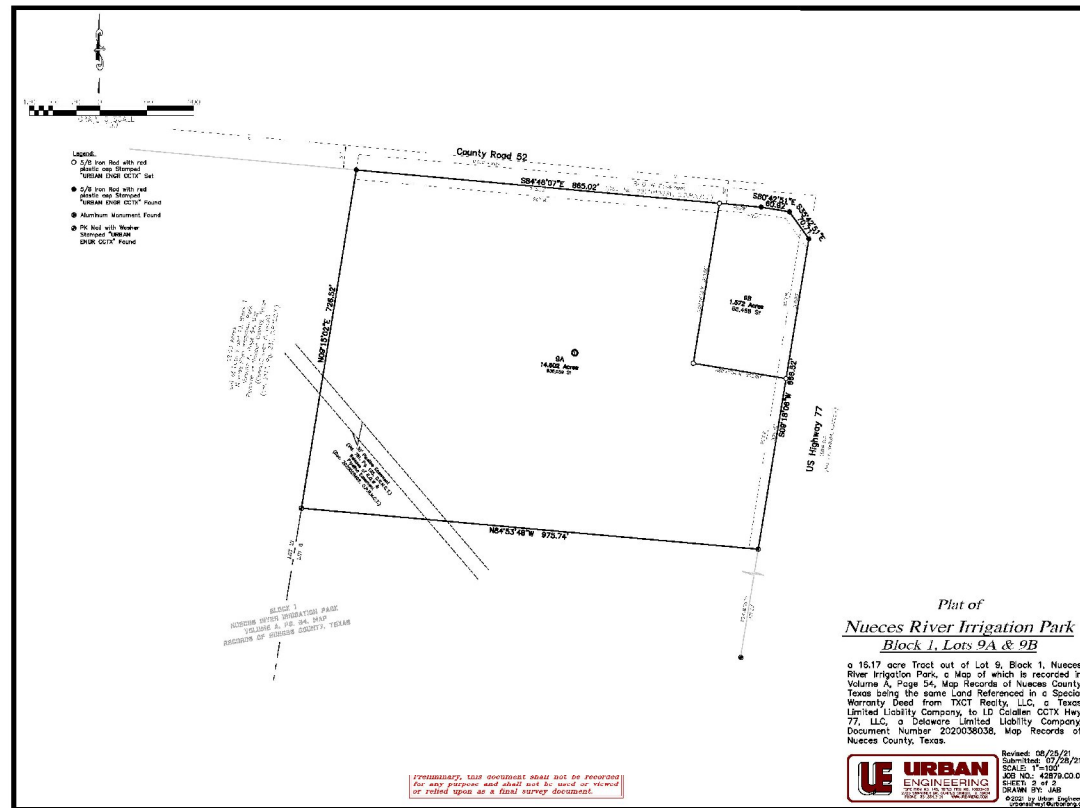


## Subject Property, East on County Road 52

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# Nueces Irrigation River Park, Block 1, Lots 9A & 9B



# Factors in Sidewalk Waiver

## Applicant's Factors in Support of Sidewalk Waiver

1. The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC. There are no sidewalks on either side of CR 52 nor along I-69 frontage road. CR 52 is a Strip paved street (No curb & gutter) that will not support sidewalk until street is upgraded to a curb & gutter section.
2. The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC. The existing conditions do not support pedestrian movements and development of adjoining property does not make any changes to existing transportation systems.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible.
4. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. There is not any property in the vicinity that has sidewalks. That said, we believe the need for the waiver does apply to other property in the vicinity.

## Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is in the "RM-2" Multifamily 2 District and "CG-2" General Commercial District and is a corner lot from which a street and sidewalk network can connect to the Freeway.
2. This land was recently annexed, and a new lift station is being constructed north of CR 52 which will serve approximately 256 acres of land with various uses and build out rates that include low density residential, high density residential and commercial. It is anticipated that this will become a high growth area and the multifamily residential development will create a need for sidewalk along CR 52. Development of adjacent vacant tracts will provide an opportunity to expand a sidewalk network for future commercial and residential uses.
3. The property fronting CR 52 does not meet the Exemptions in UDC Section 8.2.2.C Administrative Exemptions as the lot fronts on and is adjacent to a street designated on the Urban Transportation Plan as an Arterial street.

## Plat Requirements

---

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

## Plat Waiver UDC 3.8.3.D

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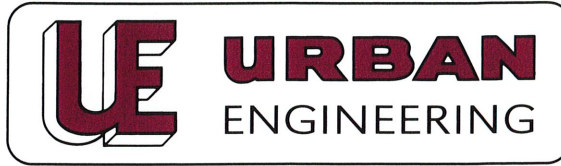
- Need for waiver shall be demonstrated to Planning Commission's satisfaction
  - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area,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

## Staff Recommendation

---

**Denial** of the request for a waiver from the sidewalk construction requirement.

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



Job No. 42879.C0.00

August 25, 2021

**RECEIVED**

◆ 17 SEP 2021 ◆

City of Corpus Christi  
Development Services

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

Subject: Nueces River Irrigation Park Block 1, Lots 9A and 9B (Sidewalk Waiver Request)

Mr. Dimas

We, Urban Engineering, on behalf LD Calallen CCTX Hwy 77, LLC, hereby request a waiver for the sidewalk construction requirement, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

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- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. There is not any property in the vicinity that has sidewalk. That said, I believe the need for the waiver does apply to other property in the vicinity.

Thank You,

Joshua Buff

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1079

FLOUR BLUFF ESTATES NO.2 BLK 4, LOTS 1A & 1B (FINAL REPLAT 0.38 ACRES)

Located south of Webb Street and east of Military Drive.

Zoned: RS-6

Owner: D & K LIGHTING, INC.

Engineer: Texas Geo Tech

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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-4  
App Received: Received 06/04/21, Processed on 06/16/21 Deadline  
TRC Meeting Date: 06/24/21  
TRC Comments Sent Date: 06/25/21  
Revisions Received Date (R1): 06/28/21  
Staff Response Date (R1): 7/08/21  
Revisions Received Date (R2): 8/10/21 Payment for Sidewalk waiver received 9-10-21  
Staff Response Date (R2): 9-10-21  
Planning Commission Date: 10-13-21 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: 21PL1079

FLOUR BLUFF ESTATES NO.2 BLOCK 4 LOTS 1A & 1B (FINAL REPLAT) 0.38 Acres  
Located south of Webb street and east of Military drive.

Zoned: RS-6

Owner: D & K LIGHTING, INC. (KEREM TEPECIK, SECRETARY)  
Surveyor: TEXAS GEOTECH LAND SURVEYING, INC.

The applicant proposes to plat the property to subdivide 1 lot into 2 lots.

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)	NOTED			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Show continuous 25' Y.R. on Lot 1A as per U.D.C. 4.3.3 (10' is permitted only for lot facing back to back with another lot.)	THERE IS A BUILDING FACING MILITARY DRIVE THAT MAKES IT IMPOSSIBLE TO GET A 25' Y.R.	Not addressed: Show Continuous 25' Y.R Lot 1A & Remove Existing building shown on revised plat. (Current zoning requires 25' Y.R.) This will create non-conformity for existing structure which can be resolved as per U.D.C. 9.6.	DONE	Addressed
2	Plat	Show proposed acreage of lot 1A & 1B which should sum up as mentioned in note no.1.	DONE	Rename Lot 2A to 1B as previously designated in plat. Revise in plat description and as necessary.	DONE	Addressed
3	Plat	Revise signature to read as: "AL RAYMOND III, AIA SECRETARY "	DONE	Addressed		
4	Plat	Reference plat of Vol. 8 Page 22 shows existing lot of 100'x 165' feet. Please Verify.	According to the Texas Society of Professional Surveyors requirements, we have to show the distance between the	Addressed		

5	Plat	Revise Lot no. on legal description to lot 1A & 2A.	DONE	Addressed		
6	Plat	Water distribution system lot fees= \$182 x 1 = <b>\$182.00</b>	NOTED			
7	Plat	Wastewater system lot fees= \$393 x 1 = <b>\$393.00</b>	NOTED			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
	<del>There was a miss communication between reviewers on the TRC, — Wastewater Construction may be necessary depending on the proposed development on these lots, see utilities comments.</del>	
Wastewater	<b>Potentially, See below Engineering Utilities comments</b>	No
Manhole		No
Stormwater		No
Sidewalks	<b>Yes, Military Drive is on the City of CC Mobility Plan</b>	
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

<b>Applicant Response on Waiver:</b>		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	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		
2	Plat	Public Improvements Plans Or a Waiver Request 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>We are going to summit a waiver for the sidewalks. There are no sidewalks anywhere close to the lots.</b>	Submit Waiver Request- Waiver must be approved by Planning Commission	<b>PLEASE SEE LETTER OF WAIVER</b>	<b>Addressed</b>
3	Plat	Extend 10-Foot Utility Easement on Military drive on Lot 1 B	DONE	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No water construction is required for platting.	NOTED	Addressed		

2	Infor.	Wastewater construction is required for platting (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).		<b>Missing Applicant Response.</b> Not addressed, Both Lots must have access to waste water service to be platted. Wastewater lines in Military Drive are a force main and a trunk line and are not available for service connections.	<b>NOTED</b>	Comment is being addressed with CC Utilities. Deffered to Public Improvement Plans or site development. <b>9-13-21 Per Utilities Engineering No wastewater construction is required</b>
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SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Infor.	No comment.				

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			

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	A residential structure shall have fire accessibility. The requirements are as follow: 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. The access can be from Webb St. However, if access is provided to lot 1B from Military Dr. the above is not required.	NOTED			

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

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

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY						
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.				

NAS CORPUS CHRISTI						
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.

STATE OF TEXAS  
COUNTY OF NUECES

WE, D&K LIGHTING, INC., 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.

\_\_\_\_\_  
KEREM TEPECKI, SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
KEMREM TEPECKI.

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 ON BEHALF 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

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

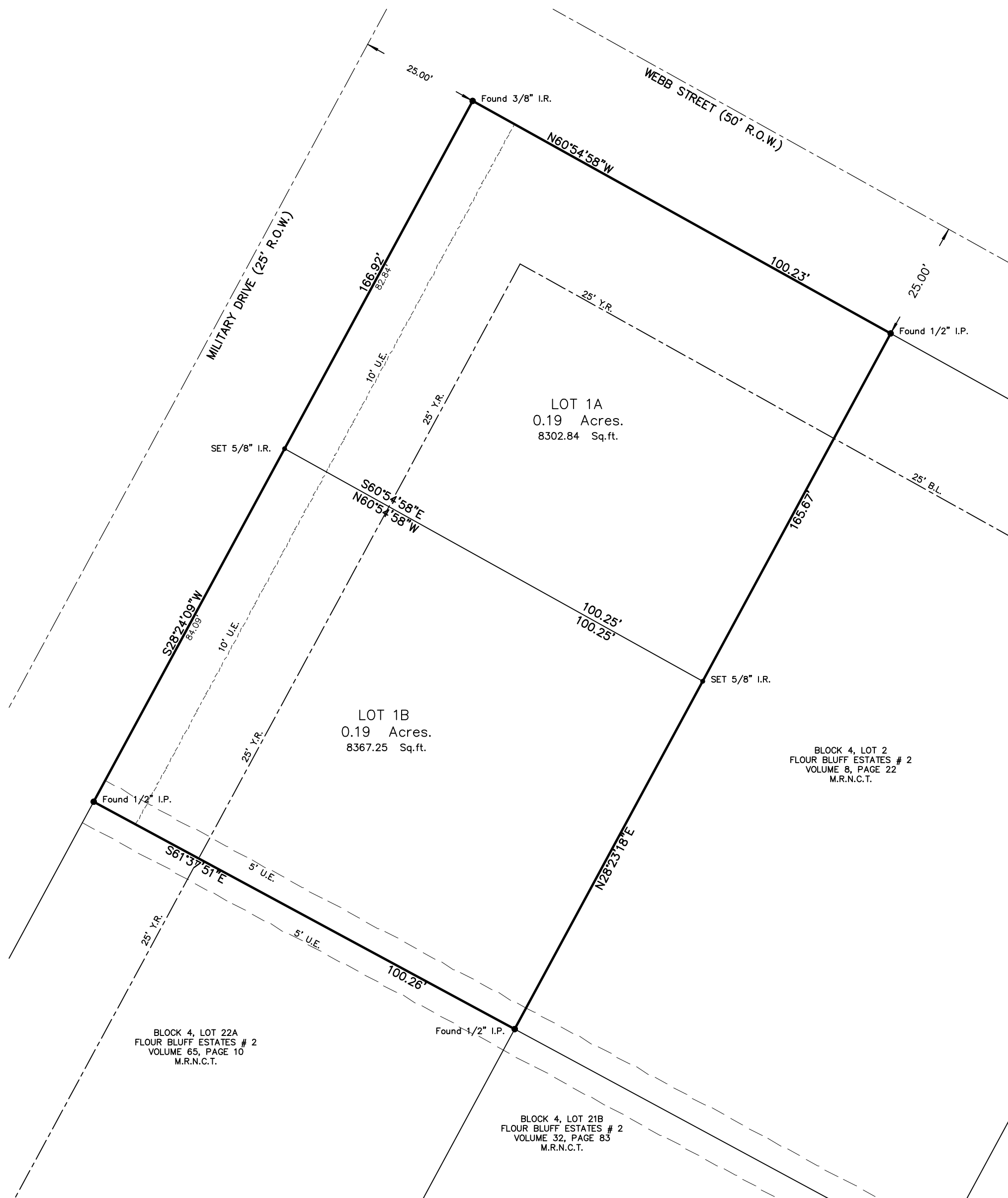
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR  
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A  
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND  
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL  
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT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

THIS THE XXTH DAY OF XXXXXXXX 2021.

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

## FINAL PLAT OF: FLOUR BLUFF ESTATES No. 2, BLOCK 4, LOTS 1A AND 1B

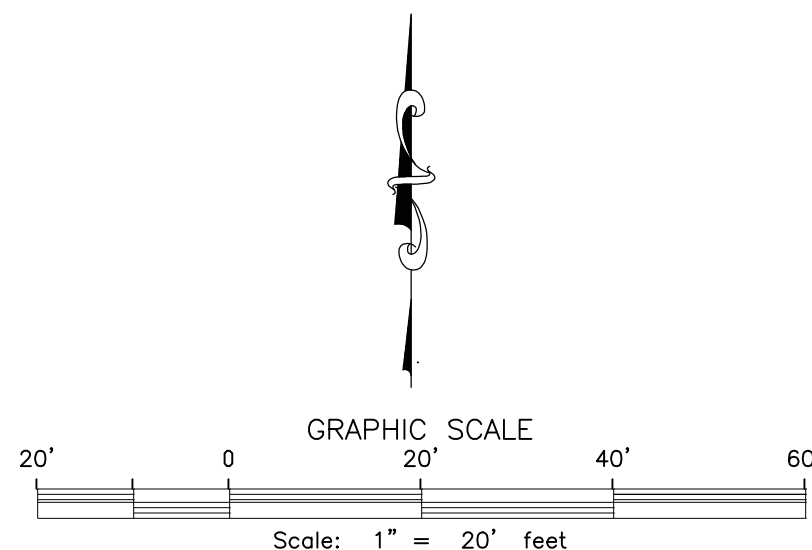
BEING A RE-PLAT OF FLOUR BLUFF ESTATES No. 2, BLOCK 4, LOT 1, A SUBDIVISION,  
RECORDED IN VOLUME 8, PAGE 22 MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

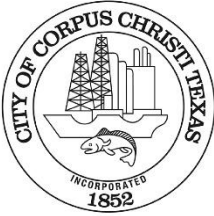
### GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.38 ACRES (16,670.09 SQ. FT.) OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 485464-0316C, MAP REVISED 07/18/1985, THE SUBJECT PROPERTY IS LOCATED IN ZONES C AREAS OF MINIMAL FLOODING.
- 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 BAY, THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSOS BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED 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.



TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 210517  
AUGUST 10, 2021



## **AGENDA MEMORANDUM**

Planning Commission Meeting of October 13, 2021

---

**DATE:** October 4, 2021

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

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

<p><b>Flour Bluff Estates No. 2, Block 4, Lots 1A &amp; 1B (Replat)</b> Request for a Plat Waiver of the Sidewalk Construction Requirements in Section 8.1.4 and 8.2.2 of the Unified Development Code</p>
--

### **BACKGROUND:**

Texas Geo Tech Land Surveying, on behalf of D & K Lighting, Inc., property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Flour Bluff Estates No. 2, Block 4, Lots 1A & 1B, Replat (0.38 acres +/-), is in Flour Bluff, located south of Webb street and east of Military drive. The land is zoned "RS-6" Single-Family 6 District. The original subdivision plat was approved by the Nueces County Commissioners and recorded in 1941. The City of Corpus Christi annexed this area in 1961. The property is located at the intersection of Webb Street, a residential street, and Military Drive, a residential street on the Mobility Plan.

The site is not within in the Naval Air Station's AICUZ zone. The current lot has a residential home with existing public Utilities. The owner proposes to replat the lot into two lots for an addition residential lot for future development.

Public improvement plans for a Wastewater line to Lot 1B from a manhole within the right of way's intersection has been approved. This request is to waive construction of a sidewalk on Military Drive.

### **STAFF ANALYSIS and FINDINGS:**

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

The waiver may be approved, approved with conditions or denied after consideration of the following factors:

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

None of the enumerated conditions in UDC 3.8.3.D for a sidewalk waiver exist on this subject property.

Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property fronts on a street that is listed on the MobilityCCPlan it does not qualify for an exception:

8.2.2.C An administrative exception may be granted to the standard in paragraph 8.2.2.A only when the following conditions are met:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way, or
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail, or
3. The lot is a minimum of 22,000 square feet and zoned Farm Rural or, Residential Estate, or
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater, or
5. Sidewalk construction is not required if all the following conditions are met:
  - a. The lot does not front on, and is not adjacent to, a right-of-way, street, alignment, or corridor that is designated on:
    - i. The Urban Transportation Plan (UTP) of Thoroughfare Plan, or has a right-of-way width greater than 50 feet, or
    - ii. the MobilityCCPlan, including the Trails Master Plan (HikeBikeCC) and the ADA Master Plan, or-
    - iii. the Corpus Christi Metropolitan Planning Organization's (MPO) Strategic Plan for Active Mobility, or
    - iv. any other plan that designates sidewalks or active transportation improvements;
  - b. The lot is zoned Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF);
  - c. There are no existing or planned sidewalks on adjacent lots;

- d. At least 75% of the block face (lots fronting on the same side of the street as the subject plat) is improved, as measured by the number of lots, or, by the linear footage of the block face, and does not have sidewalks.

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

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

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

1. No current sidewalk network exists along Military Drive or Webb St. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with NAS Drive.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.

**Factors weighing against the waiver:**

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. The property is approximately 956 feet distance to a commercial area on NAS Dr. which has a sidewalk network on both sides and a bus route.
3. The subdividing of the property to add a new lot affords the opportunity to begin a sidewalk network on a corner lot and the new adjacent lot.

4. The property fronting Military Drive (Lot 1B) does not meet the Exemptions in UDC Section 8.2.2.C Administrative Exemptions as the lot fronts on and is adjacent to a street designated on the MobilityCCPlan.

**STAFF RECOMMENDATION:**

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

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

PowerPoint Presentation-Waiver from Sidewalk Requirement



Exhibit B



Mr. Brett Flint, P.E:

We are respectfully requesting on behalf of the owner, D & K LIGHTING, IND., a waiver for the construction of sidewalks. The reason we are asking for the waiver, is because there are no sidewalks on that street.

If you have any questions, please call me at (361) 438-2850 or e-mail me at roberto@texasgeotech.com.

July 20, 2021  
210517.doc

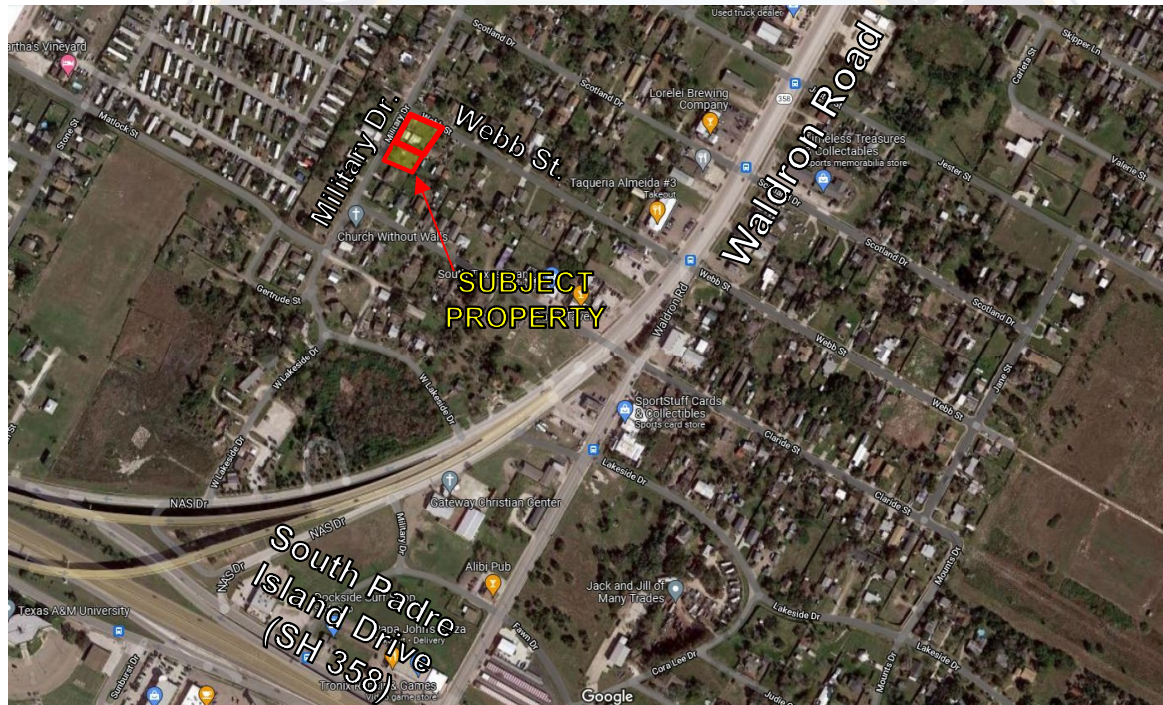


  
Jarrel L. Moore



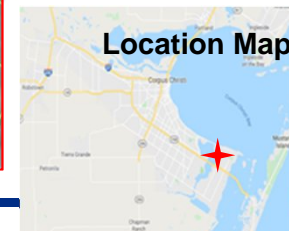
# Request for Sidewalk Waiver

## Flour Bluff Estates No. 2, Block 4, Lots 1A & 1B



Planning  
Commission  
October 13, 2021

# Aerial



## Subject Property South on Military Drive

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## Subject Property, North on Military Drive

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[illegible]

# Factors in Sidewalk Waiver

## **Applicant's Factors in Support of Sidewalk Waiver**

1. No current sidewalk network exists along Military Drive. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with NAS Drive.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. The property is approximately 956 feet distance to a commercial area on NAS Drive, which has a sidewalk network on both sides and a bus route.
3. The subdividing of the property to add a new lot affords the opportunity to begin a sidewalk network on a corner lot and the new adjacent lot.
4. The property fronting Military Drive (Lot 1B) does not meet the Exemptions in UDC Section 8.2.2.C administrative Exemptions as the lot fronts on and is adjacent to a street designated on the MobilityCCPlan.

## Plat Requirements

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

## Plat Waiver UDC 3.8.3.D

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

## Staff Recommendation

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**Denial** of the request for a waiver from the sidewalk construction requirement.

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



# Texas GeoTech

LAND SURVEYING, INC.

Mr. Brett Flint, P.E:

We are respectfully requesting on behalf of the owner, D & K LIGHTING, IND., a waiver for the construction of sidewalks. The reason we are asking for the waiver, is because there are no sidewalks on that street.

If you have any questions, please call me at (361) 438-2850 or e-mail me at [roberto@texasgeotech.com](mailto:roberto@texasgeotech.com).

July 20, 2021  
210517.doc



*Jarrel L. Moore*  
Jarrel L. Moore

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 13, 2021**

PROJECT: 21PL1120

PORTS O' CALL BLK 20, LOTS 6A THRU 6D; 7A THRU 7D; 12A THRU 12D & 13 THRU 13D (FINAL – 0.81 ACRES)

Located west of Gypsy Street between Ports O'Call Drive and Fortuna Bay Drive.

Zoned: RM-3

Owner: Corpus Christi Townhomes, LLC

Engineer: Frontier Surveying

The applicant proposes to replat the property to subdivide four lots into 16 lots for a future townhome development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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 #4  
App Received: 8-20-21 Process 8-25-21 Deadline  
TRC Meeting Date: 9-02-21  
TRC Comments Sent Date: 9-03-21  
Revisions Received Date (R1): 9-21-21  
Staff Response Date (R1): 9-30-21  
Revisions Received Date (R2): 10-04-21  
Staff Response Date (R2): 10-05-21  
Planning Commission Date: 10-13-21 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: 21PL1120

PORTS O' CALL BLOCK 20, LOTS 6A THROUGH 6D, 7A THROUGH 7D, 12A THROUGH 12D AND 13 THROUGH 13D (FINAL – 0.81 ACRES)  
Located west of Gypsy Street between Ports O' Call Drive and Fortuna Bay Drive.

RM-3

Owner: Corpus Christi Townhomes LLC  
Surveyor: Frontier Surveying Company

The applicant proposes to replat the property in order to subdivide 4 lots into 16 lots for future townhomes development.

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)	no comment			
2	Plat	Label Mont Pelee Drive on plat.	completed	Resolved.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the plat revise the plat to read: "Final Plat of..."	completed	Addressed		
2	Plat	Add a note to plat: "The record plat and permit application will be in compliance with The Unified Development Code Section (UDC) 4.4.3. Residential Development Standards; Table 4.4.3.A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013."	completed	Addressed		

3	Plat	Add a note to plat in accordance with the standards for townhouses: <b>Residential Development Standards for a townhouse district requires Shared Parking (see UDC 4.4.3.) Townhouse District).</b>	completed	Addressed		
4	Plat	The receiving water reference on Note 7 is incorrect. Correct and revise.	completed	Not Addressed: The receiving water should reference the Laguna Madre Basin. Correct and revise.	completed	Addressed
5	Plat	Add a note to the plat who will be maintaining the Shared parking area.	completed	Addressed		
6	Plat	On the plat and legend remove both Wood Fence and asphalt road edge. This reference are typically found on utility plans.	completed	Addressed		
7	Plat	Show and label the centerline dimension both street frontages.	completed	Addressed		
8	Plat	The 50'ROW labeled along Ports O' Call is incorrect. Reference Volume 38, Page 67.	completed	Addressed		
9	Plat	On Lot 11 identify the dash line in front of the 20' Building line (per plat).	revised	Not Addressed: provide the solid platted lot line along the street frontage of Lot 11 (as shown Lot 8)	completed	Addressed
10	Plat	Show and label the recorded legal description on adjacent west property line of Lots 9A-9H.	revised	Not Addressed: The legal description appears to be incomplete and not readable. Correct and revise	completed	Addressed
11	Plat	10'U.E along the rear of the proposed platted lots is incorrect. Reference Volume 38, Page 67.	revised	Addressed		
12	Plat	On the rear lot 11 and 8 label the utility easement as shown on rear of Lot 5 and 14	completed	Addressed		
13	Plat	Show and label a block number on the proposed platted lots.	completed	Addressed		
14	Plat	Prior to plat recordation remove the reference "Preliminary this document shall not be recorded for any purpose..." Show and label Professional Surveyor Seal.	Will be removed prior to signature	Prior to plat recordation		
15	Plat	Per DS Engineering: Exempt from development fees UDC 8.5.1.C.5	no comment			

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

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No

Public Improvements Required?	Yes		Acknowledged
Water		No	Acknowledged
Fire Hydrants		No	Acknowledged
Wastewater		No	Acknowledged
Manhole		No	Acknowledged
Stormwater		No	Acknowledged
Sidewalks	Yes		Acknowledged
Streets		No	Acknowledged

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	The recorded plat and permit applications will be in compliance with the Unified Development Code Section 4.4.3. Residential Development Standards; Table 4.4.3.A. Residential Development (Two-Family and Townhouse districts); Attached and Two-Family, per City Ordinance 029770 dated March 19, 2013. A plat note to this effect will be added to the plat. This note will indicate single family use in the RM-3 District and will resolve the Utilities water requirement below.	Acknowledged	Addressed.		
2	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	To be addressed on site development.		
3	Plat	The property does not meet Sidewalk Administrative Exemptions in UDC Section 8.2.2.C. Sidewalk construction will be required as street is greater than 50ft in width.	Request exemption - There are no other sidewalks in the along Ports O' Call or Furtuna Bay.	Submit a sidewalk waiver request letter and waiver processing fee \$160.00.	Waiver submitted	Addressed

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction may be required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). The existing infrastructure may not 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)). Proof must be provided that minimum flows along Fortuna Bay Dr will be provided for proposed development (Water Distribution Standards, Section IV-A2).	Acknowledged			
2	Plat	No wastewater construction is required for platting.				

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Given the number of lots in a small space, the developer should take special consideration of curb space for collection days. On recycle days, there would be two carts set out per unit. Also, these residents may lack space to set out brush and bulky collection.	Acknowledged			

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Need to provide information on how many driveways will be requested by this split of properties The existing number of lots is 4 which will typically allow 1 driveway per lot. However by changing the number of lots from 4 to 16, it seems the request will now change to 16 driveways. Article 7 of the UDC (UDC 7.1.7)	There will be 16 driveways	Construction Plans including driveways will be reviewed with compliance to Article 7 of the Corpus Christi UDC (UDC 7.1.7.7).	There will be shared driveways and parking, not 16 individual driveways	
2	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)	Acknowledged			

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	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Acknowledged			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Acknowledged			
3	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.	Acknowledged			
4	Info:	Note: The fire access roads into complex shall be built to support the weight of fire apparatus.	Fire access will be via public streets			
5	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.	Fire access will be via public streets			

6	Info:	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.	Acknowledged			
7	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.	Acknowledged			
8	Info:	Commercial development of the property will require further Development Services review. To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Acknowledged			
9	Info:	Further Development Services review is required.	Acknowledged			

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	Info:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Acknowledged			

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						
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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

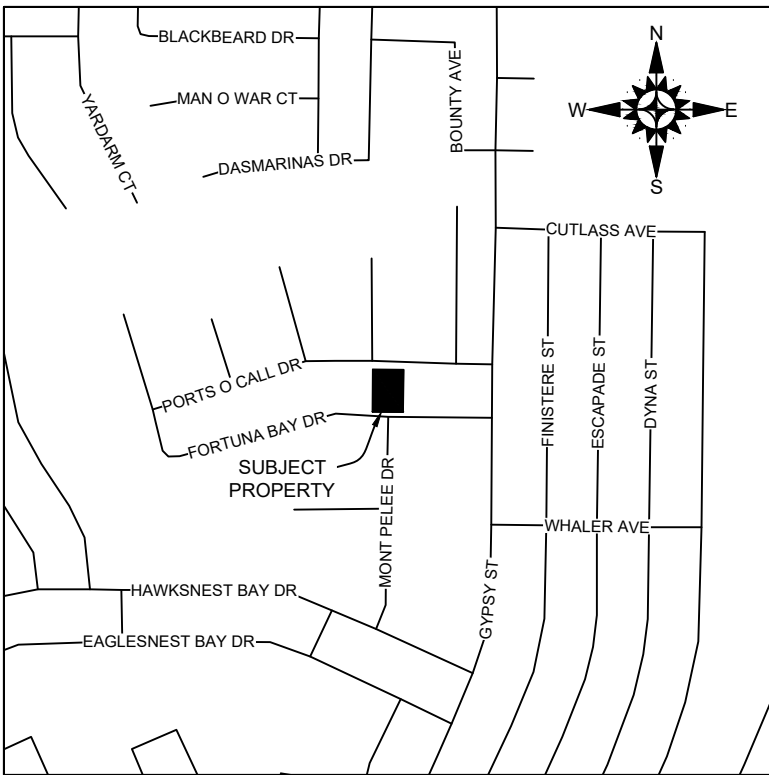
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



VICINITY MAP  
(1" = 500 FEET)

- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
  - FOUND 5/8" IRON ROD

NOTES

- Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
- The subject property DOES appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "A13" (EL 9) Rating (shaded) as shown by Map No. 4854640405D dated September 17, 1992.
- The total platted area contains 0.81 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.
- If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.
- The receiving water for the storm water runoff from this property is the Laguna Madre Basin. The TCEQ has classified the aquatic life use for the Laguna Madre Basin as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre Basin as "contact recreation" use.
- The record plat and permit application will be in compliance with the Unified Development Code Section (UDC) 4.4.3. Residential Development Standards; Table 4.4.3. A Residential Development (Two-Family and Townhouse Districts); Attached, Two Family per City Ordinance 029770 Dated March 19, 2013.
- Residential Development Standards for a townhouse district requires Shared Parking (see UDS 4.4.3.) Townhouse District).
- The shared parking area will be maintained by the HOA.

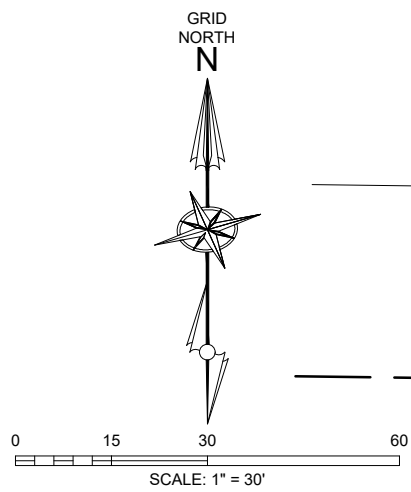
State of Texas  
County of Nueces

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

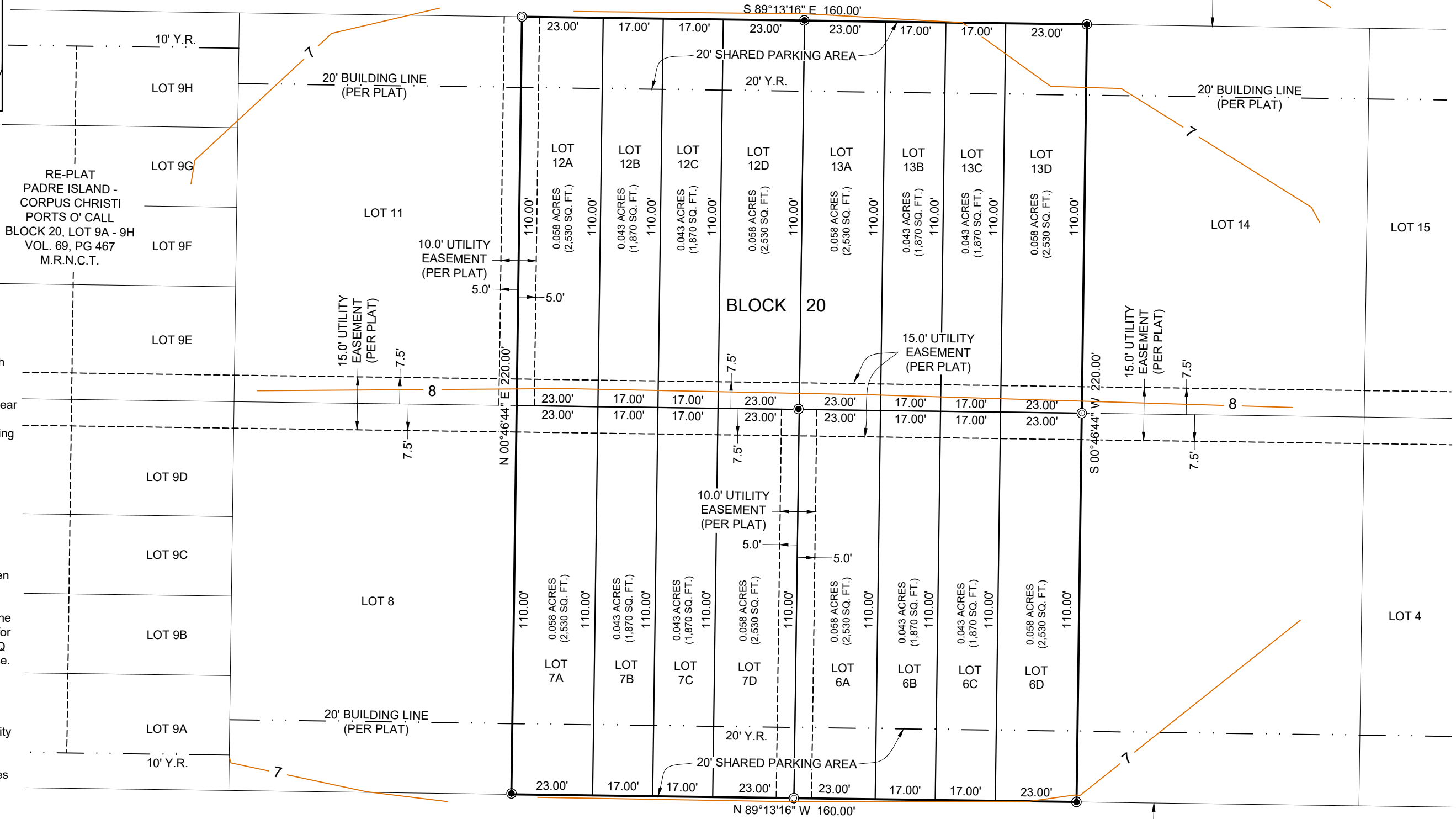
This the \_\_\_\_ day of \_\_\_\_, 20\_\_

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

**Surveyor**  
Frontier Surveying Company  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044



**BENCHMARK**  
"X" CUT IN BACK OF CURB  
ELEV. = 6.67'  
Y = 17,107,955.52'  
X = 1,395,131.90'  
LAT. = 27.5971546°  
LONG. = -97.2313721°



FORTUNA BAY DRIVE  
(50' R.O.W.)

MONT PELEE DRIVE  
(50' R.O.W.)

**BENCHMARK**  
"X" CUT IN BACK OF CURB  
ELEV. = 6.71'  
Y = 17,107,620.83'  
X = 1,395,205.58'  
LAT. = 27.5962320°  
LONG. = -97.2311550°

Final Plat of  
Ports O' Call

Block 20, Lots 6A through 6D, 7A through 7D,  
12A through 12D, and 13A through 13D

Being a replat of  
Lots 6, 7, 12, and 13, all in Block 20, of Ports O' Call, as recorded in Volume 38, Page 67,  
of the Map Records of Nueces County, Texas

State of Texas  
County of Nueces

Corpus Christi Townhomes LLC hereby certifies that they are the owners of the lands within the boundaries of the foregoing plat; that they have had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

By: \_\_\_\_\_  
Owner: Corpus Christi Townhomes LLC  
By: Rajat Khater  
Title: Managing Member

State of Texas  
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Rajat Khater known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

State of Texas  
County of Nueces

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

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

Al Raymond III AIA  
Secretary  
Jeremy Baugh  
Chairman

State of Texas  
County of Nueces

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

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

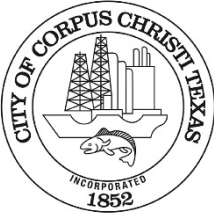
Brett Flint, P.E.  
Development Services Engineer

State of Texas  
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_, 20\_\_ at \_\_\_\_ o'clock \_\_M. and duly recorded the \_\_\_\_ day of \_\_\_\_, 20\_\_ at \_\_\_\_ o'clock \_\_M. in said County in Volume \_\_\_\_, Page \_\_\_\_, Map Records.

No. \_\_\_\_\_  
Filed for Record  
At \_\_\_\_ o'clock \_\_M.  
\_\_\_\_\_, 20\_\_

Kara Sands  
County Clerk  
Nueces County Texas



## **AGENDA MEMORANDUM**

Planning Commission Meeting of October 13, 2021

**DATE:** October 4, 2021

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

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

**Ports O' Call, Block 20, Lots 6A through 6D, 7A through 7D, 12A through 12D, and  
13A through 13A through 13D (Replat)**

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

### **BACKGROUND:**

Frontier Surveying Company, on behalf of Corpus Christi Townhomes, LLC, property owner, submitted a request for a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Ports O' Call Block 20, Lots 6A through 6D, 7A through 7D, 12A through 12D, and 13A through 13A through 13D, Replat (.81 acres +/-), located west of Gypsy Street between Ports O' Call Drive and Fortuna Bay Drive. The land is zoned "RM-3" Multifamily 3 District. The original subdivision plat was approved by the Planning Commission on behalf of the City of Corpus Christi and recorded in 1972. The City of Corpus Christi annexed this area in 1981. The replatted properties will have two frontages. Frontages are on Ports O' Call Drive and on Fortuna Bay Drive. Both streets are local residential streets.

The site is not within an AICUZ zone. The owner proposes to replat the (4) four lots into (16) sixteen lots for a Townhome development consisting of (4) four buildings with each building having (4) residential units. The townhome development will have shared parking. The current lots are vacant and have existing public Utilities along the frontage. This request is to waive construction of a sidewalks on Ports O' Call Drive and Fortuna Bay Drive.

### **STAFF ANALYSIS and FINDINGS:**

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

The waiver may be approved, approved with conditions or denied after consideration of the following factors:

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

Further UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the property is zoned Multifamily 3 it does not qualify for an exception:

8.2.2.C An administrative exception may be granted to the standard in paragraph 8.2.2.A only when the following conditions are met:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way, or
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail, or
3. The lot is a minimum of 22,000 square feet and zoned Farm Rural or, Residential Estate, or
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater, or
5. Sidewalk construction is not required if all the following conditions are met:
  - a. The lot does not front on, and is not adjacent to, a right-of-way, street, alignment, or corridor that is designated on:
    - i. The Urban Transportation Plan (UTP) of Thoroughfare Plan, or has a right-of-way width greater than 50 feet, or
    - ii. the MobilityCCPlan, including the Trails Master Plan (HikeBikeCC) and the ADA Master Plan, or-
    - iii. the Corpus Christi Metropolitan Planning Organization's (MPO) Strategic Plan for Active Mobility, or
    - iv. any other plan that designates sidewalks or active transportation improvements;
  - b. The lot is zoned Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF);
  - c. There are no existing or planned sidewalks on adjacent lots;

- d. At least 75% of the block face (lots fronting on the same side of the street as the subject plat) is improved, as measured by the number of lots, or, by the linear footage of the block face, and does not have sidewalks.

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

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

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

1. None of the other properties in the neighborhood have sidewalks.
2. There are no sidewalks to connect to.
3. There are no bus stops located along Ports O' Call or Fortuna Bay Drives.

**Factors weighing against the waiver:**

1. The property is in the "RM-3" General Commercial District and will not meet criteria for an exemption to sidewalk construction.
2. The entrance to this peninsula is Gypsy Street which is designated on the MobilityCCPlan as a Bike Route. Construction of a sidewalk will enhance connectivity for the area.
3. Fortuna Bay Drive has a City Park that has an existing sidewalk encompassing the entire park. With construction of a sidewalk along the frontage of Fortuna Bay Drive and use of a crosswalk, access to the park could be easily reached by the residents of the Townhome development.

**STAFF RECOMMENDATION:**

Weighing the factors, Staff recommends denial of the waiver from the sidewalk construction requirement.

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

PowerPoint Presentation-Waiver from Sidewalk Requirement



## Exhibit B



710 Buffalo Street, Suite 700  
Corpus Christi, Texas 78401  
361/881-8044  
Fax 361/881-8340

October 4, 2021

City of Corpus Christi  
Development Services

RE: Request for Sidewalk Waiver

Project: 21PL1120 Port's O' Call, Block 20 Lots 6A, 7A through 7D, 12A through 12D and 13 through 13D

On behalf of our client, Frontier Surveying Company would like to request a waiver for sidewalk construction. Reasons we feel the sidewalk is unnecessary include the following:

- None of the other properties in the neighborhood have sidewalks.
- There are no sidewalks to connect to.
- There are no bus stops located along Ports' O Call or Fortuna Bay.

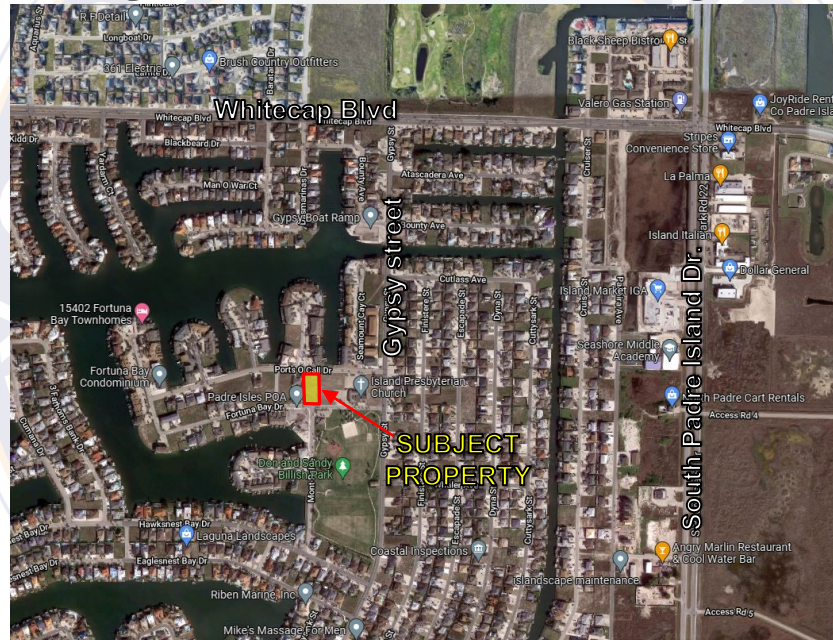
Sincerely,

A handwritten signature in cursive script that reads "Allen Kerley".

Allen Kerley, RPLS, PLS

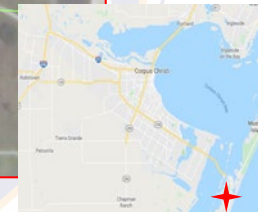
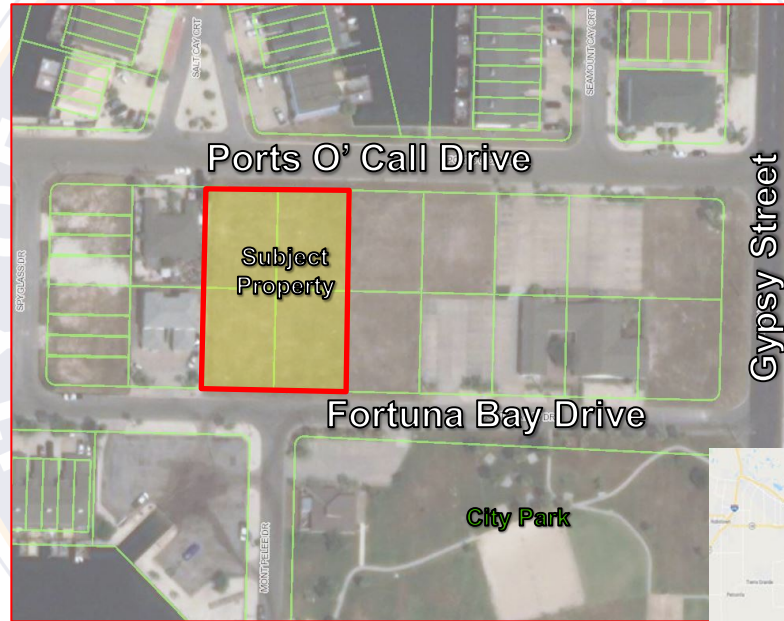
# Request for Sidewalk Waiver

Ports O' Call, Block 20, Lots 6A through 6D, 7A through 7D, 12A through 12D, and 13A through 13A through



Planning  
Commission  
October 13, 2021

# Aerial



Location Map

# Subject Property East on Fortuna Bay Drive

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# Subject Property North on Mount Pelee Drive

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# Subject Property, East on Ports O' Call Drive

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# Subject Property, East on Ports O' Call Drive

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# Factors in Sidewalk Waiver

## **Applicant's Factors in Support of Sidewalk Waiver**

1. None of the other properties in the neighborhood have sidewalks.
2. There are no sidewalks to connect to.
3. There are no bus stops located along Ports O' Call or Fortuna Bay Drives.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "RM-3" General Commercial District and will not meet criteria for an exemption to sidewalk construction.
2. The entrance to this peninsula is Gypsy Street which is designated on the MobilityCCPlan as a Bike Route. Construction of a sidewalk will enhance connectivity for the area.
3. Fortuna Bay Drive has a City Park that has an existing sidewalk encompassing the entire park. With construction of a sidewalk along the frontage of Fortuna Bay Drive and use of a crosswalk, access to the park could be easily reached by the residents of the Townhome development.

# Plat Requirements

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

## Plat Waiver UDC 3.8.3.D

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

## Staff Recommendation

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- **Denial** of the request for a waiver from the sidewalk construction requirement.
- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request



710 Buffalo Street, Suite 700  
Corpus Christi, Texas 78401  
361/881-8044  
Fax 361/881-8340

October 4, 2021

City of Corpus Christi  
Development Services

RE: Request for Sidewalk Waiver

Project: 21PL1120 Port's O' Call, Block 20 Lots 6A, 7A through 7D, 12A through 12D and 13 through 13D

On behalf of our client, Frontier Surveying Company would like to request a waiver for sidewalk construction. Reasons we feel the sidewalk is unnecessary include the following:

- None of the other properties in the neighborhood have sidewalks.
- There are no sidewalks to connect to.
- There are no bus stops located along Ports' O Call or Fortuna Bay.

Sincerely,

A handwritten signature in black ink, appearing to read "Allen Kerley".

Allen Kerley, RPLS, PLS

## STAFF REPORT

Case No. 1021-02  
INFOR No. 21ZN1036

**Planning Commission Hearing Date:** October 13, 2021

<b>Applicant &amp; Legal Description</b>	<b>Owner:</b> BHHN, LLC. <b>Applicant:</b> BHHN, LLC. <b>Location Address:</b> 8902 State Highway 44 <b>Legal Description:</b> Being a 4.31 acre tract out of the G.H. McLeroy 40 acre tract out of Survey 402, Abstract 988, Nueces County, Texas, located along the north side of State Highway 44, east of South Clarkwood Road, and west of Bockholt Drive.			
<b>Zoning Request</b>	<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "IC" Industrial Compatible District <b>Area:</b> 3.31 acres <b>Purpose of Request:</b> To allow for the construction of a warehouse.			
<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>	"RS-6" Single-Family 6	Vacant	Agricultural
	<i>North</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Medium Density Residential
	<i>South</i>	"IC" Industrial Compatible and "IL" Light Industrial	Vacant	Agricultural
	<i>East</i>	"RS-6" Single-Family 6, "FR" Farm Rural, and "IL" Light Industrial	Vacant	Light Industrial
	<i>West</i>	"RS-6" Single-Family 6 and "IL" Light Industrial	Vacant	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for an agricultural use. The proposed rezoning to the "IC" Industrial Compatible District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. <b>City Council District:</b> 3 <b>Zoning Violations:</b> None			
<b>Transportation</b>	<b>Transportation and Circulation:</b> The subject property has approximately 740 feet of street frontage along State Highway 44 which is designated as a "F1" Freeway/Expressway. According to the Urban Transportation Plan, "Local/Residential" Streets can convey a capacity between 60,000 to 200,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	State Highway 44	"Local/Residential"	400' ROW Varies paved	325' ROW 120' paved	Not Available

### **Staff Summary:**

**Development Plan:** The subject property is 3.31 acres in size. The applicant is proposing a warehouse.

**Existing Land Uses & Zoning:** The subject property is currently zoned "RS-6" Single-Family 6 District and consists of a vacant tract and was annexed in 1962. To the north are vacant properties and a few single-family homes zoned "RS-6" Single-Family 6 District. To the south and across State Highway 44 are vacant industrial properties recently rezoned to "IL" Light Industrial District and "IC" Industrial Compatible District. To the east are vacant properties zoned "RS-6" Single-Family 6 District, "FR" Farm Rural District, and "IL" Light Industrial District. To the west vacant and industrial properties zoned "RS-6" Single-Family 6 District and "IL" Light Industrial District.

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

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

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

### **Utilities:**

**Water:** 2-inch PVC line located along Rusk Street.

**Wastewater:** 8-inch VCP line located along Rusk Street.

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

**Storm Water:** 30-inch line located along South Clarkwood Road.

**Plan CC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for an agricultural use. The proposed rezoning to the "IC" Industrial Compatible District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Protect the Corpus Christi International Airport by discouraging heavy industrial uses from locating under flight approach zones. The primary airport approach flight path is located over the Annville/Calallen areas in a southeast-northwest direction. The plan recommends residential and light industrial uses in these underlying areas. (Northwest Area Development Plan, Land Use Policy Statement (h))
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).

**Department Comments:**

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The property is designated with a future land use of Agriculture/ Rural Enterprise. As per Plan CC, this land is intended to be used for single-family homes on very large lots or associated with rural enterprise uses, agricultural uses, vacant land that has not previously been developed, and small business clusters that serve a rural population.
- The proposed warehouse use is compatible with the adjoining properties and does not have a negative impact upon adjacent properties.
- The requested use of Warehousing within the “IC” District is compatible in a one-to-one ratio with the FAR requirements in the “IC” District. However, there are other uses allowed in the “IC” District that are incompatible with the AICUZ Overlay. Incompatible uses include Waste-Related Services, Truck stop with overnight accommodations, Fairgrounds, and a Vocational, trade or business school. By-products of some of these uses that are a priority to be aware of as listed in the Joint Land Use Study (JLUS) are vibration, dust, smoke, steam, air quality, etc.
- The AICUZ Overlay over the subject property has been established to protect the proposed runways that were included in the Corpus Christi International Airport Masterplan (adopted 2007). The subject property is in the path of a proposed runway. The proposed runway does not have a timeline for construction, and much of the land is still under private ownership.

**Staff Recommendation:**

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “IC” Industrial Compatible District, in lieu thereof approval of the “CC/SP” Commercial Compatible District with a Special Permit and subject to the following conditions:

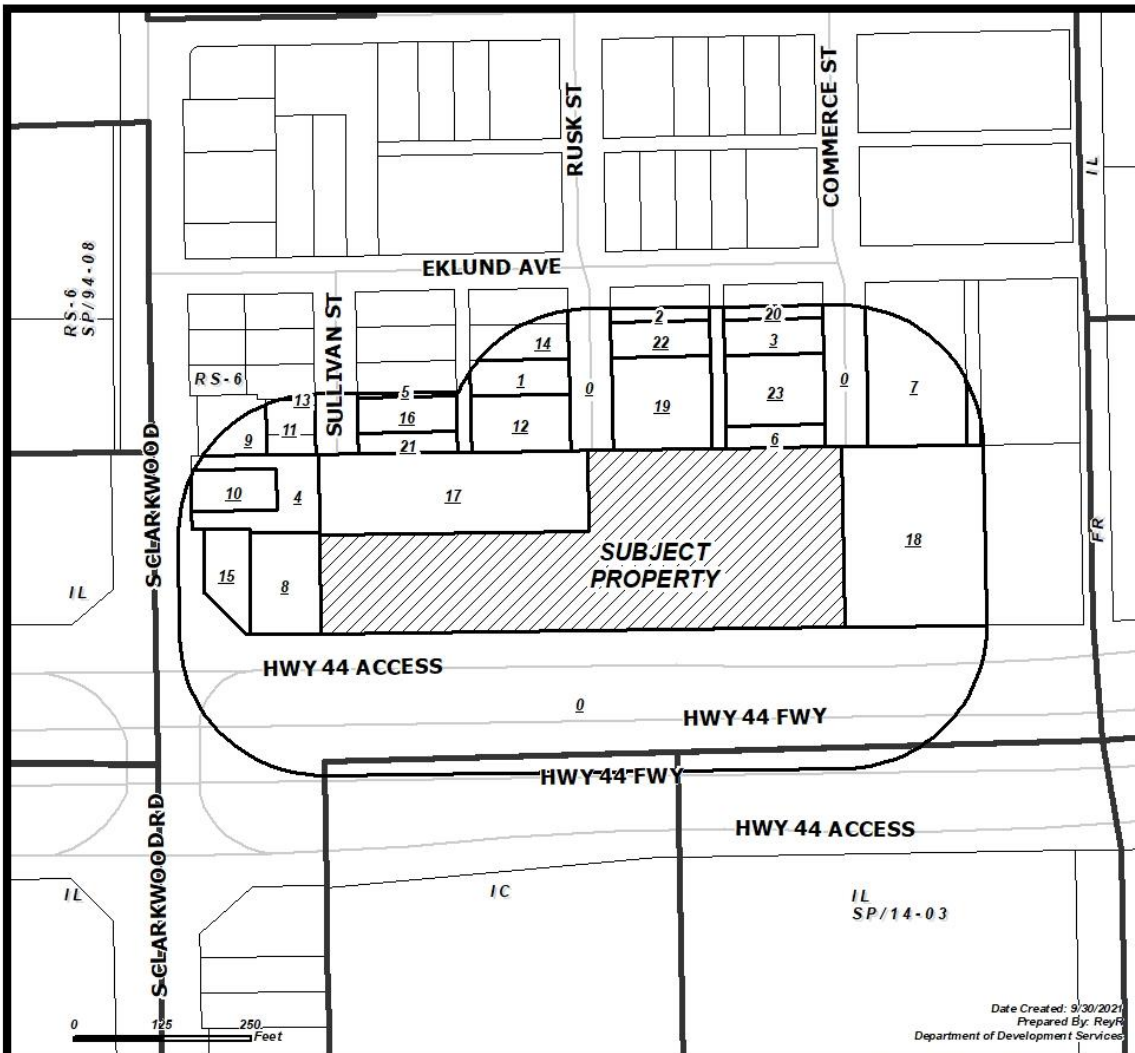
1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by UDC in Section 5.1.5.B “Warehouse and Freight Movement” and regulated per Section 4.8.2 “Permitted Uses” of the UDC. Additionally, outdoor storage is prohibited.

2. **Setback:** A setback at a minimum of 20 feet shall be maintained from any residential property. No buildings, dumpsters, and/or compactors shall be allowed within the setback.
3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 15-feet and 15 points as per Section 7.9.5 of the UDC.
4. **Lighting:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
7. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

<b>Public Notification</b>	<p>Number of Notices Mailed – 23 within 200-foot notification area. 6 outside notification area</p>
	<p><b><u>As of October 8, 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>

**Attachments:**

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



Date Created: 9/30/2021  
Prepared By: Rey G.  
Department of Development Services

### Case # 1021-02 ZONING & NOTICE AREA

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

Subject Property with 200' buffer  
 Owners within 200' listed on attached ownership table  
 Owners in favor  
 Owners in opposition



# Zoning Case #1021-02

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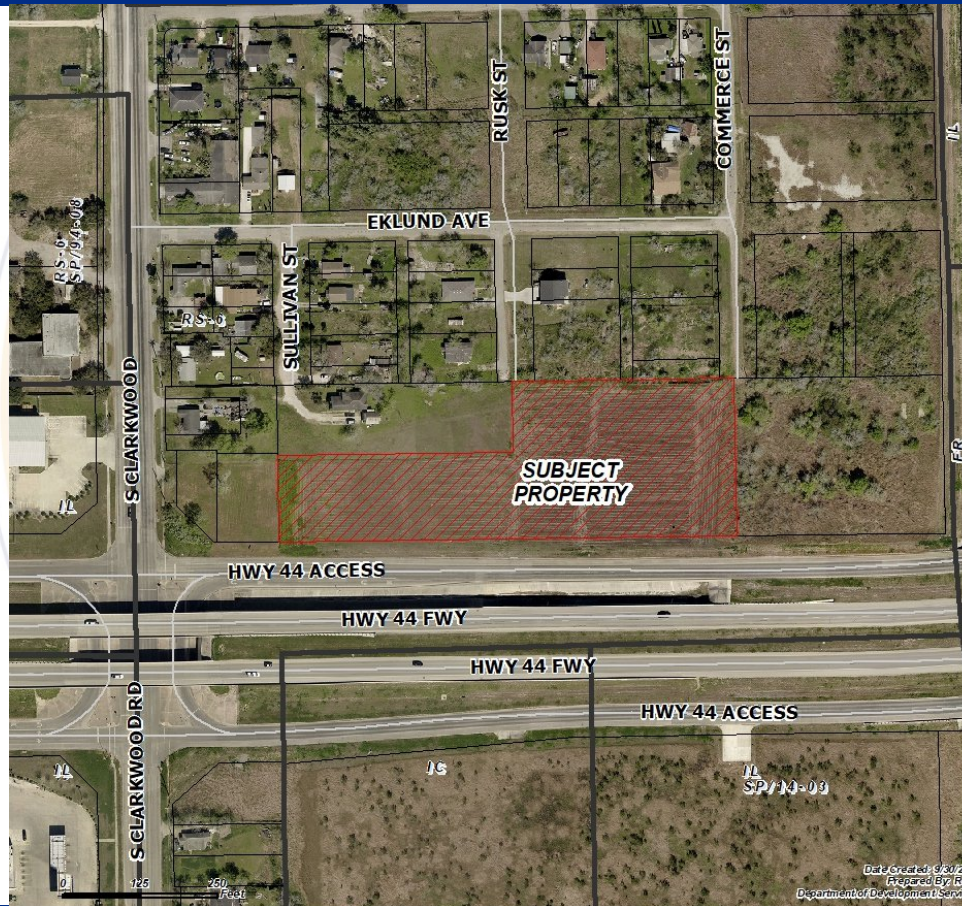
**BHHN, LLC.**

**Rezoning for a Property at 8902 State Highway 44  
From “RS-6” To “IC”**

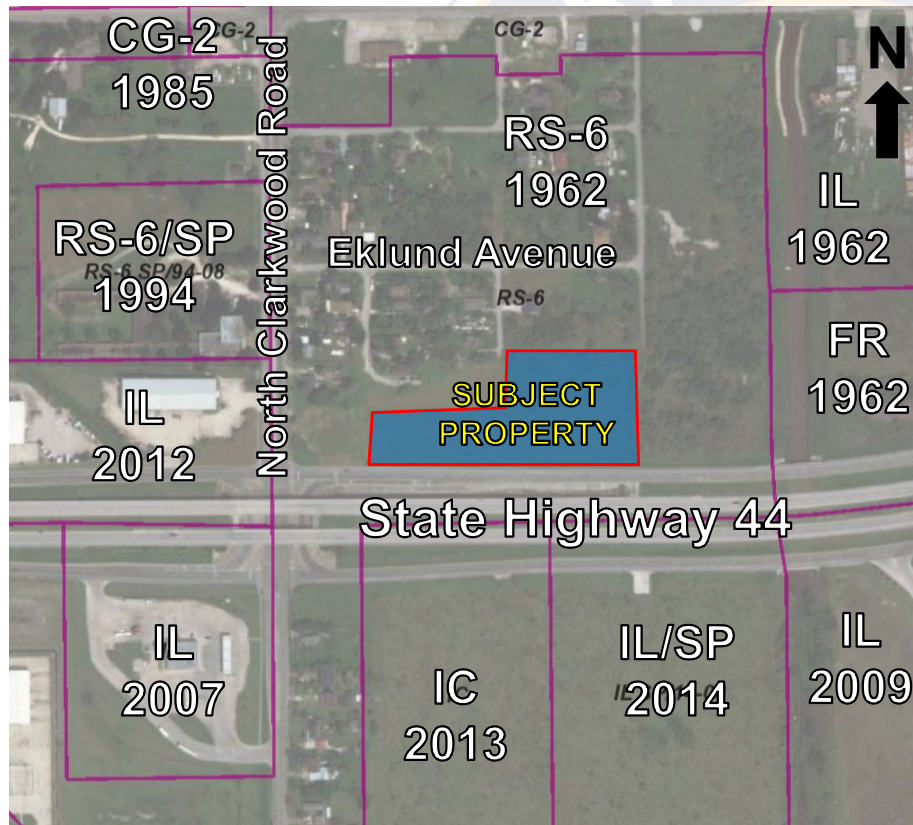


Planning  
Commission  
Oct. 13, 2021

# Aerial Overview



# Zoning Pattern and Adjacent Development



Buffer Yards:  
IC to RS-6 or RS-6: Type D: 20' & 20 pts.  
Points: Setbacks, Fencing, Landscaping, etc.

Setbacks:  
Street: 20 feet  
Side: 5 feet  
Rear: 10 feet  
Rear: 2:1 Setback (height) and a max of 25 feet

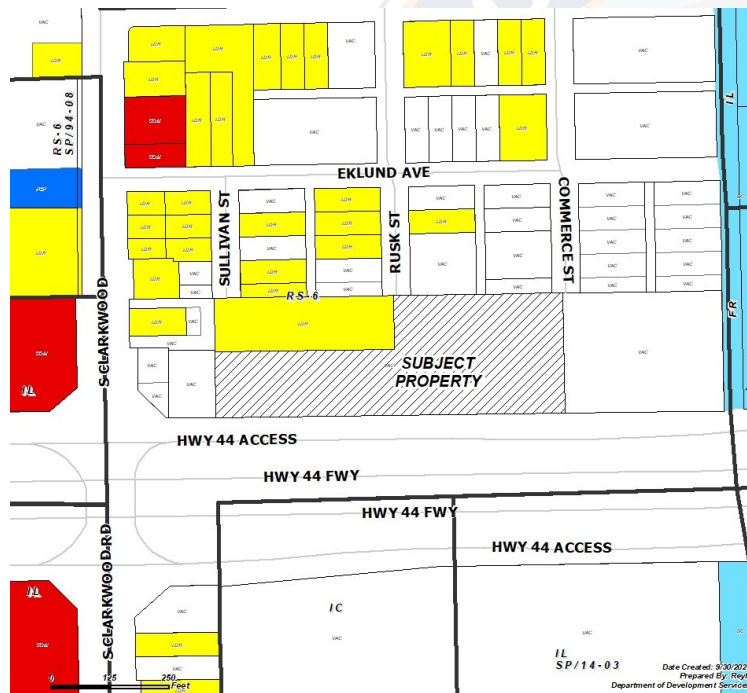
Parking:  
1: 2,500 square feet (indoor storage)

Landscaping, Screening, and Lighting Standards

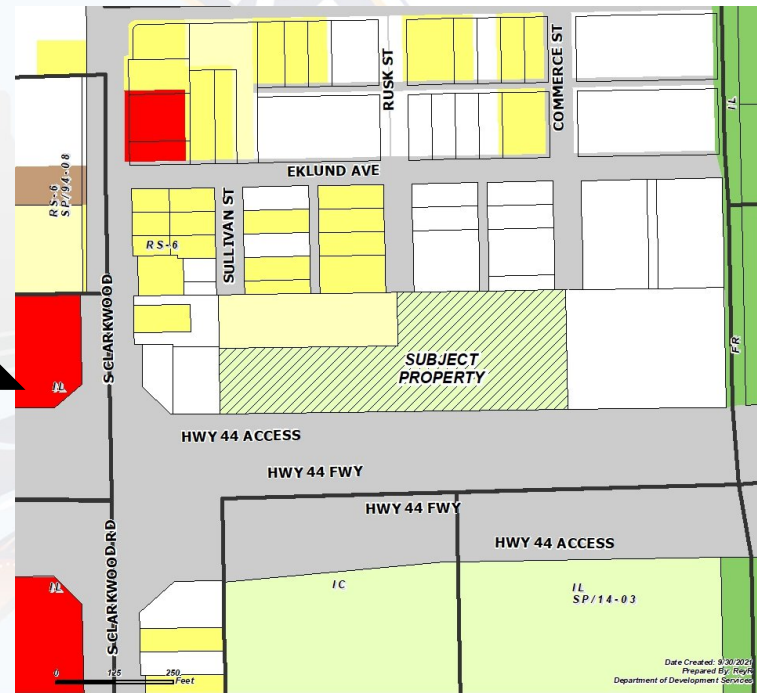
Uses Allowed: (Floor Area Ratios)  
Offices, Retail, Vehicle Sales/Service, Self-Storage, and Warehousing.

# Land Use

## Existing Land Use







## Future Land Use



# Utilities



-  **Water:**  
2-inch PVC
-  **Wastewater:**  
8-inch VCP
-  **Gas:**  
2-inch Service Line
-  **Storm Water:**  
30-inch Line

# Public Notification

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

## Notification Area

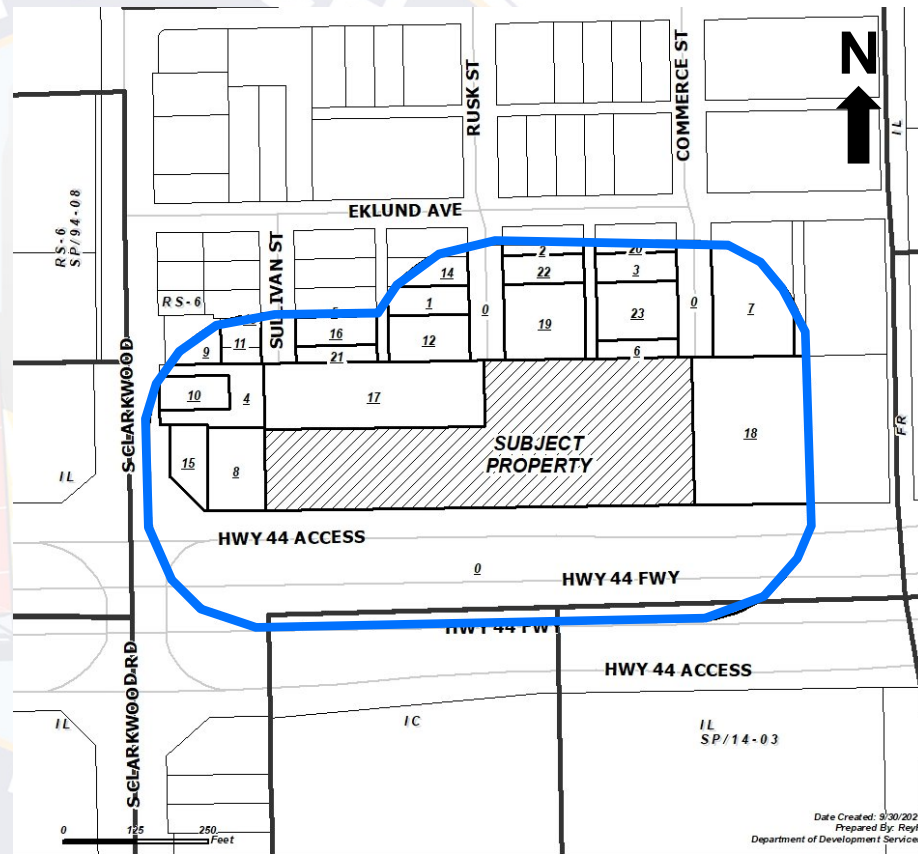
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



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



# Staff Recommendation

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## Denial of the “IC” District in lieu of “CC/SP” District with Special Permit

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district are as defined by UDC in Section 5.1.5.B “Warehouse and Freight Movement” and regulated per Section 4.8.2 “Permitted Uses” of the UDC. Additionally, outdoor storage is prohibited.
  2. **Setback:** A setback at a minimum of 20 feet shall be maintained from any residential property. No buildings, dumpsters, and/or compactors shall be allowed within the setback.
  3. **Buffer Yard:** When adjacent to the “RS-6” Single-Family 6 District, the buffer yard requirement shall be 15-feet and 15 points as per Section 7.9.5 of the UDC.
  4. **Lighting:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
  5. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
  6. **Hours of Operation:** The hours of operation shall be daily from 6:00 AM to 9:00 PM.
  7. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
  8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
-

**Ordinance of the City of Corpus Christi, Texas adopting text amendments to the Unified Development Code (UDC), a component of the Code of Ordinances, involving the addition and removal of certain language contained in Articles Three that are relative to historic designations and to the review by the Board of Adjustment on potential variances; 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, November 10, 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, December 14, 2021, 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 3 "Development Review Procedures", Section 3.4 "Historic Overlay District or Landmark Designation", is amended by adding the following language that is underlined (added) and deleting the language that is stricken (deleted) as delineated below:

**3.1.6.A Application Initiation**

1. Development applications may be initiated according to the following table.

Procedure	Property Owner or Designee	Floodplain Administrator	Assistant City Manager of Dev. Services	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council
UDC Text Amendment	√	√	√		√	√	√	√
Zoning Map Amendment (Rezoning)	√		√				√	√
Historic Overlay district or Landmark Designation	√		√	√			✗	√

All other review procedures described in this Article	√							
√ = Entity may initiate application								

### **3.1.8 Public Hearing Requirements**

#### **A. Summary of Hearings**

A public hearing shall be required for development review procedures as shown in the table below:

Procedure	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council
UDC Text Amendment				√	√
Zoning Map Amendment (Rezoning)				√	√
Area-wide Zoning Map Amendment (Rezoning)				√*	√*
Historic Overlay District Designation	√			✗	√
Planned Unit Development				√	√
Special Permit				√	√
Special Use Exception			√		
Dune Protection Permit (Kleberg County)				√	
Beachfront Construction Certificate				√	
Certificate of Appropriateness for Demolition	√				
Variance			√		
Floodplain Variance		√			
Appeal of Administrative Decision			√		
√ = Hearing required					
* Requires joint hearing					

**SECTION 3.** UDC Article 3 “Development Review Procedures”, Section 3.4 “Historic Overlay District or Landmark Designation”, is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

#### **3.4.2.A Staff Review**

1. The Assistant City Manager of Development Services shall notify the owner of such property of the proposed designation and shall secure an affidavit from the owner, stating their consent to the proposed designation. If the property is owned by an organization that qualifies as a religious organization, the City may only designate the

property as a historic landmark or apply the Historic Overlay District if the religious organization consents. The property owner may withdraw consent at any time during the designation process.

2. If the property owner does not consent to the proposed designation [or inclusion of the owner's property into a historic district](#), a three-fourths vote of approval is required by the Landmark Commission, ~~Planning Commission~~ and the City Council.
3. The Assistant City Manager of Development Services shall review the application and, considering the review criteria in Subsection 3.4.3, make a recommendation to the Landmark Commission and City Council.
4. The City must provide the property owner a statement that describes the impact that a historic designation of the owner's property may have on the owner and the owner's property. The City must provide the statement to the owner not later than 15<sup>th</sup> day before the date of the initial hearing on the proposed designation of the property by the City Council.
5. The historic designation impact statement must include lists of the:
  - a. regulations that may be applied to any structure on the property after the designation;
  - b. procedures for the designation;
  - c. tax benefits that may be applied to the property after the designation; and
  - d. rehabilitation or repair programs that the municipality offers for a property designated as historic.

#### **3.4.2.B Landmark Commission Review**

1. Following notice in accordance with Subsection 3.1.7, the Landmark Commission shall hold a public hearing and make a recommendation to the City Council.
2. The Landmark Commission shall hold a public hearing on a historic overlay zoning district or landmark designation within 45 days from the date the application is deemed complete.
3. The Landmark Commission shall make a recommendation on all historic overlay zoning district or landmark designation applications within six months from the date of the initial ~~Planning~~ [Landmark](#) Commission public hearing.
4. In the event an agreement on a recommendation cannot be reached by a majority or the Landmark Commission fails to take action on an application within the time limits prescribed in subparagraphs 3.4.2.B.2 and 3.4.2.B.3 above, the proposed amendment shall be forwarded to the City Council with a recommendation of denial.

#### **~~3.4.2.C Planning Commission Review~~**

- ~~1. Following notice in accordance with Subsection 3.1.7, the Planning Commission shall hold a public hearing and make a recommendation to the City Council~~
- ~~2. The Planning Commission shall hold a public hearing on the historic overlay zoning district or landmark designation within 45 days from the date the application is deemed complete.~~
- ~~3. The Planning Commission shall make a recommendation on all historic overlay zoning district or landmark designation applications within six months from the date of the initial Planning Commission public hearing.~~

- ~~4. In the event an agreement on a recommendation cannot be reached by a majority of the Planning Commission present and voting or if the Planning Commission fails to take action on an application within the time limits prescribed in paragraphs 3.4.2.C.2 and 3.4.2.C.3 above, the application shall be forwarded to the City Council with a recommendation of denial.~~

#### **3.4.2.D City Council Final Action**

1. Following notice in accordance with Subsection 3.1.7, the City Council shall hold a public hearing and approve, approve with conditions, or deny the historic overlay zoning district or landmark designation. If a proposed district or landmark has been recommended for disapproval by the **Planning Landmark** Commission, the designation shall not become effective except by a three-fourths vote of all members of the City Council.
2. The City Council shall take final action on the historic overlay zoning district or landmark designation within six months from the date the recommendation of the Landmark Commission is made. In the event the City Council shall fail to act within six months, designation shall be denied.
3. Classifications as a Landmark shall be in accordance with the permissible restrictions contained in Section 6.3.

**SECTION 4.** UDC Article 3 “Development Review Procedures”, Section 3.25 “Variance” is amended by adding the following language that is underlined (**added**) and deleting the language that is stricken (**deleted**) as delineated below:

#### **3.25.3.B Insufficient Findings**

The following types of findings do not constitute sufficient grounds for granting a variance.

1. The property cannot be used for its highest and best use.
- ~~2. There is a financial or economic hardship.~~
- ~~3.~~ 2. There is a self-created hardship by the property owner or its agent.
- ~~4.~~ 3. The development objectives of the property owner are or will be frustrated.

#### **3.25.3.E Considerations on Variances for Structures**

In exercising its authority, the Board may consider the following as grounds to determine whether compliance with the UDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

1. The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the Nueces County Appraisal District;
2. Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
3. Compliance would result in the structure not being in compliance with a requirement of a UDC, Municipal Code, building code, or other requirement;
4. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
5. The City considers the structure to be a nonconforming structure.

**SECTION 5.** 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.

draft

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

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**87<sup>th</sup> Texas Legislative Session**  
**Text Amendments**  
**Unified Development Code (UDC)**

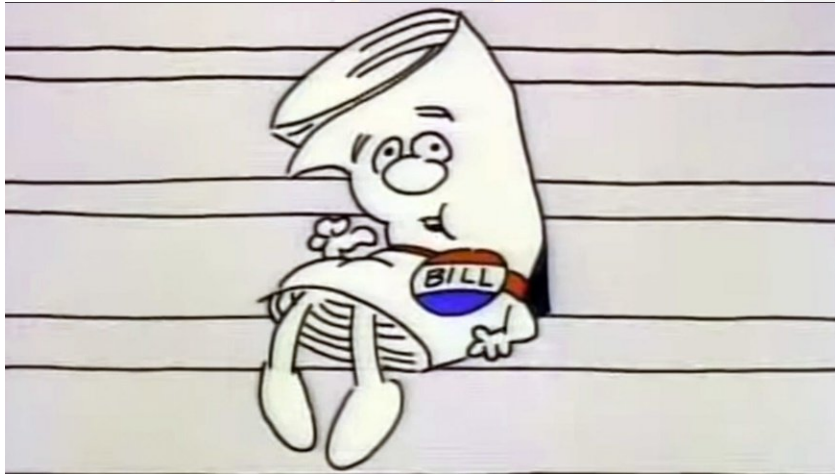
Planning Commission  
October 13, 2021

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# Background

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## 87<sup>th</sup> Texas Legislature



- Meets every two years
- 140-day session
- Wide range of committees
- Some bills focus on municipal issues

# Senate Bill 1585

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## SB 1585

- Historic Designation
  - Landmark
  - Historic District
- Property Owner Rights
  - If Opposed  $\frac{3}{4}$  Vote
- Selection one Commission

## UDC Section 3.1.6.A

Procedure	Property Owner or Designee	Floodplain Administrator	Assistant City Manager of Dev. Services	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council
UDC Text Amendment	√	√	√		√	√	√	√
Zoning Map Amendment (Rezoning)	√		√				√	√
Historic Overlay district or Landmark Designation	√		√	√			✗	√
All other review procedures described in this Article	√							
√ = Entity may initiate application								

## UDC Section 3.1.8

Procedure	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council
UDC Text Amendment				√	√
Zoning Map Amendment (Rezoning)				√	√
Area-wide Zoning Map Amendment (Rezoning)				√*	√*
Historic Overlay District Designation	√			√	√
Planned Unit Development				√	√
Special Permit				√	√
Special Use Exception			√		
Dune Protection Permit (Kleberg County)				√	
Beachfront Construction Certificate				√	
Certificate of Appropriateness for Demolition	√				
Variance			√		
Floodplain Variance		√			
Appeal of Administrative Decision			√		
√ = Hearing required					
* Requires joint hearing					

# UDC Section 3.4.2.A

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## **3.4.2.A Staff Review**

1. The Assistant City Manager of Development Services shall notify the owner of such property of the proposed designation and shall secure an affidavit from the owner, stating their consent to the proposed designation. If the property is owned by an organization that qualifies as a religious organization, the City may only designate the property as a historic landmark or apply the Historic Overlay District if the religious organization consents. The property owner may withdraw consent at any time during the designation process.
  2. If the property owner does not consent to the proposed designation [or inclusion of the owner's property into a historic district](#), a three-fourths vote of approval is required by the Landmark Commission, ~~Planning Commission~~ and the City Council.
-

## UDC Section 3.4.2.B

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### **3.4.2.B Landmark Commission Review**

1. Following notice in accordance with Subsection 3.1.7, the Landmark Commission shall hold a public hearing and make a recommendation to the City Council.
  2. The Landmark Commission shall hold a public hearing on a historic overlay zoning district or landmark designation within 45 days from the date the application is deemed complete.
  3. The Landmark Commission shall make a recommendation on all historic overlay zoning district or landmark designation applications within six months from the date of the initial **Planning** Landmark Commission public hearing.
  4. In the event an agreement on a recommendation cannot be reached by a majority or the Landmark Commission fails to take action on an application within the time limits prescribed in subparagraphs 3.4.2.B.2 and 3.4.2.B.3 above, the proposed amendment shall be forwarded to the City Council with a recommendation of denial.
-

## UDC Section 3.4.2.C

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### 3.4.2.C Planning Commission Review

- ~~1. Following notice in accordance with Subsection 3.1.7, the Planning Commission shall hold a public hearing and make a recommendation to the City Council~~
  - ~~2. The Planning Commission shall hold a public hearing on the historic overlay zoning district or landmark designation within 45 days from the date the application is deemed complete.~~
  - ~~3. The Planning Commission shall make a recommendation on all historic overlay zoning district or landmark designation applications within six months from the date of the initial Planning Commission public hearing.~~
  - ~~4. In the event an agreement on a recommendation cannot be reached by a majority of the Planning Commission present and voting or if the Planning Commission fails to take action on an application within the time limits prescribed in paragraphs 3.4.2.C.2 and 3.4.2.C.3 above, the application shall be forwarded to the City Council with a recommendation of denial.~~
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# House Bill 1475

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## HB 1475

- Board of Adjustment
- Required Findings
- Hardships when considering a variance to a structure

## UDC Section 3.25.3.B

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### **3.25.3.B Insufficient Findings**

The following types of findings do not constitute sufficient grounds for granting a variance.

1. The property cannot be used for its highest and best use.
- ~~2. There is a financial or economic hardship.~~
3. 2. There is a self-created hardship by the property owner or its agent.
4. 3. The development objectives of the property owner are or will be frustrated.

# UDC Section 3.25.3.E

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## 3.25.3.E Considerations on Variances for Structures

In exercising its authority, the Board may consider the following as grounds to determine whether compliance with the UDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

1. The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the Nueces County Appraisal District;
  2. Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
  3. Compliance would result in the structure not being in compliance with a requirement of a UDC, Municipal Code, building code, or other requirement;
  4. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  5. The City considers the structure to be a nonconforming structure.
-

## Staff Recommendation

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**Approval** of the proposed text amendments to the UDC

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# **Planning Commission Training Series**

Planning Commission  
October 13, 2021

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# Overview

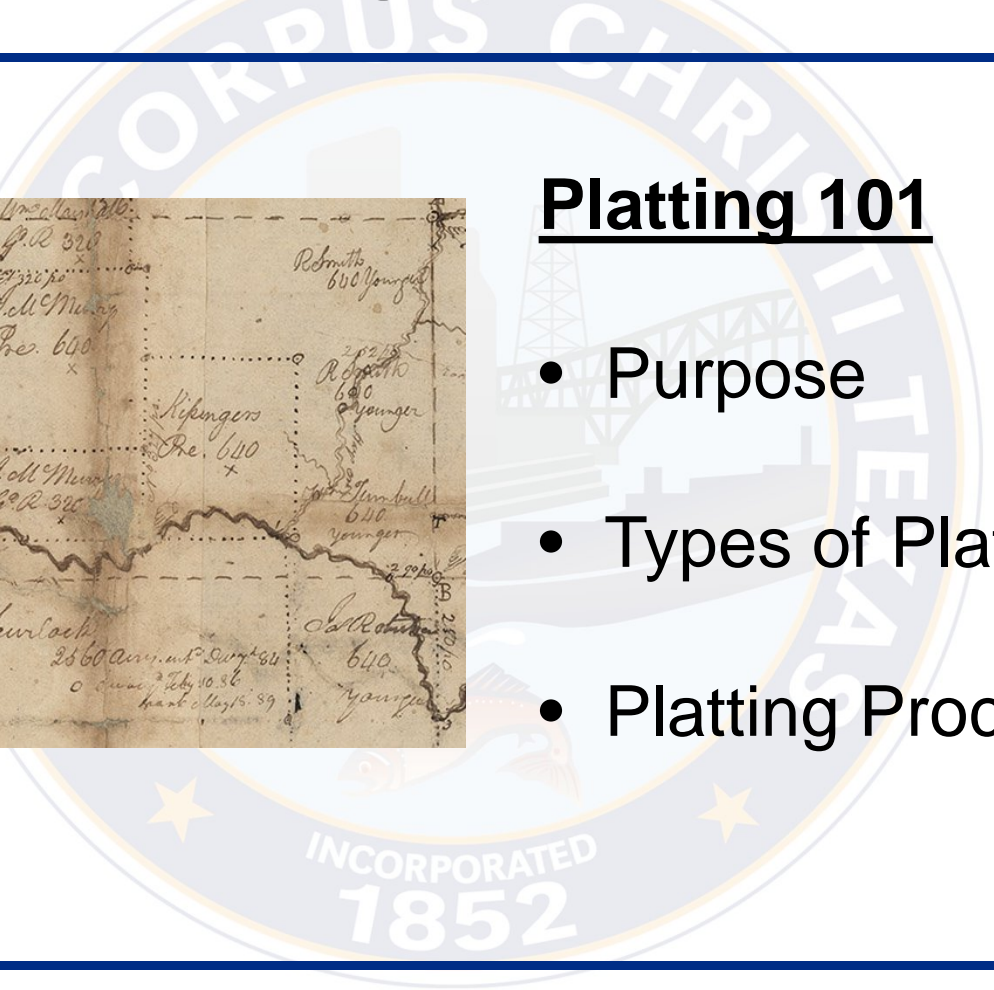
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## Training

Training is the means of  
Acquisition of knowledge  
Training has specific  
basic training requirements  
continue training

### Planning Commission Training

- Orientation
- Platting/Zoning
- Process Overview
- Safe space to ask questions



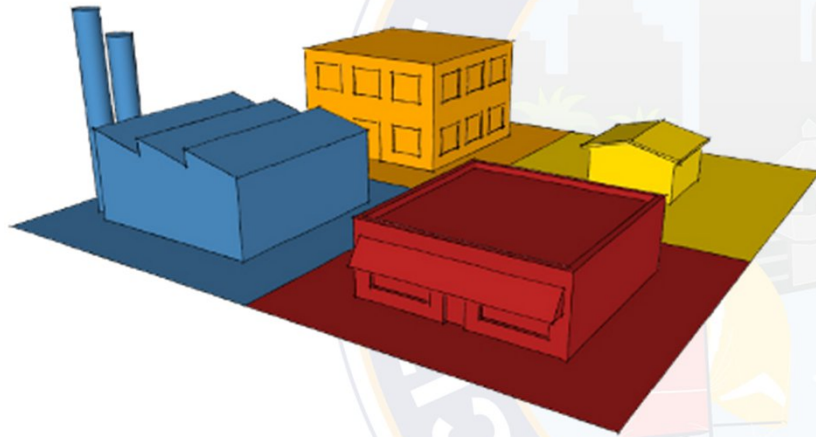
- Purpose
- Types of Plats
- Platting Process

- 3

# 11/10/2021 Planning Commission Meeting

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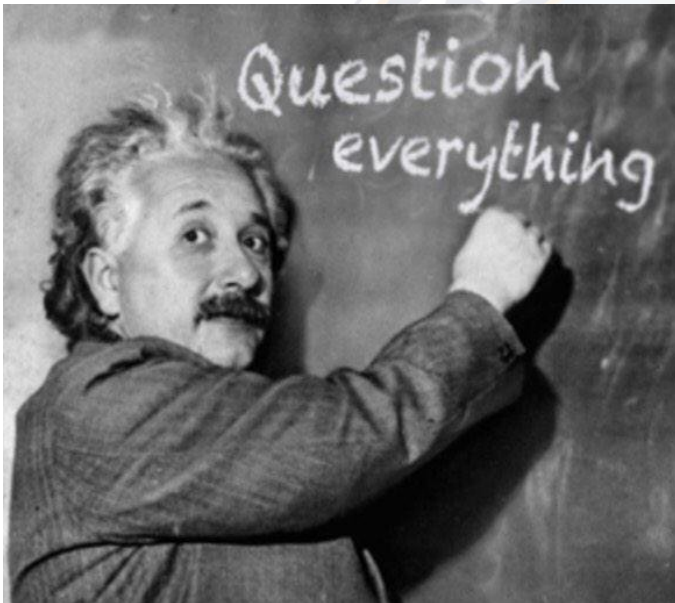
## Zoning 101



- Purpose
- Zoning Districts and Overlays
- UDC/Enforcement
- Board of Adjustment

# 12/08/2021 Planning Commission Meeting

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## Q&A – Open Session

- Open Question and Answer Format
- Covering specific topics requested by Planning Commissioners.