



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 6, 2022

5:30 PM

Council Chambers

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: Chairman Dibble and Commissioner York

IV. Approval of Minutes

1. [22-0618](#) Regular Meeting Minutes of March 23, 2022

Attachments: [MeetingMinutes23-Mar-2022](#)

V. Consent Public Hearing (Item A): 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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. [22-0611](#) 22PL1013
TYLER SUBDIVISION, BLOCK 4, LOT 16 (FINAL - 0.138 ACRE)
Located near the intersection of Rex Lane and Claudia Drive.
Attachments: [CoverPg Tyler 04.06.22MTG](#)
[22PL1013 Tyler.Blk4.Lt16.TRC Comments.R1 0406PC](#)
[22PL1013 Tyler.Blk4.Lt16](#)
3. [22-0612](#) 22PL1019
SOUTH TEXAS BONE & JOINT MEDICAL PLAZA UNIT1, BLK 1, LOTS 2A & 2B (FINAL - 4.32 ACRES)
Located west of Crosstown Expressway (SH 286) and south of Fredrick Drive.
Attachments: [CoverPg S.TXBone&Joint 04.06.22MTG](#)
[Urban Responses of S TX Bone Joint Unit1 \(Replat\) R1 02-02-22](#)
[22PL1019 S TX Bone & Joint Med. Plaza U1 Blk1 Lot 2A,2B \(Final\)R1 02-02-22](#)

Time Extension

4. [22-0656](#) **21PL1128 - 1ST REQUEST**
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3, LOT 2R (FINAL - 1.24 ACRES)
Located east of McKinzie Road and south of Harrington Drive.
Attachments: [TimeExt, HWY VILL SECT 1 4.06.22PCMtg](#)
[Approved plat](#)
[Letter - Time Extension Request](#)

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

The following Public Hearing items will be considered individually

B. Plats

5. [22-0655](#) **19PL1001: AMENDED - CONDITIONAL**
CALLEN SOUTH (PRELIMINARY - 117.29 ACRES)
Located north of CR 48 and east of IH 69.
Attachments: [CoverPg CalallenPrelim 04.06.22MTG](#)
[Calallen South Preliminary Plat](#)

6. [22-0653](#) **21PL1178 - CONDITIONAL**
CALLEN SOUTH UNIT 3 (FINAL - 14.43 ACRES)
Located south of CR 52 and east of Hwy 77.
Attachments: [CoverPg CalallenS.U3_04.06.22MTG](#)
[Calallen South Unit 3 Comment Response.R2](#)
[Calallen Unit 3 Plat.R1](#)
7. [22-0654](#) **21PL1186 - CONDITIONAL**
CALLEN SOUTH UNIT 2 (FINAL - 33.3 ACRES)
Located south of CR 52 and east of Hwy 77.
Attachments: [CoverPg CalallenS.U2_04.06.22MTG](#)
[Calallen South Unit 2 Plat Comment Response.R2](#)
[Calallen Unit 2 Plat.R1](#)

VII. Planning Commission Training Series

8. [21-1453](#) Zoning 101
Attachments: [Zoning 101 - 2021](#)

VIII. Director's Report

IX. Future Agenda Items

X. 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.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, March 23, 2022

5:30 PM

Council Chambers

I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Chairman Dibble and Commissioner York absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Javier Gonzalez.

A motion was made by Commissioner Salazar-Garza to approve the absence listed above and it was seconded by Commissioner Zarghouni. The motion passed.

IV. Approval of Minutes

1. [22-0552](#) Regular Meeting Minutes of March 9, 2022

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

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

Vice Chairman Schroeder asked Staff to present the Consent Agenda, items "2 through 11". Commissioner Salazar-Garza requested that items "8 & 9" be pulled from Consent to be considered individually. Andrew Dimas, Development Services, read the Consent agenda into the record. New Plat items "2 through 6" satisfy all requirements of the UDC/State Law and the Technical Review Committee (TRC) recommends approval. Staff recommends approval for Time Extension item "7". Staff also recommends approval for New Zoning items "10 & 11". After Staff's presentation, Vice Chairman Schroeder opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Gonzalez to approve items "2 through 7; 10 & 11" as presented by Staff and it was seconded by Commissioner Mandel. The motion passed.

A. Plats**New Plats**

2. [22-0519](#) 21PL1168
OSO RANCH (PRELIMINARY- 45.523 ACRES)
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.
3. [22-0520](#) 21PL1172
KING'S LANDING UNIT 3 (FINAL - 21.691 ACRES)
Located north of Lady Claudia Street and west of London Pirate Road.
4. [22-0521](#) 22PL1004
KING'S LANDING UNIT 4 (FINAL - 29.640 ACRES)
Located north of Lady Claudia Street and west of London Pirate Road.
5. [22-0523](#) 22PL1025
LAGUNA VISTA SHORES, BLOCK 5, LOT 7R (REPLAT - 0.291 ACRES)
Located east of Laguna Shores Road and north Riverdale Drive.
6. [22-0532](#) 22PL1026
FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B (REPLAT - 19.32)
Located North of Yorktown Boulevard and East of Cimarron Boulevard.

Time Extension

7. [22-0524](#) 19PL1124
FIFTH QUARTER INDUSTRIAL PARK (PRELIM - 22.88 ACRES)
Located east of North Padre Island Drive and north of Bates Street.

Plat with a Variance (Waiver)

8. [22-0543](#) 21PL1138
SARATOGA DOWNS, UNIT 4A (FINAL: +/-15.51 ACRES)
Specifically located at 1802 Lands Road, generally located north of Lands Road, southwest of Martin Drive terminus.
9. [22-0544](#) **21PL1138: STREET WAIVER & HALF STREETS - CONDITIONAL**
SARATOGA DOWNS, UNIT 4A (FINAL: +/-15.51 ACRES)
Specifically located at 1802 Lands Road, generally located north of Lands Road, southwest of Martin Drive terminus.

Mr. Dimas presented items "8 & 9" for the record as shown above. The applicant is requesting a waiver from construction to the Street Right-of-Way Dimensional Standards in Section 8.2.1.B. of the UDC (item A) and approval of half street construction (item B) for Martin Street and Lands Drive which are collector streets on the Urban Transportation Plan (UTP). He explained the proposals for Items A & B in detail below:

Item A:

To build all local residential streets within the subdivisions of Saratoga Downs Unit 4A and 4B using a 40 foot right-of-way (ROW) width, with a 28 ft paved street section and a 4 ft. sidewalk on one side of the street. This is to accommodate subdivision design. The request will deviate from the L-1C/L-1D type street standard 46 foot ROW width, a 28 foot paved street section with a 4 foot sidewalk on both sides.

Item B:

To build half streets for Martin Street and Lands Drive, both Collectors on the UTP. Developer is requesting to build Martin Street with a 35 foot ROW half street width, a 24 foot paved street section and a 5 foot sidewalk on the development side of the street. They also are requesting to build Lands Drive with a 30 foot ROW half street width, a 24 foot paved section and a 5 foot sidewalk. The typical Minor Residential Collector street has a 60 foot street ROW width, a 40 foot paved section and 5 foot sidewalk on both sides.

Mr. Dimas stated that UDC Section 3.8.3.D Waivers, allows requests to deviate from the design standards in Article 8, Street Right of Way Dimensional Standards, a 46 foot wide street section described under section 8.2.1.B. The builder solution to make 2-way streets on 40 foot right-of-ways is to build a 28 foot paved section with one, 4 foot sidewalk on one side of the street instead having sidewalks on both sides of the street. However, there is sufficient ROW to support a second 4 foot sidewalk. He pointed out that this neighborhood is in the walking proximity of "Los Encinos Elementary School" and sidewalks are expected to be use on a daily basis to walk towards the school. If sidewalks are built on one side of the street only it may cause a safety issue with the daily traffic of pedestrians.

Staff recommends approval of Item A contingent on providing sidewalks on both sides of the street; approval of Item B to build a 35 foot right-of-way half street on Martin Street and to build a 30 foot right-of-way half street on Lands Drive. 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 Planning Commission may choose to follow or decline Staff's recommendation, and may approve, approve with conditions, or deny the waiver request.

After Staff's presentation, the floor was opened for Commissioner questions. After Staff clarified Commissioner questions, the public hearing was opened. Developer for the project, Bart Braselton, addressed the Commission in support of the waiver request. He mentioned there have submitted subdivisions with a similar design (London

Towne/Rancho Vista) which previously been approved by the Commission. He also noted that this design creates a larger depth for driveways. With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Zarghouni to approve Staff's recommendation for items A & B, and it was seconded by Commissioner Miller. The motion passed.

B. New Zoning

10. [22-0533](#) Public Hearing - Rezoning Property at 6801 Sandra Lane

Case No. 0322-03, Sergio and Martha Guerrero: Ordinance rezoning property at or near 6801 Sandra Lane (located along the south side of Sandra Lane, north of Saratoga Boulevard, east of Airline Road, and west of Summer Ridge Drive) from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District .

11. [22-0534](#) Public Hearing - Rezoning Property at 3802 Saratoga Boulevard (State Highway 357)

Case No. 0322-04, Corpus Christi Island Apartment Villa Management Group, LLC & Thomas Weber LC: Ordinance rezoning property at or near 3802 Saratoga Boulevard (Located along the 3802 Saratoga Boulevard (State Highway 357), located along west side of Weber Road, east of Kostoryz Road, and north of Saratoga Boulevard) from the "RM-1" Multifamily District to the "RM-3" Multifamily District.

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

C. Plat with a Variance (Waiver)

- 12. [22-0522](#) 22PL1018**
POMPANO PLACE, BLOCK 1, LOT 6R (REPLAT - 0.515 ACRES)
Located south of Mediterranean Drive and west of Laguna Shores Road.

- 13. [22-0530](#) 22PL1018 - SIDEWALK**
POMPANO PLACE, BLOCK 1, LOT 6R (REPLAT - 0.515 ACRES)
Located south of Mediterranean Drive and west of Laguna Shores Road.

Mr. Dimas presented items "12 & 13" for the record as shown above. He mentioned that the accompanying plat satisfies all requirements of the UDC/State Law and TRC recommends approval. He proceeded with the presentation for the sidewalk waiver. The sidewalk waiver request is for Mediterranean Drive. For location purposes, he presented an aerial map of the subject property. He proceeded to outline the factors in support and against the waiver. The sidewalk waiver request is for Mediterranean Drive.

The applicant states that they do not believe the sidewalk should be required because:

1. There are currently no adjacent sidewalks along Mediterranean Drive to connect to.
2. There are open ditches along the right of way of Mediterranean Drive which would make it unsafe for pedestrian to use sidewalk.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
4. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render subdivision of land unfeasible.

Factors weighing against the waiver:

1. Mediterranean Drive is a collector street on the Transportation Plan and a sidewalk network could be started on Mediterranean Drive.
2. A sidewalk network exists on the opposite corner of Laguna Shores and Mediterranean Drive and Samoa Drive and Mediterranean Drive.
3. Since Mediterranean is on the UTP, the Bike Mobility Plan and the ADA plan it does not qualify for the exemptions on section 8.2.2.C.5.a in the UDC.
4. There is a bus stop 220 feet away from the corner of the lot.

Section 3.30.1 and 8.1.4 of the UDC require construction of sidewalk as part of the platting process. The UDC also states, under §8.2.2.B.1, that a waiver may be granted, in accordance with the procedures outlined in §3.8.3.D. 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 MobilityCC Plan as an Arterial it does not qualify for an exception.

Staff recommends denial of the waiver from the sidewalk construction requirement. Planning Commission may choose to follow or decline Staff's recommendation, and may approve, approve with conditions, or deny the waiver request. After Staff's presentation, Vice Chairman Schroeder opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Miller to approve the plat and the sidewalk waiver request, items "12 & 13", and it was seconded by Commissioner Salazar-Garza. The motion passed.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment: There being no further business to discuss, the meeting adjourned at 6:00 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 22PL1013

TYLER SUBDIVISION, BLOCK 4, LOT 16 (FINAL – 0.138 ACRE)

Located near the intersection of Rex Lane and Claudia Drive.

Zoned: RS-4.5

Owner: Drake Atkinson

Surveyor/Engineer: Brister Surveying

The applicant proposes to plat the lot for the construction of a house. 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#: S.R. / District No4

App Received: 01-11-2022

TRC Meeting Date: 01-27-2022

TRC Comments Sent Date: 01-31-2022

Revisions Received Date (R1): 02-11-2022

Staff Response Date (R1): 02-14-2022

Revisions Received Date (R2):

Staff Response Date (R2):

Planning Commission Date: 03-09-2022 04-06-2022 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: 22PL1013

Tyler Subdivision, Block 4, Lot 16 (Final Plat – 0.138 Acre)

Located near the intersection of Rex Lane and Claudia Drive.

Zoned: RS-4.5

Owner: Drake Atkinson

Surveyor: Brister Surveying

The applicant proposes to plat the property to plat the lot for the construction of a house.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace "Final Plat of" with "Plat of" in plat's title.	CHANGED HEADER.	Addressed.		
2	Plat	Remove final from the plat description.	CHANGER VERBAGE.	Addressed.		
3	Plat	Remove site number from ROW label.	REMOVED SITE NUMBER.	Addressed.		
4	Plat	Remove S in acres where acreage is below 2.	REMOVED S's.	Addressed.		
	Plat	Label other tract owned by applicant with legal description. Include owner's name as well. Do the same for Portion Lot 26, Section 52.	UPDATED ADJOINER INFO.	Addressed.		
6	Plat	Update Planning Commission certificate block to "...WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS."	CHANGED CERTIFICATE BLOCK.	Addressed.		
7	Plat	Daniel Dibble is new Chairman for Planning Commission. Update the Planning Commission certificate block accordingly.	UPDATED CHAIRMAN NAME.	Addressed.		
8	Plat	If applicable, provide a vendor's lien certificate block.	N/A	Addressed.		
9	Plat	Show/label any ditch.	SHOWING AND LABELED DITCH.	Addressed.		
10	Plat	Water Distribution System Lot Fee: 1 Lot x (\$200.20/Lot)= \$200.20	OK.			
11	Plat	Wastewater System Lot Fee: 1 Lot x (\$432.30/Lot)= \$432.30	OK.			
12	Plat	Water Pro-Rata Fee: 60 LF x (\$11.58/LF) = \$694.80	OK.			
13	Plat	Wastewater Pro-Rata Fee: 60 LF x (\$13.40/LF) = \$804.00	OK.			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?		No
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks		No, Developed area, no Sidewalk. 70% developed by Lot, 90% developed by linear feet.
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	NO.	
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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.			

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

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Fire has no comment. Water infrastructure and hydrant placement are acceptable for this residential area.	OK.			

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

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Just outside APZ-2 for NOLF Waldron. Maybe subjected occasional aircraft overflight and noise.	OK.			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	1.4 miles South of Waldron ALF. This property has been identified as being located within the navigable airspace of Waldron ALF. (The following general note shall be included on the plat...) "The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations."	ADDED TO NOTE 8.	Addressed.		

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

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

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

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

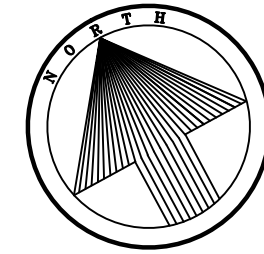


Brister Surveying

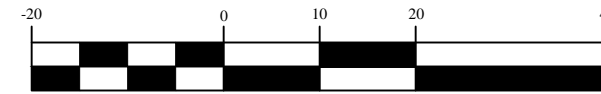
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbc.com
Firm Registration No. 10072800

PLAT OF TYLER SUBDIVISION BLOCK 4, LOT 16

BEING A PLAT OF A 0.138 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021031973, OFFICIAL RECORDS NUECES COUNTY, TEXAS, AND BEING OUT OF LOT 24, SECTION 52, "FLOUR BLUFF AND ENCINAL FARM AND GARDENT TRACTS", AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS.



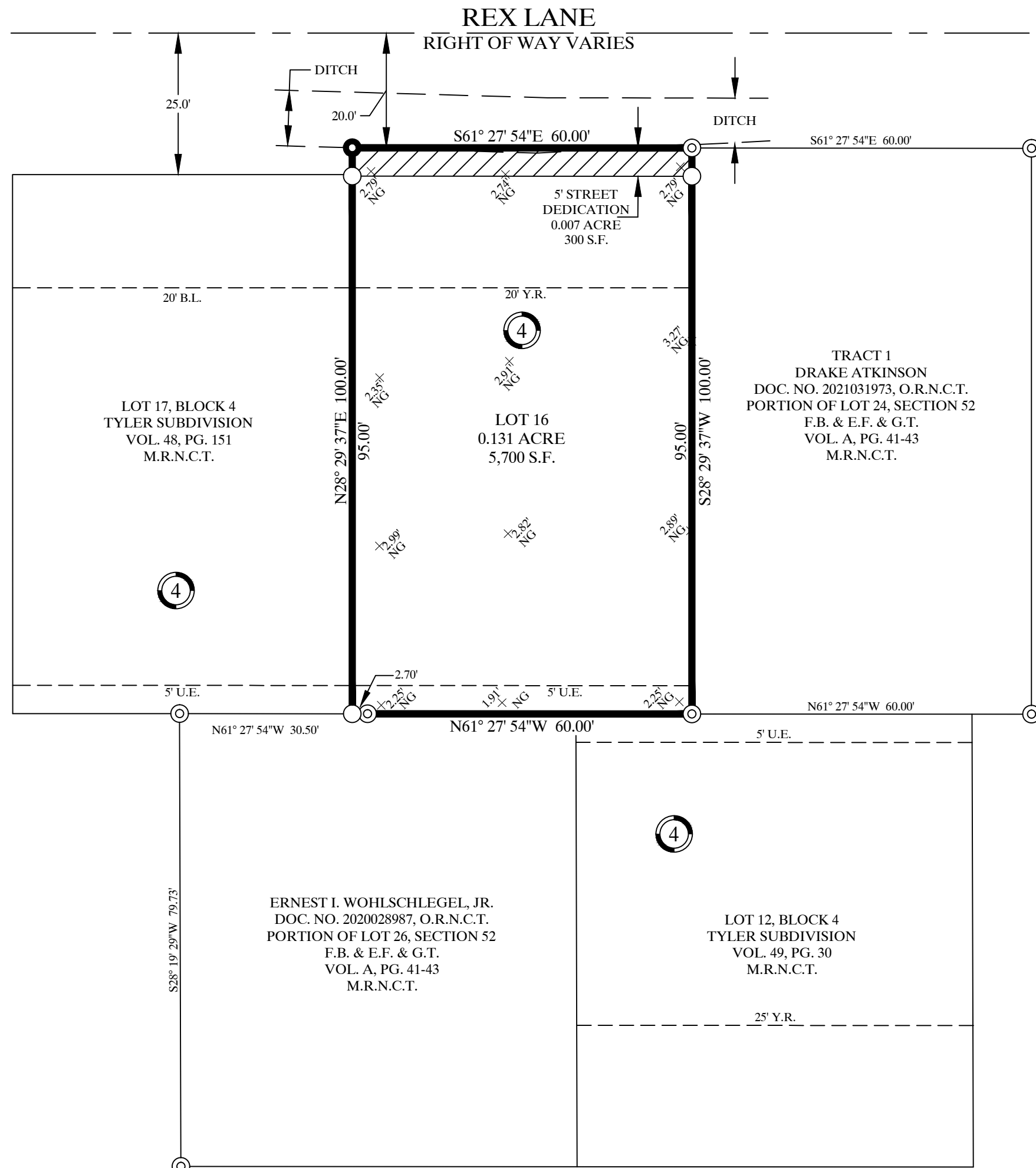
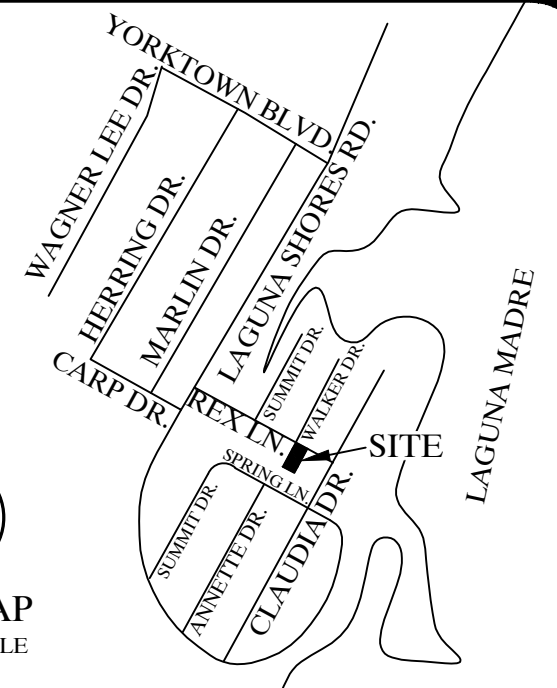
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



SITE MAP
NOT TO SCALE



LEGEND:
B.L. = BUILDING LINE
CL. = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

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

STATE OF TEXAS
COUNTY OF NUECES

I, DRAKE ATKINSON, DO HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 4, LOT 16, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2022

DRAKE ATKINSON, OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2022

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2022

DANIEL DIBBLE
CHAIRMAN

AL RAYMOND III, A.I.A.
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 _____, 2022

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 _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022 AT ____ O'CLOCK ____ M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

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

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2022

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "A18 (EL 10)" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356 C, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "AE (EL 9)" ON THE PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0735 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE PRELIMINARY DATE OF OCTOBER 23, 2015.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. MEASURED ELEVATIONS ARE BASED ON WDS VRS NETWORK, NAVD 88 US SURVEY FEET.
5. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
6. THE TOTAL PLATTED AREA IS 0.138 ACRE INCLUDING STREET DEDICATION.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.

DATE OF MAP: 12 JANUARY 2022

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 22PL1019

SOUTH TEXAS BONE & JOINT MEDICAL PLAZA UNIT1, BLK 1, LOTS 2A & 2B
(FINAL - 4.32 ACRES)

Located west of Crosstown Expressway (SH 286) and south of Fredrick Drive.

Zoned: CN-1 & ON (Ordinance No. 031555)

Owner: 2413 Memorial Parkway, LLC
Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property to get building permits. 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-3
App Received: Received 01/18/22, Processed on 01/19/22 Deadline
TRC Meeting Date: 01/27/22
TRC Comments Sent Date: 01/31/22
Revisions Received Date (R1): 02/01/22
Staff Response Date (R1): 3-4-22
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: 3-23-22

TRC comments metPC 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: 22PL1019

URBAN ENGINEERING RESPONSES 1/31/2022

South Texas Bone & Joint Medical Plaza Unit1 Blk 1, Lot 2A,2B (FINAL) 4.32 ACRES
Located North of Crosstown EXP 286

Zoned: CN-1 & ON (Ordinance no. 031555)

Owner: 2413 MEMORIAL PARKWAY LLC
Surveyor: URBAN ENGINEERING

The applicant proposes to plat the property in order to get building permits.

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	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Change "Bing a minor re-plat" to read as "Being a Replat of"	has been revised	Resolved		
2	Plat	Replace "Director of the development services" to " Planning commission" in the signature block.	has been revised	Resolved		
3	Plat	Revise signature to " Al Raymond, III, AIA , Secretary"	has been revised	Resolved		
4	Plat	Document number missing for AEP Easement labelled.	Understood, will be added prior to recordation	Resolved		
5	Plat	Add signature to read as "Daniel Dibble, Chairman"	has been revised	Resolved		
6	Infor	Water and wastewater distribution fees previously paid thus, Exempt.	Understood	Resolved		

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?	Previously submitted		Understood
Water	Per approved PI Plans	No	Understood
Fire Hydrants	Per approved PI Plans	No	Understood
Wastewater	Per approved PI Plans	No	Understood
Manhole	Per approved PI Plans	No	Understood
Stormwater	Per approved PI Plans	No	Understood
Sidewalks		No, for this phase	Understood
Streets		No	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	Resolved		
2	Plat	Public Improvements Plans have been received. If plans have changed submit a .PDF copy of Revised 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	Resolved		
3	Utility Plan	Per original final Plat for Lots 1-3	Understood	Resolved		
4	SWQMP	Per original final Plat for Lots 1-4	Understood	Resolved		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDB 1.2.1.D & 8.2.6; Water Distribution Standards) - (Refer DS Engineering comment 1 & 2)	Understood	Resolved		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) - (Refer DS Engineering comment 1 & 2)	Understood	Resolved		

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

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

1	Plat	Provide a clarification on the property dedicated to Martin half street from Dorado to Los Encinos School. Will the developer build the half street, curb and sidewalk.	No, this plat does not border Martin St.	Resolved		
2	Plat	Provide a clarification on the property dedicated to Martin half street from Los Encinos School to the end of the property. Will the developer build the half street and sidewalk?	Please see above response	Resolved		
3	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood	Resolved		
4	Informati onal:	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	Resolved		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood	To be resolved with Site Development.		
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood	To be resolved with Site Development.		
3	Plat	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood	To be resolved with Site Development.		
4	Plat	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.	Understood	To be resolved with Site Development.		
5	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood	To be resolved with Site Development.		

6	Plat	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood	To be resolved with Site Development.		
7	Plat	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood	To be resolved with Site Development.		
8	Plat	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood	To be resolved with Site Development.		
9	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood	To be resolved with Site Development.		
10	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood	To be resolved with Site Development.		
11	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 resolved with Site Development.		
12	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 resolved with Site Development.		
13	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 resolved with Site Development.		
14	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 resolved with Site Development.		

15	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 resolved with Site Development.		
16	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. (Plan indicates that Martin Street will now form a Cul-de-Sac.)	Martin street is not adjacent to this plat.	To be resolved with Site Development.		
17	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 resolved with Site Development.		
18	Plat	Commercial development of the property will require further Development Services review.	Understood	To be resolved with Site Development.		

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

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

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

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	.96 miles North of Cabaniss ALF. This property has been identified as being located within the navigable airspace of Cabaniss ALF. (The following general note shall be included on the plat...) "The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations."	Understood	Resolved		

NAS CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in APZ-2 at NOLF Cabaniss. Will be subjected to aircraft noise and overflight.	Understood	Resolved		

AEP-TRANSMISSION						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Cabaniss – Westside 138kV runs through parcel in Phase 3. Our comments would be no above ground site improvements within 40’ from centerline.	Understood	Resolved		

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

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

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

INFORMATIONAL

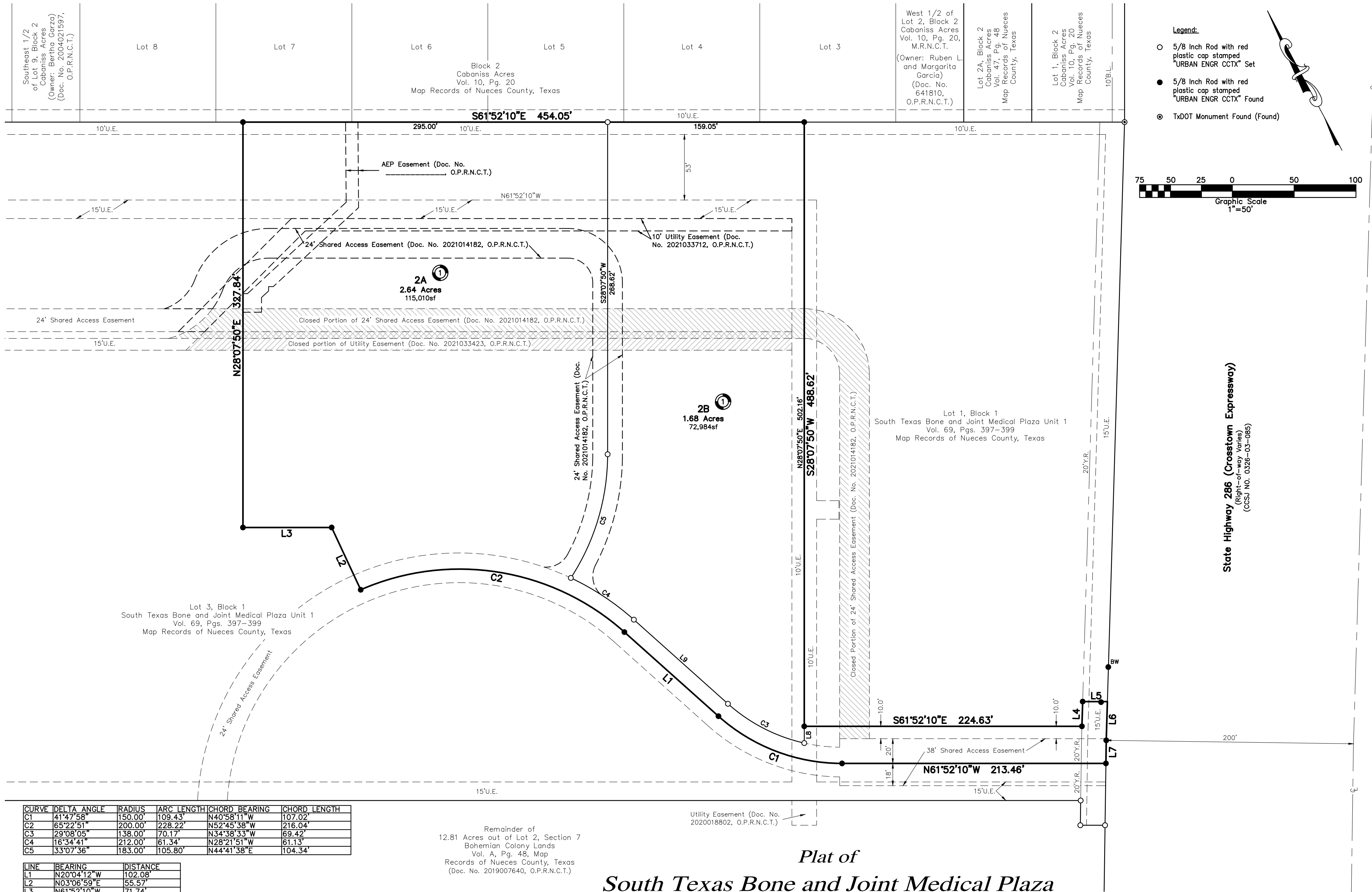
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°47'58"	150.00'	109.43'	N40°58'11"W	107.02'
C2	65°22'51"	200.00'	228.22'	N52°45'38"W	216.04'
C3	29°08'05"	138.00'	70.17'	N34°38'33"W	69.42'
C4	16°34'41"	212.00'	61.34'	N28°21'51"W	61.13'
C5	33°07'36"	183.00'	105.80'	N44°41'38"E	104.34'

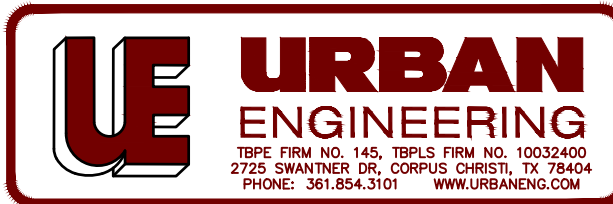
LINE	BEARING	DISTANCE
L1	N20°04'12"W	102.08'
L2	N03°06'59"E	55.57'
L3	N61°52'10"W	71.74'
L4	N29°49'47"E	20.01'
L5	S61°52'10"E	20.01'
L6	S29°49'47"W	31.34'
L7	S28°56'02"W	18.67'
L8	S28°07'50"W	13.54'
L9	N20°04'31"W	102.08'

Remainder of
12.81 Acres out of Lot 2, Section 7
Bohemian Colony Lands
Vol. A, Pg. 48, Map
Records of Nueces County, Texas
(Doc. No. 2019007640, O.P.R.N.C.T.)

Plat of
South Texas Bone and Joint Medical Plaza
Unit 1
Block 1, Lots 2A and 2B

being a re-plat of Lot 2, Block 1, South Texas Bone and Joint Medical Plaza Unit 1, a map of which is recorded in Volume 69, Pages 397-399, 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: 1/31/22
Submitted: 1/19/22
SCALE: 1"=50'
JOB NO.: 04916.C1.08
SHEET: 2 of 2
DRAWN BY: XG

©2022 by Urban Engineering
urbansurvey1@urbaneng.com

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

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 Planning Commission originally approved the above plat on October 13, 2021 (expires April 13, 2022). This is the first request for a six-month extension.

The applicant states: "Please note the plat required public improvements are nearly complete. The contractor is awaiting final testing and city observed water connection to complete the proposed new water main."

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

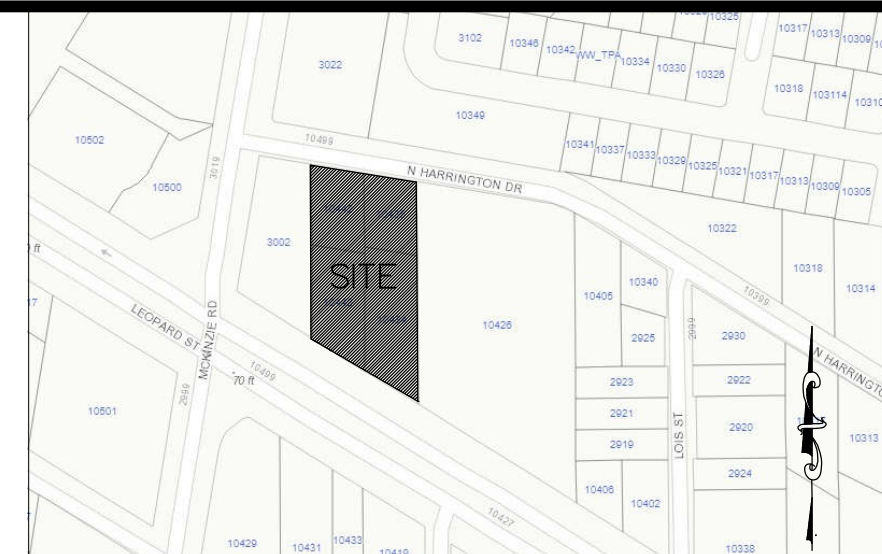
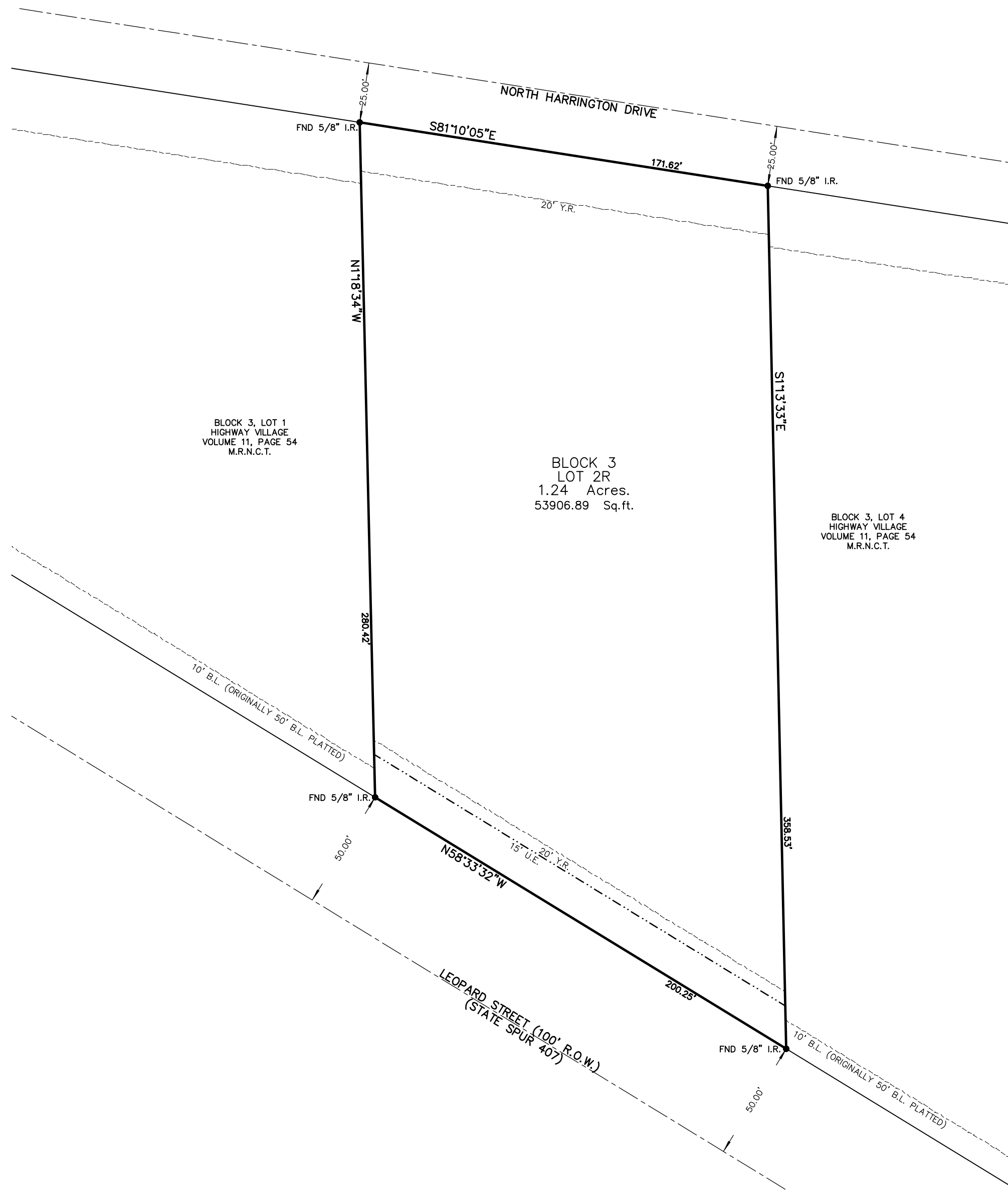
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
DELAY.

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.

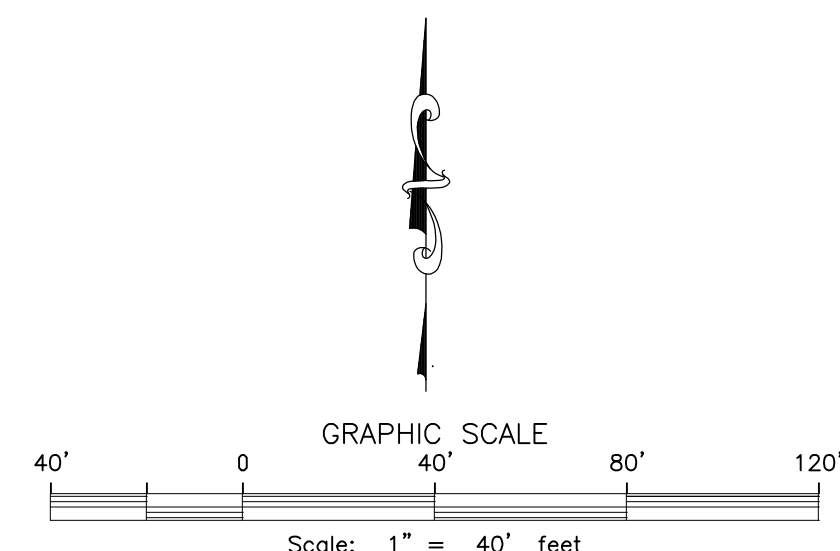


LOCATION MAP
NOT TO SCALE

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 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 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.

APPROVED PLAT
OCTOBER 13, 2021
PLANNING COMMISSION



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



March 30, 2022

Plat Applications
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:

Please accept this letter as a formal request for a time extension for the approval of the subject plat. Please note the plat required public improvements are nearly complete. The contractor is awaiting final testing and city observed water connection to complete the proposed new water main.

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

Sincerely,

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 19PL1001

CALALLEN SOUTH (AMENDED PRELIMINARY – 117.29 ACRES)

Located north of CR 48 and east of IH 69.

Preliminary plat originally approved on May 29, 2019, and consistent with Final Plats Calallen South Unit 2 (21PL1186) and Calallen South Unit 3 (21PL1178).

Zoned: RS-6 (Rezoned from FR Farm Rural)

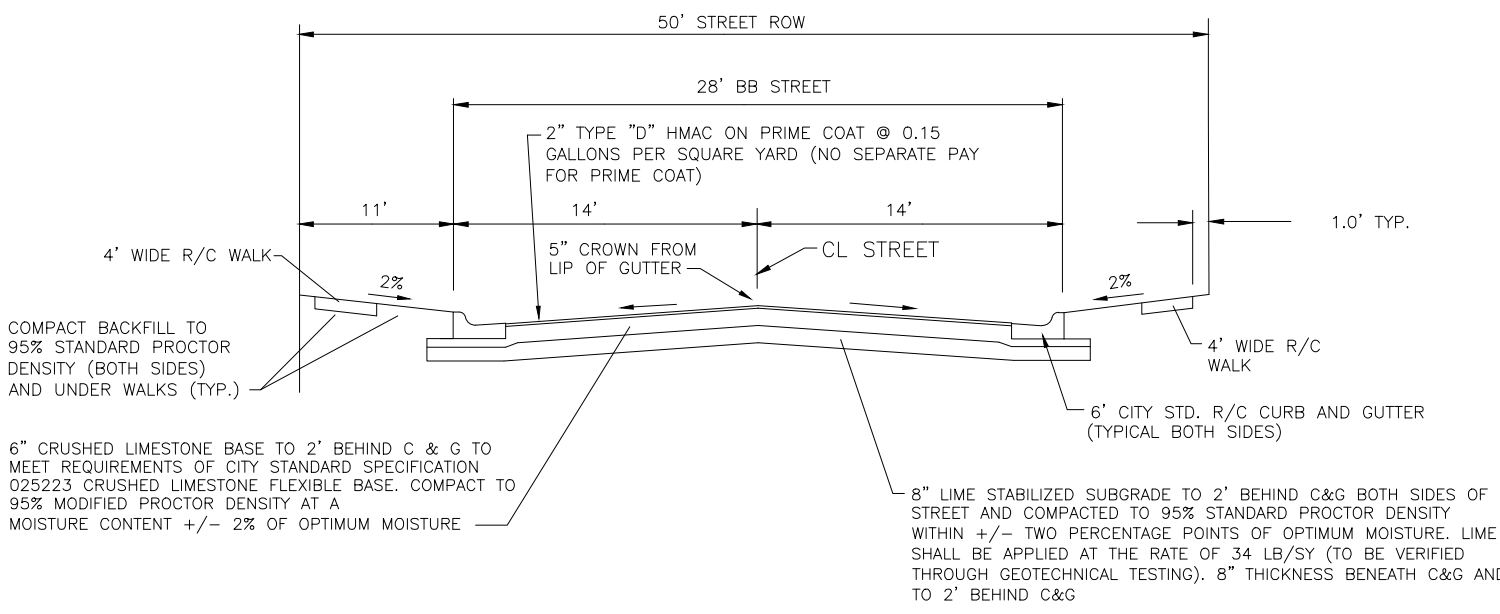
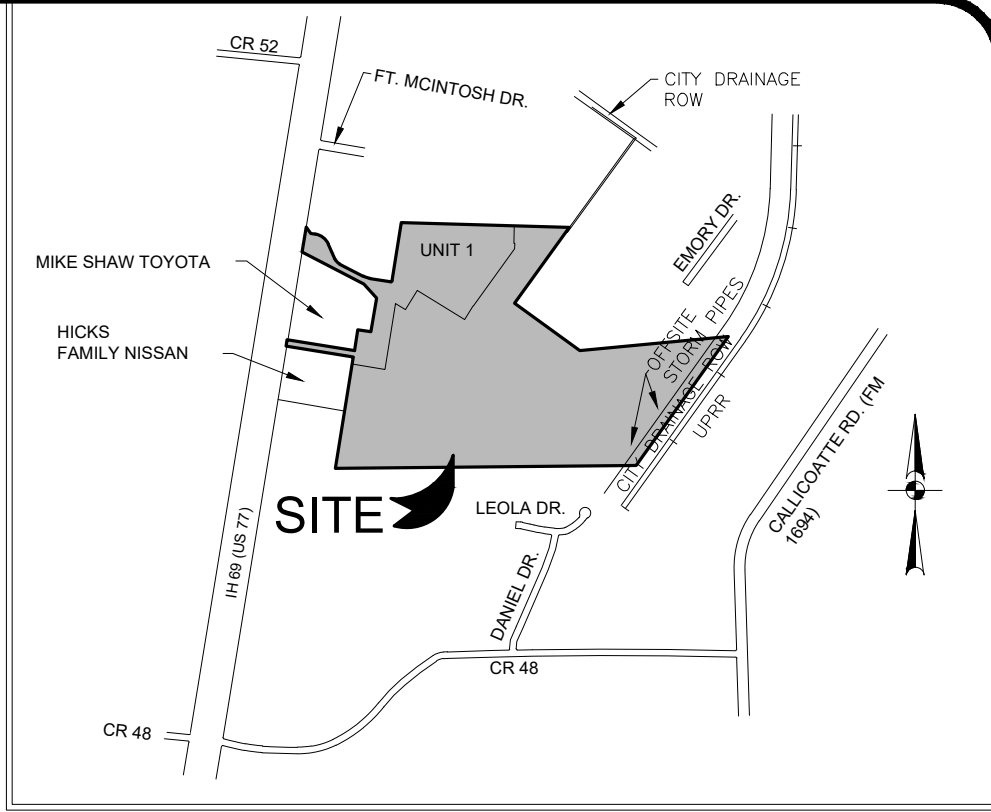
Owner: Walker Holdings & Development, LLC

Surveyor/Engineer: Bass & Welsh Engineering

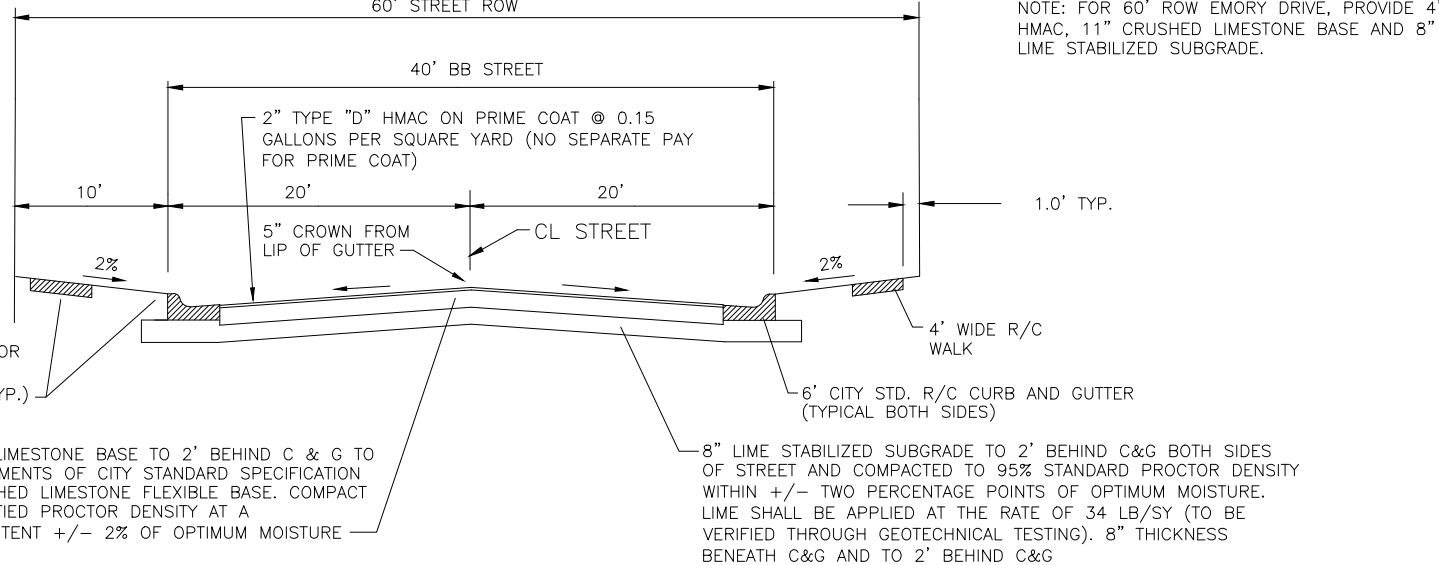
The applicant proposes to plat the property to develop 411 residential units. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

PRELIMINARY PLAT OF
CALALLEN SOUTH

A 117.291 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT,
ABSTRACT 592 AND BEING ALL OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED,
DOC. NO. 2018052721, OFFICIAL RECORDS, NUECES COUNTY, TEXAS
CORPUS CHRISTI, NUECES CO., TX



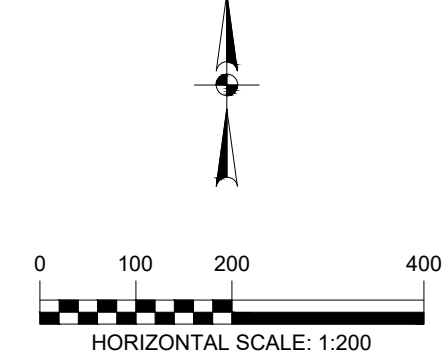
TYPICAL STREET SECTION - 50' ROW
NTS



TYPICAL STREET SECTION - 60' ROW
NTS

TENSAR GEO GRID

TENSAR GEOTEX TX-5 (OR PRE-APPROVED EQUAL) MAY BE USED IN LIEU OF 8" LIME STABILIZED SUBGRADE. PLACE GEO GRID TO 2' BC AND CONSTRUCT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CRUSHED LIMESTONE BASE SHALL OVERLAY GEO GRID. GEO GRID MAY BE SUBSTITUTED FOR (USED IN LIEU OF) 8" LIME STABILIZED SUBGRADE FOR ALL STREET SECTIONS (NO SEPARATE PAY). CONSTRUCT IN ACCORDANCE WITH CITY SPECIFICATION 022040 AND THE MANUFACTURER'S RECOMMENDATIONS. IF GEOTEX IS USED PROVIDE 6" (MINIMUM) THICKNESS COMPACTED CRUSHED LIMESTONE BASE IMMEDIATELY ABOVE THE GEOTEX.



LEGEND:

- D.R.N.C.T. = DEED RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T. = MAP RECORDS, NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS, NUECES COUNTY, TEXAS

NOTES

- THIS SITE IS ZONED RS-4.5.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER, DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAPS 48355C02600 AND 48355C02800, BOTH MAPS STAMPED OR MARKED "REVISED PRELIMINARY MAY 30, 2018" IN A ZONE THAT IS OUTSIDE THE AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN OR AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- LEGAL DESCRIPTION: A 117.291 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND BEING ALL OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2018047946, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
- DESCRIPTION OF SITE DRAINAGE: THE ENTIRE SITE WILL DRAIN VIA UNDERGROUND PIPES TO EXISTING DITCHES WHICH RUN ALONG THE EAST AND SOUTH SIDES OF THE SUBJECT TRACT.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR ANY PROJECT ONE (1) ACRE OR GREATER OR A STORM WATER POLLUTION CONTROL PLAN IF LESS THAN ONE (1) ACRE.
- 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.
- EACH LOT AREA MUST COMPLY WITH THE CURRENT ZONING DESIGNATION 4,500 SF MINIMUM.
- WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- THE TOTAL PLATTED AREA CONTAINS 117.291 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- EACH ZONING DISTRICT SHALL CONFORM TO MINIMUM LOT WIDTH (FT.) STANDARDS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- STREET CENTER LINES SHALL BE 25' - 25' FOR 50' RIGHTS-OF-WAY AND 30' - 30' FOR 60' RIGHTS-OF-WAY.
- CONFORMANCE TO THE VISION TRIANGLE REQUIREMENTS OF UDC SECTION 4.2.9, TO PREVENT VISION OBSTRUCTIONS AT STREET INTERSECTIONS SHALL BE REQUIRED.
- ANY ACCESS ONTO US 77 (H 69) SHALL HAVE TxDOT APPROVAL.
- NO DRAINAGE FROM DEVELOPMENT AND ADJACENT LOTS BEING DEVELOPED TO US 77 (H 69) FRONTAGE RD.
- DRIVEWAY IS PROHIBITED ALONG IH 69/US 77.

PIPELINE EASEMENT NOTES:

- THIS 60' EASEMENT CONSISTS OF THREE OVERLAPPING EASEMENTS DEFINED BY DOCUMENT NO.s 2019013937, 2019013938 AND 2019013939, O.R.N.C.T.
- THIS 36' EASEMENT IS SHOWN IN AMENDMENT TO AND PARTIAL RELEASE OF RIGHT OF WAY, DOCUMENT NO. 2020041576, O.R.N.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	159.49'	160.00'	057°06'50"	87.08'	152.97'
C2	67.94'	100.00'	038°55'38"	35.34'	66.64'
C3	63.65'	200.00'	018°14'00"	32.09'	63.38'
C4	15.70'	10.00'	089°56'49"	9.99'	14.14'

LOT COUNT	
UNIT	TOTAL NO. LOTS
UNIT 1 (23.50 AC)	73
UNIT 2 (17.01 AC)	81
UNIT 3 (14.43 AC)	72
UNIT 4 (14.84 AC)	81
UNIT 5 (14.76 AC)	73
UNIT 6 (19.30 AC)	75
UNIT 7 (13.46 AC)	51
TOTAL LOTS	506
TOTAL ACREAGE	117.291 AC.

LOT DENSITY = 4.31 LOTS PER ACRE

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
BY: RICHARD MOTT - AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
290 S. CASTELL AVE., SUITE 100
NEW BRAUNFELS, TX 78130
PH: (830) 625-8555



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 21PL1178

CALLEN SOUTH UNIT 3 (FINAL – 14.43 ACRES)

Located south of CR 52 and east of Hwy 77.

Zoned: RS-4.5

Owner: Lennar Homes - Richard Mott

Surveyor/Engineer: HMT Engineering & Surveying

The applicant proposes to plat the property to develop 72-unit single-family residential subdivision. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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#1
App Received: 11-17-21
TRC Meeting Date: 12-2-21
TRC Comments Sent Date: 12-3-21
Revisions Received Date (R1): 1-18-21
Staff Response Date (R1): 1-19-21
Revisions Received Date (R2): 3-24-22
Staff Response Date (R2): 3-30-22
Planning Commission Date: 4-6-22

Preliminary Plat is required

Conditional Comments

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: 21PL1178

CALALLEN SOUTH UNIT 3 (FINAL – 14.43 ACRES)
Located south of CR 52 and east of Hwy 77

Zoned: RS-4.5

Owner: Lennar Homes - Richard Mott
Surveyor/Engineer: HMT Engineering & Surveying

The applicant proposes to plat the property develop a72 unit single family 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)	Comment acknowledged. Plat closes to acceptable engineering standards.	Addressed.		
2	Plat	Acreage on notes 4 and 5 are incorrect. Pls revise.	Comment acknowledged. Acreage on notes 4 and 5 are updated.	Addressed.		

3	Plat	Ensure all block numbers are correct for platted area (block 6 lot 20). Labeling blocks with circled number is preferred.	Comment acknowledged. Block numbers are now circled in spaced out lots.	Addressed.		
4	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide larger text for the Plat title and plat description for both pages of plat.	Comment acknowledged. Larger text is provided.	Addressed.		
2	Plat	Provide a larger Location Map.	Larger location map provided.	Addressed.		
	Plat	Verify horizontal scale is 1:200. Not scaling to plat drawing.	Verified horizontal scale. Reference Corpus Christi platting ordinance III. H. 2. a)	Addressed.		
3	Plat	In order for Owner's name to remain on Plat's owner signature certificate, a copy of the recorded Deed will be required prior to the plat recordation.	A Deed will be provided before recordation.	To be addressed prior to recordation.		
4	Plat	Plat note 4 legal description does not match Plat description under title.	Plat note 4 legal description updated.	Addressed.		
5	Plat	Plat note 5 does not match plat application for acreage of plat.	Plat note 5 updated.	Addressed.		
6	Plat	Provide copy of HOA to Development Services.	Will provide once HOA documentation is available.	To be addressed prior to recordation.		
7	Plat	To address the infrastructure crossing in the Private street. Update on Plat note 8 to "Private street and Easement" .	Plat note 8 updated.	Addressed.		
8	Plat	DS Engineer is Brett Flint, PE.	DS Engineer name updated.	Addressed.		
9	Plat	PC Chairman is Jeremy Baugh and Secretary is Al Raymond III, AIA	PC Chairman and Secretary name updated.	Addressed.		
10	Plat	Provide square footages for all lots on a table or within lot area.	Sqaure footage for all lots provided.	Addressed.		
11	Plat	Label 5' EE on Lot 16, Blk 8; on Lot 34, Blk 14; on Lot 1, Blk 14	Comment acknowledged. 5' EE is labeled.	Addressed.		
12	Plat	Verify Block 14 boundaries.	Block 14 boundaries verified.	Addressed.		

13	Plat	Recommend providing an easement at rear of Block 6 and 14.	Easement has been added to the rear of Block 6 and 14.	Addressed.		
14	Plat	Verify right of way width of Silverado Drive (label) and dimensions. Unit 1 Silverado Drive is a 60 ft ROW. Verify with Silverado Drive east of Emory Drive.	Comment acknowledged. Verified with preliminary plat.	Addressed.		
15	Plat	Water Distribution System lot fee – 72 lots x \$200.20/lot = \$14,415.71	Fees will be paid before recordation	To be addressed prior to recordation.		
16	Plat	Wastewater System lot fee –721 lots x \$432.30/lot = \$31,125.60	Fees will be paid before recordation	To be addressed prior to recordation.		
17	Plat	Provide document for Pipeline Easement.	Comment acknowledged and provided.	Addressed.		
18	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	Comment acknowledged. Coordination with AEP and confirmation will be provided.	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.	N/A	Addressed.		

NUECES COUNTY APPRAISAL DISTRICT

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2385-0060-0109 we have the owner as Walker Holdings & Development LLC per document 2019022015 & 20219035565	Will provide a deed of ownership before recordation.	To be addressed prior to recordation.		

DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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	Comment acknowledged.	To be addressed with public improvements.		
2	PI Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Comment acknowledged.	To be addressed with public improvements.		
3	Utility Plan	Clearly show and Label the connections points to the existing systems	Comment acknowledged.	To be addressed with public improvements.		
4	Utility Plan	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Comment acknowledged.	Adderssed with updated Prelim plat.		
5	Utility Plan	Provide estimated flows at the connection points to the existing waste water system. (Request from Utilities Engineering)	Estimated flows will be shown on Sewer Utility plans	To be addressed with public improvements.		
6	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)	Understand, and will add.	Acceptable - Addressed		
7	SWQMP	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Street names and lots have been updated to match plat	To be addressed updated Preliminary plat.		
8	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Understand, and will add.	Not addressed, information not provided.		
9	SWQMP	Provide contours or flow direction arrows to document pre-, and post-Development flow pattens (on and Off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Understand, and will add.	Not addressed, pre- and Post-development flows are not shown. A Statement that there is no impact to or from offsite flows, contours provided show there may be run-on from adjacent sites. Provide the requested information.		
10	SWQMP	State the receiving water on the SWQMP and delineate the path and outfall of runoff to the receiving waters. (MC 14-1002)	Understand, and will add.	Not Addressed, the Receiving Waters are noted, but the route of the runoff is not provided.		
11	SWQMP	show outfall structure at the existing storm water ditch. (MC 14-1002)	Understand, and will add.	Partially addressed, may be addressed with Public Improvement plans.		

12	SWQMP	Verify capacity of the existing / proposed ditch and state conformance with the stormwater master plan or appropriate master plan amendment. (MC14-1002)	Will verify and add calculations to prove conformance.	Not addressed, Cross sections are provided, but no capacity calculations. In addition the cross sections request the City to acquire additional Right-of-Way to support this development, the City has not agreed to this acquisition.		
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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).	Utilities will be constructed before recordation.	To be addressed with public improvements.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Utilities will be constructed before recordation.	To be addressed with public improvements.		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The City will not be held liable for damages to the private street, as per item 10 in the plat notes.	Understood	Addressed with HOA document.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat:	Silverado Dr shows a dead end without a permanent or temporary cul-de-sac. Solid Waste vehicles need to turn around using a cul-de-sac in order to service lot 42. Need to revise design in this area to address this comment.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	Separate Temporary right of way easement to recorded prior to plat recording		
2	Infor:	Driveways on Texas Department of Transportation (TxDOT) maintained roadways shall conform to TxDOT Design criteria and shall be permitted by TxDOT.	Understood	Addressed.		
3	Informa tional:	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	Addressed.		

4	Informa tional:	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 with public improvements.		
5	Informa tional:	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 with public improvements.		
6	Informa tional:	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 with public improvements.		
7	Informa tional:	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 with public improvements.		
8	Informa tional:	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 with public improvements.		

9	Informational:	The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. 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 with public improvements.		
10	Informational:	The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process	Understood	To be addressed with public improvements.		

FLOODPLAIN						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	N/A	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	Comment acknowledged.	To be addressed with public improvements.		
2	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		

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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		
6	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Comment acknowledged.	To be addressed with public improvements.		

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.	Comment acknowledged.	To be addressed with public improvements.		
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.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	To be addressed with public improvements.		
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.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	To be addressed with public improvements.		
14	Note	During time of construction, roads that form a dead-end shall have temporary turn-arounds until such time as the road is completed.	Comment acknowledged.	To be addressed with public improvements.		
15	Note	Turning radius for fire apparatus should not be less than 45 degrees and curb to curb at 36 feet. The "hairpin turn" created at the intersection of Skylark and Buick results in an acute angle that would appear to prevent fire apparatus from completing a turn without having to back up to negotiate the turn.	Skylark and Buick are not included in the unit 3 plat.	To be addressed with public improvements.		
16	Note	Note that Wildcat, Riviera, and Skylark are duplicate streets in the City of Corpus Christi.	Comment acknowledged.	Addressed.		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. from lots 2 thru 15 and lot 17 , blk. 6	Comment acknowledged. 5' U.E. added.	Addressed.		
2	Plat	10' U.E. Between lots 15 & 20, 15 & 19, Blk. 6. (5' on each side)	Comment acknowledged. 10' U.E. added.	Addressed.		
3	Plat	10' U.E. Between lots 16 & 19, 17 & 19, 18 & 19, Blk. 6	Comment acknowledged. 10' U.E. added.	Addressed.		
4	Plat	10' U.E. Between lots lots 33 & 34, blk. 14	Comment acknowledged. 10' U.E. added.	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park Development Fee (\$200 per unit) = \$200 x 72 units = \$14,400.00	Fees will be paid before recordation.	To be addressed prior to recordation.		
2	Plat	In lieu of land dedication, \$62,500/acre x .72 acres = \$45,000 is due unless fair market value/purchase information is provided.	Fees will be paid before recordation.	To be addressed prior to recordation.		

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is located along but not immediately adjacent to any bus stops served by Route 27 Leopard/Navigation and should not adversely impact any CCRTA Services.	Understood	Addressed.		

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	In regards to Unit 3 we have no Transmission line in plat area. Once we see the plat for Units 1 and Unit 2 we will follow up with our ROW requests/comments.	Understood	Addressed.		

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.	An approved drainage report will be provided before recordation	Addressed.		
2	Plat	Access to State right-of-way shall be reviewed by TxDOT for conformance with TxDOT Access Management, Hydraulic, and Roadway Design Manuals prior to issuance of an access permit	Unit 3 does not connect to any TxDOT roadways	Addressed.		

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

INFORMATIONAL

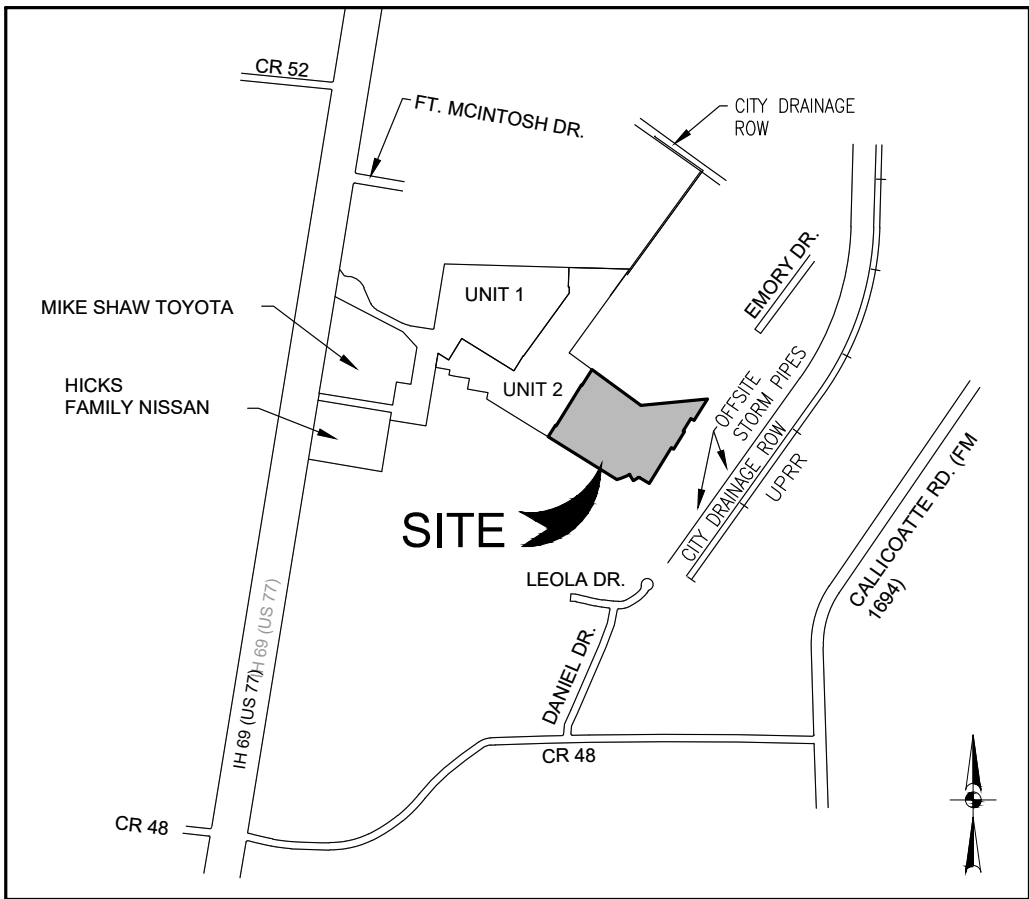
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



LOCATION MAP
NOT-TO-SCALE

NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAP PANEL: 48355C260G, EFFECTIVE OCTOBER 23, 2015. ZONE X.
- LEGAL DESCRIPTION: 14.432 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
- THE TOTAL PLATTED AREA CONTAINS 14.432 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET MONUMENTS AT ALL LOT AND SUBDIVISION CORNERS EXCEPT AS INDICATED OTHERWISE. ALL MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAPS STAMPED "HMT" .
- BLOCK 8, LOT 2A IS LABELED AS A PRIVATE STREET AND EASEMENT AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO THE SAME STANDARDS AS CONNECTING PUBLIC STREETS FOR THE SAFE USE OF PERSONS USING THE STREETS. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHTS-OF-WAY.
- SEE HOMEOWNERS ASSOCIATION DECLARATION, DOC. NO.-----
- THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS ASSOCIATION AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO: A. PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR B. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION. THE HOME OWNERS ASSOCIATION AGREES THAT THE PRIVATE STREETS ARE PROVIDING PUBLIC ACCESS.
- ALL SUBDIVISION ACCESS TO MEET CURRENT TXDOT ACCESS GUIDELINES AND APPROVAL.
- NO ADDITIONAL ACCESS ONTO IH69 FRONTAGE ROAD (ACCESS ROAD), EXCEPT AS DEPICTED PER THIS PLAT.
- NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
- BLOCK 7, LOT 1C, AND BLOCK 8, LOT 2B, ARE PIPELINE EASEMENTS AND SHALL BE DEEDED TO AND OWNED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA.
- PRIVATE STREET LOTS SHALL SERVE AS PUBLIC DRAINAGE AND UTILITY EASEMENTS.
- IT SHALL BE PERMISSIBLE FOR LOTS THAT SERVE AS PIPELINE EASEMENTS TO DRAIN INTO ADJACENT LOTS FOR STORM WATER RUNOFF. SAID RUNNOFF SHALL NOT BE BLOCKED.

- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
YR. = YARD REQUIREMENT
ESMT. = EASEMENT
U.E. = UTILITY EASEMENT
E.E. = ELECTRIC EASEMENT
D.E. = DRAINAGE EASEMENT
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
R.O.W. = RIGHT-OF-WAY
D.R.N.C.T. = DEED RECORDS, NUECES CO., TX
M.R.N.C.T. = MAP RECORDS, NUECES CO., TX
O.R.N.C.T. = OFFICIAL RECORDS, NUECES CO., TX
℄ = STREET CENTERLINE
620 = PROPOSED ELEVATION
620 = EXISTING ELEVATION

STATE OF TEXAS §
COUNTY OF NUECES §

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, 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____.

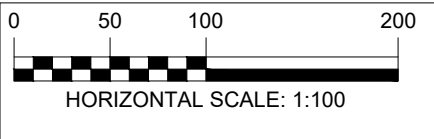
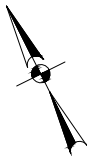
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 3

14.432 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



DATE OF PREPARATION: 02/09/2022

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LENNAR HOMES LAND AND CONSTRUCTION, LTD, OF TEXAS.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECESL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

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 _____ A.D. 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

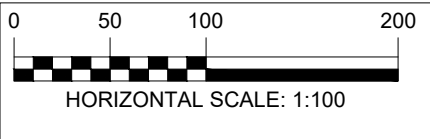
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND
CURVE TABLES

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 3

14.432 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



DATE OF PREPARATION: 02/09/2022

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- ℄ = STREET CENTERLINE
- 620 = PROPOSED ELEVATION
- 620 = EXISTING ELEVATION

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	17.82'	15.00'	068°03'38"	10.13'	16.79'	S87°46'24"W
C2	44.69'	440.00'	005°49'10"	22.36'	44.67'	S56°39'10"E
C3	112.65'	380.00'	016°59'08"	56.74'	112.24'	N68°03'19"E
C4	30.83'	15.00'	117°45'32"	24.85'	25.68'	N00°40'59"E
C5	19.82'	15.00'	075°43'30"	11.66'	18.41'	N83°56'28"E
C6	26.55'	15.00'	101°24'30"	18.33'	23.22'	S07°29'32"E
C7	67.57'	380.00'	010°11'16"	33.87'	67.48'	N40°59'04"E
C8	56.22'	440.00'	007°19'17"	28.15'	56.19'	N39°33'05"E
C9	24.63'	15.00'	094°05'14"	16.11'	21.96'	N11°09'11"W
C10	22.49'	15.00'	085°54'46"	13.97'	20.44'	N78°50'49"E
C11	24.63'	15.00'	094°05'14"	16.11'	21.96'	S11°09'11"E
C12	22.49'	15.00'	085°54'46"	13.97'	20.44'	S78°50'49"W
C13	14.99'	10.00'	085°54'46"	9.31'	13.63'	S78°50'49"W
C14	16.42'	10.00'	094°05'14"	10.74'	14.64'	S11°09'11"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.09'	N58°11'47"W
L2	120.00'	S31°48'13"W
L3	10.91'	S58°11'47"E
L4	170.00'	S31°48'13"W
L5	22.45'	N58°11'47"W
L6	347.00'	S31°48'13"W
L7	91.31'	S58°11'47"E
L8	60.00'	N30°26'15"W
L9	112.50'	N31°48'13"E
L10	7.30'	S58°11'47"E
L11	6.16'	S58°11'47"E



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND
CURVE TABLES

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 21PL1186

CALLEN SOUTH UNIT 2 (FINAL – 33.3 ACRES)

Located south of CR 52 and east of Hwy 77.

Zoned: RS-4.5

Owner: Lennar Homes - Richard Mott

Surveyor/Engineer: HMT Engineering & Surveying

The applicant proposes to plat the property to develop 81-unit single-family residential subdivision. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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#1
App Received: 12-1-21
TRC Meeting Date: 12-9-21
TRC Comments Sent Date: 1-18-22
Revisions Received Date (R1): 1-18-21
Staff Response Date (R1): 1-19-21
Revisions Received Date (R2): 3-24-22
Staff Response Date (R2): 3-30-22
Planning Commission Date: 4-6-22

Updated Preliminary Plat is required

Conditional Comments

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: 21PL1186

CALALLEN SOUTH UNIT 2 (FINAL – 33.3 ACRES)
Located south of CR 52 and east of Hwy 77

Zoned: RS-4.5

Owner: Lennar Homes - Richard Mott
Surveyor/Engineer: HMT Engineering & Surveying

The applicant proposes to plat the property develop 81 unit single family residential subdivision

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat does <u>not</u> close to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	The plat boundary has been revised to close within acceptable engineering standards.	Addressed.		
2	Plat	Metes and bounds call missing on western perimeter of platted area (block 4)	Bearings and distances have been added to the missing perimeter sections on the west side of the property.	Addressed.		
3	Plat	Check Distance for call on Southeast perimeter adjacent to block 14. Interior distances do not match boundary call.	Boundary distances have been checked and updated as needed.	Addressed.		
4	Plat	Future unrecorded subdivisions are not accurate legal descriptions of the adjacent properties.	Understood	Addressed.		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Provide larger text for the Plat title and plat description for both pages of plat.	Text has been enlarged.	Addressed.		
2	Plat	Provide a larger Location Map.	Map has been enlarged.	Addressed.		
	Plat	Provide Block numbers with a bold text and circled.	Block numbers are now shown as numbers in circles around the blocks.	Addressed.		
3	Plat	In order for Owner's name to remain on Plat's owner signature certificate, a copy of the recorded Deed will be required prior to the plat recordation.	A Deed will be provided before recordation.	To be addressed prior to recordation.		
4	Plat	Provide recording information for 60' and 36' Pipeline Easement.	Document numbers have been included in the notes for these easements.	Addressed.		
5	Plat	Plat note 5 does not match plat application for acreage of plat. Verify as fees are using the plat acreage.	Acreages have been verified and updated as needed.	Addressed.		
6	Plat	Provide copy of HOA to Development Services. Plat has recording information on Plat note 9.	Will provide once HOA documentation is available.	To be addressed prior to recordation.		
7	Plat	To address the infrastructure crossing in the Private street. Update on Plat note 8 to "Private street and Easement" .	Plat note updated.	Addressed.		
8	Plat	DS Engineer is Brett Flint, PE.	Plat updated with correct name.	Addressed.		
9	Plat	PC Chairman is Jeremy Baugh and Secretary is Al Raymond III, AIA	Plat updated with correct name.	Addressed.		
10	Plat	Provide square footages for all lots on a table or within lot area.	Square footage has been added to each parcel.	Addressed.		
11	Plat	Label 5' EE on Lot 16, Blk 8; on Lot 34, Blk 14; on Lot 1, Blk 14	Labels have been added.	Addressed.		
12	Plat	Plat note 14 does not have all lots listing for Pipeline easements. Update.	Plat note 14 has been revised to include all Pipeline Easement lots.	Addressed.		
13	Plat	Verify right of way width of Silverado Drive (label) and dimensions. Unit 1 Silverado Drive is a 60 ft ROW. Verify with Silverado Drive east of Firebird Drive.	ROW has been verified and will be 50' East of Firebird Drive.	Addressed.		

14	Plat	Water Distribution System lot fee – 81 lots x \$200.20/lot = \$16,217.67	All fees will be paid before recordation.	TP be addressed prior to recordation.		
15	Plat	Wastewater System lot fee –81 lots x \$432.30/lot = \$35,016.30	All fees will be paid before recordation.	TP be addressed prior to recordation.		
16	Plat	Prior to recordation coordinate with AEP on street light fees and provided confirmation of payment.	Understood. Currently coordinating with AEP.	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.	N/A	Addressed.		

NUECES COUNTY APPRAISAL DISTRICT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	2385-0060-0109 we have the owner as Walker Holdings & Development LLC per document 2019022015 & 20219035565	A Deed showing the new ownership of this property will be provided before recordation.	To be addressed prior to recordation.		

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	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. All necessary construction documents and reports will be provided before recordation.	To be addressed with Public Improvements		
2	PI Plans	Public Improvements Plans are required; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Understood. All necessary construction documents and reports will be provided before recordation.	To be addressed with Public Improvements		
3	Utility Plan	Clearly show and Label the connections points to the existing systems	Shown and labelled	To be addressed with Public Improvements		
4	Utility Plan	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Street names and lots have been updated to match plat	To be addressed with updated Preliminary plat.		
5	Utility Plan	Provide estimated flows at the connection points to the existing waste water system. (Request from Utilities Engineering)	Estimated flows will be shown on Sewer Utility plans	To be addressed with Public Improvements		
6	SWQMP	Provide a brief description of the Project to include current land use, proposed land use and density, existing drainage structures on or near the site and proposed drainage structures to be constructed with the development. (MC14-1002)	Understand, and will add.	Acceptable - Addressed		
7	SWQMP	Street names and lot numbers do not match the plat. The plan submitted with the preliminary plat may be included as reference, a plan matching the submitted plat is required.	Street names and lots have been updated to match plat	To be addressed updated Preliminary plat.		
8	SWQMP	Cite the source and rational for selection of rainfall intensity and runoff coefficient values. (MC 14-1002)	Understand, and will add.	Not addressed, information not provided.		
9	SWQMP	Provide contours or flow direction arrows to document pre-, and post- Development flow pattens (on and off site). And state how off-site flow contributions are to be managed. (MC - 1002, 1003, UDC 8.2.8.B)	Understand, and will add.	Not addressed, pre- and Post-development flows are not shown. A Statement that there is no impact to or from offsite flows, contours provided show there may be run-on from adjacent sites. Provide the requested information.		
10	SWQMP	State the receiving water on the SWQMP and delineate the path and outfall of runoff to the receiving waters. (MC 14-1002)	Understand, and will add.	Not Addressed, the Receiving Waters are noted, but the route of the runoff is not provided.		
11	SWQMP	show outfall structure at the existing storm water ditch. (MC 14-1002)	Understand, and will add.	Partially addressed, may be addressed with Public Improvement plans.		
12	SWQMP	Verify capacity of the existing / proposed ditch and state conformance with the stormwater master plan or appropriate master plan amendment. (MC14-1002)	Will verify and add calculations to prove conformance.	Not addressed, Cross sections are provided, but no capacity calculations. In addition the cross sections request the City to acquire additional Right-of-Way to support this development, the City has not agreed to this acquisition.		

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).	Utilities will be constructed before recordation.	To be addressed with Public Improvements		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Utilities will be constructed before recordation.	To be addressed with Public Improvements		

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The City will not be held liable for damages to the private street, as per item 10 in the plat notes.	Understood.	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	There are different dead ends with cul-de-sac. Dead ends without cul-de-sac are not permitted on streets with more than 1 lot as solid waste vehicles need to serve these lots, and they need to turn around without backing up. Firebird Dr shows a dead end without a cul-de-sac which will not allow solid waste vehicle to serve lots 51 and 52.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.			
2	Informational:	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	Addressed.		
3	Informational:	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 with Public Improvements		
4	Informational:	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 with Public Improvements		
5	Informational:	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 with Public Improvements		
6	Informational:	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 with Public Improvements		
7	Informational:	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 with Public Improvements		
8	Informational:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. 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 with Public Improvements		
9	Informational:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Understood	To be addressed with Public Improvements		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Note	Street names do not match original submissal.	Street names are updated.	To be addressed updated Preliminary plat.		
2	Note	Hairpin turn still exists at Wrangler and Camaro (Skylark and Buick) Note comment 16 below.	Per conversation with Mark Orozco, No parking sign has been placed at the Wrangler and Camaro to ensure proper spacing for fire apparatus turning radius. Refer to Fire Lane exhibit.	To be addressed with Public Improvements		
3		Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Comment acknowledged.	To be addressed with Public Improvements		
4	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Comment acknowledged.	To be addressed with Public Improvements		
5	Plat	507.5.2 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	Comment acknowledged.	To be addressed with Public Improvements		
6	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.	Comment acknowledged.	To be addressed with Public Improvements		
7	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.	Comment acknowledged.	To be addressed with Public Improvements		
8	Plat	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Comment acknowledged.	To be addressed with Public Improvements		
9	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.	Comment acknowledged.	To be addressed with Public Improvements		
10	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.	Comment acknowledged.	To be addressed with Public Improvements		
11	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.	Comment acknowledged.	To be addressed with Public Improvements		
12	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.	Comment acknowledged.	To be addressed with Public Improvements		
13	Plat	503.5 Markings. 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	Comment acknowledged.	To be addressed with Public Improvements		

14	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.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	Separate Temporary right of way easement to recorded prior to plat recording		
15		Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Comment acknowledged.	Separate Temporary right of way easement to recorded prior to plat recording		
16		The turing radius for fire apparatus should not be less than 45 degress and curb to curb 36 feet. If an acute angle is created, fire appartus would have to reverse to negotiate the turn.	Per conversation with Mark Orozco, No parking sign has been placed at the Wrangler and Camaro to ensure proper spacing for fire apparatus turning radius. Refer to Fire Lane exhibit.	To be addressed with Public Improvements		
17	Note	Cul-de-sac diameter are to be 96 feet curb to curb.	Understood	Addressed.		
18	Plat	During time of construction, streets that terminate in a dead-end are to be provided with temporary turn-around provisions in accordance with the above requirements. The temporary turn- around may be removed upon completion of the street. Eg. Firebird St.	Preliminary plat was approved with this street layout. A no outlet sign was added to street intersections with dead end streets.	Separate Temporary right of way easement to recorded prior to plat recording		

GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Request 5' U.E. on lot 11, blk. 5 West side of lot.	Provided	Addressed.		
2	Plat	Request 10' U.E. between lots 17 & 18, blk. 5 5' each side.	Provided	Addressed.		
3	Plat	Request 5' U.E. on lot 39, blk. 5 West side of lot.	Provided	Addressed.		

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park Development Fee (\$200 per unit) = \$200 x 81 units = \$16,200.00	Fees will be paid before recordation.	To be addressed prior to recordation.		
2	Plat	In lieu of land dedication, \$62,500/acre x .81 acres = \$50,625 is due unless fair market value/purchase information is provided.	Fees will be paid before recordation.	To be addressed prior to recordation.		

Fees will be paid before recordation.						
No.	Sheet	Comment		Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood.	Addressed.		

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

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

AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Prefer 35' from centerline which would be a 70' easement.	A 50' easement already exists, and we are allotting another 15' of easement. The lots will not meet code if anymore is given.	Addressed.		

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No increase in storm water discharge to State right-of-way shall be accepted by TxDOT.	An approved drainage report will be provided before recordation	Addressed.		
2	Plat	Access to State right-of-way shall be reviewed by TxDOT for conformance with TxDOT Access Management, Hydraulic, and Roadway Design Manuals prior to issuance of an access permit	Unit 2 does not connect to any TxDOT roadways	Addressed.		

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

INFORMATIONAL

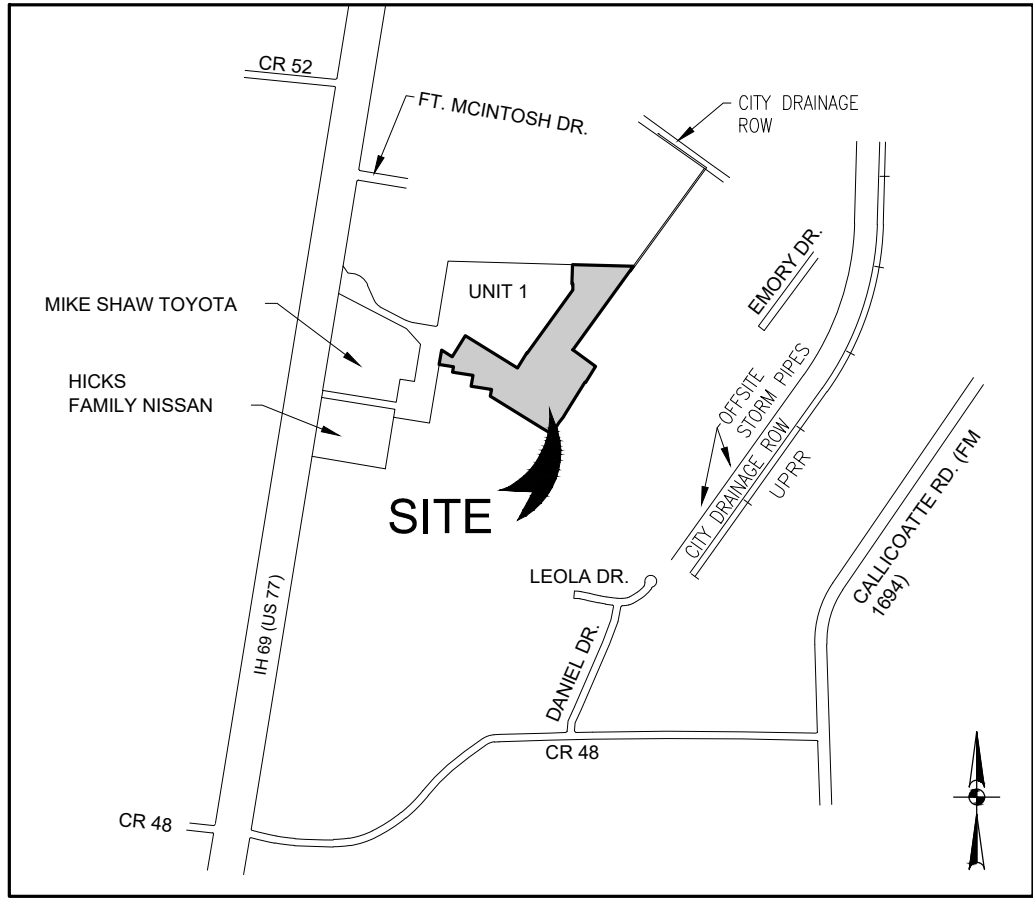
Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.

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.



LOCATION MAP
NOT-TO-SCALE

NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS DEPICTED IN FEMA MAP PANEL: 48355C260G, EFFECTIVE OCTOBER 23, 2015. ZONE X.
- LEGAL DESCRIPTION: 17.011 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 201903356, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
- THE TOTAL PLATTED AREA CONTAINS 17.011 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET MONUMENTS AT ALL LOT AND SUBDIVISION CORNERS EXCEPT AS INDICATED OTHERWISE. ALL MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAPS STAMPED "HMT" .
- BLOCK 1, LOT 41A, BLOCK 4, LOT 12A, AND BLOCK 7, LOT 1A ARE LABELED AS PRIVATE STREET AND EASEMENT AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO THE SAME STANDARDS AS CONNECTING PUBLIC STREETS FOR THE SAFE USE OF PERSONS USING THE STREETS. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION OR INTENTION TO EVER ACCEPT SUCH STREETS AS PUBLIC RIGHTS-OF-WAY.
- SEE HOMEOWNERS ASSOCIATION DECLARATION, DOC. NO.-----
- THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS ASSOCIATION AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO: A. PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR B. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION. THE HOME OWNERS ASSOCIATION AGREES THAT THE PRIVATE STREETS ARE PROVIDING PUBLIC ACCESS.
- ALL SUBDIVISION ACCESS TO MEET CURRENT TXDOT ACCESS GUIDELINES AND APPROVAL.
- NO ADDITIONAL ACCESS ONTO IH69 FRONTAGE ROAD (ACCESS ROAD), EXCEPT AS DEPICTED PER THIS PLAT.
- NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
- BLOCK 1, LOT 41A, BLOCK 4, LOT 12A, BLOCK 5, LOT 10B; AND BLOCK 7, LOT 1B, ARE ALL PIPELINE EASEMENTS AND SHALL BE DEEDED TO AND OWNED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA.
- PRIVATE STREET LOTS SHALL SERVE AS PUBLIC DRAINAGE AND UTILITY EASEMENTS.
- IT SHALL BE PERMISSIBLE FOR LOTS THAT SERVE AS PIPELINE EASEMENTS TO DRAIN INTO ADJACENT LOTS FOR STORM WATER RUNOFF. SAID RUNOFF SHALL NOT BE BLOCKED.

- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
YR. = YARD REQUIREMENT
ESMT. = EASEMENT
U.E. = UTILITY EASEMENT
E.E. = ELECTRIC EASEMENT
D.E. = DRAINAGE EASEMENT
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
R.O.W. = RIGHT-OF-WAY
D.R.N.C.T. = DEED RECORDS, NUECES CO., TX
M.R.N.C.T. = MAP RECORDS, NUECES CO., TX
O.R.N.C.T. = OFFICIAL RECORDS, NUECES CO., TX
CL = STREET CENTERLINE
620 = PROPOSED ELEVATION
620 = EXISTING ELEVATION

STATE OF TEXAS §
COUNTY OF NUECES §

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, 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 ____.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME LLC, A DELAWARE LIMITED
LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST
BY CONVERSION TO U.S. HOME CORPORATION,
A DELAWARE CORPORATION), ITS GENERAL PARTNER

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LENNAR HOMES LAND AND CONSTRUCTION, LTD, OF TEXAS.

THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECESL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

**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.**

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

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

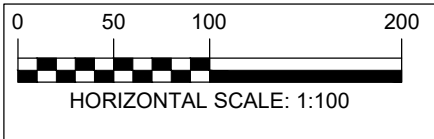
DATE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 2 FOR LINE AND
CURVE TABLES

SUBDIVISION PLAT OF CALALLEN SOUTH UNIT 2

17.011 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019033565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS



DATE OF PREPARATION: 02/09/2022

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 _____ A.D. 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

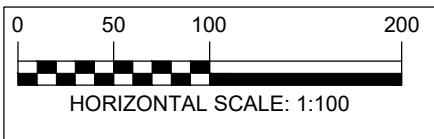
COUNTY COURT

NUECES COUNTY, TEXAS

SUBDIVISION PLAT OF
CALALLEN SOUTH UNIT 2

TRACT 2,
DOC NO. 2015044362,
O.R.N.C.T.,
30.46 AC.

17.011 ACRES OF LAND, A PORTION OF GREGORIO FARIAS
GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A
117.291 ACRE ACRE TRACT OF LAND DESCRIBED BY DEED,
DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS,
NUECES COUNTY, TEXAS



DATE OF PREPARATION: 02/23/2022

LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
- YR. = YARD REQUIREMENT
- ESMT. = EASEMENT
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- O.R.N.C.T. = OFFICIAL RECORDS, NUECES CO., TX
- CL = STREET CENTERLINE
- 620 = PROPOSED ELEVATION
- 620 = EXISTING ELEVATION
- # = BLOCK NUMBER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	18.67'	100.00'	010°41'43"	9.36'	18.64'
C2	25.30'	35.00'	041°24'35"	13.23'	24.75'
C3	162.63'	45.00'	207°03'49"	-186.98'	87.50'
C4	25.30'	35.00'	041°24'35"	13.23'	24.75'
C5	21.68'	10.00'	124°14'40"	18.90'	17.68'
C6	15.01'	10.00'	086°01'11"	9.33'	13.64'
C7	16.40'	10.00'	093°58'50"	10.72'	14.62'
C8	15.64'	10.00'	089°38'08"	9.94'	14.10'
C9	15.77'	10.00'	090°21'52"	10.06'	14.19'
C10	15.64'	10.00'	089°38'08"	9.94'	14.10'
C11	15.77'	10.00'	090°21'52"	10.06'	14.19'
C12	23.47'	15.00'	089°38'08"	14.90'	21.15'
C13	23.66'	15.00'	090°21'52"	15.10'	21.28'
C14	23.47'	15.00'	089°38'08"	14.90'	21.15'
C15	23.66'	15.00'	090°21'52"	15.10'	21.28'
C16	15.71'	10.00'	090°00'00"	10.00'	14.14'
C17	19.67'	50.00'	022°32'28"	9.96'	19.54'
C18	39.34'	100.00'	022°32'28"	19.93'	39.09'
C19	15.71'	10.00'	090°00'00"	10.00'	14.14'
C20	15.71'	10.00'	090°00'00"	10.00'	14.14'
C21	15.71'	10.00'	090°00'00"	10.00'	14.14'
C22	20.67'	100.00'	011°50'45"	10.37'	20.64'
C23	19.67'	50.00'	022°32'28"	9.96'	19.54'
C24	14.61'	45.00'	018°36'09"	7.37'	14.55'
C25	9.21'	35.00'	015°05'03"	4.63'	9.19'
C26	16.08'	35.00'	028°19'31"	8.19'	15.94'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	154.34'	S31°48'17"W	L13	3.32'	S58°11'47"E
L2	6.16'	N58°11'47"W	L14	50.00'	N01°32'23"E
L3	7.30'	N58°11'47"W	L15	7.52'	N88°27'37"W
L4	112.50'	S31°48'13"W	L16	9.53'	S88°27'37"E
L5	100.62'	N58°11'47"W	L17	13.33'	S32°09'57"W
L6	2.50'	S32°10'05"W	L18	27.35'	N31°48'13"E
L7	55.06'	N09°15'45"E	L19	27.35'	N31°48'13"E
L8	90.00'	N09°15'45"E	L20	33.60'	N31°48'13"E
L9	26.44'	N09°15'45"E	L21	26.44'	N09°15'45"E
L10	121.19'	N80°44'15"W	L22	33.60'	N31°48'13"E
L11	119.74'	N09°15'45"E			
L12	104.40'	S58°11'47"E			

REMAINDER OF 117.291 AC.
TRACT 6, DOC NO. 2019022015 &
2019035565
O.R.N.C.T., PORTION OF FARIS G
GRANT, ABSTRACT 592,
N.C.T., WALKER HOLDINGS &
DEVELOPMENT LLC

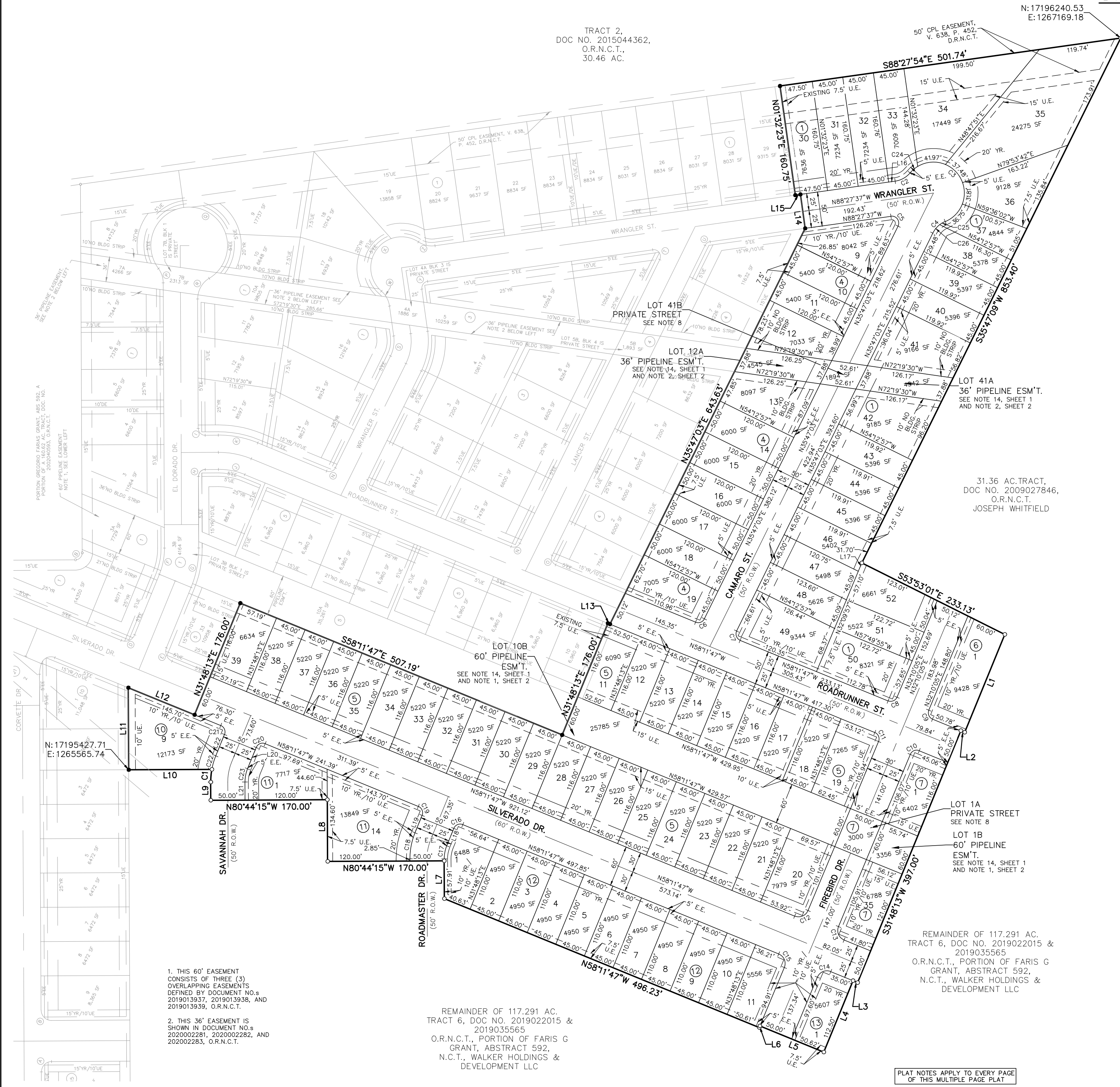
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE THIS SHEET FOR LINE AND
CURVE TABLES

SHEET 2 OF 2

1. THIS 60' EASEMENT
CONSISTS OF THREE (3)
OVERLAPPING EASEMENTS
DEFINED BY DOCUMENT NO.s
2019013937, 2019013938, AND
2019013939, O.R.N.C.T.

2. THIS 36' EASEMENT IS
SHOWN IN DOCUMENT NO.s
2020002281, 2020002282, AND
2020002283, O.R.N.C.T.

REMAINDER OF 117.291 AC.
TRACT 6, DOC NO. 2019022015 &
2019035565
O.R.N.C.T., PORTION OF FARIS G
GRANT, ABSTRACT 592,
N.C.T., WALKER HOLDINGS &
DEVELOPMENT LLC





Zoning 101

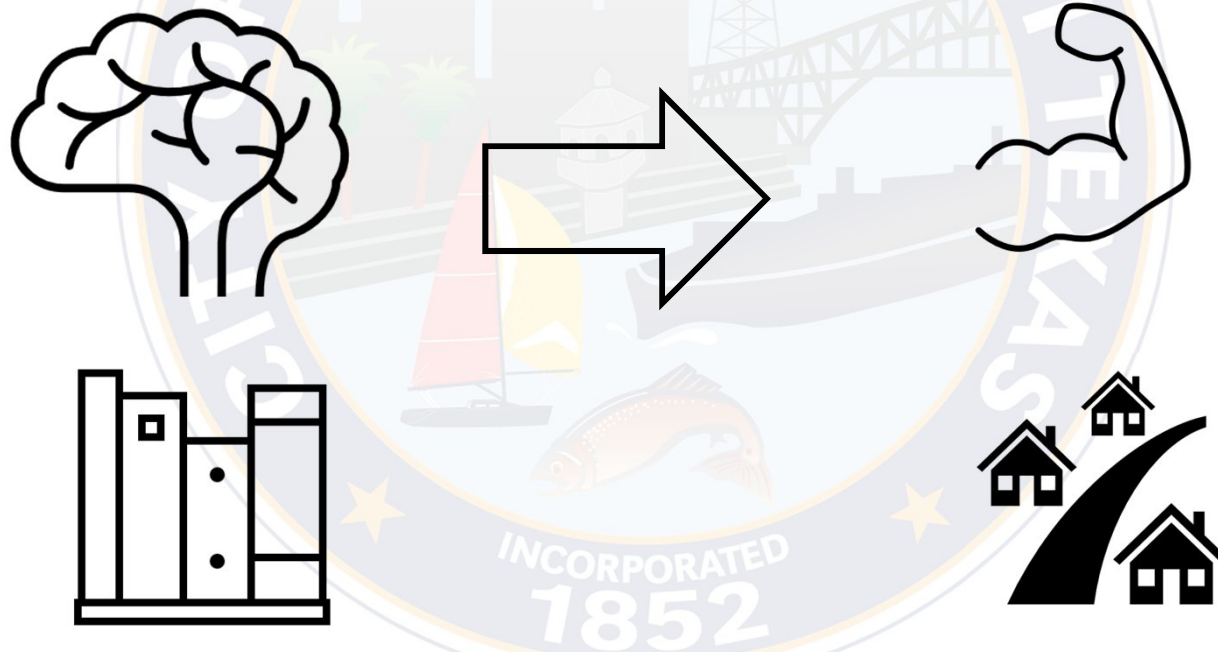
Planning Commission Training Series

Planning Commission
December 8, 2021

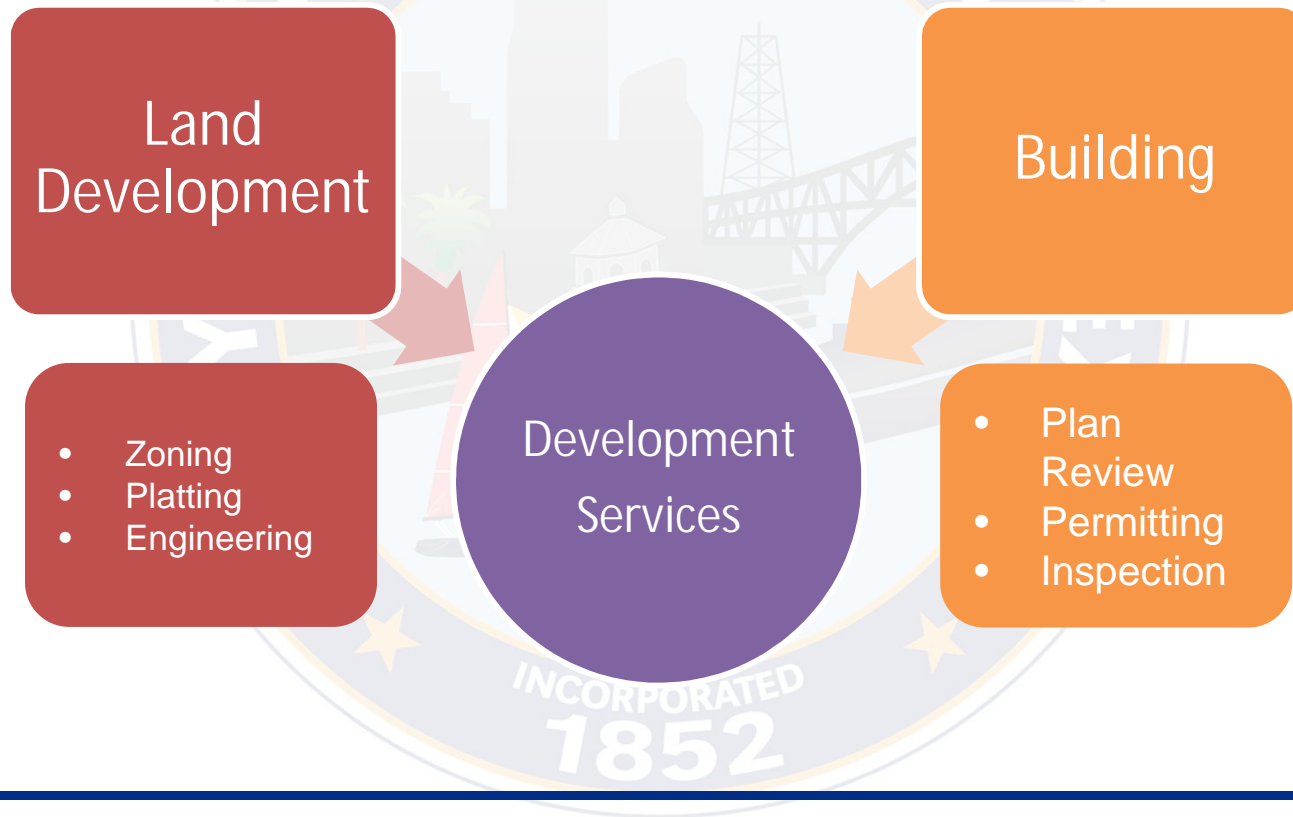
Where does Platting fit in?

Comprehensive Plan
(Plan CC)

Platting and Zoning



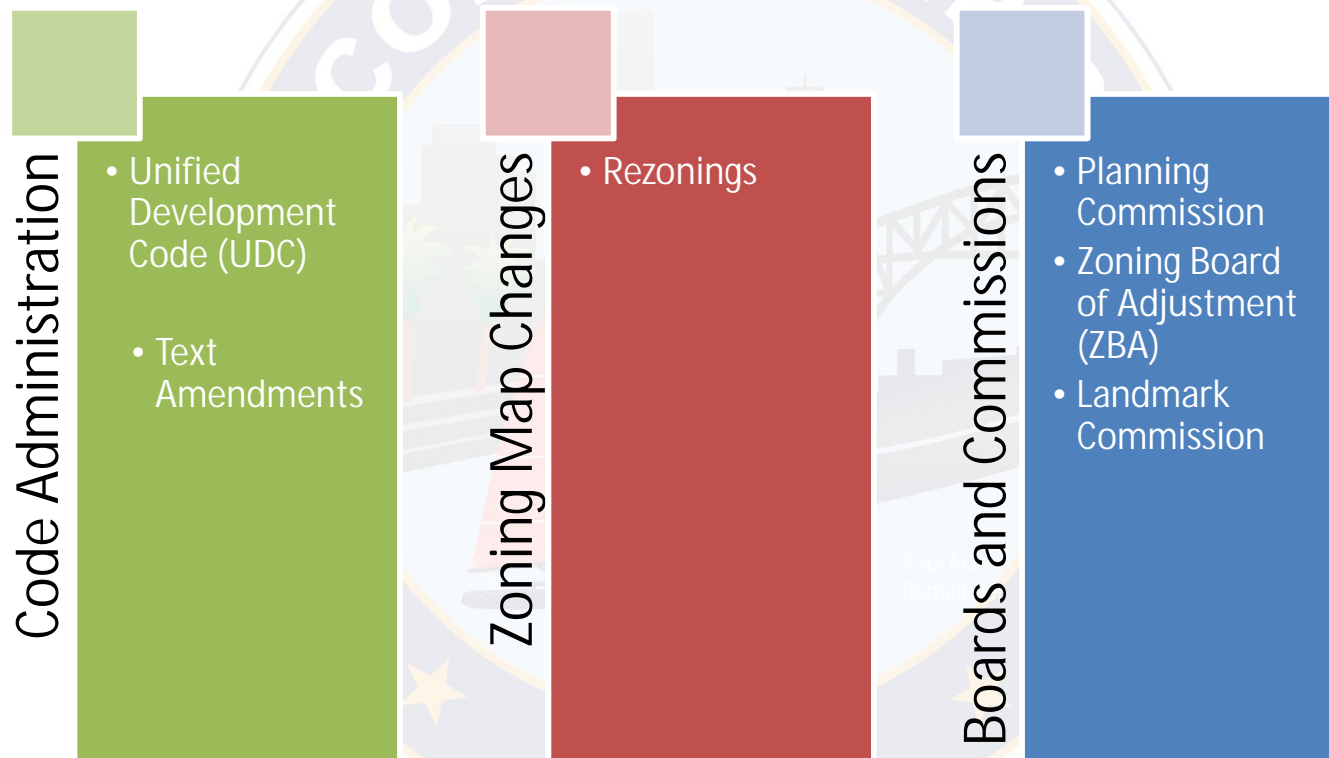
Development Services



Land Development

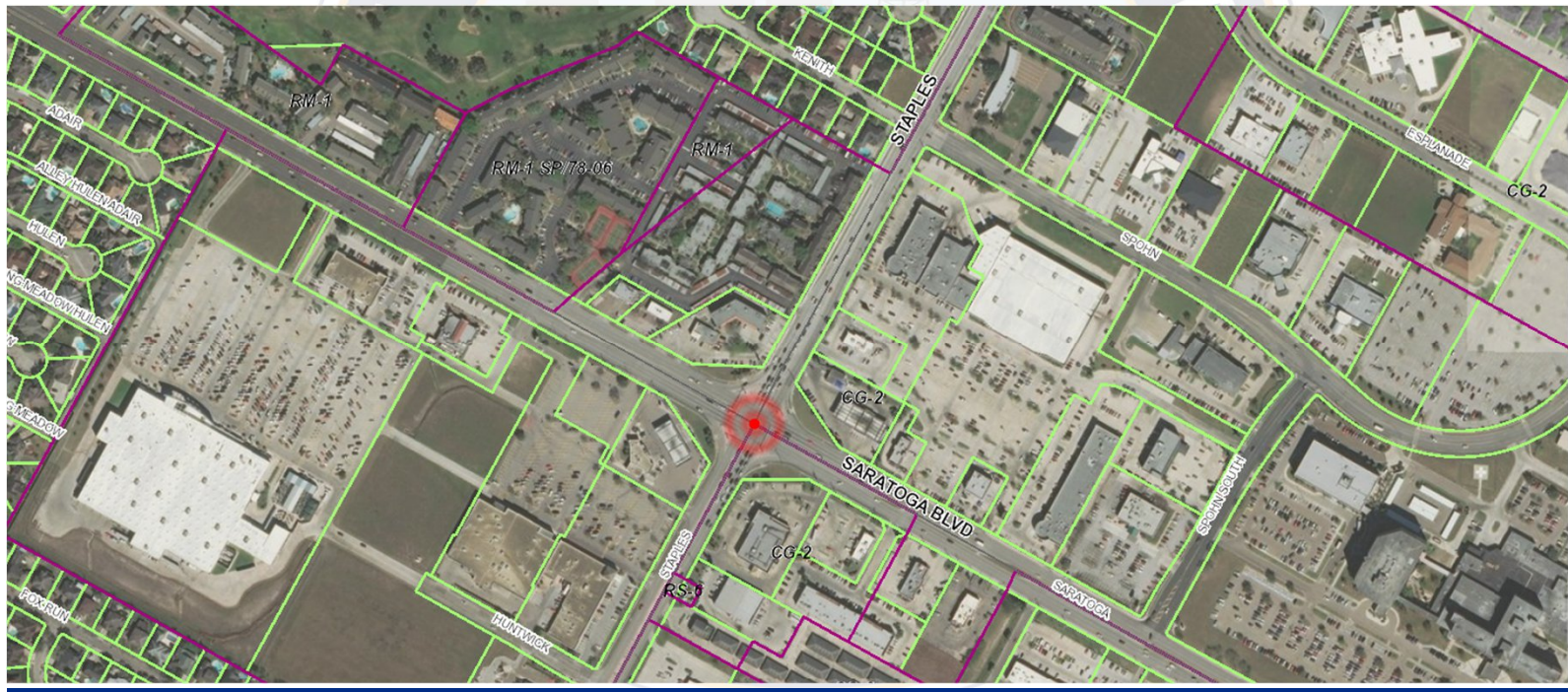


Functions of Zoning Division

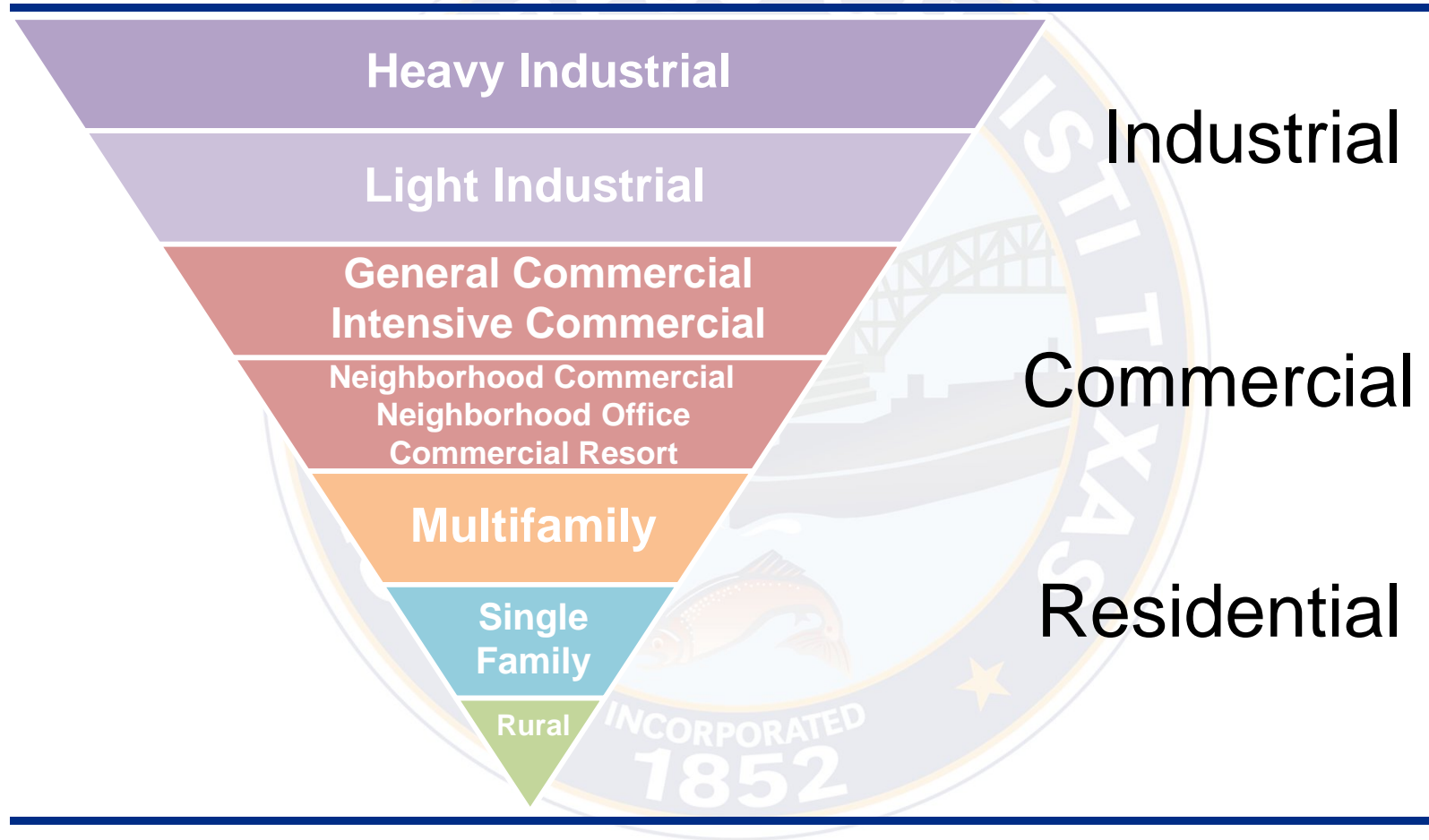


What is Zoning?

Zoning is how Federal, State, and Local governments divide up land use by zones to allocate certain kinds of properties and the types of land uses allowed in each particular zoning district.



Zoning Districts



What is Land Use?

Types of Land Uses: Parks, Multifamily, Single-Family, Commercial
Future Land Use – Comprehensive Plan (Plan CC) – Projection



Special Districts and Overlays



Recreational Vehicles



Cottage Houses

Overlays:



Geography



Specific Use
(Special Permit)



Historic or
Cultural

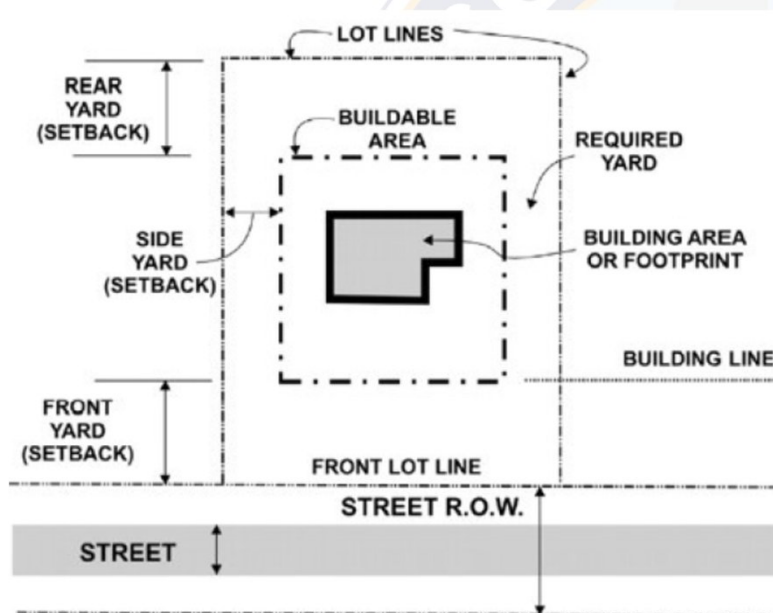
Rezoning

Factors Considered:



- Plans?
 - Future Land Use
 - Master Plans
- Proposed Use?
 - Business
- Site Limitations
 - Infrastructure
- History of Site
 - Was? Is? Will be?

Unified Development Code (UDC)



Site Requirements:

- Height/Setbacks/Open Space
- Landscaping
- Parking
- Lighting
- Buffer Yards
- Uses/Businesses
 - Home Occupations
 - Bars/Nightclubs
 - Design Standards

Enforcement & Compliance

Enforcement:



Code Enforcement

- Citizen Complaints



Banks/Title Companies

- Home Sales/Purchases

Compliance:



Building Permits

- Existing Nonconformities
- Change of Use (Business)

Rezoning Process

- Completeness Checklist
- Staff Review and Analysis
- Public Notice
- Planning Commission
- Public Notice
- City Council



Rezoning Analysis

3.3.5. Review Criteria

In determining whether to approve, approve with conditions or deny a Zoning Map amendment, the applicable review bodies shall consider the following criteria:

1. The Zoning Map amendments are consistent with the Comprehensive Plan.
2. The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
3. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
4. The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

Special Permit vs. PUDs

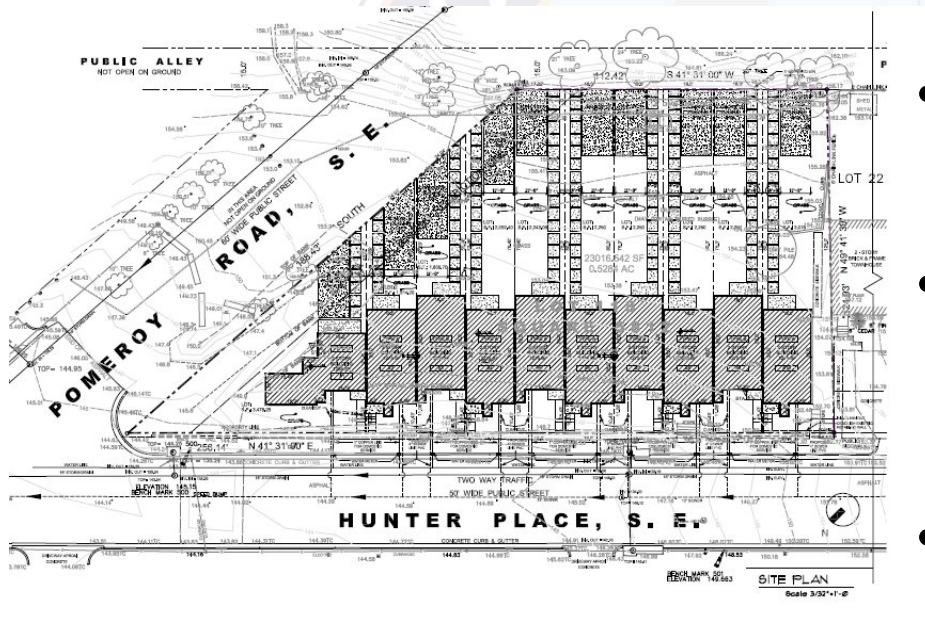
Special Permit

- Specific Use
- Conditions
- Keep underlying zoning district

PUD

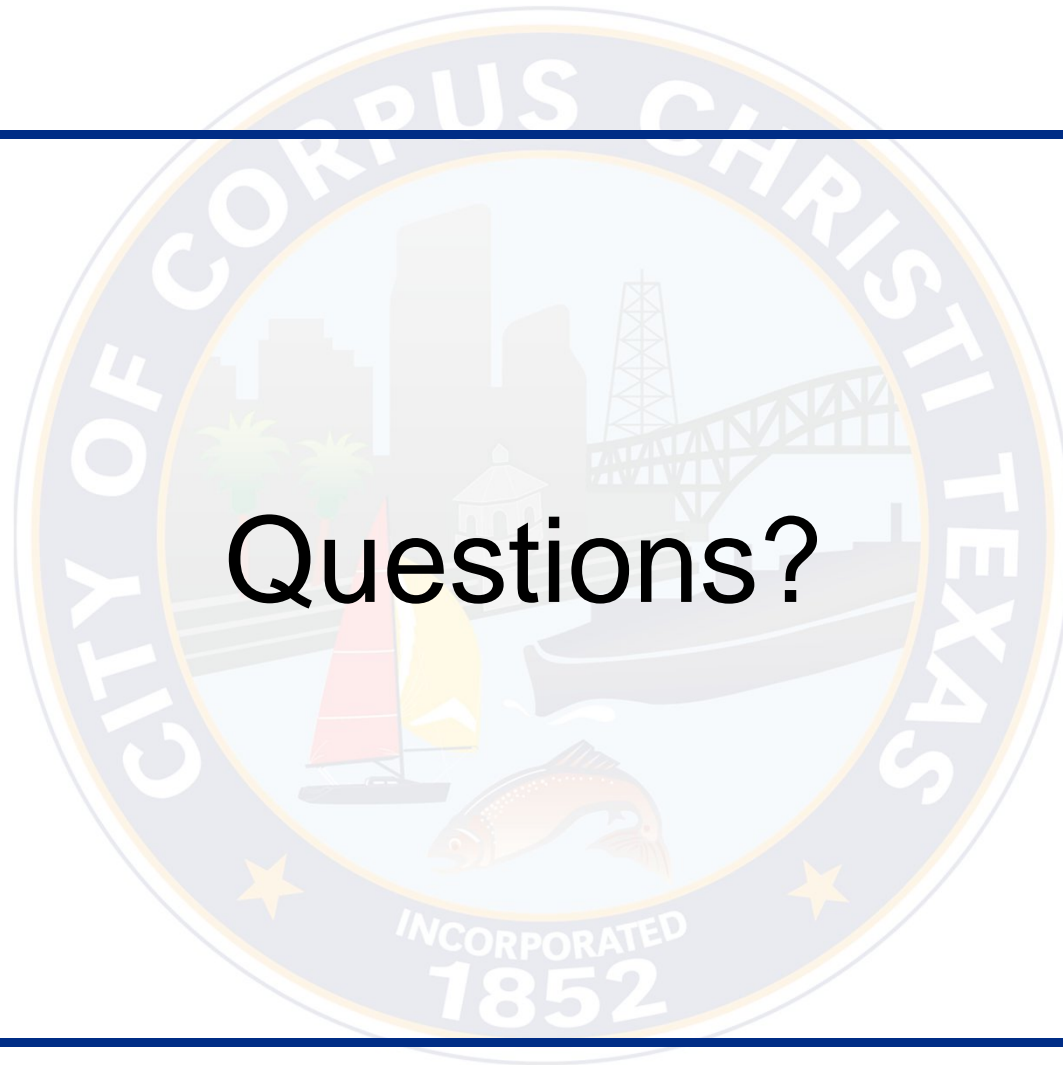
- Variance (Flexibility)
- Alternative Development
- Master Site Plan (Married to Plat)

Zoning Board of Adjustment (ZBA)



Project Focused:

- Variances
 - Setbacks
- Special Use Exceptions (SUE)
 - Fuel Tanks
- Appeals
 - Code Interpretations



Questions?