



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, August 10, 2022

5:30 PM

Council Chambers

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

- I. **Call to Order, Roll Call**
- II. **DISCUSSION AND POSSIBLE ACTION: ELECTION OF OFFICERS - CHAIRMAN & VICE CHAIRMAN**
- III. **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.
- IV. **Approval of Absences: Commissioners York and Miller**
- V. **Approval of Minutes**
1. [22-1386](#) Regular Meeting Minutes of July 27, 2022

**Attachments:** [MeetingMinutes27-Jul-2022](#)

#### VI. **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. New Plats**

2. [22-1377](#) 22PL1001  
THE VILLAS PUD (FINAL REPLAT- 2.35 ACRE)  
Located on the northeast side of Granada Drive and west of Leeward Drive.  
**Attachments:** [CoverPg TheVillasPUD 08.10.22MTG](#)  
[Villas PUD Comments R1 7-21-22](#)  
[The Villas PUD R1 7-21-22](#)
3. [22-1378](#) 22PL1092  
OSO POINTE (FINAL - 20.076 ACRES)  
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.  
**Attachments:** [CoverPg OsoPointe 08.10.22MTG](#)  
[Oso Point Com R1 7-18-22](#)  
[Oso Pointe R1 7-18-22](#)
4. [22-1379](#) 22PL1102  
OSO RANCH UNIT 2 (FINAL - 12.334 ACRES)  
Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.  
**Attachments:** [CoverPg OsoRanch 08.10.22MTG](#)  
[Oso Ranch 2 Com R1 7-18-22](#)  
[Oso Ranch 2 R1 7-18-22](#)

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

*The following Public Hearing items will be considered individually*

**B. Plats**

5. [22-1408](#) 21PL1025 - APPEAL  
INDUSTRIAL TECHNOLOGY PARK UNIT 3, LOT 2 (FINAL - 2.997 ACRES)  
Located north of Old Brownsville Road and west of S. Padre Island Drive.  
**Attachments:** [PC Agenda Memo- Indust Tech Park Unit 3](#)  
[Manok Investments Appeal letter Corpus Christi](#)  
[APPROVED PLAT 9.15.21PC](#)  
[Release for Construction PI - Industrial Technology Park Unit 3, Lot 2](#)



**Plats with a Variance (Waiver)**

6. [22-1382](#)      **21PL1073 - One Way Cycle Track**  
AZALI ESTATES UNIT 3 (FINAL - 13.84 ACRES)  
Located north of Yorktown Blvd & south of Master Channel 31.  
**Attachments:** [Azalli Estates One Way Cycle Track \(both sides\) Waiver - Memo](#)  
[Azali Estates Unit 3.R2 \(1\)- Presentation -V. 2](#)
7. [22-1381](#)      22PL1076  
KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY - 46.19 ACRES)  
Located north of Old Brownsville Road & west of Cliff Maus Drive.  
**Attachments:** [CoverPg Kingsley 08.10.22MTG](#)  
[Kingsley Heights TRCCommentR1](#)  
[Kingsley PRELIM PLAT-Layout1 \(1\)](#)
8. [22-1383](#)      **22PL1076 - Off-Road Multi-Use Trail and One Way Cycle Track**  
KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY - 46.19 ACRES)  
Located north of Old Brownsville Road & west of Cliff Maus Drive.  
**Attachments:** [Kingsley Heights Presentation 3](#)  
[Kingsley Heights Memo nnm \(003\)](#)
9. [22-1389](#)      22PL1105  
DRISCOLL VILLAGE, BLOCK 7 LOTS 26 - 36 (REPLAT -1.86 ACRES)  
Located north of Mueller Road and East of Nandina Street.  
**Attachments:** [CoverPg Driscoll 08.10.22MTG](#)  
[DriscollVillageR1Plat](#)  
[22PL1105 - Driscoll Village Blk. 7 Lot 26-36R1](#)
10. [22-1390](#)      **22PL1105 - SIDEWALK**  
DRISCOLL VILLAGE, BLOCK 7 LOTS 26 - 36 (REPLAT -1.86 ACRES)  
Located north of Mueller Road and East of Nandina Street.  
**Attachments:** [Driscoll Village Lots 27-37 Block 7 Memo vers. 2](#)  
[Driscoll Village Lots 27-37 Blk 7 ver. 2](#)
- C.      **New Zoning**
11. [22-1240](#)      **Public Hearing - Rezoning Property at 14353 Commodores Drive**  
  
Case No. 0622-02 (INFOR Case No. 22ZN1020), Diamond Beach  
Holdings: Ordinance rezoning property at or near 14353  
Commodores Drive, located along the south side of Commodores  
Drive, north of Whitecap Boulevard, and west of South Padre Island  
Drive from the “RS-6” Single-Family 6 District, “RS-4.5



*Single-Family 4.5 District, "CR-2" Resort Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay.*

**Attachments:** [Zoning Report 0622-02 Diamon Beach Hldings LLC](#)

[Case 0622-02\(22ZN1020\) Diamond Beach Holdings .PP](#)

**12. [22-1399](#) Public Hearing - Rezoning Property at 6255 Interstate Highway 37**

Case No. 0822-02 (INFOR Case No. 22ZN1024), Corpus Christi Capital Group, LLC: Ordinance rezoning property at or near 6255 Interstate Highway 37, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street from the "CG-2" *General Commercial District* to the "CG-2/SP" *General Commercial District with a Special Permit*.

**Attachments:** [Case 0822-02 \(22ZN1024\) CC Capital Group Zoning Report](#)

[Case 0822-02\(22ZN1024\) 6255 Interstate 37 Owner LLC](#)

**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](mailto:catherineg@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.**





## Meeting Minutes

### Planning Commission

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Wednesday, July 27, 2022

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Commissioners Miller and York absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioners Mandel & Salazar-Garza

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

#### IV. Approval of Minutes

##### 1. [22-1306](#) Regular Meeting Minutes of July 13, 2022

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

#### V. Briefing

##### 2. [22-1315](#) Westside Area Development Plan

Annika Yankee, Planning Manager, presented item "2" for the record as shown above. She displayed a map showing the boundary of the Westside area. She presented a timeline of events and activities. She said the project began in the Fall of 2019 with an Advisory Committee meeting, the first online survey in the Winter of 2019 and with a focus group/community meetings.

Next she gave summaries for the community/open house engagements and Advisory Committee input. She gave demographic highlights for race population, age and median household income/home value. Advisory Committee input entailed discussion of opportunities, strengths/assets, issues, threats and a vision for the Westside area. Economic Development is considered the factor most important in future development and there is a lack of housing choices in this area; the community felt that the type of housing needed in the area are townhomes. The online survey revealed that areas for improvement included water quality, parks/recreation, public transportation and family-friendly amenities.



Ms. Yankee continued by giving the Vision Themes with Policy Initiative-Action Items of the Plan. The Vision Themes are Revitalization, Culture and Health/Safety. Below are the following Policy Initiative topics:

- Safety
- Transportation/Drainage
- Healthy Living
- Housing/Neighborhoods
- Culture/History
- Community Service/Programs
- Economic Development

For each Policy Initiative, she highlighted their Action Items and then went into Public Investment Initiatives for short-term, mid-term and long-term projects. The next steps of the plan are to collect/analyze the input from the second online survey, finalize the final report this Summer and hold the public hearing with an anticipated adoption this Fall. No action was taken on this item.

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

Chairman Dibble asked Staff to present the Consent Agenda, items "3 through 10". Andrew Dimas, Development Services, read the Consent agenda into the record. New Plat items "3, 4, 5, 6, 7 & 9" satisfy all requirements of the Unified Development Code (UDC)/State Law and the Technical Review Committee (TRC) recommends approval (6 & 7 are conditional approval). Staff also recommends approval for Plat Variance items "8 & 10" as stated in Staff's report.

After Staff's presentation, Chairman Dibble opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Gonzalez to approve the Consent Agenda items and it was seconded by Commissioner Salazar-Garza. The motion passed.

#### **A. Plats**

3. [22-1289](#) 22PL1056  
EDGEWATER TERRACE, BLOCK 2, LOT 7R (REPLAT- 1.205 ACRE)  
Located south of Ocean Drive, on Ennis Joslin Road.
4. [22-1290](#) 22PL1094  
GARDENDALE NO. 2, BLK 7 LOTS 35A & 35B (REPLAT - 0.45 ACRES)  
Located north of Bonner Drive and east of Nelson Avenue.



5.     [22-1313](#)     21PL1073  
                  AZALI ESTATES UNIT 3 (FINAL - 13.84 ACRES)  
                  Located north of Yorktown Blvd & south of Master Channel 31.
  
6.     [22-1292](#)     **22PL1065 - CONDITIONAL**  
                  ORIGINAL TOWNSITE OF CALLEN, BLK 23, LOTS 8R, 9R, 10R, & 11R  
                  (REPLAT- 1.29 ACRES)  
                  Located north of Redbird Lane and west of Railroad Avenue.
  
7.     [22-1300](#)     **22PL1079 - CONDITIONAL**  
                  CORPUS CHRISTI YORKTOWN (FINAL - 2.08 ACRES)  
                  Located at the northeast corner of Yorktown Boulevard and Waldron Street.

**Plats with a Variance (Waiver)**

8.     [22-1294](#)     **22PL1077 - SIDEWALK**  
                  ROBLEX INDUSTRIAL SUBDIVISION, BLOCK 4B, LOTS 1 & 2 (REPLAT-  
                  19.86 ACRES)  
                  Located south of Agnes Street and west of Flato Road.
  
9.     [22-1299](#)     22PL1091  
                  SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT - 10.006 ACRES)  
                  Located north of Saratoga Boulevard and west of Norchester Street.
  
10.    [22-1304](#)     **22PL1091 - STREET**  
                  SCHANEN ESTATES WEST UNIT 13 (FINAL PLAT - 10.006 ACRES)  
                  Located north of Saratoga Boulevard and west of Norchester Street.

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

**B. Plat with a Variance (Waiver)**

11.    [22-1291](#)     22PL1086  
                  HOLLIDAY HARBOR SUBDIVISION (REPLAT - 3.04 ACRES)  
                  Located north of Yorktown Boulevard and west of Laguna Shores Drive.



**12. [22-1293](#) 22PL1086 - SIDEWALK & RIGHT-OF-WAY****HOLLIDAY HARBOR SUBDIVISION (REPLAT - 3.04 ACRES)**

Located north of Yorktown Boulevard and west of Laguna Shores Drive.

Mr. Dimas presented items "11 & 12" as shown above for the record. The request is for a waiver of the plat requirement to construct a sidewalk and right-of-way (ROW) dedication in Section 8.1.4.A and 8.2.2.A of the UDC.

The sidewalk and bike track waiver are for a 675-foot segment fronting Laguna Shores Road and for a 205-foot segment fronting Yorktown Boulevard. Laguna Shores is on the ADA, a Bike Corridor recommended on the Bicycle Mobility Plan and a Parkway Street (P-1) on the Transportation Plan. Yorktown Boulevard is on the ADA Plan, a 1-way, cycle track (both sides) on the Bicycle Mobility Plan, and is a Collector Street (C-2) on the Transportation Plan.

The waiver for a ROW dedication is for 10 feet on Laguna Shores Road. A P-1 Collector requires 80 feet of ROW. The waiver for ROW dedication on Yorktown Boulevard will be unnecessary since Yorktown Boulevard already meets the C-2 ROW width requirement of 65 feet. He proceeded to outline the factors in support and against the waiver.

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

1. There is a significant drainage ditch along the north side of Yorktown Boulevard along the south side of this site that begins virtually at the ROW line.
2. We could not locate any existing sidewalks along Yorktown Boulevard as far as the Oso Bridge.
3. The roadway for that length does not have curb and gutter.
4. The north ROW is basically the same from Laguna Shores Road, almost to Waldron Road.
5. The dedication would pass through an existing structure on our site and many others to the west.

Factors weighing against the waiver:

1. Laguna Shores Road and Yorktown Boulevard are on the ADA Plan, the bike Mobility Plan and the Transportation Plan and does not meet the exemption for a sidewalk waiver under UDC 8.2.2.C.5.ii.
2. The 10-ft ROW dedication is necessary in order to meet the 80-ft ROW width for a Parkway Collector (P1). Currently Laguna Shores ROW is 30 feet from the center of the street and the 10-ft ROW dedication will meet their corresponding 40 feet.

Mr. Dimas then went over the respective UDC sections requiring the construction of sidewalk (Sections 8.1.4 & 8.30.1). The UDC also states, under Section 8.2.2.B.1, that a waiver may be granted, in accordance with the waiver procedure in Section 3.8.3.D.

Staff recommends the following:

- Approval of the sidewalks and bike tracks waiver on Laguna Shores Road given the sidewalks and bike tracks were not built during the City Public Improvements.



- Approval of the sidewalk and bike tracks waiver for Yorktown Boulevard since a sidewalk and bike track will be unfeasible with the recent City Public Improvement construction of a drainage crossing.
- Approval of the Yorktown Boulevard ROW dedication since Yorktown already has the proper ROW width for a C-2.
- Disapproval of the Laguna Shores ROW dedication since the 10-ft ROW dedication is necessary in order to meet the 80-ft ROW width for a Parkway Collector (P-1).

Planning Commission may choose to follow or decline Staff's recommendation, approve, approve with conditions, or deny the waiver request. After Staff's presentation, the floor was opened for Commissioner comments/questions. Discussion took place regarding the ROW dedication which is triggered through the platting process (friendly acquisition/ eminent domain); Bond improvements which have occurred in phases along Laguna Shores Road and the possibility of future Bond projects.

After discussion concluded, the public hearing was opened. Engineer of record for the project, Murray Bass with Bass & Welsh Engineering, addressed the Commission in support of the waiver request. He said the ROW dedication will have adverse affects on the property; there is not much room left after dedication and will move setbacks further. He believes the owner may have an additional expense to remove a fence along the ROW line and replacement. Owner of the subject property, Cooper Lundquist, addressed the Commission in support of the waiver request. He concurred with Mr. Bass on the reduction of space and said he would lose approximately 20 to 30 pad sites for the RV park; will cause a loss of revenue which impacts the project as viable. Also, additional expenses will be incurred since they planned to connect to existing utilities for the RV hookups, But if they are required to dedicate, being displaced by 10-feet may require installment of new utility connections.

With no one else coming forward, the public hearing was closed. A motion was made by Commissioner Munoz to approve New Plat item "11" and approve both waiver requests for Item "12" and it was seconded by Chairman Dibble. A roll-call vote took place and the motion passed with Vice Chairman Schoeder and Commissioners Mandel and Salazar-Garza voting in opposition.

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

Nina Nixon-Mendez, Assistant Director, gave acknowledgement and appreciation to Chairman Dibble for his years of public service on the Commission as he has fulfilled his term and this is his last meeting.

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

#### **X. Adjournment of Planning Commission**

There being no further business to discuss, the meeting adjourned at 6:35 p.m.



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
August 10, 2022**

PROJECT: 22PL1001

THE VILLAS PUD (FINAL REPLAT– 2.35 ACRE)

Located on the northeast side of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO/PUD ORD# 031947

Owner: SuperElite LLC, Benjamin Lee and Euming Chong.

Surveyor/Engineer: Urban Engineering

The applicant proposes to replat the property to create a Planned Unit Development for a townhome development. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: GG/District# 4  
App Received: 12-15-21 (Process for 1-05-21 Deadline)  
TRC Meeting Date: 1-13-21  
TRC Comments Sent Date: 1-18-22  
Revisions Received Date (R1): 7-01-22  
Staff Response Date (R1): 7-13-22  
Applicant Response to Fire comments Date (R1): 7-21-22 No changes to the plat drawings.  
Fire Dept Response Date (R1): 7-25-22  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 8-10-22 Non Public Notice Plat

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

Urban Engineering Responses: 7-21-2022

Project: 22PL1001

Urban Engineering Responses: 7-1-2022

THE VILLAS PUD (FINAL REPLAT – 2.35 ACRES)  
Located on the northeast side of Granada Drive and west of Leeward Drive.

Zoned: RM-AT/IO/PUD ORD# 031947

Owners: SuperElite LLC, Benjamin Lee and Euming Chong.  
Surveyor/Engineer: Urban Engineering

The applicant proposes to replat the property to create a Planned Unit Development for a townhome development.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Understood			
LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Replace Jeremy Baugh Chairman, with Dan Dibble Chairman	Understood	Addressed		
2	Plat	Prior to recordation coordinate with AEP on public street light fees and provided confirmation of payment.	Understood	Prior to plat recordation		
3	Plat	Prior to plat recordation provide the Ordinance Number and Document Number for each closed 5’ U.E	Understood	Prior to plat recordation		
4	Plat	Show and label north arrow on location map.	North arrow has been added	Addressed		
5	Plat	Submit a legal instrument, to be reviewed as to form by the City Attorney prior to any plat recordation and shall be recorded at the same time as the plat. The Home Owner’s Association document shall provide for the proper and continuous operation, maintenance and supervision of such improvements (UDC 8.1.7). Include legal entity articles of incorporation as an appendix to the PUD document. The document shall include designation of authority pertaining to who may sign and execute documents on behalf of the H.O.A.	Understood	Prior to plat recordation		
6	Plat	Per DS Engineering, Exempt: Previously PIIC	Understood			



ZONING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	On the HOA document, clarify overnight accommodation use is allowed as stated in the PUD.	Understood			
2	Plat	Note: An approved Development Plan along with any conditions made at the time of the Council’s approval shall be binding upon the applicant or any successors in interest in the planned unit development. Deviations from an approved Development Plan not in accordance with the approved Development Plan shall constitute a violation of the UDC. Changes cannot be made to the PUD after Council approves it, except as limited by UDC Section 3.5.7.	Understood			
3	Plat	Note: The applicant has not provided any building plans. Therefore, staff cannot guarantee that the building plans are compliant with the restrictions of the Planned Unit Development.	Understood			
4	Plat	Note: This PUD will be subject to a time limitation in accordance with UDC Section 3.5.9. Construction must begin with 24 months with each building being permit every 24 months	Understood			

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water	Yes	No, per City utility engineering comments below
Fire Hydrants	Yes	No, per City utility engineering comments below
Wastewater		No - Private Understood
Manhole		No - Private Understood
Stormwater		No Understood
Sidewalks	Yes, on Granada Drive and per PUD	Sidewalks will be constructed per development plan shown in approve PUD
Streets	Private - Per City Standards / PUD	Understood

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Understood			
2	Plat	Public Improvements Plans are required with final plat; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Understood			
3	Plat	Sidewalk Construction on Granada Drive is required (UDC 8.2.2)	Sidewalks will be constructed per development plan shown in approve PUD	Addressed		
4	Utility	Provide estimated waste water flows at connection to City System (Utilities Department)	19.69 GPM (Peak)	Addressed		



5	Utility	City has an existing 15-inch RCP storm water line that is shown as "Proposed" on the plan. Is this intended to be a private system? If so note that the	The existing 15" and 18" RCPs running from Granada to the rear of the property are shown and labeled as existing. We are showing a proposed 15" that runs NW to SE that ties into the exsiting public line.	Addressed		
6	Utility	"Utility Easement" label is double printed	Please clarify on which sheet and location	Addressed, appears to have been a local printing issue.		
7	SWQMP	provide a brief description of the project to include current and proposed land use / conditions, existing / proposed drainage features	Current land use is condo (4 Units) with the rest currently undeveloped. Proposed land use is 27 condo units. Proposed drainage ties to existing drainage outfall in exsting canal.	Addressed		
8	SWQMP	note 7 references contours - none are shown.	Contours are shown on 2nd sheet of plat, not on utility sheets. Added contours to SWQMP.	Addressed		
9	SWQMP	Cite the source of rainfall data used.	City Criteria	Addressed		
10	SWQMP	Show pre-Development, and off-site flow patterns as well as proposed. Indicate how offsite flows are managed in the final drainage plan (UDC 8.2.8 and Municipal Code 14.1002 and 14.1003)	No offsite other than street drainage to existing underground RCP that outfalls in canal. Proposed flows will outfall into canal	Addressed		
11	SWQMP	Does all of DA4 drain to Granada Drive, or just the portion of village drive shown?	All of DA4 will drain to Granada Drive	Addressed		

UTILITIES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No water construction is required for platting	Understood	Per DS Engineering, Actual location of structures will determine final fire protection needs. - differed to site development.		
2	Plat	No wastewater construction is required for platting	Understood			

SOLID WASTE						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please specify the plan to manage Solid Waste for the PUD.	A dumpster pad will be added. Location of dumpster site is being discussed with client.	Addressed.		

TRAFFIC ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). If there is a new development on this property and the driveways will be resconstructed, then they will need to follow UDC 7.1.7. <b>For example</b> the driveway at the intersection of McBride/Hampshire, the driveway need to be aligned with Hampshire or 125' away per UDC 7.1.7.H Opposing Driveways.	driveways will be constructed per development plan shown in approved PUD	Per DS Land Development Knowledge; Addressed		

FLOODPLAIN						
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No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			
FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Understood			
2	Info:	Townhome development will be reviewed as commercial property per Development Services.	Understood			
3	Info:	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Understood			
4	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Understood			
5	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.	Understood			
6	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Understood			
7	Info:	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Understood			
8	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Understood			
9	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Understood			
10	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Understood			
11	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Understood			
12	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Understood			



13	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Understood			
14	Info:	Note: The expression: “unobstructed” of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Understood			
15	Info:	Clarify the width of Village Dr. Private easement assess. To meet the above requirements.	Per approved PUD Master Site Plan			
16	Info:	established in sections D103 shall always be maintained.	Need clarification on this comment	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. This is simply emphasizing that fire lanes should not be blocked.	Understood	
17	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:” Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Understood			
18	Plat	To meet the criteria for Single Family Townhouse use: each townhome is to be separately platted with separate address. Non-transient use. Construction requires 2-hour fire separation between units. Transient use would require a 13D fire sprinkler system to be installed.	Each Unit is its own separate lot. Short term rentals are allowed per the approved PUD.	The construction of townhomes and requirements for a 13D sprinkler system. The PUD stated that 4-day transient use is allowed. It also stated that the individual units have a “0” lot line. If the townhomes are constructed back-to-back, please note the following comments from an amendment to the International Residential Code: <b>(6) Section R313.1</b> of the International Residential Code is revised to read as follows:		
				<b>(CONT)&gt;</b> R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses only when three (3) or more attached dwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed). Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. <b>R313.1.</b> Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.	Understood. For clarification, the approved Amended PUD does state that daily rentals are allowed. Under item 11.	Since these units will be used as transient occupancy, I will reiterate that if three (3) or more attached dwelling units are constructed a 13D sprinkler system will be required.
19	Info:	Commercial development of the property will require further Development Services review.	Understood			

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

PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Parks will not be responsible for Common Area Lot 28	Understood			

REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution



1	Info:	This final plat is not located along an existing or foreseeably planned CCRTA service route.	Understood			
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NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment.	Understood			

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

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

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

TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	NON-TXDOT ROW	Understood			

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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



Notes:

1. Total platted area contains 2.35 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "A13" (EI 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
5. Proposed Flood Map: This property is proposed to lie within Zone "AE (EL 10)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0755G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0755G is based on the North American Vertical Datum of 1988 (NAVD88).
6. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
7. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
8. Lot 28, Block 1 – Common Area, will be maintained by the Home Owners Association.
9. All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
10. Village Drive, Lot 29 is a Private Access Easement
11. Rear setbacks are 5', front and side are 0' unless shown otherwise.
12. This subdivision shall comply will all the conditions set forth in the approved PUD (Ordinance No. 031947).
13. No private access along Granada Drive.
14. The City is allowed ingress/egress over and across Lot 29 to access the public waterline that is located within the 15' Wide Utility Easement.
15. Block 1, Lot 28 – Common Area, will be maintained by the Home Owners Association.
16. Block 1, Lot 29 – Private Access, shall be used as access and utility easement and maintained by Home Owners Association.
17. Replacement costs of private amenities within a public utility easement shall be the responsibility of the Home Owners Association.

State of Texas  
County of Nueces

SuperElite, LLC, a California limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, with the exception of Lot 3, Block 1; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

By: SuperElite, LLC, a California limited liability company

By: \_\_\_\_\_  
Jasbir S. Cheema, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Jasbir S. Cheema, as Managing Member of SuperElite, LLC, a California limited liability company, on behalf of said limited liability company.

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

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

Plat of  
The Villas PUD

*being a Re-plat of Lots 33 and 38, Block 1, Padre Island – Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.*

State of Texas  
County of Nueces

Benjamin Lee and Euming Chong, hereby certify that they are the owners Lot 3, Block 1, as shown on the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

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

By: \_\_\_\_\_ By: \_\_\_\_\_  
Benjamin Lee, Owner Euming Chong, Owner

State of Texas  
County of Nueces

This instrument was acknowledged before me by Benjamin Lee, as Owner

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

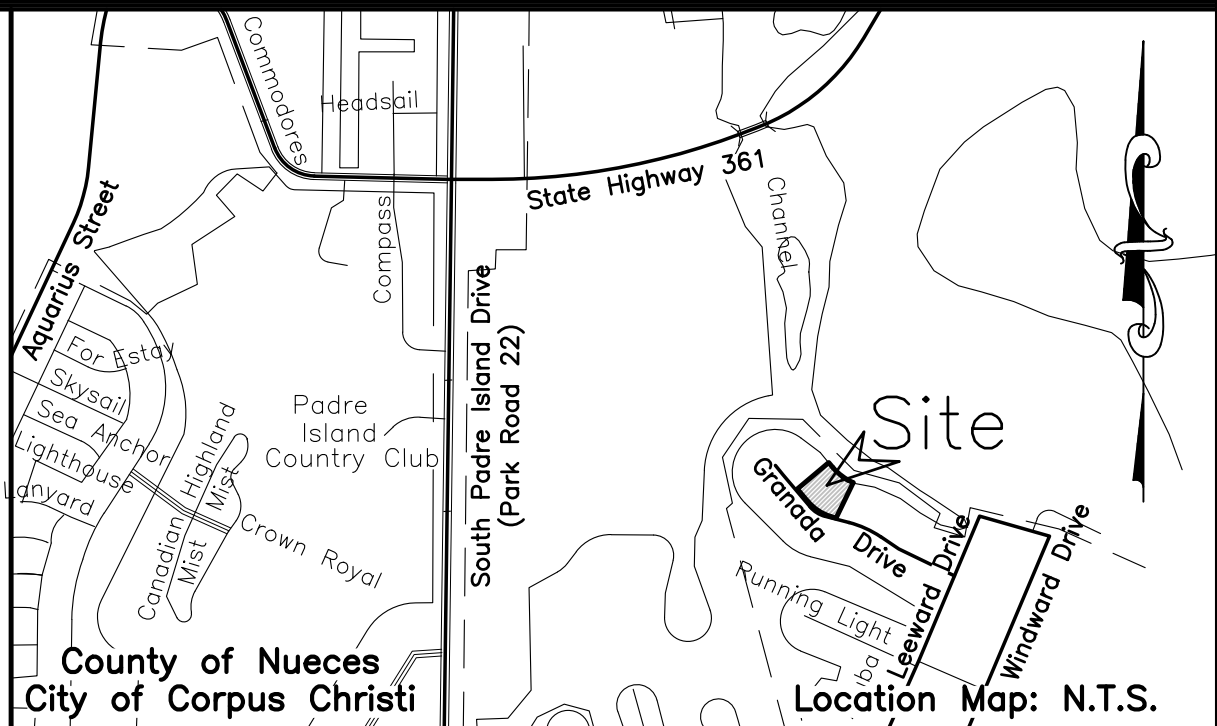
\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of Nueces

This instrument was acknowledged before me by Euming Chong, as Owner

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

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



State of Texas  
County of Nueces

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

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

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

State of Texas  
County of Nueces

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

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

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

\_\_\_\_\_  
Dan Dibble  
Chairman

State of Texas  
County of Nueces

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

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

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

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

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

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

State of Texas  
County of Nueces

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

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

\_\_\_\_\_  
Dan L. Urban, R.P.L.S.  
Texas License No. 4710



REVISED: July 1, 2022  
DATE: Dec. 15, 2021  
SCALE: 1"=30'  
JOB NO.: 43122.00.00  
SHEET: 1 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com



LINE	BEARING	DISTANCE
L1	N49°57'52"E	8.00'
L2	N40°02'08"W	17.12'
L3	N49°57'52"E	18.00'
L4	S49°57'52"W	18.00'
L5	N40°02'08"W	8.33'

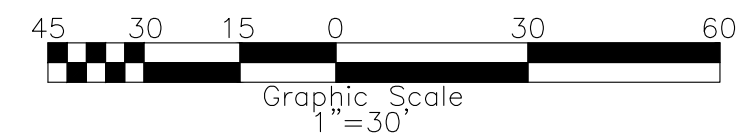
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	13°46'27"	439.68'	105.70'	53.11'	S47°42'47"E	105.45'
C2	3°26'26"	439.68'	26.40'	13.21'	S42°32'47"E	26.40'
C3	3°26'03"	439.68'	26.35'	13.18'	S45°59'02"E	26.35'
C4	3°26'25"	439.68'	26.40'	13.20'	S49°25'16"E	26.40'
C5	3°27'32"	439.68'	26.54'	13.28'	S52°52'15"E	26.54'
C6	9°10'44"	439.68'	70.44'	35.29'	S61°07'06"E	70.36'
C7	2°23'42"	439.68'	18.38'	9.19'	S57°43'35"E	18.38'
C8	3°23'43"	439.68'	26.05'	13.03'	S60°37'18"E	26.05'
C9	3°23'19"	439.68'	26.00'	13.01'	S64°00'49"E	26.00'
C10	1°33'19"	365.71'	9.93'	4.96'	N72°45'29"W	9.93'
C11	3°45'40"	365.71'	24.01'	12.01'	N70°05'59"W	24.00'
C12	3°45'56"	365.71'	24.03'	12.02'	N66°20'11"W	24.03'
C13	13°08'53"	358.28'	82.22'	41.29'	N46°36'34"W	82.04'
C14	3°35'20"	358.29'	22.44'	11.23'	N51°23'20"W	22.44'
C15	3°33'05"	358.29'	22.21'	11.11'	N47°49'08"W	22.20'
C16	3°31'42"	358.29'	22.06'	11.04'	N44°16'44"W	22.06'
C17	2°28'46"	358.29'	15.50'	7.75'	N41°16'31"W	15.50'
C18	9°04'55"	365.71'	57.97'	29.04'	N68°59'41"W	57.91'
C19	65°49'50"	12.00'	13.79'	7.77'	S07°07'13"E	13.04'
C20	114°10'10"	28.00'	55.79'	43.26'	S82°52'47"W	47.01'

$\Delta = 33^\circ 30' 00''$   
 $R = 368.71'$   
 $L = 215.58'$   
 $T = 110.97'$   
 $CB = N56^\circ 47' 08'' W$   
 $CL = 212.52'$

$\Delta = 26^\circ 20' 49''$   
 $R = 434.93'$   
 $L = 200.00'$   
 $T = 101.80'$   
 $CB = S53^\circ 12' 32'' E$   
 $CL = 198.24'$

**Legend:**

- 5/8 Inch Iron Rod, Found
- ⊗ Drill Hole, Found



## Plat of The Villas PUD

being a Re-plat of Lots 33 and 38, Block 1, Padre Island - Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.



REVISED: July 1, 2022  
 DATE: Dec. 15, 2021  
 SCALE: 1"=30'  
 JOB NO.: 43122.00.00  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 urbansurvey1@urbaneng.com



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
August 10, 2022**

PROJECT: 22PL1092

OSO POINTE (FINAL – 20.076 ACRES)

Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.

Zoned: ON (Per Ordinance 032493 with date 07-19-2021 - From RS-10)

Owner: Jackie Homes, LLC

Surveyor/Engineer: Munoz Engineering

The applicant proposes to plat the property to construct 70 single-family lots for a future residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



# TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: GG/District#4  
App Start Date: 6-9-22  
TRC Meeting Date: 6-16-22  
TRC Comments Sent Date: 6-21-22  
Revisions Received Date (R1): 7-18-22  
Staff Response Date (R1): 7-25-22  
Revisions Received Date (R2): N/A  
Staff Response Date (R2): N/A  
Planning Commission Date: 8-10-22 Non Public Notice Plat

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

Project: 22PL1092

## OSO POINTE (FINAL – 20.076 ACRES)

Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.

Zoned: RS-6

Owner: Jackie Homes, LLC  
Surveyor/Engineer: Munoz Engineering

The applicant proposes to plat the property in order to construct 70 single family lots for a future residential subdivision.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Okay		
2	Plat	Francis street name already exists, pls revise. Refer to V 8 Pg 34 MRNCT.	Revised, Maryanne Lane	Resolved.	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Final plats, border submerged lands must include a signature line for Licensed State Land Surveyor, Per UDC <b>8.2.8.A.2.D</b> (All plats of lands that border submerged lands belonging to the State of Texas shall have the boundary between the State-owned land and privately-owned property established by a Licensed State Land Surveyor. The boundary line shall be shown on the final plat.)	Information provided	Addressed	
2	Plat	Correct and revise the number plat pages.	Revised	Addressed	
3	Plat	Prior to plat recordation, Oso Ranch Unit 1 (Final) is required to be filed and recorded prior to plat recordation "Oso Pointe (Final)".	Will be provided	Prior to plat recordation	
4	Plat	Prior to plat recordation, show and label on the plat the recording information for "Oso Ranch Unit 1"	Will be provided	Prior to plat recordation	
5	Plat	Prior to plat recordation coordinate with your Electric provider on street light fees and provided confirmation of payment.	Will be provided	Prior to plat recordation	
6	Plat	Water Distribution Acreage fee - 20.08 acre x \$790.90/acre = <b>\$15,881.27</b>	Okay	Prior to plat recordation	
7	Plat	Wastewater Distribution Acreage fee - 20.08 acre x \$1,728.10/acre = <b>\$34,700.25</b>	Okay	Prior to plat recordation	

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

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

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	General	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	Okay	Addressed	
2	Pl	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Will be provided	Addressed	
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Okay	Addressed	
4	Utility	Water line on Caitlin Claire Drive dead ends at the project limits. This line will need to be valved and capped so it remains dry until future development occurs(IDM 4.03)	Information provided	Addressed	
5	Utility	Water/wastewater crossings to meet the requirement of TCEQ and the IDM.	Okay	Addressed	
6	Utility	"Proposed Water Utility" label at lots 3 and 4 Block 2 points to the stormwater line.	Revised	Addressed	



7	Utility	Utility connections and labeling are not clear at the cul-de-sac on Reyhans way	Connections revised	Addressed		
8	SWQMP	Cite the IDM in the source statement for hydraulic calculation data.	Information provided	Addressed		
9	SWQMP	Provide a note or detail as to what type of outfall structure will be used to prevent erosion at the storm water outfalls, and provide estimated flows at each outfall.	Information provided	Addressed		

#### UTILITIES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	Okay			
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Okay			

#### SOLID WASTE

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

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Okay			
2	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. 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	Okay			
3	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
4	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
5	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
6	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
7	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and future type of street lights, for review and approval to the City's Traffic Engineering Department. All new future types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Okay			
8	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500 ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEE) can start the design of the street lighting system and determine developer fees, which are required for plat restoration. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Okay			

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Okay			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Okay			
3	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Okay			
4	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay			
5	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Okay			
6	Info:	Note: An accessible road and a suitable water supply is required before going vertical with any structure.	Okay			
7	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Okay			
8	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Okay			
9	Info:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	UDC requires 28-foot back to back curb	Addressed		
10	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Okay			
11	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Okay			
12	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Okay			
13	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac	Will be provided	Addressed		



14	Info:	Caitlin Clare Dr. currently terminates in a dead-end. A temporary turn-around should be provided until such time as future development connects.	IFC does not require a turnaround on a road of less than 150-ft, fire hydrant will be placed at intersection of Caitlin Clare Dr. and Reyhans Way, no turn-around to be provided	Addressed		
15	Note	The extension of John Oliver Dr. from the cul-de-sac is to allow access to a existing residential structure. Therefore, it is requested that a hydrant be located at the furthest point of termination for John Oliver Dr. to provide needed fire protection for this existing structure.	The structure will be demolished at time of development construction	Addressed		

#### GAS

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

#### PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park fee: (70 units x \$462.50/unit) = <b>\$32,375.00</b>	Okay			

#### 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.	Okay			

#### NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located in the APZ-2 at NOLF Waldron. Will be subjected to overflight and aircraft noise. Recommend 1 to 2 dwellings per acre.	Preliminary Plat approved			

#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

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

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

#### INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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

Okay



PLAT - FULL SIZE - 18" x 24"  
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects - Jackie Homes\210175 - Oso Pointe\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

# FINAL PLAT OF OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

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

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

BY: \_\_\_\_\_  
JACQUELINE MARIE AZALLI  
MANAGER

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

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

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

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

I, \_\_\_\_\_, \_\_\_\_\_ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH \_\_\_\_\_ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING HAS BEEN DETERMINED UNDER MY DIRECTION USING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

DATE: \_\_\_\_\_  
DAVID L. NESBITT, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSED STATE LAND SURVEYOR  
TEXAS REGISTRATION NO. 5302

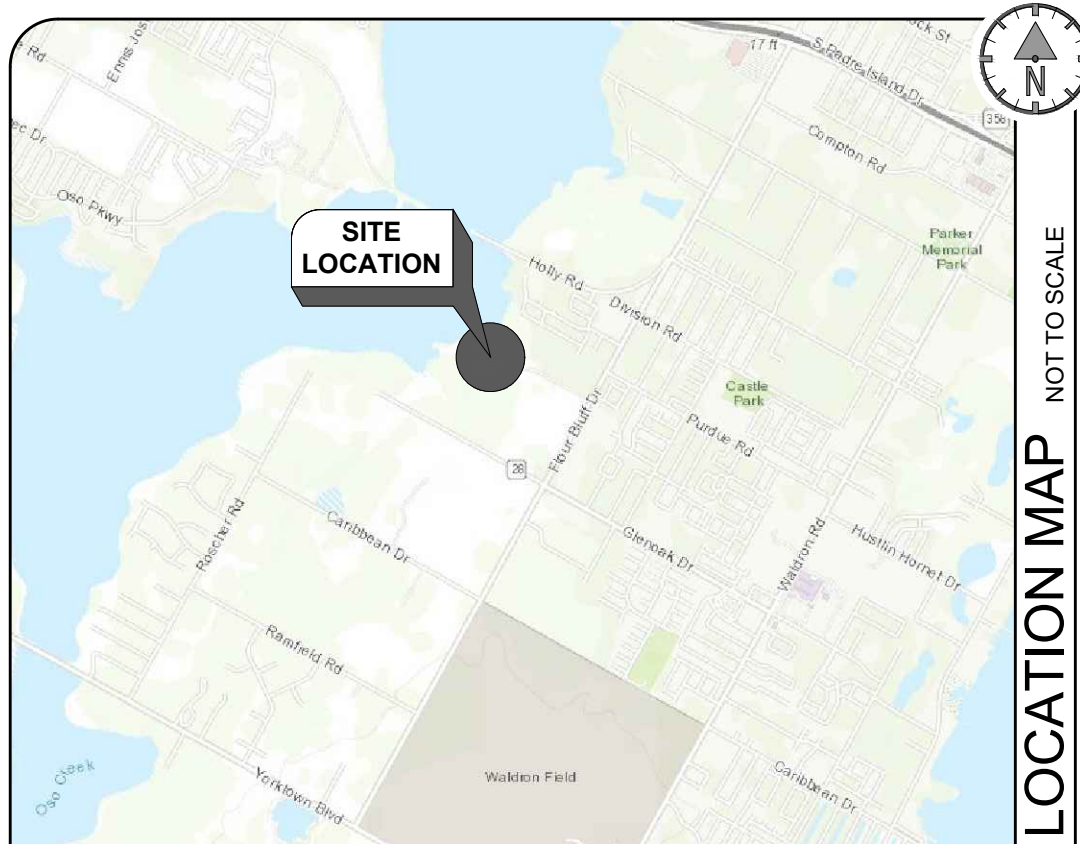
## PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

- |  |                          |                        |
|--|--------------------------|------------------------|
| ● PROPERTY CORNER                          | ⊙ FOUND 5/8-INCH RE-BAR  | Ⓢ BLOCK IDENTIFICATION |
| ⊙ SET CHISELED X                           | ● FOUND 1-INCH IRON PIPE |                        |
| ○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR |                          |                        |

- |                                  |                                      |
|----------------------------------|--------------------------------------|
| —— ADJACENT BOUNDARY LINE        | —— BOUNDARY LINE                     |
| —— ADJACENT PROPERTY LINE        | —— PROPERTY LINE                     |
| —— EXISTING ROW CENTER LINE      | —— ROW CENTER LINE                   |
| ----- EXISTING EASEMENT          | ----- EASEMENT                       |
| ----- EXISTING YARD REQUIREMENT  | ----- YARD REQUIREMENT               |
| ----- CURRENT FEMA BOUNDARY LINE | ----- PRELIMINARY FEMA BOUNDARY LINE |

## PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| SEC - SECTION  | AE - PUBLIC ACCESS EASEMENT         | PAE - PRIVATE ACCESS EASEMENT       |
| VOL - VOLUME   | DE - PUBLIC DRAINAGE EASEMENT       | PDE - PRIVATE DRAINAGE EASEMENT     |
| PG - PAGE  | UE - PUBLIC UTILITY EASEMENT        | PUE - PRIVATE UTILITY EASEMENT      |
| LT - LOT   | WE - PUBLIC WATER EASEMENT          | PWE - PRIVATE WATER EASEMENT        |
| AC - ACRE  | WWE - PUBLIC WASTEWATER EASEMENT    | PWWE - PRIVATE WASTEWATER EASEMENT  |
| SF - SQUARE FEET   | EE - ELECTRICAL EASEMENT            | FEMA - FEDERAL EMERGENCY            |
| ROW - RIGHT-OF-WAY   | TE - TEMPORARY EASEMENT (SEE NOTES) | MANAGEMENT AGENCY                   |
| NB - NON-BUILDABLE   | D - LOT DRIVEWAY LOCATION           | RPLS - REGISTERED PROFESSIONAL      |
| YR - YARD REQUIREMENT  | GR - GARAGE SET BACK REQUIREMENT    | LAND SURVEYOR                       |
| M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS                  |                                     | LSLS - LICENSED STATE LAND SURVEYOR |
| D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS                 |                                     | PE - PROFESSIONAL ENGINEER          |
| O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS |                                     |                                     |



STATE OF TEXAS §  
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 \_\_\_\_\_, 20\_\_\_\_.

DATE: \_\_\_\_\_  
RONALD E. BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DANIEL DIBBLE, III  
CHAIRMAN  
AL. RAYMOND, III, AIA  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

WITNESS MY HAND AND SEAL OF 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 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

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

MUNOZ ENGINEERING



FINAL PLAT OF  
**OSO POINTE**  
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CORPUS CHRISTI, TX 78404  
OFFICE: 361.946.4848  
TPELS FIRM F-12240  
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

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Firm Registration No. 10072800  
DRAWING DATE 07/18/2022

Brister Surveying  
4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
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ENGINEER  
THOMAS TIEFF, PE  
SURVEYOR  
RONALD BRISTER, RPLS  
OWNER  
JACKIE HOMES, LLC  
ENGINEER PRO 1907230  
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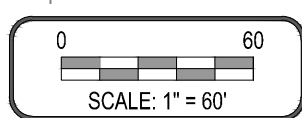
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ENGINEER PRO 1907230  
OFFICE 36





REMAINDER OF 11.04 ACRES OUT  
OF LOTS 12 AND 13, SECTION 40,  
FLOUR BLUFF AND ENCINAL FARM  
AND GARDEN TRACTS, VOLUME A,  
PAGES 41 - 43, M.R.N.C.T.  
(MVR CONSTRUCTION COMPANY -  
DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL  
RECUERDO SUBDIVISION  
VOLUME 59, PAGE 97 M.R.N.C.T.

FINAL PI AT QE

# OSO POINTE

A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

PAGE  
2 OF 3

MUNOZ ENGINEERING

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CORPUS CHRISTI, TX 78404  
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TBPELS FIRM F-12240

**ME**  
MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

# Brister Surveying

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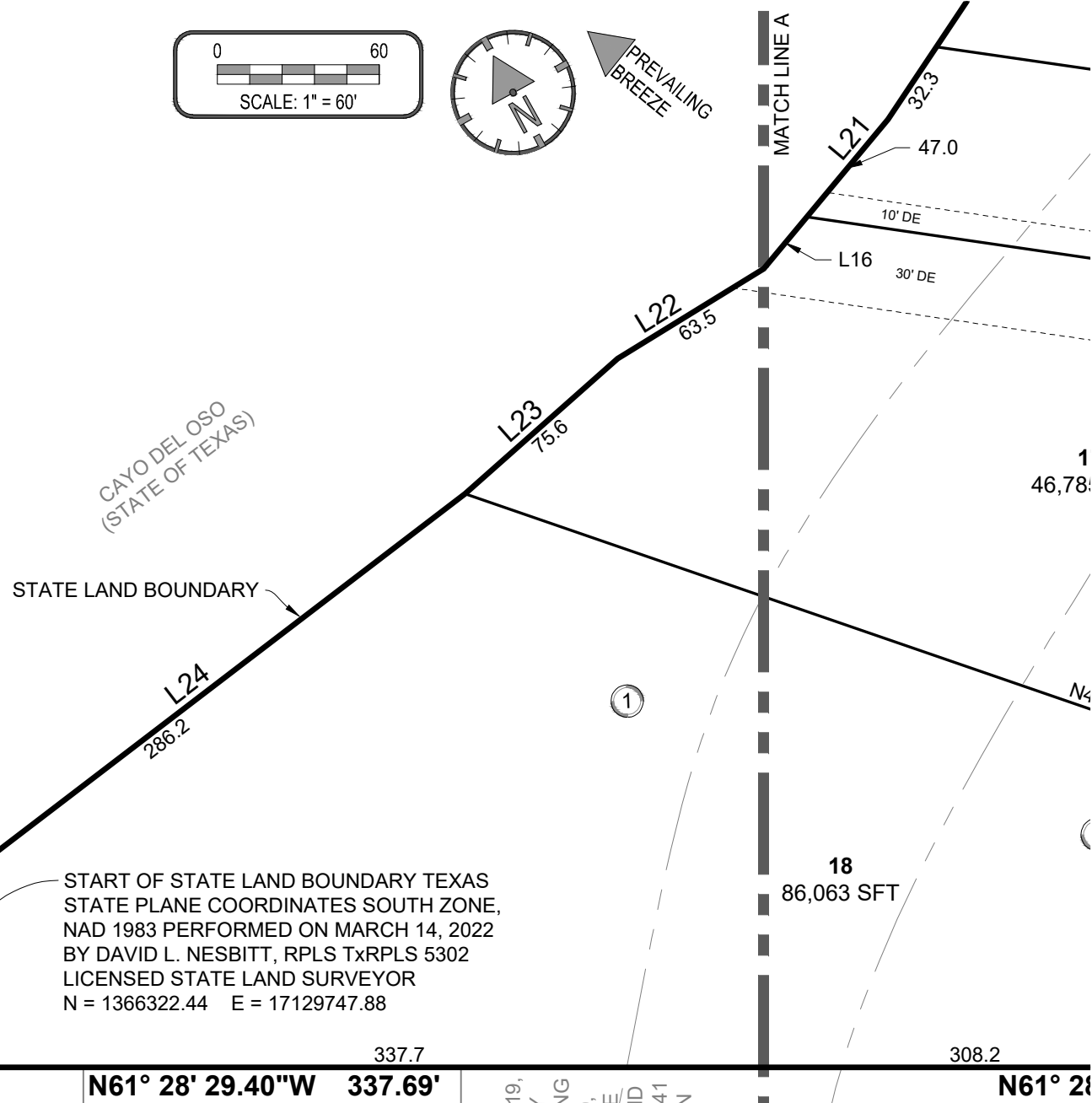
14.87 ACRES OUT OF LOT 20, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

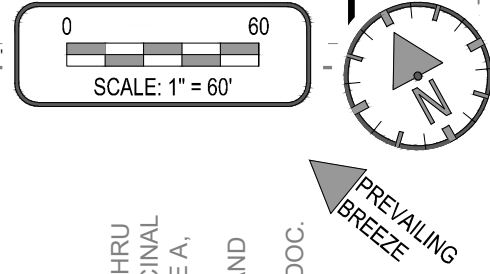


LINE TABLE		
LINE ID	LENGTH	BEARING
L1	21.21'	S16° 28' 01.29"E
L2	21.21'	N73° 31' 58.71"E
L3	14.14'	N16° 27' 59.47"W
L4	14.14'	N73° 32' 00.53"E
L5	14.14'	S16° 27' 59.47"E
L6	14.14'	N73° 32' 00.53"E
L7	14.14'	N16° 27' 59.47"W
L8	14.14'	S73° 32' 00.53"W
L9	14.14'	N73° 32' 00.53"E
L10	35.78'	N61° 28' 04.36"W
L11	12.54'	S28° 31' 30.60"W
L12	12.54'	S28° 31' 30.60"W
L13	21.21'	S16° 28' 01.29"E
L14	21.21'	S73° 31' 58.71"W
L15	21.21'	S16° 28' 01.29"E
L16	25.01'	N68° 19' 56.79"E
L17	57.95'	N65° 26' 19.85"E
L18	59.28'	N70° 53' 18.18"E
L19	135.96'	N60° 45' 02.00"E
L20	124.41'	N62° 10' 15.21"E
L21	72.02'	N68° 19' 56.79"E
L22	63.53'	N86° 51' 35.97"E
L23	75.58'	N76° 58' 39.55"E
L24	286.19'	N81° 08' 45.42"E
L25	38.70'	N27° 54' 28.31"E

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41'	S44° 15' 45"E	11.83'
C2	45.67'	60.00'	43.61'	N48° 51' 48"W	44.58'
C3	44.14'	60.00'	42.15'	S88° 15' 24"W	43.15'
C4	59.40'	60.00'	56.72'	S38° 49' 23"W	57.00'
C5	17.11'	60.00'	16.34'	S2° 17' 35"W	17.05'
C6	12.01'	20.00'	34.41'	N11° 19' 45"E	11.83'
C7	14.00'	20.00'	40.11'	S41° 24' 42"E	13.72'
C8	86.19'	60.00'	82.30'	N62° 30' 27"W	78.97'
C9	48.89'	60.00'	46.69'	S52° 59' 51"W	47.55'
C10	61.38'	60.00'	58.62'	S0° 20' 46"W	58.74'
C11	20.07'	20.00'	57.49'	N0° 13' 07"W	19.24'
C12	20.07'	20.00'	57.48'	S57° 16' 04"W	19.23'
C13	38.08'	60.00'	36.36'	N67° 49' 41"E	37.44'
C14	24.05'	20.00'	68.89'	S84° 05' 20"W	22.62'
C15	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C16	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C17	75.38'	60.00'	71.98'	N39° 58' 18"W	70.52'
C18	40.36'	60.00'	38.54'	S84° 46' 00"W	39.61'
C19	38.71'	60.00'	36.96'	S47° 00' 49"W	38.04'
C20	38.71'	60.00'	36.96'	S10° 03' 02"W	38.04'
C21	40.36'	60.00'	38.54'	S27° 42' 08"E	39.61'
C22	75.38'	60.00'	71.98'	S82° 57' 51"E	70.52'
C23	6.56'	20.00'	18.80'	S70° 26' 41"W	6.53'
C24	13.50'	20.00'	38.69'	N80° 48' 43"W	13.25'

SEGER HORSE BARN, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)



- TOTAL PLATTED AREA CONTAINS 20.076 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- FEMA INFORMATION EFFECTIVE:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 X AND 485464 0315 D, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13, B, C.  
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 2, LOT 10, 11, 28.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM BLOCK 3, LOT 6, 7, BLOCK 4, LOTS 6, 7.
- BLOCK 1, LOT 11 - 18 ARE SUBJECT TO THE STATE LAND BOUNDARY ADJUSTMENTS THAT MAY OCCUR AT ANYTIME AND WILL AFFECT THE OVERALL LOT SIZE. ANY CHANGES TO THE LOT BOUNDARY THAT OCCURS ALONG THE STATE LAND BOUNDARY SHALL MAINTAIN THE SAME BEARING OF THE SIDE LOT LINES. ANY ADJUSTMENTS TO THE STATE LAND BOUNDARY THAT AFFECT THESE LOTS SHALL NOT CREATE LIABILITY ON THE PART OF JACKIE HOMES, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.

## FINAL PLAT OF OSO POINTE

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MUNOZ ENGINEERING



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CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



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SURVEYOR  
RONALD BRISTER, RPLS  
OWNER  
JACKIE HOMES, LLC  
ENGINEER-PRO  
2021053987  
DRAWN BY  
CHKD BY  
APP'D BY  
DATE  
07/18/2022



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
August 10, 2022**

PROJECT: 22PL1102

OSO RANCH UNIT 2 (FINAL – 12.334 ACRES)

Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.

Zoned: RS-6

Owner: Grangefield Development LLC

Surveyor/Engineer: Munoz Engineering

The applicant proposes to plat the property to construct 66 lots for a future residential subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.



## TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: GG/District#4  
 App Start Date: 6-09-22  
 TRC Meeting Date: 6-16-22  
 TRC Comments Sent Date: 6-21-22  
 Revisions Received Date (R1): 7-18-22  
 Staff Response Date (R1): 7-25-22  
 Revisions Received Date (R2): N/A  
 Staff Response Date (R2): N/A  
 Planning Commission Date: 8-10-22 Non Public Notice Plat

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

Project: 22PL1102

### OSO RANCH UNIT 2 (FINAL – 12.334 ACRES)

Located west of Flour Bluff Drive between Purdue Road and Glenoak Drive.

Zoned: RS-6

### GRANFIELD DEVELOPMENT LLC

Surveyor/Engineer: Munoz Engineering

The applicant proposes to plat the property in order to construct 66 lots for future 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)	Okay			

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	<b>Prior to plat recordation</b> , Oso Ranch Unit 1 (Final) is required to be filed and recorded prior to plat recordation "Oso Ranch 2 (Final)".	Will be provided	Prior to plat recordation		
2	Plat	Identify the feet for "UE" label on rear of Block 10, Lot 14.	Provided	Addressed		
3	Plat	<b>Prior to plat recordation</b> , show and label on the plat the recording information for "Oso Ranch Unit 1"	Will be provided	Prior to plat recordation		
4	Plat	<b>Prior to plat recordation</b> coordinate with your Electric provider on street light fees and provided confirmation of payment.	Will be provided	Prior to plat recordation		
5	Plat	Water Lot fee – 66 Lots x \$200.20/Lot = <b>\$13,213.20</b>	Okay	Prior to plat recordation		
6	Plat	Wastewater Lot fee – 66 Lots x \$432.30/Lot = <b>\$28,531.80</b>	Okay	Prior to plat recordation		

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



1	Plat	Per UDC 8.1.4 and 8.2.1, dedicate and construct a One-Way Cycle Track along Flour Bluff Drive in accordance with the Strategic Plan for Active Mobility Phase 1.	Okay	DS Land Development acknowledge.		
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#### ZONING

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

#### DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

#### Applicant Response on Waiver:

#### DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	General	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	Okay	Addressed		
2	PI	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovements@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	Will be provided	Addressed		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	Okay	Addressed		
4	Plat	Easement Labels are miss-placed at lot 17 block 11	Provided	Addressed		
5	Utility	Water/wastewater crossings to meet the requirement of TCEQ and the IDM.	Okay	To be addressed at Public Improvements		

#### 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)	Will be provided	To be addressed at Public Improvements		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7;Wastewater Collection System Standards)	Will be provided	To be addressed at Public Improvements		

#### SOLID WASTE

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

#### TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat:	Peaceful street goes from a C-1 to a L1-1C at John Oliver Drive. This is a safety concern as the vehicles the intersection needs to go smooth. The solution to this is if the C1 north of John Oliver has a taper and tangent, so it matches in with Peaceful on the south. Please confirm if this can be included on the Public Improvement Plans. We worked a similar situation with the other development of Cottages by Bay. I think these changes do not change the plat, but it will require to be addressed with the public improvement plans.	Okay			
2	Info:	Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)	Okay			
3	Info:	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
4	Info:	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
5	Info:	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
6	Info:	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
7	Info:	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	Okay			
8	Info:	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	Okay			
9	Info:	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	Okay			

#### FLOODPLAIN

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

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

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	Okay			
2	Info:	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	Okay			
3	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Okay			
4	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Okay			
5	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Okay			
6	Info:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Okay			



7	Info:	503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Okay			
8	Info:	D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Okay			
9	Info:	Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	UDC requires 28-foot back to back curb	Addressed		
10	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Okay			
11	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	Okay			
12	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Okay			
12	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Will be provided			
14	Plat	Temporary turn arounds should be provided in the event that Reyhans Way does not connect to the other development.	IFC does not require a turnaround on a road of less than 150-ft, fire hydrant will be placed at intersection of Caitlin Clare Dr. and Reyhans Way, no turn-around to be provided	Addressed		

#### GAS

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

#### PARKS

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Park & Recreations is not responsible for any Easements or ROW.	Okay			
2	Plat	Park fee: (66 units x \$462.50/unit) = <b>\$30,525.00</b>	Okay			

#### REGIONAL TRANSPORTATION AUTHORITY

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

#### NAS-CORPUS CHRISTI

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	Located in the APZ-2 of NOLF Waldron. Will be subjected to overflight and aircraft noise. Recommended 1 to 2 dwellings per acre.	Preliminary plat approved			
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#### CORPUS CHRISTI INTERNATIONAL AIRPORT

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

#### AEP-TRANSMISSION

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	AEP Transmission requests to see centerline of Transmission Line as well as referencing the volume and page of Transmission Line. Once that first step is done we will follow up with our comments for required ROW widths.	Centerline indicated and noted with dimension at pole location	Addressed: <b>Barney Davis – Naval Base 138kV- no above ground improvements within 40' from centerline.</b>		

#### AEP-DISTRIBUTION

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

#### TXDOT

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

#### NUECES ELECTRIC

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

#### INFORMATIONAL

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

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

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

#### LAND DEVELOPMENT

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

Okay



PLAT - FULL SIZE - 18" x 24"  
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects - Grangefield Development, LLC\Oso Ranch\12102 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\osoranch-oso ranch-estate-12.dwg)

# FINAL PLAT OF OSO RANCH UNIT 2

A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 12.334 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

- TOTAL PLATTED AREA CONTAINS 12.334 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
- LOT INFORMATION:  
UNIT 2  
SINGLE-FAMILY LOTS (RS-6) = 66
- FEMA INFORMATION  
EFFECTIVE:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4854640315D, MAP REVISED AUGUST 3, 1989, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C AND COMMUNITY-PANEL NO. 4854640318C, MAP REVISED JULY 18, 1985, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE C  
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.  
PRELIMINARY:  
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X AND COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 23, 2015, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X  
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE INDICATED HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO FLOUR BLUFF DRIVE FROM BLOCK 10, LOTS 3 - 6.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO SOOTHING STREET FROM BLOCK 11, LOT 17, BLOCK 12, LOT 30.
- TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT SHALL BE REMOVED UPON THE PLATTING OF THE ADJACENT PROPERTY WHICH SHALL DEDICATE THIS AREA AS RIGHT-OF-WAY. THIS TEMPORARY ACCESS EASEMENT SHALL ALLOW FOR THE CONSTRUCTION OF PUBLIC/PRIVATE WATER UTILITY, WASTEWATER UTILITY, STORMWATER UTILITY AND APPURTENANCES OF EACH UTILITY, PAVEMENT SUBGRADE, BASE, HMAC/CONCRETE, CURB AND GUTTER, SIDEWALK, SIGNAGE, GRADING, AND ALL APPURTENANCES TO FACILITATE CONSTRUCTION OF THE ROADWAY.
- BLOCK 10, LOT 3 - 6 SHALL NOT HAVE ANY ABOVE GROUND IMPROVEMENTS ALLOWED WITHIN THE 20-FOOT UTILITY EASEMENT OR WITHIN THE TRANSMISSION LINE EASEMENT AND ROW AREA.

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

GRANGEFIELD DEVELOPMENT, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JACQUELINE MARIE AZALLI ALYEH H. FARDY  
MANAGER MANAGER

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

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

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

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

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

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

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

I, \_\_\_\_\_, \_\_\_\_\_ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH \_\_\_\_\_ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

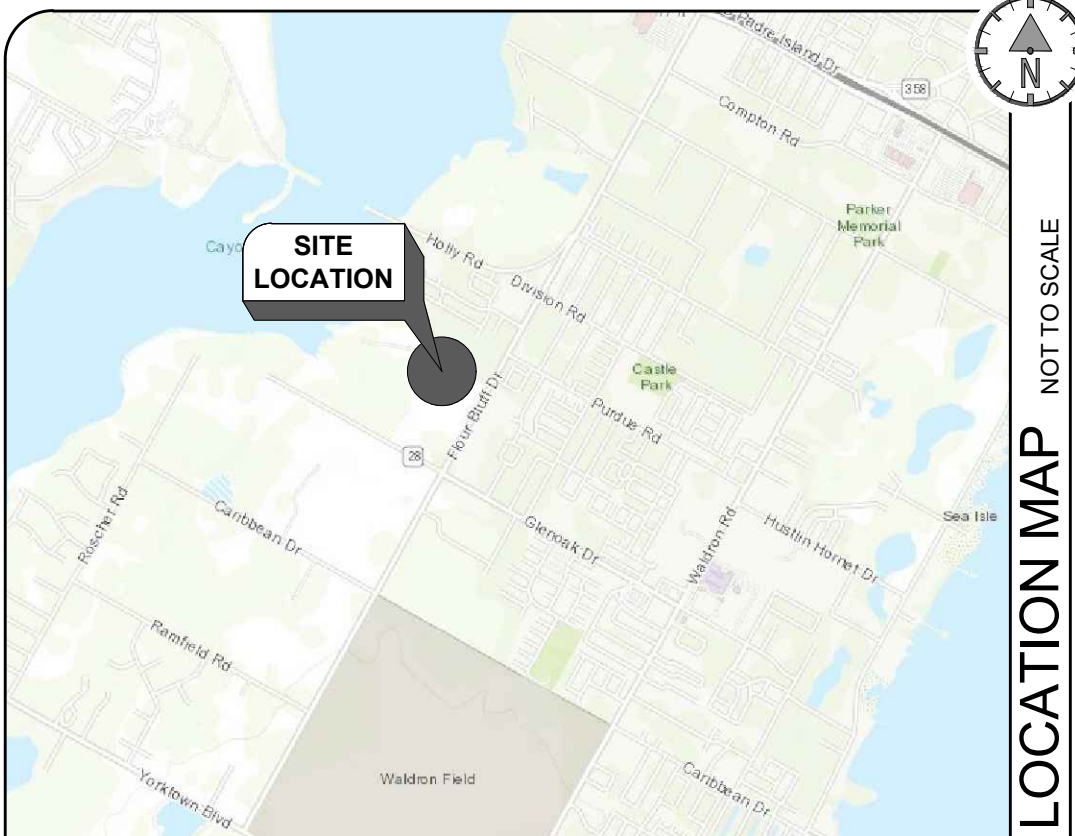
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

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

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41°	S11° 19' 45"W	11.83'
C2	29.67'	60.00'	28.33°	N8° 17' 18"E	29.37'
C3	37.70'	60.00'	36.00°	N40° 27' 16"E	37.08'
C4	35.82'	60.00'	34.21°	N75° 33' 37"E	35.29'
C5	39.51'	60.00'	37.73°	S68° 28' 17"E	38.80'
C6	23.62'	60.00'	22.55°	S38° 19' 55"E	23.46'
C7	12.01'	20.00'	34.41°	N44° 15' 44"W	11.83'

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	21.21'	N73° 32' 01"E
L2	14.14'	S16° 27' 59"E
L3	14.14'	N73° 32' 01"E



STATE OF TEXAS §  
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 \_\_\_\_\_, 20\_\_\_\_.

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

RONALD E. BRISTER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DANIEL DIBBLE AL RAYMOND, III, AIA  
CHAIRMAN SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

WITNESS MY HAND AND SEAL OF 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 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

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

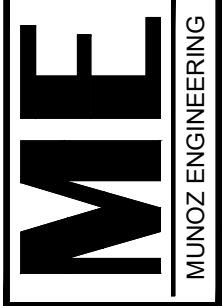
PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)			
●	PROPERTY CORNER	⊙	FOUND 5/8-INCH RE-BAR
⊙	FOUND 1/2-INCH IRON PIPE	⊙	FOUND 1-INCH IRON PIPE
○	SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
_____	ADJACENT BOUNDARY LINE	=====	BOUNDARY LINE
_____	ADJACENT PROPERTY LINE	=====	PROPERTY LINE
-----	EXISTING ROW CENTER LINE	-----	ROW CENTER LINE
-----	EXISTING EASEMENT	-----	EASEMENT
-----	EXISTING YARD REQUIREMENT	-----	YARD REQUIREMENT
-----	CURRENT FEMA BOUNDARY LINE	-----	PRELIMINARY FEMA BOUNDARY LINE
PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)			
SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT	
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT	
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT	
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT	
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT	
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY	
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY	
NB - NON-BUILDABLE	D or DD - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL	
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR	
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR	
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER	
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS			

## FINAL PLAT OF OSO RANCH UNIT 2

A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 12.334 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

MUNOZ ENGINEERING

1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
OFFICE: 361-946-4848  
TBPELS FIRM F-12240

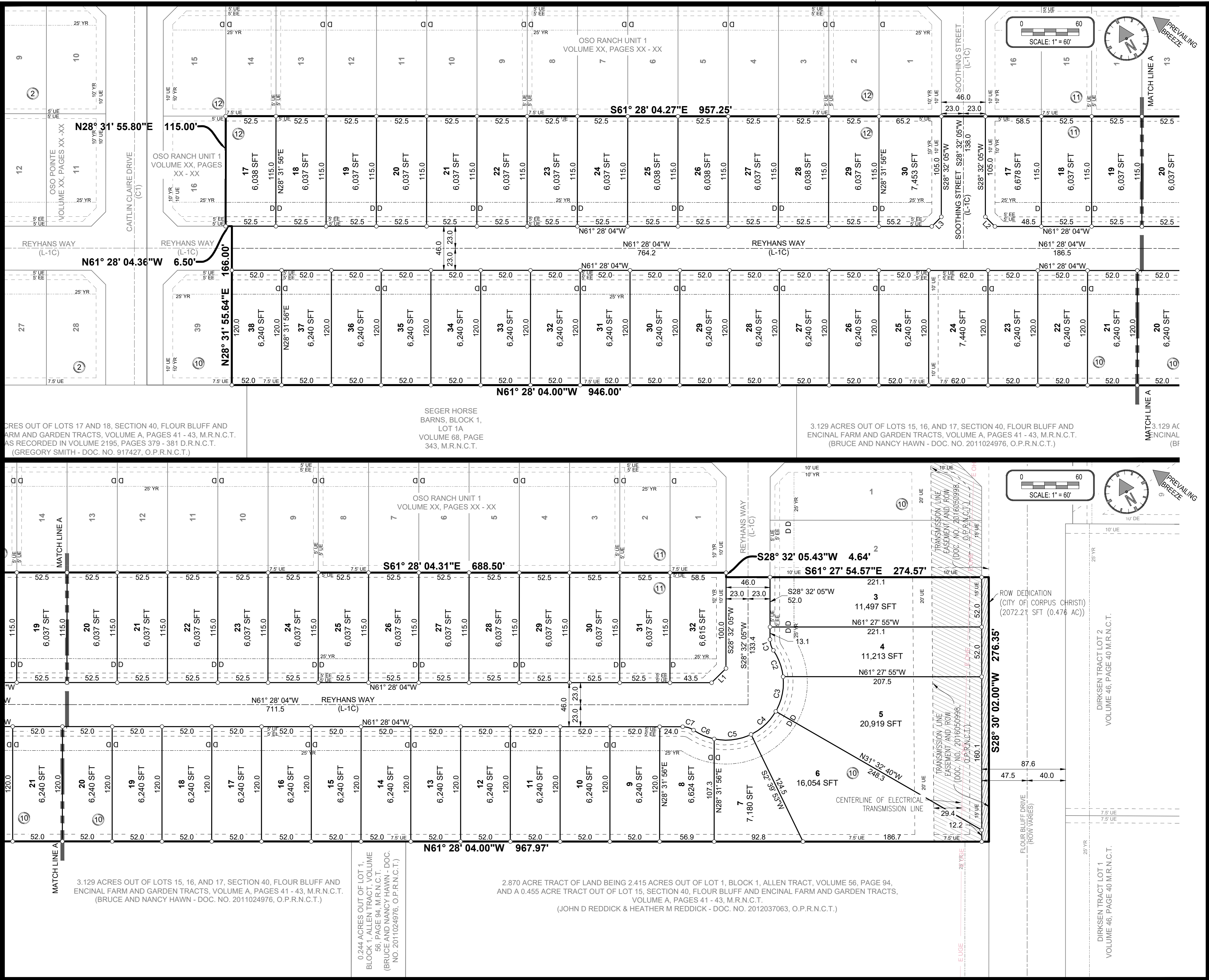


CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

ENGINEER THOMAS TIEFF, P.E.  
SURVEYOR RONALD BRISTER, RPLS  
OWNER GRANGEFIELD DEV.  
ENGINEER PID SURVEYOR PID  
DRAWN BY CHKD BY APPD BY  
TT TT RB  
DRAWING DATE 06/30/2022

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





**ENGINEER**  
THOMAS TIEFF, P.E.

**SURVEYOR**  
RONALD BRISTER, R.E.

**OWNER**  
GRANGEFIELD DEV.

**ENGINEER PID**  
361-850-1800

**SURVEYOR PID**  
361-850-1802

**DRAWN BY**  
CHD BY

**APP BY**  
RB

**DRAWING DATE**  
06/30/2022

**Brister Surveying**

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

**MUNOZ ENGINEERING**

1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
OFFICE: 361.946.4848  
TBPELS FIRM F-12240

**ME**

MUNOZ ENGINEERING

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

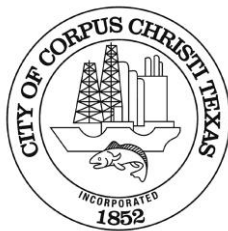
**FINAL PLAT OF**

**OSO RANCH UNIT 2**

A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 12.334 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

PAGE  
2 OF 2





## AGENDA MEMORANDUM

Public Hearing for the Planning Commission Meeting of August 10, 2022

**DATE:** August 4, 2022

**TO:** Nina Nixon-Mendez, Asst. Director of Development Services

**FROM:** Mark Orozco, Sr. City Planner, Development Services  
MarkOr@cctexas.com  
(361) 826-3921

**Appeal from a Staff Determination of Plat Expiration  
for  
Industrial Technology Park Unit 3, Lot 2 (21PL1025)**

**REQUEST:**

The applicant, Manok Investments, LTD, is appealing a Staff determination that the Industrial Technology Park Unit 3, Lot 2 - Final Plat (21PL1025) has expired as a result of not meeting the Planning Commission Action letter providing for 6-months from date of PC approval. If the Planning Commission approves appeal this will extend the plat to August 10, 2023. This represents a 12-month extension from the August 10<sup>th</sup>, 2022, Planning Commission meeting.

**BACKGROUND:**

The final plat was approved on September 1, 2021, and expired on March 1, 2022, after 6-months. An expired plat must be resubmitted to Development Services for processing as a new plat. The UDC provides that a plat expiration may be appealed to Planning Commission within 30 days of notification of a plat expiration. The client chose to submit an application for an appeal to the expiration date, instead of resubmitting a new plat application for review and paying an additional plat application fee. In addition to the plat being deemed expired; the Public Improvement approval and release for construction is also deemed expired. A new Public improvement resubmittal will be assessed the new review fees associated with the plan review.

The applicant asserts the following:

- Manok Investments is a company based in different city and contacted local contractors in the city of Corpus Christi, unfortunately contractors were unable to start construction job and public improvements, due to the fact there is a lack of employees during this period of PANDEMIC.
- It was a misunderstanding on the dates from the "APROVED PLAT" (September 6, 2021 letter, and the "RELEASE FOR CONSTRUCTION" (December 13 2021) letter we were with not proper knowledge of what date to follow therefore assumed we still have time to work on requested item on the list.



- Manok investments contracted the services of a different construction people and is ready to start the construction process moving forward upon approval of appeal and permits without having any further delay.

**Zoning:** The subject property is zoned “IL” Light Industrial District.

**Timeline:** A timeline of events relevant to this request is summarized below:

Event	Date
Plat Application Received	2-11-2021
Planning Commission Plat Approval Date	9-1-2021
Release of Construction letter	12-13-2021
Applicant came to Development Services requesting approval to start construction. Department informed the representative the Plat had expired along with the approval of the Public Improvement plans with the expiration Date of Approved Plat on 3/1/2022	8-3-2022
6-Month Expiration Date of Approved Plat <sup>(1)</sup>  This is the deadline to satisfy <u>ONE</u> of the following:  (i) have improvements <sup>(2)</sup> in place, and record the plat, <u>OR</u> ; (ii) initiate construction of improvements and have substantial progress continue, <u>OR</u> (iii) provide a financial guarantee to the City for improvements construction).	3-1-2022
Applicant Submits Request for Appeal of Staff Determination of Plat Expiration	8-4-2022

**Notes:**

- (1) Plat Expiration is discussed in Unified Development Code (UDC) Section 3.8.5.F (for Final Plats) and UDC Section 3.11.5 (for Replats without Vacation).
- (2) “Improvements” are: A. Streets (including but not limited to pavement, curb and gutter, and sidewalks); B. Water system; C. Wastewater system; D. Storm water system; E. Public open space; and F. Permanent monument markers. (UDC Section 8.1.4).

**Plat Expiration per UDC Section 3.8.5.F.** The requirements regarding plat expiration per UDC Section 3.8.5.F (Final Plat Expiration) are stated in the table below, with Staff findings for each provision:

UDC Section 3.8.5.F Requirements	Staff Finding
1. If improvements are not in place or construction initiated on said improvements within six months of such plat approval, the final plat shall expire, unless the	Public improvement plans approved on 12-13-2022 with Release letter stating what is required to start construction.



improvements are secured by a developer's financial guarantee.	
2. A final plat shall not expire if construction has been initiated and substantial progress continues toward completion of the improvements.	Applicant acknowledges that construction had not started and came into Development services to request to start construction.
3. A determination that a plat has expired as a result of insufficient progress may be appealed to the Planning Commission within 30 days of notification that the plat has expired.	Plat has expired as a result of not meeting the PC Action letter expiration date as well as expiring the approval of the construction plans.
4. An expired plat must be resubmitted to Development Services for processing as a new plat.	Due to the plat expiring, the applicant must resubmit a new plat to Development Services along with a new submittal to the Public Improvements. Both items have application fees.

**STAFF RECOMMENDATION:**

Staff recommends Denial of the appeal. With denial the applicant can resubmit a plat application as well as Public Improvement resubmittal. During the preparation of this appeal, City staff confirmed with the applicant's representative, Joe Blanco, the information listed above.

**LIST OF SUPPORTING DOCUMENTS:**

- Applicant's Letter Request to Appeal Determination of Plat Expiration.
- PC Action Letter from Staff to Applicant, Dated 9/1/2021
- Release of Construction letter



Manok Investments, LTD  
108 Elkington Loop  
Laredo, TX 78045

August 4, 2002

To the Planning Commision City of Corpus Christi:

I Jose Blanco in behalf of Manok Investments LTD based in Laredo TX, respectfully writing this letter and would like to appeal the determination of plat expiration in a property located 401 S Padre Island Dr. Corpus Christi Tx. The plat was not recorded because public improvements were not completed. The details as to why this task were not completed are given below.

1. Manok Investments is a company based in different city and contacted local contractors in the city of Corpus Christi, unfortunately contractors were unable to start construction job and public improvements, due to the fact there is a lack of employees during this period of PANDEMIC.

2. It was a misunderstanding on the dates from the "APROVED PLAT" (September 6,2021 letter, and the "RELEASE FOR CONSTRUCTION" (December 13 2021) letter we were with not proper knowledge of what date to follow therefore assumed we still have time to work on requested item on the list.

Manok investments contracted the services of a different construction people and is ready to start the construction process upon approval of appeal and permits.

I am kindly requesting that my appeal letter be accepted and plat status be adjusted according to the provided information. I can be reached at 361 446-7240 or at [jblanco.rodco@gmail.com](mailto:jblanco.rodco@gmail.com).

Sincerely,

Jose Blanco  
Manok Investments LTD



FINAL PLAT

# INDUSTRIAL TECHNOLOGY PARK

## UNIT 3, LOT 2

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

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "C". ZONE "C" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0165 C; MAP REVISED: JULY 18, 1985.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 2.997 ACRES OF LAND.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A SQUARE CUT ON TOP OF INLET APPROXIMATELY FIFTEEN FEET NORTH OF THIS SUBDIVISION AND ON THE SOUTH PADRE ISLAND DRIVE (S.H. 358) RIGHT-OF-WAY. ELEVATION: 36.90, NORTHING: 17166043.3760; EASTING: 1319530.1920.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- NO ADDITIONAL ACCESS ONTO SH 358. ACCESS LOCATION TO SH 358 WILL BE AS GRAPHICALLY SHOWN ON THIS PLAT.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.

STATE OF TEXAS §  
COUNTY OF WEBB §

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

MANOK GP, LLC.

ALICIA RODRIGUEZ  
PRESIDENT

DATE

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

JEREMY BAUGH  
CHAIRMAN

AL RAYMOND, III, AIA, CBO  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

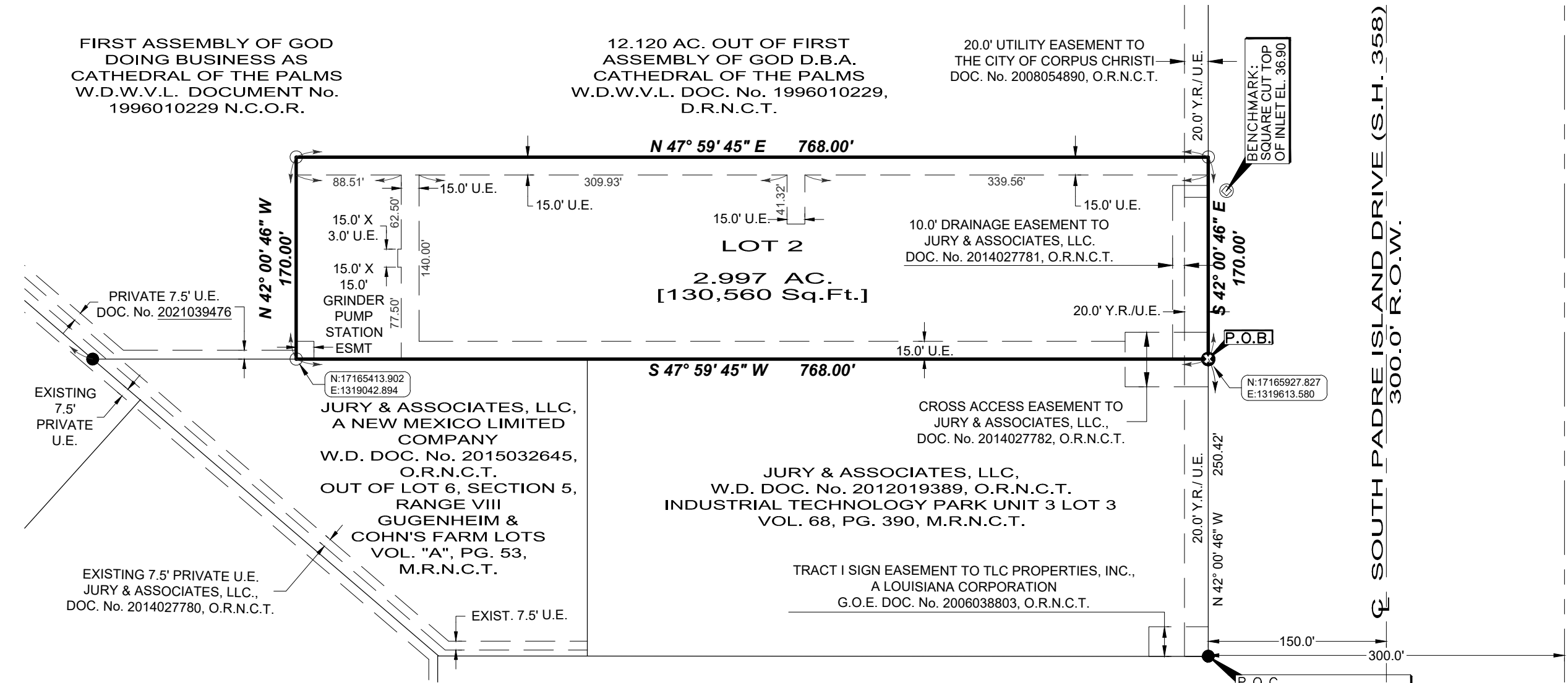
BRETT FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

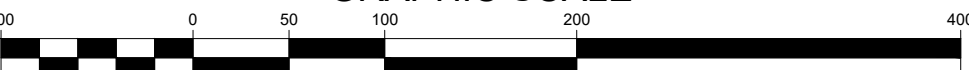
KARA SANDS, COUNTY CLERK



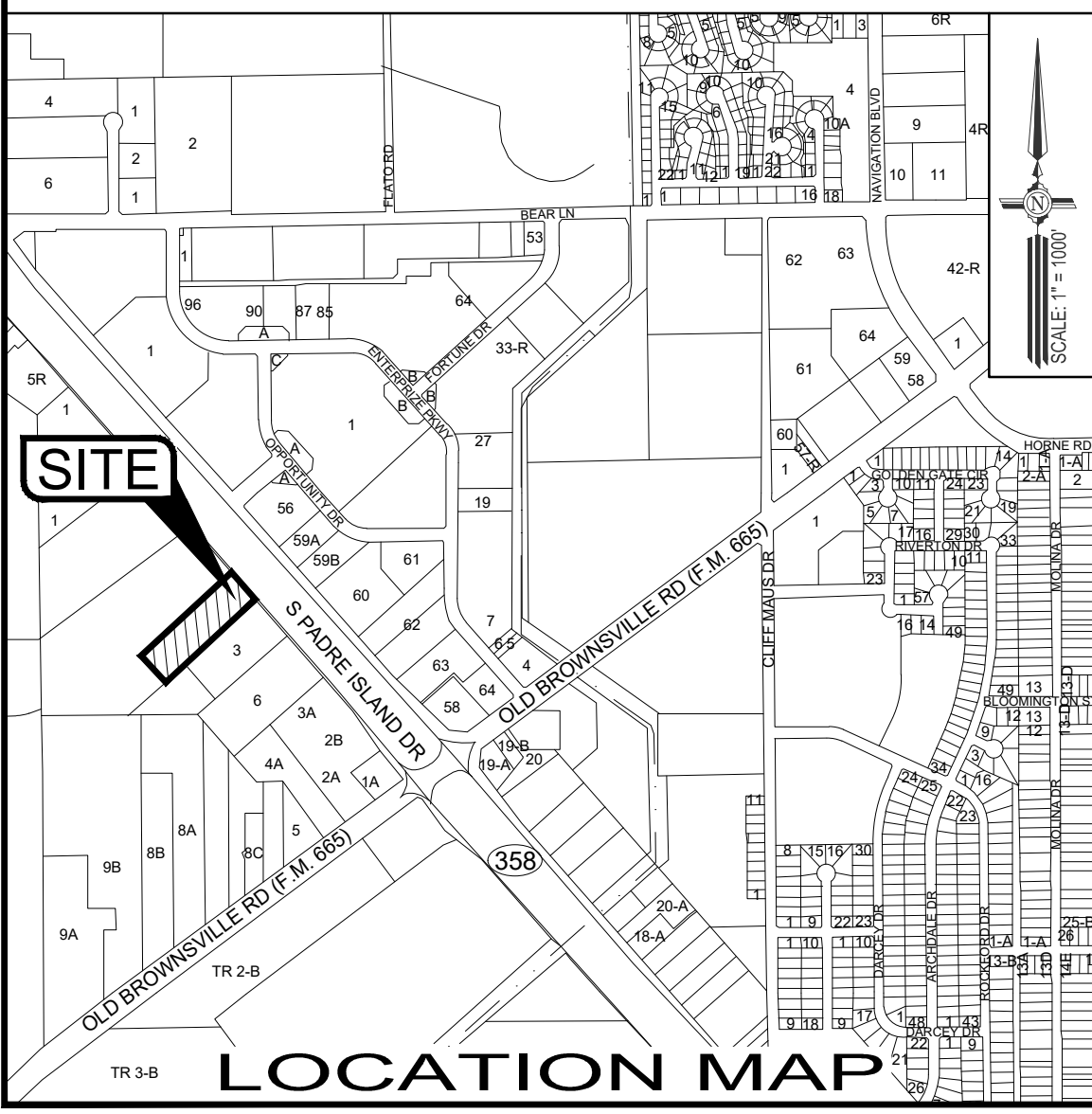
LEGEND

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

GRAPHIC SCALE



(IN FEET)  
1 INCH = 100 FT.



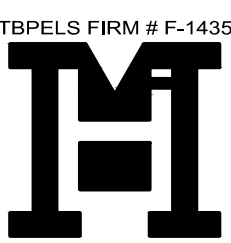
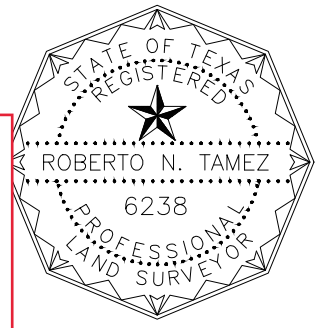
STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

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

DATE

APPROVED PLAT  
SEPT 01 2021  
PLANNING COMMISSION



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

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

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





12/13/2021

**RELEASE FOR CONSTRUCTION**  
**THIS IS NOT A PERMIT**

Melden & Hunt Inc.  
115 W. McIntyre  
Edingburg, Texas 78541

**Subject: Industrial Technology Park Unit 3, Lot 2**  
**Public Improvements – Water and Wastewater**

Dear Mr. Mario A. Reyna, PE,

Your construction plans have been **approved** for **release for construction** for **public improvements** to be constructed at the above location. The developer/developer's agent is authorized to issue a notice to proceed with construction of those improvements subject to the following conditions:

1. If a participation agreement and/or reimbursement are being requested by the Developer/Engineer, then prior to start of construction, City Council must approve said agreement.
2. This work will be inspected by the City's Construction Inspection Division. Construction Inspection should be contacted at least 72 hours prior to start of construction. The number to contact Construction Inspection is (361) 826-1738.
3. Developer/Developer's agent shall ensure that Best Management Practices to minimize erosion and sedimentation are being used and that any and all TCEQ permits where needed have been obtained.
4. Developer/Developer's agent shall ensure that traffic control measures are implemented as needed. Any work in City right-of-way requires a permit from the City's Traffic Engineering Division.
5. Any work affecting TXDOT right-of-way requires review, approval and/or permit as applicable.
6. All public improvements shall be warranted by the Developer for twenty-four (24) months from the date of acceptance of those improvements by the Director of Engineering.
7. Approval for public improvements pertinent to platting requirements of a final plat shall expire if the final plat expires. A final plat expires six (6) months from the date of its approval by Planning Commission unless an additional time extension is granted by the Planning Commission. In order for public improvements to remain in force, work must be initiated and found to be making substantial progress towards completion as determined by the City Engineer or designee.
8. A permit is required for any excavation in public right of way. Excavation means an activity that cuts, penetrates, or bores under any portion of the public way that has been improved with a paved surface for street, sidewalk, surface drainage, or related public transportation infrastructure purposes.
9. Any excavations allowed by the Director of Development Services on concrete streets must be performed in such a way the entire concrete panel is replaced.
10. It is understood that design approval and subsequent construction will adhere to the standards and specifications of the City of Corpus Christi.

If you have any questions, please contact Development Services at (361) 826-3240 or email at [PublicImprovements@cctexas.com](mailto:PublicImprovements@cctexas.com).

Sincerely,  
Ramiro Munoz III, PE, MLSE  
Consultant  
Development Services Department

CC: Development Services/Building Official  
Development Services/Land Development  
Public Works/Capital Programs

Public Works/Street Operations  
Utilities/Maintenance of Lines

**DEVELOPMENT  
SERVICES**

2406 Leopard  
First Floor  
Corpus Christi  
Texas 78408  
Phone 361-826-3240  
[www.cctexas.com](http://www.cctexas.com)

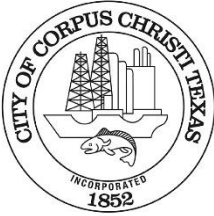
*Administration*  
Fax 361-826-3006

*Land Development*  
Fax 361-826-3571

*Project Management*  
Fax 361-826-3006

*Building Permits*  
Fax 361-826-4375





## AGENDA MEMORANDUM

Planning Commission Meeting of August 10, 2022

**DATE:** August 10, 2022

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

**FROM:** Sergio Luna, Engineer II, Development Services  
sergiol@cctexas.com  
(361) 826-3568

### Azali Estates Unit 3

Request for a plat waiver for One Way Cycle Track Construction (both sides)  
in Section 3.8.3.C of the Unified Development Code

### BACKGROUND:

We, Bass & Welsh Engineering, on behalf of Dorsal Development, owners of the referenced property, would like to request a waiver to deviate from the One- Way Cycle Track (both sides) street standard to build a 10' walkway/path and reduce the size of the walkway/path to 5' on one side of the street

The subject property, known as the proposed **Azali Estates Unit 3** (13.841 acres +/-), located east of Azalli Drive. The land is zoned "RS 4.5" District. The City of Corpus Christi annexed the area in 1995. The property is located east of Karo Street and south of drainage channel 31. The Bicycle Mobility Plan has a One-Way Cycle Track (both sides) along a Parkway Collector (P1) alignment.

**Table 8.2.1.C Non-Local Street Standards Table**

	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
<b>Non-local Streets*</b>								
Minor Res. Collector (C1)	60	40	2	No	0.25 to 0.50	5	10	1,000 - 3,000
Secondary Collector (C2)	65	41	3	Center turn	0.25 to 0.50	5	12	2,000 - 5,500



Table 8.2.1.C Non-Local Street Standards Table								
	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Primary Collector (C3)	75	50	4	No	0.25 to 0.50	5	12.5	4,000 – 8,500
Parkway Collector (P1)	80	40	2	--	0.25 to 0.50	5 to 8	14.5 to 25.5	1,000 – 3,000

A One-way Cycle Track (both sides) would require 11' walkway path on both sides of the collector in lieu of a 5- sidewalk on one side and an 8' sidewalk on the other side of the street. **The waiver request** is to build a 10' walkway/path on one side and a 5' sidewalk on the other side of the 1,420' One-Way Cycle Track (both sides) running through the middle of the development to Channel 31.

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

UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans as they relate to:

- The City's future streets, sidewalks, alleys, public open space and other public improvements; and
- The extension of the city limits or the extension, improvement or widening of its roads, taking into account access to and extension of water, storm water and wastewater mains and the instrumentalities of public utilities.

UDC Section 8.1.3.A states that all infrastructure and public improvements shall be designed and installed in accordance with the Comprehensive Plans and applicable area development and master plans.

UDC Section 8.1.4: During platting the "developer shall provide:

- Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails...."

The UDC also states, under Section 8.2.2.B.1, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D:

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

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



### **Factors in Support of the waiver request**

The applicant states that

1. A 10' walkway/bike path on one side and a 5' walkway on the other side would be sufficient. This would allow pedestrian passage on both sides of the street with bike passage on one side.
2. This waiver would save development cost generally but also very substantially at the bridge crossing of Channel 31 where it would save 5' of bridge length.

### **Factors weighing against the waiver request**

1. UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans. **This includes the Bicycle Mobility Plan.**
2. The One-Way Cycle Track is clearly defined on the Bicycle Mobility Plan. Not building these tracks will remove the connectivity of bicycle network and future construction of a quarter of a mile that is part of the trail.
3. Building these tracks will promote future pedestrian and bicycle traffic as the area grows. **Azalli Estates Unit 3 plat indicates that there are 59 lots that will be developed.** This development along with the current and the rest of the future Azalli Estates development phases will generate pedestrian and bicycle traffic.
4. The properties along the proposed One-Way Cycle Track from Drainage Channel 31 to Yorktown Blvd. are unplatted, so an approximately 3000' in length One-Way Bicycle Track (both sides) can be constructed as properties plat. Yorktown Blvd. from Rodd Field Road to the Oso Creek bridge is a CIP project under design.
5. The Del Mar College South Campus and Bill Witt Regional Park are within one mile from the property. A future CCISD school campus is proposed south of Yorktown Blvd. within have a mile from the property. All of these will generate pedestrian and bicycle traffic.
6. The 80' street right of way provides sufficient space for the track (both sides).
7. This project could be eligible for city participation funds UDC 8.4.1.C

### **STAFF RECOMMENDATION:**

Staff recommends

- **Disapproval of the waiver** request to deviate from the One- Way Cycle Track (both sides) street standard and reduce the size of the 10' walkway/path to 5' on one side of the street.

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

### **LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat  
Exhibit B – Waiver Request Letter  
Exhibit C – Street Section  
Exhibit – PowerPoint Presentation



# Exhibit A





## Exhibit B

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

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 ~ FAX 361 882-1263  
e-mail: murrayjr@aol.com  
e-mail: nixmw@aol.com

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

August 3, 2022  
21060-Waiver Request.doc

Mark Orozco  
City of Corpus Christi  
Department of Development Services  
2406 Leopard St.  
Corpus Christi, Texas 78408

Subject: Waiver - Azali Estates Unit 3


Dear Mark:

It is my understanding that the present City requirement for Oso Parkway is to have a 10' walkway/bike path on both sides of the street. I believe that a 10' walkway/bike path on one side and a 5' walkway on the other side would be sufficient. This would allow pedestrian passage on both sides of the street with bike passage on one side.

This waiver would save development cost generally but also very substantially at the bridge crossing of Channel 31 where it would save 5' of bridge length.

Please accept this letter as my request that the PC grant a waiver to not have the 10' walk/bike path on both sides of the street. Thank you.

Sincerely,

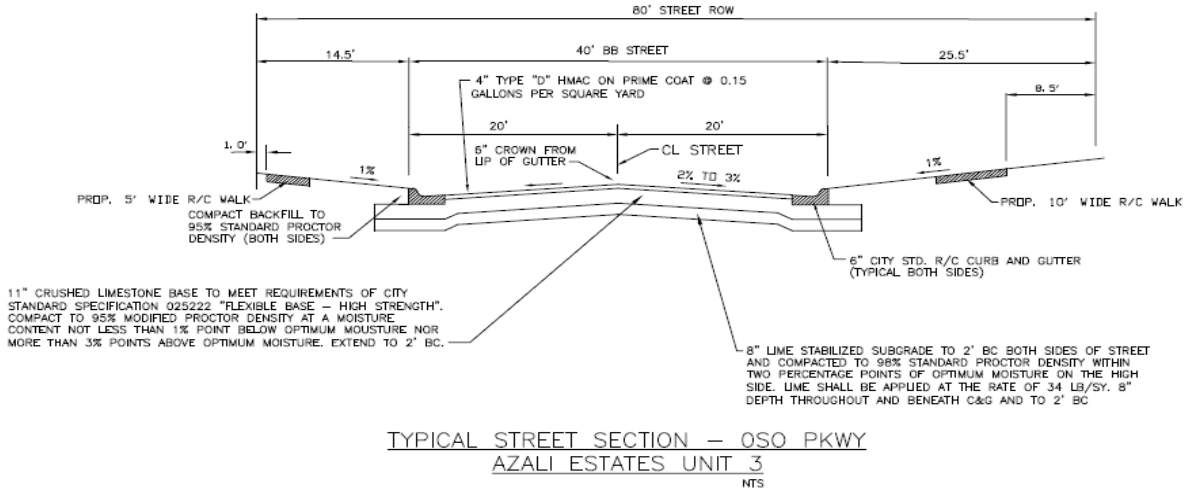


Nixon M. Welsh, P.E.

NMW:sab



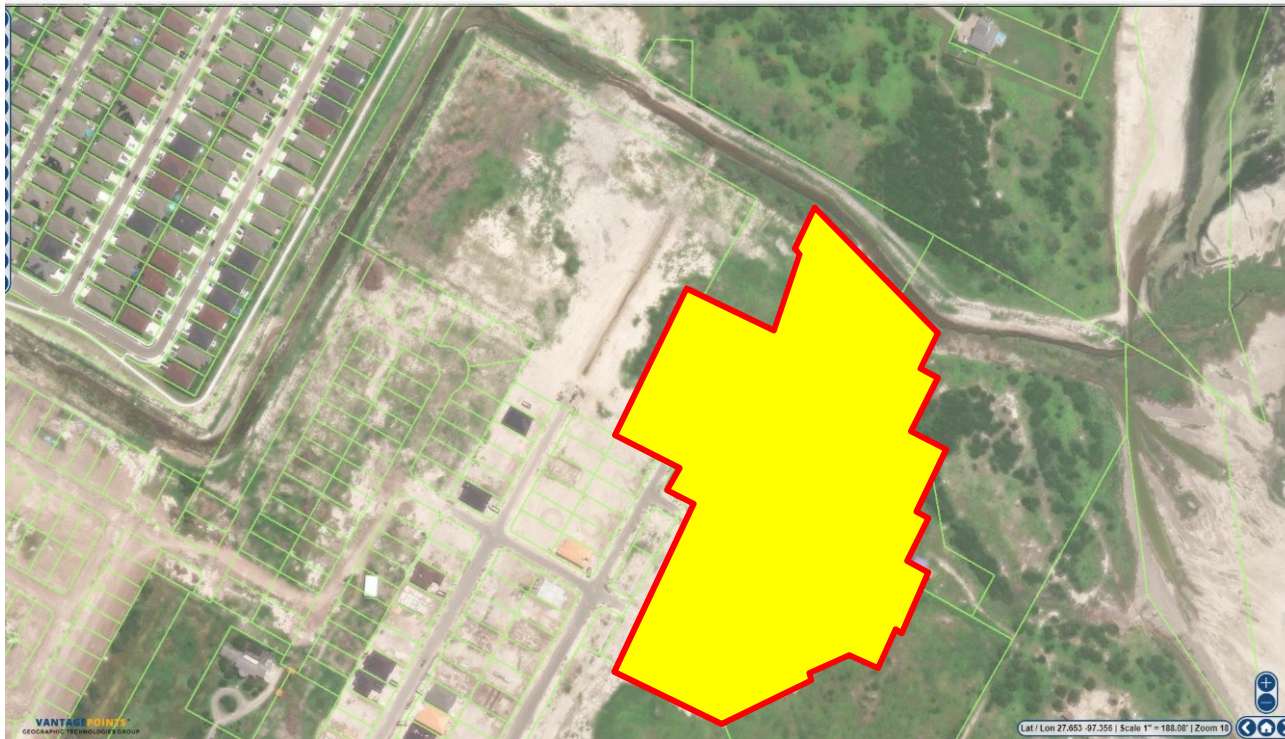
## Exhibit C





# Waiver Request for Deviation from the Standard One Way Cycle Track (both sides) Street

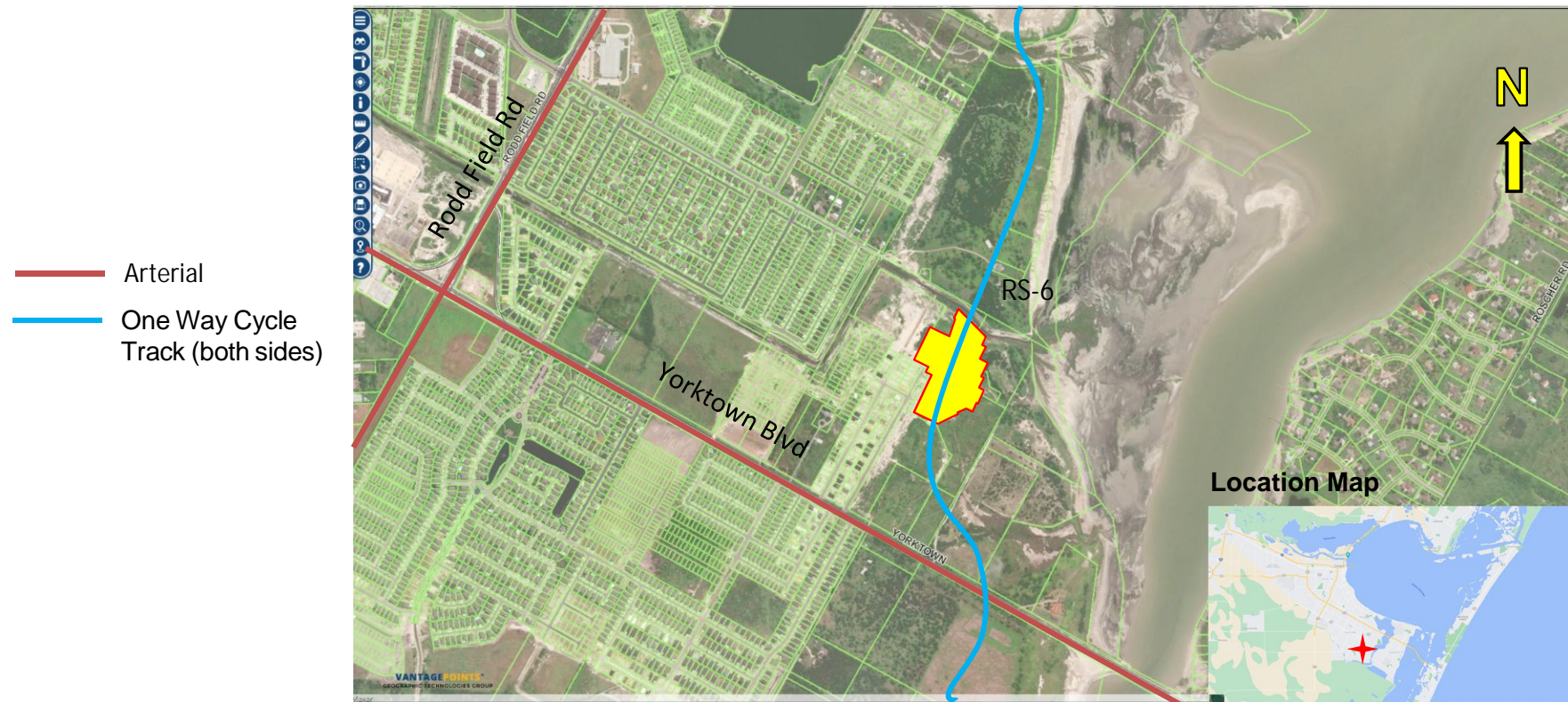
## Azali Estates Unit 3



Planning  
Commission  
August 10, 2022



# Aerial





# Example of a One- Way Cycle Track (both sides)



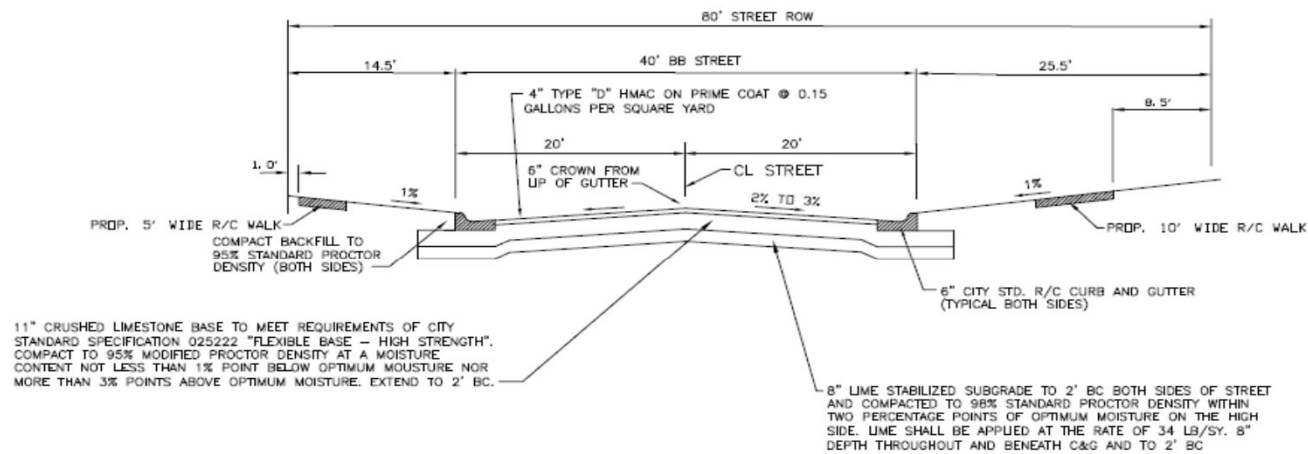


# Traffic Generators





## Azali Estates Unit 3 – Proposed Street Section

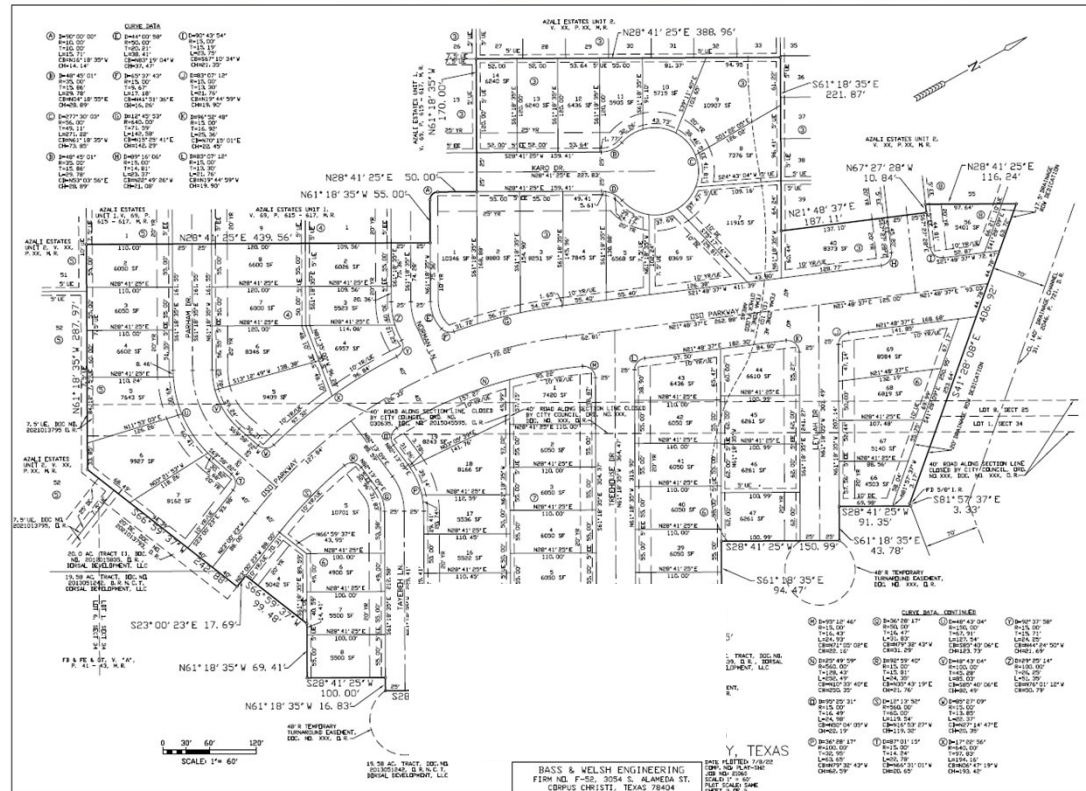


TYPICAL STREET SECTION - OSO PKWY  
AZALI ESTATES UNIT 3

NTS



# Azali Estates Unit 3





## Factors in One Way Cycle Track (both sides) waiver

---

### Applicant's Factors in Support of Waiver

1. A 10' walkway/bike path on one side and a 5' walkway on the other side would be sufficient. This would allow pedestrian passage on both sides of the street with bike passage on one side.
2. This waiver would save development cost generally but also very substantially at the bridge crossing of Channel 31 where it would save 5' of bridge length.

### Factors Against Waiver (for construction)

1. UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans. **This includes the Bicycle Mobility Plan.**
2. The One-Way Cycle Track is clearly defined on the Bicycle Mobility Plan. Not building these tracks will remove the connectivity of bicycle network and future construction of a quarter of a mile that is part of the trail.



## Factors in One Way Cycle Track (both sides) waiver

---

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

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

3. Building these tracks will promote future pedestrian and bicycle traffic as the area grows. **Azalli Estates Unit 3 plat indicates that there are 59 lots that will be developed.** This development along with the current and the rest of the future Azalli Estates development phases will generate pedestrian and bicycle traffic.

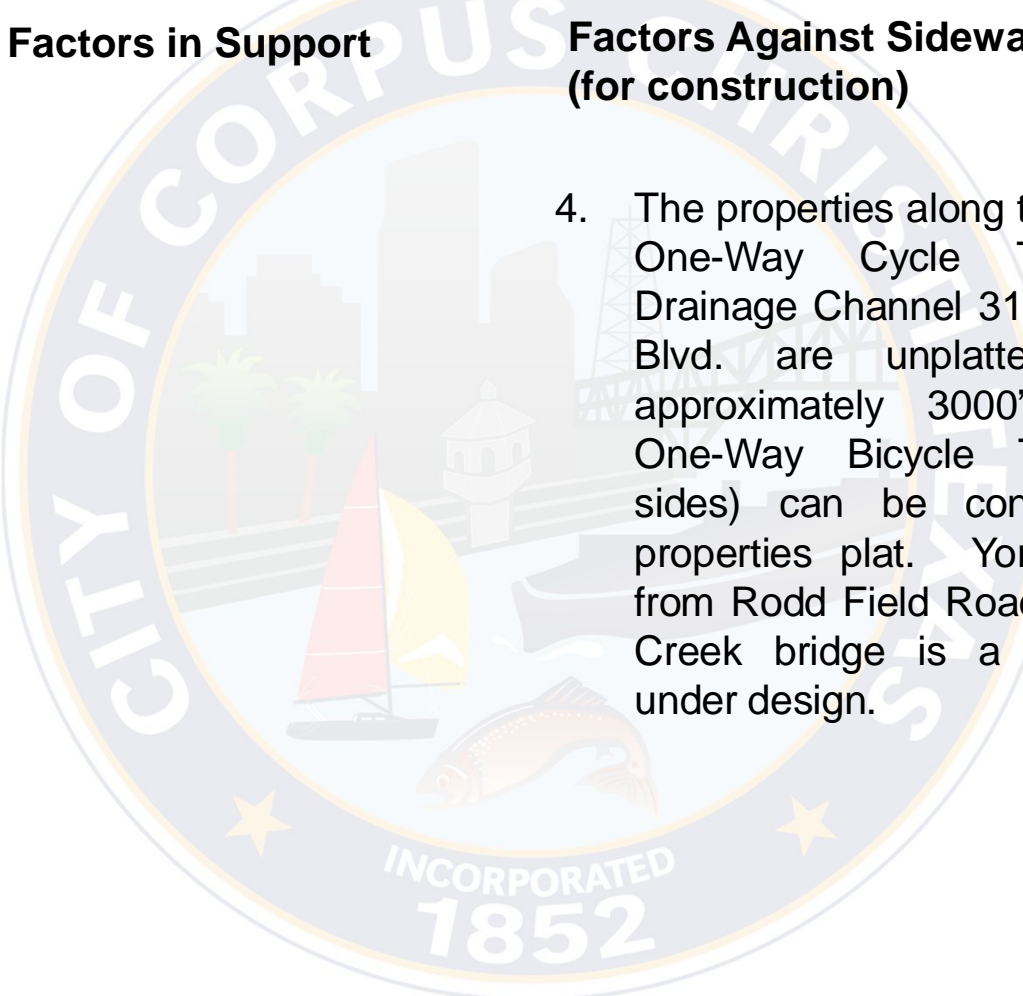


## Factors in One Way Cycle Track (both sides) waiver

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

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

- 
4. The properties along the proposed One-Way Cycle Track from Drainage Channel 31 to Yorktown Blvd. are unplatted, so an approximately 3000' in length One-Way Bicycle Track (both sides) can be constructed as properties plat. Yorktown Blvd. from Rodd Field Road to the Oso Creek bridge is a CIP project under design.

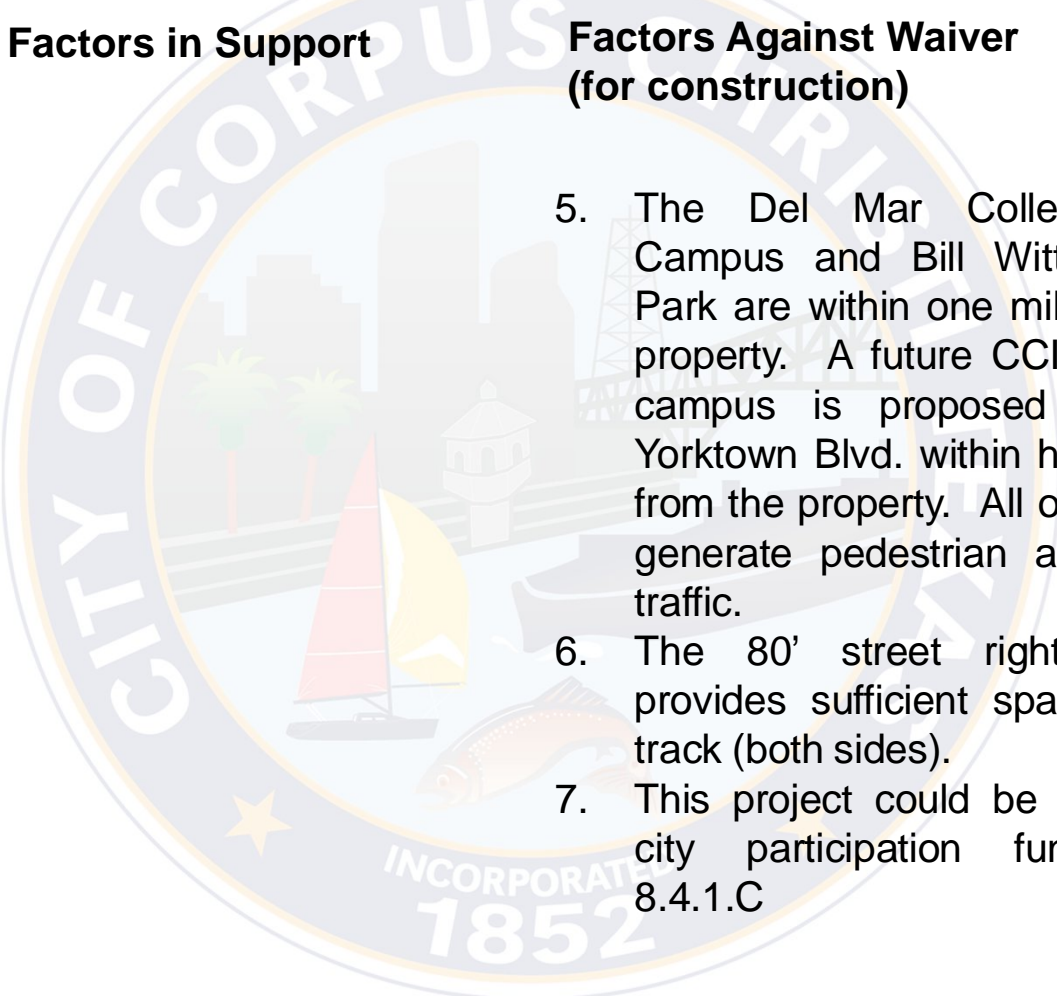


## Factors in One Way Cycle Track (both sides) waiver

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### Applicant's Factors in Support of Waiver

### Factors Against Waiver (for construction)

- 
5. The Del Mar College South Campus and Bill Witt Regional Park are within one mile from the property. A future CCISD school campus is proposed south of Yorktown Blvd. within have a mile from the property. All of these will generate pedestrian and bicycle traffic.
  6. The 80' street right of way provides sufficient space for the track (both sides).
  7. This project could be eligible for city participation funds UDC 8.4.1.C



## Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails ....”
- UDC Section 8.1.3.A states that all infrastructure and public improvements shall be designed and installed in accordance with the Comprehensive Plans and applicable area development and master plans



## Plat Waiver UDC 3.8.3.D

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



## Staff Recommendation

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- Staff recommends **disapproval** of the waiver for the deviation from the Standard One Way Cycle Track (both sides) Street
  - Planning Commission may choose to follow or decline Staff's recommendation
  - Planning Commission may approve, approve with conditions, or deny the waiver request
-



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
August 10, 2022**

PROJECT: 22PL1076

KINGSLEY HEIGHTS PHASE 1 & 2 (PRELIMINARY - 46.19 ACRES)

Located north of Old Brownsville Road & west of Cliff Maus Drive.

Zoned: CG-1, CN-1, IL

Owner: Next Sports Company LLC

Surveyor/Engineer: Govind Engineering

The applicant proposes to plat the property to develop the existing vacant land to build a sports complex. 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/Di: MZ / 3  
Application S: 4/28/2022  
TRC Comments Meeting Date: 5/5/2022  
TRC Comments Sent Date: 5/6/2022  
Revisions Received Date (R1): 5/18/2022  
Staff Response Date (R1):  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date:

**Waiver asked for 7/7/2022**

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: Kingsley Heights Phase 1 & 2 (Preliminary Plat - 46.19 Ac.)**

Located north of Old Brownsville Road & west of Cliff Maus Dr.

**Zoned: CG-1, CN-1, IL**

**Owner: Next Sports Company LLC**  
**Surveyor: George Rubalcaba - Govind Engineering**

The applicant proposes to plat the property to develop the existing vacant land to build a sports complex.

GIS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Please provide ownership document number for 4 acre tract on proposed lot 5.	It was provided with the appllication but will provide it again.	Resolved		

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Notes # 8 : Provide contact information for Next Sports LLC.	Contact information is on application. It's Dr. Kingsley. Will provide application.	Addressed		
2	Plat	Need to obtain TXDOT approval for driveway locations and drainage.	Have met with TxDot and got okay on driveways and ok on drainage as long as we drain towards existing open ditch.	Acknowledged		
3	Fees	Prelim Plats not assessed fees.	Fees were paid in the amount of \$2299.00	Addressed		
4	Plat	Need to provide access to Lot 5	Road is being provided at south end of parking on lot 5 that runs east along the north side of the soccer field headed to Clif Maus.	Addressed		
5	Plat	Provide minimum 20' access easement for bike path as per the Bike Mobility Plan	Will be asking for waiver on the Bike path.			



PLANNING/Environment & Strategic Initiatives (ESI)						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Per the Bicycle Mobility Plan provide an Off-Road Multi-Use Trail (defined in the Plan as a path, typically found along greenways, waterways, active or abandoned railways, and utility easements, within a right-of-way that is independent and physically separated from motor vehicle traffic by an open space or barrier) along the west property line that abuts the 90' drainage ditch.	Will be asking for waiver on bike path.	to be addressed with waiver to PC		
2	Plat	Per the Bicycle Mobility Plan provide a One-Way Cycle Track (defined in the Plan as a bikeway provided on both sides of the street that is physically separated from the vehicular travel lanes that provide exclusive use by bicycles in the direction of motor vehicle travel) along the southern property line that abuts the platted but unimproved Rockford Drive.	Will be asking for waiver on bike path.	to be addressed with waiver to PC		

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes, with final plat Phase II	Phase II is not being platted at this time, only Phase I
Water		No
Fire Hydrants	Yes, with final plat	
Wastewater		No
Manhole		No
Stormwater		No
Sidewalks	Yes, with final plat Phase II Rockford Dr. is on the Mobility Plan	We will not be platting Phase II at this time, only Phase I.
Streets	Yes, with Final Plat Phase II Rockford Dr.	We will not be platting Phase II at this time, only Phase I.

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Acknowledge	
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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.	Acknowledge	Addressed		
2	Public Improv	Public Improvements are required with the final plat: submit a PDF copy of the proposed Public improvements along with a title sheet to Publicimprovements@cctexas.com for review and approval prior to final recordation of the plat.	Acknowledge	Addressed		
3	Utility	Show or indicate location of existing fire hydrants.	Will show on utility map	Addressed		
4	Utility	8-inch ACP water line on the north side of Old Brownsville Rd. is abandoned/ inactive	Will Indicate on utility plan even though about a year ago, the line wasn't shown as abandoned and inactive.	Addressed		
5	Utility	Wastewater line along Cliff Maus Dr. is 12-inch throughout- plans show 20-inch at intersection.	Will correct	Addressed		
6	SWQM P	Confirm the drainage is consistent with the existing Storm Water Master Plan. Confirm hydraulic parameters are consistent with the infrastructure Design Manual (IDM) ( MC-14-1002, 14-1003, 14-1005: IDM 3.03.	Confirmed	Addressed and verified		



7	SWQM P	Show pre-development and post development flow patterns.	Shown	Addressed and verified		
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**UTILITIES ENGINEERING**

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

**TRAFFIC ENGINEERING**

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

**FLOODPLAIN**

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

**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.	Acknowledge	Addressed with Public Improvements		
2	Plat	Any structures on this sports complex shall be considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Acknowledge	Addressed with Public Improvements		
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.	Acknowledge	Addressed with Public Improvements		
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. (Old Brownsville Rd.)	Acknowledge	Addressed with Public Improvements		
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	Acknowledge	Addressed with Public Improvements		
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.	Acknowledge	Addressed with Public Improvements		
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.	Acknowledge	Addressed at site plan Review		



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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
10	Plat	<b>Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</b>	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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 an individual wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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. (Hammerhead design will no longer be acceptable to the Fire Department due to the inherent danger of backing vehicles.)	Acknowledge	<a href="#">Addressed at site plan Review</a>		
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.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
18	Note	If Applicable) D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.	Acknowledge	<a href="#">Addressed at site plan Review</a>		
19	Note	IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.	Acknowledge	<a href="#">Addressed at site plan Review</a>		



20	Plat	Commercial development of the property will require further Development Services review.	Acknowledge	Addressed at site plan Review		
GAS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
PARKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
REGIONAL TRANSPORTATION AUTHORITY						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	This preliminary plat is located immediately adjacent to inbound bus stop 9 served by bus Route 16 Morgan. Immediately adjacent to this subject plat bus stop 9 is located along the east side of Old Brownsville and is approximately 160 feet south of the Old Brownsville Rd. and Cliff Maus Dr. intersection at the southeast corner. Please note that the concrete bus stop service pad, sign and pole assembly and all associated bus stop equipment are allocated completely within the ROW. Should any adjustments be required for this bus stop, a future meeting with the CCRTA staff to discuss necessary or desired alterations will be warranted.	Acknowledge	Addressed		
NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
AEP-TRANSMISSION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
AEP-DISTRIBUTION						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	Addressed		
TXDOT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment		Addressed		
NUECES ELECTRIC						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	No comment	Acknowledge	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.

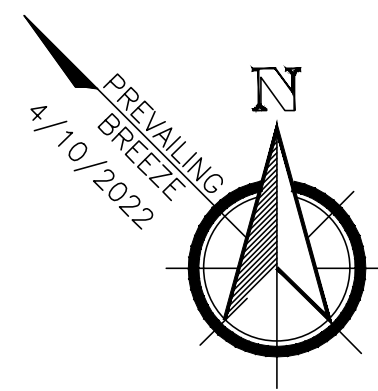
LAND DEVELOPMENT

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.

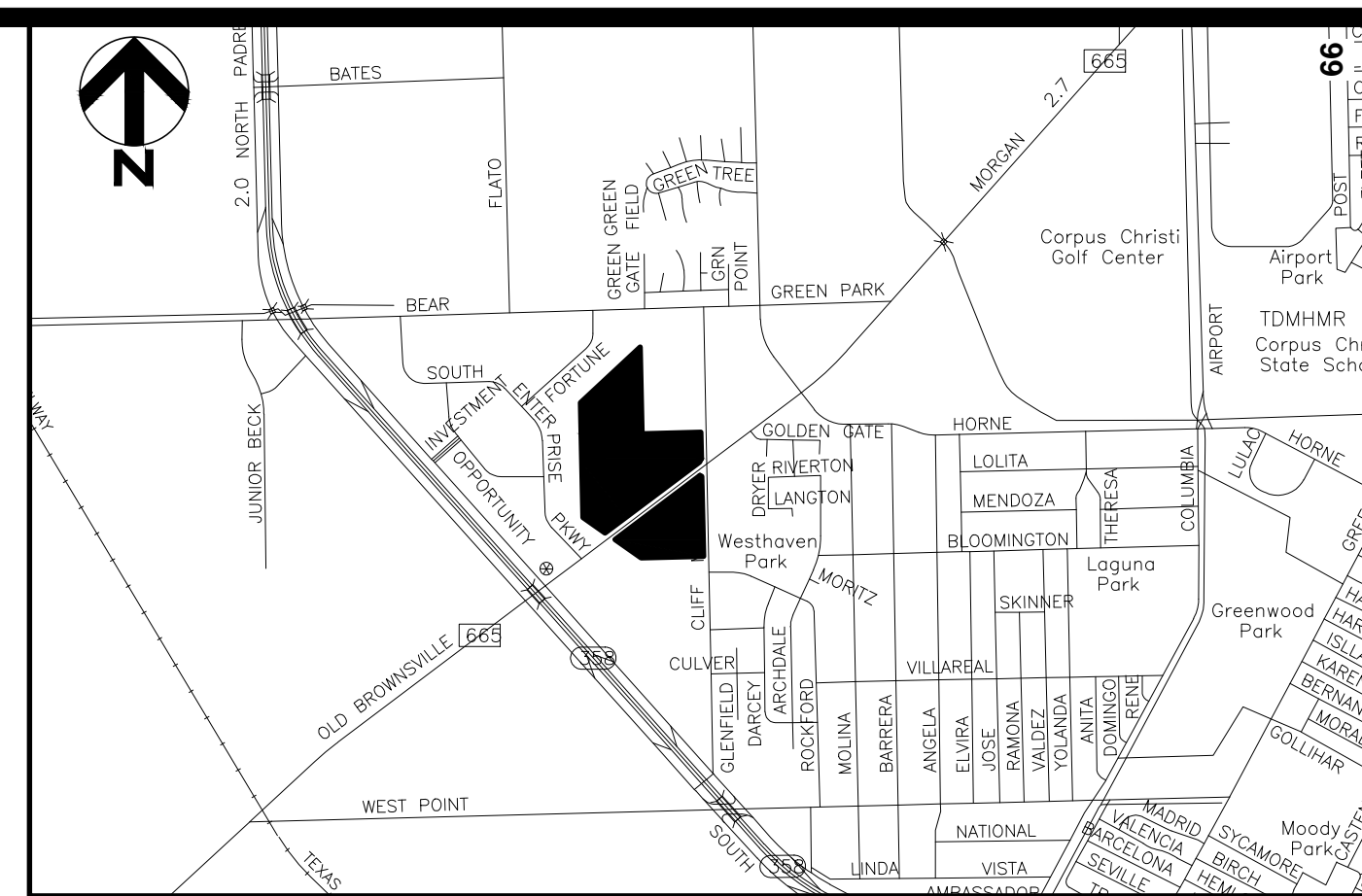
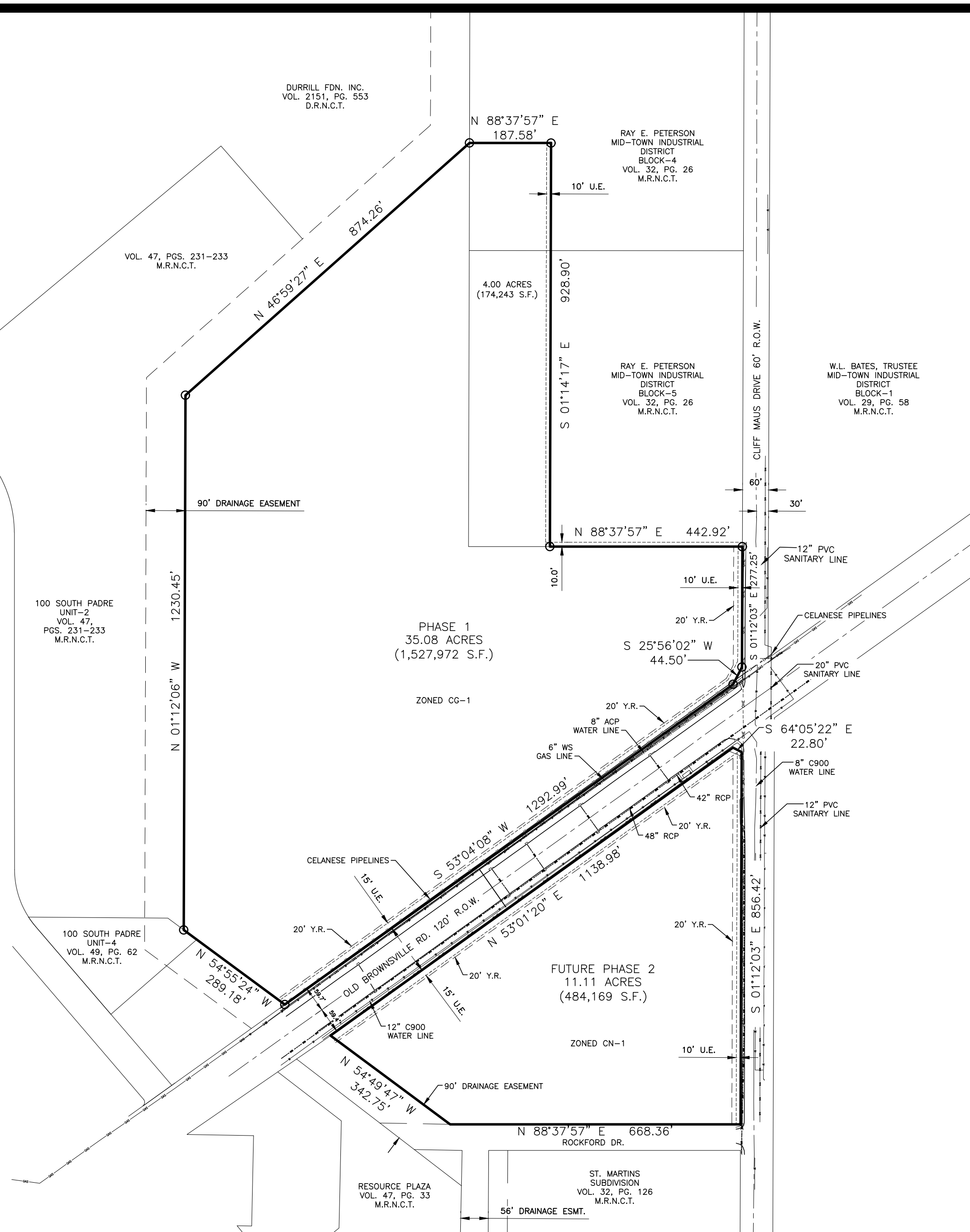








0 100' 200'  
SCALE: 1" = 200'



LOCATION MAP  
SCALE: 1" = 2000'

- NOTES:
1. ALL SURVEYING WAS PERFORMED BY GOVIND DEVELOPMENT LLC, FROM GPS OBSERVATION. THIS DRAWING REPRESENTS THE CONDITIONS THAT EXISTED AT THE TIME OF THE SURVEY CONDUCTED SEPTEMBER 2020.
  2. 5/8" IRON RODS AT ALL CORNER UNLESS NOTED OTHERWISE.
  3. ALL ELEVATIONS ARE IN U.S. FEET AND REFERENCED TO NAVD'88.
  4. THE RECEIVING WATERS FOR THE STROME WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOW DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATERGORIZED THE RECIEVING WATERS AS "CONTACT RECREATION" USE.
  5. THIS PROPERTY LIES WITHIN FLOOD ZONE "X".
  6. THIS PROPERTY IS ZONED CG-2, CN-1, AND IL.
  7. THE TOTAL PLATTED AREA CONTAINS 46.19 ACRES OF LAND INCLUDING STREET DEDICATION.
  8. OWNERS: NEXT SPORTS LLC
  9. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  10. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  11. WATER AND WASTE WATER LOT/ACREAGE FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
  12. ALL STREET SIGNS (INCLUDING STOP SIGNS) AND MARKINGS MUST BE FURNISHED AND INSTALLED BY DEVELOPER.
  13. THE FINISHED FLOOR ELEVATION FOR EACH LOT MUST BE 18 INCHES HIGHER THAN THE HIGHEST CENTERLINE ELEVATION FRONTING THE LOT.
  14. STREET LIGHTS LOCATION MAP WILL BE PROVIDED WITH EACH FINAL PLAT.
  15. ALL DRIVEWAYS SHALL CONFIRM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 70F OF THE UDC.
  16. ANY ACCESS ONTO FM 665 (OLD BROWNSVILLE ROAD) SHALL MEET TXDOT ACCESS REQUIREMENTS AND SHALL HAVE TXDOT APPROVAL.
  17. ANY STORM DISCHARGE TO TXDOT RIGHT OF WAY SHALL BE REVIEWED AND HAVE APPROVAL.

LEGEND  
O IRON ROD

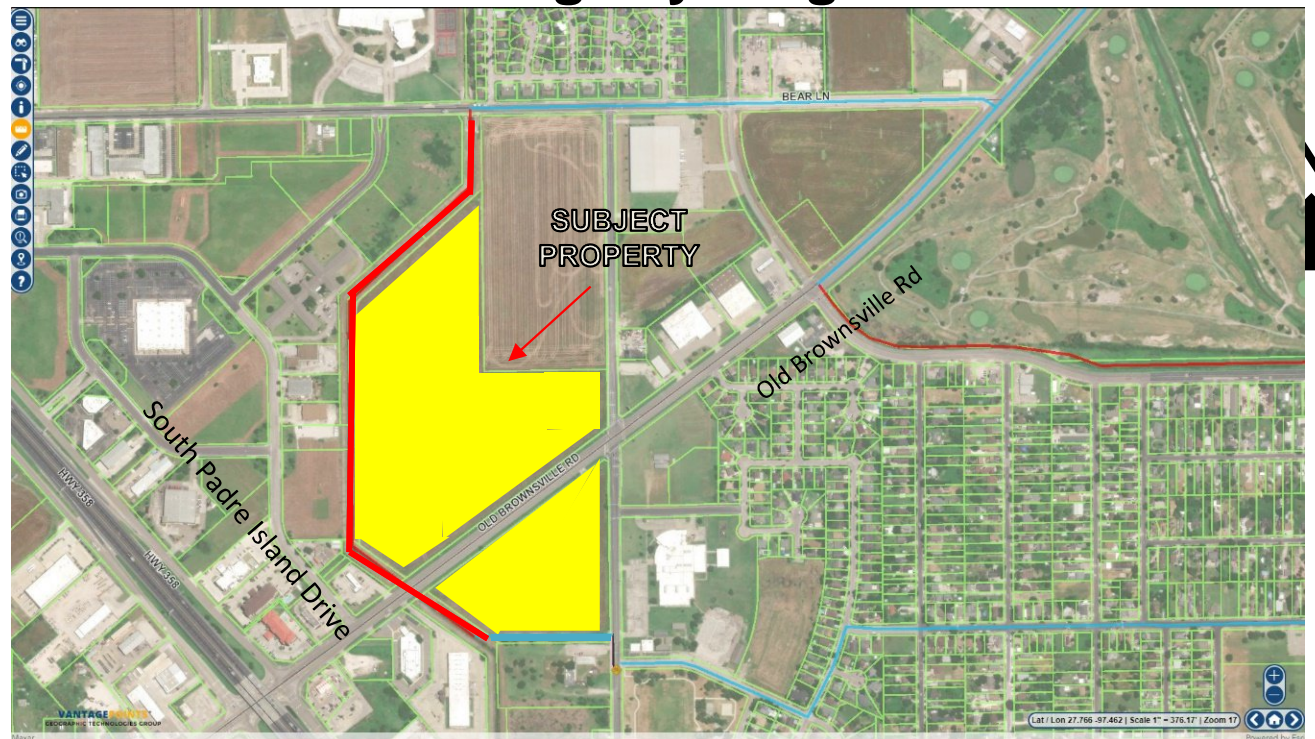
PRELIMINARY PLAT OF  
KINGSLEY HEIGHTS  
PHASE 1 AND FUTURE PHASE 2

BEING 35.08 ACRES OF LAND, MORE OR LESS OUT OF LOTS 1AND 8,  
SECTION 5, RANGE VIII, GUGENHIEM & COHEN FARM LOTS RECORDED IN VOLUME A, PAGE 53, MAP  
RECORDS OF NUECES COUNTY, TEXAS OF WHICH 4 ACRES ARE FROM MIDTOWN INDUSTRIAL DISTRICT,  
RECORDED IN VOLUME 32, PAGE 26, MAP RECORDS NUECES COUNTY, TEXAS



# Waiver request for an Off-Road Multi-Use Trail and One Way Cycle Track Construction

## Kingsley Heights







Planning  
Commission  
August 10, 2022

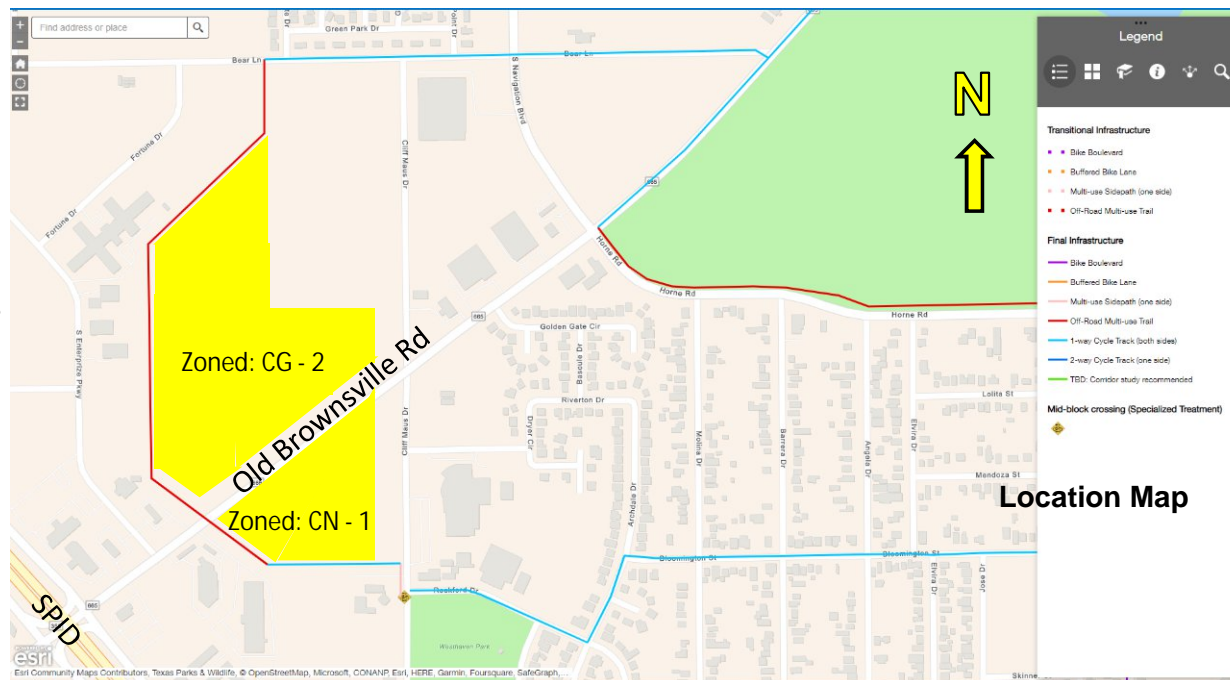






# Bicycle Network

-  Freeway
-  1-way Cycle Track Both Sides
-  Off Road Multi Use Trail
-  Bike Boulevard





# Example of Off-Road Multi Use Trail

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## Off-Road Multi-use Trail

A path, typically found along greenways, waterways, active or abandoned railways, and utility easements, within a right-of-way that is independent and physically separated from motor vehicle traffic by an open space or barrier. Multi-use paths are not dedicated bicycle facilities and thus also serve pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users.



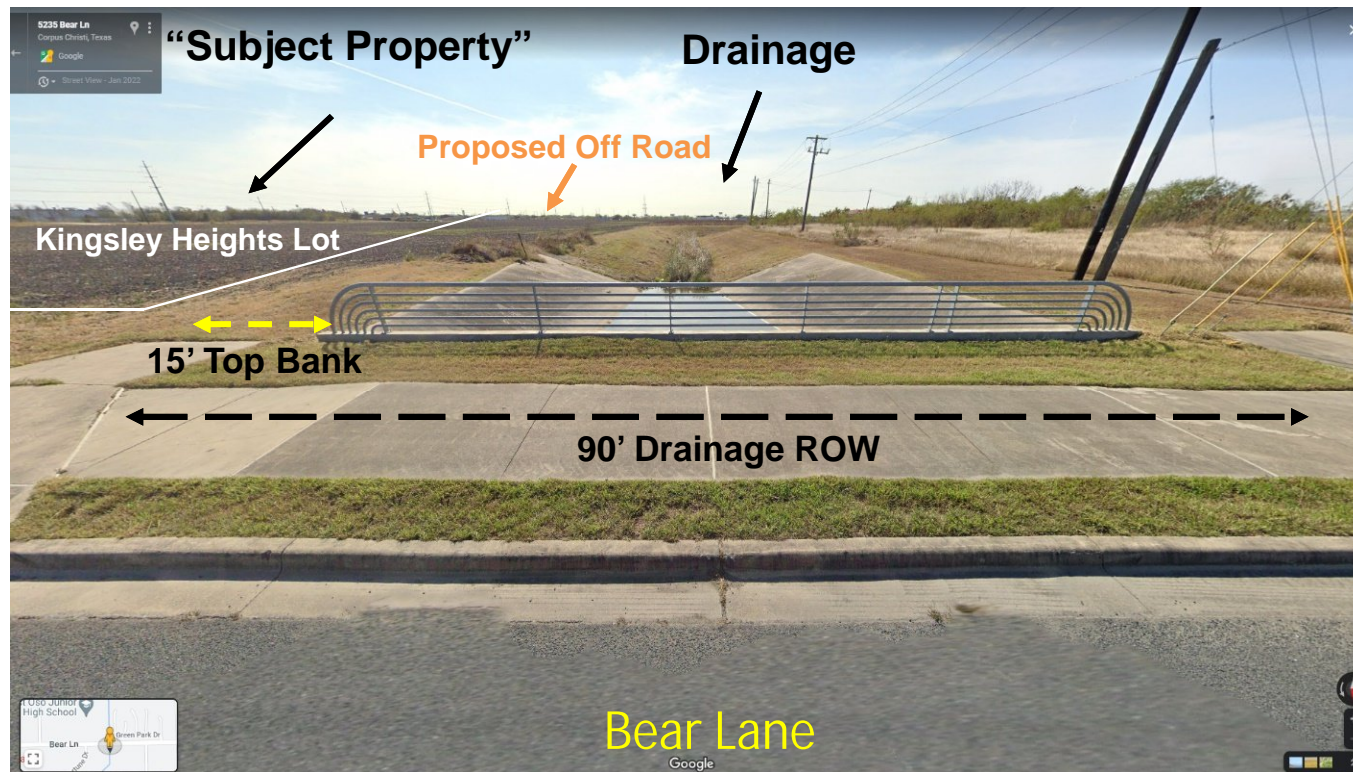


# Example of a One- Way Cycle Track (both sides)



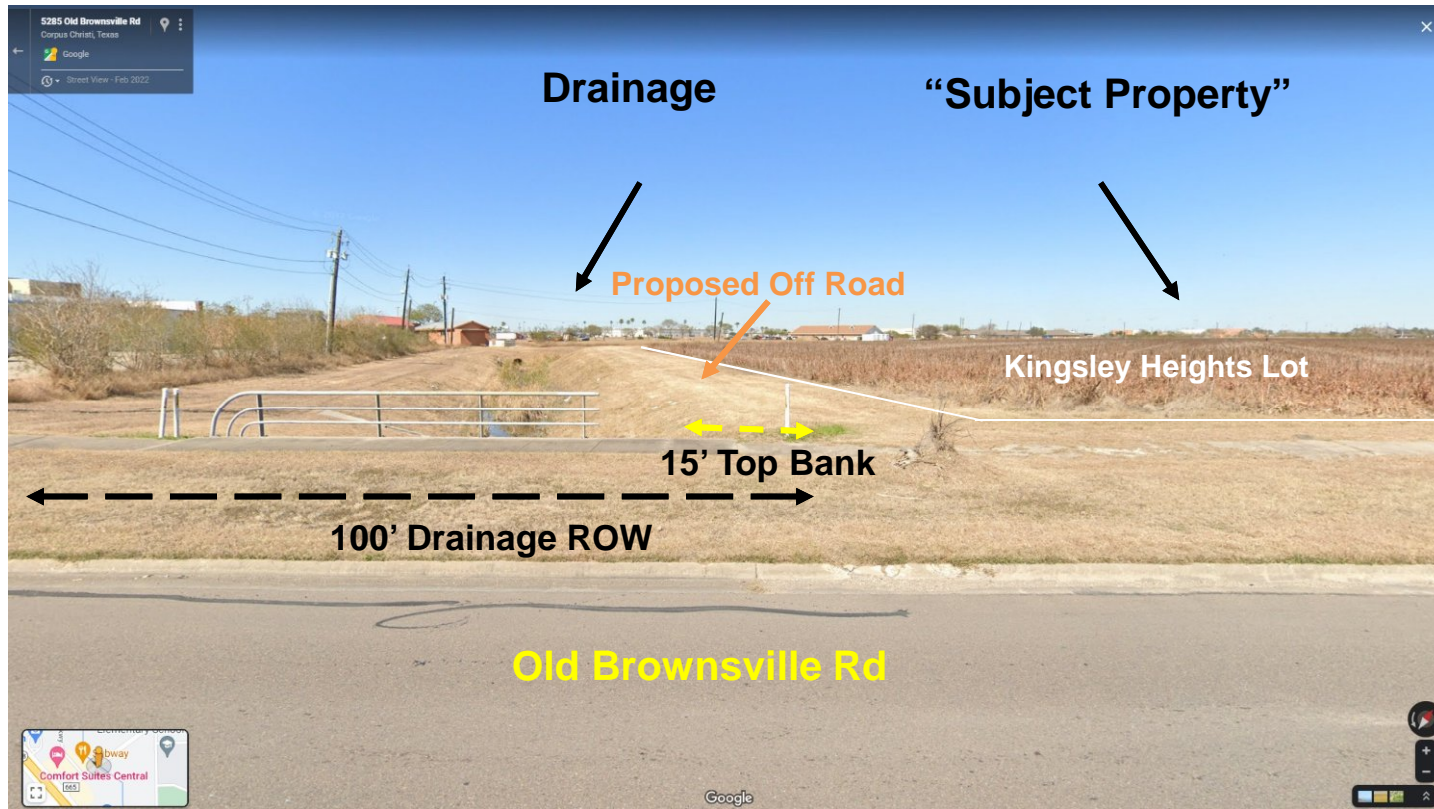


## Drainage view facing south from Bear Lane



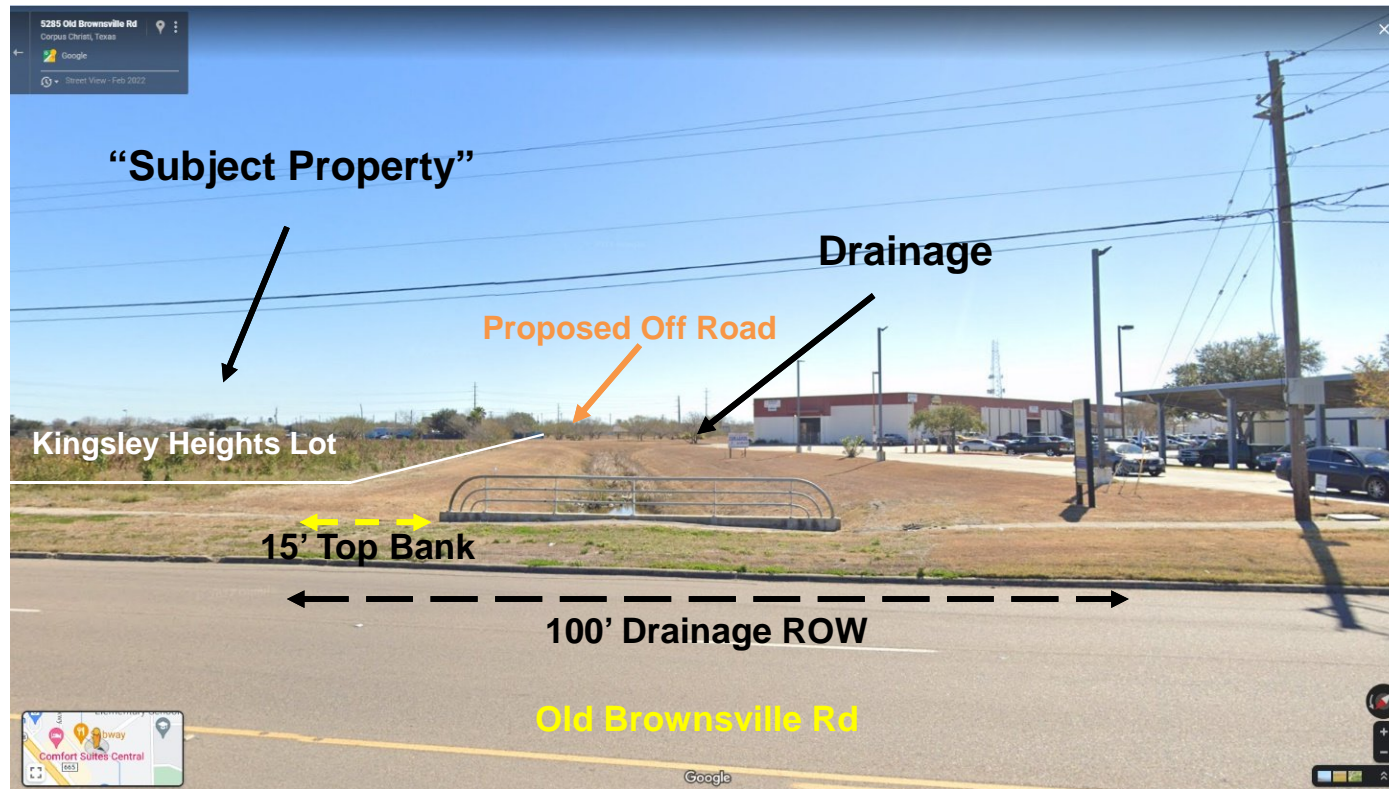


# Drainage view facing north from Old Brownsville Rd





# Drainage view facing south from Old Brownsville Rd



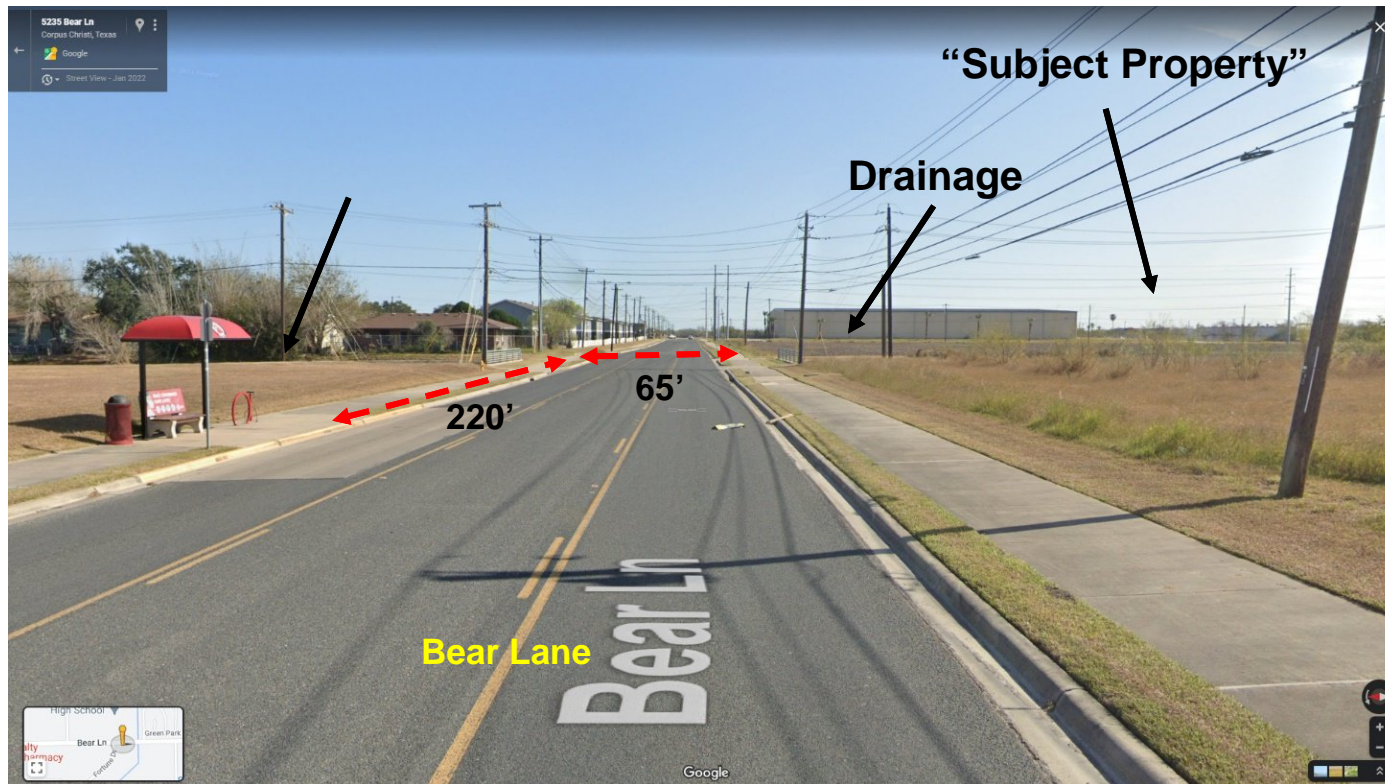


# View facing west from Undeveloped Rockford Rd





# View and measurements from Bear Lane Bus Stop





# View and measurements from Old Brownsville Rd Bus Stop

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## Kingsley Heights





# Factors in Waiver

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## Applicant's Factors in Support of Waiver

1. Regarding the Off-Road Multi-Use Trail along the existing drainage ditch, the berm on the east side of the existing ditch and which lies within the existing 90 -foot wide drainage easement is the only means by which maintenance is done on the ditch and will not accommodate a trail.
2. In addition, the length of the existing ditch is minimal and would allow continuity to the trail within the immediate area.
3. The location of the proposed project is not an intensely pedestrian area and is more vehicular oriented.

## Factors Against Waiver (for construction)

1. UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans. **This includes the Bicycle Mobility Plan.**
2. Not building these tracks will remove the connectivity of bicycle network and future construction of three quarters of a mile that are part of the trail.
3. Building these tracks will promote future pedestrian and bicycle traffic as the area develops. A sports complex and hotel are proposed.



# Factors in Waiver

## Applicant's Factors in Support of Waiver

4. Regarding the One-Way Cycle Track, the request would maintain only a small portion of street with such bicycle track facilities since the area does not presently have such facilities anywhere and the area is not accommodating to bicycle traffic and does not exhibit even a small amount of bicycle traffic.
5. Finally, the area does not have the room to accommodate either of the two facilities and would be a costly endeavor and undue financial burden to the landowner to accomplish. And endeavor that would lend itself more to a bond issue type project.

## Factors Against Waiver (for construction)

4. There are two bus stops on Bear Lane which support pedestrian and bicycle intermodal connections in close proximity to the Off-Road Multi-Use trail. One bus stop in front of West Oso High School is approximately 371 feet from the proposed off-road multi-use trail and another is 1000 feet to the east of the proposed trail. Each of these stops has 11-17 daily boardings. A third bus stop on Old Brownsville Road is 472 feet from the proposed trail which has 18 – 33 daily boardings.
1. The southern section of the drainage ditch top bank width near Old Brownsville Road. is wide enough to permit the building of the Off-Road Multi-Use Trail. The northern section may necessitate additional access easement. Fifteen feet top of bank would be

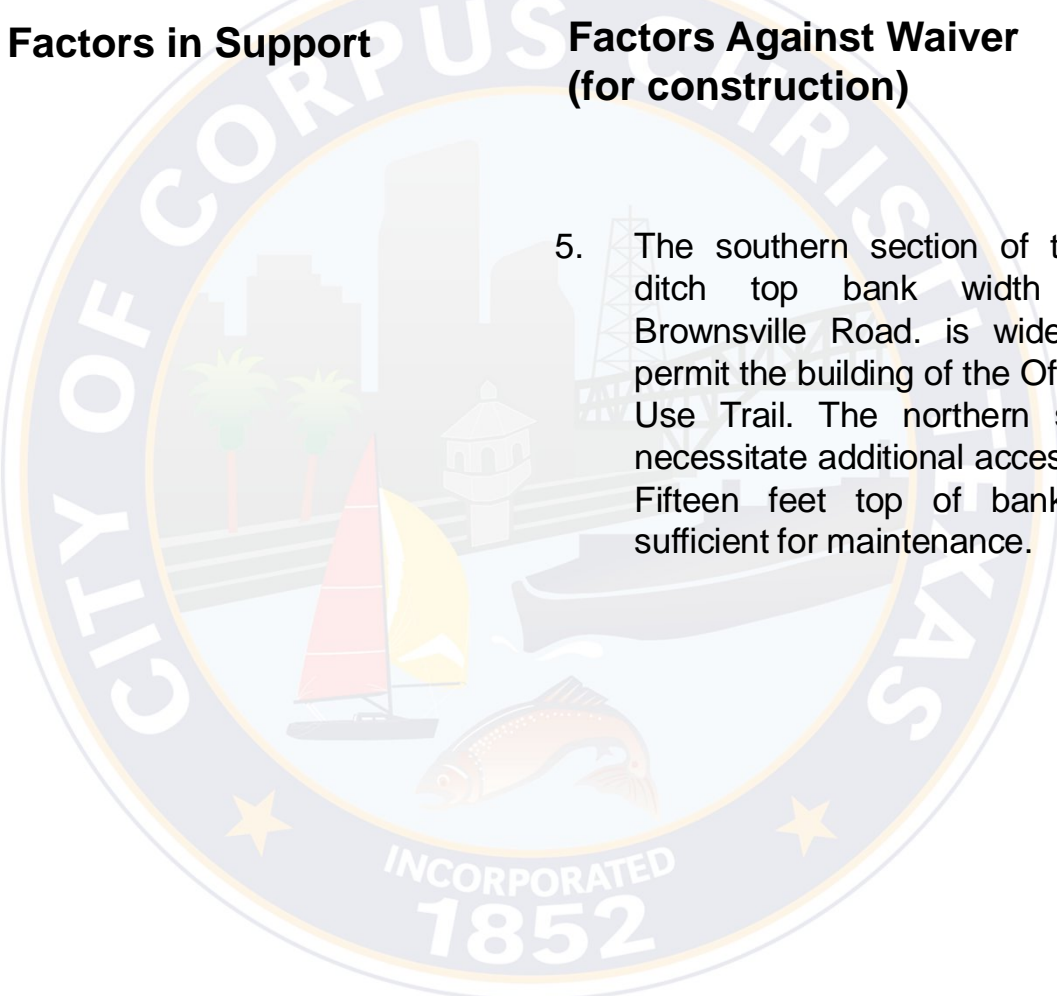


# Factors in Waiver

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## Applicant's Factors in Support of Waiver

## Factors Against Waiver (for construction)

- 
5. The southern section of the drainage ditch top bank width near Old Brownsville Road. is wide enough to permit the building of the Off-Road Multi-Use Trail. The northern section may necessitate additional access easement. Fifteen feet top of bank would be sufficient for maintenance.



# Factors in Waiver

## Applicant's Factors in Support of Waiver

## Factors Against Waiver (for construction)

6. Rockford Dr. (a paper street with utilities) is 50 ft. in width by 600 ft in length and would need to be constructed with the final plat in Phase II of the development. This would require additional dedication of 12 feet of ROW to accommodate the One-Way Cycle Track. The street segment is short and dead ends at the drainage. Staff recommends, in lieu of construction of Rockford Dr. and the One-Way Cycle Track, that the Off-Road Multi-Use Trail be continued within the Rockford Dr. ROW to connect the trail along the ditch to Claud Maus Dr. This would result in cost savings in not constructing a full road section yet providing pedestrian/bicycle access meeting the intent of the Mobility Plan.



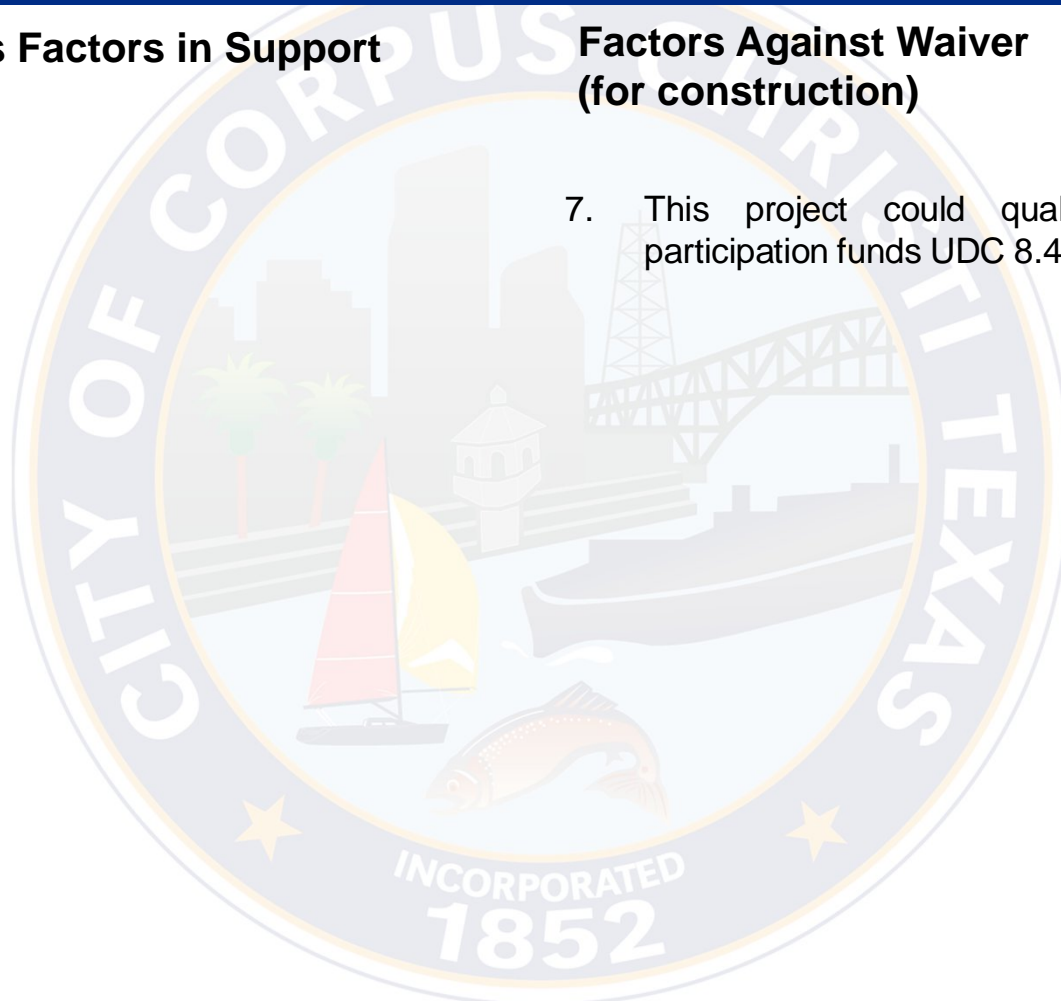
# Factors in Waiver

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## Applicant's Factors in Support of Waiver

## Factors Against Waiver (for construction)

7. This project could qualify for city participation funds UDC 8.4.1.C





## Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
  - UDC 8.1.4: During platting, the “developer shall provide”:
    - A. “Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails ....”
  - UDC Section 8.1.3.A states that all infrastructure and public improvements shall be designed and installed in accordance with the Comprehensive Plans and applicable area development and master plans
-



## Plat Waiver UDC 3.8.3.D

---

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

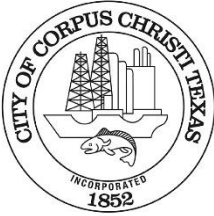


## Staff Recommendation

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- **Disapproval** of the waiver request for the construction of Off-Road Multi-Use Trail and
  - **Approval** of the waiver request for the construction of One-way cycle track (both sides) with the condition that an Off-Road Multi-Use Trail be constructed instead, and the street construction of Rockford Dr. be waived.
    - Planning Commission may choose to follow or decline Staff's recommendation
    - Planning Commission may approve, approve with conditions, or deny the waiver request
-





## AGENDA MEMORANDUM

Planning Commission Meeting of August 10, 2022

**DATE:** August 10, 2022

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

**FROM:** Sergio Luna, Engineer II, Development Services  
sergiol@cctexas.com  
(361) 826-3568

### **Kingsley Heights**

Request for a plat waiver for Off-Road Multi-Use Trail and One Way Cycle Track Construction in Section 3.8.3.C of the Unified Development Code

### **BACKGROUND:**

We, Govind Development LLC, on behalf of Next Sports LLC owner of the referenced property, would like to request waivers of the plat requirements to the Off-Road Multi-Use Trail and One Way Cycle Track Construction.

The subject property, known as the proposed **Kingsley Heights** (46.19 acres +/-), located west of Cliff Maus Drive. The property is divided through the middle by Old Brownsville Rd. The land is zoned "CG-2" and "CN-1" District. The original subdivision (Vol A Page 53) was approved by the Commissioners Court of Nueces County and recorded in 1908. The City of Corpus Christi annexed the area in 1954.

**The waiver request** is for the construction of 3,240' of an Off-Road Multi-Use Trail running along with the ditch on the left side of the property and the construction of 700' of a One-Way Cycle Track running along the south side of the lot.

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

UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans as they relate to:

- a. The City's future streets, sidewalks, alleys, public open space and other public improvements; and
- b. The extension of the City limits or the extension, improvement or widening of its roads, taking into account access to and extension of water, storm water and wastewater mains and the instrumentalities of public utilities.



UDC Section 8.1.3.A states that all infrastructure and public improvements shall be designed and installed in accordance with the Comprehensive Plans and applicable area development and master plans.

UDC Section 8.1.4: During platting the “developer shall provide:

- A. Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails....”

The UDC also states, under Section 8.2.2.B.1, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D:

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

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

#### **Factors in Support of the waiver request**

The applicant states that they do not believe the construction of 3,240’ of an Off-Road Multi-Use Trail and 700’ of a One-Way Cycle Track should be required for the following reasons:

1. Regarding the Off-Road Multi-Use Trail along the existing drainage ditch, the berm on the east side of the existing ditch and which lies within the existing 90 -foot wide drainage easement is the only means by which maintenance is done on the ditch and will not accommodate a trail.
2. In addition, the length of the existing ditch is minimal and would allow continuity to the trail within the immediate area.
3. The location of the proposed project is not an intensely pedestrian area and is more vehicular oriented.
4. Regarding the One-Way Cycle Track, the request would maintain only a small portion of street with such bicycle track facilities since the area does not presently have such facilities anywhere and the area is not accommodating to bicycle traffic and does not exhibit even a small amount of bicycle traffic.
5. Finally, the area does not have the room to accommodate either of the two facilities and would be a costly endeavor and undue financial burden to the landowner to accomplish. And endeavor that would lend itself more to a bond issue type project.

#### **Factors weighing against the waiver request**

1. UDC Section 3.8.3.C.2 states that the preliminary plat is consistent with the Comprehensive Plan, Utility Master Plans and any other adopted plans. **This includes**



**the Bicycle Mobility Plan.**

2. The Off-Road Multi-Use Trail and the One-Way Cycle Track are clearly defined on the Bicycle Mobility Plan. Not building these tracks will remove the connectivity of bicycle network and future construction of three quarters of a mile that are part of the trail.
3. Building these tracks will promote future pedestrian and bicycle traffic as the area develops. A sports complex and hotel are proposed. These uses would generate pedestrian and bicycle traffic. The proposed trail and track would link to West Oso High School and the adjacent neighborhood north of Bear Lane, and Westhaven Park and adjacent La Molina neighborhoods east of Cliff Maus Dr. There is an existing crosswalk across Cliff Maus Dr. from Rockford Dr. to Westhaven Park.
4. There are two bus stops on Bear Lane which support pedestrian and bicycle intermodal connections in close proximity to the Off-Road Multi-Use trail. One bus stop in front of West Oso High School is approximately 371 feet from the proposed off-road multi-use trail and another is 1000 feet to the east of the proposed trail. Each of these stops has 11-17 daily boardings. A third bus stop on Old Brownsville Road is 472 feet from the proposed trail which has 18 – 33 daily boardings.
5. The drainage ditch berm width is approximately 35 feet and is wide enough that permits the building of the Off-Road Multi-Use Trail.
6. Rockford Dr. (a paper street with utilities) is 50 ft. in width by 600 ft in length and would need to be constructed with the final plat in Phase II of the development. This would require additional dedication of 12 feet of ROW to accommodate the One-Way Cycle Track. The street segment is short and dead ends at the drainage. Staff recommends, in lieu of construction of Rockford Dr. and the One-Way Cycle Track, that the Off-Road Multi-Use Trail be continued within the Rockford Dr. ROW to connect the trail along the ditch to Claud Maus Dr. This would result in cost savings in not constructing a full road section yet providing pedestrian/bicycle access meeting the intent of the Mobility Plan.

**STAFF RECOMMENDATION:**

Staff recommends

- **Disapproval of the waiver** request for the construction of Off-Road Multi-Use Trail and
- **Approval of the waiver request for the construction of One-way cycle track (both sides) with the condition that an Off-Road Multi-Use Trail be constructed instead, and the street construction of Rockford Dr. be waived.**

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

**LIST OF SUPPORTING DOCUMENTS:**

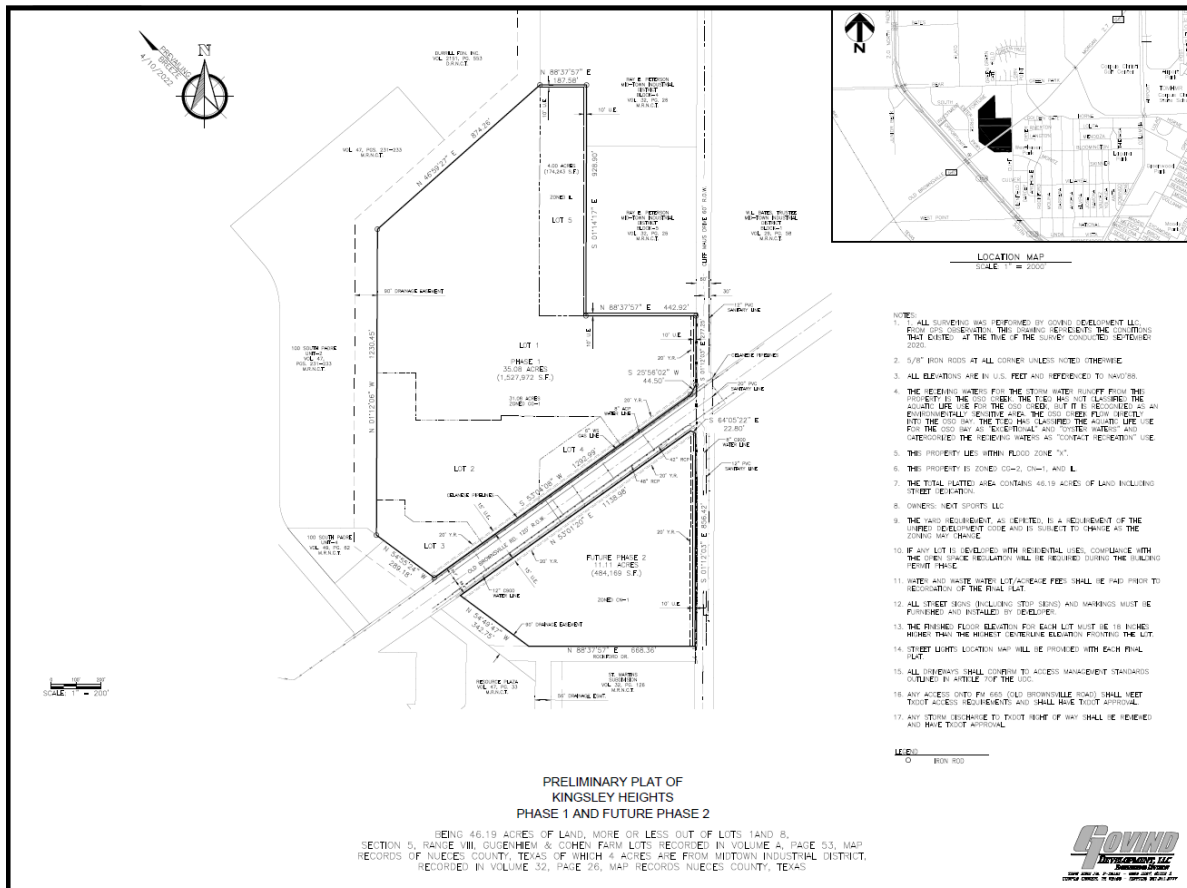
Exhibit A – Final Plat  
Exhibit B – Waiver Request Letter  
Exhibit C – PowerPoint Presentation







# Exhibit A





## Exhibit B



9510 Leopard St. Corpus Christi, TX 78409  
www.govinddevelopment.com  
Office: (361) 241-2777 • Fax: (361) 241-2200

20KIN0085

June 20, 2022

Plat Applications  
City of Corpus Christi  
Corpus Christi, Texas

### RE: REQUEST FOR WAIVER ON BICYCLE MOBILITY PLAN FOR KINGSLEY HEIGHTS PLAT APPLICATION

As per comments by Planning/ESI on our plat application for Kingsley Heights, we're being ask to provide an Off-Road Multi-Use Trail along the existing drainage ditch on the west side of the proposed project and a One-Way Cycle Track being a bikeway on both sides of the existing streets physically separated from the vehicular traffic.

We are hereby requesting a waiver on these two requests for the following reasons.

1. Regarding the Off-Road Multi-Use Trail along the existing drainage ditch, the berm on the east side of the existing ditch and which lies withing the existing 90 foot wide drainage easement is the only means by which maintenance is done on the ditch and will not accommodate a trail.
2. In addition, the length of the existing ditch is minimal and would not provide any beneficial purpose to the area since there is no existing trail that would allow continuity to the trail within the immediate area.
3. The location of the proposed project is not an intensely pedestrian area and is more vehicular oriented.
4. Regarding the One-Way Cycle Track, the request would maintain only a small portion of street with such bicycle track facilities since the area does not presently have such facilities anywhere and the area is not accommodating to bicycle traffic and does not exhibit even a small amount of bicycle traffic.
5. Finally, the area does not have the room to accommodate either of the two facilities and would be a costly endeavor and undue financial burden to the landowner to accomplish. An endeavor that would lend itself more to a bond issue type project.

We ask that a waiver be granted based on the above reasons and we appreciate your consideration.

Sincerely,  
GOVIND DEVELOPMENT, LLC

George Rubalcaba, RPLS, LSLS, P.E.



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
August 10, 2022**

PROJECT: 22PL1105

DRISCOLL VILLAGE, BLOCK 7 LOTS 26 - 36 (REPLAT -1.86 ACRES)

Located north of Mueller Road and East of Nandina Street.

Zoned: RM-1

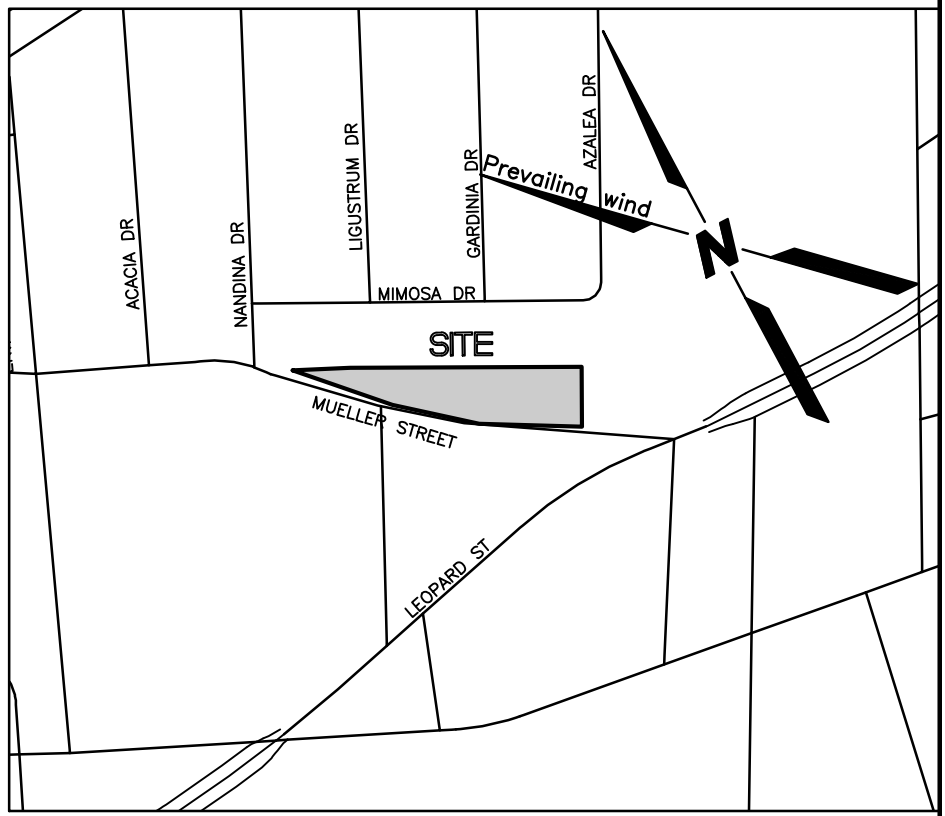
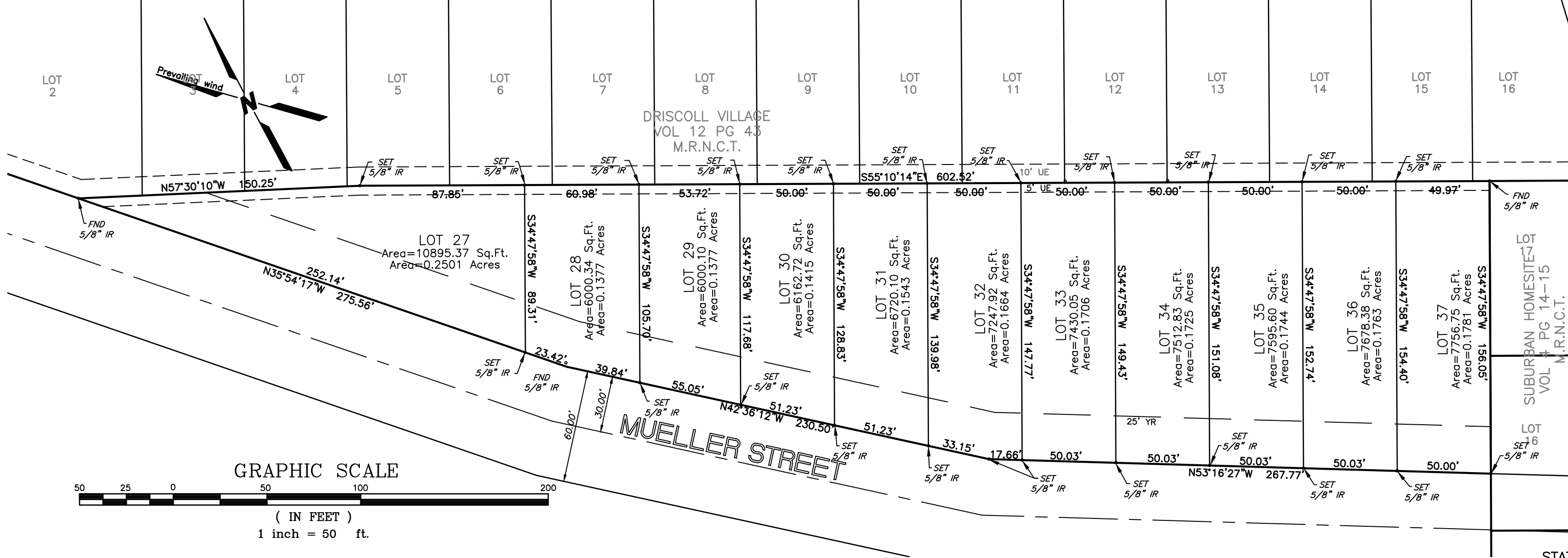
Owner: MEK Devops LLC

Surveyor/Engineer: Bass & Welsh Engineering

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



PLAT OF  
**DRISCOLL VILLAGE**  
**LOTS 27-37, BLOCK 7**  
BEING A REPLAT OF BLOCK 7 LOT 25 DRISCOLL VILLAGE AS  
RECORDED IN  
VOLUME 64 PAGE 194 OF MAP RECORDS NUECES COUNTY TEXAS



**LOCATION MAP**  
SCALE:1"=500'

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC, HEREBY CERTIFY THAT TMEK DEVOPS, LLC. IS THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2022.

KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTES**

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485464 0166 C DATED JULY 18, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE RECEIVING WATER FOR THE STORMWATER 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".
- TOTAL PLATED AREA IS 1.86 ACRES
- ALL CORNERS SSSHOWN AS A 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"

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

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 \_\_\_\_\_, 2022.

DAN DIBBLE  
CHAIRMAN

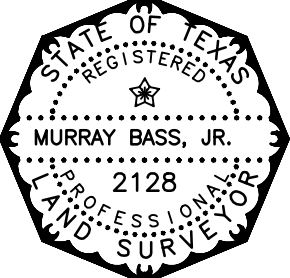
AL RAYMOND A.I.A.  
SECRETARY

PREPARED BY  
**BASS & WELSH ENGINEERING**  
CONSULTING ENGINEERS AND SURVEYORS  
3054 SOUTH ALAMEDA STREET 78404  
P.O. BOX 6397 78466-6397  
TELEPHONE: (361) 882-5521  
FACSIMILE: (361) 882-1265  
FIRM REGISTRATION NO. F-52 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, MURRAY BASS, JR., 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, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS THE 13th DAY OF APRIL JUNE.

*Murray Bass, Jr.*  
MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



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 \_\_\_\_\_, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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

BASE  
XREF:  
PLOTSCALE: 1:1  
DRAWING NO: 22033-PLAT  
PLOTDATE: 07-01-22 15:41 PM



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#: MZ / 1  
App Received: 6/22/2022  
TRC Meeting Date: 6/30/2022  
TRC Comments Sent Date: 7/1/2022  
Revisions Received Date (R1): 7/29/2022  
Staff Response Date (R1): 8/1/2022  
Revisions Received Date (R2):  
Staff Response Date (R2):  
Planning Commission Date:

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

Project: 22PL1105

Driscoll Village Block 7 Lots 26-36 (Replat -1.86 Acres)  
Located north of Mueller Rd. and East of Nandina St.

SW Wavier requested / Paid 7/14/22

Zoned: RM-1

Owner: MEK Devops LLC  
Surveyor: Bass & Welsh Engineering - Murray

The applicant proposes to plat the property to create multiple lots

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Remove the overhead line symbol and label.	COMPLIED	Addressed		
2	Plat	Depict and label easements along Mueller St.	THERE ARE NO EASEMENTS ALONG MUELLER, ALL UTILITIES ARE WITHIN THE STREET ROW	Comment rescinded		

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

DEVELOPMENT SERVICES ENGINEERING



Action	Yes	No	
Public Improvements Required?	Yes		
Water	Pending fire flow needs		NOTED
Fire Hydrants	Yes, hydrant spacing		NOTED
Wastewater		No	
Manhole		No	
Stormwater		No	
Sidewalks	Yes		
Streets		No	

To be addressed at public improvements  
To be addressed at public improvements

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	WAIVER IS REQUESTED	
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DEVELOPMENT SERVICES ENGINEERING						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	General	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	NOTED	Addressed		
2	General	Public Improvements Plans are required; submit a .PDF copy of proposed Public Improvements along with a title sheet to Publicimprovments@CCTexas.com for review and approval prior to Final Plat Recordation, UDC 8.1.3.A	NOTED, PLANS WILL BE SUBMITTED CONSISTANT WITH THE REQUIREMENTS AND RESULTS OF THE APPROVED PLAT AND ANY WAIVER REQUESTS	Addressed		
3	General	Comments provided are for the purpose of meeting minimum platting requirements. Additional information, clarification, or justification may be required in subsequent submittals.	NOTED	Addressed		
4	Plat	Provide utility and electrical easements on Mueller Str.	EASEMENTS NOT NECESSARY, ALL EXISITING UTILITIES ARE WITHIN THE STREET ROW	Addressed		
5	SWQMP	Provide the following per UDC 8.2.8, Municipal Code 14.1002 and 14.1003: Description of the Project and Land use assumptions used for Hydraulic calculations pre- and post- Development.	COMPLIED	Addressed		
6	SWQMP	Confirm that the proposed development is consistent with the land use shown on the Storm Water Master Plan and add a note that the project conforms with the Master Plan.	per City Staff the anticipated land use is “High Density Residential.” The planned land use is CONSISTENT WITH THAT AS ARE THE DRAINAGE CALCULATIONS	Addressed		



7	SWQMP	Provide Totals for Post Development	<b>COMPLIED</b>	Addressed		
8	SWQMP	Show pre- and post-development flow patterns or state they are the same; include offsite flow patterns.	<b>PRE &amp; POST DRAINAGE FLOW PATTERNS ARE THE SAME AND IS NOTED ON THE SWQMP</b>	Addressed		
<b>UTILITIES ENGINEERING</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Plat	No water construction is required for platting	NOTED	Addressed		
2	Plat	No wastewater construction is required for platting	NOTED	Addressed		
<b>TRAFFIC ENGINEERING</b>						
<b>No.</b>	<b>Sheet</b>	<b>Comment</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>	<b>Applicant Response</b>	<b>Staff Resolution</b>
1	Infor	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)	<b>NOTED</b>	Addressed		
2	Infor	Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC	<b>NOTED</b>	Addressed		
3	Infor	All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	<b>NOTED</b>	Addressed		
4	Infor	Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	<b>NOTED</b>	Addressed		
5	Infor	Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	<b>NOTED</b>	Addressed		



6	Infor	Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	NOTED	Addressed		
7	Infor	The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	<b>THERE IS EXISTING STREET LIGHTING ALONG MUELLER ST AND IT IS SHOWN ON THE REVISED UTILITY SKETCH</b>	Addressed		
8	Infor	The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic 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	<b>THERE IS EXISTING STREET LIGHTING ALONG MUELLER ST AND IT IS SHOWN ON THE REVISED UTILITY SKETCH NO ADDITIONAL LIGHTING REQUIRED PER EMAIL FROM DIEGO LEYVA</b>	Addressed		

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Note	Construction of 1 or 2 family dwellings(duplexes) are considered residential whereas construction of a 3 family dwelling is considered commercial property and shall have a fire hydrant located within 100 feet of a required FDC and water supply of 1,500 GPM at 20 psi residual.	NOTED	Addressed		
2	Plat	Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual	NOTED	Addressed		
3	Plat	507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.	NOTED	Addressed		



4	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.	<b>NOTED</b>	Addressed		
5	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.	<b>NOTED</b>	Addressed		
6	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.	<b>NOTED</b>	Addressed		
7	Plat	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	<b>NOTED</b>	Addressed		
8	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.	<b>NOTED</b>	Addressed		
9	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.	<b>NOTED</b>	Addressed		
10	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.	<b>NOTED</b>	Addressed		
11	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.	<b>NOTED</b>	Addressed		



12	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.	NOTED	Addressed		
13	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.	NOTED	Addressed		
14	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.	NOTED	Addressed		
15	Plat	Further Development Services review is required.	NOTED	Addressed		

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

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

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.	NOTED	Addressed		

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

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

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

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

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



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

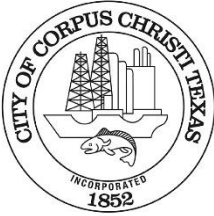
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.

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.





## **AGENDA MEMORANDUM**

Planning Commission Meeting of August 10, 2022

---

**DATE:** August 10, 2022

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

**FROM:** Sergio Luna, Engineer II, Development Services  
sergiol@cctexas.com  
(361) 826-3568

### **Driscoll Village Lots 27-37 Block 7**

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

### **BACKGROUND:**

We, Bass & Welsh Engineering, on behalf of TMEK Devops, LLC, owners of the referenced property, would like to request a waiver of the plat requirement to construct a sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed **Driscoll Village Lots 27-37 Block 7** (1.86 acres +/-), located north of Mueller Street. The land is zoned "RM-6" District. The original subdivision (Vol 4 Page 5) was approved by Nueces County and recorded in 1925. The City of Corpus Christi annexed the area in 1939. The property is located on the east of Mueller Street not on the Transportation Plan.

The current lot is vacant with a water, wastewater stormwater ditch running in front of the property along Mueller Street. The zoning is RM-1 and 11 individual townhomes are planned for development.

The sidewalk waiver is for an 860' section running along Mueller Street.

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

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

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



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

The enumerated conditions in UDC 3.8.3.D for an administrative sidewalk waiver are not fully met on this subject property.

UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions; however, since the zoning is RM-1 and there are sidewalks on the lots that abut the property on the north, it does not qualify for an exception:

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

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



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

1. There is a drainage ditch along the south side of Mueller Street and the side slope of the deep ditch intersects the surface right at the right-of-way line.
2. The roadway for that length does not have a curb and gutter and only partially on the opposite of the street.

**Factors weighing against the waiver:**

1. Building the sidewalk on Mueller Street will connect with the sidewalk network at Nandina and link the neighborhood on the north. The new sidewalk will also connect with the tied sidewalk at Mueller.
2. The opposite side of Mueller Street has a sidewalk with curb and gutter.
3. The neighborhood patterns show a combination of tied sidewalks, sidewalks with buffers and sidewalks on the property side of the ditch.
4. Woodlawn Park and a senior center are located approximately 300 feet from the property.

**STAFF RECOMMENDATION:**

Staff recommends **disapproval** of the waiver from the sidewalk construction requirement on Mueller Street

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Final Plat

Exhibit B – Waiver Request Letter

Exhibit C – PowerPoint Presentation-Waiver from Sidewalk Requirement

Exhibit A



PLAT OF

# DRISCOLL VILLAGE

## LOTS 27-37, BLOCK 7

BEING A REPLAT OF BLOCK 7 LOT 28 DRISCOLL VILLAGE AS  
RECORDED IN  
VOLUME 64 PAGE 194 OF MAP RECORDS NUECES COUNTY TEXAS

LOCATION MAP  
SCALE 1"=500'

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC, HEREBY CERTIFY THAT MEK DEVOPS, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON. I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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

BRETT 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 \_\_\_\_\_, 2022.

DAN CHIRILE  
CHAIRMAN

AL RAYMOND A.L.A.  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

I, MURRAY BASS, JR., 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, TO THE BEST OF MY KNOWLEDGE & BELIEF,  
THIS THE 13th DAY OF APRIL, JUNE.

MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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 \_\_\_\_\_, 2022 WITH ITS CERTIFICATE OF  
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2022 AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 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 CLERK  
NUECES COUNTY, TEXAS

**NOTES**

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASE OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983, ESTABLISHED BY STATE ORIGINATOR AND GPS SOLUTION BY NGS. ELEVATIONS REFER TO NAD 1983.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 485464 0166 C DATED JULY 18, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAN.
4. THE RECEIVING WATER FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TIES HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
5. TOTAL PLATED AREA IS 1.86 ACRES
6. ALL CORNERS SHOWN AS A 5/8" IRON ROD WITH YELLOW CAP STAMPED "BASS & WELSH"

PREPARED BY

**BASS & WELSH ENGINEERING**

CONSULTING ENGINEERS AND SURVEYORS  
3054 SOUTH ALAMEDA STREET 78404  
P.O. BOX 6387 78466-6387  
TELEPHONE: (361) 862-5021  
FACSIMILE: (361) 862-1265  
FIRM REGISTRATION NO. F-52 (ENGINEERING)  
FIRM REGISTRATION NO. 100027-50 (SURVEYING)  
C O R P O R A T E D I N T H E S T A T E O F T E X A S

DRISCOLL VILLAGE LOTS 27-37 BLOCK 7

SHEET 1 OF 1

Exhibit B



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

3054 S. ALAMEDA, ZIP 78404  
361 882-5521 ~ FAX 361 882-1265  
e-mail: murrayjr@aol.com  
e-mail: nixmw1@gmail.com

**BASS & WELSH ENGINEERING**  
Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397  
July 6, 2022

Development Services Engineer  
Department of Development Services  
2406 Leopard St.  
Corpus Christi, TX 78408

Subject: Waiver Request for sidewalk construction, 22PL1105, Driscoll Village, Block 7, Lots 26-36.

Dear Sir,

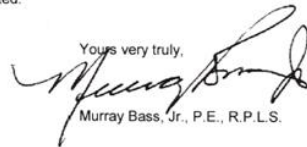
On behalf of our client MEK Devops, LLC, owner of the above referenced property, we would like to request a waiver of the sidewalk construction requirement along Mueller Street.

There is a drainage ditch along the south side of Mueller Street and the side slope of the deep ditch intersects the surface right at the right-of-way line. The roadway for that length does not have curb and gutter and only partially on the opposite of the street.

The waiver application fee has been paid.

Your approval of this request will be greatly appreciated.

Yours very truly,



Murray Bass, Jr., P.E., R.P.L.S.

MBJ:mbj

Waiver Request ltr



# Request for Proposed Sidewalk Waiver

## Driscoll Village Blk. 7 Lot 26-36



Planning  
Commission  
August 10, 2022



# Aerial





## Tied Sidewalk on Mueller Street & Leopard St.





## Subject Property in front of Mueller Street





## Subject Property west of Mueller Street





## Subject Property west of Mueller Street





## Subject Property east of Mueller Street





# Subject Property at Mueller Street and Nandina Dr.





## Sidewalk on Property Side at Mueller Street





# Driscoll Village Blk. 7 Lot 26-36

PLAT OF  
**DRISCOLL VILLAGE  
LOTS 27-37, BLOCK 7**  
BEING A REPLAT OF BLOCK 7 LOT 25 DRISCOLL VILLAGE AS  
RECORDED IN  
VOLUME 64 PAGE 194 OF MAP RECORDS NUECES COUNTY TEXAS

GRAPHIC SCALE  
1" = 200.00'  
1" = 20.00'

LOCATION MAP  
SCALE 1" = 500'

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KEN TERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC, HEREBY CERTIFY THAT MEK DEVOPS, LLC, IS THE OWNER OF THE PROPERTY SHOWN HEREON, I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DESIGNATION. ALL UTILITY EXISTENCES AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KEN TERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
KEN TERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**NOTES**

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LANDMETER GRID, SOUTH ZONE, NAD 1983, ESTABLISHED BY STATION OBSERVATION AND OPUS SOLUTION BY NGS. ELEVATIONS REFER TO NAVD 1988.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 48544 0166 C DATED JULY 18, 1985, AND IS NOT WITHIN THE 100-YEAR FLOOD PLAIN.
4. THE RECEIVING WATER FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TIED HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
5. TOTAL PLATED AREA IS 1.86 ACRES
6. ALL CORNERS SHOWN AS A 5/8" IRON ROD WITH YELLOW CAP STAMPED "3053 & WELSH"

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 FLEET, P.E.  
DEVELOPMENT SERVICES ENGINEER

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 \_\_\_\_\_, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022 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 CLERK  
NUECES COUNTY, TEXAS

TELEPHONE: (361) 882-2041  
FACSIMILE: (361) 882-1285  
P.E. REGISTRATION NO. F-52 (ENGINEERING)  
P.E. REGISTRATION NO. 10007-00 (SURVEYING)  
CORPUS CHRISTI, TEXAS

DRISCOLL VILLAGE LOTS 27-37 BLOCK 7

SHEET 1 OF 1



# Factors in Sidewalk Waiver

---

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

1. There is a drainage ditch along the south side of Mueller Street and the side slope of the deep ditch intersects the surface right at the right-of-way line.
2. The roadway for that length does not have a curb and gutter and only partially on the opposite of the street.

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

1. Building the sidewalk on Mueller Street will connect with the sidewalk network at Nandina and link the neighborhood on the north. The new sidewalk will also connect with the tied sidewalk at Mueller.

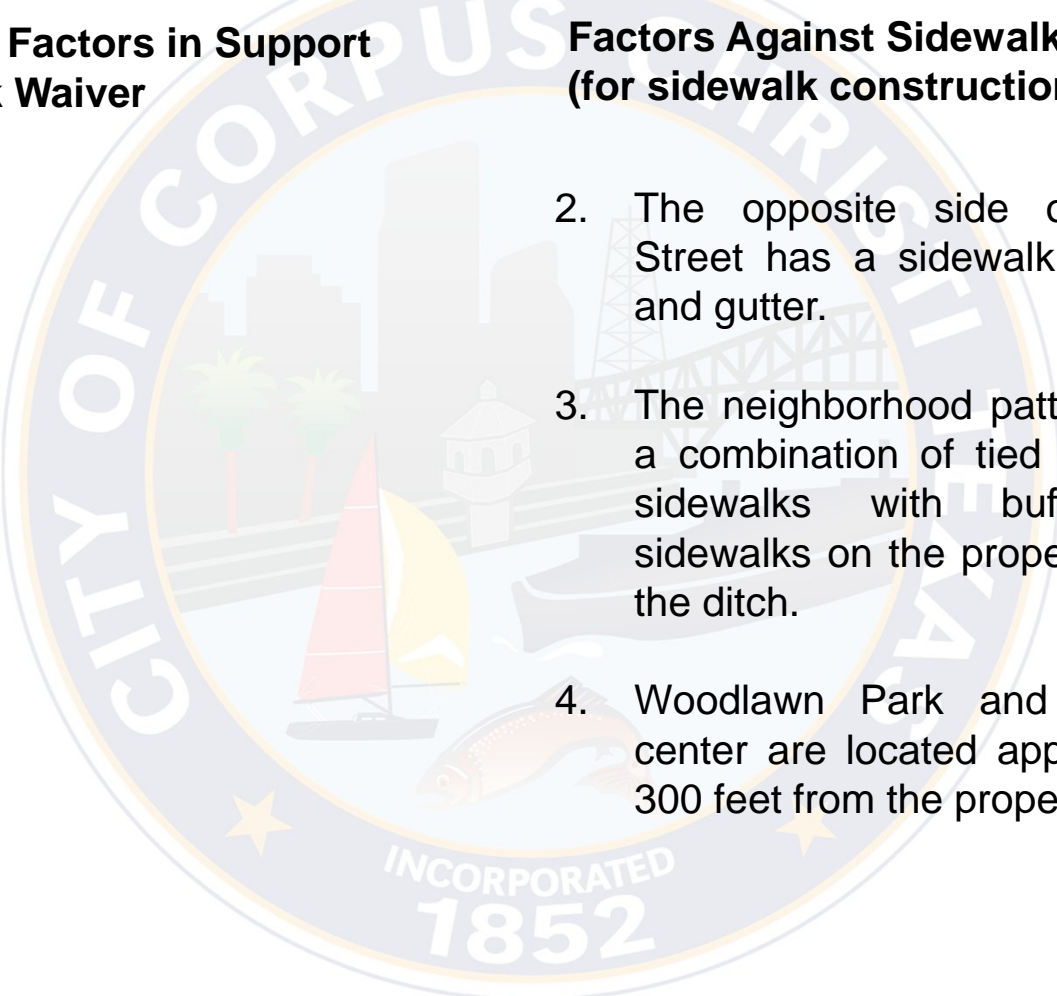


# Factors in Sidewalk Waiver

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

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

- 
2. The opposite side of Mueller Street has a sidewalk with curb and gutter.
  3. The neighborhood patterns show a combination of tied sidewalks, sidewalks with buffers and sidewalks on the property side of the ditch.
  4. Woodlawn Park and a senior center are located approximately 300 feet from the property.



## Plat Requirements

---

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



## Plat Waiver UDC 3.8.3.D

---

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



## Staff Recommendation

---

- Staff recommends **disapproval** of the waiver from the sidewalk construction requirement on Mueller Street
  - Planning Commission may choose to follow or decline Staff's recommendation
  - Planning Commission may approve, approve with conditions, or deny the waiver request
-



# ZONING REPORT

Case # 0622-02

<b>Applicant &amp; Subject Property</b>			
<b>City Council District: 4</b> <b>Owner:</b> Diamon Beach Holdings, LLC <b>Applicant:</b> LJA Engineering, Inc. <b>Address and Location:</b> 14353 Commodores, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of Park Road 22 <b>Legal Description:</b> 242.011 acres consisting of various tracts of Padre Island–Corpus Christi Fairway Estates as submitted by metes and bounds. <b>Acreage of Subject Property:</b> 242.011			
<b>Zoning Request</b>			
<b>From:</b> “RS-4.5” Single-Family 4.5 District, “CR-2 Resort Commercial District <b>To:</b> “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay <b>Purpose of Request:</b> To provide waterfront, single-family, two-family, and multifamily districts, as well as retail and commercial areas, public parks and preserve, interspersed with canals and ponds.			
<b>Land Development &amp; Surrounding Land Uses</b>			
	<b>Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<b>Site</b>	“RS-4.5” Single-Family 4.5 “CR-2” Resort Commercial	Park	Commercial
<b>North</b>	“RM-3” Multifamily “RS-TH” Two-Family	Vacant	Water
<b>South</b>	“RS-TF” Two-Family	Low Density Residential	Commercial High Density Residential
<b>East</b>	“CR-2” Resort Commercial	Vacant	Mixed Use
<b>West</b>	“RS-6” Single-Family 6	Vacant Low Density Residential	Mixed Use
<b>Plat Status:</b> Property is platted. <b>Air Installation Compatibility Use Zone (AICUZ):</b> No. <b>Code Violations:</b> None.			
<b>Transportation and Circulation</b>			
<b>Commodores Drive</b>	<b>Designation-Urban Street</b>	<b>Section Proposed</b>	<b>Section Existing</b>
	“C1” Collector	80’ R.O.W.	2 lanes with a median 100 feet
<b>Aquarius Street</b>	Local Street	50’ R.O.W.	2 lanes 40 feet
<b>Dasmarinas Drive</b>	Local Street	50’ R.O.W.	2 lanes, portions with a median 40-50 feet



Whitecap Boulevard	“C2” Collector	65’ R.O.W.	4 lanes with a median 80 feet
Distance to Bicycle Network		Bicycle Infrastructure <sup>3</sup>	
		Segment Proposed	Segment Existing
Not Applicable			
Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 65 Padre Island Connection</i> with a bus stop on Waves Drive approximately 500 feet from the subject property.			
Utilities			
Gas: 2-inch WS gas service line located along Commodores Drive. Stormwater: 18-inch storm pipe alone along Compass Street Wastewater: 8-inch clay wastewater line located along Whitecap Boulevard Water: 8-inch ACP waterline located along Whitecap Boulevard			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. Area Development Plan (ADP): According to Plan CC the subject property is located within the Padre/Mustang Area Development Plan (Adopted June 29, 2021). Future Land Use Map: Commercial. Water, Wastewater, and Stormwater Master Plans: There are no proposed improvements.			
Public Notification			
Number of Notices Mailed	<ul style="list-style-type: none"><li>439 within a 200-foot notification area</li><li>0 outside 200-foot notification area</li></ul>		
Returned Notices: In Favor	<ul style="list-style-type: none"><li>3 inside the notification area</li><li>0 outside the notification area</li></ul>		
In Opposition	<ul style="list-style-type: none"><li>5 inside notification area</li><li>0 inside notification area</li><li>1.07% in opposition within the 200-foot notification area</li></ul>		
Public Hearing Schedule			
Planning Commission Hearing Date: August 10, 2022 City Council 1 <sup>st</sup> Reading/Public Hearing Date: September 20, 2022 City Council 2 <sup>nd</sup> Reading Date: September 27, 2022			



**Background:**

A Public Improvement District in conjunction with the development proposed at the subject property was approved by City Council resolution (#032761) on May 17, 2022.

**Comprehensive Plan Consistency:**

**Plan CC:** The proposed rezoning is generally consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continued growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Housing and Neighborhoods
  - Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types—rental and ownership, market-rate, and assisted—to meet community needs.
  - Encourage appropriate transitions between commercial and residential developments and between high and low-density residential developments.

**Padre/Mustang Area Development Plan:**

- Vision
  - Blended Residential Community and Destination Location: Encourage tourism and the development of local commercial businesses to build a strong economic environment and sufficiently support the year-round residential community
  - Environmental Preservation: Capitalize on existing environmental features as assets for the community and ensure the preservation of these areas as the Island continues to develop.
  - Policy Initiatives: Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment
  - Policy Initiatives: Support and encourage compatible and context-sensitive development that provides a mix of land uses and respects the environment.

**Future Land Use Map:** The proposed rezoning for a Planned Unit Development is not consistent with the Future Land Use Map.


- Commercial

**Transportation:** A Traffic Impact Analysis was submitted with the zoning application and is currently under review by the Texas Department of Transportation and City Traffic Engineering.

**Planned Unit Development (PUD):** The PUD proposes three (3) sectors (See Attachment 1). The following are the proposed deviations from development standards for each sector:




Table 1: Sector 1 PUD Deviations



## Sector 1 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS -4.5/PUD" SINGLE -FAMILY 4.5 LOTS				DEVIATIONS
		STANDARD LOT	MEDIUM LOT	LARGE LOT	ESTATE LOT	
LOT AREA	4,500 SF	4,500 SF	5,500 SF	6,500 SF	8,400 SF	NO
LOT WIDTH	45 FT	45 FT	55 FT	65 FT	70 FT	NO
STREET YARD	20 FT	20/10 FT	20/10 FT	20/10 FT	20/10 FT	YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	5 FT	5 FT	5 FT	NO
CORNER YARD ( BACK -TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
CORNER YARD (NOT BACK -TO-BACK)	SEE STREET	10 FT	10 FT	10 FT	10 FT	NO
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	15 FT	15 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	48 FT	48 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	46 FT	46 FT	46 FT	YES
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT	22 FT	22 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	NOT REQ'D	NOT REQ'D	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	NO

Table 2: Sector 2 PUD Deviations




## Sector 2 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS -4.5/PUD" SINGLE -FAMILY 4.5	DEVIATIONS
LOT AREA	4,500 SF	2,450 SF	NO
LOT WIDTH	45 FT	35 FT	YES
STREET YARD	20 FT	10 FT	YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	NO
CORNER YARD ( BACK -TO-BACK)	10 FT	10 FT	NO
CORNER YARD (NOT BACK -TO-BACK)	SEE STREET	10 FT	NO
REAR YARD (INLAND)	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	YES
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	NO



Table 3: Sector 3 PUD Deviations



## Sector 3 PUD Deviations

	PROPOSED "CR -2" RESORT COMMERCIAL DISTRICT					
	UDC "RS-TH" STANDARDS	PROPOSED "RS-TH" USE	UDC "RS-TF" STANDARDS	PROPOSED "RS-TF" USE	UDC NON-RES USE	PROPOSED NON-RES USE
LOT AREA/ SITE PER DWELLING	2,600 SF/2,200 SF /1,600 SF PER DW	2,600 SF/2,200 SF /1,600 SF PER DW	6,000 SF/3,000 SF	6,000 SF/3,000 SF		6,000 SF/3,000 SF
LOT WIDTH	26 FT/22 FT	26 FT/22 FT	50 FT	50 FT		50 FT
STREET YARD	10 FT	10 FT	20 FT	20/10 FT	20 FT	20/10 FT
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
SIDE YARD	0 FT	0 FT	5 FT	5 FT	5 FT	5 FT
CORNER YARD ( BACK -TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
CORNER YARD (BACK -TO-SIDE)	SEE STREET	10 FT	SEE STREET	10 FT	15 FT	10 FT
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT		5 FT
REAR YARD (WATERFRONT)	5 FT	5 FT	5 FT	15 FT		15 FT
MAXIMUM HEIGHT	45 FT	48 FT	45 FT	48 FT		48 FT
MAXIMUM LOT COVERAGE	MIN. 30% OPEN	NO LIMIT	MIN. 40% OPEN	NO LIMIT		NO LIMIT
RIGHT-OF-WAY WIDTH	50 FT	46 FT	50 FT	46 FT	50 FT	46 FT
STREET WIDTH (BACK -TO-BACK)	28 FT	22 FT	28 FT	22 FT	28 FT	22 FT
CURB TYPE	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D	6" C&B	NOT REQ'D
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	4 FT

**Staff Analysis:** "While the comprehensive plan is consulted when making decisions about rezoning. It does not justify the denial of a plat or the development of land." (Plan CC). Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

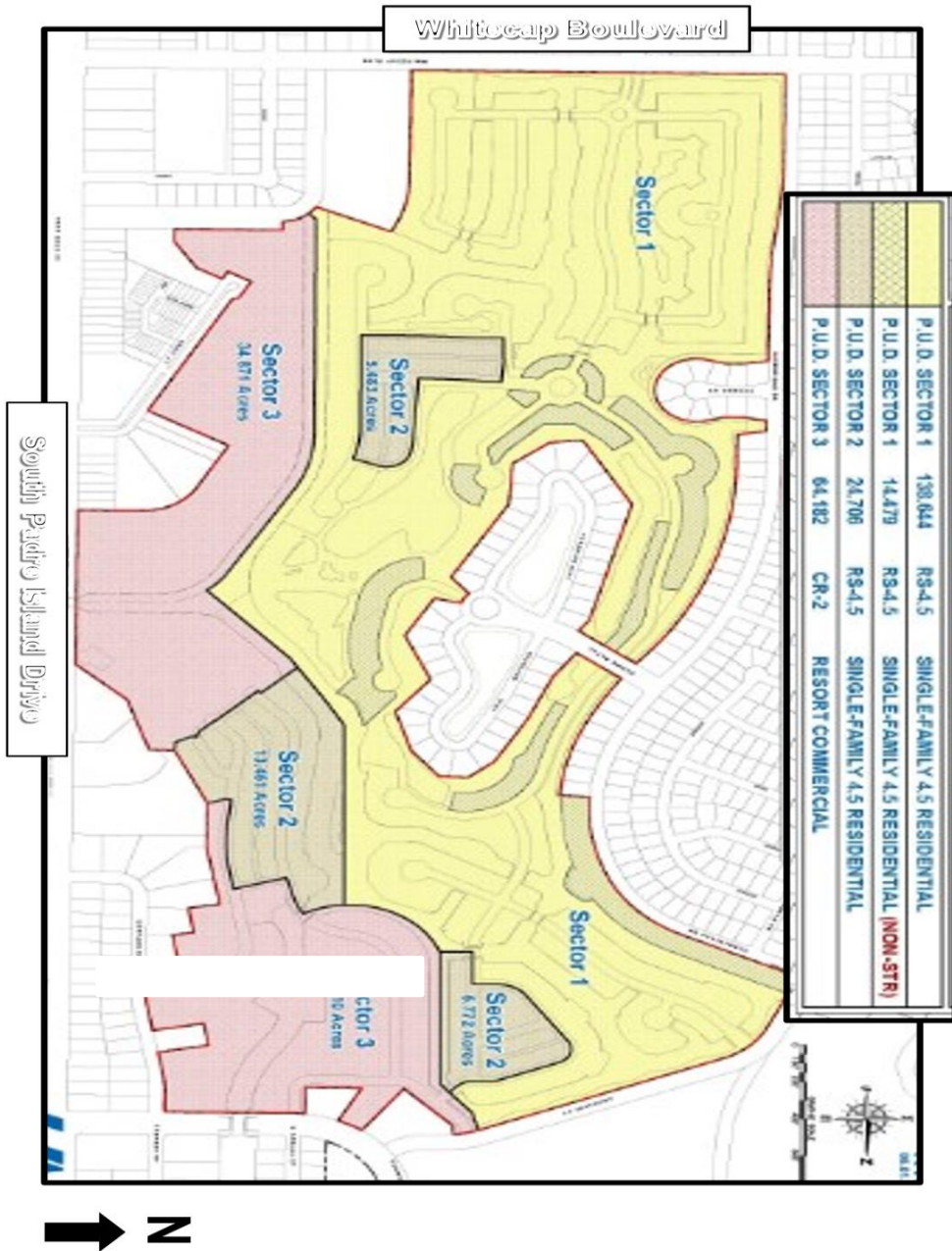
- The Planned Unit Development Overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses
- The planned unit development is a recognition that at times the greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when the property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning.

**Staff Recommendation:** Approval of the change of zoning to "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay (PUD).



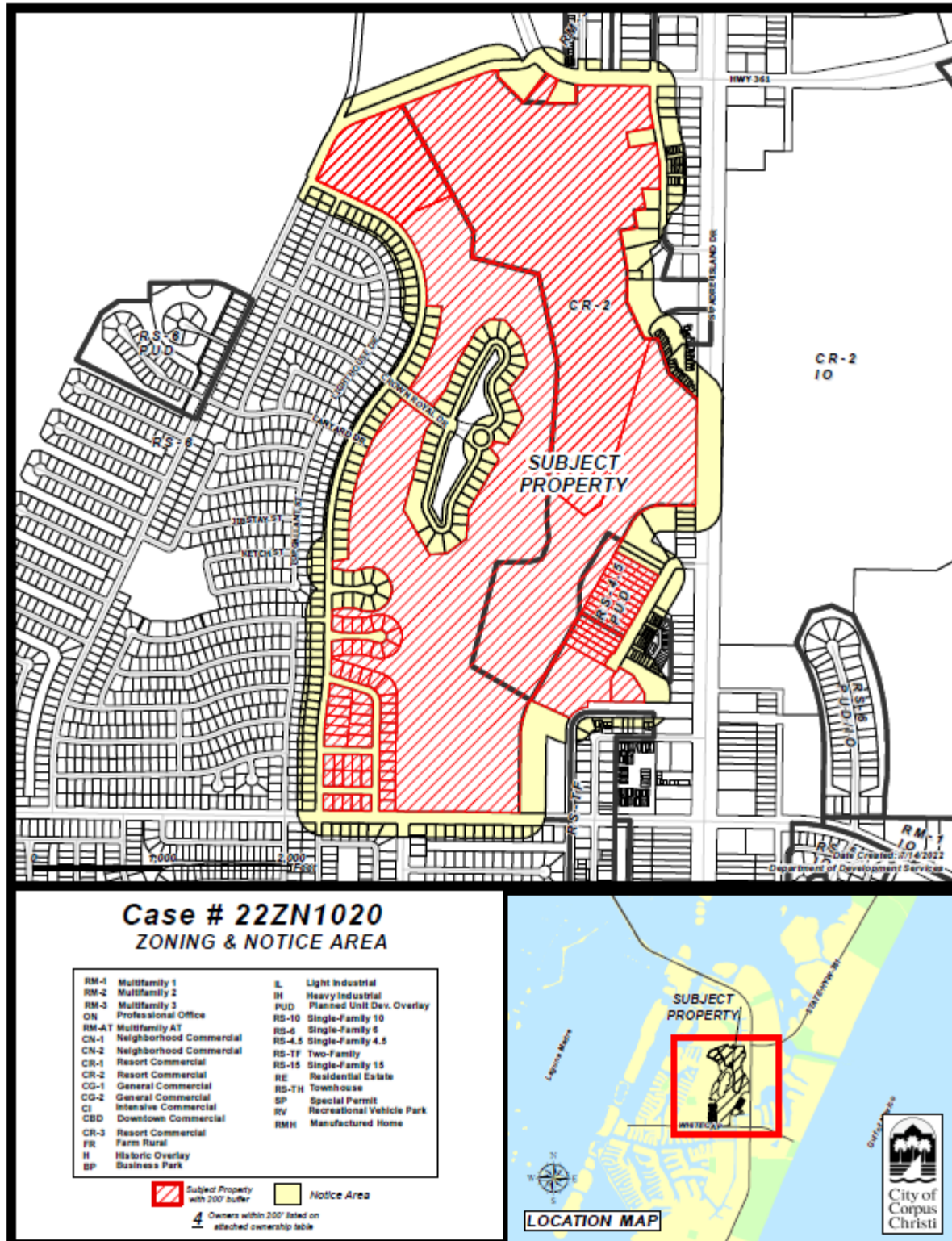
# ATTACHMENT A: Planning Unit Development Sector Plan



## Sector Plan



## ATTACHMENT B: EXISTING ZONING AND NOTICE AREA





## ATTACHMENT C: RETURNED PUBLIC NOTICES

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### CITY PLANNING COMMISSION PUBLIC HEARING NOTICE Rezoning Case No. 0622-02 (INFOR No. 22ZN1020)

**Diamond Beach Holdings LLC** has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District**, **"RS-4.5" Single-Family 4.5 District**, and **"CR-2" Resort Commercial District** to the **"RS-4.5/PUD" Single-Family 4.5 District** with a **Planned Unit Development Overlay** and **"CR-2/PUD" Commercial Resort District** with a **Planned Unit Development Overlay**, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 14353 Commodores Drive described as 242.011 acres consisting of various tracts of Padre Island-Corpus Christi Fairway Estates as submitted by metes and bounds, located along the south side of Commodores Drive, north of Whitecap Boulevard, and west of South Padre Island Drive.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, July 13, 2022**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

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NAME: KAY LAY  
Please Print  
ADDRESS: 15101 CANE HARBOR 78418 PHONE NO. 214 384 1800

☒ IN FAVOR ( ) IN OPPOSITION

REASONS: LOVE IT!

Kay Lay

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 329

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Estelita L.W. Latorre  
Please Print  
ADDRESS: 14949 CANADIAN MUST PHONE NO. 361 949 8101

( ) IN FAVOR ☒ IN OPPOSITION

REASONS:

The density does not need to be increased.  
Enough damage has been done to the wildlife refuge  
Exelita

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 131

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



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PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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NAME: Ted A. Turner

Please Print

ADDRESS: 14874 Highland Mist PHONE NO. 361-813-9838

☒ IN FAVOR ( ) IN OPPOSITION

REASONS:

Great for the island  
to develop.

Ted A. Turner  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 145

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



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NAME: Ted A. Turner  
Please Print  
ADDRESS: 14874 Highland Mist PHONE NO. 361-813-9838

☒ IN FAVOR ( ) IN OPPOSITION

REASONS:

Great for the island  
to develop.

Ted A. Turner  
SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 145

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



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NAME: Edwin Edwards  
Please Print

ADDRESS: 14957 Canochan Mist, Dr. Corpus Christi, TX PHONE NO. 614-465-3339

( ) IN FAVOR (X) IN OPPOSITION

REASONS:

*Because this will allow short term rentals abutting our single family home. We will lose property value and quality of life. We specifically bought here w/ our retirement savings because of the attributes of a single family neighborhood.*

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 133

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



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The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, July 13, 2022**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

**NOTE:** In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

NAME: Edwin Edwards  
Please Print

ADDRESS: 14957 Canochan Mist, Dr. Corpus Christi, TX PHONE NO. 614-465-3339

( ) IN FAVOR (X) IN OPPOSITION

REASONS: Because this will allow short term rentals abutting our single family home. We will lose property value and quality of life. We specifically bought here w/ our retirement savings because of the attributes of a single family neighborhood.

SIGNATURE

SEE MAP ON REVERSE SIDE  
INFOR Case No.: 22ZN1020  
Property Owner ID: 133

Case No. 0622-02  
Case Manager: Elena Buentello  
Email: elenab@cctexas.com



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a la junta, se les sugiere que den aviso 48 horas antes de la junta llamando al departamento de servicios especiales al número (361) 826-3240.

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**CITY PLANNING COMMISSION  
PUBLIC HEARING NOTICE  
Rezoning Case No. 0622-02  
(INFOR No. 22ZN1020)**

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Case No. 0622-02  
Case Manager: Elena Buentello  
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# Zoning Case 0622-02



**Diamond Beach Holdings LLC**

**DISTRICT 4**

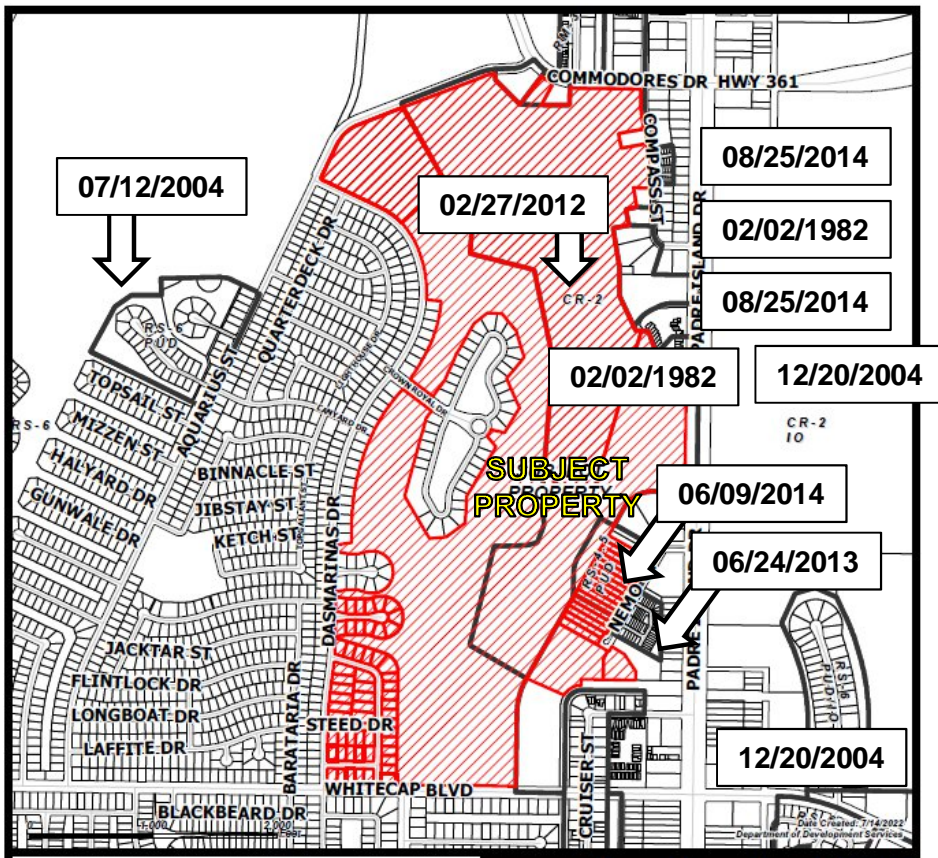
Rezoning for a property at or near 14353 Commodores Dr.  
From “RS-6”, “RS-4.5”, and “CR-2”  
to  
“RS-4.5/PUD”



Planning Commission  
August 10, 2022



# Zoning and Land Use



## Proposed Use:

Waterfront development with a mixture of Single-Family, Two-Family, and Multifamily districts, with retail and commercial areas, and public parks and preserves.

## Area Development Plan:

Padre/Mustang Island

## Future Land Use Map:

Commercial

## Existing Zoning:

"RS-4.5" Single-Family 4.5, "RS-6" Single-Family 6, and "CR-2" Resort Commercial

## Adjacent Land Uses:

- North: Vacant
- South: Low-Density Residential
- East: Vacant
- West: Vacant and Low-Density Residential







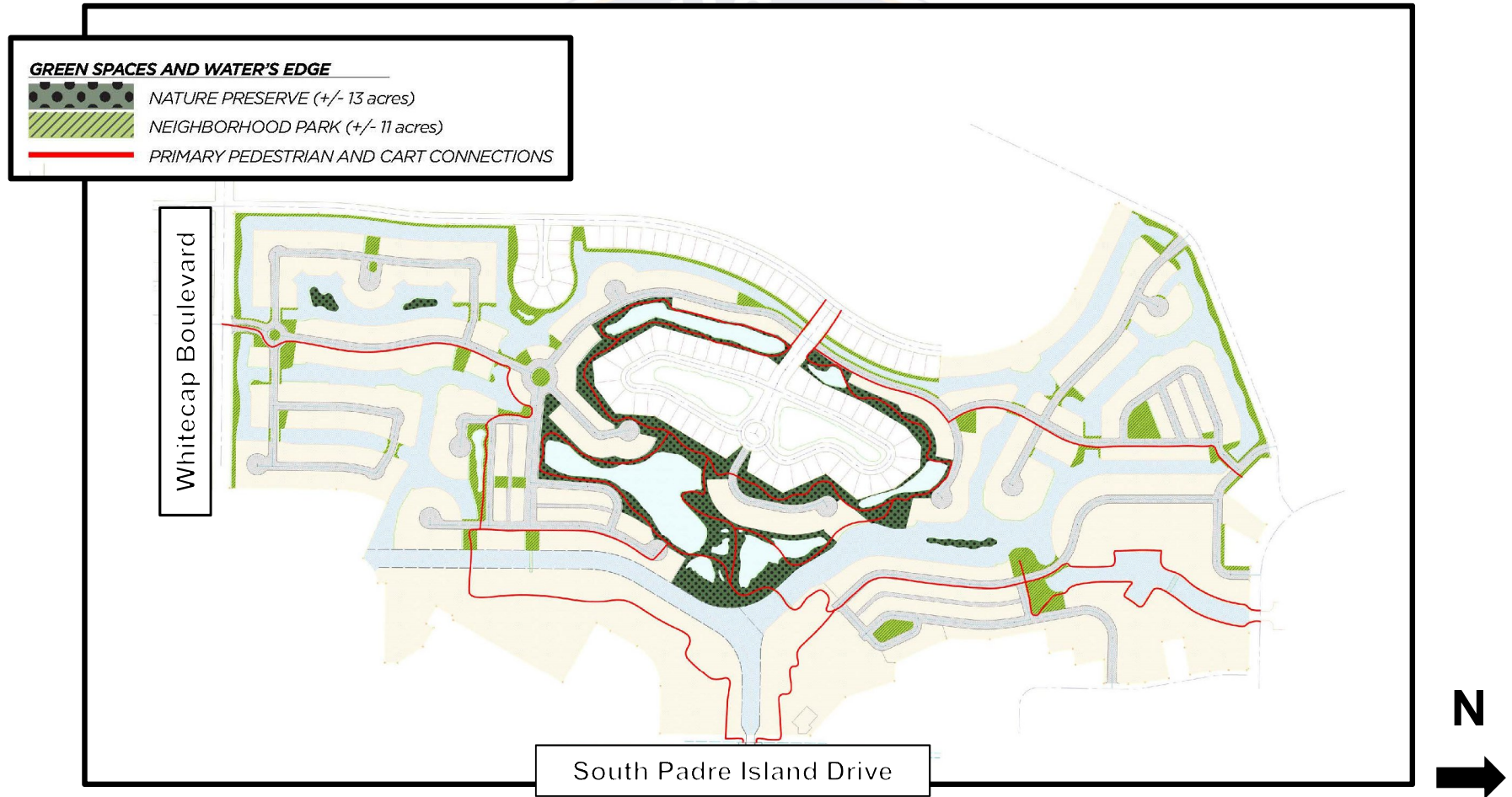
# Proposed Development Overview

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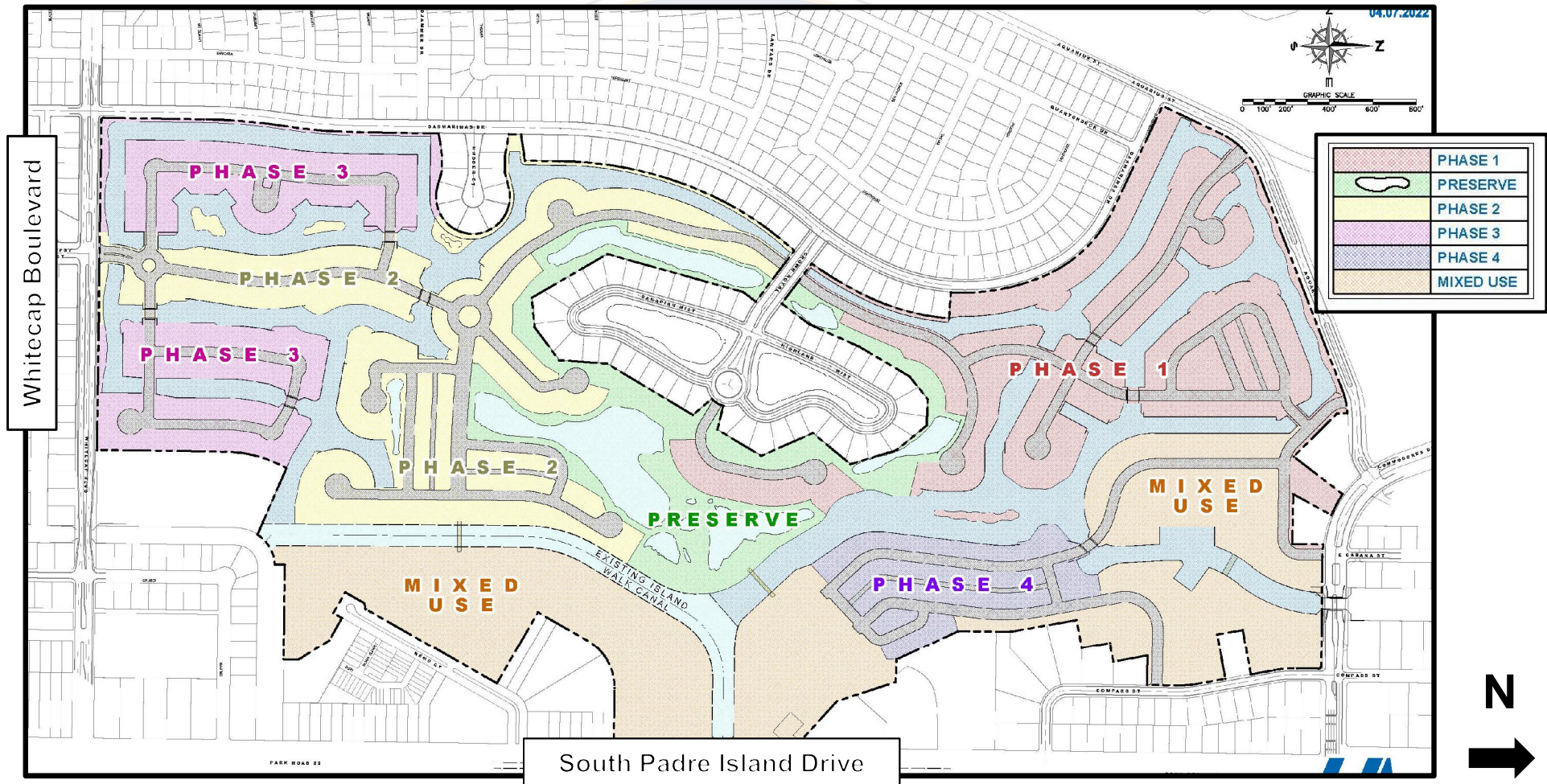


# Parks and Open Space Plan



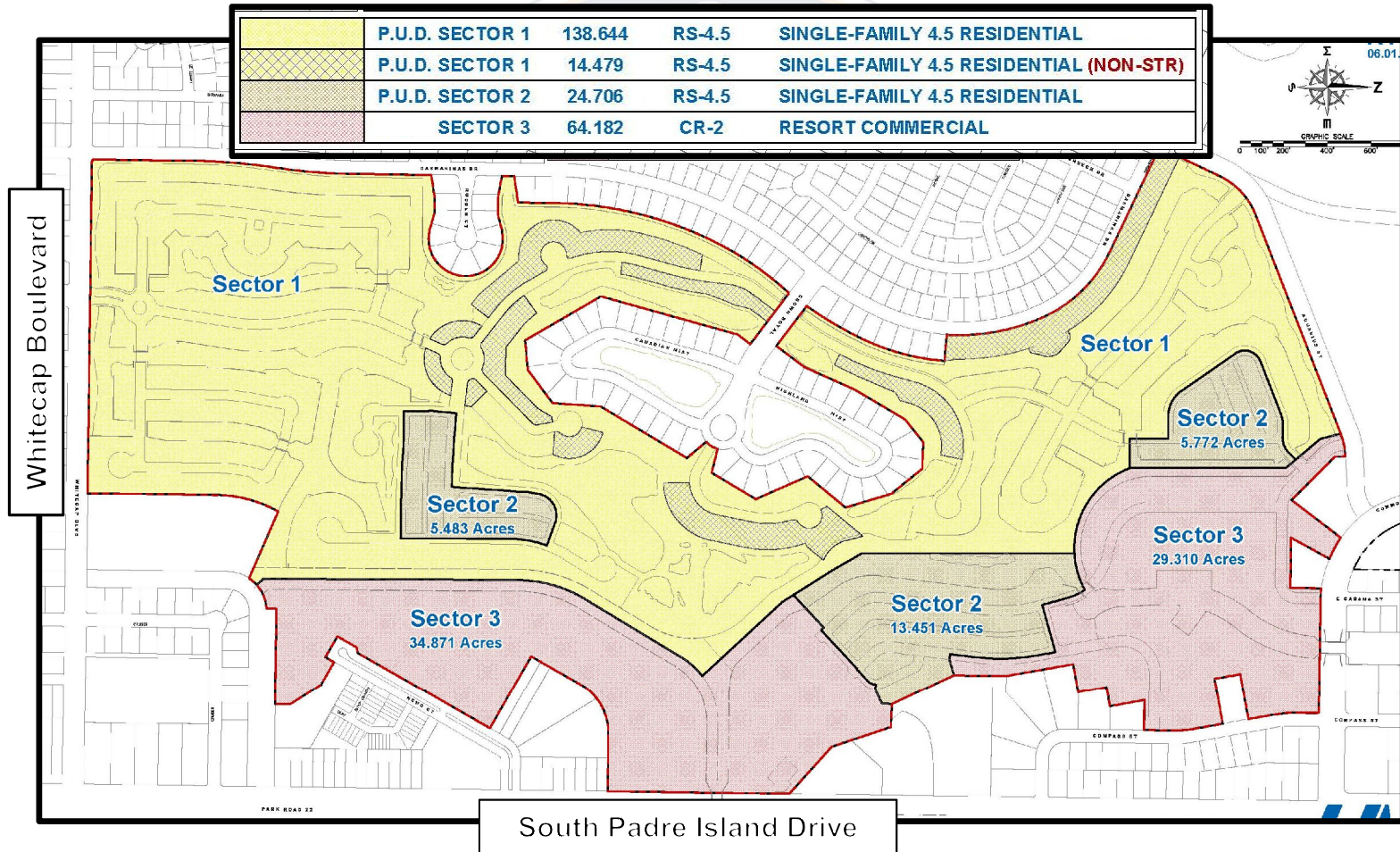


# Phasing Plan

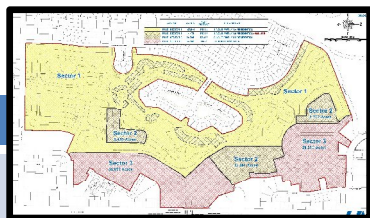




# Sector Plan



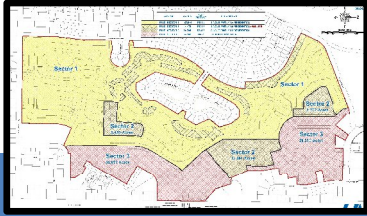




# Sector 1 PUD Deviations

	UDC STANDARDS	PROPOSED PUD “RS-4.5/PUD” SINGLE-FAMILY 4.5 LOTS				DEVIATIONS
		STANDARD LOT	MEDIUM LOT	LARGE LOT	ESTATE LOT	
LOT AREA	4,500 SF	4,500 SF	5,500 SF	6,500 SF	8,400 SF	NO
LOT WIDTH	45 FT	45 FT	55 FT	65 FT	70 FT	NO
STREET YARD	20 FT	20/ <b>10 FT</b>	20/ <b>10 FT</b>	20/ <b>10 FT</b>	20/ <b>10 FT</b>	YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	5 FT	5 FT	5 FT	NO
CORNER YARD ( BACK-TO-BACK)	10 FT	10 FT	10 FT	10 FT	10 FT	NO
CORNER YARD (NOT BACK-TO-BACK)	SEE STREET	10 FT	10 FT	10 FT	10 FT	NO
REAR YARD (INLAND)	5 FT	5 FT	5 FT	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	15 FT	15 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	<b>48 FT</b>	<b>48 FT</b>	<b>48 FT</b>	<b>48 FT</b>	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	<b>NO LIMIT</b>	<b>NO LIMIT</b>	<b>NO LIMIT</b>	<b>NO LIMIT</b>	YES
RIGHT-OF-WAY WIDTH	50 FT	<b>46 FT</b>	<b>46 FT</b>	<b>46 FT</b>	<b>46 FT</b>	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	<b>22 FT</b>	<b>22 FT</b>	<b>22 FT</b>	<b>22 FT</b>	YES
CURB TYPE	6" C&B	<b>NOT REQ'D</b>	<b>NOT REQ'D</b>	<b>NOT REQ'D</b>	<b>NOT REQ'D</b>	YES
SIDEWALK WIDTH	4 FT	4 FT	4 FT	4 FT	4 FT	NO

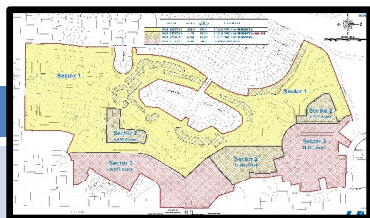




## Sector 2 PUD Deviations

	UDC STANDARDS	PROPOSED PUD "RS-4.5/PUD" SINGLE-FAMILY 4.5	DEVIATIONS
LOT AREA	4,500 SF	2,450 SF	NO
LOT WIDTH	45 FT	35 FT	YES
STREET YARD	20 FT	10 FT	YES
FRONT YARD (WATER ORIENTED)	10 FT	10 FT	NO
SIDE YARD	5 FT	5 FT	NO
CORNER YARD ( BACK-TO-BACK)	10 FT	10 FT	NO
CORNER YARD (NOT BACK-TO-BACK)	SEE STREET	10 FT	NO
REAR YARD (INLAND)	5 FT	5 FT	NO
REAR YARD (WATERFRONT)	5 FT	15 FT	YES
MAXIMUM HEIGHT	35 FT	48 FT	YES
MAXIMUM LOT COVERAGE	MIN. 30% OPEN SPACE	NO LIMIT	YES
RIGHT-OF-WAY WIDTH	50 FT	46 FT	YES
STREET WIDTH (BACK-TO-BACK)	28 FT	22 FT	YES
CURB TYPE	6" C&B	NOT REQ'D	YES
SIDEWALK WIDTH	4 FT	4 FT	NO





# Sector 3 PUD Deviations

## PROPOSED “CR-2” RESORT COMMERCIAL DISTRICT

	<b>UDC “RS-TH” STANDARDS</b>	<b>PROPOSED “RS-TH” USE</b>	<b>UDC “RS-TF” STANDARDS</b>	<b>PROPOSED “RS-TF” USE</b>	<b>UDC NON-RES USE</b>	<b>PROPOSED NON-RES USE</b>
<b>LOT AREA/ SITE PER DWELLING</b>	2,600 SF/2,200 SF /1,600 SF PER DW	2,600 SF/2,200 SF /1,600 SF PER DW	6,000 SF/3,000 SF	6,000 SF/3,000 SF		6,000 SF/3,000 SF
<b>LOT WIDTH</b>	26 FT/22 FT	26 FT/22 FT	50 FT	50 FT		50 FT
<b>STREET YARD</b>	10 FT	10 FT	20 FT	20/ <b>10 FT</b>	20 FT	20/ <b>10 FT</b>
<b>FRONT YARD (WATER ORIENTED)</b>	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
<b>SIDE YARD</b>	0 FT	0 FT	5 FT	5 FT	5 FT	5 FT
<b>CORNER YARD ( BACK-TO-BACK)</b>	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
<b>CORNER YARD (BACK-TO-SIDE)</b>	SEE STREET	<b>10 FT</b>	SEE STREET	<b>10 FT</b>	15 FT	<b>10 FT</b>
<b>REAR YARD (INLAND)</b>	5 FT	5 FT	5 FT	5 FT		5 FT
<b>REAR YARD (WATERFRONT)</b>	5 FT	5 FT	5 FT	15 FT		15 FT
<b>MAXIMUM HEIGHT</b>	45 FT	<b>48 FT</b>	45 FT	<b>48 FT</b>		48 FT
<b>MAXIMUM LOT COVERAGE</b>	MIN. 30% OPEN	<b>NO LIMIT</b>	MIN. 40% OPEN	<b>NO LIMIT</b>		NO LIMIT
<b>RIGHT-OF-WAY WIDTH</b>	50 FT	<b>46 FT</b>	50 FT	<b>46 FT</b>	50 FT	<b>46 FT</b>
<b>STREET WIDTH (BACK-TO-BACK)</b>	28 FT	<b>22 FT</b>	28 FT	<b>22 FT</b>	28 FT	<b>22 FT</b>
<b>CURB TYPE</b>	6” C&B	<b>NOT REQ'D</b>	6” C&B	<b>NOT REQ'D</b>	6” C&B	<b>NOT REQ'D</b>
<b>SIDEWALK WIDTH</b>	4 FT	4 FT	4 FT	4 FT	4 FT	4 FT

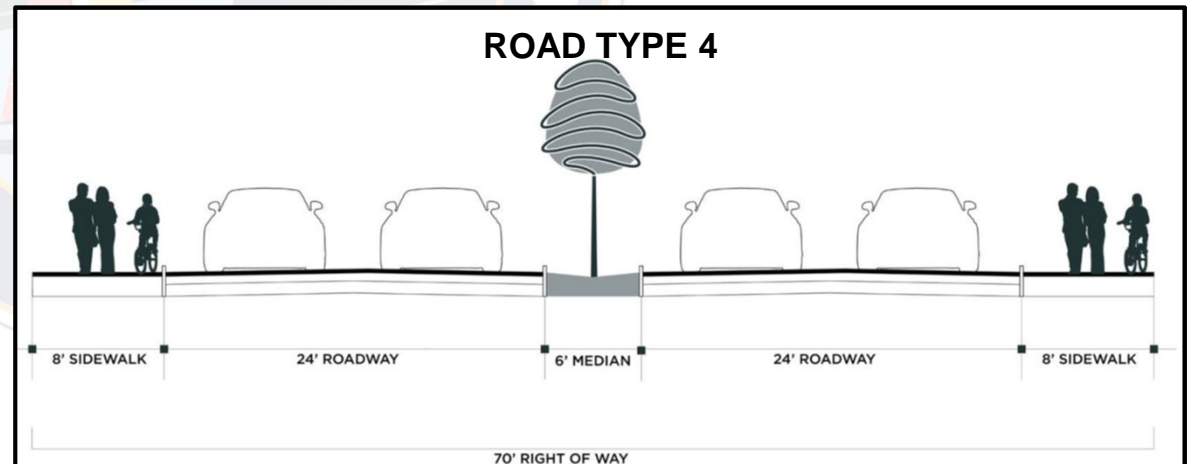
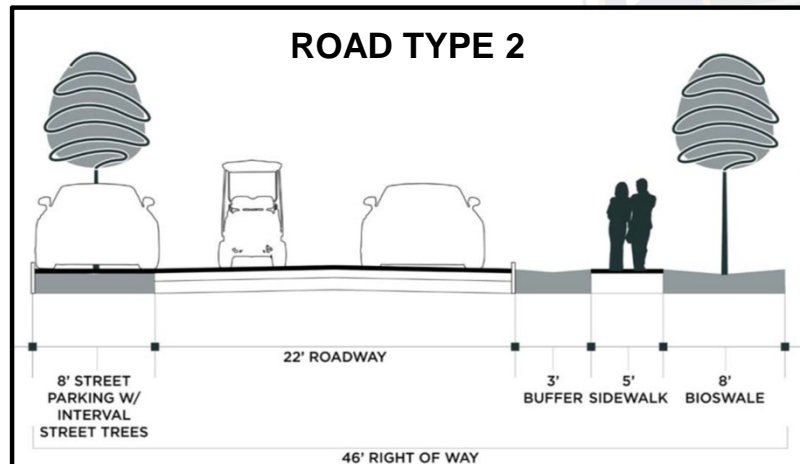
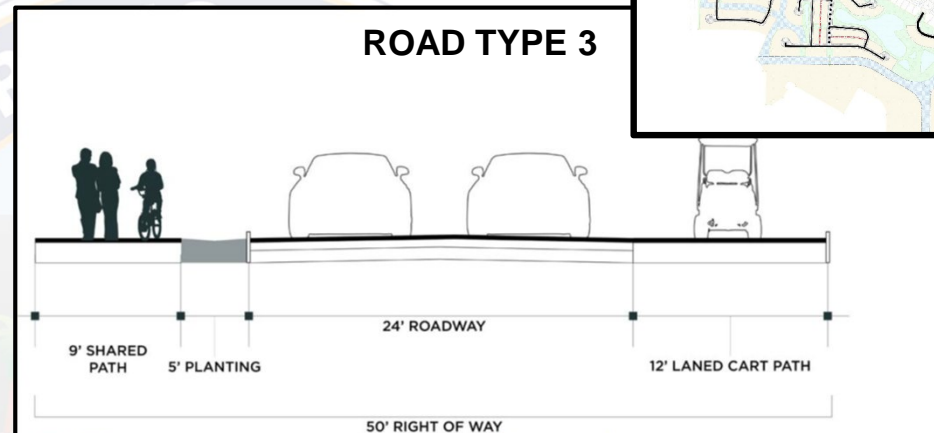
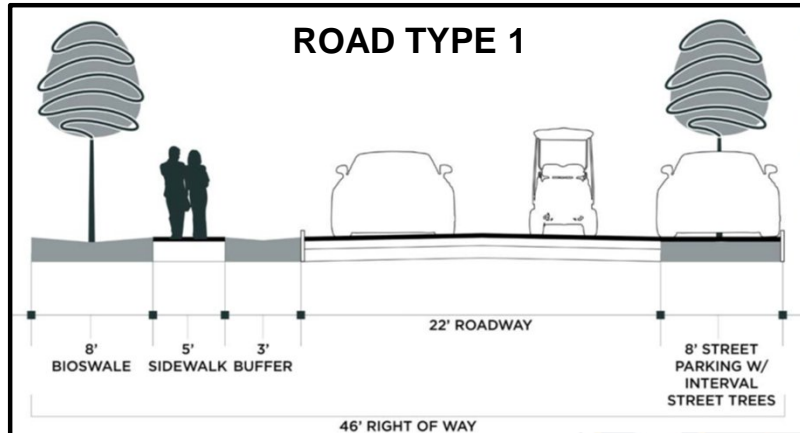
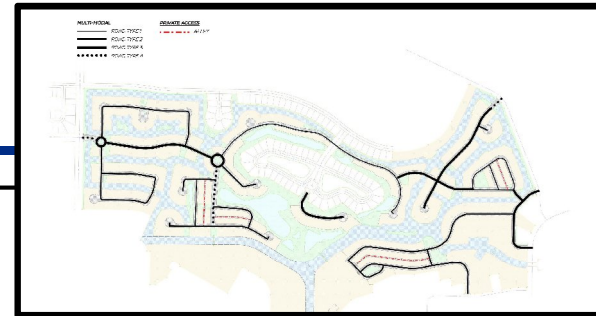


# Roadway Design





# Roadway Deviations





# Public Notification

348 Notices mailed inside 200' buffer  
0 Notice mailed outside 200' buffer

Notification Area



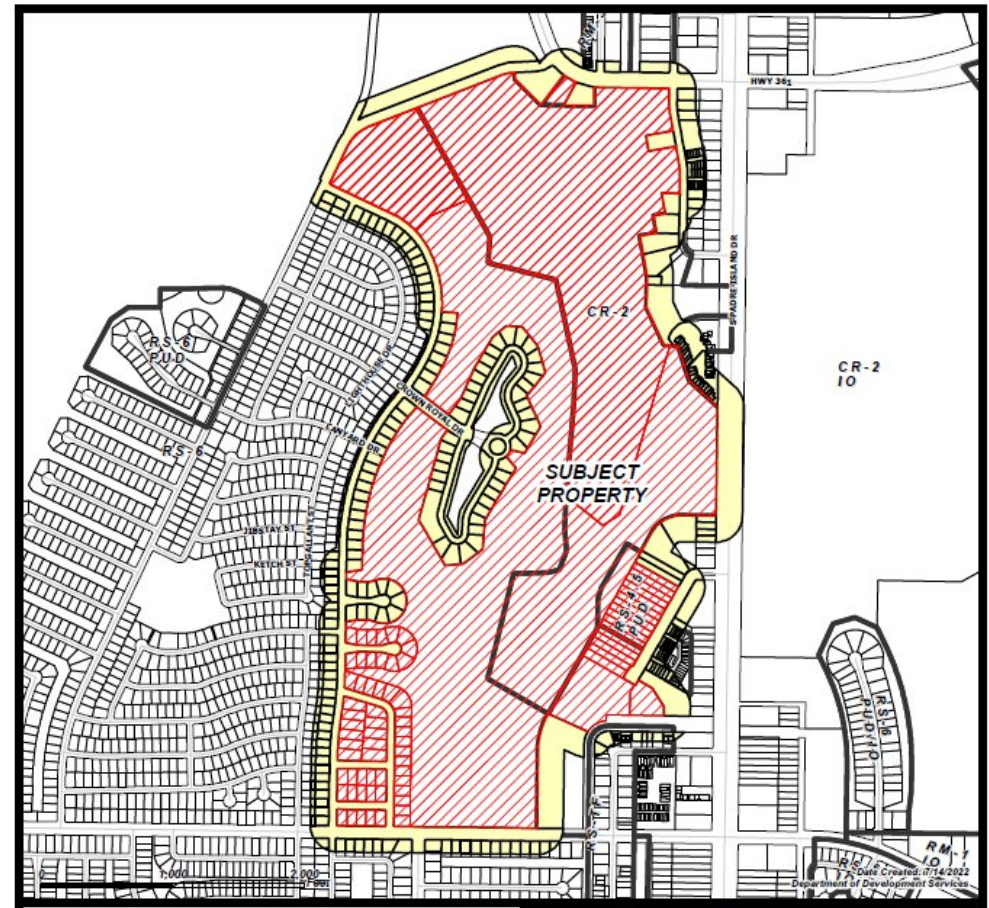
Opposed: 0 (0.00%)  
*Separate Opposed Owners: 0*



In Favor: 0 (0.00%)



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





# Staff Analysis And Recommendation

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- The Planned Unit Development Overlay zoning district encourages the unified design of a mix of residential, commercial, office, professional, retail, or institutional uses.
- The Planned Unit Development is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety, and general welfare of the public.

**STAFF RECOMMENDATION: Approval of the Planned Unit Development Overlay to the base zoning districts.**



# ZONING REPORT

Case # 0822-02

Applicant & Subject Property			
<b>City Council District: 1</b> <b>Owner:</b> Corpus Christi Capital Group, LLC. <b>Applicant:</b> Corpus Christi Capital Group, LLC. <b>Address and Location:</b> 6255 Interstate Highway 37, located along the east side of Corn Products Road, south of Interstate Highway 37, and north of Leopard Street. <b>Legal Description:</b> Lot 2, Block 5, Interstate Industrial Complex <b>Acreage of Subject Property:</b> 6.82 acres			
Zoning Request			
<b>From:</b> "CG-2" General Commercial District <b>To:</b> "CG-2/SP" General Commercial District with a Special Permit <b>Purpose of Request:</b> To allow for the conversion of a defunct hotel to workforce housing apartment units.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"CG-2" General Commercial	Commercial	Commercial
<b>North</b>	"CG-2" General Commercial	Commercial and Vacant	Commercial and Light Industrial
<b>South</b>	"CG-2" General Commercial	Commercial	Commercial
<b>East</b>	"RS-6" Single-Family 6	Low Density Residential (Mobile Home Community)	Medium Density Residential
<b>West</b>	"IL" Light Industrial	Light Industrial	Light Industrial
<b>Plat Status:</b> Property is platted. <b>Air Installation Compatibility Use Zone (AICUZ):</b> Not located in an AICUZ. <b>Code Violations:</b> None.			
Transportation & Circulation for Corn Products Road			
Urban Street <sup>1</sup>	Designation <sup>1</sup>	Section Proposed <sup>1</sup>	Section Existing <sup>1</sup>
Corn Products Road	A2 Secondary Arterial	4 Lanes, 100 Feet	4 Lanes, Center grassy median 180 Feet
Distance to Bicycle Network <sup>2</sup>	Bicycle Infrastructure <sup>2</sup>		
	Segment Proposed <sup>2</sup>		Segment Existing
	1-Way Cycle Track (Both Sides)		None
Bike Boulevard			



To the south .30 miles	Bike Boulevard	
1 City of Corpus Christi Urban Transportation Plan 2 Strategic Plan for Active Mobility		
<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route 32 Southside with a bus stop (Leopard @ Violet) approximately .5 miles to the north of the subject property.		
<b>Utilities</b>		
<b>Gas:</b> 6-inch gas service line located along the east property line. <b>Stormwater:</b> Storm ditch located along Corn Products Road. <b>Wastewater:</b> 8-inch PVC along the east property line. <b>Water:</b> 8-inch Asbestos-Cement Pipe (ACP) service line located along Corn products Road.		
<b>Corpus Christi Comprehensive Plan</b>		
<b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. <b>Area Development Plan (ADP):</b> According to Plan CC the subject property is located within the Northwest ADP (Adopted January 9, 2001, currently no plans to update). <b>Future Land Use Map:</b> Commercial <b>Water Master Plan:</b> Currently, there are no proposed improvements. <b>Wastewater and Stormwater:</b> Currently, there are no proposed improvements.		
<b>Public Notification</b>		
Number of Notices Mailed	– 37 within the 200-foot notification area	
Returned Notices: In Favor	– 0 inside the notification area	
In Opposition	– 0 inside the notification area	
	0.0% in opposition within the 200-foot notification area	
<b>Public Hearing Schedule</b>		
<b>Planning Commission Hearing Date:</b> August 10, 2022 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> September 20, 2022 <b>City Council 2<sup>nd</sup> Reading Date:</b> September 27, 2022		

### Comprehensive Plan Consistency:

**Plan CC:** The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Resilience and Resource Efficiency
  - Reinvestment in existing communities conserves resources and sensitive environments:
    - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- Future Land Use, Zoning, and Urban Design
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of residential, commercial, and industrial areas.
- Housing and Neighborhoods
  - Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.



- Support the planning, regulatory, and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate and assisted – to meet community needs.

**Future Land Use Map:** The proposed rezoning is not consistent with the Future Land Use map:

- Commercial. An amendment to the Future Land Use Map is warranted.

**Staff Analysis:** “While the comprehensive plan is consulted when making decisions about rezonings. . . It does not justify the denial of a plat or the development of land.” (Plan CC). Staff reviewed the subject property’s background information and the applicant’s purpose of the rezoning request and conducted research into the properties land development history to include platting, zoning, existing surrounding land uses and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is not consistent with the Future Land Use Map which proposes commercial uses.
- The proposed conversion of the former hotel is a great example of the adaptive reuse of an existing structure and supplies the needed workforce housing that is in demand within the Northwest area of Corpus Christi.
- The requested Special Permit seeks to increase the maximum density to 360 units to correspond with the number of units of the former hotel. The Unified Development Code (UDC) currently limits the density within the “CG-2” District to 37 du/ac which equals a maximum density of the site at approximately 250 dwelling units.
- Additionally, the requested special permit addresses reducing the number of required parking spaces to a 1:1 ratio with each apartment unit. As the focus is workforce housing, the predominant type of tenant will be a single-vehicle household.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff proposes approval of the change of zoning and associated Special Permit.

**Staff Recommendation:** Approval of the “CG-2/SP” General Commercial District with a Special Permit and subject to the following conditions:

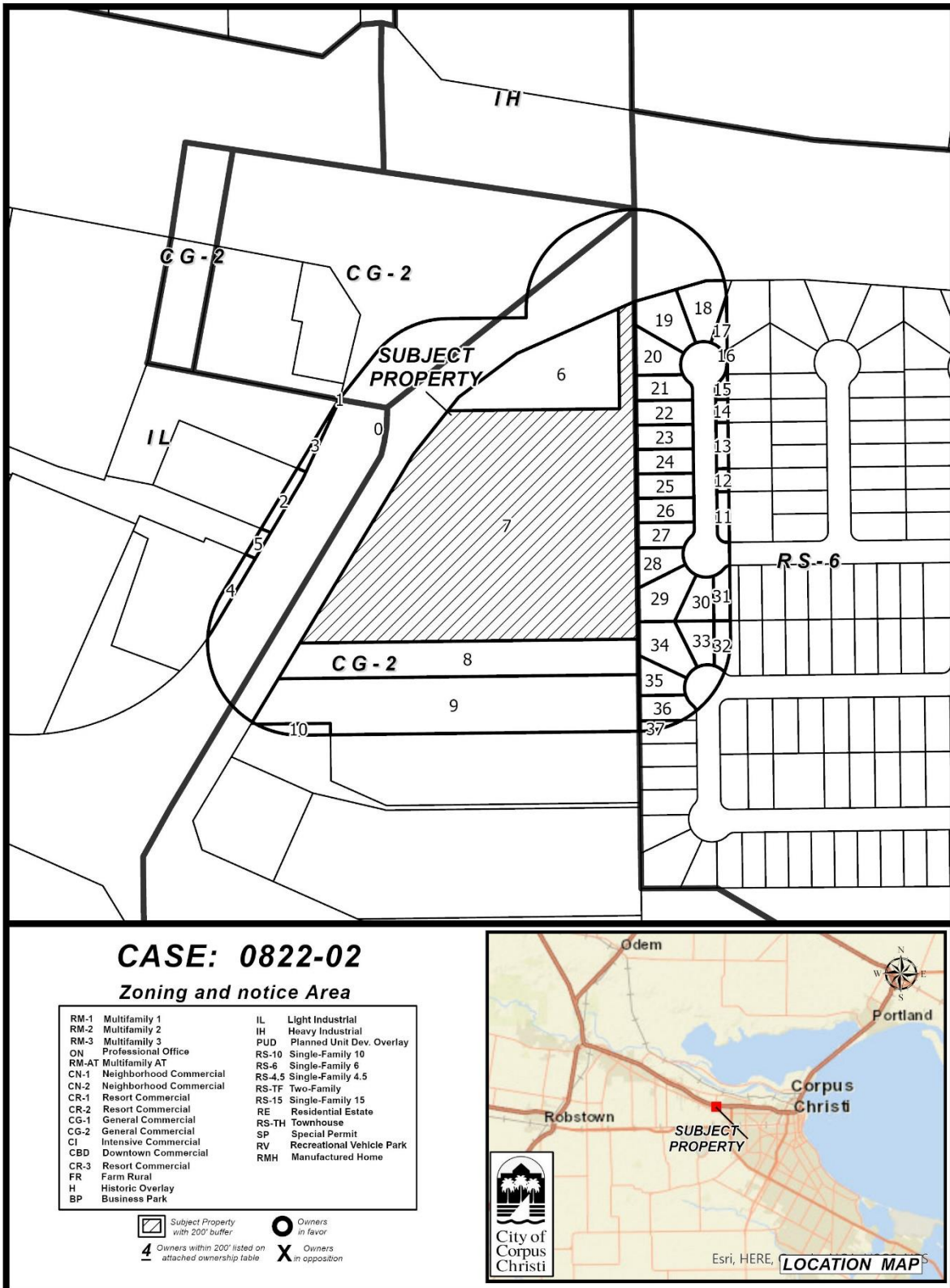
1. Density: The maximum density of dwelling units shall not exceed 360 units.
2. Parking: One parking space shall be provided per dwelling unit.
3. Driveway Stacking: A minimum of 40 feet of stacking shall be provided before the entrance gate. Any controlled access points shall remain open from the hours of 6 am to 6 pm.
4. Buffer Yard: A buffer yard will be required along the eastern property line as per Section 7.9 of the Unified Development Code (UDC).
5. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**Attachments:**

- A. Location Map (Existing Zoning & Notice Area)
- B. Returned Notices



## ATTACHMENT A: EXISTING ZONING AND NOTICE AREA





# Zoning Case 0822-02



**Corpus Christi Capital Group, LLC**

**DISTRICT 1**

**Rezoning for a property at**

**6255 IH 37**

**From "CG-2" to "CG-2/SP"**

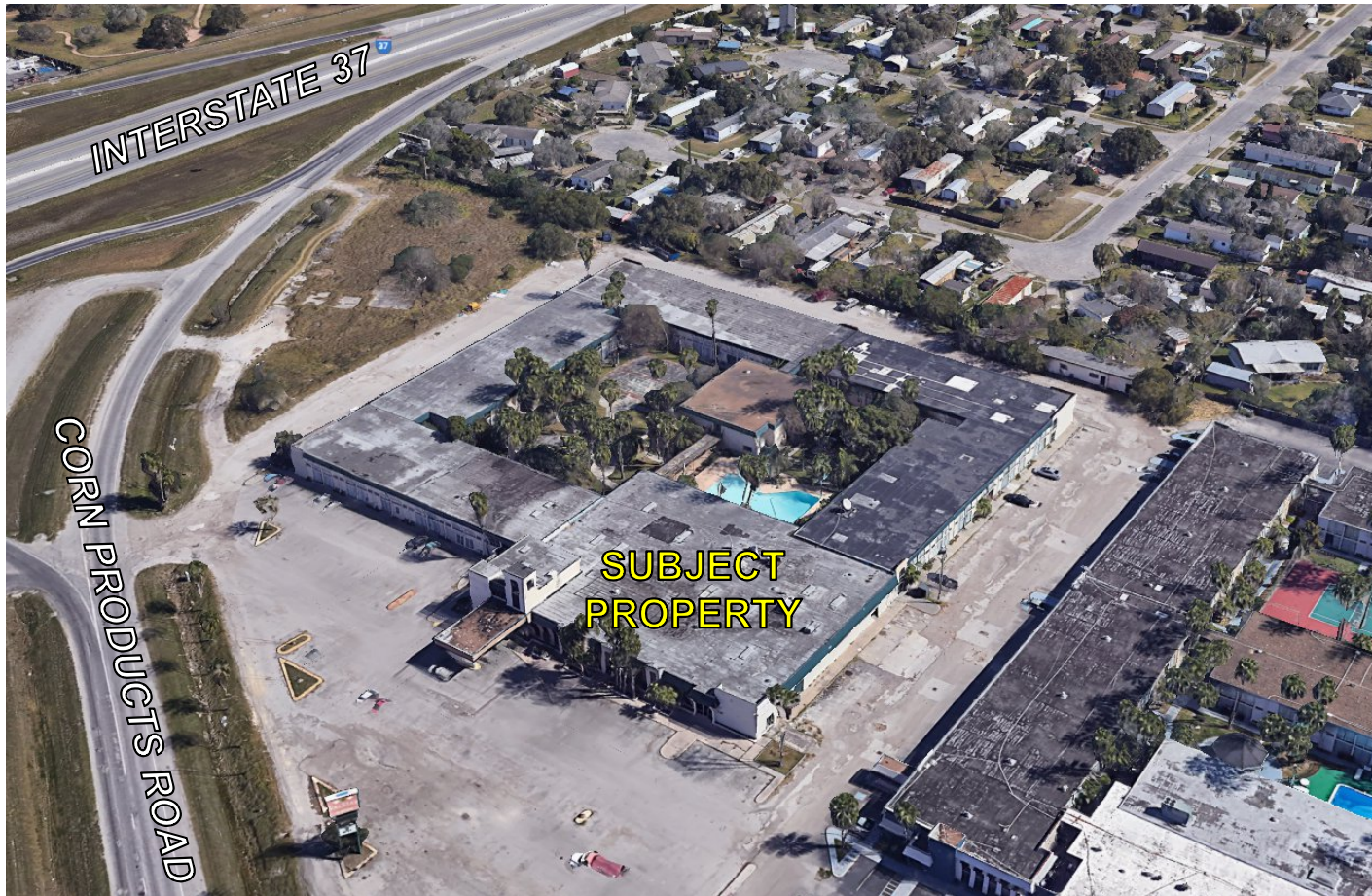


Planning Commission  
August 10, 2022



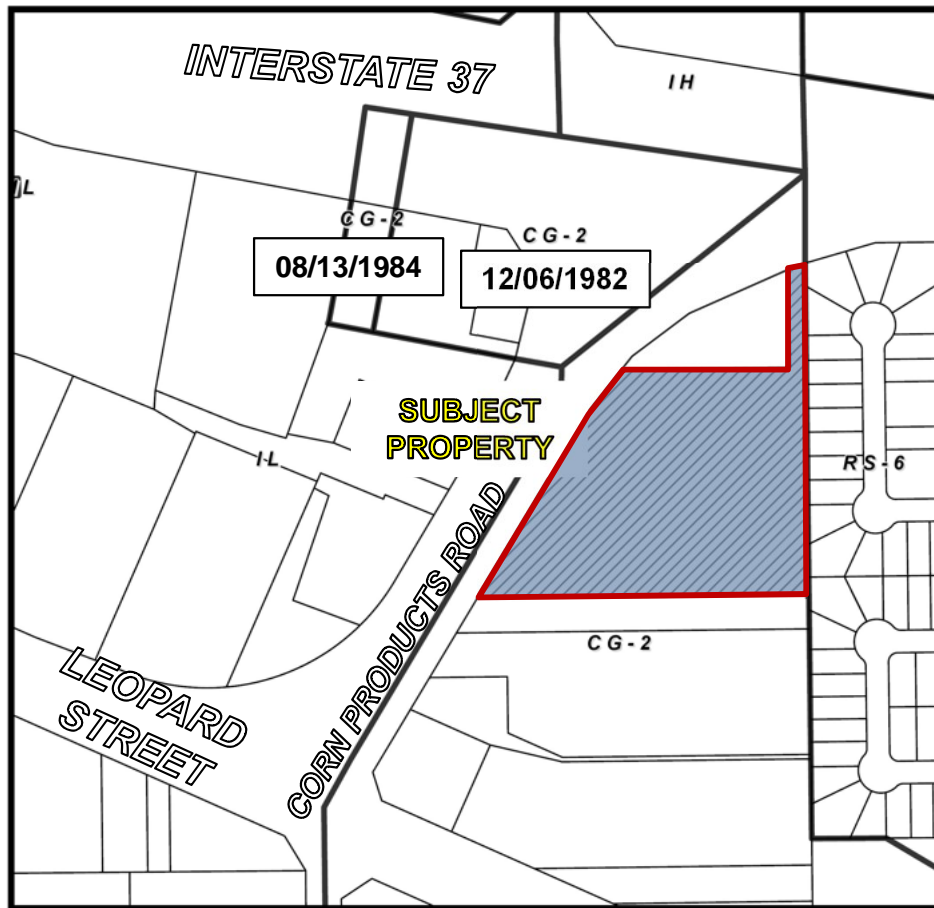
# Site Image

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# Zoning and Land Use



## Proposed Use:

Residential (Adaptive Reuse-Workforce Housing)

## Area Development Plan:

Westside

## Future Land Use Map:

Commercial

## Existing Zoning:

"CG-2" General Commercial

## Adjacent Land Uses:

- North: Commercial and Vacant
- South: Commercial
- East: Low Density Residential
- West: Light Industrial



# Public Notification

37 Notices mailed inside 200' buffer  
1 Notice(s) mailed outside 200' buffer

## Notification Area

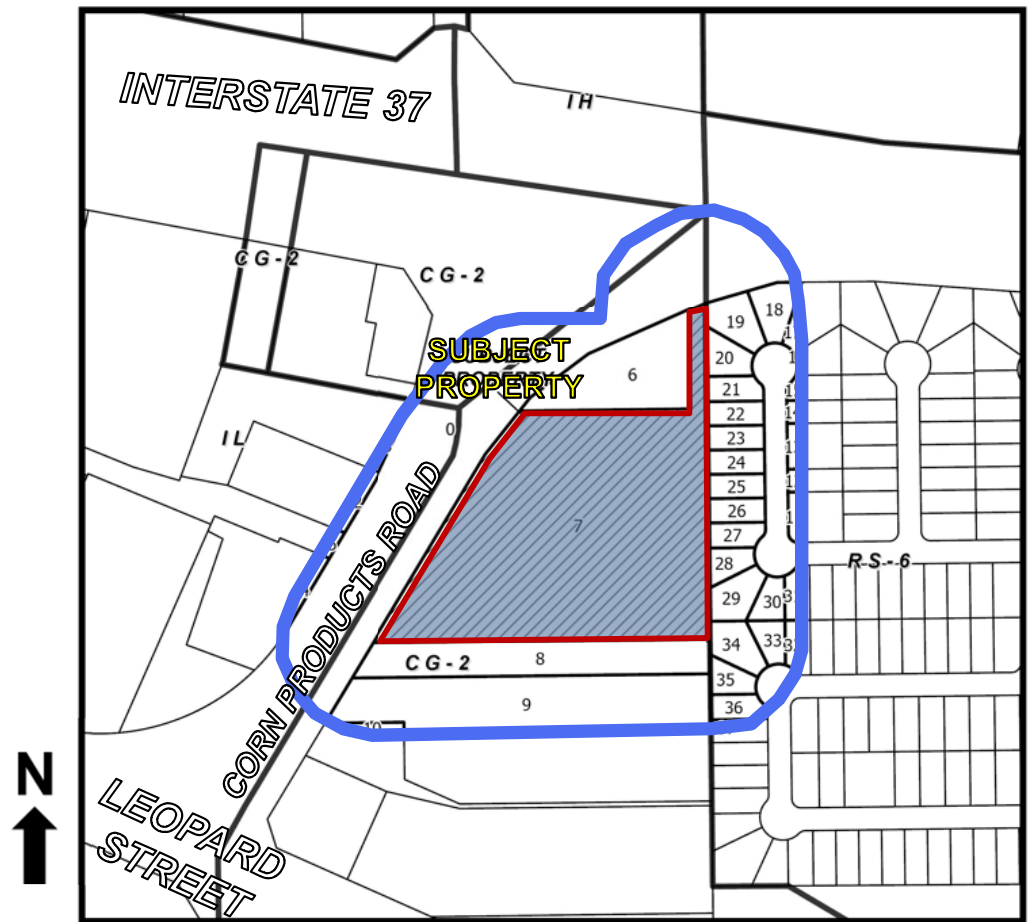
Opposed: 0 (0.00%)  
*Separate Opposed Owners: 0*



In Favor: 0 (0.00%)



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





# Staff Analysis And Recommendation

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- Inconsistent with the Future Land Use Map which proposes commercial uses. However, the project warrants an amendment to the Future Land Use Map.
- Proposed conversion of the former hotel is a great example of the adaptive reuse of an existing structure and supplies the needed workforce housing that is in demand within the Northwest area of Corpus Christi.
- Requested Special Permit seeks to increase the maximum density to 360 units to correspond with the number of units of the former hotel.
- As the focus is workforce housing, the predominant type of tenant will be a single-vehicle household. The requested special permit addresses reducing the number of required parking spaces to a 1:1 ratio with each apartment unit.

**STAFF RECOMMENDATION:** Approval of the rezoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit.



# Special Permit Conditions

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1. Density: The maximum density of dwelling units shall not exceed 360 units.
2. Parking: One parking space shall be provided per dwelling unit.
3. Driveway Stacking: A minimum of 40 feet of stacking shall be provided before the entrance gate. Any controlled access points shall remain open from the hours of 6 am to 6 pm.
4. Buffer Yard: A buffer yard will be required along the eastern property line as per Section 7.9 of the Unified Development Code (UDC).
5. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
6. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.