



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, September 7, 2022

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Commissioner Mandel

IV. Approval of Minutes

1. [22-1507](#) Regular Meeting Minutes of August 24,2022

Attachments: [Meeting Minutes 24-AUG-2022](#)

V. Consent Public Hearing: Discussion and Possible Action

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

A. Plats

2. [22-1509](#) 22PL1064
AGAPE ADDITION UNIT 1 (OCL PRELIMINARY PLAT - 11.472 ACRES)
Located north of FM43 on CR-33

Attachments: [CoverPg Agape Add Unit 1_09.7.22MTG](#)
[22PL1064 Agape Addition Unit1.R1](#)
[22PL1064 Agape Add.U1.Plat Map](#)

3. [22-1510](#) 22PL1093
Industrial Technology Park Unit 2 (Final Replat)
Located south Bear Lane and west of Junior Beck Drive.

Attachments: [CoverPg Industrial Tech Park_09.7.22MTG](#)
[Industrial Tech. Park Unit 2 Blk. 5 Lot 3 & 4.R1](#)
[Industrial_tech2-replat](#)

Plats with a Variance (Waiver)

4. [22-1496](#) 22PL1120
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Attachments: [CoverPg Bayside_09.7.22MTG](#)
[Bayside Com R1_8-18-22](#)
[Bayside Acres R1_8-18-22](#)

5. [22-1504](#) **22PL1120 - SIDEWALK**
BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT - 0.210 ACRES)
Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Attachments: [Bayside Acres Block 1 Lot 2R - Agenda Memo](#)
[Bayside Acres Block 1, Lot 2R - Presentation](#)

Time Extensions

6. [22-1506](#) **21PL1170 - 1st REQUEST**
CRESTMONT UNIT 12 (FINAL - 33.120 ACRES)
Located east of Ayers Street and north Saratoga Boulevard.

Attachments: [CoverPG Crestmont 09.7.22 MTG](#)
[Approved plat 3-09-22](#)
[13046-Extension Request 8-24-22](#)

7. [22-1491](#) **22PL1026 - 1st REQUEST**
FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B (REPLAT - 19.32)
Located North of Yorktown Boulevard and East of Cimarron Boulevard.

Attachments: [CoverPg FB EF GT 09.7.22MTG](#)
[Time extension request - 8-10-2022 .doc](#)
[FB & EF & GT Blk 21, Lt 14-C & 15-B- Approved](#)

8. [22-1492](#) **21PL1065 - 2nd REQUEST**
RANCHO VISTA SUBDIVISION UNIT 23 (FINAL - 13.81 ACRES)
Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

Attachments: [RV23 - TimeExt CoverPg 09.07.2022](#)
[time extension request 8-11-22](#)
[Approved plat 9.15.21PCMTg](#)

B. New Zoning

9. [22-1542](#) **Public Hearing - Rezoning Property at or near 7017 Ayers Street**

Case No. 0922-01 Ryan Thurman: Ordinance rezoning property at or near 7017 Ayers Street, located along the west side of Ayers Street, south of Greenwood Drive, and east of the Crosstown Expressway (TX-286 N), from the "FR" Farm Rural District to the "IL" Light Industrial District.

Attachments: [Zoning Report 0922-01 Ryan Thurman](#)
[PC Presentation 0922-01 Ryan Thurman](#)

10. [22-1543](#) **Public Hearing - Rezoning Property at or near 1230 McBride Lane**

Case No. 0922-02 HEP Javelina Company LLC: Ordinance rezoning property at or near 1230 McBride, located along the east side of McBride Lane, north of Interstate 37 and south of Up River, from the IL" Light Industrial District to the "IH" Heavy Industrial District.

Attachments: [Zoning Report 0922-02 HEP Javelina Company LLC nnm](#)
[PC Presentation 0922-02 HEP Javelina](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing item will be considered individually

C. New Zoning**11. [22-1544](#) Public Hearing - Rezoning Property at or near 14446 Northwest Boulevard**

Case No. 0922-03 Douglas N. and Joye Posey: Ordinance rezoning property at or near 14446 Northwest Boulevard, located along the northside of Northwest Boulevard, south of Riverwood Drive, and west of River Hill Drive.

Attachments: [Zoning Report 0922-03 Douglas and Joye Posey](#)
[PC Presentation 0922-03 Douglas & Joye Posey](#)

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Gina Trotter, at 361-826-3562 or ginat@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Planning Commission

Wednesday, August 24, 2022

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

The meeting was called to order and a quorum was established with Commissioner Mandel absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: Commissioners York and Gonzalez

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

IV. Approval of Minutes

1. [22-1454](#) Joint Public Hearing Meeting Minutes of August 9, 2022

A motion was made by Vice Chairman Miller to approve the minutes from the joint public hearing with the following revision that the City Attorney advised staff that tabling is considered a denial. It was seconded by Commissioner Salazar-Garza. The motion passed.

2. [22-1460](#) Regular Meeting Minutes of August 10, 2022

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

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

Mark Orozco, Development Services, read the Consent agenda into the record. New Plat items "3 through 8" satisfy all requirements of the Unified Development Code (UDC)/State Law and the Technical Review Committee (TRC) recommends approval. After Staff's presentation, the public hearing was opened. There being none, the public hearing was closed. A motion was made by Commissioner York to approve the Consent Agenda items and it was seconded by Vice Chairman Miller. The motion passed.

A. New Plats

3. [22-1438](#) 22PL1121
GARDENDALE SUBDIVISION, BLK 6, LOTS 12AR & 12BR (REPLAT- 0.909 ACRES)
Located west of S Staples Street and north of Cain Drive.
4. [22-1455](#) 22PL1110
FLOUR BLUFF ESTATES NO. 2, BLK 8, LOTS 7A-7C (REPLAT - 0.341 ACRES)
Located east of Waldron Road and south of Webb Street.

Plats with a Variance (Waiver)

5. [22-1439](#) 22PL1068
HART ADDITION, BLOCK A, LOT 1R (REPLAT- 0.92 ACRES)
Located north of Up River Road and East of Hart Road.
6. [22-1441](#) **22PL1068 - SIDEWALK**
HART ADDITION, BLOCK A, LOT 1R (REPLAT- 0.92 ACRES)
Located north of Up River Road and East of Hart Road.
7. [22-1440](#) 22PL1113
NUECES GARDENS NO. 2, LOTS 64B & 64C (REPLAT - 2.32 ACRE)
Located south of the intersection of Starlite Lane and Stacy Lane.
8. [22-1456](#) **22PL1113 - SIDEWALK**
NUECES GARDENS NO. 2, LOTS 64B & 64C (REPLAT - 2.32 ACRE)
Located south of the intersection of Starlite Lane and Stacy Lane.

VI. Public Hearing (Item B): Discussion and Possible Action**B. New Zoning****9. [22-1458](#) Public Hearing - Rezoning Property at 2054 Tuloso Road**

Case No. 0822-03 Flint Hills Resources Corpus Christi LLC: Ordinance rezoning property at or near 2054 Tuloso Road, located along the west side of Tuloso Road, and north of Leopard Street, from the "RS-6" Single-Family 6 District and "ON" Neighborhood Office District to the "CG-2" General Commercial District.

Mr. Dimas presented item "9" for the record as shown above. The proposed use is a 15,830 square foot convenience store with fuel sales. The site will include passenger and commercial truck parking (approximately 70 spaces). He informed the Commission that of the 37 public notices mailed, zero were returned in favor and zero notices were returned in opposition. After analysis, Staff notes the following:

- The proposed rezoning is inconsistent with the Future Land Use Map and many broader elements of the Comprehensive Plan.
- The proposed use is incompatible with the adjacent uses such as single-family residential.
- The appropriate zoning for the scale of the proposed use is an industrial district.
- Industrial uses are typically located near major transportation routes such as highways; however, the property is adjacent to the north, east, and southeast of residential developments.
- The reconstruction of Tuloso Road, completed as a part of the City's Bond 2012 program, widened Tuloso Road to three lanes. However, the widening to three lanes did not extend to the subject property. The widening decreases to two lanes the entire length of the subject property on Tuloso Road.
- Other sites more suitable for the proposed development are located along Interstate Highway 37.
- The Port/Airport/Violet ADP recommends placing low-intensity activities next to single family uses.

Additionally, a Traffic Impact Analysis (TIA) was required with this rezoning application and has been submitted as Attachment B (Executive Summary – Page 1, Conclusion and Recommendations – Page 20)

- The conclusions submitted as a part of the TIA propose the following mitigations: Tuloso Road & Access A – Construct a southbound right-turn deceleration lane with a total of 190 feet including a 50-foot taper. Tuloso Road & Access B – Construct a northbound left-turn deceleration lane with a total of 260 feet including a 50-foot taper.

- Tuloso Road, a two-lane arterial, is not designed to accommodate the load and volume of truck traffic associated with the proposed use. 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 recommends denial of the change of zoning from the "RS-6" Single-Family 6 District and "ON" Neighborhood Office District to the "CG-2" General Commercial District.

After Staff's presentation, the floor was opened for Commissioner comments/questions. Discussion took place regarding the traffic mitigation, improvements to the roads and zoning. After discussion concluded, the public hearing was opened. Representing the sellers Richard Dupris addressed the Commission in support of the request. He said the surrounding properties have been bought out, but they are still zoned residential, and he is not going to address the heavy truck traffic. He stated that the property used to be Tuloso Elementary, so he is sure there was a bunch of traffic on a daily basis. He stated that the road has been sufficiently improved since the school has shut down. He also mentions that this is the first piece of property Flint Hills has decided to sell off for commercial use in over 30 years.

Melissa Schultz (507 E. Main St., Yorktown, TX) she represents operations for the Texan stores. She also brought ownership and a traffic engineer if the commission has any specific questions they would like to ask. They are here to listen and answer questions about the development and property and their intentions for it. They are interested in the property because they have looked at what is surrounding the property and the availability of what exists in the area. Their traffic engineer helped them understand the location and in the past school buses traveled that road and they don't see any issues with heavy trucks turning on that road. If they have the opportunity, they are really looking forward to developing because it will offer the community jobs. This is a well-lit safe environment that would be coming to the surrounding area and there is nothing like it close to the neighborhoods so it would bring value to the area.

Chris Lira (37 Inwood Manor San Antonio, TX) represents Kimley-Horn and is the co-author of the traffic impact analysis that was done for this development. He wants to provide clarification for the presentation that began for this segment. As a part of the TIA the recommended mitigations are exactly as shown in that section, there is a recommended south bound right turn lane as well a north bound left turn lane into the development. The way intersections are analyzed for whether they are operating correctly is a term called level of service; its essentially a way to anticipate how long someone would be waiting to make a maneuver, how many seconds of delay one person would experience waiting at stop sign. That's how the TIA is analyzed for operational success of an intersection, there is no need to do any mitigation at the intersection of IH 37 and Tuloso. There is nothing in the report that details a need to construct turn lanes or signalized at this stage. Brian Deglosh stated (507 E. Main St., Yorktown, TX) they would love to be located on the corner but it has high pressure lines making it impossible to develop on that area. Also TxDOT would probably not permit a driveway.

Discussion continued with Commissioner York inquiring about if there is a street fee that could be used for improvement on the road if damage would occur due to the heavy truck traffic. Mr. Dimas said he does not want to speak on how traffic applies the fee that is collected. Commissioner Schroeder stated that the property owner needs to change the zoning on the surrounding properties that they own because they are zoned residential, and the commission has an obligation to look at what the surrounding properties are zoned. Leaving the surrounding properties RS-6 is the problem, and until the owner changes the surrounding properties, he does not agree with the rezoning. Commissioner Salazar-Garza stated that the street it is a two-lane road with all the traffic and vehicles entering. She asked if the streets can expand. She has seen another convenience store that is on a two-lane road which has been there for a long time. There's another store that is newly built and it is near an area zoned RS-6 and an intermediate school with very heavy traffic, and she believes it is workable. Chairman Zarghouni stated he wants to echo what Commissioner Schroeder said that based on the purview of the board. The primary concern is if the zoning is compatible with the zoning of the adjacent properties.

A motion to deny item "9" as presented by Staff was made by Commissioner Schroeder and it was seconded by Vice Chairman Miller. The motion passed

VII. Director's Report

Nina Nixon-Mendez, Assistant Director, introduced Gina Trotter as the point of contact for Planning Commission.

VIII. Future Agenda Items

Planning Commission would like to see more visuals, zoomed out enough imagines when it comes to maps with sidewalk waivers and trainings to help with decision making.

IX. Adjournment

There being no further business to discuss, the meeting adjourned at 6:36 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 22PL1064

AGAPE ADDITION UNIT 1 (OCL PRELIMINARY PLAT – 11.472 ACRES)

Located north of FM43 on CR-33

Zoned: Not Applicable/OCL

Owner: Agape Ranch

Surveyor/Engineer: J. Schwarz & Associates, Inc.

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: SR/OCL
App Start Date: 03-30-2022
TRC Meeting Date: 04-07-2022
TRC Comments Sent Date: 04-12-2022
Revisions Received Date (R1): 07-05-2022
Staff Response Date (R1): 08-26-2022
Revisions Received Date (R2):
Staff Response Date (R2):
Planning Commission Date: Non Public Notice Plat - September 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: 22PL1064

Agape Addition Unit 1 (OCL Preliminary Plat – 11.472 Acres)
Located north of FM43 on CR-33

Zoned: Not Applicable/OCL

Owner: Agape Ranch
Surveyor: J. Schwarz & Associates, Inc.

The applicant proposes to plat the property to a single-family residential development.

GIS					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Plat closes to acceptable engineering standards. (TSPS Manual of Practice Appendix A, Condition 3; Suburban Traverse Error of Closure)	Noted.	Addressed.	
LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Provide a title for the plat accompanied by a description. The title needs to include the type of plat and the subdivision's name.	Added.	Addressed.	
2	Plat	Provide street cross-section on plat map.	Added.	Addressed.	
3	Plat	Label all lots shown south of the proposed subdivision. The labels need to include the block and lot numbers. There are two subdivisions south of the lot. Yard requirements and utility easements are to be included as well.	Lots adjacent to the proposed development are shown, as well as their utility easements and yard requirements. There are three total developments to the south, but only one is platted at this time. The other two are in construction. The adjacent lots are shown as proposed and if they are complete by the time of filing of the final plat, they will be added to that document, otherwise we will list the parent tract.	Addressed.	
4	Plat	Provide a clear cut line for clarity east of the proposed lot. Lots east of the proposed plat still needs to be shown.	There is a large tract owned by the City to the east of the proposed development and a large tract to the north. These tracts are labeled on the preliminary plat.	Addressed.	
5	Plat	Use the industry standard, solid, and bold boundary line.	Provide industry standard to which you are referring so that we may update our drafting. If no standard exists, please remove note.	Addressed.	
6	Plat	Property west of CR-33 should be shown as a solid line.	See above note.	Addressed.	
7	Plat	Portion of street being dedicated need to be represented in a diagonal hatch. Dimensions and acreage need to be provided.	Hatch added.	Addressed.	
8	Plat	Setbacks are not sufficiently identified and labelled. Typically the county require the other yard requirements to be shown on plat.	Property will be annexed into city. City requirements should supersede county.	Addressed.	
9	Plat	Increase font size of Country Road for clarity. Indicate its total width and centerline dimensions.	Font size increased.	Addressed.	
10	Plat	Indicate non-buildable lots under notes.	Note added.	Addressed.	
11	Plat	Indicate that lot 26 is a "PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT" on the plat map and under notes.	Note added.	Addressed.	
12	Plat	The end of the centerline line of Agape Ranch Road at the cul-de-sac is odd.	No it is as it is intended.	Addressed.	
13	Plat	Provide a found monument note.	Legend added.	Addressed.	
14	Plat	There needs to be multiple tags of lot 26.		Addressed.	
15	Plat	For private improvements, provision shall be made for the establishment of a home owners association or other entity in accordance with the requirements of Subsection 8.1.8, Home Owners Associations, for the proper and continuous operation, maintenance and supervision of such improvements.(UDC 8.1.7)	Noted.	Addressed.	

16	Plat	The final plat and HOA document shall make reference to recorded restrictive covenants which shall provide for the perpetual maintenance of private streets by a home owners association to the same standards as connecting public streets for the safe use of persons using the streets and state that the City has no obligation or intention to ever accept such streets as public right-of-way. Such covenants, as approved by the City, shall not be altered without City approval. The restrictive covenants shall be recorded prior to issuance of the first building permit for the subdivision. (UDC 8.2.1.J.8)	Noted.	Addressed.		
17	Plat	The final plat and HOA document shall contain language whereby the home owners association agrees to release, indemnify, defend and hold harmless any governmental entity for damages to a) Private streets reasonably used by government vehicles. b) Injuries or damages to other persons, properties or vehicles claimed as a result of street design or construction (UDC 8.2.1.J.14).	Noted.	Addressed.		
18	Plat	Provide the following note if applicable: <i>"This subdivision contains private improvements, including but not limited to, streets, facilities and easements that have not been dedicated to the public or accepted by the City of Corpus Christi or any other local government agency as public rights-of-way. The City of Corpus Christi has no obligation, nor does any other local government agency have any obligation, to maintain, repair, install or construct private improvements within the subdivision and shall agree to indemnify, agency from all claims, damages and losses arising out of the construction, reconstruction, maintenance and operation of the private improvements"</i>	Note added.	Addressed.		
19	Plat	Submit a legal instrument for a Home Owner's Association for approval by the city attorney prior to any plat recordation. (UDC 8.1.8)	One will be provided at time of Final Plat.	Addressed.		
20	Plat	Provide a note about the total area to be platted and indicate as well whether or not street dedication is included.	Note added.	Addressed.		
21	Plat	Annexation and rezoning will be required prior to plat being placed on a Planning Commission agenda as Yard requirements are not known.	Yard requirement shown are based on adjacent property zoning.	Addressed.		
22	Plat	Verify 20 foot building line will be consistent with the rezoning.		To be addressed prior to recording.		
23	Plat	Provide a detail showing that the paved section for Agape Harvard Road meets the turnaround Fire requirements for a 120' T-turnaround listed in Appendix D of the Fire Code. This design is highly discouraged as Solid Waste and Fire vehicles backing up to turnaround increases liability to the vehicles and public.	Dimensions added to show conformance to Fire Code.	Addressed.		
24	Plat	Provide 5' UE at rear of Lots 1 thru 11.	Added.	Addressed.		
25	Plat	Provide a 5' EE along all street frontages.	Added.	Addressed.		
26	Plat	Turnaround radius at end of Agape Ranch Road is required to be 56 ft with tied sidewalk.	Change made to plat and plans.	Addressed.		
27	Plat	Development Services fees are not assessed on preliminary plats.	Noted.	Addressed.		

NUECES COUNTY PUBLIC WORKS						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Street right of way shall be 60 feet wide unless the site is to be annexed.	Annexation into City of Corpus Christi is proposed for development and will be done prior to platting.	Addressed.		
2	Plat	Add street cross-section.	See above.	Addressed.		
3	Plat	Add legal description.	See above.	Addressed.		
4	Plat	Label the "Point of Beginning" for the deed description.	See above.	Addressed.		
5	Plat	Provide a metes and bounds description.	See above.	Addressed.		
6	Plat	Label the property corner monumentation.	See above.	Addressed.		
7	Plat	Tie-in to an original parent tract corner.	See above.	Addressed.		
8	Plat	Add 25' building lines along London Pirate Road.	See above.	Addressed.		
9	Plat	Building lines shall be 25 feet.	See above.	Addressed.		
10	Plat	Add 25' building lines at the north line of lots 19 and 24.	See above.	Addressed.		
11	Plat	Add curve data to street centerlines.	See above.	Addressed.		
12	Plat	Add bearings and distances along street centerline.	See above.	Addressed.		
13	Plat	Add 25 foot radius at London Pirate Road and Agape Ranch Road.	See above.	Addressed.		
14	Plat	Add spot ground elevations.	See above.	Addressed.		
15	Plat	Add topographic feature out to 500 feet.	See above.	Addressed.		
16	Plat	Add survey benchmarks, two minimum.	See above.	Addressed.		
17	Plat	Add finished floor elevation for each lot.	See above.	Addressed.		
18	SWQMP	Add drainage areas outside this development.	See above.	Addressed.		
19	SWQMP	Add spot ground elevations.	See above.	Addressed.		
20	SWQMP	Add topographic feature out to 500 feet.	See above.	Addressed.		
21	SWQMP	Add survey benchmark, two minimum.	See above.	Addressed.		
22	SWQMP	Add finished floor elevation for each lot.	See above.	Addressed.		
23	SWQMP	Add detail of culverts at London Pirate Road and Agape Ranch Road.	See above.	Addressed.		
24	SWQMP	Add cross sections for drainage easements and London Pirate Road.	See above.	Addressed.		
25	SWQMP	Provide design and calculations for on-site detention/retention ponds for 5, 25, 50 and 100-year storms.	See above.	Addressed.		
26	SWQMP	Provide ultimate design of outfall ditch into Oso Creek.	See above.	Addressed.		

27	SWQMP	Show how run-off from this development will affect subdivisions upstream and downstream along Oso Creek.	See above.	Addressed.		
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PLANNING/Environment & Strategic Initiatives (ESI)

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

ZONING

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. With Final Plat.	
Water	Yes. With Final Plat.	
Fire Hydrants	Yes. With Final Plat.	
Wastewater	Yes. With Final Plat.	
Manhole	Yes. With Final Plat.	
Stormwater	Yes. With Final Plat.	
Sidewalks	Yes. With Final Plat.	
Streets	Yes. With Final Plat.	

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:

DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Noted.	Addressed.		
2	Public Improvement Plans	Public Improvements Plans are required at Final Plat; submit a pdf copy of proposed public improvements along with a title sheet to PublicImprovements@cctexas.com for review and approval; this item is required prior to Final Plat Recordation. UDC 8.1.3.A	Noted.	Addressed.		
3	Utilities	Design information to be provided with Final Plat / Public Improvement plans. City may request additional information, as deemed necessary for future reviews and approvals.	Noted.	Addressed.		
5	SWQMP	Provide a brief description of the Project to include current land use, proposed land use, soil types on site, existing drainage structures and patterns on or near the site and proposed drainage patterns and structures and to be constructed with the development. (MC14-1002)	The existing site is 11.472 acres of undeveloped farm land. The proposed development will subdivide the land into 26 total lots, one of which will have private roads. The onsite drainage will be private and the proposed water and sewer will be public. Current drainage flows from the southeast to the northwest with ultimate outfall being the Oso Creek. Drainage onsite will be a combination of subsurface and open ditch. A large community park is planned and will act as an overflow/detention area for the development. property to the south has been developed and its flows are to the south away from the proposed development. The properties to the east and north flow similarly to the Oso Creek. Proposed onsite drainage will not interfere with the adjacent property drainage patterns.	Addressed.		
6	SWQMP	Confirm that rainfall intensity and run-off calculation coefficients are consistent with the Current Infrastructure Design Manual. Cite the source of the information.	The rainfall intensity was updated to match the infrastructure design manual	Addressed.		
7	SWQMP	Note if flow direction arrows are pre- or post development. Show Patterns (on and off site). And state how off-site flow contributions are to be managed. (MC14 - 1002, 1003, UDC 8.2.8.B)	Legend added - arrow are post development. Flow is directed as it currently flows, to the north to Oso Creek.	Addressed.		
8	SWQMP	Delineate the flow path from the site to the receiving waters (MC - 14- 1002, 1003)	The path is shown in the vicinity map. Natural drainage is to the northwest to the right-of-way of CR 33, north to Oso Creek.	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).	Noted	Addressed.		
2	Plat	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	Noted	Addressed.		

SOLID WASTE

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	The hammerhead type dead end on Agape Harbor Road, off Agape Legacy Road is unacceptable for Solid Waste Services.	Spoke with A. Dimas regarding layout, no parking striping along half of hammerhead will be added to allow for fire and solid waste.	Addressed.		

TRAFFIC ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
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1	Plat	No comment.	Noted.	Addressed.		
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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:	Although this subdivision is currently outside city limits. The minimum standards listed below should be given consideration.	Noted.	Addressed.		
2	Note:	Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.	Noted.	Addressed.		
3	Note:	If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.)	Property will be annexed into the city limits and be served by COCC waterline that is in right of way.	Addressed.		
4	Note:	Note: If adequate fire flows are not available from the water purveyor who holds the Certificate of Convenience and Necessity (CCN) for the area, the developer may request that necessary improvements be made to provide adequate fire flows or request the CCN be transferred to another Utility that can provide the needed service. If an agreement to such matters cannot be reached with the owner of the CCN, the developer may petition the Public Utility Commission for assistance in resolving the matter. In addition, The City could pursue dual CCN certification for the area with the consent of the current holder of the CCN.	Noted.	Addressed.		
5	Note:	503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Noted.	Addressed.		
6	Note:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Noted.	Addressed.		
7	Note:	IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders	Noted.	Addressed.		
8	Note:	Where a hydrant is located on an fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	Noted.	Addressed.		
9	Note:	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.	Noted.	Addressed.		
10	Note:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Noted.	Addressed.		
11	Note:	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.		
12	Note:	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.		
13	Note:	Agape Harbor appears to form a hammerhead design. The Fire Department will not accept a hammerhead design as a turnaround provision.	Spoke with A. Dimas regarding layout, no parking striping along half of hammerhead will be added to allow for fire and solid waste.	Addressed.		
14	Note:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul-de-Sac turning diameter shall be 96' minimum.)	Cul-de-sac size increased to meet requirements.	Addressed.		
15	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.	Noted.	Addressed.		
16	Note:	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.	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 preliminary 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	2.0 miles from Cabaniss Airfield. Not within any approach or clear zones and not within any military compatibility areas.	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	Non-TXDOT R.O.W.	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.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 22PL1093

INDUSTRIAL TECHNOLOGY PARK UNIT 2 (FINAL REPLAT)

Located south Bear Ln. and west of Junior Beck Drive.

Zoned: LI

Owner: Solid Rock Properties, LTD.

Surveyor/Engineer: Native Survey / Michael Macinnis

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

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: MZ / 3

App Received 6/16/2022

TRC Meeting Date: 6/16/2022

TRC Comments Sent Date: 6-22-22

Revisions Received Date (R1): 7/5/2022

Staff Response Date (R1): 7/5/2022

Revisions Received Date (R2): 8/17/2022

Staff Response Date (R2): 8/24/2022

Planning Commission Date: 9/7/2022

SWQMP Not addressed (see below)

SWQMP Addressed 8/24/2022

PC date Set

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

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

Project: 22PL1093

Industrial Technology Park Unit 2 (Final Replat)

Located south Bear Ln. and west of Junior Beck Drive.

Zoned: LI

Owner: Solid Rock Properties, LTD.

Surveyor: Native Survey / Michael Macinnis

The applicant proposes to plat the property to split two lots.

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)	Acknowledged	Addressed	

LAND DEVELOPMENT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Change all certification years to 2022.	DONE	Addressed	
2	Plat	Change name of Dev. Services Engineer to Brett Flint P.E.	DONE	Addressed	
3	Plat	Remove the certification for the Director of Dev. Ser.	DONE	Addressed	
4	Plat	Add the certification for the P.C. to the plat.	DONE	Addressed	
5	Plat	Add the signature block for the chairman (Dan Dibble) to the PC certification.	DONE	Addressed	
6	Plat	Add the signature block for: Secretary Al Raymond III A.I.A. to PC Certification.	DONE	Addressed	
7	Infor.	Commercial or etc. Water Acreage Distribution Fees: \$1,582.90 x .50 (additional acreage) = \$791.45	Acknowledged		
8	Infor.	Commercial or etc. Wastewater Acreage Distribution Fees: \$1,728.10 x .50 (additional acreage) = \$864.05	Acknowledged		

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

DEVELOPMENT SERVICES ENGINEERING		
Action	Yes	No
Public Improvements Required?	Yes	
Water		No
Fire Hydrants		No
Wastewater		No
Manhole		No
Stormwater	Depends on drainage design. See comments below	Depends on site drainage design. See comments below
Sidewalks		No, Existing
Streets		No

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:		
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DEVELOPMENT SERVICES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
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	Acknowledged	Addressed	
2	Public Improve ments	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	Acknowledged	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.	Acknowledged	Addressed	
4	Plat	Show the 20-foot Utility Easement on Junior Beck Drive.	Acknowledged	Addressed	
5	Utility	Wastewater to be extended along the frontage of the lots (UDC 8.1.5)	Acknowledged	Addressed	
6	SWQMP	Show the 20-foot Utility Easement on Junior Beck Drive.	DONE	Addressed	
7	SWQMP	Show offsite flow patterns, including on Junior Beck Drive. Confirm storm water will flow to the existing drainage system and that the existing curb inlets have adequate capacity.	Acknowledged, Shown	Not addressed. These comments need to be addressed by a professional engineer before the plat can be moved forward.	Addressed (Dev. Ser. Engineer SL 8/24/2022)

UTILITIES ENGINEERING					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards)	Acknowledged	Addressed	
2	Plat	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards)	Acknowledged	Addressed	

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

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT					
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response
1	Plat	Note: All code reference is based on currently adopted International Fire Code (IFC) 2015 and Corpus Christi Water Distribution Standards.	Acknowledged	Addressed	
2	Plat	Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.	Acknowledged	Addressed	
3	Note	If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.	Acknowledged	Addressed	
4	Note	A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.	Acknowledged	Addressed	
5	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.	Acknowledged	Addressed	
6	Plat	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.	Acknowledged	Addressed	
7	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.	Acknowledged	Addressed	
8	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.	Acknowledged	Addressed	

9	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.	Acknowledged	Addressed		
10	Plat	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Acknowledged	Addressed		
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.	Acknowledged	Addressed		
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.	Acknowledged	Addressed		
13	Note	The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service response.	Acknowledged	Addressed		
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.	Acknowledged	Addressed		
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.	Acknowledged	Addressed		
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 designs will no longer be accepted due to the hazards created by backing emergency vehicles.)		Addressed		
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.	Acknowledged	Addressed		

18	Note	Junior Beck is terminates in an 80 ft. diameter cul-de-sac. The minimum is a 96 ft. diameter cul-de-sac to allow large fire apparatus the ability to turn around. This temporary measure can be removed when Junior Beck road project is completed.	Acknowledged	Addressed		
19	Note	Commercial development of the property will require further Development Services review.	Acknowledged	Addressed		

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

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Located 1.74 miles from CCIA. Not within any approach zones or clear zones but the site location is within the military compatibly area and light subzone. Proper lighting should be installed for glint/glare purposes.	Acknowledged	Addressed		

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

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

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

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

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

CITY OF CORPUS CHRISTI
NUECES COUNTY

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 DRIBBLE
CHAIRMAN

AL RAYMOND, III, AIA
SECRETARY

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 _____, 2022.

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, RAUL ORTIZ, GENERAL PARTNER OF SOLID ROCK COMMERCIAL PROPERTIES, LTD., HEREBY
CERTIFY THAT SOLID ROCK COMMERCIAL PROPERTIES IS THE OWNER OF THE PROPERTY SHOWN
HEREON, THAT I HAVE HAD SAID LANDS SURVEYED AS SHOWN ON THE FOREGOING PLAT, AND
THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2022.

RAUL ORTIZ, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION
WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022 AT ____ O'CLOCK __M IN SAID
COUNTY IN VOLUME _____, PAGE _____, MAP RECORDS.

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

NO. _____
FILED FOR RECORD

BY: _____
DEPUTY

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK __M



Native Survey Co.
14300 S Padre Island Dr. #175
Corpus Christi, TX 78418
Phone: 361-528-4233
Cell: 361-244-2043

MINIMUM FINISHED FLOOR ELEVATIONS

THE MINIMUM FINISHED FLOOR ELEVATION FOR BUILDINGS IN
THIS SUBDIVISION SHALL BE 24" ABOVE THE LOWEST TOP OF
THE PUBLIC STREET CURB FRONTING EACH PARTICULAR LOT.

MICHAEL J. MACINNIS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5874
Job No. 100904/131003/180505

329.60 Acres
Margaret Kelly Lands
Vol. 8, Pg. 40
M. R. N. Co., TX.

329.60 Acres
Margaret Kelly Lands
Vol. 8, Pg. 40
M. R. N. Co., TX.

30' Road Closure
Clerk's File No. 2005012351
O. P. R., N. Co., TX.

Existing Power Lines
AEP Blanket Easement
Clerk's File No. 2007008680
O. P. R., N. Co., TX.

30' Road Closure
Clerk's File No. 2005012351
O. P. R., N. Co., TX.

NOTES:

1. THE RECEIVING WATER FOR 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 RECREATIONAL" USE.
2. DISTANCES ARE CALCULATED AT SURFACE AND THE BASIS OF BEARINGS IS A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD1983, NGS CONTROL POINT "CORC B", WITH A COMBINED SCALE FACTOR OF 0.99998371.
3. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOODWAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS SITE LIES WITHIN FEMA FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS INDICATED ON FEMA FLOOD PANEL NO. 485464 0165C, CITY OF CORPUS CHRISTI, REVISED JULY 18, 1985.
4. "SET CAP" DENOTES A SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
5. "FND. CAP" DENOTES A FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "R.P.L.S. 5874" UNLESS OTHERWISE NOTED.
6. "FND. 5/8" I.R." DENOTES A FOUND 5/8" IRON ROD WITHOUT CAP OR MARKINGS.
7. THE YARD REQUIREMENT SHOWN IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
8. THERE MAY BE PIPELINES OR OTHER BURIED UTILITIES EXISTING THAT ARE NOT SHOWN ON THIS MAP. NOTIFY THE TEXAS ONE-CALL SYSTEM (811) BEFORE PERFORMING ANY EXCAVATION ON THIS PROPERTY.
9. TOTAL PLATTED AREA = 4.468 ACRES.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2022.

LOCATION MAP



PLAT OF
INDUSTRIAL TECHNOLOGY PARK, UNIT 2
BLOCK 5, LOTS 3 & 4
BEING AN AMENDING PLAT OF
INDUSTRIAL TECHNOLOGY PARK UNIT 2, BLOCK 5, LOT 2
A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 502
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS;
AND A PORTION OF A 66.8839 ACRES TRACT CONVEYED TO
SOLID ROCK COMMERCIAL PROPERTIES, LTD. BY
DEED RECORDED IN CLERK'S FILE NO. 2004040019
OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
SCALE 1" = 100 FEET

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 22PL1120

BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT – 0.210 ACRES)

Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Zoned: CN-14

Owner: James H. Danglade

Surveyor/Engineer: Brister Surveying

The applicant proposes to replat the southwest portions of lots 1 and 2 into one lot for a commercial use. The submitted plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

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

Staff Only/District#: GG/District#4
 App Start Date: 7-21-22
 TRC Meeting Date: 7-28-22
 TRC Comments Sent Date: 8-01-22
 Revisions Received Date (R1): 8-18-22
 Staff Response Date (R1): 8-22-22
 Revisions Received Date (R2): N/A
 Staff Response Date (R2): N/A
 Planning Commission Date: 9-7-22 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: 22PL1120

BAYSIDE ACRES, BLOCK 1, LOT 2R (FINAL REPLAT – 0.210 ACRES)

Located west of Sweet Bay Drive and south of Yorktown Boulevard.

Zoned: CN-1

Owner: James H. Danglede
 Surveyor: Brister Surveyor

The applicant proposes to replat the southwest portions of Lots 1 and 2 into 1 lot for commercial use.

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

LAND DEVELOPMENT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	If applicable add lien holder certificate block on the plat (reference warrant deed).	Added lien holder cert	Addressed		
2	Plat	Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase."	Added note #8	Addressed		
3	Plat	You may reduce the 25'Y.R to 20' Y.R along Sweet Bay Drive (UDC 4.5.3 & 4.5.4)	Changed to 20' YR	Addressed		
4	Plat	Water Lot fee – 1 Lot x \$394.90/Lot = \$394.90	Ok	Prior to recordation		
5	Plat	Wastewater Lot fee – 1 Lot x \$432.30/Lot = \$432.30	Ok	Prior to recordation		
6	Plat	Water Pro-Rata - 75.05 LF x \$11.58/LF = \$869.08	Ok	Prior to recordation		
7	Plat	Wastewater Pro-Rata - 75.05 LF x \$13.40/LF = \$1,005.67	Ok	Prior to recordation		

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

1	Plat	No comment.	No comment			
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ZONING

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

DEVELOPMENT SERVICES ENGINEERING

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

Refer to UDC Section 3.8.3.D Waivers if applicable.

Applicant Response on Waiver:	Yes	Received.
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DEVELOPMENT SERVICES ENGINEERING

No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Development on this site shall manage storm water drainage caused by the development of the property, drainage directed to the property by ultimate development, and drainage naturally flowing onto and through the property per UDC 8.2.8.B.2	Ok			

UTILITIES ENGINEERING

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

SOLID WASTE

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

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)	Ok			

FLOODPLAIN

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

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

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

3	Note	A hydrant water flow test may be required to determine if these required GPM fire flows can be obtained in this area.	Ok			
4	Info:	507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.	Ok			
5	Info:	507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. (Yorktown)	Ok			
6	Info:	912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water	Ok			
7	Info:	503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.	Ok			
8	Info:	3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.	Ok			
9	Info:	D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Ok			
10	Info:	503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.	Ok			
11	Info:	Note: An accessible road and a suitable water supply is required once construction materials are brought on site.	Ok			
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.	Ok			
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.	Ok			

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.	Ok			
15	Info:	503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	Ok			
16	Info:	Sweet Bay is a narrow street and may not meet the standards above. Therefore Sweet Bay may need to be widened to meet the minimal standards.	Ok			
17	Info:	503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:” Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.	Ok			
18	Info:	Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	Ok			
19	Info:	503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ok			
20	Info:	Commercial development of the property will require further Development Services review.	Ok			

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

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

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

NAS-CORPUS CHRISTI						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Info:	Located just outside the APZ-1 at NOLF Waldron. May be subjected to occasional overflight and aircraft noise.	Ok			

CORPUS CHRISTI INTERNATIONAL AIRPORT						
No.	Sheet	Comment	Applicant Response	Staff Resolution	Applicant Response	Staff Resolution
1	Plat	Proposed site sits within 5,000 feet of Waldron NOLF and just outside of the clear zone for runway 31. Further discussion with NASCC is recommended	Ok			

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

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

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

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

INFORMATIONAL

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

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

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

LAND DEVELOPMENT

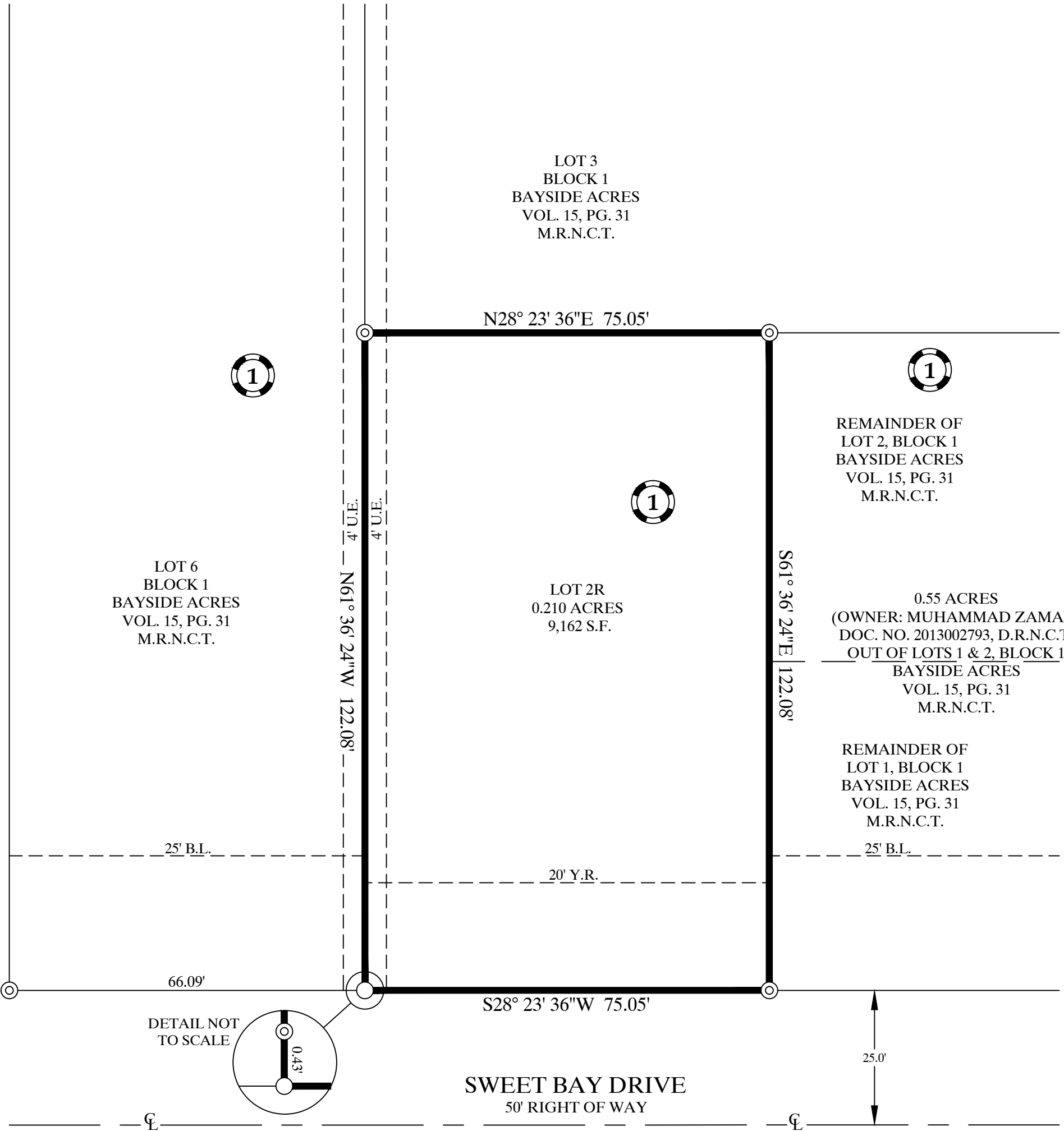
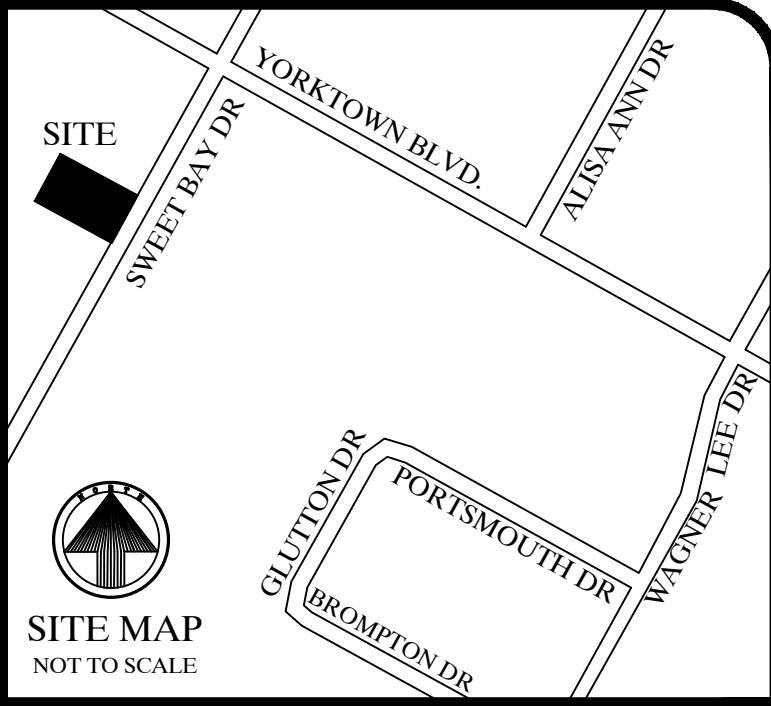
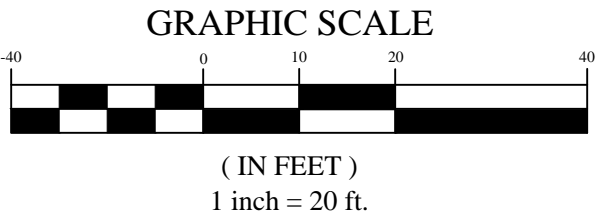
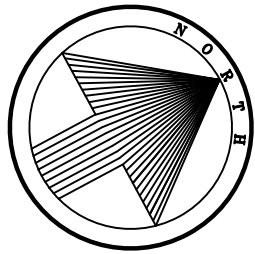
1. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.



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

PLAT OF BAYSIDE ACRES BLOCK 1, LOT 2R

BEING A PLAT OF A 0.210 ACRE TRACT BEING THE SOUTHWEST 75 FEET OF
BLOCK 1, LOTS 1 & 2, BAYSIDE ACRES, AS SHOWN ON A PLAT RECORDED IN
VOLUME 15, PAGE 31, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING
THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT
NO. 2016018067, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



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

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0356 C, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

NOTES (CONT.):

5. THE TOTAL PLATTED AREA IS 0.210 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES H. DANGLADE, DO HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 1, LOT 2R, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2022

JAMES H. DANGLADE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2022

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2022

DANIEL DIBBLE
CHAIRMAN

AL RAYMOND III, A.I.A.
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2022

BRETT FLINT, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

WE, PLAINS CAPITAL BANK, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LIEN ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 2R, BAYSIDE ACRES, AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS.

THIS THE _____ DAY OF _____, 2022

DAVID BARGANSKI
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2022

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2022 AT _____ O'CLOCK ____ M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

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

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK ____ M

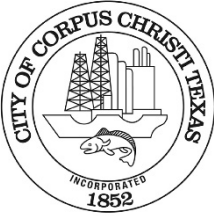
STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2022

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 16 AUGUST 2022



AGENDA MEMORANDUM

Planning Commission Meeting of September 7, 2022

DATE: September 7, 2022

TO: Al Raymond, Director of Development Services

FROM: David Diaz, Engineer Associate, Development Services
Davidd6@cctexas.com
(361) 826-3254

Bayside Acres Block 1, Lot 2R

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, Brister Surveying Inc., on behalf of James H. Danglade, owner 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 **Bayside Acres Block 1, Lot 2R** (.210 acres +/-), is located west of Sweet Bay Drive and south of Yorktown Boulevard. The land for Bayside Acres Block 1, Lot 2R is zoned "CN-1". The original subdivision (Vol 15 Page 31) was approved by Nueces County and recorded in 1953.

The proposed Lot 2R is currently undeveloped with no existing structures. There is an existing 6" waterline and gas line that run along Sweet Bay Drive, outside of the property.

The sidewalk waiver is for 75' of sidewalk running along Sweet Bay Drive.

STAFF ANALYSIS and FINDINGS:

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

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

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.
5. Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed in accordance with Subsection 8.2.1.B, Street Right-of-Way Dimensional Standards, and the ADA Master Plan, within all subdivisions except as provided below.
 - a. Within industrial subdivisions, sidewalks having a width of not less than 4 feet and thickness of not less than 4 inches shall be required only on streets that meet any of the following conditions:
 - i. Streets that are in the Urban Transportation Plan as arterials or collectors;
 - ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors; or
 - iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions.

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 property fronts on a street that is listed on the MobilityCCPlan and as a Collector on the Transportation Plan 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.

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

Factors weighing against the waiver:

- 1. Yorktown is designated a C2 Collector in the Urban Transportation Plan (UTP) and is located approximately 190' north of the subject property.
- 2. Plan CC's vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.
 - a. There is currently approximately 2,600 linear feet of existing sidewalk along Holland Drive, located to the west of this property and over 6,000 linear feet of sidewalk located throughout the adjacent subdivision to the east.

STAFF RECOMMENDATION:

Staff recommends **approval** of the waiver from the sidewalk construction requirement on Sweet Bay Drive. This is a developed block with no existing sidewalks to connect to, nor bus stops. Furthermore, the open ditches along this street create an unsafe condition for the use of a sidewalk, meaning the street would be safer without the installation of this sidewalk.

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

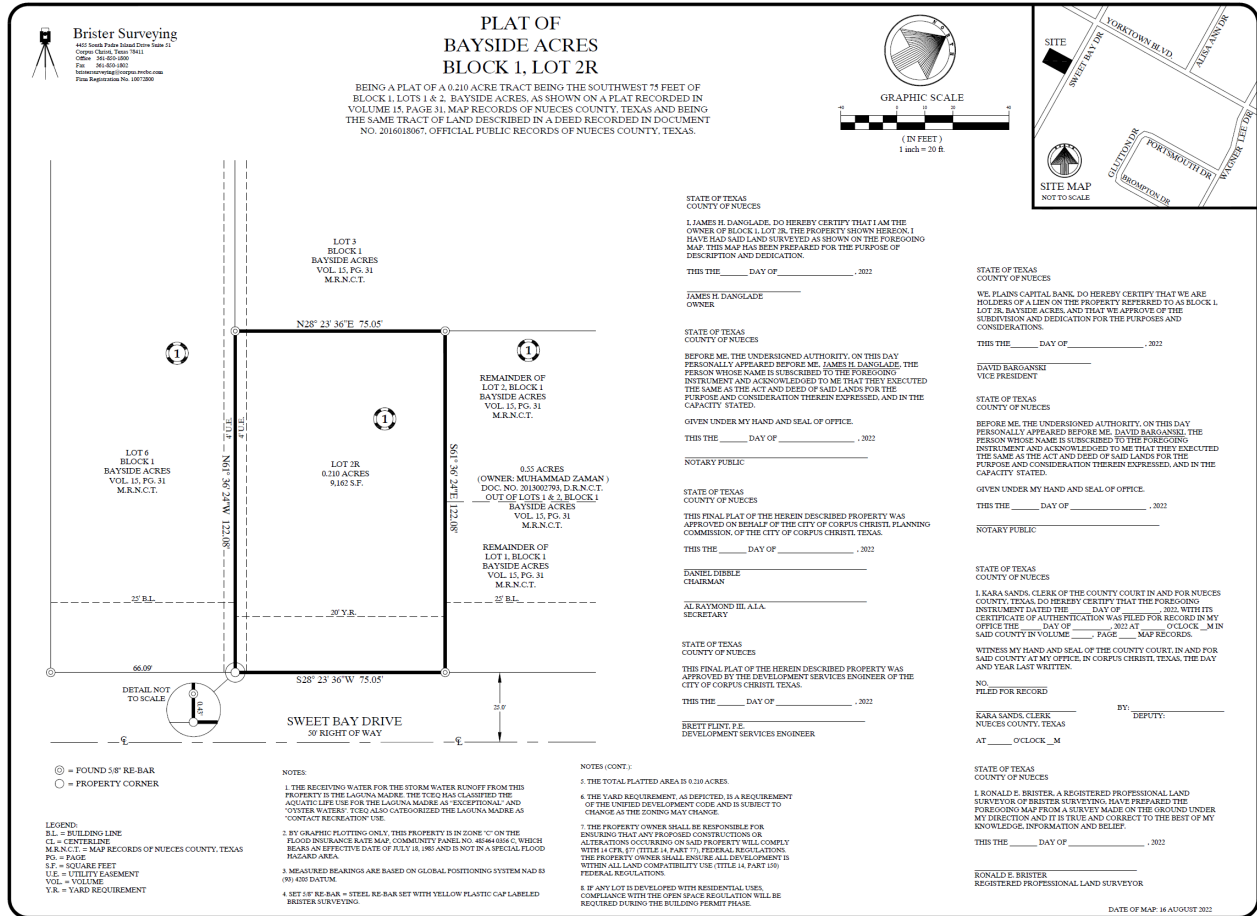


Exhibit B

Brister Surveying Inc.

4455 South Padre Island Dr. #51

Corpus Christi, Texas 78411

(361) 850-1800

bristersurveying@corpus.twcbc.com

Firm Registration No. 10072800

August 16, 2022

To whom it may concern,

On behalf of our client James H. Dangle, we would like to request a waiver of the sidewalk construction requirement per City of Corpus Christi Development Code (UDC) Section 8.1.4.A, Section 8.1.12.E.3 and Section 8.2.2 along Sweet Bay Drive for the final plat of Block 1, Lot 2R, Bayside Acres, and also part of what is known as 349 Yorktown Boulevard. A few of the reasons why we feel it is unnecessary for the construction of a sidewalk are as follows:

- There are currently no adjacent sidewalks along Sweet Bay Drive to connect to.
- There are open ditches along the right of way of Sweet Bay Drive which would make it unsafe for pedestrians to use sidewalk.
- There are no bus stops located along Sweet Bay Drive.
- Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
- Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

Thank you,



Mike Collier

Brister Surveying, Inc.



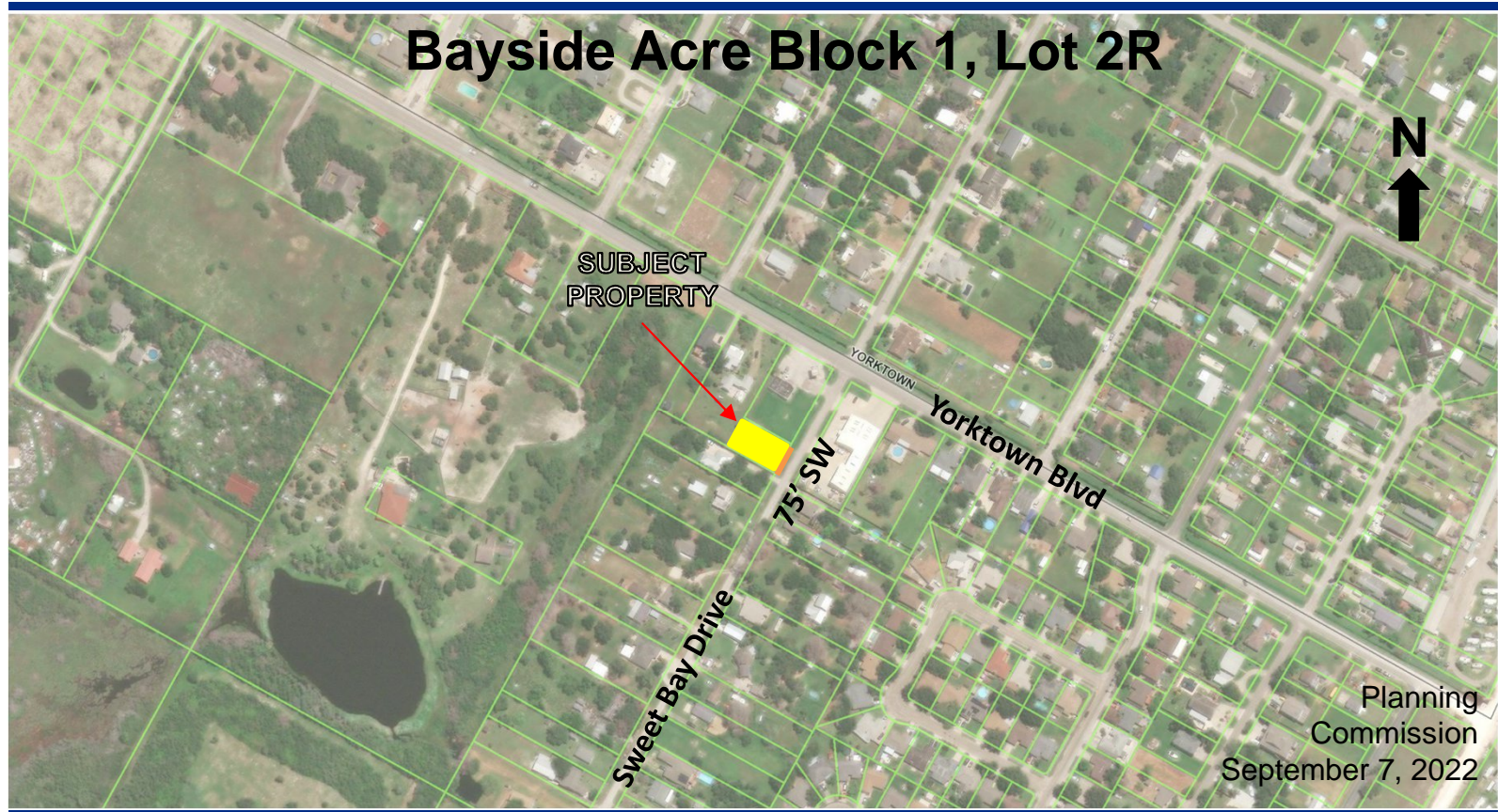
Bayside Acres Block 1, Lot 2R

(Final Plat)

**Request for Plat Waiver
from the Sidewalk Construction Requirement**

Planning Commission Meeting
September 7, 2022

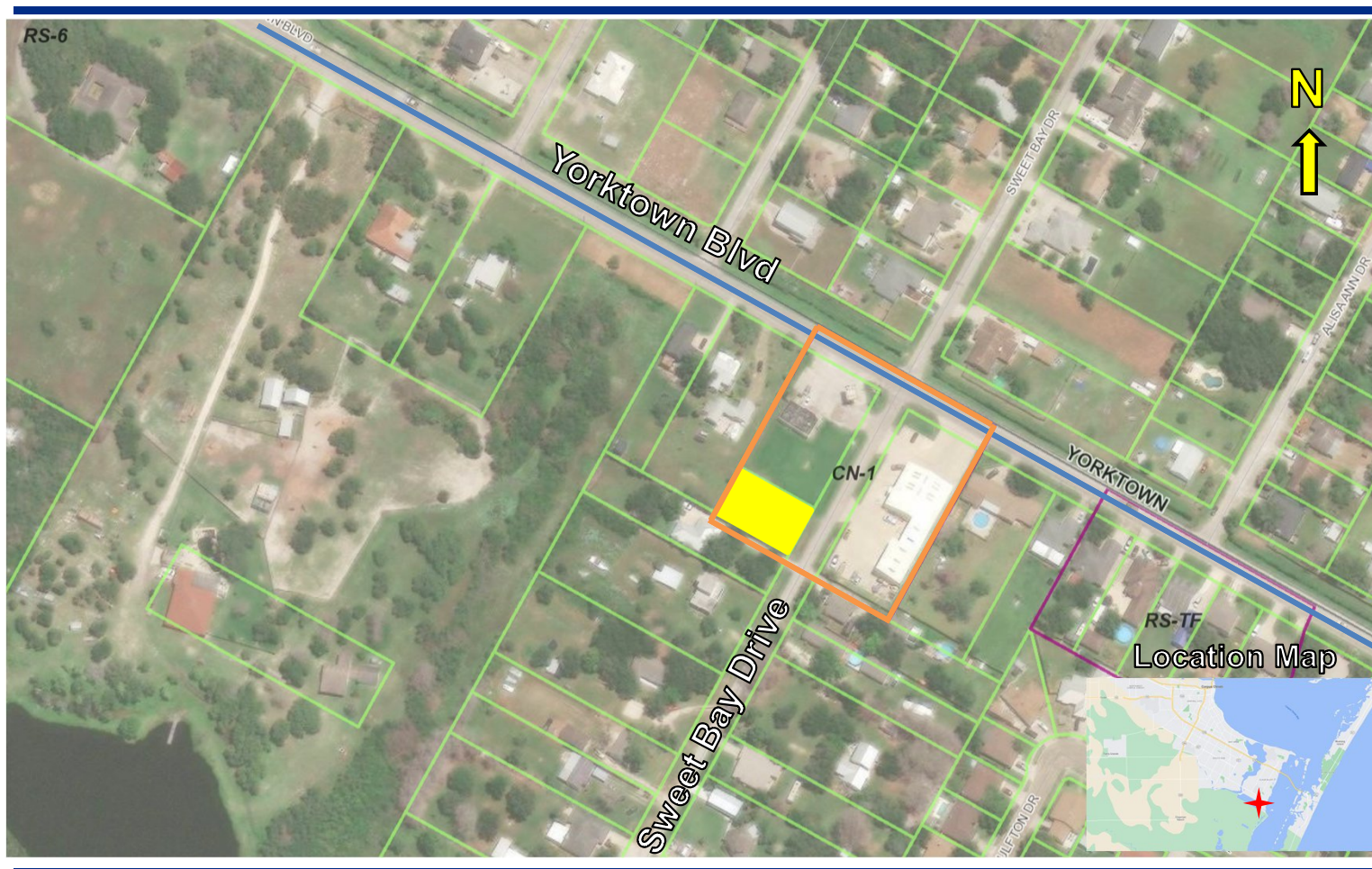
Request for Proposed Sidewalk Waiver





Aerial

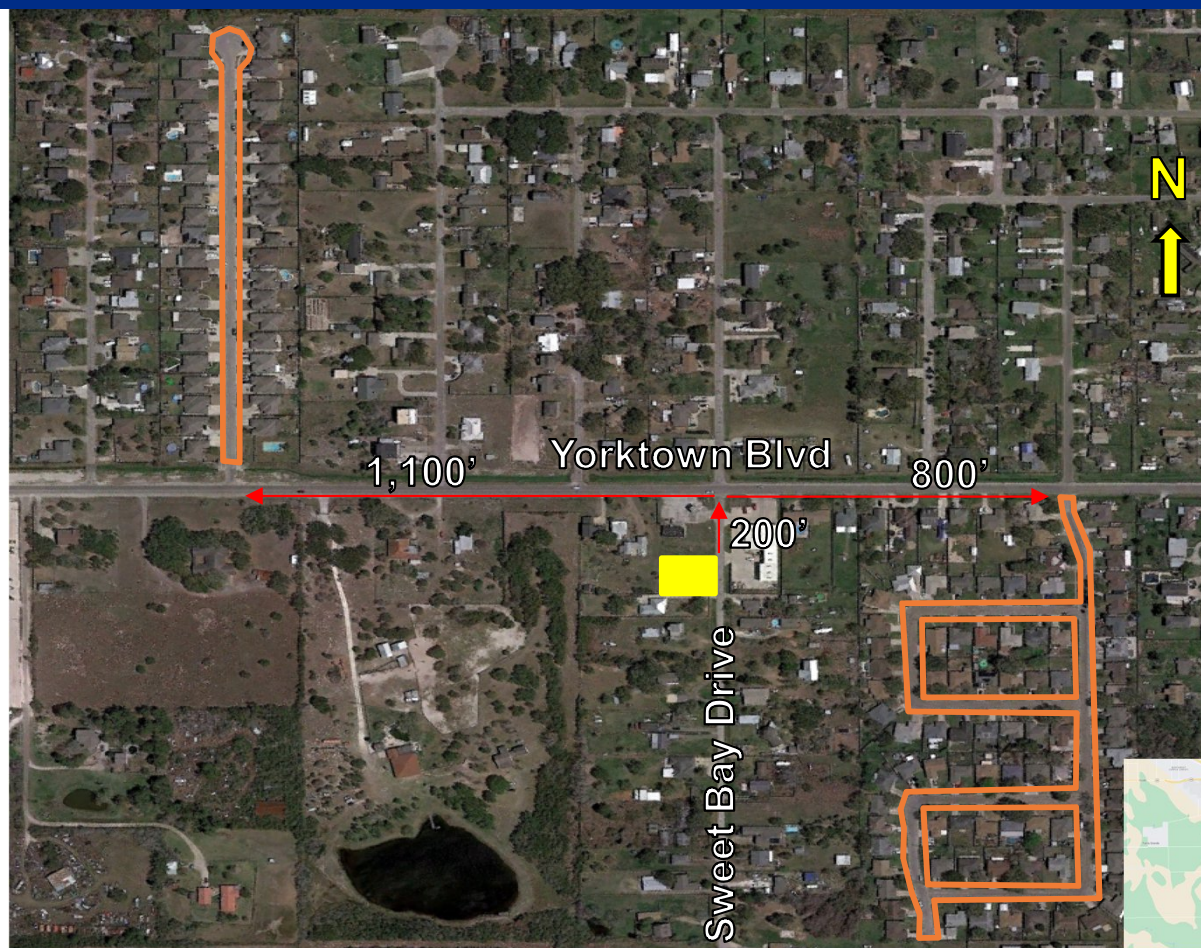
- Commercial Zoning
- Collector



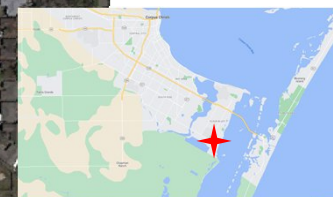


Aerial

Existing sidewalk



Location Map





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”



Subdivision Design and Improvements

- UDC 8.2.2.A.1: Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed...
- 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"



Street View: Looking North





Street View: South

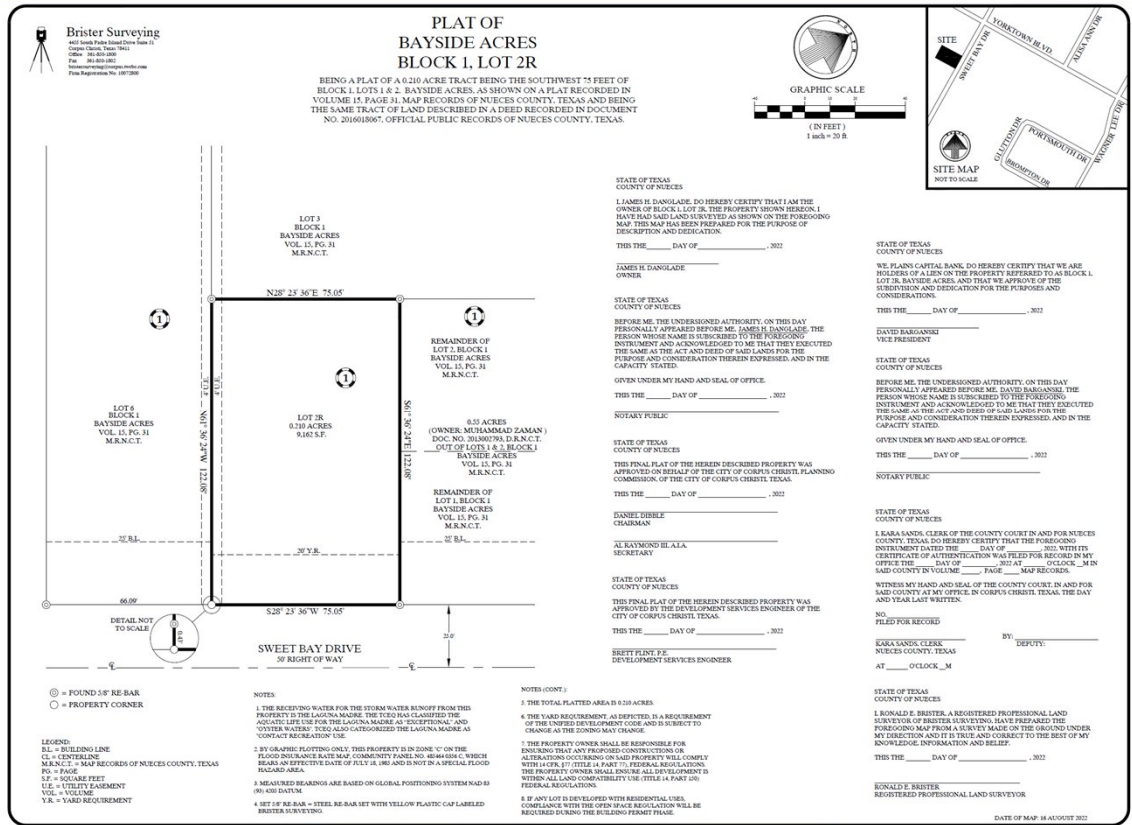




Street View: Looking at Site



Bayside Acres Block 1, Lot R



Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

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

Factors Against Sidewalk Waiver (for sidewalk construction)

1. Yorktown is designated a C2 Collector in the Urban Transportation Plan (UTP) and is located approximately 190' north of the subject property.
2. Plan CC's vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.
 - a. There is currently approximately 2,600 linear feet of existing sidewalk along Holland Drive, located to the west of this property and over 6,000 linear feet of sidewalk located throughout the adjacent subdivision to the east.



Staff Recommendation

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

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

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 21PL1170

CRESTMONT UNIT 12 (FINAL – 33.120 ACRES)

Located east of Ayers Street and north Saratoga Bouvard.

Zoned: RS-6

Owner: Superior H & H Development, LLC

Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to construct 152 lots for a single family residential subdivision

The Planning Commission originally approved the above plat on March 9, 2022. This is the **first** request for an extension (expires on September 9, 2022). The applicant states: “I submitted to the city today for approval the plans associated with this plat.”

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

HAMED MOSTAGHASI, VICE--PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

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

_____, (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

5. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, 48355C0510G, STAMPED REVISED PRELIMINARY, MAY 30, 2018.

6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.

7. THE TOTAL PLATTED AREA CONTAINS 33.120 ACRES OF LAND INCLUDING STREET DEDICATIONS.

8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

9. LEGAL DESCRIPTION - A 33.120 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN
JEREMY BAUGH

SECRETARY
AL RAYMOND III, AIA

STATE OF TEXAS §
COUNTY OF NUECES §

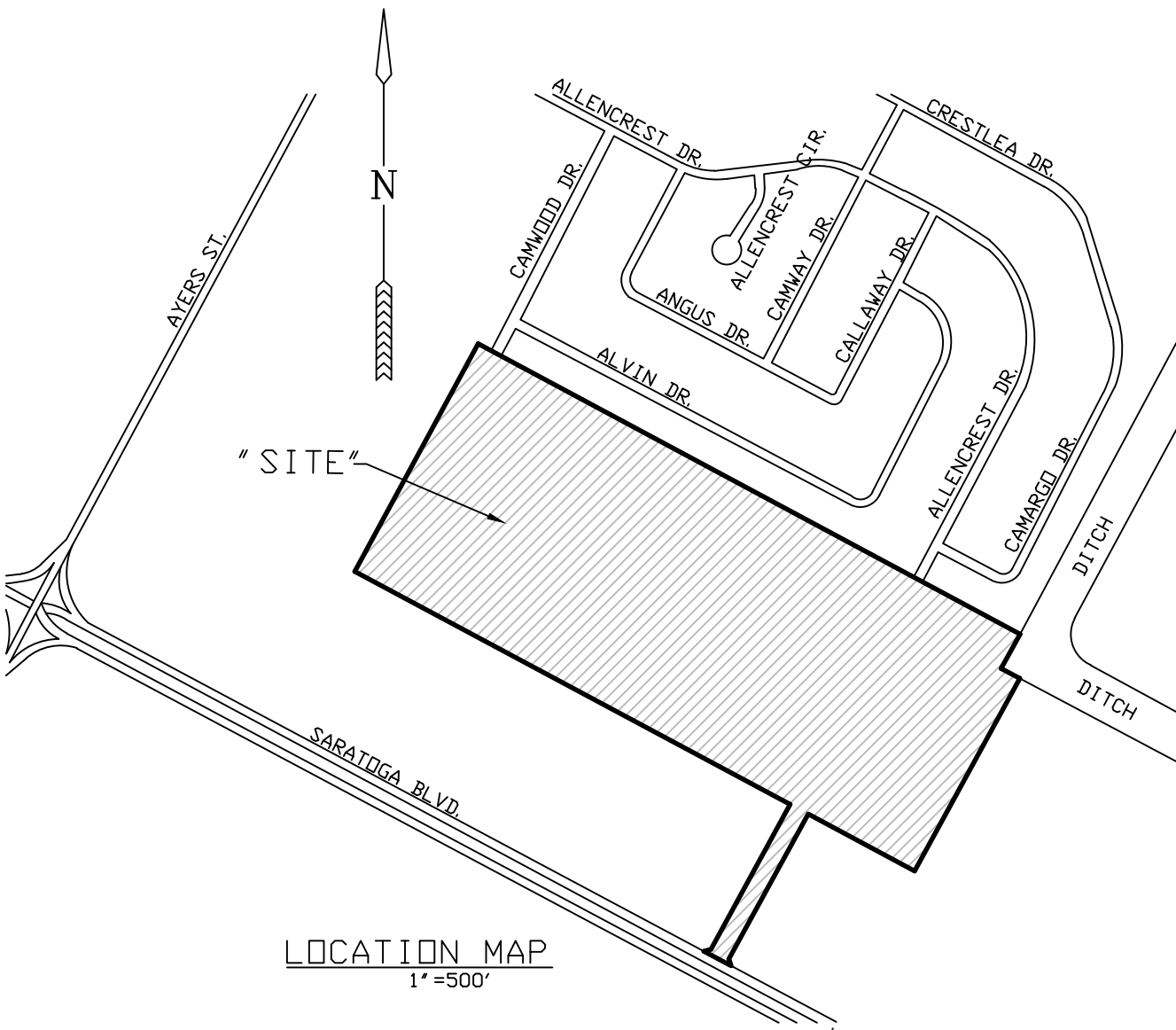
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF

_____, 20____ AT ____ O'CLOCK ____ M., AND DULY RECORDED

THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____, WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



APPROVED
MARCH 09, 2022
PLANNING COMMISSION

PLAT OF
CRESTMONT UNIT 12
NUECES COUNTY, TEXAS

A 33.120 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX

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

DATE PLOTTED: 01/28/22
COMP. NO: PLAT-SH1.DWG
JOB NO: 13046
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3

51

PORTION LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, V. "A", P. 48, M.R., REMAINDER OF 20.598 AC. TRACT, V. 2006, P. 810, D.R., CITY OF CORPUS CHRISTI

FIRE STA. 18 TRACT, BLK 1, LOT 1, V. 68, P. 924, M.R.

FD 5/8" I.R. WITH CAP LABELED BRISTER SURVEYING

FD 5/8" I.R. WITH CAP LABELED BRISTER SURVEYING

FLIGHT CLEARANCE EASEMENT, PARCEL CE-3, V. 2039, P. 813, D.R. AND V. 6, P. 328, LIS PENDENS RECORDS, N.C.T. NO BUILDINGS HIGHER THAN 34' THIS AREA

FLIGHT CLEARANCE EASEMENT, PARCEL CE-3, V. 2039, P. 813, D.R. AND V. 6, P. 328, LIS PENDENS RECORDS, N.C.T. NO BUILDINGS HIGHER THAN 34' THIS AREA

N28° 27' 38" E 761.09'

FIRE STA. 18 TRACT, BLK 1, LOT 1, V. 68, P. 924, M.R.

FD 5/8" I.R. WITH CAP LABELED BRISTER SURVEYING

S28° 11' 15" W 3.26'

CAMWOOD DR.

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

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10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

10' YR/UE

CURVE DATA

(A) D=29° 47' 51"
R=75.00'
T=19.95'
L=39.00'
CB=S13° 17' 20" W
CH=38.57'

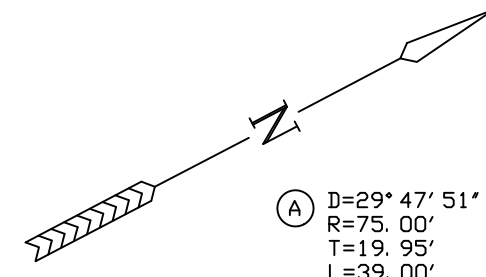
(B) D=29° 47' 51"
R=25.00'
T=6.65'
L=13.00'
CB=S13° 17' 20" W
CH=12.86'

(C) D=29° 47' 51"
R=50.00'
T=13.30'
L=26.00'
CB=S13° 17' 20" W
CH=25.71'

(D) D=60° 12' 09"
R=10.00'
T=5.80'
L=10.51'
CB=N31° 42' 40" W
CH=10.03'

(E) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N73° 11' 15" E
CH=14.14'

(F) D=90° 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N16° 48' 45" W
CH=14.14'



S61° 48' 45" E 1806.64'

APPROVED
MARCH 09, 2022
PLANNING COMMISSION

PLAT OF
CRESTMONT UNIT 12
CORPUS CHRISTI, NUECES
COUNTY, TEXAS

0 30' 60' 120'
SCALE: 1" = 60'

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

FILE: PLAT-SH3 AS PLAT
PLOT DATE: 01/28/22
JOB NO.: 13046
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 3 OF 3

CONTINUED FROM PREVIOUS SHEET

CONTINUED FROM PREVIOUS SHEET

PORTION LOT 5, SECT. 8, BOHEMIAN COLONY LANDS, V. "A", P. 48, M.R., DDC, ND, 2012022010, SPEAR CONSOLIDATED, LTD.

N61° 51' 16" W 1450.69'

CRESCENDO DRIVE

ALLEGRO DRIVE

DESTINADO DRIVE

PRESTO DRIVE

FORTE DRIVE

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

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

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

August 24, 2022
13046-Extension.doc

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

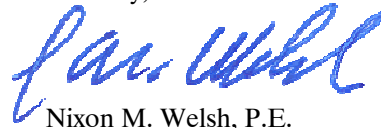
Subject: Crestmont Unit 12

Dear Mark:

Please accept this letter as my request that the Planning Commission grant the subject plat a one-year approval extension. Rick Mostaghasi will bring a check for \$300.00 for extension fee.

I submitted to the city today for approval the plans associated with this plat. Thank you.

Sincerely,



Nixon M. Welsh, P.E.

NMW:sab

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 22PL1026

FLOUR BLUFF, ENCINAL FARM & GARDEN TRACTS, BLK 21, LOT 14-C & 15-B
(REPLAT – 19.32)

Located North of Yorktown Boulevard and East of Cimarron Boulevard.

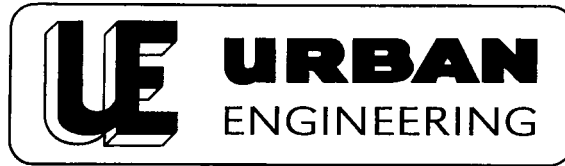
Zoned: FR to RM-2

Owner: RFW AG limited and Corpus S & S Storage, LLC

Surveyor/Engineer: Urban Engineering

The applicant proposes to plat the property for development of an apartment community on lot 14-B.

The Planning Commission originally approved the above plat on March 23, 2022. This is the **first** request for an extension (expires on September 23, 2022). The applicant states that construction plans are currently under City review.



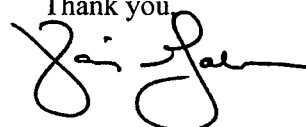
August 11, 2022

Mark Orozco
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Flour Bluff and Encinal Farm and Garden Tracts, Block 21, Lots 14-C and 15-B (Final plat) – time extension request

Mr. Orozco:

The final plat of Flour Bluff and Encinal Farm and Garden Tracts, Block 21, Lots 14-C and 15-B is coming up for expiration. At this time, we, Urban Engineering, on behalf of RFW AG Limited, would like to request a time extension of twelve (12) months for the above referenced project. Construction plans for public improvements are currently in the review process. We have included a check in the amount of \$313.50 (No. 1090) for this request. Please feel free to call if you have any questions or comments.

Thank you

Xavier Galvan

DAVID O ADAME
4000 ESSEX LN APT 2101
HOUSTON, TX 77027-8103

1090
30-7426/3140

8/10/22

Date

Pay to the
Order of

City of Corpus Christi

\$ 3/3.50

three hundred & thirteen and 50/100

Dollars



Security
Features
Details on
Back



USAA

USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-832-3724

John 3:16

For

Plat approval extension

David O Adame MP

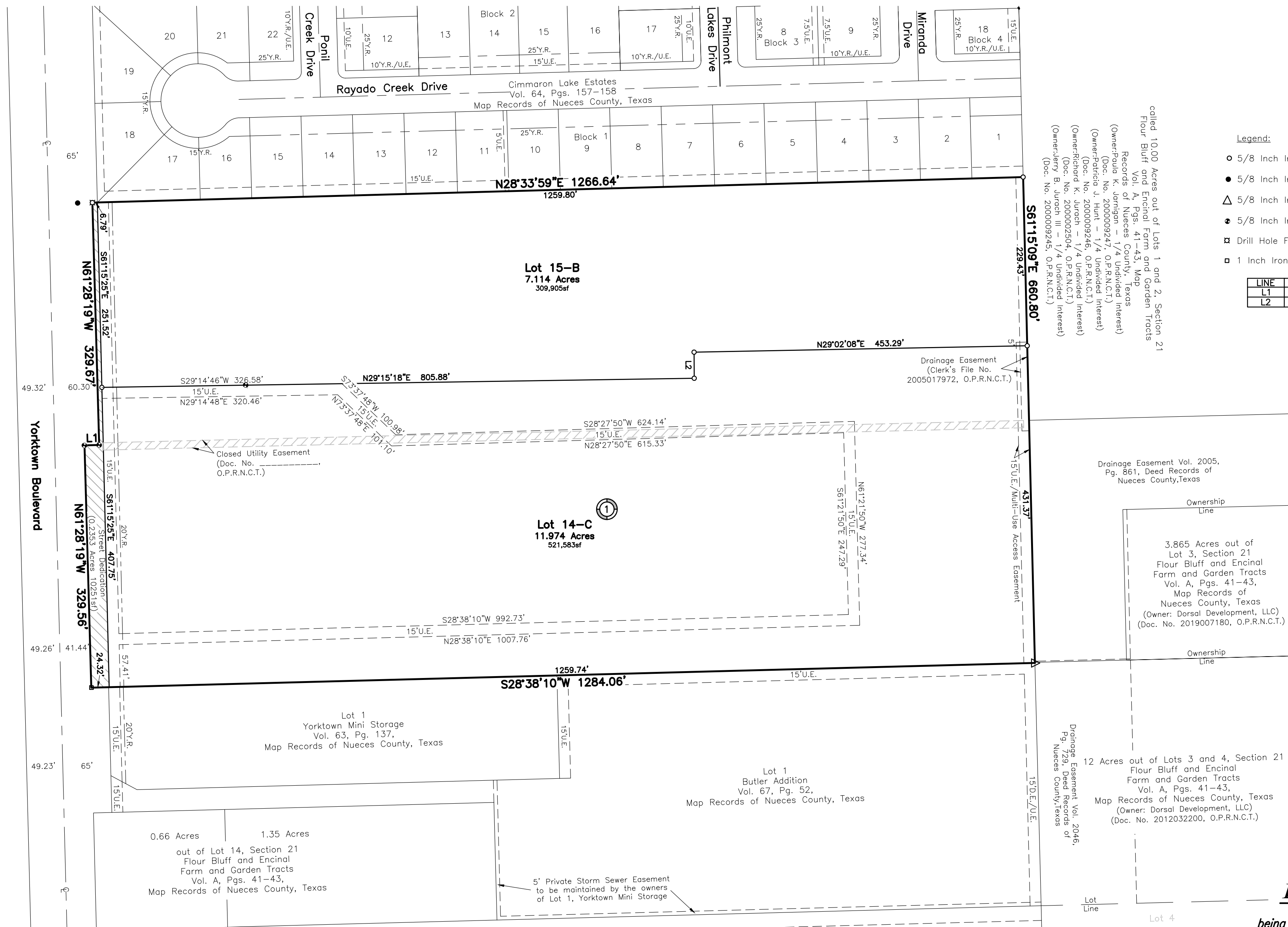
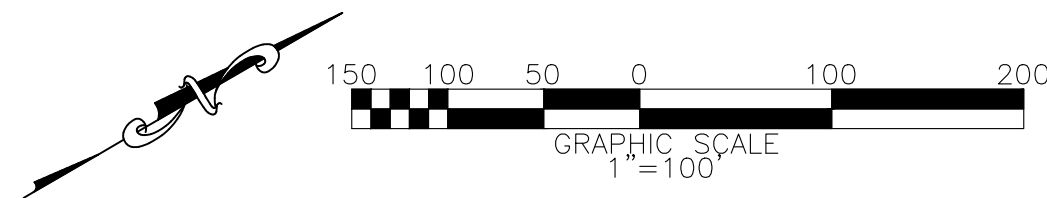
⑆314074269⑆

TRANSIT ROUTING NUMBER

⑈161761178⑈

ACCOUNT NUMBER

1090



Legend:

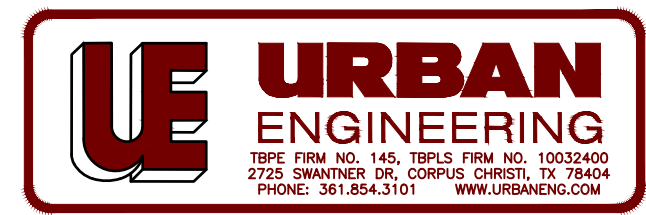
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod Found
- △ 5/8 Inch Iron Rod with plastic cap stamped "ALUM RPLS 4880" Found
- ⦿ 5/8 Inch Iron Rod "BRISTER SURVEYING" Found
- ⌘ Drill Hole Found
- 1 Inch Iron Pipe Found

LINE	BEARING	DISTANCE
L1	N28°33'47"E	20.00'
L2	N60°13'59"W	35.50'

Plat of
***Flour Bluff and Encinal
Farm and Garden Tracts
Block 21, Lots 14-C and 15-B***

being a Re-plat of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas and Lot 15-A, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page 28, Map Records of Nueces County, Texas.

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



Revised: 02/11/22
Submitted: 1/19/22
SCALE: 1"=100'
JOB NO.: 43517.C1.00
SHEET: 2 of 2
DRAWN BY: JAB
© 2022 by Urban Engineering
urbansurvey1@urbaneng.com

**TIME EXTENSION
REGULAR PLANNING COMMISSION MEETING
September 7, 2022**

PROJECT: 21PL1065

RANCHO VISTA SUBDIVISION UNIT 23 (FINAL – 13.81 ACRES)

Located south of Adler Drive between Rancho Vista Boulevard and Cattlemen Drive.

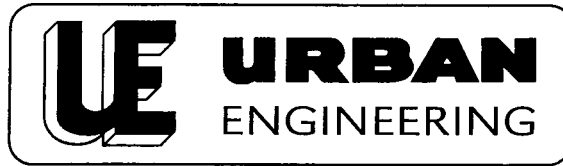
Zoned: RS-4.5

Owner: Braselton Development Co., Ltd.

Engineer: Urban Engineering

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

The Planning Commission originally approved the above plat on September 15, 2021. This is the second request for an extension (1st request with a six-month extension - expires on September 15, 2022). The applicant states that construction plans are currently under City review.



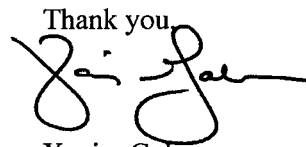
August 11, 2022

Mark Orozco
Development Services, City of Corpus Christi
2406 Leopard Street, Suite 100
Corpus Christi, Texas 78408

Subject: Rancho Vista Subdivision Unit 23 (Final plat) – time extension request

Mr. Orozco:

The final plat of Rancho Vista Subdivision Unit 23 is coming up for expiration. At this time, we, Urban Engineering, on behalf of Braselton Development Company, would like to request a time extension of twelve (12) months for the above referenced project. Construction plans are currently under City review. We have included a check in the amount of \$313.50 (No. 0468) for this request. Please feel free to call if you have any questions or comments.

Thank you,

Xavier Galvan

Braselton Development Company5337 YORKTOWN BLVD # 10-D
CRP CHRISTI
3615485984AMERICAN BANK, NA
88-328/1149

0468

8/10/2022

PAY TO THE
ORDER OF

City of Corpus Christi

\$ **313.50

Three Hundred Thirteen and 50/100*****
DOLLARS

PROTECTED AGAINST FRAUD

City of Corpus Christi

MEMO

Rancho Vista 23 plat time extension

Fred Braselton MF

⑈000468⑈ ⑆114903284⑆ 101046707⑈

Braselton Development Company

City of Corpus Christi

8/10/2022

0468

313.50

Checking

Rancho Vista 23 plat time extension

313.50

General Notes:

1. The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
2. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
3. The following lots shall have no direct driveway access to Rodd Field Road: Lots 14–24, Block 38.
4. The following lots shall have no direct driveway access to Cattlemen Drive: Lot 25, Block 38; Lots 64 and 65, Block 39 and Lot 47, Block 40.
5. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.

Surveyor's Notes:

1. Total platted area contains 13.81 Acres of Land. (Includes Street Dedication)
2. 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.
3. Existing Flood Map, by graphic plotting only, this property is currently in Zone "B" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0540 C, Nueces County, Texas, which bears an revised date of March 18, 1985 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0540 C is based on the National Geodetic Vertical Datum of 1929 (NGVD).
4. Proposed Flood Map, this property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0540G, Nueces County, Texas, which bears a preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0540G is based on the North American Vertical Datum of 1988 (NAVD88).
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____.

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the _____ day of _____, 20____.

By: AMERICAN BANK

By: _____
PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

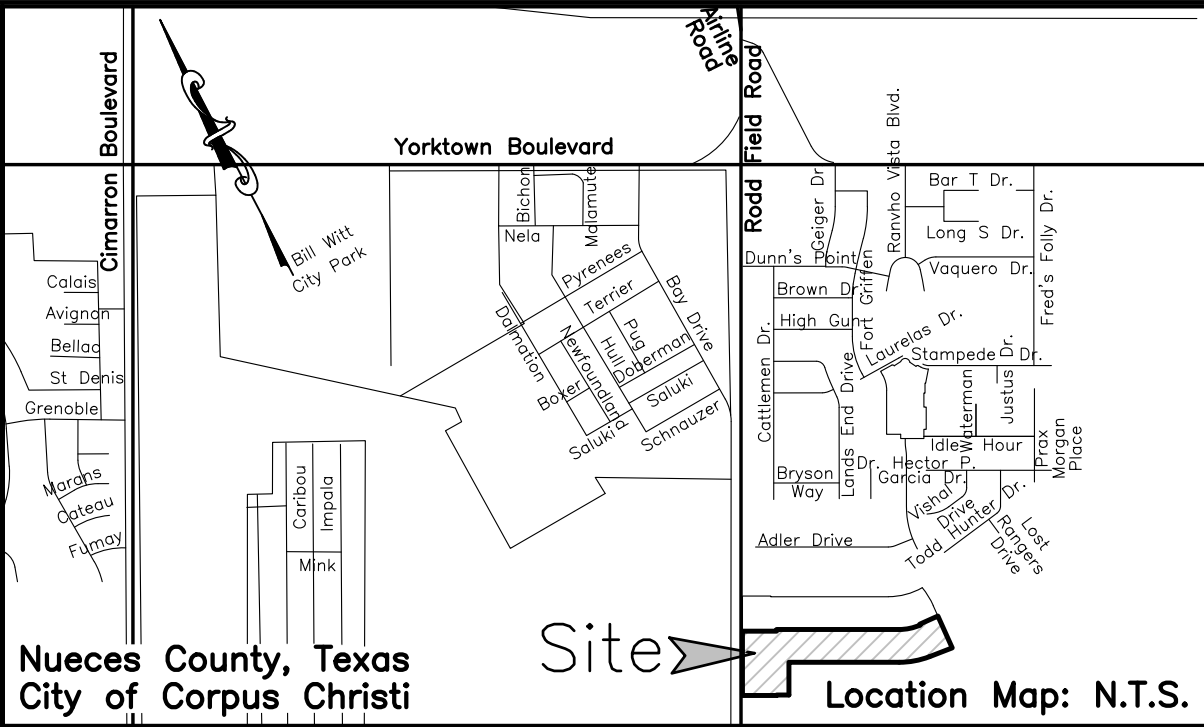
This the _____ day of _____, 20____.

Notary Public in and for the State of Texas

APPROVED PLAT
SEPT15, 2021
PLANNING COMMISSION

Plat of
Rancho Vista Subdivision
Unit 23

being 13.81 Acres of Land out of Lots 3, 14, 15 and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41–43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.



State of Texas
County of Nueces

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

This the _____ day of _____, 20____.

Brett Flint, P.E.,
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20____.

Al Raymond III, AIA
Secretary

Jeremy Baugh
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

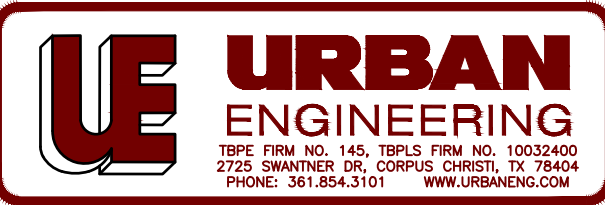
By: _____
Deputy

State of Texas
County of Nueces

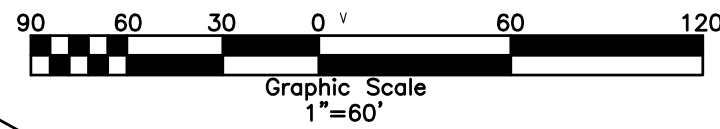
I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block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

This the _____ day of _____, 20____.

James D. Carr, R.P.L.S.
Texas License No. 6458
Revised: 8/13/2021
Submitted: 05/05/2021
SCALE: None
JOB NO.: 39319.C1.00
SHEET: 1 of 3
DRAWN BY: JAB
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urbansurvey1@urbaneng.com



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



LINE	BEARING	DISTANCE
L1	S28°42'32"W	5.00'
L2	N28°42'32"E	14.00'
L3	N04°29'28"E	8.07'
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Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found

Lot 9, Section 22
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
Records of Nueces County, Texas
(Owner: Eloy H. Salazar and Ricardo A. Martinez)
(Doc. No. 200029101, O.P.R.N.C.T.)

Lot 8, Section 22
Flour Bluff and Encinal Farm
Vol. A, Pgs. 41-43, Map
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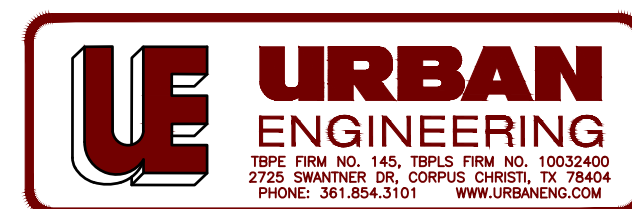
Temporary Drainage Easement
(Doc. No. 201802872, O.P.R.N.C.T.)

Plat of
Rancho Vista Subdivision
Unit 23

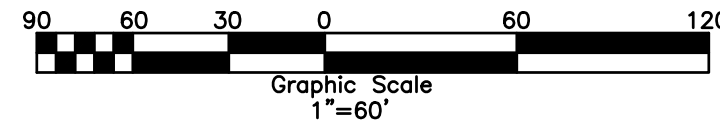
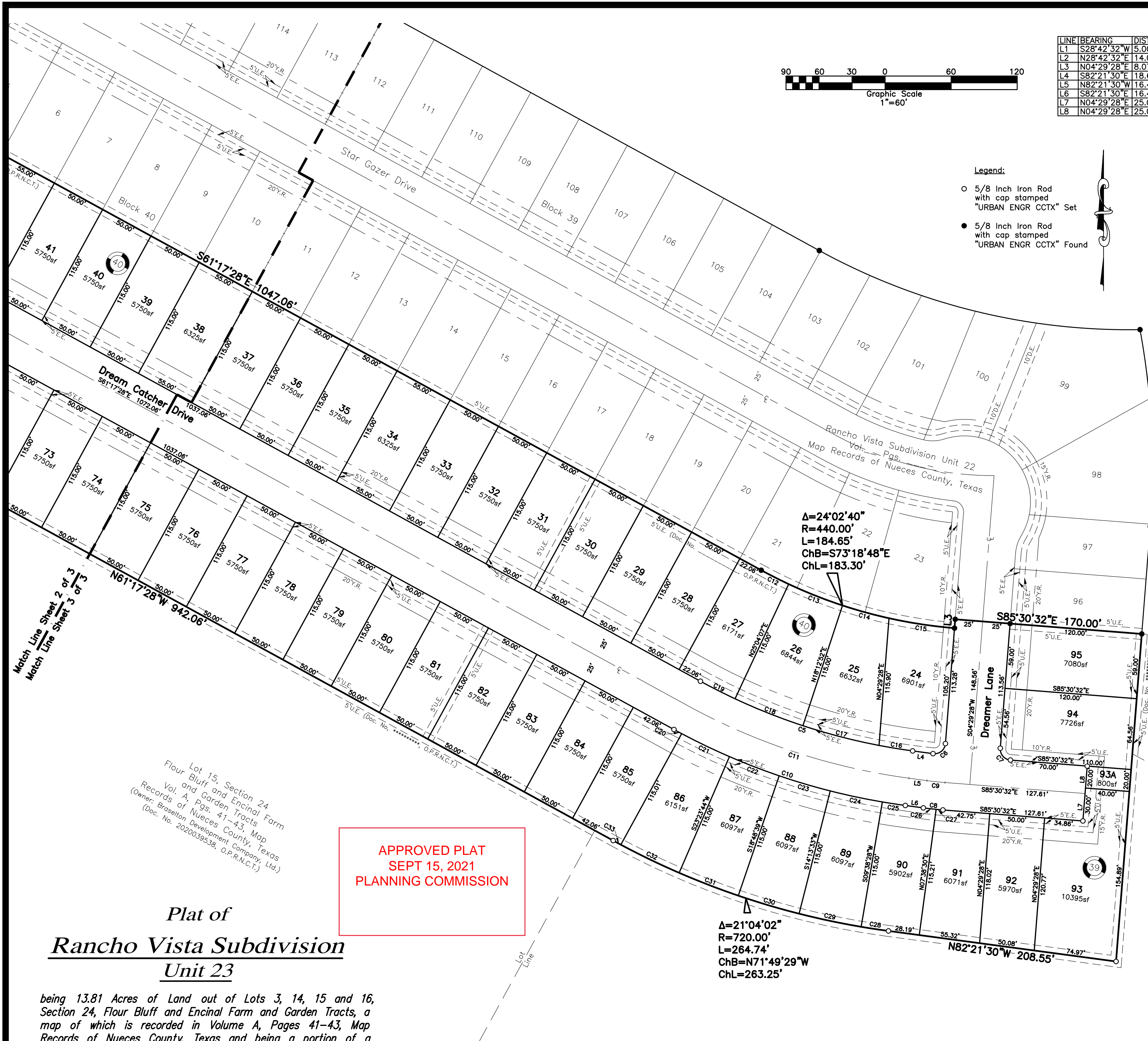
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Deed with Vendor's Lien from Related Investors, Ltd. to
Brasletton Development Company, Ltd., recorded in Document No.
2020039538, Official Public Records of Nueces County, Texas.

APPROVED PLAT
SEPT 15, 2021
PLANNING COMMISSION

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



Revised: 8/13/2021
Submitted: 05/05/2021
SCALE: 1"= 60'
JOB NO.: 39319.C1.00
SHEET: 2 of 3
DRAWN BY: JAB
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urbansurvey1@urbaneng.com



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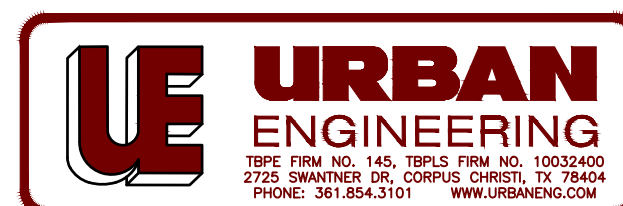
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APPROVED PLAT
SEPT 15, 2021
PLANNING COMMISSION

Plat of
Rancho Vista Subdivision
Unit 23

being 13.81 Acres of Land out of Lots 3, 14, 15 and 16, Section 24, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and being a portion of a 94.32 Acre Tract of Land as described in a Special Warranty Deed with Vendor's Lien from Related Investors, Ltd. to Braselton Development Company, Ltd., recorded in Document No. 2020039538, Official Public Records of Nueces County, Texas.

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



Revised: 8/13/2021
Submitted: 05/05/2021
SCALE: 1"= 60'
JOB NO.: 39319.C1.00
SHEET: 3 of 3
DRAWN BY: JAB
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urbansurvey1@urbaneng.com

ZONING REPORT

Case # 0922-01

Applicant & Subject Property			
City Council District: 3 Owner: Ryan Thurman Applicant: Ryan Thurman Address: 7017 Ayers Street Location: Along the west side of Ayers Street, south of Greenwood Drive, and east of the Crosstown Expressway Access Road Legal Description: 1 Acre out of Lot 4, Section 4, Bohemian Colony Lands Acreage of Subject Property: 1 Acre Pre-Submission/Early Assistance Meeting: 02/24/2022			
Zoning Request			
From: "FR" Farm Rural District To: "IL" Light Industrial District Purpose of Request: To allow for a boat repair facility that will operate between the hours of 08:00 AM and 05:00 PM with a total of 8 employees accompanied by a marine construction services office.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural	Agriculture/Rural Enterprise
North	"RS-6" Single-Family 6	Public/Semi-Public	Government
South	OCL	OCL	OCL
East	"FR" Farm Rural	Public/Semi-Public	Transportation
West	"FR" Farm Rural	Public/Semi-Public	Agriculture/Rural Enterprise
Plat Status: Property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): Yes. The property is within the Light and Vertical Obstruction Subzones of the MCAOD overlay of the Cabaniss Naval Outlying Landing Field. Code Violations: None.			
Transportation and Circulation FOR Crosstown Expressway (TX-286N) and Ayers Street			
Crosstown Expressway (TX-286 N) (Texas Tropical TRL)	Designation-Urban Street ¹	Section Proposed ¹	Section Existing ¹
	Access Road	-	3 Lanes, 100 Feet
Ayers Street	Designation-Urban Street ¹	Section Proposed ¹	Section Existing ¹

(Chapman Ranch Road)	"C1" Minor Residential Collector	60' R.O.W.	2 Lanes Approx. 130 Feet
Greenwood Drive	Designation-Urban Street¹	Section Proposed¹	Section Existing¹
	Local	46' R.O.W.	2 Lanes, Approx. 130 Feet
Distance to Bicycle Network²		Bicycle Infrastructure²	
		Segment Proposed²	Segment Existing²
Approx. 1 mile: Off Holly & Kostoryz Roads		Off-Road Multi Use Trail	-
¹ City of corpus Christi Urban Transportation Plan			
² Strategic Plan for Active Mobility			
Transit: The Corpus Christi RTA provides transit services via <i>Bus Route 19 Ayers at Saratoga Blvd</i> and Ayers Street, half a mile north of the site.			
Utilities			
Gas: No service line exists. Stormwater: A 96-inch SBC Storm pipe exists along the east side of Crosstown Expressway Access Road (TX-286 N). Wastewater: The nearest line (8-Inch Clay Pipe) is approximately 3,000 Feet north of property. Construction of the wastewater line will not be waived. Water: An 8-inch PVC waterline exists along the west side of Ayers Street and jogs to its east side at the northeast corner of the site, as well as a 6-inch PVC waterline along the north side of Greenwood Drive. There are abandoned water lines along the northern and eastern boundaries of the property.			
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 Southside Area Development Plan (Adopted on March 17, 2020). Water Master Plan: A 48-Inch water line is proposed along the east side of Ayers Street. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		<ul style="list-style-type: none"> • 2 within a 200-foot notification area • 2 outside 200-foot notification area 	
In Opposition		<ul style="list-style-type: none"> • 0 inside notification area • 0 inside notification area • 0% in opposition within the 200-foot notification area 	

Public Hearing Schedule
Planning Commission Hearing Date: September 7, 2022 City Council 1st Reading/Public Hearing Date: October 11, 2022 City Council 2nd Reading Date: October 18, 2022

Background:

The subject property is an acre-tract bounded to the west by Crosstown Expressway (TX-286 N), to the north by Greenwood Drive, and to the east by Ayers Street, and about half a mile north of the city's limit, the Oso Creek, and the London Area. There is no property south of the site.

West-adjacent of the site is the approximately 155-acre J.S. Elliott Landfill currently zoned "RS-6" Single-Family Residential and "FR" Farm Rural, and to its east and north the over 940-Acre Cabaniss Naval Outlying Landing Field zoned "FR" Farm Rural.

The applicant is proposing a 9,800 square feet boat repair facility that will also accommodate an office space for marine construction services. The facility will operate between the hours of 08:00 AM and 05:00 PM during the weekday with a total of 8 employees.

The proposed use has the characteristic of the Light Industrial category, "...engaging in the manufacturing, assembly, repair, or servicing of industrial, business, or consumer machinery, equipment, products, or by-product mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site," which allows Limited or Heavy Vehicle Services.

Comprehensive Plan (Plan CC) Consistency:

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

- Future Land Use, Zoning, and Urban Design
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Avoid development that is incompatible with the operation of military airfield and the airport.

Future Land Use Map Consistency:

The proposed rezoning for an industrial use is inconsistent with the Future Land Use Map (FLUM) and would require an amendment:

- Designated Future Land Use: Agriculture/Rural Enterprise.

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

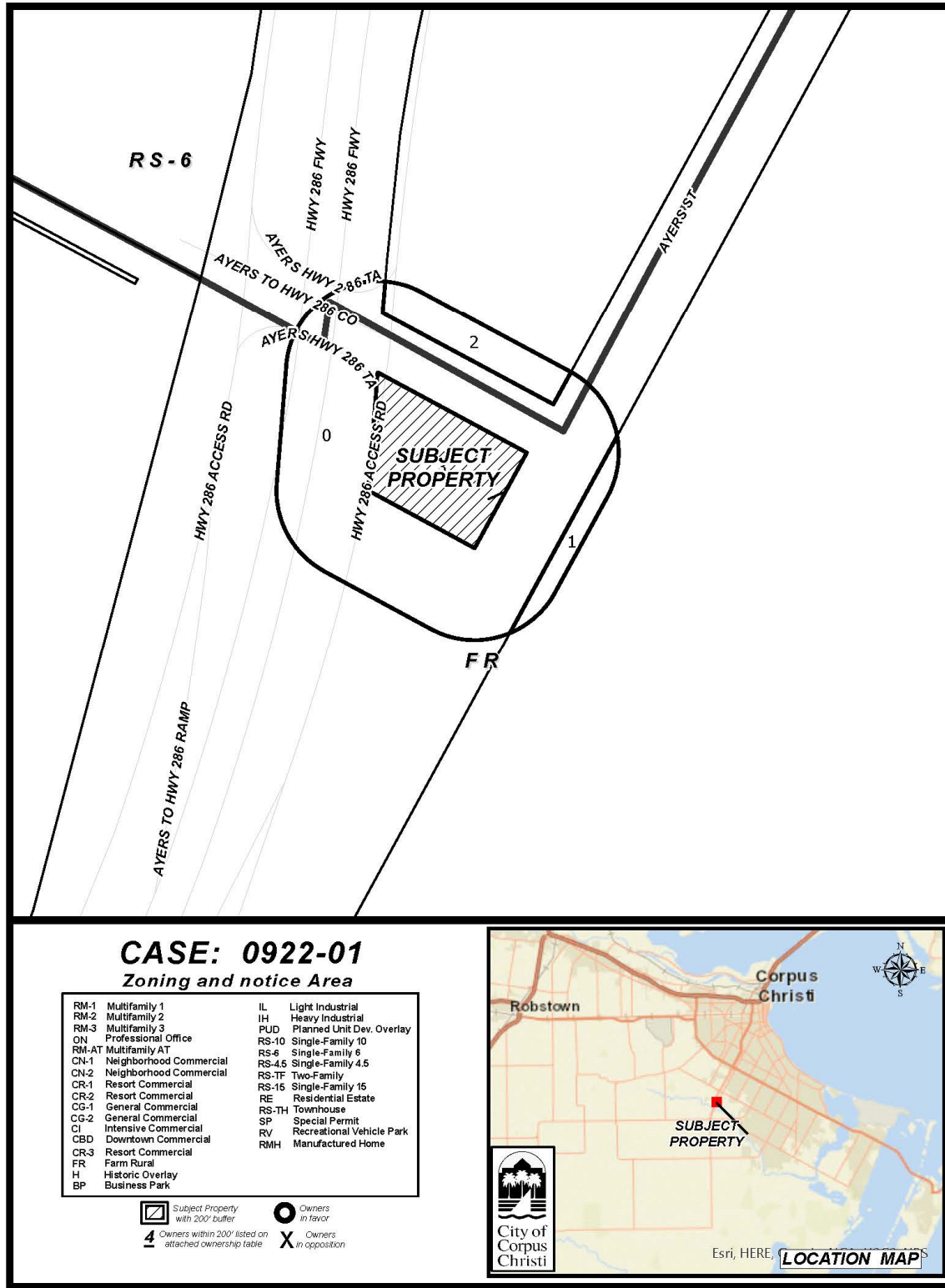
proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis staff notes the following:

- The proposed rezoning is inconsistent with the Future Land Use Map; however, it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
- The designated Future Land Use of Agriculture/Rural Enterprise is:
 - Low in intensity
 - Designed to serve the rural population, and includes Single-Family uses on large lots, convenience retail and gas stations, agricultural uses, and small businesses.
- The Light Industrial District allows Limited and Heavy Vehicle Service.
- The Unified Development Code allows landfill and landing field uses under a Light Industrial District.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses.
- The site is within the Cabaniss Naval Outlying Landing Field Military Compatibility Area Overlay District's Light and Vertical Obstruction subzones.
- A repair type development is allowed with a maximum FAR of 0.11 in APZ-1, and a maximum FAR of 0.22 in the APZ-2 zone.
- The proposed development, although outside of the CZ, APZ-1, and APZ-2 zones, would have a FAR of 0.22.

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 recommends approval of the change of zoning.

Staff Recommendation: Approval of the change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District.

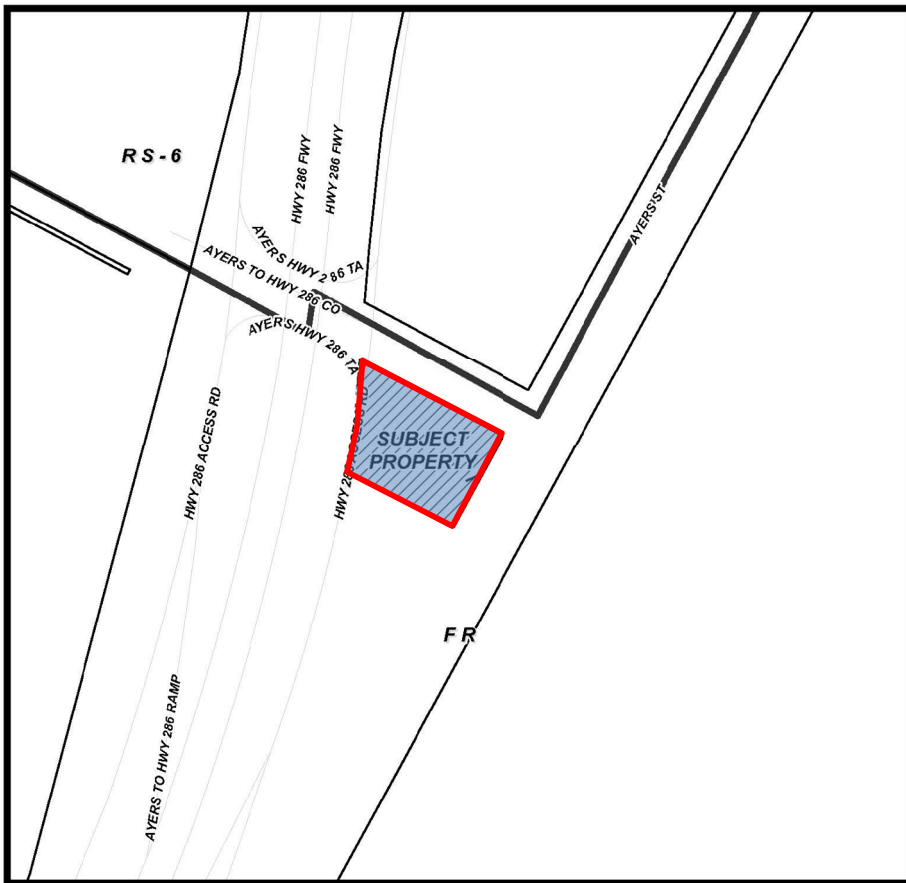
ATTACHMENT A: EXISTING ZONING AND NOTICE AREA





70

Zoning and Land Use



Proposed Use:

Boat Repair Facility with a Marine Construction Office

Area Development Plan:

Southside (Adopted March 17, 2020)

Military Compatibility Area Overlay District:

Light and Vertical Obstruction Subzone (Effective August 22, 2022)

Future Land Use Map:

Agricultural/Rural Enterprise

Existing Zoning:

"FR" Farm Rural

Adjacent Land Uses:

- North: Public/Semi-Public
- South: Outside City Limit
- East: Public/Semi-Public
- West: Public/Semi-Public



Public Notification

2 Notices mailed inside 200' buffer
2 Notice(s) mailed outside 200' buffer

Notification Area

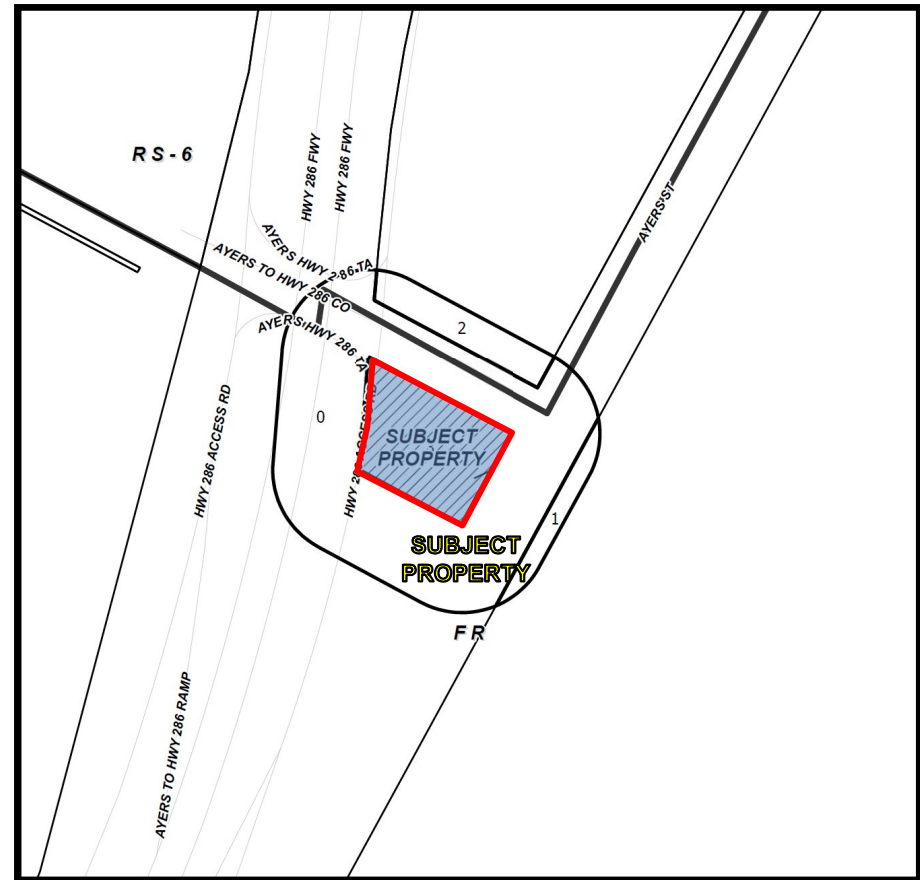
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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

- The proposed rezoning is inconsistent with the Future Land Use Map; however, it is consistent with many broader elements of the City of Corpus Christi Comprehensive Plan.
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STAFF RECOMMENDATION: Approval of the rezoning request from “FR” Farm Rural to “IL” Light Industrial

ZONING REPORT

Case # 0922-02

Applicant & Subject Property

City Council District: 1

Owner: HEP Javelina Company LLC

Applicant: HEP Javelina Company LLC

Address: 1108 McBride Lane

Location: Along the east side of McBride Lane, north of Interstate 37 and south of Up River Road.

Legal Description: 17.49 acres consisting of various tracts of Dunn Tract, Ehlers Garden Tracts, and Best Addition as submitted by metes and bounds.

Acreage of Subject Property: 17.49 acres (40 individual lots)

Pre-Submission/Early Assistance Meeting: 7/20/2022

Zoning Request

From: IL" Light Industrial District

To: "IH" Heavy Industrial District

Purpose of Request: The proposed use is the deployment of a small-scale, commercial demonstration project to showcase Infinium technology for the conversion of carbon dioxide and hydrogen into cleaner synthetic fuels and chemicals.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"IL" Light Industrial	Light Industrial, Vacant	Government
North	"IL" Light Industrial	Light Industrial, Professional Office	Light Industrial, Heavy Industrial, Commercial
South	"IL" Light Industrial	Light Industrial, Vacant	Light Industrial, Government
East	"IH" Heavy Industrial	Heavy Industrial	Light Industrial, Heavy Industrial
West	"IL" Light Industrial	Light Industrial, Public/Semi-Public	Light Industrial, Heavy Industrial

Plat Status: Two of the approximately 40 lots are platted. The remainder is not platted.

Air Installation Compatibility Use Zone (AICUZ): No.

Code Violations: None.

Transportation and Circulation FOR McBride Lane

McBride Lane	Designation-Urban Street	Section Proposed	Section Existing
	"C1" Residential Collector	2 Lanes 60' R.O.W.	2 Lanes 28 Feet

Transit: The Corpus Christi RTA provides transit services via *Bus Route 27 Leopard* with two bus stops near Sammons and Rhode approximately ½ mile to the south.

Utilities	
Gas: 4-inch WS gas line along the southern end of the property on McBride Lane. Stormwater: Storm ditch along both sides of McBride Lane. Wastewater: 18-inch clay along the east side of McBride Lane. Water: 6-inch waterline along the east side of McBride Lane.	
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 Westside Area Development Plan (Adopted February 21, 1995). Future Land Use Map: Designated Light Industrial, Government. Water Master Plan, Wastewater Master Plan, Stormwater Master Plan: Currently, there are no proposed improvements.	
Public Notification	
Number of Notices Mailed:	<ul style="list-style-type: none"> • 16 within the 200-foot notification area • 4 outside the 200-foot notification area
Number Returned in Favor:	<ul style="list-style-type: none"> • 0 inside notification area
Number Returned in Opposition:	<ul style="list-style-type: none"> • 0 inside notification area
PERCENT IN OPPOSITION:	<ul style="list-style-type: none"> • 0% in opposition within the 200-foot notification area
Public Hearing Schedule	
Planning Commission Hearing Date: September 7, 2022 City Council 1st Reading/Public Hearing Date: October 18, 2022 City Council 2nd Reading Date: October 25, 2022	

Background:

The applicant is requesting a change in zoning for 17.49 acres consisting of various tracts of Dunn Tract, Ehlers Garden Tracts, and Best Addition as submitted by metes and bounds.

Net Zero Carbon One, LLC (“Infinium”), has selected Corpus Christi for the deployment of a small-scale, commercial demonstration project to showcase Infinium technology for the conversion of carbon dioxide and hydrogen into cleaner synthetic fuels and chemicals. The proposed industrial facility is designed to produce approximately 50 barrels of product per day.

Net zero is about ‘balancing’ or canceling out the carbon we produce. We reach net zero when the amount of greenhouse gas we produce is no more than the amount taken away. Zero carbon concerns the emissions produced from a product or service – it means no carbons are given off at all.

Carbon dioxide will be sourced from the Javelina Facility owned by Howard Energy Partners (HEP) and located in Corpus Christi, Texas, and from other largely anthropogenic sources.

Hydrogen will be sourced from the Javelina Plant and from the electrolysis of water using primarily renewable energy.

The facility and offices will be constructed on property owned by Howard Energy Partners. Construction is expected to commence in 2022 and completed in 2023. The facility will be constructed in the form of a combination of modules and larger vessels. A total of ten fabricated modules will be installed on-site, along with tanks and process vessels. The tallest structure will be 65 feet in height. When operational, the site will employ approximately 22 employees, working in shifts. The employees will be housed in modular offices (1600 square feet) and a control room (400 square feet) of Parking for approximately 25 cars will be provided near the offices. The facility will operate 24 hours a day, seven days a week, 365 days a year, with operations staff on-site at all times of operation.

Comprehensive Plan Consistency:

PLANCC - The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Economy and Workforce
 - Corpus Christi has a diversified economy of well-paying jobs *that build on existing industry strengths and technological innovation.*
 - Promote the technological strengths of companies in the oil and gas cluster by supporting new product development and expansion into new markets.
 - Promote strong lines of communication between local government and businesses to ensure timely response to business needs.
 - Support investment of resources and capacity that support new venture startups and growth.
- Future Land Use, Zoning, and Urban Design
 - 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.

FUTURE LAND USE MAP (FLUM) - The proposed rezoning for heavy industrial uses is inconsistent with the FLUM and would require an amendment:

- Designated Future Land Use: Light Industrial, Government.

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:

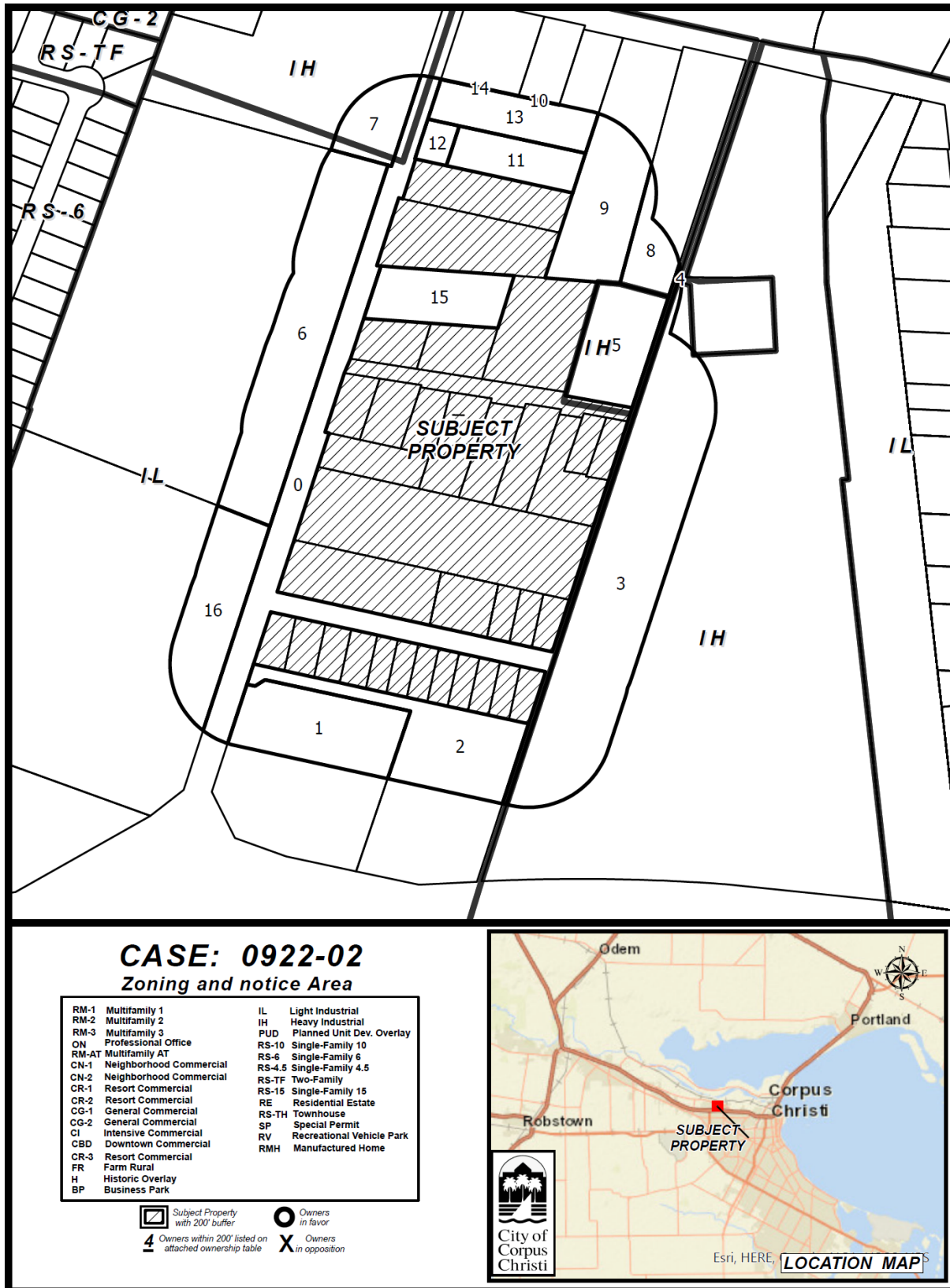
- The proposed rezoning is not consistent with the Future Land Use Map.
- However, the proposed rezoning is consistent with many broader elements of the Comprehensive Plan.

- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses.
- Industrial uses are typically located near major transportation routes such as highways, in this case IH 37.

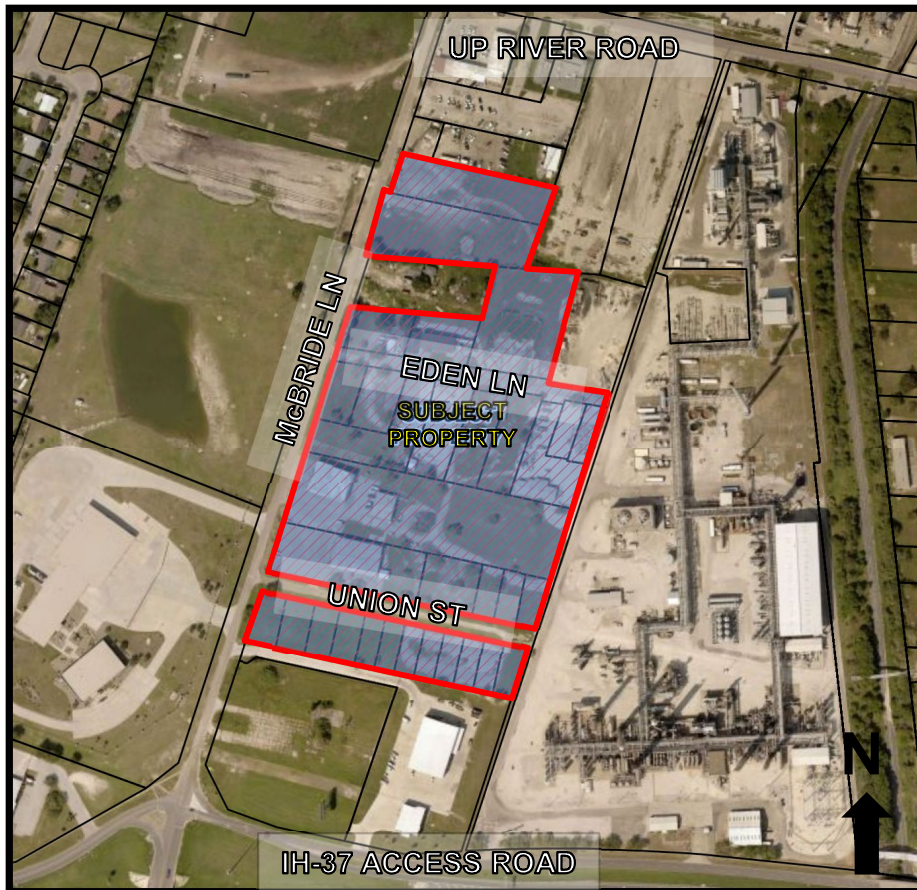
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends denial of the change of zoning.

Staff Recommendation: Approval of the rezoning to the “IH” Heavy Industrial District.

ATTACHMENT A: EXISTING ZONING AND NOTICE AREA

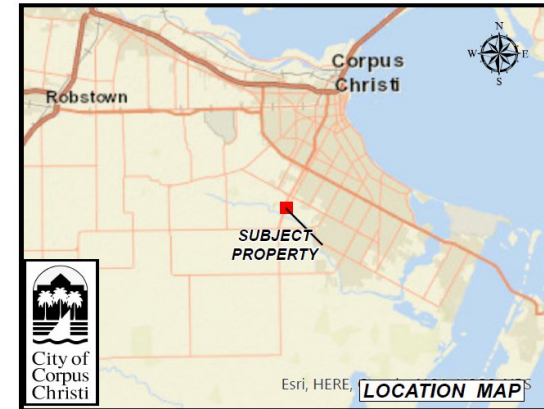


Zoning Case 0922-02



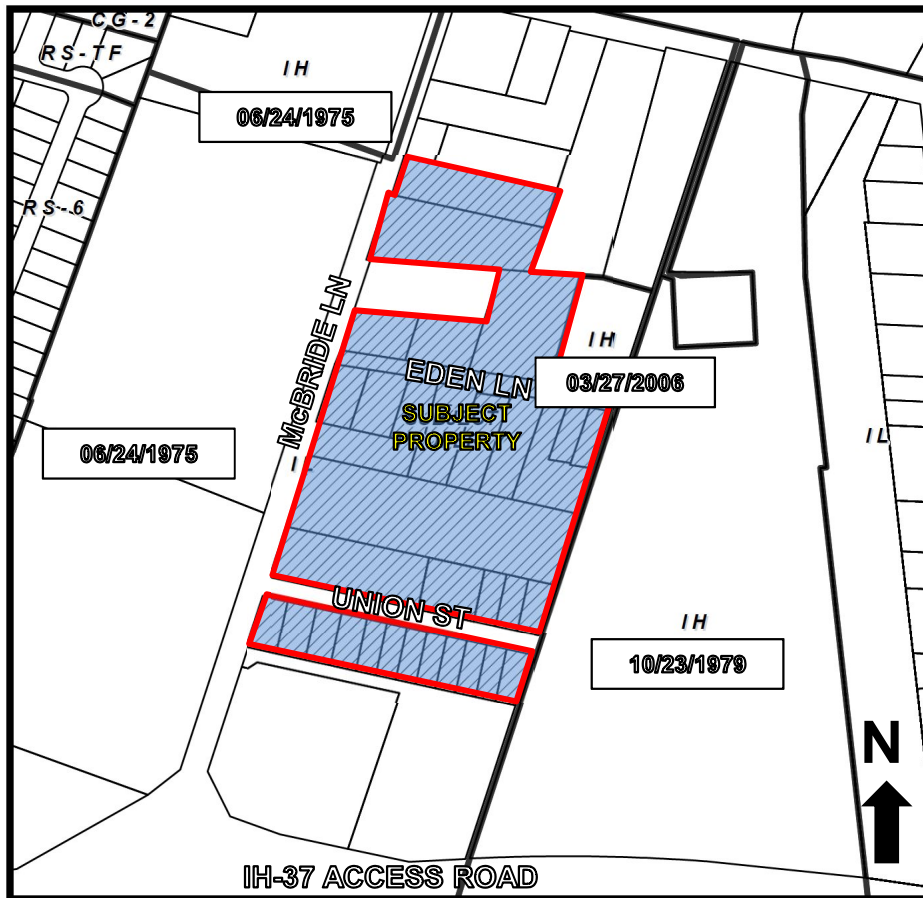
HEP JAVELINA DISTRICT 1

Rezoning multiple properties
Along McBride Lane,
south of Up River Road & north of IH-37
From "IL" to "IH"



Planning Commission
September 7, 2022

Zoning and Land Use



Proposed Use:

Small-scale, commercial demonstration project to showcase Infinium technology for the conversion of carbon dioxide and hydrogen into cleaner synthetic fuels and chemicals.

Area Development Plan:

Westside (Adopted February 21, 1995)

Future Land Use Map:

Light Industrial

Existing Zoning:

"IL" Light Industrial

Adjacent Land Uses:

- North: Light Industrial and Professional Office
- South: Light Industrial and Vacant
- East: Heavy Industrial
- West: Light Industrial, Public/Semi-Public

Public Notification

16 Notices mailed inside 200' buffer
4 Notice(s) mailed outside 200' buffer

Notification Area

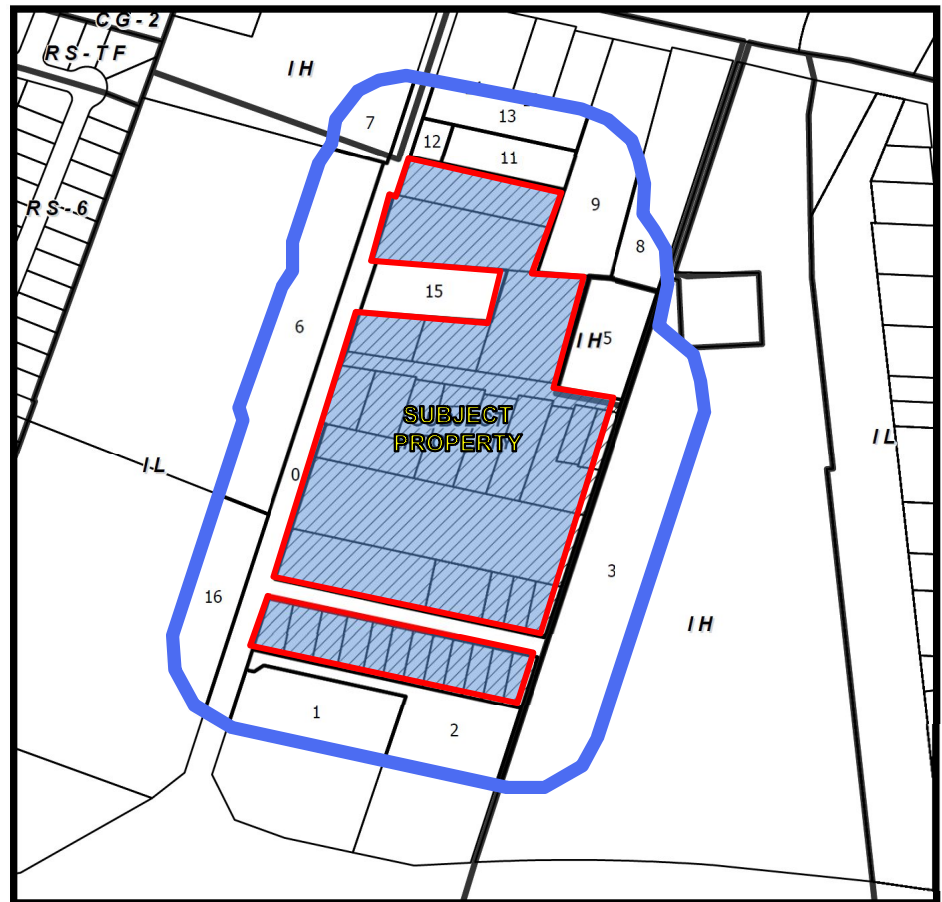
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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

- The proposed rezoning is inconsistent with the Future Land Use Map.
- However, the proposed rezoning is consistent with many broader elements of the Comprehensive Plan.
- Industrial uses are typically located near major transportation routes and are small-to-medium in scale. The site is appropriate.
- The proposed development is compatible with the surrounding uses.
- Industrial uses are typically located near major transportation routes such as highways, in this case, IH 37.

STAFF RECOMMENDATION: Approval of the rezoning request from “IL” Light Industrial to “IH” Heavy Industrial

ZONING REPORT

Case # 0922-03

Applicant & Subject Property			
City Council District: 1 Owner: Douglas and Joye Posey Applicant: Douglas and Joye Posey Address: 14446 Northwest Boulevard Location: Along the northside of Northwest Boulevard, south of Riverwood Drive, and west of River Hill Drive. Legal Description: Lot 2, Nueces River Irrigation Park Annex 2 Acreage of Subject Property: 2.174 acre Pre-Submission/Early Assistance Meeting: 7/15/2022			
Zoning Request			
From: "CG-2" General Commercial District, "RS-6" Single-Family District To: "CG-2" General Commercial District Purpose of Request: The purpose of the request is to bring the land use and zoning together in an appropriate zoning classification. The request will allow for the Unified Development Code required buffer zones. The clinic does not and will not board animals overnight.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CG-2" General Commercial, "RS-6" Single-Family	Commercial	Mixed Use
North	"RS-6" Single-Family	Low-Density Residential	Medium-Density Residential
South	"FR" Farm-Rural	Farm-Rural	Mixed Use
East	"RS-6" Single-Family, "ON" Neighborhood Office	Public/Semi-Public, Low-Density Residential	Mixed Use
West	"CG-2" General Commercial, "ON" Neighborhood Office	Commercial, Professional Office	Mixed Use
Plat Status: Subject property is not platted. Air Installation Compatibility Use Zone (AICUZ): No. Code Violations: None.			
Transportation and Circulation			
Northwest Boulevard	Designation-Urban Street	Section Proposed	Section Existing
	"A3" Primary Arterial Divided	6 Lanes 130' R.O.W. Median	2 Lanes 95 Feet Median
Utilities			

Gas: 6-inch WS gas line along Northwest Boulevard.
Stormwater: Storm ditch along Northwest Boulevard.
Wastewater: 18-inch clay along the west property line.
Water: 12-inch waterline along Northwest 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 Northwest Area Development Plan (Adopted January 9, 2001).

Future Land Use Map: Designated Mixed Use.

Water Master Plan, Wastewater Master Plan, Stormwater Master Plan: Currently, there are no proposed improvements.

Public Notification

Number of Notices Mailed:	<ul style="list-style-type: none"> • 9 within the 200-foot notification area • 6 outside the 200-foot notification area
Number Returned in Favor:	<ul style="list-style-type: none"> • 0 inside notification area
Number Returned in Opposition:	<ul style="list-style-type: none"> • 0 inside notification area
PERCENT IN OPPOSITION:	<ul style="list-style-type: none"> • 0% in opposition within the 200-foot notification area

Public Hearing Schedule

Planning Commission Hearing Date: September 7, 2022
City Council 1st Reading/Public Hearing Date: October 18, 2022
City Council 2nd Reading Date: October 25, 2022

Background:

The second building, the northmost on the site, was constructed in 1976 and rezoned in 1983 by Ordinance No. 17487. The 200 feet was along the city limit line at the time which left most of the building, all but about four feet outside of the rezoned area. The first building was built in 1982 and the second building in 2007, according to Nueces County Appraisal District.

Comprehensive Plan Consistency:

PLANCC - The proposed rezoning is consistent with the following Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
 - 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.

FUTURE LAND USE MAP (FLUM) - The proposed rezoning's continued veterinarian use is inconsistent with the FLUM and would require an amendment:

- Designated Future Land Use: Mixed Use.

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:

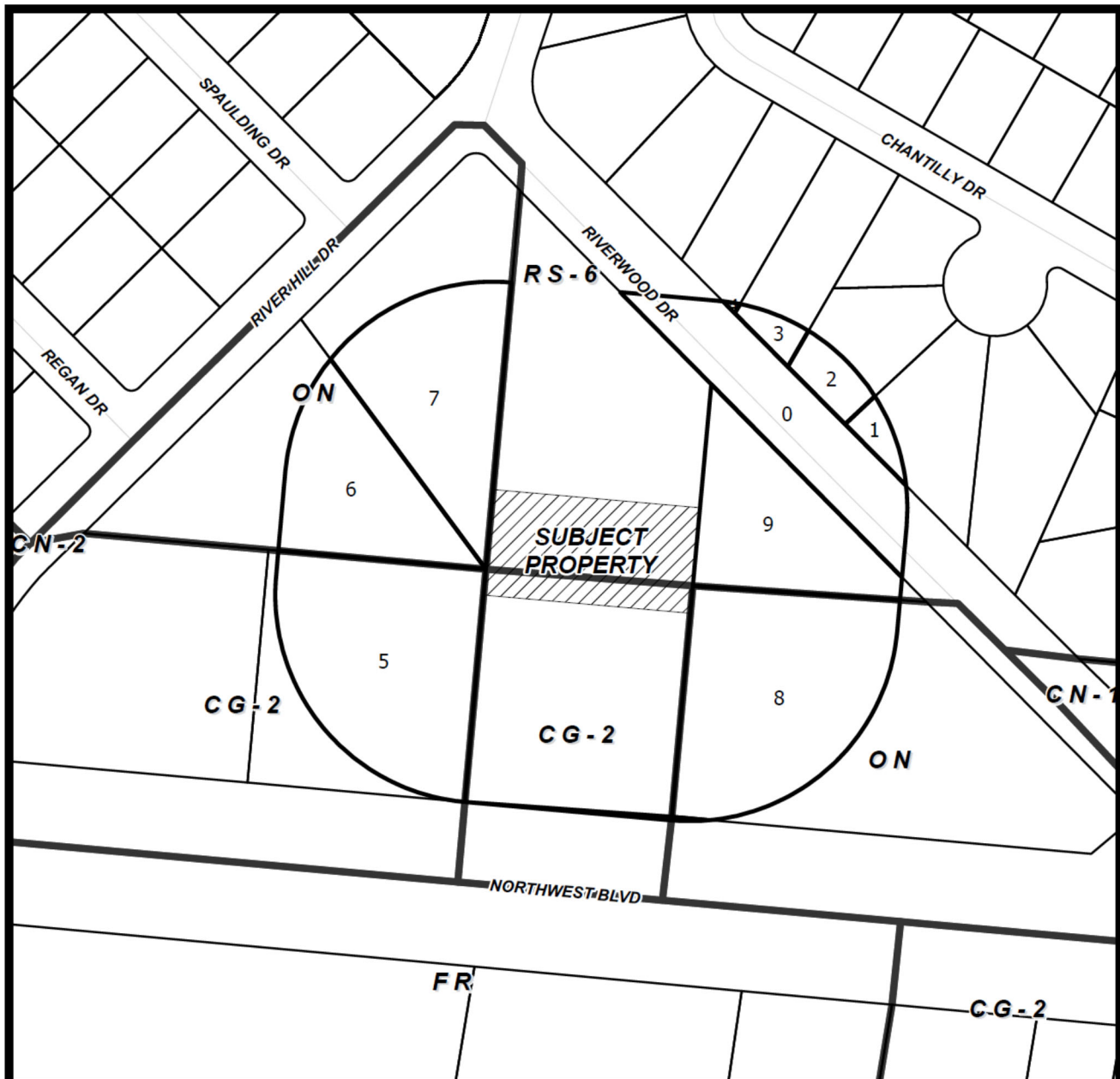
- The proposed rezoning is inconsistent with the Future Land Use Map.
- However, the proposed rezoning is consistent with many broader elements of the Comprehensive Plan.
- The subject property has successfully been in use since the 1980s.
- While the applicant is requesting the “CG-2” General Commercial District, the requested zoning district is incompatible with the adjacent “RS-6” Single-Family District.
- To maintain compatibility with adjacent land uses, staff is recommending a special permit with the base zoning of “ON” Neighborhood Commercial with a Special Permit to allow veterinary uses.

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 denial of the “CG-2” Commercial District in lieu of “ON/SP” Neighborhood Office District with a Special Permit.

Staff Recommendation: Denial of the change of zoning from the “CG-2” General Commercial District and the “RS-6” Single-Family District to the “CG-2” District in lieu thereof approval of the “ON/SP” Neighborhood Commercial District with a Special Permit subject to the following conditions:

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district are veterinarian or animal hospital uses without outdoor runs and kennels.
2. **Buffer Yard:** Type A Buffer yards are required adjacent to single-family districts as described in the Unified Development Code §7.9 Required Buffer Yards.
3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Municipal, Building, or Health Department requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a plat has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

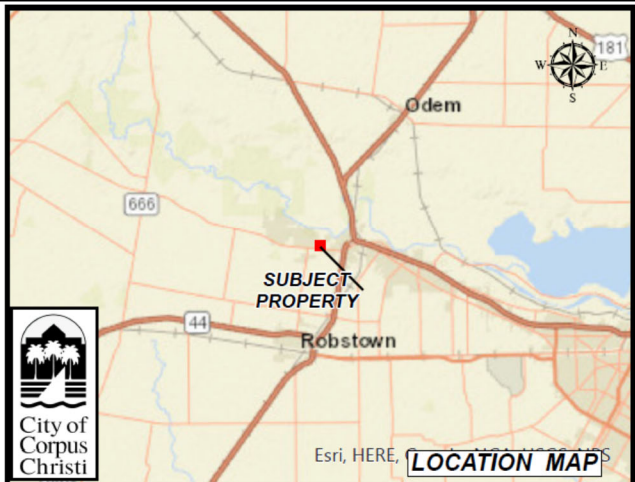
ATTACHMENT A: EXISTING ZONING AND NOTICE AREA



CASE: 0922-03 Zoning and notice Area

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

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 Owners within 200' listed on attached ownership table



Zoning Case 0922-03



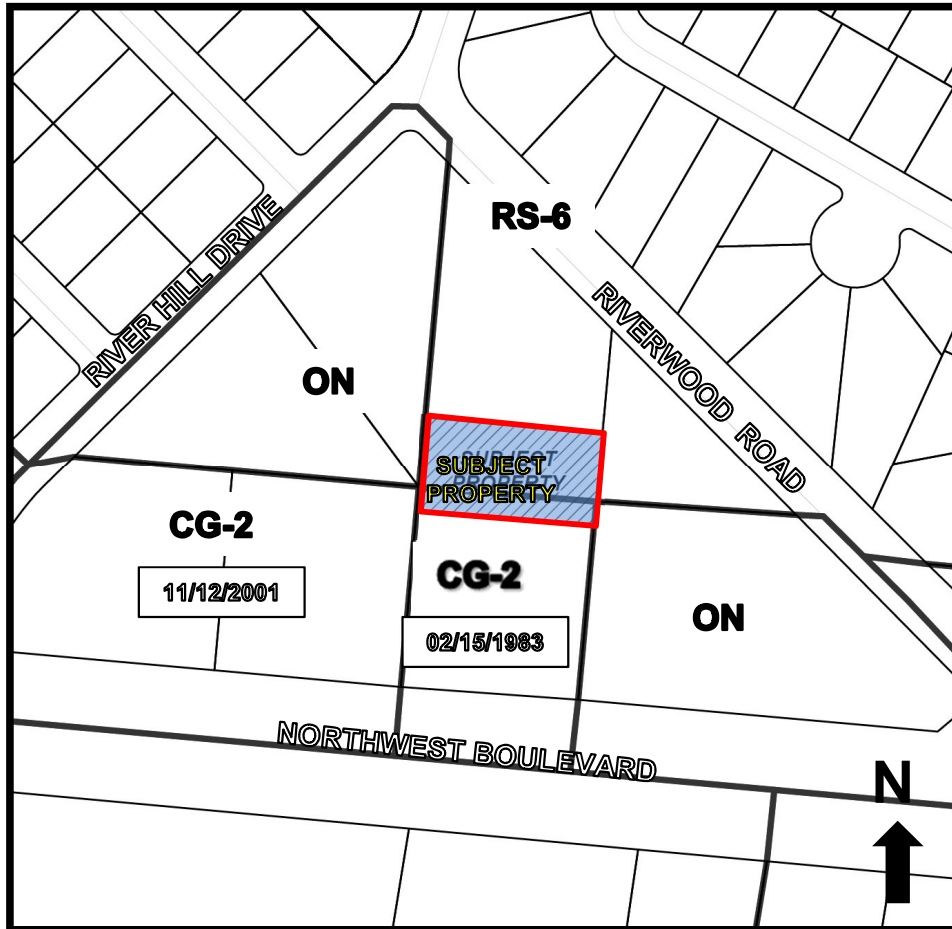
DOUGLAS & JOYE POSEY DISTRICT 1

Rezoning a property at
14446 Northwest Blvd
From "CG-2 and "RS-6" to "CG-2"



Planning Commission
September 7, 2022

Zoning and Land Use



Proposed Use:

Veterinary Clinic (No overnight boarding)

Area Development Plan:

Northwest (January 9, 2001)

Future Land Use Map:

Mixed Use

Existing Zoning:

"CG-2" General Commercial, "RS-6" Single-Family Residential 6

Adjacent Land Uses:

- North: Low-Density Residential
- South: Farm Rural
- East: Public/Semi-Public, Low-Density Residential
- West: Commercial, Professional Office

Public Notification

9 Notices mailed inside 200' buffer
6 Notice(s) mailed outside 200' buffer

Notification Area

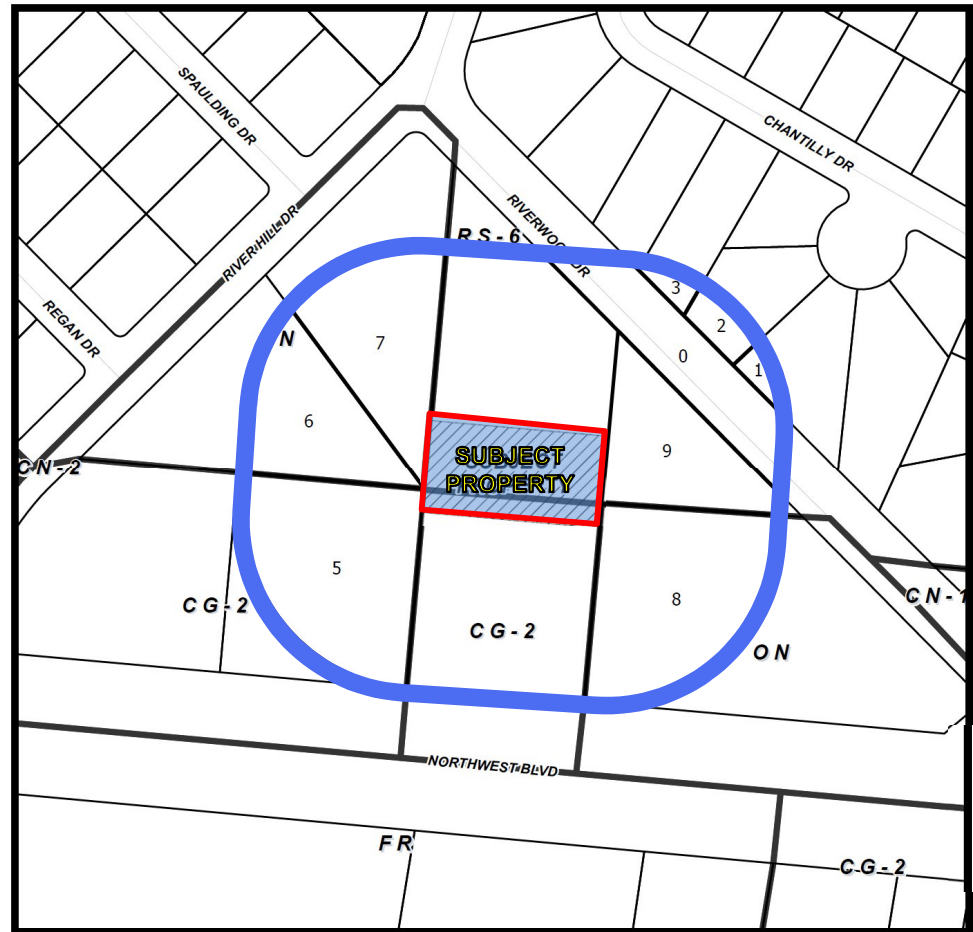
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



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

- Inconsistent with the Future Land Use Map.
- Consistent with many broader elements of the Comprehensive Plan.
- The subject property has successfully been in use since the 1980s.
- Requesting the “CG-2” General Commercial District, however, the requested zoning district is incompatible with the adjacent “RS-6” Single-Family District.

Staff Recommendation: Denial of the change of zoning from the “CG-2” General Commercial District and the “RS-6” Single-Family District to the “CG-2” District in lieu thereof approval of the “ON/SP” Neighborhood Commercial District with a Special Permit subject to the following conditions:

Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district are veterinarian or animal hospital uses without outdoor runs and kennels.
2. **Buffer Yard:** Type A Buffers yards are required adjacent to single-family districts as described in the Unified Development Code §7.9 Required Buffer Yards.
3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Municipal, Building, or Health Department requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a plat has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.