

July 18, 2025

**CITY OF CORPUS CHRISTI PLANNING COMMISSION**

1201 Leopard Street  
Corpus Christi, Tx 78401

**Re: SUBDIVISIONS REQUEST FOR EXTENSION** (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

On behalf of the owner, Rhodes Development, Inc., Melden & Hunt, Inc. is requesting a 12-month plat approval extension on the below referenced subdivision plats. These subdivision plats received conditional preliminary approval at the Planning Commission Meeting of April 17, 2024.

As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

- Traffic Impact Analysis. This item had to be reviewed by the City and Tx-Dot and it took several months to go through the different review processes.
- UTP Amendment presented to City Council on **7/15/2025**. This item was presented by staff to City Council last month since these amendments are grouped with other requests and presented in batches.
- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

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Mario A. Reyna, P.E.  
President

Cc: Rhodes Development, Inc.