



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, January 8, 2025

5:30 PM

Council Chambers

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The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure 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 corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure 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 Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. Approval of Absences: None.
- IV. Approval of Minutes: December 11, 2024 DRAFT Planning Commission Meeting Minutes
  1. [25-0011](#) Planning Commission Meeting Minutes DRAFT 12-11-2024  
*Attachments:* [12-11-24 PC Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action (Items A, B, and C)**

*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. [24-2078](#) PL8519  
**DRISCOLL INDUSTRIAL TRACTS BLOCK 1 LOTS 3-5 (FINAL PLAT OF 6.70 Ac.)**  
 Located west of Airport Rd. and south of Baldwin Blvd.  
Attachments: [PL8519 Driscoll Industrial Tracts FinalPlatCoverTab](#)  
[PL8519 Driscoll Industrial Tracts ClosedDocReport](#)  
[PL8519 Driscoll Industrial Tracts UpdatedPlat](#)  
[PL8519 Driscoll Industrial Tracts Updated Utility Plan](#)  
[PL8519 Driscoll Industrial Tracts UpdatedSWQMP](#)

- 3. [24-2086](#) PL8528  
**OAKHURST PLAZA TRACT 8A & 8B (REPLAT OF 2.66 ACRES)**  
 Located south of S. Padre Island Dr & west of Oakhurst Dr.  
Attachments: [PL8528 Oakhurst Plaza Cover Txt Tab](#)  
[PL8528 Oakhurst Plaza Closed Comb Rpt](#)  
[PL8528 OAKHURST PLAZA \(3\) Plat](#)

- 4. [25-0010](#) PL8302  
**MIRABELLA COMMUNITY CENTER (FINAL PLAT OF 17.65 AC. -CONDITIONAL APPROVAL)**  
 Located east of Chapman Ranch Rd. and south of C.R. 22  
Attachments: [PL8302MirabellaFinalCoverTabConditional](#)  
[PL8302ClosedOpenDocReport](#)  
[PL8302 MirabellaPlat12202024](#)

**B. Time Extension**

- 5. [24-2080](#) PL8140  
**AZALI ESTATES UNIT 3 (FINAL PLAT OF 13.876 AC. CREATING 60 LOT SUBDIVISION)**  
Attachments: [PL8140 Azali Estates Unit 3 PlatExtCoverTab1121624](#)  
[PL8140 Azali Estates Unit 3 PCActionLetter- \(3\)](#)  
[PL8140 Azali Estates Unit 3 PCApprovedPlat](#)

**C. Zoning**

- 6. [25-0005](#) Zoning Case No. ZN8539, 2AVH Calallen, LP. (District 1). An ordinance rezoning a property at or near 3601 Interstate Highway 69 (IH 69) and 3362 County Road 52 (CR 52) from the “FR” Farm Rural District to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000

and publication. (Staff recommends approval).

**Attachments:** [ZN8539 2AVH Calallen LP Staff Report](#)  
[ZN8539 2AVH Calallen, LP Presentation](#)

**D. Public Hearing: Discussion and Possible Action**

*The following Public Hearing items will be considered individually.*

7. [25-0003](#) Zoning Case No. ZN8512, Green Wing Investments, LLC. (District 4). An ordinance rezoning a property at or near 1318 Flour Bluff Drive from the "RS-6" Single-Family 6 District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

**Attachments:** [ZN8512 Green Wing Investments, LLC Staff Report](#)  
[ZN8512 Green Wing Investments, LLC Presentation](#)

**VI. Director's Report**

**VII. Future Agenda Items**

**VIII. Adjournment**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or [ruthb3@cctexas.com](mailto:ruthb3@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  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, December 11, 2024

5:30 PM

Council Chambers

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

Chairman York called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting.

**Present** 9 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Board Member Michael Miller, Chair Michael York, Board Member Mike Munoz, Board Member Michael Budd, Board Member Ed Cantu, and Board Member Trey Teichelman

**Absent** 1 - Advisory Non voting Ben Polack

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: None.

#### IV. Approval of Minutes: November 13, 2024

Commissioner Mandel made a motion to approve the minutes from November 13, 2024, meeting, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

1. [24-1941](#) Planning Commission Meeting Minutes DRAFT November 13, 2024

**Attachments:** [11-13-24 Minutes DRAFT](#)

#### V. Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting calendar for 2025.

2. [24-2055](#) 2025 Planning Commission Calendar

**Attachments:** [2025PCMtgDates](#)

Commissioner Miller made a motion to approve the 2025 Planning Commission calendar as presented by staff, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

#### VI. Consent Public Hearing: Discussion and Possible Action (Items A and B)

Andrew Dimas, Development Services, read Consent Items A and B (Items 4, 5, 6, 7, 9, and 10) into the record. The plats satisfy all requirements of the Unified Development



Code (UCD)/State Law, and the Technical Review Committee (TRC). Items B, Zoning, also satisfies all requirements and staff recommends approval.

Chairman York asked for clarification on Item No.9, the Special Permit. Mr. Dimas stated the Special Permit is for a 120 foot cell/telecom tower.

Chairman York opened the Public Hearing. Troy Williams, representing Item #9, was available for comment. There were no questions. Seeing no one else to speak, Chairman York closed the Public Hearing.

Commissioner Miller made a motion to approve Items 4, 5, 6, 7, 9, and 10 as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All aye. The motion passed.

Andrew Dimas, Development Services, read Item No. 11 into the record. The plat satisfies all requirements of the Unified Development Code (UCD)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Chairman York opened the Public Hearing; seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Miller to approve Item No. 11 as presented by staff, seconded by Commissioner Munoz. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Mandel, Miller, Munoz, Budd, Cantu, and Teichelmlan. Abstain: Commissioner Hedrick. The motion passed.

Andrew Dimas, Development Services, read Consent Item No.3 into the record. The plat satisfies all requirements of the Unified Development Code (UCD)/State Law, and the Technical Review Committee (TRC). Staff recommends approval.

Vice Chairman Salazar-Garza opened the Public Hearing. Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Commissioner Miller made a motion to approve Item No. 3 as presented by staff, seconded by Commissioner Hedrick. The Vote: Aye: Vice Chairman Salazar-Garza, Commissioners Mandel, Miller, Munoz, Hedrick, Budd, Cantu, and Teichelman. Abstain: Chairman York. The motion passed.

Andrew Dimas, Development Services, read Item No. 8, Zoning, into the record, which satisfies all requirements and staff recommends approval.

Vice Chairman Salazar-Garza opened the Public Hearing. Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Commissioner Miller asked about the opposition letters in the agenda packets.

Mr. Dimas stated the window is always open for all Public Comments to come in and the Commissioners have ample time to review any letters that are sent. The letter that was sent in favor did not have comments, the letter is not in the packet.

Commissioner Miller made a motion to approve Item No. 8 as presented by staff, seconded by Commissioner Munoz. The Vote: Aye: Vice Chairman Salazar-Garza, Commissioners Miller, Munoz, Hedrick, Budd, Cantu, and Teichelman. Abstain: Chairman York and Commissioner Mandel. The motion passed.

**A. Plats**

- 3. [24-1887](#) PL8442  
**EL OSO DORMIDO BLOCK 1, LOT 1(FINAL OF 4.888 ACRES)**  
 Located south of Yorktown Blvd & west of Flour Bluff Dr.

**Attachments:**     [PL8442 El Oso Dormido Cover Txt Tab](#)  
[PL8442 El Oso Dormido Closed Comb Rpt 11-8](#)  
[PL8442 El Oso Dormido Lot 1 Blk 1 Public Improvement Plans](#)  
[PL8442 El Oso Dormido Lot 1, Blk 1 SWQMP](#)  
[PL8442 El Oso Dormido Plat Pg 1 11-7](#)  
[PL8442 El Oso Dormido Plat Pg 2 10-25](#)

- 4. [24-1935](#) PL8486  
**CAROLINE’S HEIGHTS UNIT 2 (FINAL OF 7.593 ACRES)**  
 Located south of FM 2444 & east of TX 286.

**Attachments:**     [PL8486 Caroline's Heights Cover Txt Tab](#)  
[PL8486 Caroline's Heights Closed Comb Rpt](#)  
[PL8486 Caroline's Heights 22011 WTR PLANS APP 9-6-24](#)  
[PL8486 Caroline's Heights PLAT UNIT 2 11-8-24](#)  
[PL8486 Caroline's Heights PLAT UNIT 2 AS SWQMP 10-14-24](#)

- 5. [24-1938](#) PL8503  
**CHAMBERLIN’S SUBDIVISION BLOCK 23, LOTS 12R & 13R (REPLAT OF 0.355 ACRES)**  
 Located south of Agnes Street & east of S Staples Street

**Attachments:**     [PL8503 Chamberlin's Subdvsn Cover Txt Tab-PL8503](#)  
[PL8503 Chamberlin's Subdvsn Closed Comb Rpt](#)  
[PL8503 Chamberlin's Subdvsn Updated Plat 11-14](#)  
[PL8503 Chamberlin's Subdvsn Updated Utility Plan 11-14](#)

- 6. [24-2041](#) PL8484  
**COME DREAM COME BUILD SUBDIVISION BLOCK 1 LOT 51-56 (Replat of**

0.56 Ac.)

Located east of 18th St. and north of Mary St.

- Attachments:** [PL8484 Come Dream Come Build CoverTxtTab- Replat](#)  
[PL8484 Come Dream Come Build ClosedDocReport](#)  
[PL8484 Come Dream Come Build Plat112224](#)

7. [24-2042](#) PL8493  
**NUECES RIVER IRRIGATION PARK BLOCK 2 LOTS 26A, 26B, 26C, 27R, & 28R (REPLAT OF 8.604 ACRES)**

Located south of Northwest Blvd & east of FM1889.

- Attachments:** [PL8493 Nueces River Irrigation Park Cover Txt Tab- PL8493](#)  
[PL8493 Nueces River Irrigation Park Closed Comb Rpt](#)  
[PL8493 Nueces River Irrigation Park Plat Pg 1 12-4](#)  
[PL8493 Nueces River Irrigation Park Plat Pg 2 12-4](#)  
[PL8493 Nueces River Irrigation Park 1.0 Utility Plan 11-27](#)  
[PL8493 Nueces River Irrigation Park Stormwater drainage system plans 11-27](#)  
[PL8493 Nueces River Irrigation Park 2.0 Storm Drainage Plan 11-27](#)

**B. Zoning**

8. [24-2043](#) Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8398 Mandel Family Homes LLC Staff Report 12-11-24](#)  
[ZN8398 Mandel Family Homes LLC PWPT 12-11-24](#)

9. [24-2044](#) Zoning Case No. ZN8425, Judy Lynn Reuthinger (District 2). Ordinance rezoning a property at or near 4222 Avalon Street from the “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8425 Judy Lynn Reuthinger Staff Report](#)  
[ZN8425 Judy Lynn Reuthinger PowerPoint](#)

10. [24-2045](#) Zoning Case No. ZN8474, Braselton Development Company, Ltd (District 3, Upon Annexation). Ordinance rezoning a property at or near CR-33, and FM-43 from the “FR” Farm Rural District (upon Annexation) to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8474 Braselton Development Company Ltd Staff Report 12-11-24](#)  
[ZN8474 Braselton Development Company Ltd PWPT 12-11-24](#)

- 11. [24-2047](#) Zoning Case No. ZN8501, Cross Timbers Steakhouse, Inc. (District 1). Ordinance rezoning a property at or near 3402 CR-52 (County Road) from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8501 Cross Timbers Steakhouse, Inc Staff Report](#)  
[ZN8501 Cross Timbers Steakhouse Inc Powerpoint](#)

**VII. Public Hearing: Discussion and Possible Action**

Andrew Dimas, Development Services, read Item No. 12 into the record. Mr. Dimas explained the Legislative Process for plat extensions. The plat is not on the Consent Agenda because the applicant has had nine extensions. Staff is recommending denial because there are outstanding comments to be addressed.

Chairman York opened the Public Hearing. Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to deny Item 12 as presented, seconded by Commissioner Teichelman. The Vote: All Aye. The motion to deny passed.

Sara McNeil, Traffic Engineering, presented the Urban Transportation Amendment for Fred's Folly in District 5. Two separate developers (Azali and Yorktown Village) request to remove Fred's Folly from the Master Plan.

Commissioner York asked about the alternate route, if this passes, the alignment removed, is the alternate alignment going to be in the UTP.

Renee Couture stated each applicant proposed an alternate route on the others property. Traffic met with the developers separately and with internal departments; Fire and Police. There is no need for connectivity on the North. There is no funding dedicated by the city. No funding outlines. Recommending to remove the alignment.

Commissioners discussed specifics and clarification of the proposal. There are were no traffic studies done. The connectivity is a partnership between the developers and the city. Neither want to be responsible for building the road, whether shared or in its entirety.

School boundaries were also discussed. Ms. Couture summarized the planning department comments. There are challenges in keeping the roadway on the Master Plan. Applicants could dedicate as to Master Plans. Chairman York stated he is surprised that Yorktown was designed ignoring the Master Plan, without an intersection. Ms. Couture stated the engineer did not include it because at that time there were no future plans for development.

Chairman York opened the Public Hearing. Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Miller to deny Item #13 as presented by staff, seconded by Commissioner Munoz. The Vote: All aye. The motion to deny passed.

Sara McNeil, Traffic Engineering, presented the UTP Amendment for Item No. 14, Pedestrian Beach Access 18-V between State Highway (SH) 361 and Beach.

Renee Couture discussed the amendment in detail, answering Commissioners questions about the amendment.

Chairman York opened the Public Hearing.

Jeff Hutzler, Coastal Dunes, stated they met with staff prior to purchasing the property, and asked what the mechanism is to remove the Pedestrian Beach Access. They are proposing beach access for their development, on their development, with a pond. Mr. Hutzler is asking for clarity. High tides are in their dunes, and it is not passable by car.

Stephen Grunewald, Engineer, stated they are very familiar with the beach/dune walkover road rules. For a two-way it needs to be 14 feet wide. Discussion was held regarding adjacent beach access roads.

Commissioner Miller asked about the SH 361 project going to four lanes; will there be issues with left turns coming from the beach. Yes, it will continue to have issues, but we have not seen the development.

Mr. Dimas said he would reach out to TXDOT to see if they have any preliminary designs for 361.

Seeing no one else to speak, Chairman York closed the Public Hearing.

Commissioner Munoz stated Public Access isn't defined, so how can we tell them to build it when we don't know what to build. The city needs to find a way to resolve that problem. It should be defined in the Master Plan.

Chairman York stated the developments to the North and South already have beach access, 18-V doesn't go across SH 361 so no one will be cut off.

Commissioner Munoz stated if it was defined as a C1 he would agree, since the PA is not defined, we cannot hold them to it.

A motion was made by Commissioner Munoz to approve the amendment as presented by staff, seconded by Vice Chairman Salazar-Garza. The Roll Call Vote: Aye: Chairman

York, Vice Chairman Salazar-Garza, Commissioners Mandel, Munoz, Budd, and Cantu. Nay: Commissioners Miller, Hedrick, and Teichelman. The motion passed.

- 12. [24-2048](#) PL8163  
**ALARCON ADDITION BLOCK 1, LOTS 1 & 2 (FINAL OF 4.376 ACRES)**  
 Located south of I-37 & east of Callicoatte Rd.  
     **Attachments:**     [PL8163 Alarcon Addition Cover Txt Tab-PL8163](#)  
                                   [PL8163 Alarcon Addition Comb Rpt](#)  
                                   [PL8163 Alarcon Addition - Pg.1](#)  
                                   [PL8163 Alarcon Addition - Pg.2](#)  
                                   [PL8163 Alarcon Addition - Utility Plan](#)  
                                   [PL8163 Alarcon Addition SWQMP 11910 Leopard FULL SIZE \(1\)](#)

- 13. [24-2034](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved, undedicated private property identified as Freds Folly.  
     **Attachments:**     [Agenda Memo - UTP Amendment Freds Folly - 12.02.24](#)  
                                   [Freds Folly UTP Amendment- Presentation - 12.02.24](#)

- 14. [24-2035](#) An Urban Transportation Amendment deleting a portion of the corridor of unimproved right-of-way identified as Pedestrian Beach Access 18-V.  
     **Attachments:**     [Agenda Memo - UTP Amendment Pedestrian Beach Access 18-V - 12.02.24](#)  
                                   [UTP Amendment Pedestrian Beach Access 18-V- Presentation - 12.02.24](#)

VIII. **Director's Report: Upcoming Training opportunities**

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

X. **Adjournment: There being no further business to discuss, the meeting was adjourned at 6:47 pm.**

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 8, 2025**

**PROJECT:** PL8519

**Driscoll Industrial Tracts, Block 1, Lots 3-5 (Final plat of 6.70 Acres)**

Located west of Airport Rd. and south of Baldwin Blvd.

**Zoned:** IL

**Owner:** Coastal Housing Partners

**Surveyor:** Brister Surveying

The applicant proposes to plat the property to create lots for commercial/industrial development. The submitted Final plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.



**Merged Document Report**

**Application No.: PL8519**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Responses to comments.pdf
Updated SWQMP 12-5.pdf
Updated Utility Plan 12-2.pdf
Update Plat 12-3.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
John Gonzales	JGonzalez@cctexas.com	

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)



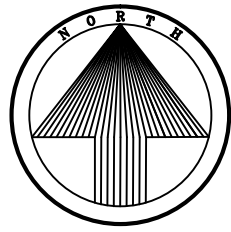
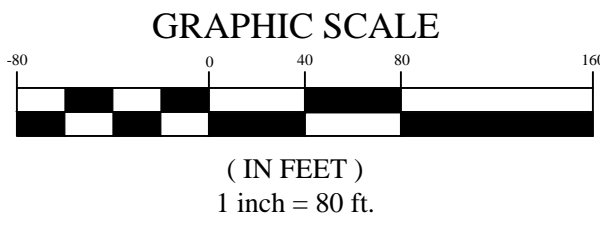
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	Plat1	Note	Justin Phung : Default	Closed	PW STR: Informational: Based on the Corpus Christi GIS Viewer, Airport Rd (FM 665 between Baldwin Blvd and Morgan Ave) is TxDOT jurisdiction. Please coordinate with TxDOT.	
22	Plat1	Note	Justin Phung : Default	Closed	PW STR: Informational: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
15	Plat1	Note	Bria Whitmire : DS	Closed	<p>Sidewalks are required per UDC 8.2.2.A.1.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:</p> <ul style="list-style-type: none"> <li>i. Streets that are in the Urban Transportation Plan as arterials or collectors;</li> <li>ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors; or</li> <li>iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions.</li> </ul> <p>Per UTP, Baldwin is an A1 and Airport is a C1, Beacon is a through-street connecting to existing streets, and sidewalk presently exists along Baldwin to the east and Airport to the north and south.</p>	
16	Plat1	Note	Bria Whitmire : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>Streets: No</p> <p>Sidewalks: Yes, see separate more detailed note, may be deferred to site development</p> <p>ADA Master Plan: no</p> <p>Bicycle Mobility Plan: yes, may be deferred to site development</p> <p>Water: No</p> <p>Fire Hydrants: As needed upon site development for Fire Code</p> <p>Wastewater: Yes, depending on site development</p> <p>Stormwater: As needed upon site development to assure post-development flow does not exceed pre-development flows</p> <p>Public Open Space: No</p> <p>Permanent Monument Markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	Plat1	Note	Alex Harmon : DS	Closed	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
24	Plat1	Note	Mark Zans : DS	Closed	Label 20 Y.R. in Lot 5	
1	Plat1	Callout	Mark Zans : LD	Closed	Please check acreage being platted.	
2	Plat1	Callout	Mark Zans : LD	Closed	Please check acreage for plat.	
4	Plat1	Note	Mark Zans : LD	Closed	ROW comment: Baldwin Blvd. is a A-1 on the UTP and is to be 95 feet wide. A ROW dedication of 7.5 feet is needed.	
5	Plat1	Note	Mark Zans : LD	Closed	What is happening with the easement across the middle of the property.?	
7	Plat1	Note	Mark Zans : LD	Closed	Add block number 1	
8	Plat1	Note	Mark Zans : LD	Closed		
9	Plat1	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 12/11/2024. The deadline for revisions to be submitted is 12/2/2024.	
10	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
11	Plat1	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
13	Plat1	Note	Mark Zans : LD	Closed	Fire comments: 1 Info Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Info "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Info 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. 4 Info A water flow survey should be conducted to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5□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.</p> <p>6□Info□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.</p> <p>7□Plat□Lot 5 has the potential to build a structure too far from the hydrant on Airport Road. Ensure the 300 ft. distance is maintained or a hydrant will be required.</p> <p>8□Info□503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>9□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.</p> <p>10□Info□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
14	Plat1	Note	Mark Zans : LD	Closed	<p>fire comments: 11-21</p> <p>11 Info 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>12 info An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>13 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.</p> <p>14 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.</p> <p>15 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>16 Plat "Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</p> <p>17 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.</p> <p>18 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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.</p> <p>19 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.)</p> <p>20 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.</p> <p>21 Info Commercial and or light industrial development of the property will require further Development Services review.</p>	
23	Plat1	Note	Mark Zans : LD	Closed	<p>traffic comment: Need to provide such that there is 47.5' of ROW to the CL on the applicant's side of Baldwin Blvd, which is an A1 per the UTP and requires 95' of total ROW per UDC Table 8.2.1.C.</p>	
18	Model	Note	Mark Zans : LD	Closed	<p>Stormwater comment: Plat confirms increased run off for proposed plat but show no means of mitigation. States to be done at site development. Please provide mitigation and proposed calculations before approval of plat.</p>	
25	utility1	Note	John Gonzales : WW	Closed	<p>Wastewater construction is not required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p>	



# PLAT OF DRISCOLL INDUSTRIAL TRACTS BLOCK 1, LOTS 3 - 5

BEING A FINAL PLAT OF A CALLED 6.72 ACRE TRACT AS DESCRIBED IN A DEED RECORDED DOCUMENT NO. 2024034224, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 6.72 ACRE TRACT BEING OUT OF LOT D-2, BLOCK 10, "CORPUS CHRISTI INDUSTRIAL DISTRICT SECTION 2", AS SHOWN ON THE PLAT RECORDED IN VOLUME 32, PAGE 75, MAP RECORDS OF NUECES COUNTY, TEXAS.

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

WE, COASTAL HOUSING PARTNERS, INC. DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
GARY ALLSUP,  
CEO

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GARY ALLSUP, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

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 \_\_\_\_\_, 2024

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MICHAEL YORK  
CHAIRMAN

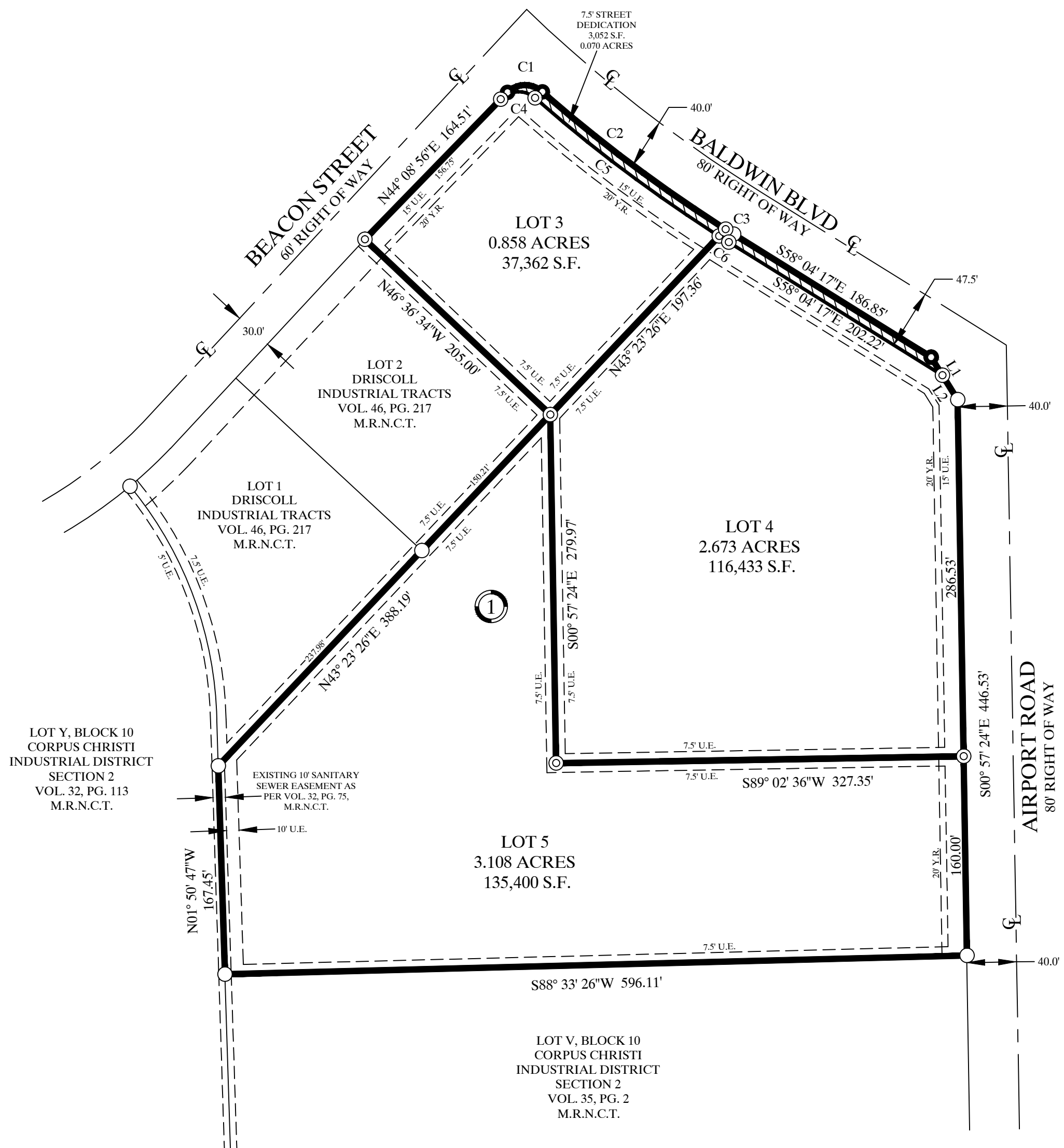
\_\_\_\_\_  
MICHAEL DICE  
SECRETARY

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 \_\_\_\_\_, 2024

\_\_\_\_\_  
RONALD E. BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
LICENSE NO. 5407



C1: R = 20.00' L = 31.03' TAN = 19.62' Δ = 88° 53' 43" CB = N89° 15' 49"E, 28.01'	C2: R = 1,185.98' L = 184.10' TAN = 92.24' Δ = 08° 53' 39" CB = S53° 10' 02"E, 183.92'	C3: R = 1,185.98' L = 7.63' TAN = 3.81' Δ = 00° 22' 06" CB = S57° 47' 55"E, 7.63'	C4: R = 20.00' L = 30.43' TAN = 19.04' Δ = 87° 11' 19" CB = N87° 44' 36"E, 27.58'	C5: R = 1193.48' L = 1,85.01' TAN = 92.69' Δ = 08° 52' 55" CB = S53° 06' 12"E, 184.83'	C6: R = 1,193.48' L = 9.14' TAN = 4.57' Δ = 00° 26' 19" CB = S57° 45' 49"E, 9.14'
--	---	--	--	---	--



**Brister Surveying**  
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twc.com  
Firm Registration No. 10072800

- = FOUND 5/8" RE-BAR
- = FOUND 1" PIPE
- ⊙ = SET 5/8" RE-BAR

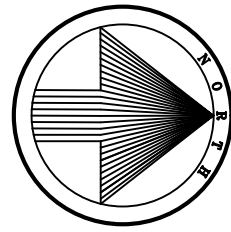
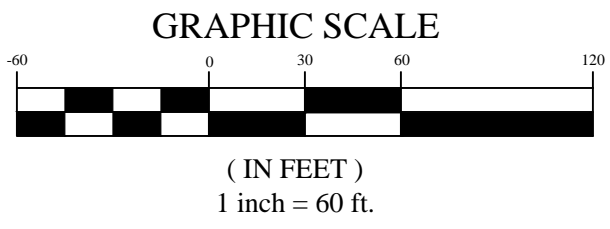
- NOTES:
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0315 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
  - MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
  - SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
  - THE TOTAL PLATTED AREA IS 6.709 ACRES.
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IBM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS  
COUNTY OF NUECES

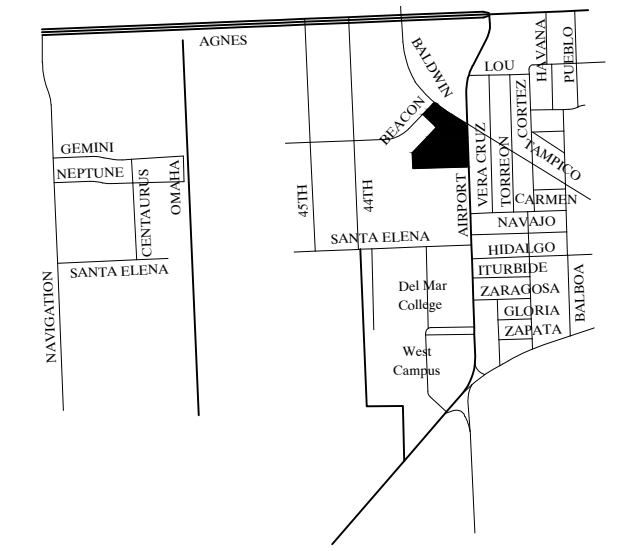
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS. DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

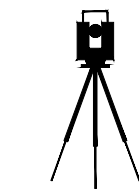
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DEPUTY



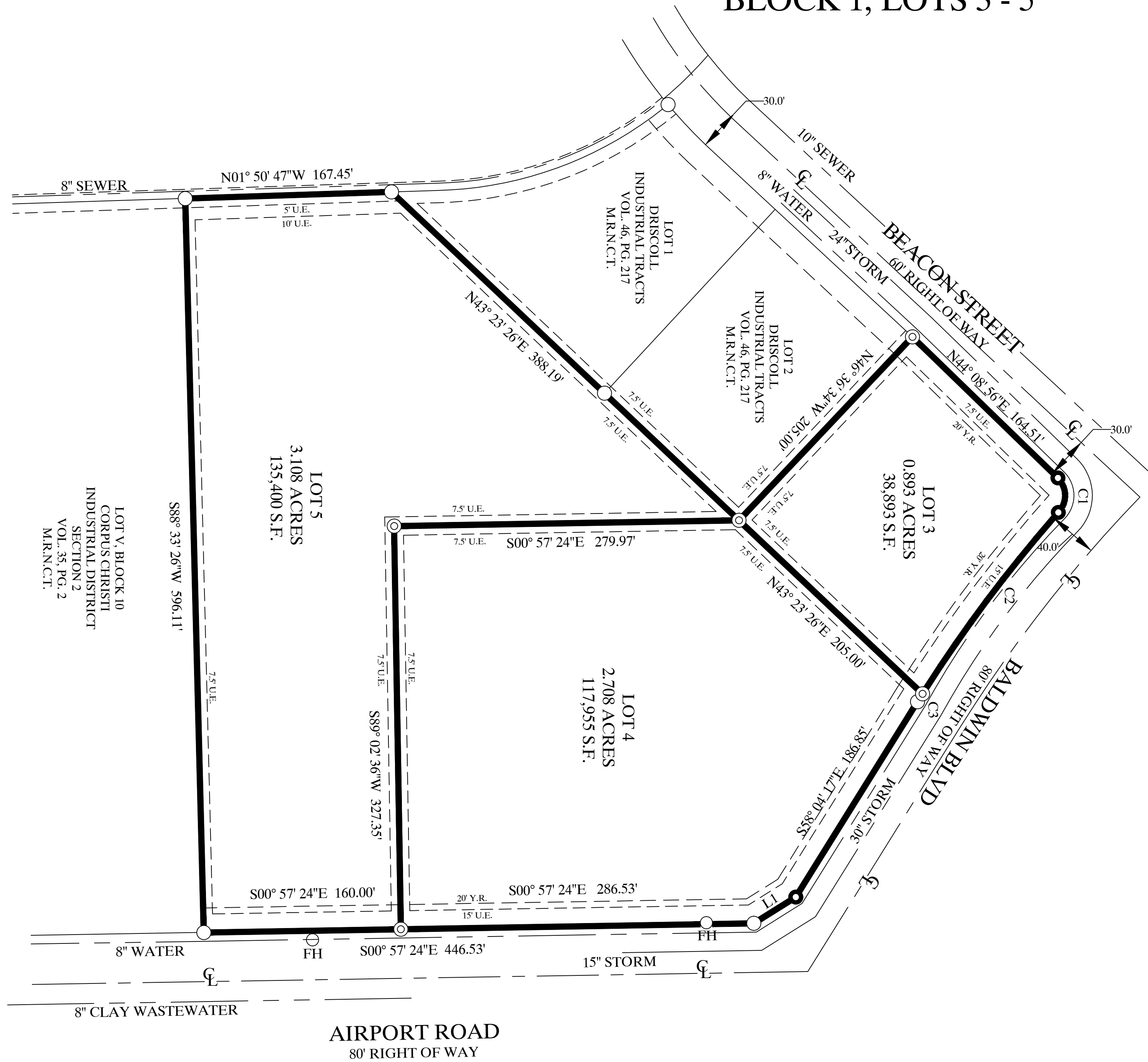
# UTILITY PLAN OF DRISCOLL INDUSTRIAL TRACTS BLOCK 1, LOTS 3 - 5



SITE MAP  
NOT TO SCALE



**Brister Surveying**  
5506 Cain Drive  
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bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800



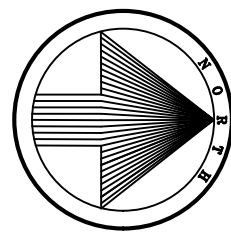
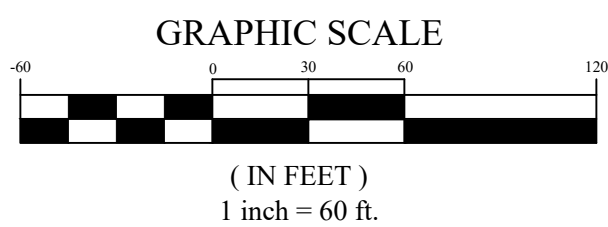
LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
R.O.W. = RIGHT OF WAY  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

- = ELECTRICAL BOX ON CORNER
- = PROPERTY CORNER NO ACCESS
- ⊙ = FOUND 5/8" RE-BAR



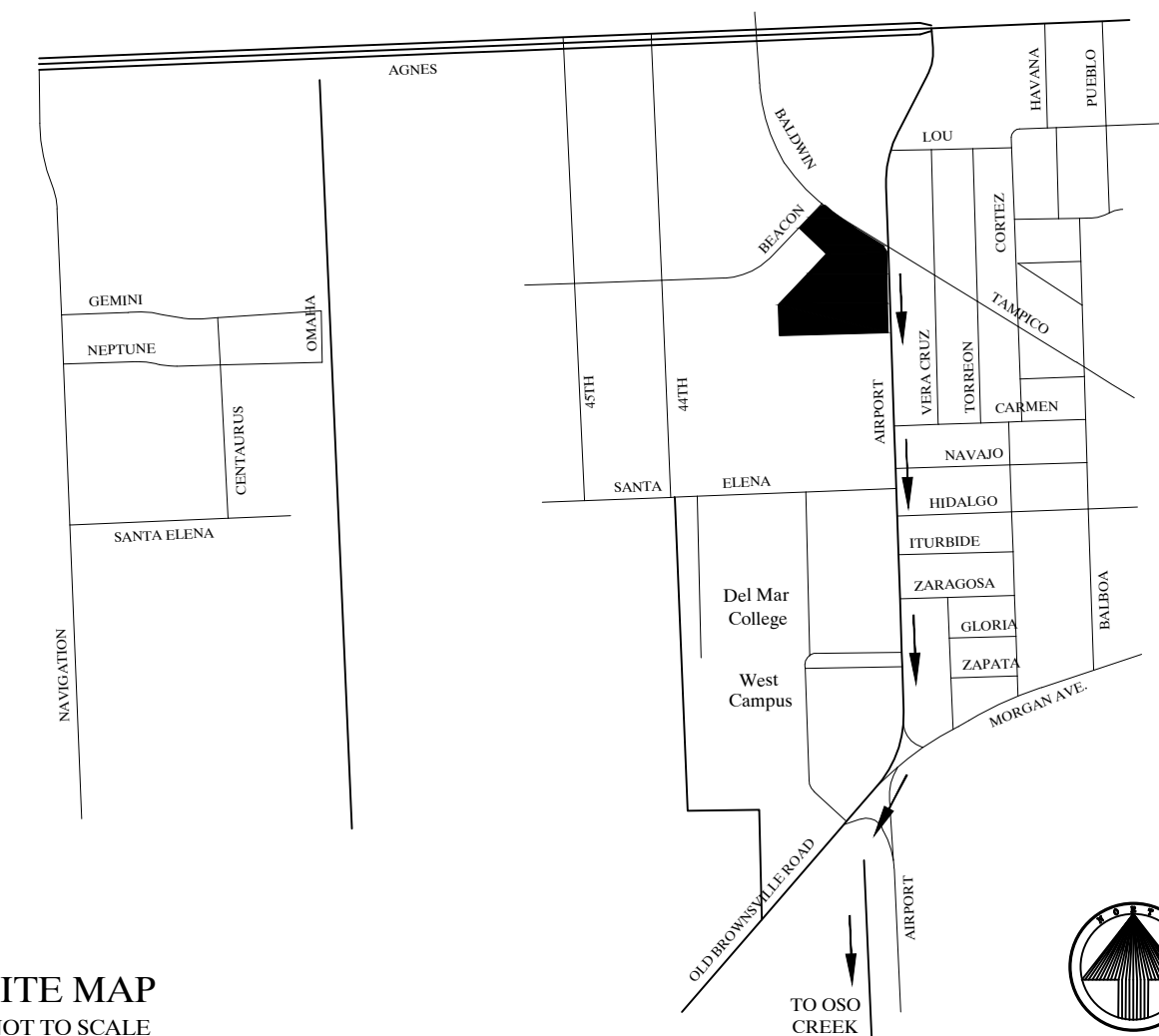
**Brister Surveying**  
 5506 Cain Drive  
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 Firm Registration No. 10072800

**COAST LIFE ENGINEERING**  
 TEXAS REGISTERED ENGINEERING FIRM F-24814  
 WWW.COASTLIFEENGINEERING.COM  
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# STORM WATER QUALITY MANAGEMENT PLAN OF DRISCOLL INDUSTRIAL TRACTS BLOCK 1, LOTS 3 - 5

- LEGEND:**
- = EXISTING FLOW ARROW
  - = PROPOSED FLOW ARROW
  - = EXISTING STORM INLET
  - = EXISTING STORM MANHOLE
  - = EXISTING STORM PIPE
  - = EXISTING PIPE SIZE AND TYPE
  - = EXISTING CONTOUR AND ELEVATION
  - = DRAINAGE BOUNDARY
  - = TOP OF POND



**SITE MAP**  
NOT TO SCALE

**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. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0505 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. THE TOTAL PLATTED AREA IS 6.709 ACRES.
4. RAINFALL INTENSITIES USED FOR THE RATIONAL METHOD CALCULATIONS WERE DERIVED FROM NOAA ATLAS 14 FOR THIS PROJECT SITE'S LOCATION.
5. THE RUNOFF COEFFICIENTS (C) USED FOR THE RATIONAL METHOD CALCULATIONS WERE DERIVED FROM THE CITY OF CORPUS CHRISTI'S INFRASTRUCTURE DESIGN MANUAL. A VALUE OF C=0.40 IS ASSUMED FOR THE EXISTING CONDITIONS OF (PASTURE, TYPE B SOIL, 1% <S<3.5%). A VALUE OF C=0.65 IS ASSUMED FOR THE PROPOSED CONDITIONS OF (LIGHT INDUSTRIAL, 1% <S<3.5%).
6. TIME OF CONCENTRATION CALCULATIONS WERE DERIVED FROM THE SCS TR-55 METHOD WITH A MINIMUM TIME OF 10-MINUTES FOR SHEET FLOW.
7. DETENTION POND CALCULATIONS WERE PERFORMED USING THE MODIFIED RATIONAL METHOD IN THE HYDRAFLOW HYDROGRAPHS EXTENSION OF AUTODESK CIVIL 3D.
8. DETENTION PONDS SHOWN HEREON ARE PRELIMINARY IN NATURE. ACTUAL LOCATIONS AND ORIENTATIONS WILL BE DETERMINED AT TIME OF SITE DEVELOPMENT.

**Rational Method Calculations (Q = C x I x A)**

Site Conditions	Area in Acres (Ac.)	Runoff Coefficient (C)	Time of Conc. in Minutes (Tc)	Flowrate Q in CFS (5-YR)	Flowrate Q in CFS (25-YR)	Flowrate Q in CFS (100-YR)
Existing	6.709	0.40	30	10.68	14.71	18.44
Proposed	6.709	0.65	15	24.55	34.01	42.82
Delta Q	-	-	-	13.87	19.31	24.39

**Rainfall Intensity Values**

Tc (min.)	Intensity I5 (in/hr)	Intensity I25 (in/hr)	Intensity I100 (in/hr)
5	8.42	11.70	14.80
10	6.71	9.35	11.80
15	5.63	7.80	9.82
30	3.98	5.48	6.87
60	2.63	3.66	4.62

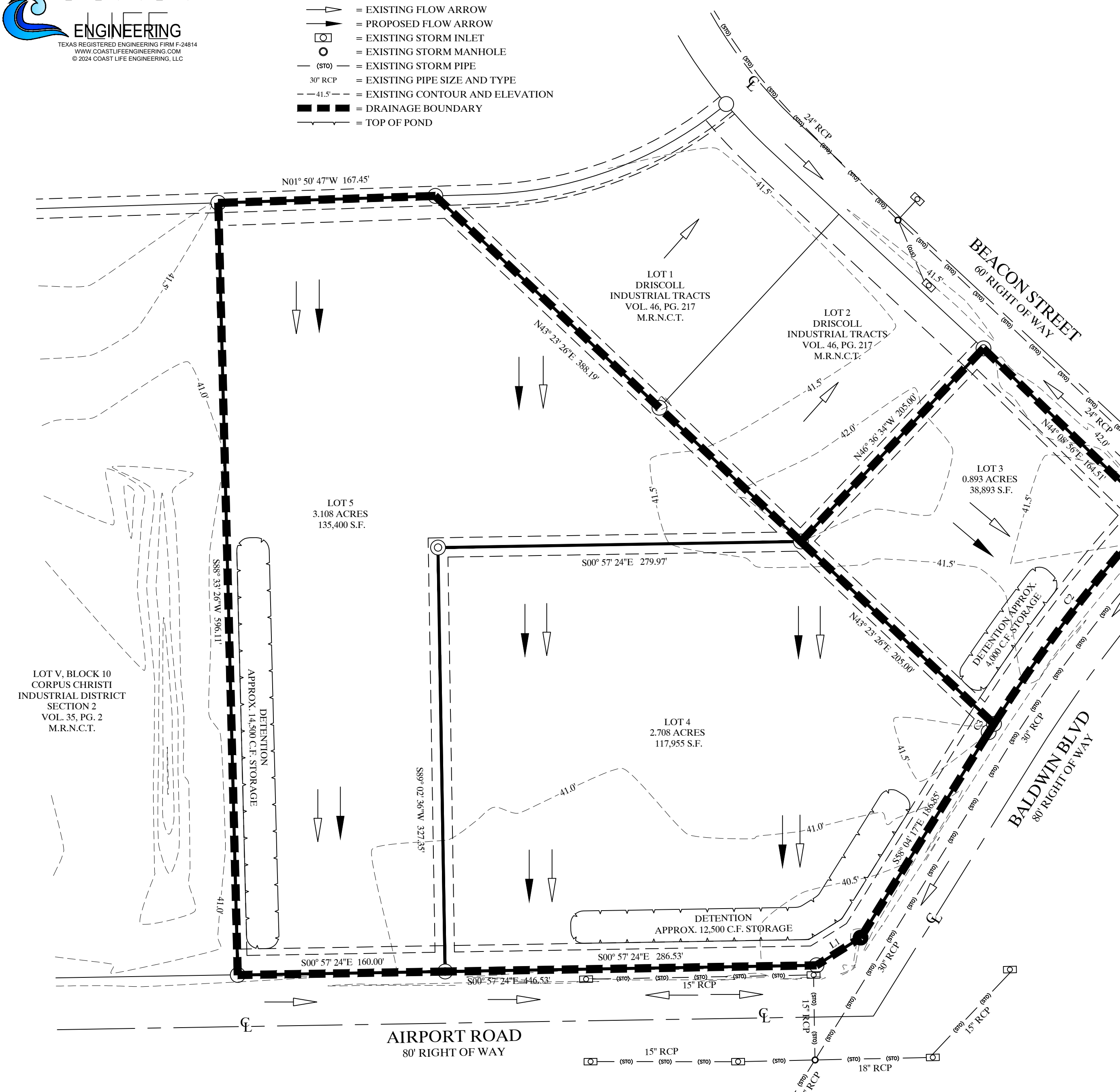
**Detention Storage Volumes**

Storm Period (Years)	Q Target Release (CFS)	Required Volume (Cu. Ft.)
5	10.68	17,550
25	14.71	24,450
100	18.44	31,000



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. EVERS, P.E. TEXAS REG. NO. 123126 ON (12/05/2024)

DATE OF MAP: 05 DECEMBER 2024





**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 8, 2025**

**PROJECT:** PL8528

**OAKHURST PLAZA TRACT 8A & 8B (REPLAT OF 2.66 ACRES)**

Located south of S. Padre Island Dr & west of Oakhurst Dr.

**Zoned:** IL

**Owner:** FRC Retail CC, LLC

**Surveyor:** BASS & WELSH ENGINEERING

The applicant proposes to plat the property to develop separate lots. The submitted Non-Public Notice Replat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of the review criteria per UDC Section 3.11.4.



**Merged Document Report**

**Application No.: PL8528**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
OAKHURST PLAZA (3).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Non-public notice PC plat.	
2	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 12/11 PC. The deadline for revisions to be submitted in good order is 12/2. UPDATED: Moved to 1/8 PC. Deadline 12/30, though due to winter break, deadline 12/20.	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
3	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	Andrea Fernandez : DS	Closed	Planning; A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
11	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	PLAT	Note	Justin Phung : Default	Closed	PW STR: Informational - Oakhurst St is a local concrete street with PCI of 46.	
18	PLAT	Note	Justin Phung : Default	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
19	PLAT	Note	Justin Phung : Default	Closed	PW STR: Informational - SPID is TxDOT jurisdiction.	
5	PLAT	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along an existing or foreseeably planned CCRTA service route.	
6	PLAT	Note	Andrea Fernandez : DS	Closed	GIS: PL8528 Oakhurst Plaza Tract 8A & 8B has been closed within acceptable engineering standards.	
7	PLAT	Note	Andrea Fernandez : DS	Closed	FIRE: 1 □ Plat □ Purpose of Plat is to separate the two restaurants within individual property lines. The restuarants are existing as well as the fire access lanes. The closest available hydrant is located on Oakhurst St. The fire access for both buildings shall be maintained. A fire access agreement is advised	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					and filed with the City so that no fence or obstruction can be installed in the future that will impede the fire accessibility to both buildings. See code requirement below: 2-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 shall always be maintained.	
9	PLAT	Note	Alex Harmon : DS	Closed	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
10	PLAT	Note	Alex Harmon : DS	Closed	12/13/24 UPDATE: If an access easement is already signed, please provide. However, per legal team, if an access agreement is not wanted, then an emergency access easement can be placed on the plat with a note that there shall be no obstruction of the emergency access easement including fencing.  Will there be an access easement between both tracts put in place? This would allow for both tracts to have an SPID access and Oakhurst Drive access and prevent a fence being placed between the two tracts.	
12	PLAT	Note	Andrea Fernandez : DS	Closed	Parks: Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	
13	PLAT	Note	Andrea Fernandez : DS	Closed	TxDOT: Please add the below 4 notes regarding access/drainage onto the state roadway system.  - No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. - TxDOT Permits will be issued in accordance with the access management standards and all applicable state and federal laws, including rules and regulations. Access connection spacing, materials, geometrics, accessibility, and other design specifications will be considered, as well as the impact on drainage and hydraulics, utility location or relocation, and the environment that will result from the requested construction of an access connection. 43 Tex. Admin. Code § 11.52 (2020).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>□□Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system</p> <p>□□If the owner responsible for maintenance of the permanent stormwater or water quality control fails to maintain the control to TXDOT ROW, the owner shall correct the problem</p>	
14	PLAT	Note	Andrea Fernandez : DS	Closed	<p>AEP Texas: AEP Texas is requesting the underground facilities to be labeled with an electric easement. 15'*15' around the transformer and 10' from the transformer up to the source.</p>	
15	PLAT	Note	Andrea Fernandez : DS	Closed	<p>AEP Transmission: no comment on the subject plat.</p>	
16	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Planning: Update PC signature block. Chairman is Michael York, secretary is Michael Dice</p>	
20	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Planning: Surveyor signature to be provided after PC approval, at the time of recording.</p>	
22	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments: Access: If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8. ROW width: Dimension the ROW width of Oakhurst to your applicants side of the ROW CL. Oakhurst is a local street per the UTP and requires 25' of ROW on your applicant's side of the ROW CL. TXDOT: Informational - SPID is in TxDOT ROW. Please coordinate with TxDOT. PHT: Informational - For future PHT forms, use the Weekday AM Peak Hour of Generator and the Weekday PM Peak Hour of Generator to get the average rate, which would be 5.71 (AM) and 18.57 (PM). Driveways: Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode. Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)  PCI: Informational - Oakhurst is a local street with a PCI of 89 between SPID and Pavement Change. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 11/26/2024 and are subject to change.  Informational - Oakhurst is considered a new street. "New street means the paved portion of the right-of-way that has been constructed, reconstructed or resurfaced with an asphalt overlay, hot in place recycling, full-depth reclamation, reconstruction or other structural street maintenance treatment. "New street" includes all concrete paved streets, streets constructed or structurally resurfaced during the preceding six (6) years or any street with a pavement condition index greater than eighty (80), as defined herein." (Municode Sec 49-39-2)  Informational - Any excavation within Oakhurst ROW will require a variance from the director of public works. "There shall be no excavation in new streets, as defined in this article, without a variance from the director." (Municode Sec 49-47-1)  ROW: Informational - A ROW permit is required for any work within or encroaching into city ROW. Working without an approved ROW Construction Permit will be considered non-compliant and can be subject to fines and / or citations. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p> <p>UPDATED 12/9:  Access: Although both properties have driveways, provide shared/cross access easement to allow for emergency vehicles to turnaround/maneuver the site across the lot lines. If can show that emergency vehicles can turnaround/maneuver both individual sites without the neighboring lot when the parking lot is full, would not need the shared/cross access easement.</p> <p>All other comments addressed</p>	
23	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Provide CL distance for Oakhurst Dr.	
24	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Change solid line between UE and YR line along SPID frontage to a dashed line or provide hatching for entire ROW dedication.	

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
25	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: In note #5, specify if acreage includes ROW dedication or not	
26	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Shared access easement to be provided	
27	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: In engineer signature block, provide CFM, CPM after Bria Whitmire P.E.	
8	SKETCH	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
21	SKETCH	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, JAMES F. MASON, JR., MANAGER FOR FRC RETAIL CC LLC, HEREBY CERTIFY THAT FRC RETAIL CC LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, WITH A LIEN IN FAVOR OF SUSSER BANK, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.  
THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2024.

JAMES F. MASON, JR., MANAGER  
OWNER

STATE OF TEXAS §  
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, RICK LAFITTE, SENIOR VICE PRESIDENT SUSSER BANK IS THE HOLDER OF A LIEN ON THE PROPERTY SHOWN HEREON AS OAKHURST PLAZA, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK'S FILE NUMBER 2024011417 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLANT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREON TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF. THIS THE DAY OF \_\_\_\_\_ 2024.

RICK LAFITTE, SENIOR VICE PRESIDENT SUSSER BANK

STATE OF TEXAS §  
COUNTY OF DALLAS §

STATE OF TEXAS §  
COUNTY OF DALLAS §

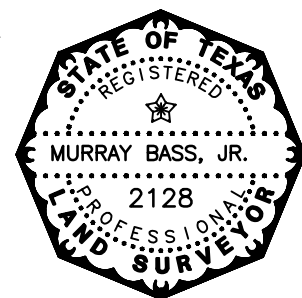
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2024.

MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

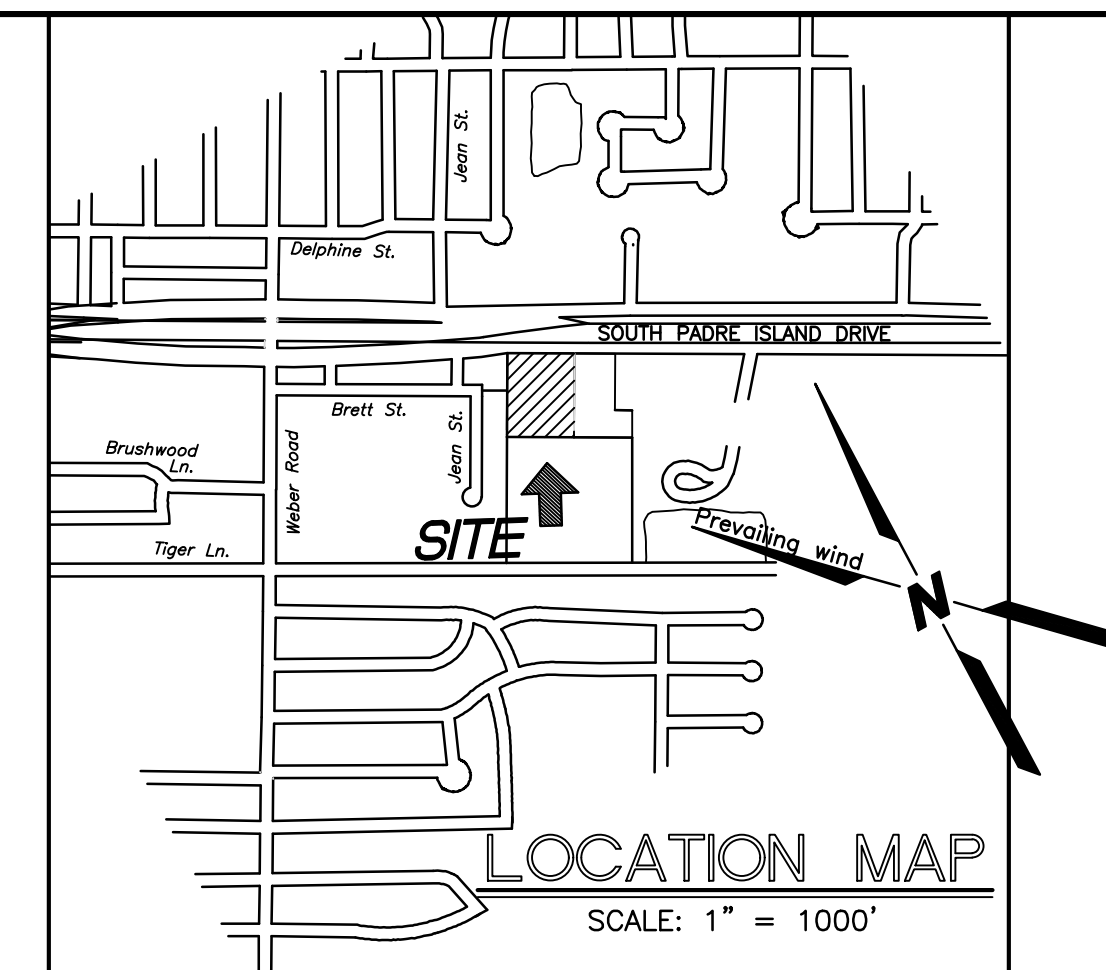
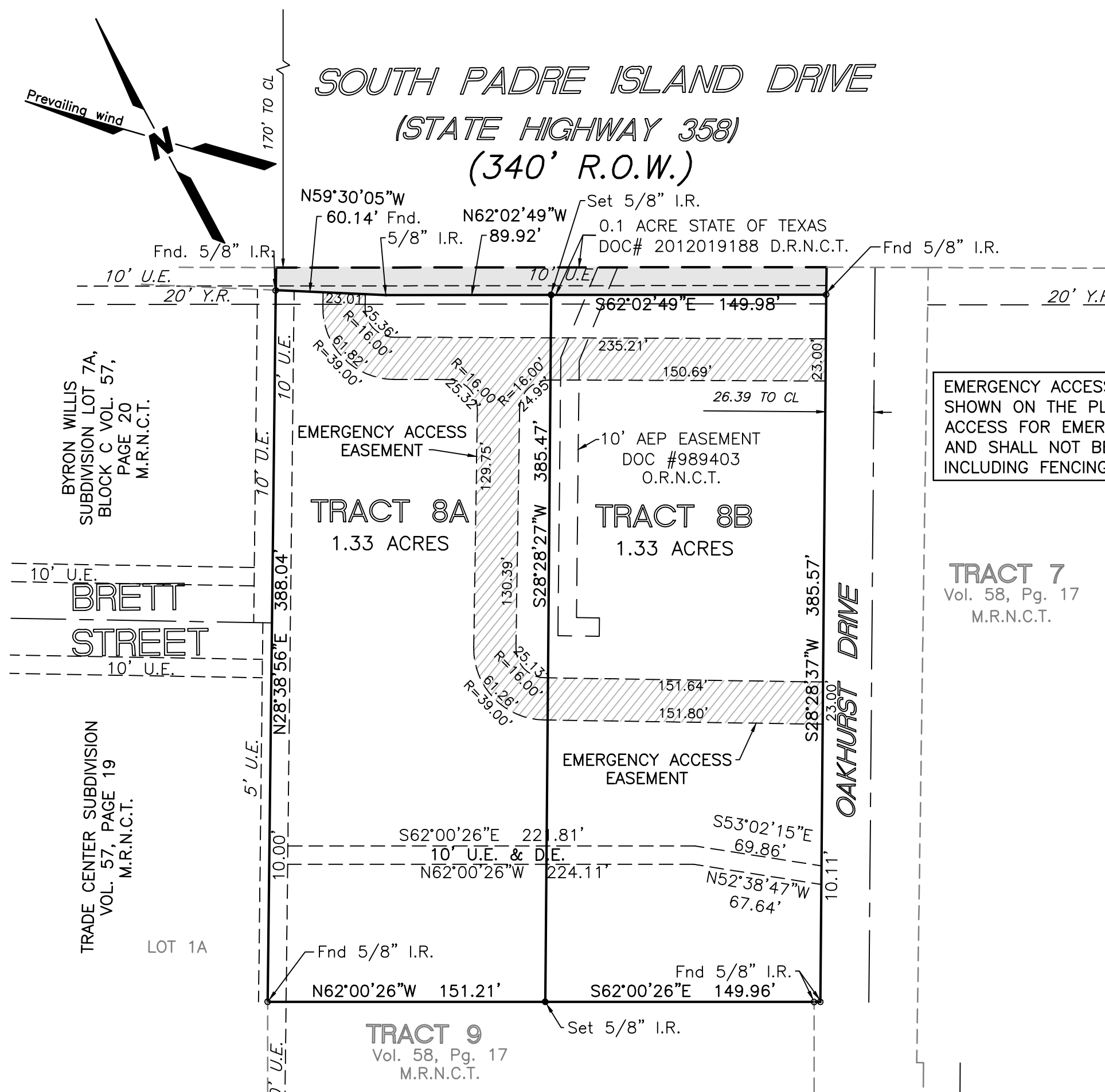
WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

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

REPLAT OF:

# OAKHURST PLAZA TRACT 8A & 8B

BEING A REPLAT OF TRACT 8, OAKHURST PLAZA, A MAP OF WHICH IS RECORDED IN VOLUME 62, PAGE 125 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, (SAVE AND EXCEPT ADDITIONAL RIGHT OF WAY DEDICATED TO THE STATE OF TEXAS, DOC#2012019188, D.R.N.C.T.) CONTAINING 2.66 ACRES.



**LEGEND**

Y.R.	YARD REQUIREMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
D.R.N.C.T.	DEED RECORDS NUECES COUNTY TEXAS
M.R.N.C.T.	MAP RECORDS NUECES COUNTY TEXAS
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
---	PLAT BOUNDARY
- - -	ROAD CENTERLINE
- · -	ADJACENT LOT LINE
- · - · -	YARD REQUIREMENT
○	EASEMENT
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER

EMERGENCY ACCESS EASEMENT—THIS EASEMENT, SHOWN ON THE PLAT, SHALL BE TO PROVIDE ACCESS FOR EMERGENCY VEHICLES TO BOTH LOTS AND SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING FENCING.

TRACT 7  
Vol. 58, Pg. 17  
M.R.N.C.T.

STATE OF TEXAS §  
COUNTY OF NUECES §

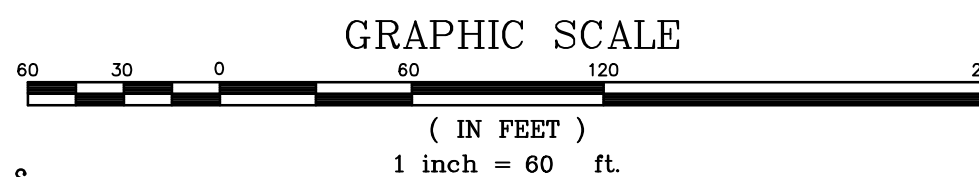
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA WHITMIRE P.E. CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

DATE

## NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G DATED 10/13/22
4. THE RECEIVING WATERS FOR THE STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE CLASSIFIED BY THE TNRCC AS "E/O" (EXCEPTIONAL AQUATIC LIFE USE/OYSTER WATERS).
5. TOTAL PLATTED AREA CONTAINS 2.66 ACRES OF LAND EXCLUSIVE OF ROW DEDICATION AND SITE IS FULLY DEVELOPED.
6. PROPERTY IS ZONED IL (LIGHT INDUSTRIAL) AND CG-2 (GENERAL COMMERCIAL)
7. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
8. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE § 11.52 (2020).
9. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM
10. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM



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 \_\_\_\_\_, 2024.

MICHAEL YORK  
CHAIRMAN

MICHAEL DICE  
SECRETARY

PREPARED BY

## BASS & WELSH ENGINEERING

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

XREF: BASE  
PLOTS/SCALE: 1:1  
DRAWING NO: 24041  
PLOTDATE: 12-13-24 11:36 AM



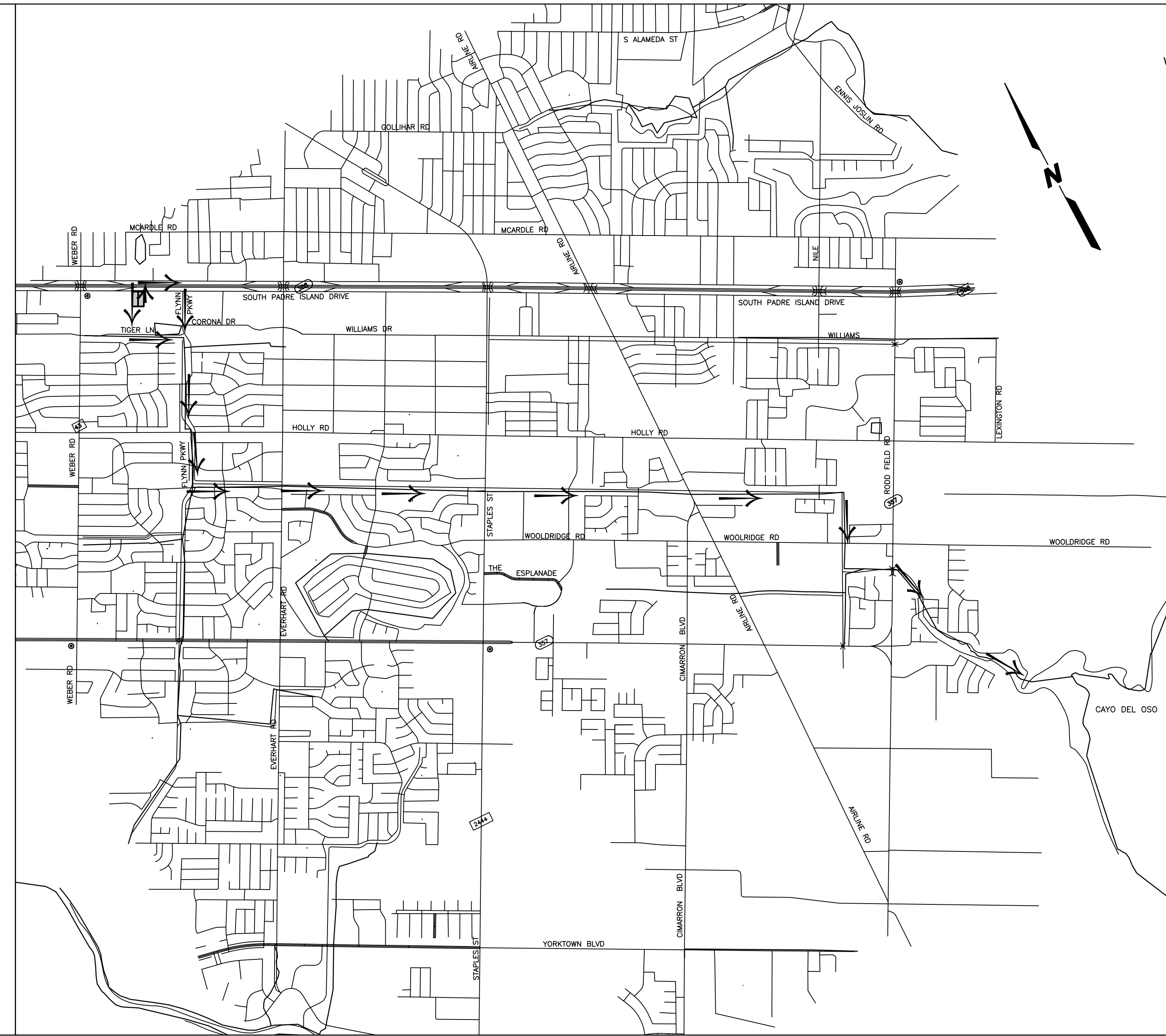
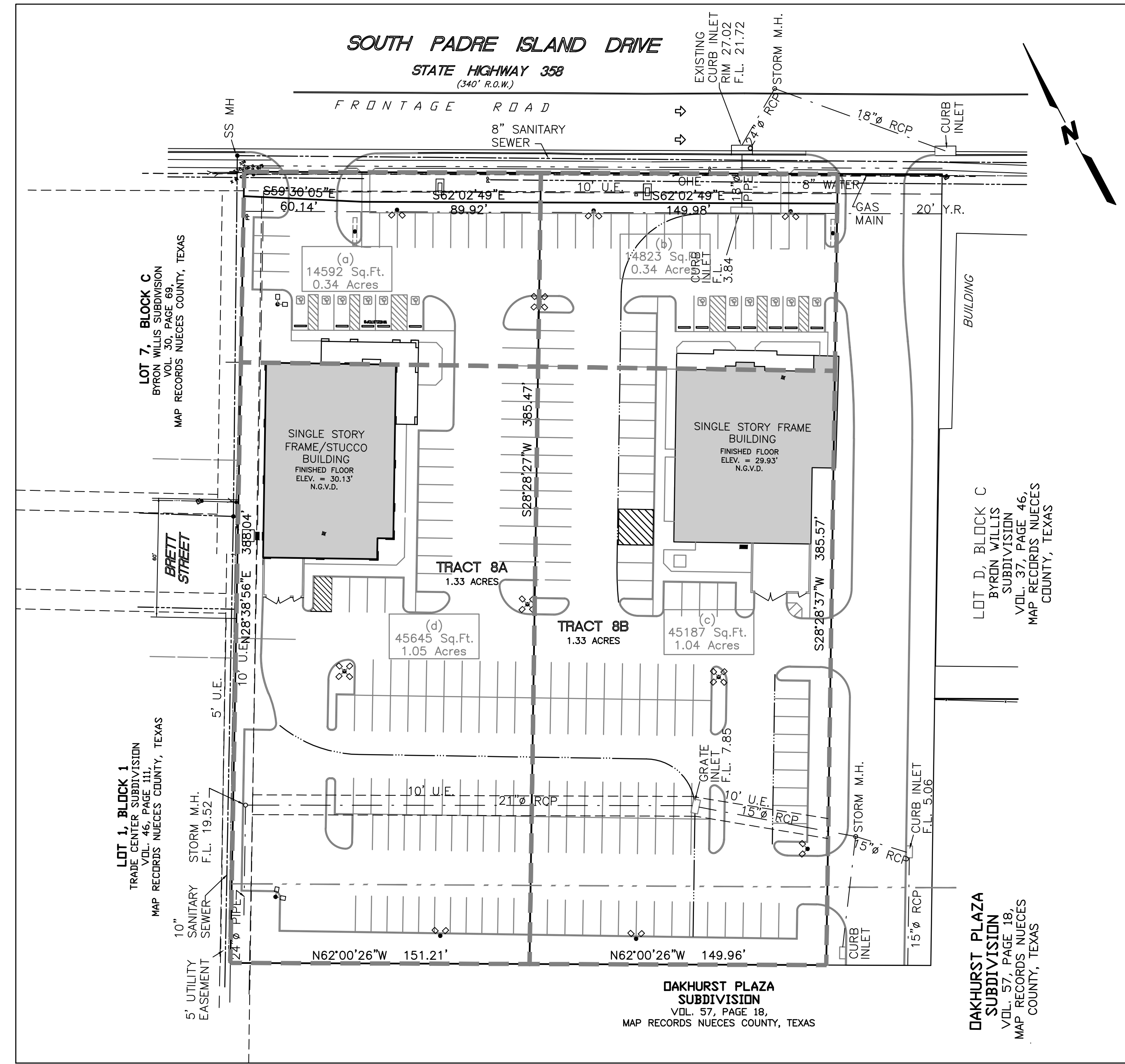


**BASS & WELSH ENGINEERING**  
 CONSULTING ENGINEERS AND SURVEYORS  
 3054 SOUTH ALAMEDA STREET 78404  
 MURRAY BASS, JR.  
 P.O. BOX 6397 78466-6397  
 TELEPHONE: (361) 882-5521  
 FACSIMILE: (361) 882-1265  
 ENGINEERING FIRM REGISTRATION NO. F-52  
 SURVEYING FIRM REGISTRATION NO. 100027-00  
 CORPUS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

**STORM WATER QUALITY MANAGEMENT PLAN**  
**TRACTS 8A & 8B OAKHURST PLAZA**  
**4201-4221 SOUTH PADRE ISLAND DRIVE**  
**CORPUS CHRISTI, TEXAS 78411**

DATE: 11/18/24  
 SCALE: 1"=40'  
 JOB NO.: 24041  
 DESIGN BY: MB Jr  
 DRAWN BY: JC  
 SURVEYED BY: JS  
 COMP. FILE: SWQMP  
 FIELD BK. NO:

SHEET NO.  
**1**  
 OF 1 SHEETS



**DRAINAGE CALCULATIONS**

TIME OF CONCENTRATION (T <sub>c</sub> )=20 MIN	5 YRS				10 YRS				25 YRS				100 YRS			
	RUNOFF COEFFICIENT(c)		RAINFALL INTENSITY(i)		RUNOFF COEFFICIENT(c)		RAINFALL INTENSITY(i)		RUNOFF COEFFICIENT(c)		RAINFALL INTENSITY(i)		RUNOFF COEFFICIENT(c)		RAINFALL INTENSITY(i)	
AREA	(a)0.34		1.32		1.56		1.88		2.40		4.04		4.76		5.75	
	(b)0.34		1.32		1.56		1.88		2.40		4.04		4.76		5.75	
	(c)1.04		4.04		4.76		5.75		7.33		10.81		14.29		18.76	
	(d)1.05		4.07		4.80		5.80		7.40		10.90		14.39		18.88	

**STORMWATER PLAN NOTES**

- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL) AND CG-2 (GENERAL COMMERCIAL).
- THE FRONT PORTION OF THIS PROPERTY DRAINS TO SOUTH PADRE ISLAND DRIVE INTO AN UNDERGROUND STRUCTURE THEN IN A EASTERLY DIRECTION TO FLYNN PARKWAY THEN SOUTH TO AN OPEN DITCH. THE MAJORITY OF THE PROPERTY DRAINS IN A SOUTHERLY DIRECTION IN AN UNDERGROUND STRUCTURE TO AN OPEN DITCH WHERE IT ENDS UP IN THE OSO BAY.
- THE RECEIVING WATERS FOR THE STORM WATER FROM THIS PROPERTY IS THE OSO BAY. THE RECEIVING WATERS ARE CLASSIFIED BY THE TNRC AS "E/O" (EXCEPTIONAL AQUATIC LIFE USE/OYSTER WATERS).
- TOTAL AREA CONTAINS 2.76 ACRES.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANEL 48355 C 0510 G DATED 10/13/22.
- CALCULATIONS ARE BASE UPON THE "RATIONAL METHOD" Q=CIA  
 Q=QUANTITY OF RUNOFF IN CUBIC FEET PER SECOND (CFS)  
 I=RAINFALL INTENSITY  
 A=AREA IN ACRES
- THERE IS NO RUN-ON DRAINAGE ONTO THIS SITE AT THIS TIME.
- ALL DRAINAGE IS EXISTING. NO CHANGES ARE PLANNED.

RAINFALL INTENSITY DATA FROM TXDOT "RAINFALL INTENSITY-DURATION-FREQUENCY COEFFICIENTS FOR TEXAS" RAINFALL DATA FROM U.S. GEOLOGICAL SURVEY SCIENTIFIC INVESTIGATIONS REPORT 2004-5041, UPDATED IN 2016.

**CONTROL**  
 VERTICAL DATUM NGVD 1988  
 LAMBERT GRID, TEXAS SOUTH ZONE, NAD 1983

PLOTSCALE: 1:1 XREF: BASE, POINTS 20SC, CONCEPT 1  
 JOB NO: 24041  
 DATE: 12-13-24 13:26 PM  
 PLOTDATE: 12-13-24

# SOUTH PADRE ISLAND DRIVE

0.1 ACRE STATE OF TEXAS (STATE HIGHWAY 358)

DOC# 2012019188 D.R.N.C.T. 8" CLAY WASTEWATER 8" WATER PIPE

SSMH

10' U.E.

20' Y.R.

2" CITY GAS

WATER METER

WATER METER

4" CITY GAS

8" CLAY WASTEWATER

8" WATER PIPE

BYRON WILLIS SUBDIVISION  
LOT 7A, BLOCK C VOL. 57,  
PAGE 20  
M.R.N.C.T.

TRACT 8A  
1.33 ACRES

TRACT 8B  
1.33 ACRES

SSMH

BRETT STREET

10' U.E.

TRADE CENTER SUBDIVISION VOL. 57, PAGE 19  
M.R.N.C.T.

10" CLAY WASTEWATER

21" RCP STORM

FIRE HYDRANT

OAKHURST DRIVE

10' U.E. & D.E.

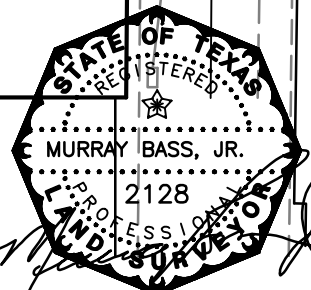
SDMH

SDMH

18" RCP STORM

LOT 1A

TRACT 9  
Vol. 58, Pg. 17  
M.R.N.C.T.



11/22/24

## UTILITY SKETCH OAKHURST PLAZA TRACTS 8A & 8B

Prepared by:  
**Bass & Welsh Engineering**  
3054 So. Alameda St.  
Corpus Christi, Tx. 78404  
(361) 882-5521 (phone)  
(361) 882-1265 (fax)  
Firm Registration No. F-52

Job No: 24041  
Scale: 1"=60'  
Date: 11/22/24  
Drawing No: SKETCH  
Plotscale: 1=1  
Sheet 1 of 1

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 8, 2025**

**PROJECT:** PL8302

**Mirabella Community Center (Final plat of 17.65 Acres)**

**Conditional Approval**

Located east of Chapman Ranch Rd. and south of C.R. 22

**Zoned:** Plat is OCL, currently under review for annexation and zoning.

**Owner:** Rhodes Development, Inc.

**Surveyor:** Melden & Hunt Engineering, Edinburg Tx.

The applicant proposes to plat the property to create roadway, stormwater tract, drainage area, and 3 common areas. The submitted Final plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.



**Merged Document Report**

**Application No.: PL8302**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
24074-Common Area-Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat1	Callout	Mark Zans : DS	Open	Change Michael Miller to Michael York	
2	Plat1	Callout	Mark Zans : DS	Open	Change Al Raymond to Michael Dice	
3	Plat1	Callout	Mark Zans : DS	Open	Change name of plat here.	
4	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area under maintenance by HOA?	
5	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area a HOA maintenance area?	
6	Plat1	Note	Mark Zans : DS	Open	Lable common area as to usage. Stormwater tract. HOA maintenance area?	
7	Plat1	Note	Mark Zans : DS	Open	Label area to usage. Drainage and provide square footage of area.	
8	Plat1	Note	Mark Zans : DS	Open	Label a few road names on the location map to show location in relation ship to other roadways.	
17	Plat1	Note	Alex Harmon : DS	Open	Which property owners will be responsible for which drainage basins? How will responsibility be determined?	
9	Plat1	Note	Mark Zans : LD	Closed	This is a final plat for roadway, common areas and drainage area only	
10	Plat1	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/8/25 The deadline for revisions to be submitted is 12/17/2024.	
11	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
12	Plat1	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
14	Plat1	Note	Mark Zans : LD	Closed	Fire Dept. comments 1-10  1 Infor. This plat considers only the submitted portion of Mirabella Blvd and the future community center. The other sections of the subdivision will require further TRC review. 2 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3 Plat "A community center will be considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 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.</p> <p>5 Plat 912.2.3 (amendment) If applicable and the community center requires a fire sprinkler system, he following will apply: Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8 Plat D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9 Plat 503.1.1 (amendment) Buildings and</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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.</p> <p>10 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.</p>	
15	Plat1	Note	Mark Zans : LD	Closed	<p>fire Dept.. comments 11-19</p> <p>11 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.</p> <p>12 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>13 Infor. "Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</p> <p>14 Infor. It is noted that Mirabella Blvd. has center islands within certain areas of the roadway. These islands should not diminish the clear unobstructed path of 20 ft on either side of the island.</p> <p>15 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>maintained.</p> <p>16 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.</p> <p>17 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.</p> <p>18 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.</p> <p>19 Plat Commercial development of the property will require further Development Services review.</p>	
16	Plat1	Note	Mark Zans : LD	Open	<p>Traffic comments:  PL 8302 Mirabella Community Center Plat  Final Plat  To Applicant From Applicant  12/16/2024  Comment Response  Curves Curve table is missing from the plat.  Informational - "Minimum curve radii for local streets are 300 feet per AASHTO Table 3-13b Minimum Radii and Superelevation for Low-Speed Urban Streets." (IDM 6.2.11.c)  Informational - Minimum curve radii for collectors and arterials are 500 feet. (IDM 6.2.11.b)  UTP The Urban Transportation Plan shows a C3 running north-south through your property. The C3 street's ROW is required to be 75' per IDM Table 6.2.2.B. To deviate from this will require an Urban Transportation Plan Amendment.  Provide cross section Provide typical cross section for widths greater than 60'. "Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat)." (UDC 3.1.6.B.A.V.w prelim plat and final&amp; replat)</p>	



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					<p>Street Name□N. Mirabella Street and Mirabella Boulevard are similar. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9)□  TIA□The site has a TIA in progress.□  Driveway access□""Note 6. Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for:  A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a local street or when driveway access can be constructed to a local street; or  A residentially-zoned lot that has a driveway restriction noted on the recorded plat or  A residentially-zoned lot that has double frontage and backs up to an arterial or collector street."" (UDC 7.1.7.A)"□  TXDOT□Informational - Chapman Ranch ROW is in TxDOT ROW. Please coordinate with TxDOT.□  Street Intersection Angle□Informational - "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)□  Blocks□Informational - Mirabella Boulevard exceeds the maximum block length. "Block lengths shall not exceed 1,600 feet." (UDC 8.2.4.A)□  Access Points□"Informational - Min external access points required per UDC Table 8.2.1.E:  &lt;80 buildable lots: 1  81-160 buildable lots: 2  &gt;160 buildable lots: 3"□  Driveways□Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode.□  □Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
32	Plat1	Note	Mark Zans : LD	Open	Please provide curve and line tables for this plat.	
35	Plat1	Note	Mark Zans : LD	Open	The boundary line measurements are clear; however, the curve details are not included. Could you please provide the necessary curve measurement data for the boundary . This information is essential for verifying the closure.	

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23	Plat1	Note	Justin Phung : STREET	Open	PW STR: ROW Varies? Does typical section take into account street widenings?	
24	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
25	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
26	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
27	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
28	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
29	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Chapman Ranch Rd (SH 286) is TxDOT Row. Coordinate with TxDOT for access.	
30	Plat1	Note	Justin Phung : STREET	Closed	PW STR: Informational: Vertical alignment of side streets should not protrude into higher classification roadways.	
31	Plat1	Note	Justin Phung : STREET	Open	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	



**Merged Document Report**

**Application No.: PL8302**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
24022-2-Common Area.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
22	Alex Harmon : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	NOTED

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat1	Callout	Mark Zans : DS	Open	Change Michael Miller to Michael York	NOTED. CHANGE WILL BE REFLECTED ON PLAT
2	Plat1	Callout	Mark Zans : DS	Open	Change Al Raymond to Michael Dice	NOTED. CHANGE WILL BE REFLECTED ON PLAT
3	Plat1	Callout	Mark Zans : DS	Open	Change name of plat here.	NOTED. CHANGE WILL BE REFLECTED ON PLAT
4	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area under maintenance by HOA?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, ALL AMENITIES WITHIN COMMON AREAS WILL BE MAINTAINED BY HOA.
5	Plat1	Note	Mark Zans : DS	Open	Label common area as to usage. Community center etc. Is this area a HOA maintenance area?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, ALL AMENITIES WITHIN COMMON AREAS WILL BE MAINTAINED BY HOA.
6	Plat1	Note	Mark Zans : DS	Open	Lable common area as to usage. Stormwater tract. HOA maintenance area?	NOTED. CHANGE WILL BE REFLECTED ON PLAT. YES, THIS WILL BE MAINTAINED BY HOA.
7	Plat1	Note	Mark Zans : DS	Open	Label area to usage. Drainage and provide square footage of area.	NOTED. CHANGE WILL BE REFLECTED ON PLAT.
8	Plat1	Note	Mark Zans : DS	Open	Label a few road names on the location map to show location in relation ship to other roadways.	NOTED. CHANGE WILL BE REFLECTED ON PLAT.
17	Plat1	Note	Alex Harmon : DS	Open	Which property owners will be responsible for which drainage basins? How will responsibility be determined?	ALL COMMON AREAS AND IMPROVEMENTS WILL BE OWNER AND MAINTAINED BY HOA.
18	Utilty1	Note	Alex Harmon : DS	Open	Approval of a plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.	NOTED.
19	Utilty1	Note	Alex Harmon : DS	Open	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) per UDC 3.8.5.D	NOTED. CHANGE WILL BE REFLECTED ON PLAT
20	SWQMP1	Note	Alex Harmon : DS	Open	Per IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.  Note on private facilities: If local private on-site storm water detention facilities are provided, they	NOTED.

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					shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	NOTED.
21	SWQMP1	Note	Alex Harmon : DS	Open	<p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> <li>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</li> <li>-An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</li> <li>-The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property.</li> <li>-Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactive land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious.</li> <li>-Delineation of the route of runoff to ultimate outfall.</li> <li>-Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)</li> </ul>	NOTED.
9	Plat1	Note	Mark Zans : LD	Open	This is a final plat for roadway, common areas and drainage area only	NOTED.
10	Plat1	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 1/8/25 The deadline for revisions to be submitted is 12/17/2024.	NOTED.
11	Plat1	Note	Mark Zans : LD	Open	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	NOTED.

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12	Plat1	Note	Mark Zans : LD	Open	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	NOTED.
14	Plat1	Note	Mark Zans : LD	Open	<p>Fire Dept. comments 1-10</p> <p>1 Plat Infor. This plat considers only the submitted portion of Mirabella Blvd and the future community center. The other sections of the subdivision will require further TRC review.</p> <p>2 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3 Plat "A community center will be considered commercial development and shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 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.</p> <p>5 Plat 912.2.3 (amendment) If applicable and the community center requires a fire sprinkler system, he following will apply: Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply</p> <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all</p>	NOTED.

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					<p>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.</p> <p>8 Plat 102.1 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.</p> <p>9 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>10 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.</p>	NOTED.
15	Plat1	Note	Mark Zans : LD	Open	<p>fire Dept.. comments 11-19</p> <p>11 Plat 103.1 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.</p> <p>12 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p>	NOTED.

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					<p>UTP□The Urban Transportation Plan shows a C3 running north-south through your property. The C3 street's ROW is required to be 75' per IDM Table 6.2.2.B. To deviate from this will require an Urban Transportation Plan Amendment.□</p> <p>Provide cross section□Provide typical cross section for widths greater than 60'. "Typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat)." (UDC 3.1.6.B.A.V.w prelim plat and final&amp; replat)□</p> <p>Street Name□N. Mirabella Street and Mirabella Boulevard are similar. "New streets shall be named to provide continuity of name with existing streets and prevent conflict with identical or similar names in other parts of the City." (UDC 8.2.1.E.9)□</p> <p>TIA□The site has a TIA in progress.□</p> <p>Driveway access□""Note 6. Residential driveway access to an arterial or to a collector street as defined by the Urban Transportation Plan shall not be permitted for:  A residentially-zoned lot that fronts or sides on an arterial or collector street when it has access to a local street or when driveway access can be constructed to a local street; or  A residentially-zoned lot that has a driveway restriction noted on the recorded plat or  A residentially-zoned lot that has double frontage and backs up to an arterial or collector street."" (UDC 7.1.7.A)"□</p> <p>TXDOT□Informational - Chapman Ranch ROW is in TxDOT ROW. Please coordinate with TxDOT.□</p> <p>Street Intersection Angle□Informational - "Streets shall be designed to intersect as nearly as possible at right angles." (UDC 8.2.1.E.7)□</p> <p>Blocks□Informational - Mirabella Boulevard exceeds the maximum block length. "Block lengths shall not exceed 1,600 feet." (UDC 8.2.4.A)□</p> <p>Access Points□"Informational - Min external access points required per UDC Table 8.2.1.E:  &lt;80 buildable lots: 1  81-160 buildable lots: 2  &gt;160 buildable lots: 3"□</p> <p>Driveways□Informational - Driveways - Existing and proposed driveway access to a public City Street</p>	NOTED.

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					shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode. □Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)□	NOTED.
32	Plat1	Note	Mark Zans : LD	Open	Please provide curve and line tables for this plat.	NOTED. CURVES TABLE WILL BE ADDED TO PLAT
35	Plat1	Note	Mark Zans : LD	Open	The boundary line measurements are clear; however, the curve details are not included. Could you please provide the necessary curve measurement data for the boundary . This information is essential for verifying the closure.	NOTED. CURVES TABLE WILL BE ADDED TO PLAT.
23	Plat1	Note	Justin Phung : STREET	Open	PW STR: ROW Varies? Does typical section take into account street widenings?	ROW DOES VARY. DIFFERENT ROW DIMENSIONS ARE LABELED FOR REFERENCE.
25	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	NOTED.
27	Plat1	Note	Justin Phung : STREET	Open	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	NOTED.
31	Plat1	Note	Justin Phung : STREET	Open	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	NOTED.



STATE OF TEXAS §  
COUNTY OF NUECES §  
WE, HEREBY CERTIFY 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 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\_\_\_\_

BOBAK MOSTAGHASI  
MANAGING MEMBER  
DATE \_\_\_\_\_

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

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

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 02/20/24  
ENGINEERING JOB # 24022.00

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VENTANAS PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON: 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.  
DATE SURVEYED: 01-08-2024  
SURVEYING JOB NO. 24304.08

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\_\_\_\_

MICHAEL MILLER, CHAIRMAN  
AL RAYMOND, III, AIA, CBO SECRETARY  
Change Michael Miller to Michael York  
Change Al Raymond to Michael Dice

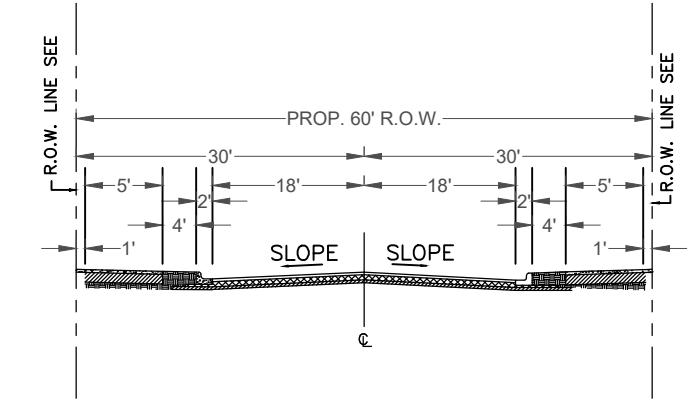
BRIA WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER  
DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_ O'CLOCK M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ (M.R.N.C.T.)  
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

KARA SANDS, COUNTY CLERK  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

# FINAL PLAT OF COMMUNITY CENTER MIRABELLA

BEING A SUBDIVISION OF 17.651 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

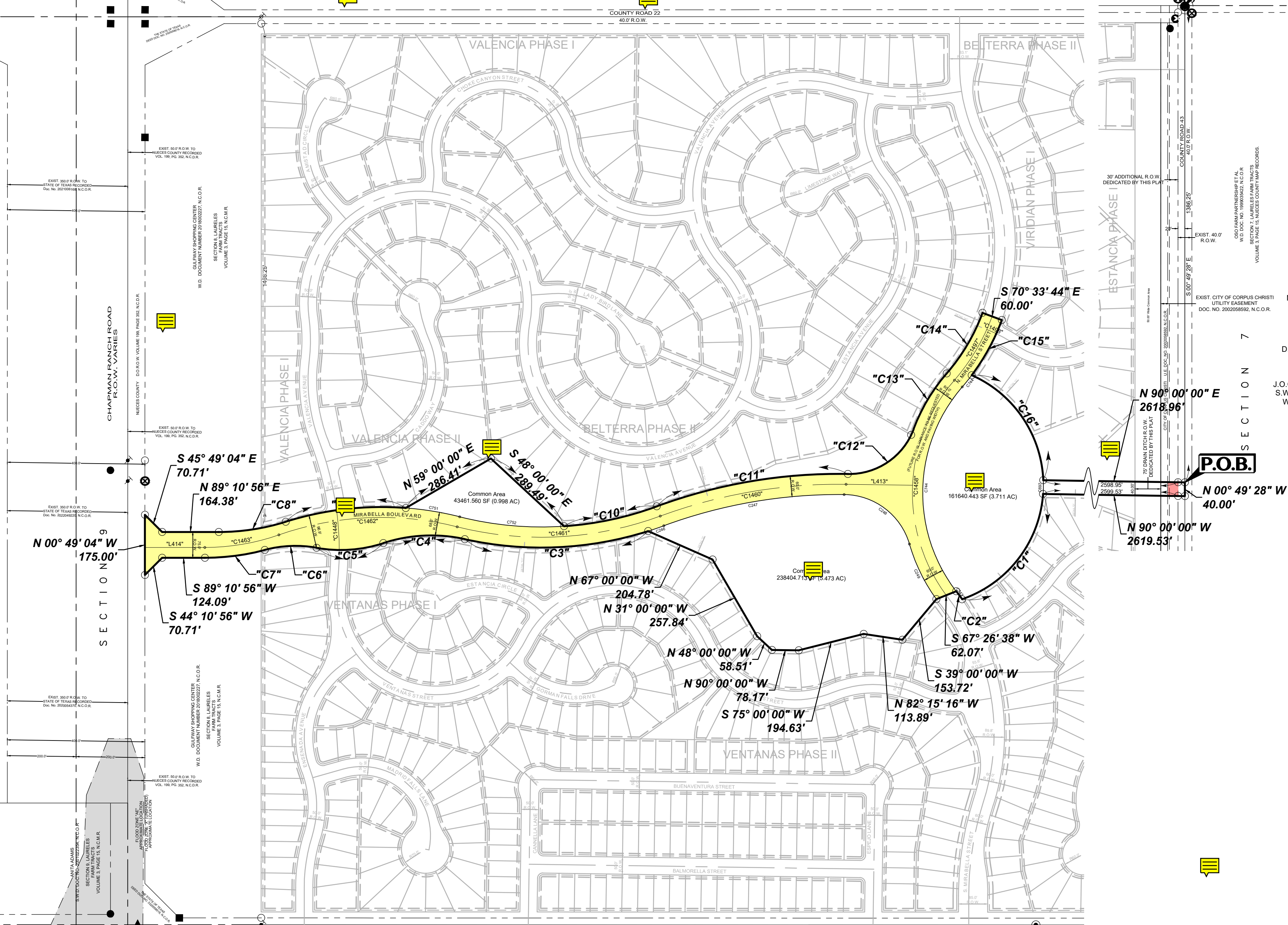
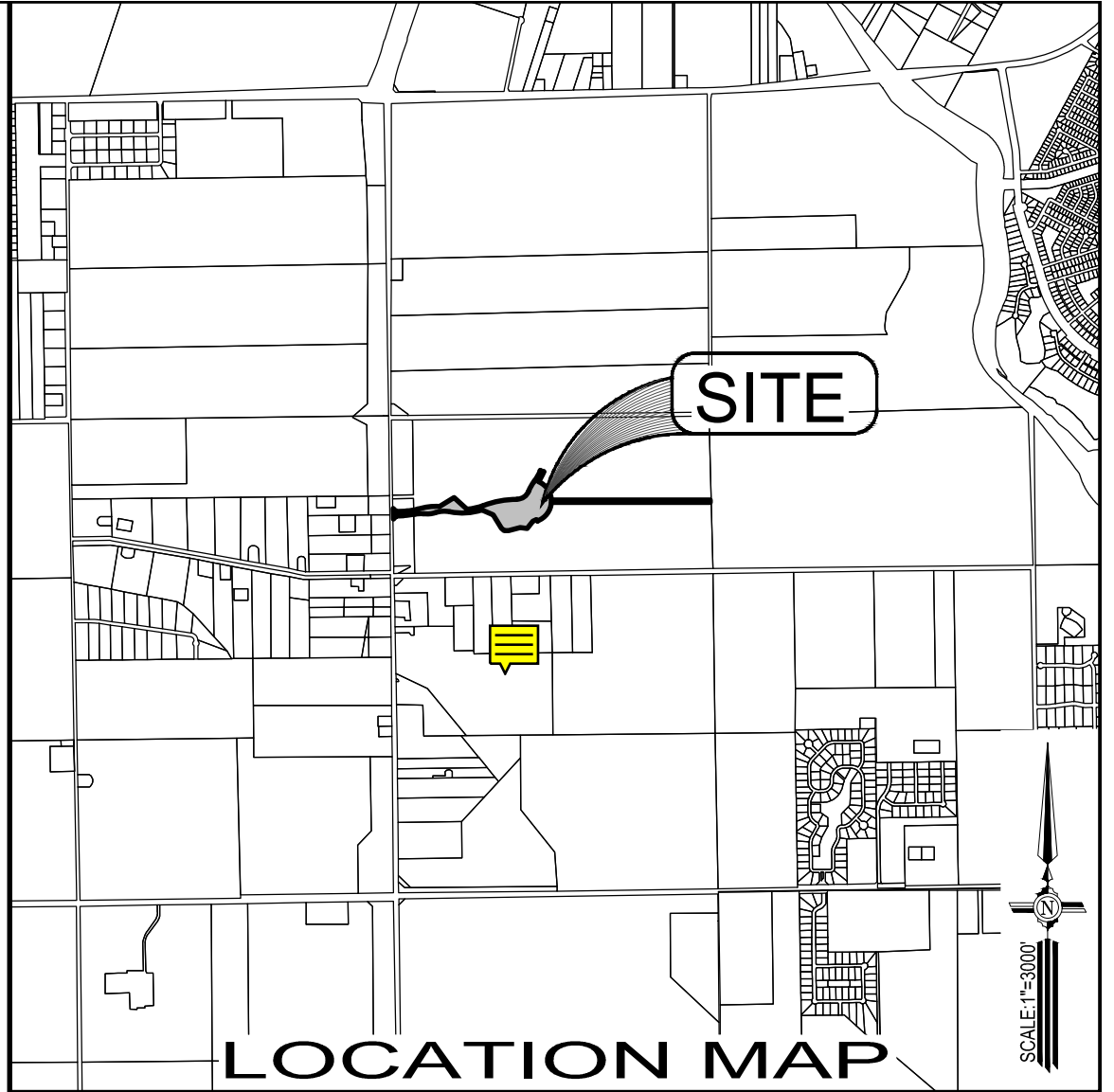


P.O.C.  
N.E. COR.  
SECTION 8

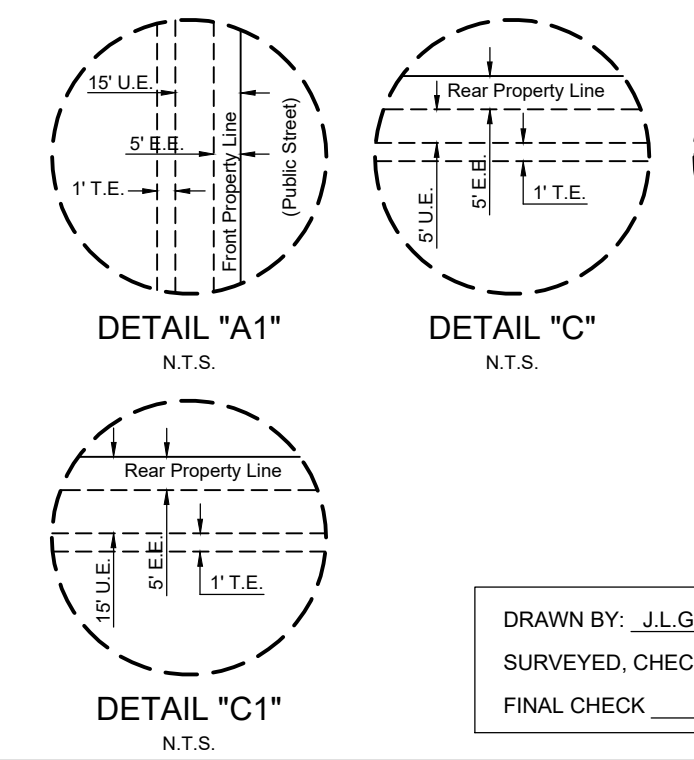
P.O.B.  
N 00° 49' 28" W  
40.00'

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- E.E. - ELECTRICAL EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- U.E. - UTILITY EASEMENT
- W.D. - WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
- W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN
- N.T.S. - NOT TO SCALE

OWNERS INFORMATION:  
BOBAK MOSTAGHASI, MANAGING MEMBER  
THE LONDON PROPER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5 WEST BARLE-DOCK DRIVE  
CORPUS CHRISTI, TEXAS 78414  
SURVEYOR:  
ROBERTO N. TAMEZ, R.P.L.S.  
115 W. McINTYRE  
EDINBURG, TX 78541  
ENGINEER:  
MARIO A. REYNA  
115 W. McINTYRE  
EDINBURG, TX 78541



- GENERAL PLAT NOTES & RESTRICTIONS
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G. MAP REVISED: OCTOBER 13, 2022.
  - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
  - SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
  - FRONT: 20' OR EASEMENT WHICHEVER IS GREATER  
REAR: 15' OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
  - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  - BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630; EASTING: 1322839.0520.
  - EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
  - RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
  - SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
  - BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
  - BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
  - ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
  - PRIVATE TECHNOLOGY EASEMENT: OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
  - COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
  - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
  - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TxDOT.
  - TxDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
  - DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILT-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
  - IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.



DRAWN BY: JLG DATE: 02-20-24  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

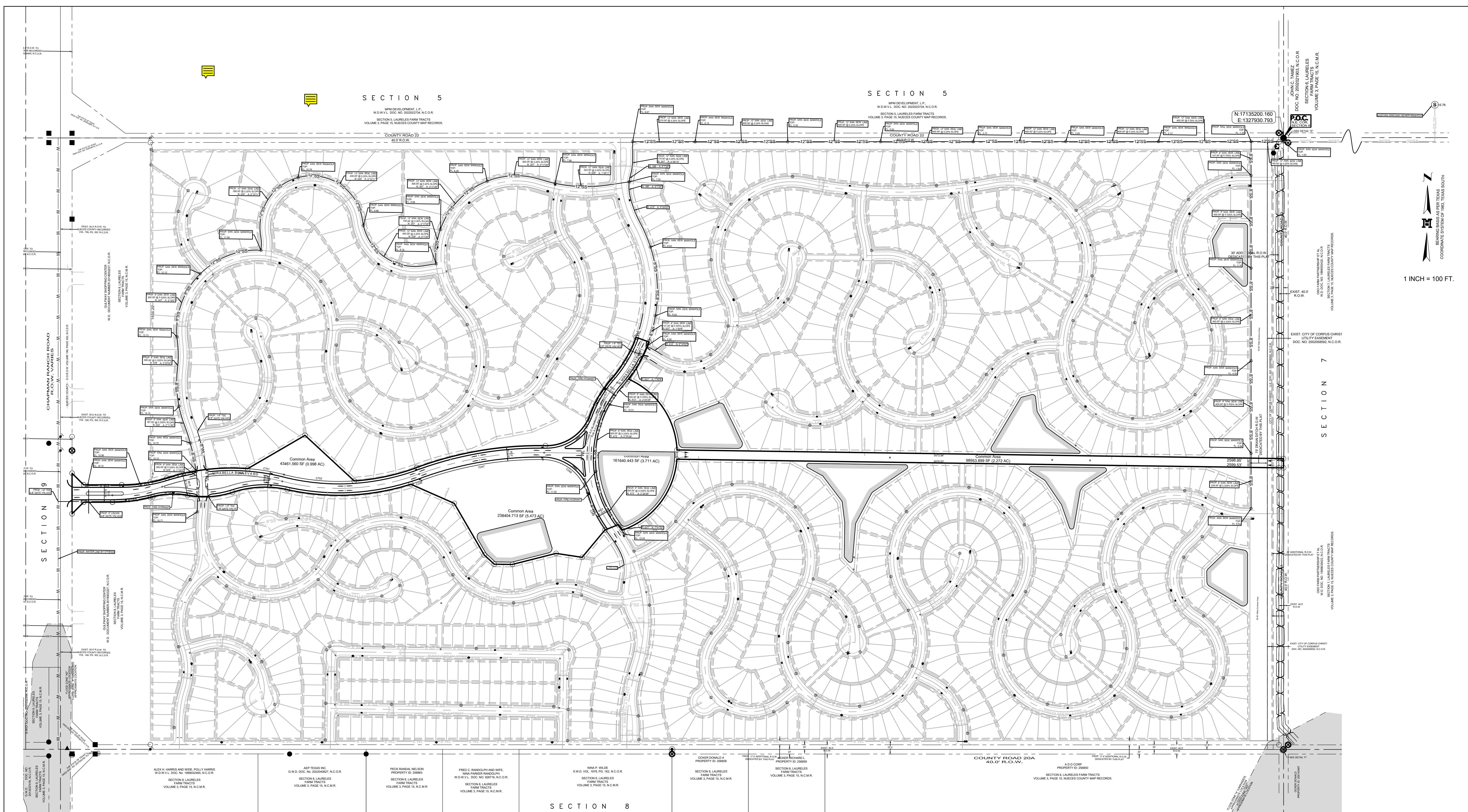
TBPE FIRM # F-1435  
**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX 78541  
ESTABLISHED 1947  
PH: (956) 381-0981  
FAX: (956) 381-1839  
www.meldenandhunt.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF BIDDING OR PERFORMING WORK UNDER THE TERMS OF MARIQUA, REVENUE P.E. 17386 OF MARCH 21, 2024. IT IS NOT TO BE USED FOR ANY OTHER BIDDING OR PERMIT PURPOSES.

**COMMUNITY**  
**CENTER MIRABELLA**  
 CORPUS CHRISTI,  
 NUECES COUNTY, TEXAS

**WATER AND SEWER LAYOUT**



1 INCH = 100 FT.

NOTE:  
 ALL PROPOSED SEWER SERVICES TO HAVE  
 CLEAN OUTS AND TO BE PLACED AT EDGE OF R.O.W.  
 ALL WATER METERS ARE ALSO REQUIRED AT EDGE OF R.O.W.

**LEGEND (PROPOSED)** (PIPE SIZES AS PER PLANS)

	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
	CLEANOUT SANITARY MANHOLE
	SINGLE SANITARY SEWER SERVICE
	8"WL 8"WL 8"WL 8"WL WATER LINE
	8"SS 8"SS 8"SS 8"SS SEWER LINE



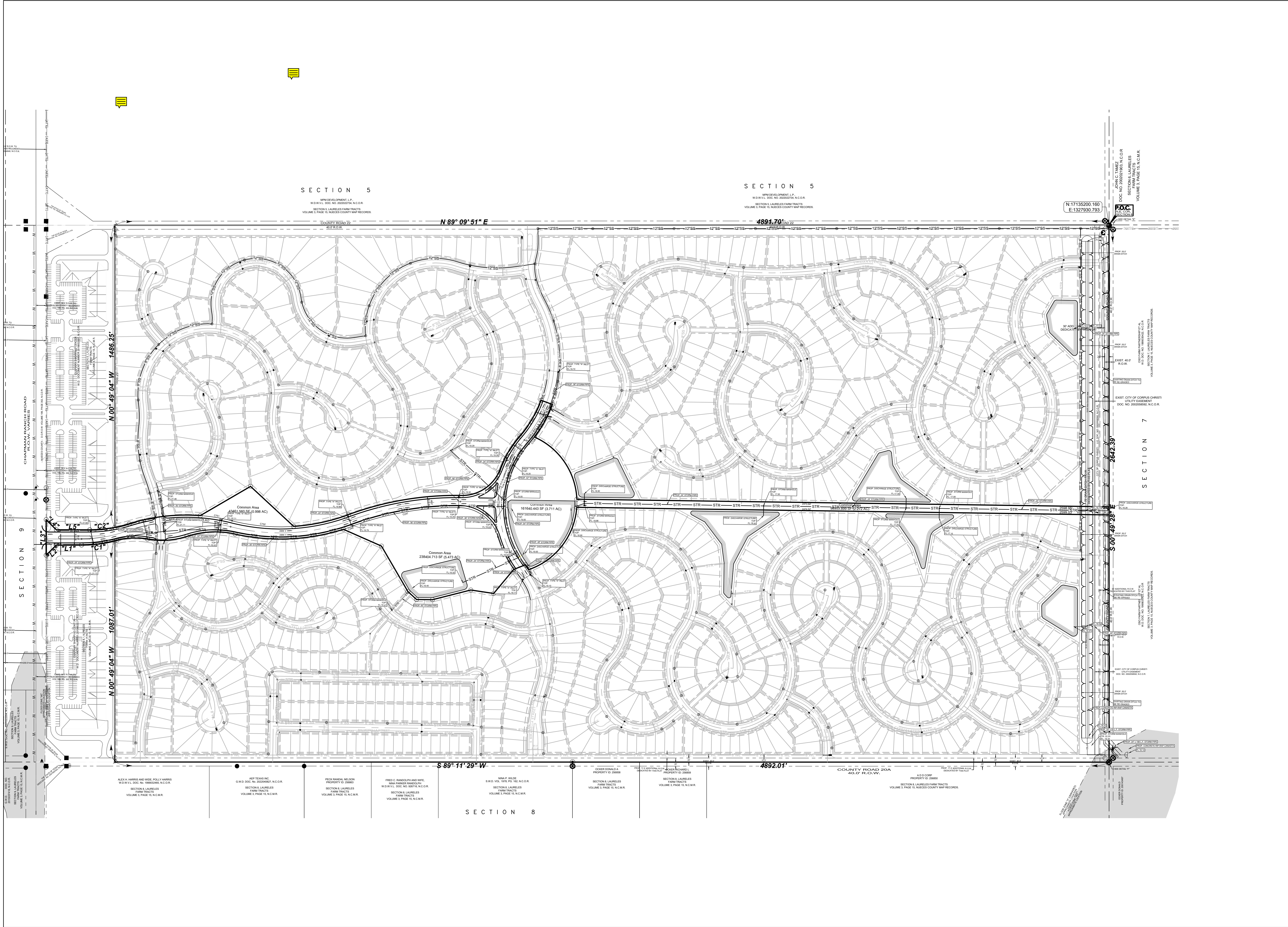
BY DATE  
**MELDEN & HUNT INC**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MCINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. J.L.G.	PROJECT ENG. M.A.R.
T.BOOK: PG.	1. RELEASE DATE:
	2. RELEASE DATE:
	3. RELEASE DATE:
	SCALE: AS SHOWN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMITTING REVIEW OF THE INFORMATION CONTAINED HEREIN BY THE PUBLIC ON MARCH 21, 2024. IT IS NOT TO BE USED FOR ANY OTHER BIDDING OR PERMIT PURPOSES.

**COMMUNITY**  
**CENTER MIRABELLA**  
 CORPUS CHRISTI,  
 NUECES COUNTY, TEXAS

**STORM SEWER**  
**PLAN & PROFILE**





**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 8, 2025**

PROJECT: PL8140

**AZALI ESTATES UNIT 3 (FINAL PLAT OF 13.876 AC. CREATING 60 LOT  
SUBDIVISION).**

1st Request for a 12-Month Extension.

Located: North of Yorktown Blvd. and east of Karo Dr.

Owner: Dorsal Development, LLC

Surveyor: Bass & Welch Engineering

The Planning Commission approved the above plat on December 13, 2023, and it is set to expire on December 13, 2024. This request is the first for a 12-month extension, and if approved, it will expire on December 13, 2025. DSD recommends approval of the requested 12-month extension.

The applicant states:” The Planning Commission approved the above plat on December 13, 2023, and it is set to expire on December 13, 2024. This correspondence is to formally request a twelve-month time extension for the recording of the Azali Estates Unit 3 under Section 3.8.5.F. of the Unified Development Code to allow time for completion of construction of the subdivision.”



December 15, 2023

Dorsal Development, LLC  
PO BOX 8155  
Corpus Christi, TX. 78468

RE: PL8140  
AZALI ESTATES UNIT 3  
(FINAL PLAT 13.87 ACRES)

**DEVELOPMENT  
SERVICES**

2406 Leopard  
First Floor  
Corpus Christi  
Texas 78408  
Phone 361-826-3240  
www.cctexas.com

*Administration*  
Fax 361-826-3006

*Land Development*  
Fax 361-826-3571

*Project Management*  
Fax 361-826-3006

*Building Permits*  
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **December 13, 2023**, the Planning Commission held a public hearing on your land subdivision located north of Yorktown Boulevard and east of Azali Drive. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **December 13, 2024**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1.	Single Family Water Lot Fees: (200.20 x 61 lots )	\$12,212.20
2.	Single Family Wastewater Lot Fee: (432.30 x 61 lots)	\$26,370.30
3.	Park Development Fees: (462.50 x 61 lots)	\$28,212.50
3.	Recording fee \$110 ( <b>+ \$50.00 for any additional pages</b> )	\$160.00
5	Final Plat Addressing Fee:	\$100.00
7.	Public Improvement Plans, Construction and Acceptance are required for improvements including <b>Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s)</b> .	
8.	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
9.	CD (Include the plat in .pdf AND .dwg formats)	
10.	Provide a <b>tax certificate</b> with submittal of the original tracing indicating all taxes are current.	
11.	Any other requirements required prior to recordation. Fees were transferred from previous Plat Letter.	

*\*Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,  
Mark J. Orozco  
Sr. City Planner

MJO  
cc: Bass & Welsh Eng. / NIXMW1@gmail.com

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, DORSAL DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT 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\_\_\_\_.

\_\_\_\_\_  
ATA O. AZALI, PRESIDENT

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ATA O. AZALI, PRESIDENT OF, DORSAL DEVELOPMENT, LLC.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

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

STATE OF TEXAS §  
COUNTY OF 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 AND THAT WE HAVE BEEN ENGAGED TO SET LOT CORNER MONUMENTATION UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS.

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

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

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

\_\_\_\_\_  
BRIA A. WHITMIRE, P.E., CFM, CPM  
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  
MICHAEL MILLER

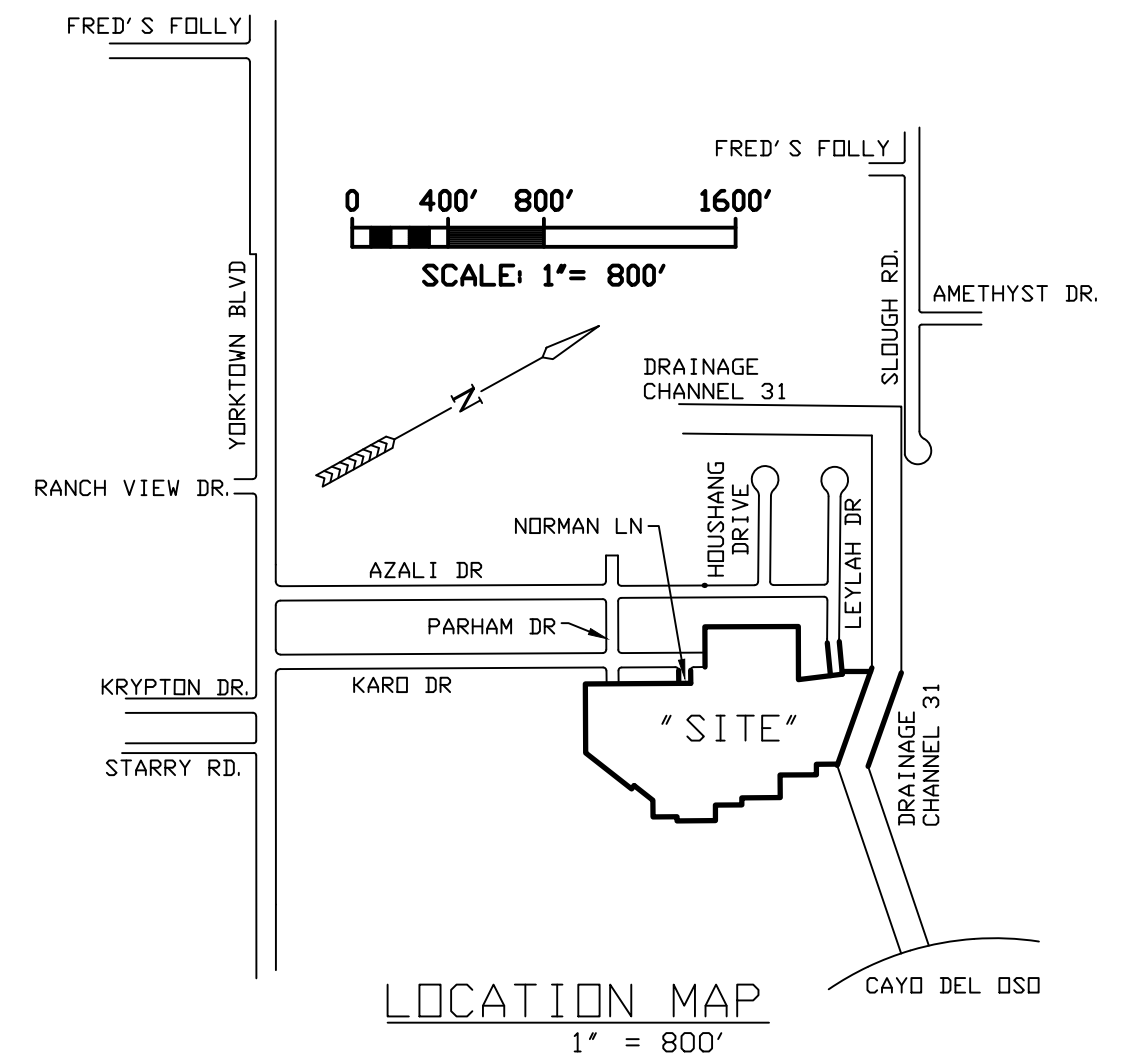
\_\_\_\_\_  
SECRETARY  
AL RAYMOND III, AIA

# PLAT OF AZALI ESTATES UNIT 3 CORPUS CHRISTI, NUECES COUNTY, TEXAS

A 13.876 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 AND 9, SECTION 25, AND LOTS 1 & 6, SECTION 34, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 'A', PAGE 41 - 43, MAP RECORDS, NUECES CO., TX

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/4/23  
COMP. NO.: PLAT-SH1  
JOB NO.: 21060  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2



### LEGEND:

- DE DRAINAGE EASEMENT
- D.R. DEED RECORDS, NUECES CO., TX
- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT

### NOTES

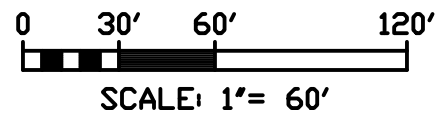
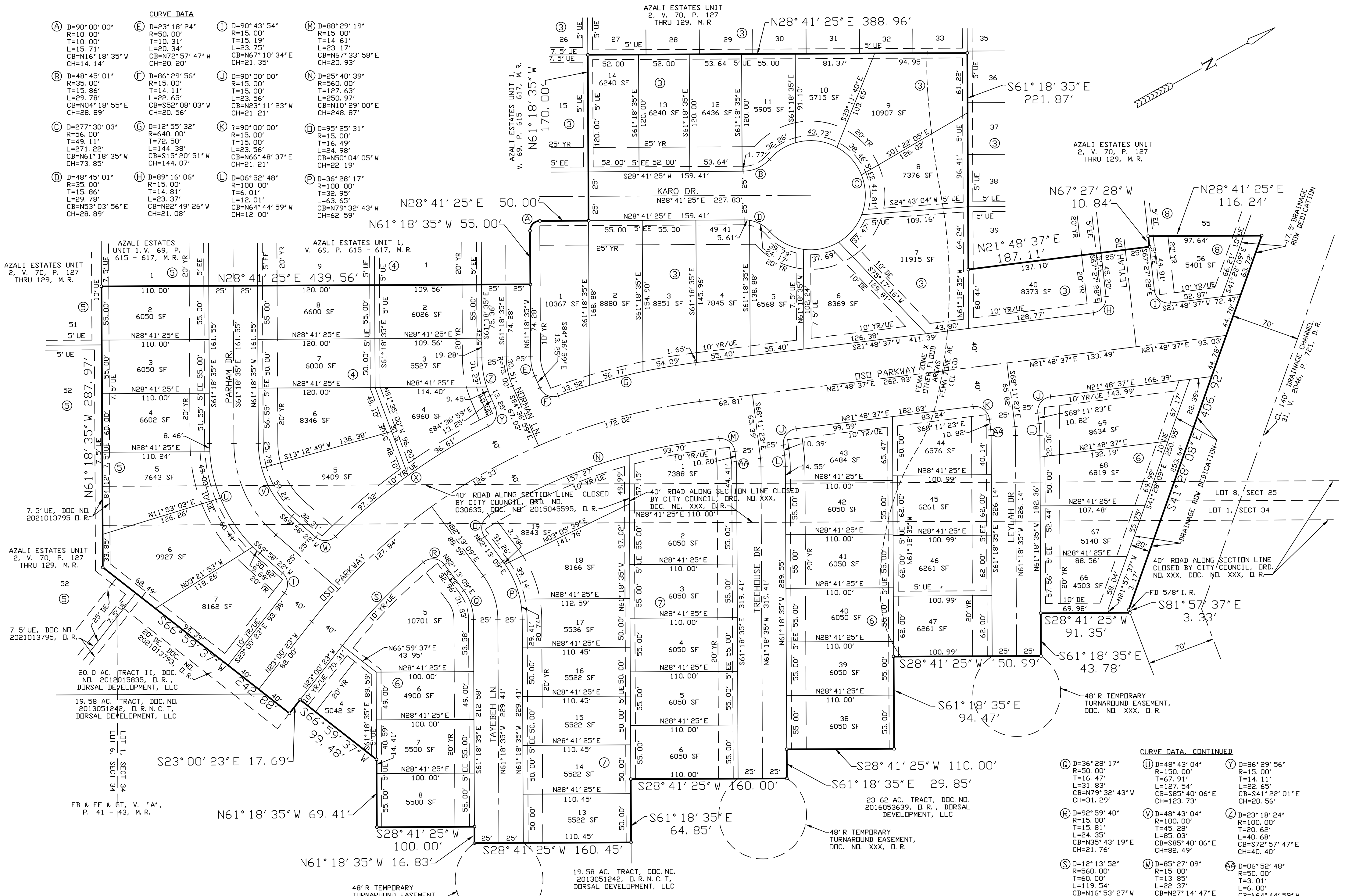
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. MONUMENTATION FOR LOT CORNERS IS 5/8" IRON RODS WHERE REASONABLY POSSIBLE, OTHERWISE, NAILS OR CHISEL MARKS WHERE REASONABLY POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. ALL OF THE SUBJECT SITE LIES IN ZONE X (OTHER FLOOD AREAS) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0540G, NUECES COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP STAMPED "REVISED PRELIMINARY, MAY 30, 2018", EXCEPT FOR AREAS IN ZONE AE (EL10) IN THE NORTH PORTION OF THE SITE AS SHOWN.
5. LEGAL DESCRIPTION: A 13.876 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 8 AND 9, SECTION 25, AND LOTS 1 & 6, SECTION 34 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 41-43, MAP RECORDS, NUECES CO., TX.
6. THE TOTAL PLATTED AREA CONTAINS 13.876 ACRES OF LAND INCLUDING STREET DEDICATIONS.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE
8. NO PRIVATE DRIVEWAY ACCESS ONTO OSO PARKWAY EXCEPT LOT 4, BLOCK 6, SHALL HAVE DRIVEWAY ACCESS TO OSO PARKWAY.

Approved by the  
Planning Commission  
on December 13, 2023



AZALI ESTATES UNIT  
2, V. 70, P. 127  
THRU 129, M. R.

- CURVE DATA**
- (A) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N16°18'35"W CH=14.14'
  - (B) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N04°18'55"E CH=28.89'
  - (C) D=277°30'03" R=56.00' T=49.11' L=271.22' CB=N61°18'35"W CH=73.85'
  - (D) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N5°03'56"E CH=28.89'
  - (E) D=23°18'24" R=50.00' T=10.31' L=20.34' CB=N72°57'47"W CH=20.20'
  - (F) D=86°29'56" R=15.00' T=14.11' L=22.65' CB=S52°08'03"W CH=20.56'
  - (G) D=12°55'32" R=640.00' T=72.50' L=144.38' CB=S15°20'51"W CH=144.07'
  - (H) D=89°16'06" R=15.00' T=14.81' L=23.37' CB=N22°49'26"W CH=21.08'
  - (I) D=90°43'54" R=15.00' T=14.61' L=23.75' CB=N67°10'34"E CH=21.35'
  - (J) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N23°11'23"W CH=21.21'
  - (K) D=90°00'00" R=15.00' T=15.00' L=23.56' CB=N66°48'37"E CH=21.21'
  - (L) D=06°52'48" R=100.00' T=6.01' L=12.01' CB=N64°44'59"W CH=12.00'
  - (M) D=88°29'19" R=15.00' T=14.61' L=23.75' CB=N57°33'58"E CH=20.93'
  - (N) D=25°40'39" R=560.00' T=127.63' L=250.97' CB=N10°29'00"E CH=248.87'
  - (O) D=95°25'31" R=15.00' T=16.49' L=24.98' CB=N50°04'05"W CH=22.19'
  - (P) D=36°28'17" R=100.00' T=32.95' L=63.65' CB=N79°32'43"W CH=62.59'



- CURVE DATA, CONTINUED**
- (Q) D=36°28'17" R=50.00' T=16.47' L=31.83' CB=N79°32'43"W CH=31.29'
  - (R) D=92°59'40" R=15.00' T=15.81' L=24.35' CB=N35°43'19"E CH=21.76'
  - (S) D=12°13'52" R=560.00' T=60.00' L=119.54' CB=N16°53'27"W CH=119.32'
  - (T) D=87°01'15" R=15.00' T=14.24' L=22.78' CB=N66°31'01"W CH=20.65'
  - (U) D=48°43'04" R=150.00' T=57.91' L=127.54' CB=S85°40'06"E CH=123.73'
  - (V) D=48°43'04" R=100.00' T=45.28' L=85.03' CB=S85°40'06"E CH=82.49'
  - (W) D=85°27'09" R=15.00' T=13.85' L=22.37' CB=N27°14'47"E CH=20.35'
  - (X) D=17°21'44" R=640.00' T=97.72' L=193.94' CB=S06°47'55"E CH=193.20'
  - (Y) D=86°29'56" R=15.00' T=14.11' L=22.65' CB=S41°22'01"E CH=20.56'
  - (Z) D=23°18'24" R=100.00' T=20.62' L=40.68' CB=S72°57'47"E CH=40.40'
  - (AA) D=06°52'48" R=50.00' T=3.01' L=6.00' CB=N64°44'59"W CH=6.00'

**PLAT OF  
AZALI ESTATES UNIT 3  
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/4/23  
COMP. NO.: PLAT-SH2  
JOB NO.: 21060  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 2

# ZONING REPORT

Case # ZN8539

Applicant & Subject Property			
<b>District:</b> 1 <b>Owner/Applicant:</b> 2AVH Calallen LP <b>Address:</b> 3601 Interstate Highway (IH 69), located along the west side of IH 69 and the north side of County Road 52 (CR 52), on the northwest corner of IH 69 and CR 52. <b>Legal Description:</b> 25.2 acres out of Lot 8, Block 1, Nueces River Irrigation Park <b>Acreege of Subject Property:</b> 25.2 acres <b>Pre-Submission Meeting:</b> November 22, 2024			
Zoning Request			
<b>From:</b> "FR" Farm Rural District <b>To:</b> "CG-2" General Commercial District <b>Purpose of Request:</b> To allow commercial development to include retail and restaurant uses.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Agricultural, Estate Residential	Medium-Density Residential
North	"RS-6" Single-Family 6	Low Density Residential	Medium-Density Residential
South	"RM-2" Multifamily, "CG-2" General Commercial	Agricultural	Mixed Use
East	Transportation (IH 69)		
West	"RS-6" Single-Family 6, "CG-2" General Commercial	Agricultural, Commercial	Medium Density Residential
<b>Plat Status:</b> The subject property is not platted. <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District. <b>Code Violations:</b> None.			
Transportation and Circulation			
Interstate 69	Designation	Section Existing	
	"F1" Freeway/Expressway	A freeway with two main lanes in each direction, accompanied by two additional access roads on each side	
County Road 52	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	4 Lanes, 100 feet	2 Lanes, Center Turn Lane 110 feet
Utilities			

**Gas:** A 6-in service line located along IH 69.  
**Stormwater:** A 10-inch line along IH 69.  
**Wastewater:** 6-inch PVC line located along the rear property line.  
**Water:** 12-inch PVC line located along IH 69.

**Corpus Christi Comprehensive Plan (Plan CC)**

**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), which was adopted in 2016.

**ADP (Area Development Plan):** According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted in 2001).

**Water Master Plan:** Improvements/No improvements have been proposed.

**Wastewater Master Plan:** Improvements/No improvements have been proposed.

**Stormwater Master Plan:** Improvements/No improvements have been proposed.

**Roadway Master Plan:** Improvement/No improvements have been proposed.

**Public Notification**

Number of Notices Mailed	9 within a 200-foot notification area 3 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area (0 individual property owners)

**Public Hearing Schedule**

**Planning Commission Hearing Date:** January 8, 2025  
**City Council 1<sup>st</sup> Reading/Public Hearing Date:** March 18, 2025  
**City Council 2<sup>nd</sup> Reading Date:** March 25, 2025

**Background:**

The subject property is currently zoned “FR” Farm Rural District, which consists of vacant property and has remained undeveloped since annexation in 1995. To the north is a property zoned “RS-6” with Estate Residential uses. Further to the north is a Wal-Mart zoned “CG-2” General Commercial District. To the south, agricultural uses are zoned “RM-2” Multifamily District and “CG-2” General Commercial District. To the east across Interstate 69. To the west are agricultural and commercial uses zoned “RS-6” Single-Family 6 District and “CG-2” General Commercial District. “CG-2” General Commercial District is also central to the subject property and is currently a Hobby Lobby, an arts and crafts and home décor retail store.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodations, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

**Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:**

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

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- The expansion of business uses along Northwest Boulevard (F.M. 624) or any other arterial street should be planned and zoned so that the traffic carrying capacity of the street is protected. (Policy Statement E).
- Large-scale commercial uses are encouraged on both sides of US 77 (IH-69) north of Robstown. (Policy Statement F).

**Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is inconsistent with the Northwest ADP and FLUM designation of medium-density residential use.

**Staff Analysis:**

Staff reviewed the subject property’s background information and the applicant’s rezoning request purpose and researched 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 consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not hurt the adjacent properties, and warrants an amendment to the Future Land Use map.
- Locating residential homes adjacent to a freeway is not a sound planning decision due to the potential negative impacts on future residents' quality of life and environmental health. Therefore, it is encouraged to prioritize updating the future land use map section of the Northwest ADP.
- Approving the zoning change will align the property with the existing general commercial district centrally and adjacently.

**Permitting Process: (If applicable)**

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

**Staff Recommendation:**

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 from the “FR” Farm Rural District to the “CG-2” General Commercial District.

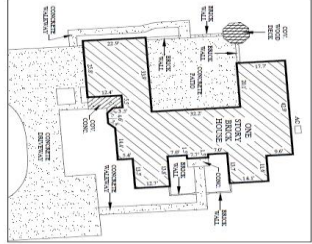
**Attachment(s):**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan

# (A) Metes & Bounds Description and Exhibit



SCALE 1" = 400'



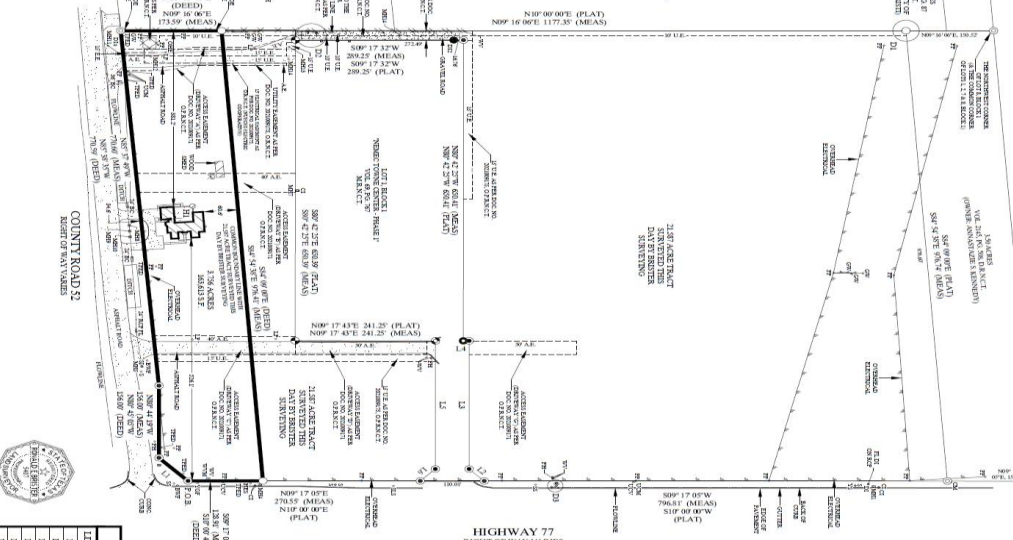
**EXHIBIT**  
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE METES & BOUNDS ACT AND IS REFERRED TO AS SUCH IN ALL INSTRUMENTS RELATING TO THE ABOVE TITLE. THIS SURVEY IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S SURVEY. THE LOCATION OF SURVEY POINTS IS SHOWN ON THIS SURVEY. THE LOCATION OF SURVEY POINTS IS SHOWN ON THIS SURVEY. THE LOCATION OF SURVEY POINTS IS SHOWN ON THIS SURVEY.

**GENERAL NOTES:**  
 1. THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED WITHIN ZONE X, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONING MAPS AND IS SUBJECT TO FLOODING. THE FLOOD ZONING MAPS ARE AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT WWW.FEMA.GOV.  
 2. THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED WITHIN ZONE X, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONING MAPS AND IS SUBJECT TO FLOODING. THE FLOOD ZONING MAPS ARE AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT WWW.FEMA.GOV.  
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**FLOOD ZONE:**  
 THE MAIN CITY OF COUNTY, TEXAS COUNTY, TEXAS  
 LOCAL GOVERNMENT'S OFFICIAL RECORDS

**LEGEND:**  
 X - FLOOD ZONE  
 O - SURVEY POINT  
 P - PROPERTY LINE  
 S - SETBACK LINE  
 D - DRIVEWAY  
 E - EASEMENT  
 R - RIGHT-OF-WAY  
 C - CURB  
 G - GRAVEL ROAD  
 T - TRAIL



**GROUP TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L2	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L3	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L4	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L5	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L6	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.

**MANIPULATE TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L2	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L3	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L4	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L5	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.
L6	S 87° 12' 30" W	317.12 MEAS.	S 87° 12' 30" W	317.12 MEAS.

**UTILITY NOTE:**  
 THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURVEY AND RECORDS. STRUCTURE NO. EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY.

**DEED RECORDS:**  
 THIS SURVEY IS A PART OF THE DEED RECORDS OF NUTCRACK, TEXAS COUNTY, TEXAS. THE DEED RECORDS ARE AVAILABLE FROM THE COUNTY CLERK'S OFFICE AT WWW.COUNTYCLERK.TX.

**DEED RECORDS:**  
 THIS SURVEY IS A PART OF THE DEED RECORDS OF NUTCRACK, TEXAS COUNTY, TEXAS. THE DEED RECORDS ARE AVAILABLE FROM THE COUNTY CLERK'S OFFICE AT WWW.COUNTYCLERK.TX.

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 THIS SURVEY IS A PART OF THE DEED RECORDS OF NUTCRACK, TEXAS COUNTY, TEXAS. THE DEED RECORDS ARE AVAILABLE FROM THE COUNTY CLERK'S OFFICE AT WWW.COUNTYCLERK.TX.

**Distler Surveying**  
 1100 W. 11th Street, Suite 100  
 Fort Worth, Texas 76102  
 Phone: 817.335.1100  
 Fax: 817.335.1101  
 Email: info@distlersurveying.com  
 Website: www.distlersurveying.com

**Ronald C. Borchert**  
 Licensed Surveyor, State No. 3015  
 Date: November 13, 2024

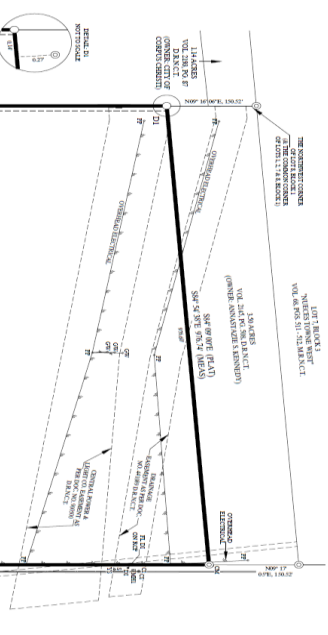
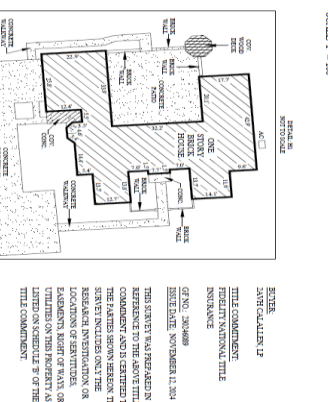


SCALE 1" = 100'

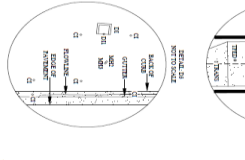
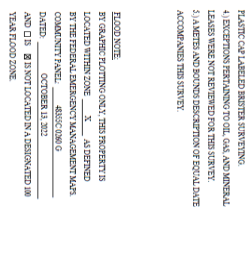


ATANSPS SURVEY OF A 21.87 ACRE TRACT BEING OUT OF LOT 8 BLOCK 1, NIECES RIVER IRRIGATION PARK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NIECES COUNTY, TEXAS SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 141, PAGE 393 - 396, DEED RECORDS NIECES COUNTY, TEXAS.

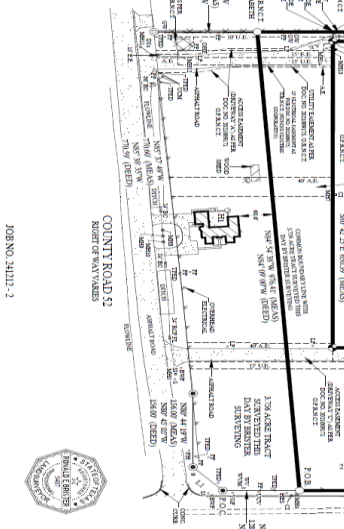
Ernst Surveying & Mapping  
3000 S. Highway 174, Suite 101  
Amarillo, Texas 79106  
806-435-1111  
ernstsurveying.com



REMARKS:  
1. THE SURVEY WAS MADE IN 2024 BY AN ATANSPS SURVEYOR.  
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF NIECES COUNTY, TEXAS.  
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS.  
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE UNITED STATES OF AMERICA.  
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE PROFESSION OF SURVEYING AND MAPPING IN TEXAS.  
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE PROFESSION OF SURVEYING AND MAPPING IN TEXAS.  
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE PROFESSION OF SURVEYING AND MAPPING IN TEXAS.  
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NOTES:  
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LINE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 42' 30" W	367.00 MEAS.	S 89° 42' 30" W	367.00 MEAS.
2	S 0° 0' 0" W	100.00 MEAS.	S 0° 0' 0" W	100.00 MEAS.
3	N 89° 42' 30" E	367.00 MEAS.	N 89° 42' 30" E	367.00 MEAS.
4	N 0° 0' 0" E	100.00 MEAS.	N 0° 0' 0" E	100.00 MEAS.
5	S 89° 42' 30" W	367.00 MEAS.	S 89° 42' 30" W	367.00 MEAS.
6	S 0° 0' 0" W	100.00 MEAS.	S 0° 0' 0" W	100.00 MEAS.
7	N 89° 42' 30" E	367.00 MEAS.	N 89° 42' 30" E	367.00 MEAS.
8	N 0° 0' 0" E	100.00 MEAS.	N 0° 0' 0" E	100.00 MEAS.

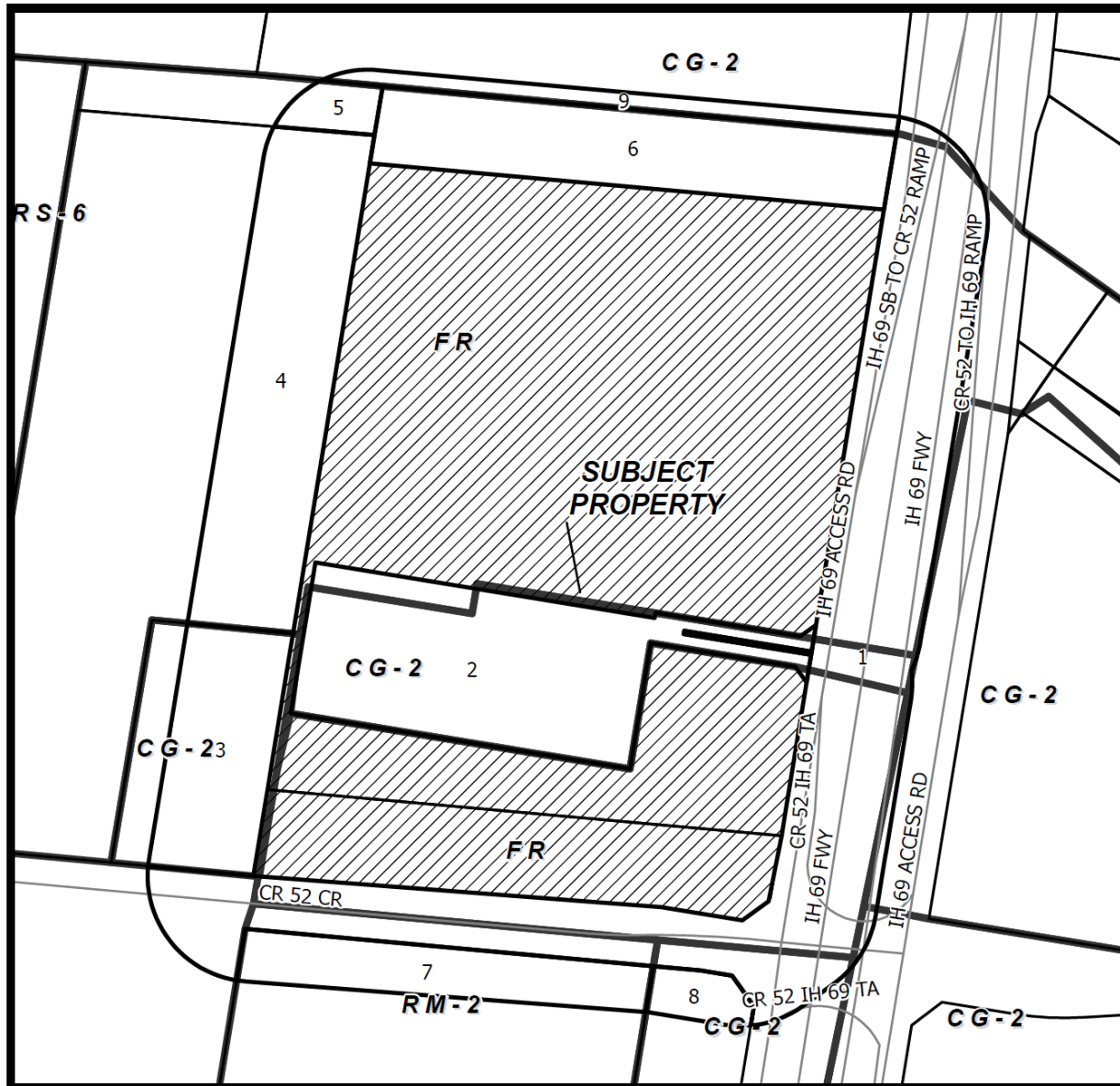
MANHOLE TABLE

MANHOLE NO.	SIZE	DEPTH	ROWING	SECTION
1	36"	4'	W	1/2"
2	36"	4'	W	1/2"
3	36"	4'	W	1/2"
4	36"	4'	W	1/2"
5	36"	4'	W	1/2"
6	36"	4'	W	1/2"
7	36"	4'	W	1/2"
8	36"	4'	W	1/2"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF NIECES COUNTY, TEXAS AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF TEXAS AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE UNITED STATES OF AMERICA AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE PROFESSION OF SURVEYING AND MAPPING IN TEXAS.

Surveyor's Signature: *Ronald E. Bueh*  
Date: NOVEMBER 15, 2024

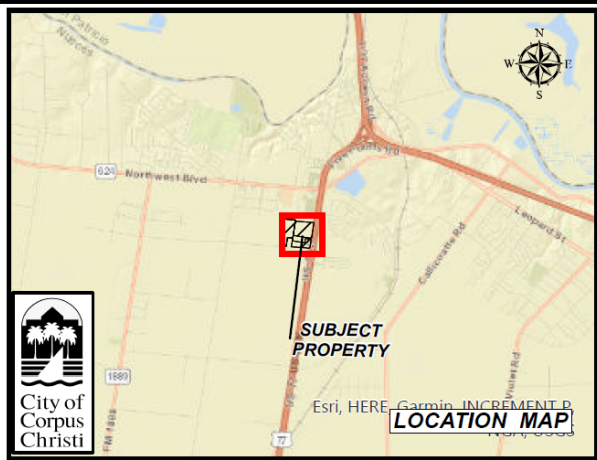
(B) Existing Zoning and Notice Area Map



**CASE: ZN8539**  
Zoning and notice Area

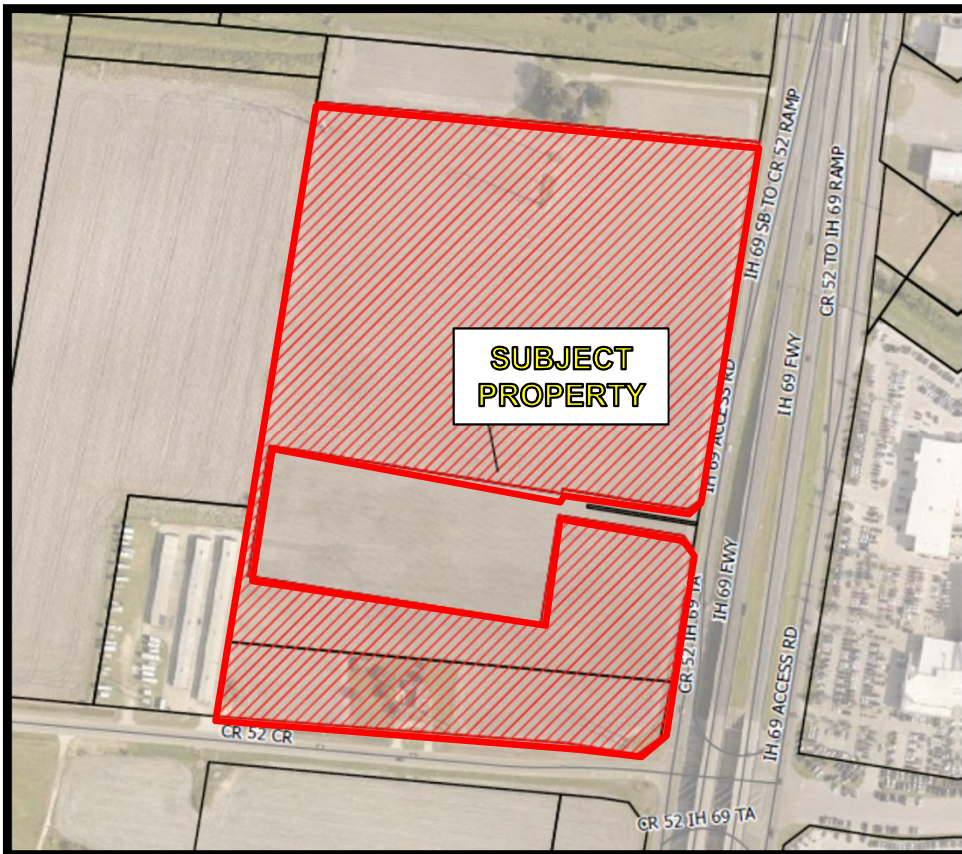
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-1F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

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





# Zoning Case ZN8539



**2AVH Calallen, LP.**  
District 1

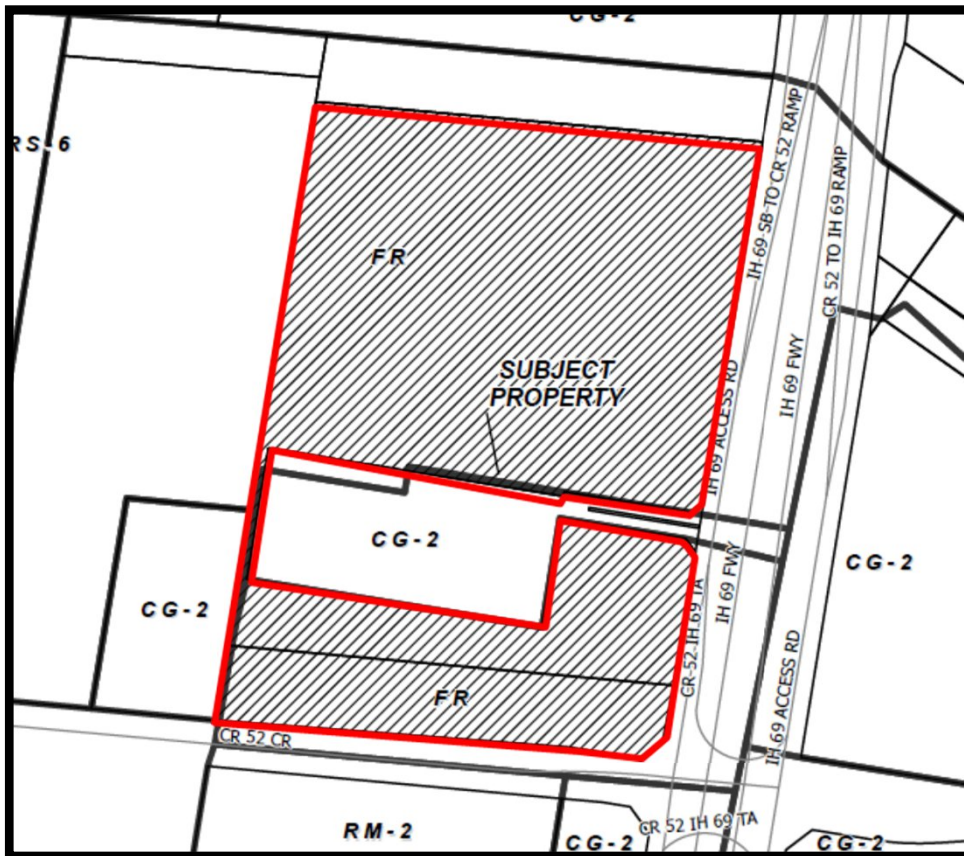
Rezoning for a property at or near  
3604 Interstate Highway 69 (IH 69)  
From the "FR" to the "CG-2"



Planning Commission  
January 8, 2025



# Zoning and Land Use



## Proposed Use:

To allow for commercial development to include retail and restaurant uses

## ADP (Area Development Plan):

Northwest, 2001

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“FR” Farm Rural District

## Adjacent Land Uses:

North: Low-Density Residential; Zoned: “RS-6”

South: Agricultural; Zoned: “RM-2”, “CG-2”

East: Transportation

West: Agricultural, Commercial; Zoned: “RS-6”, “CG-2”

# Public Notification

9 Notices mailed inside the 200' buffer  
3 Notices mailed outside the 200' buffer

## Notification Area

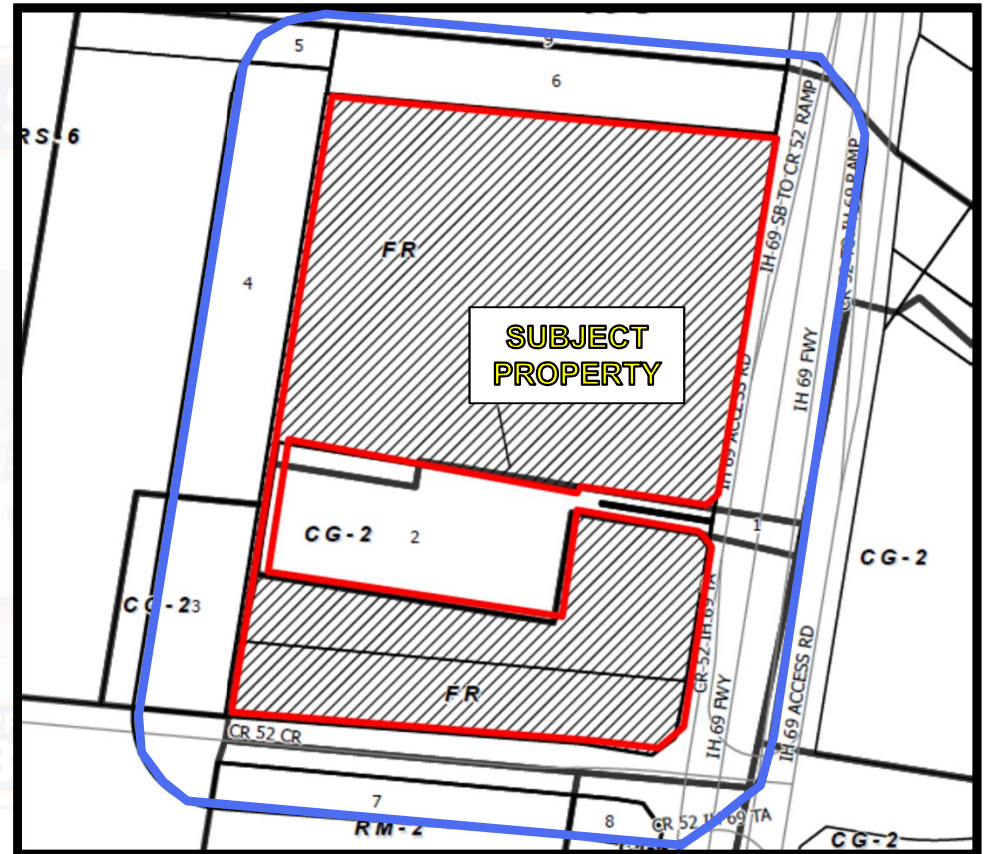
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

---

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map.
- Locating residential homes adjacent to a freeway is not a sound planning decision due to the potential negative impacts on the quality of life and environmental health of future residents. Therefore, it is encouraged to prioritize updating the future land use map section of the Northwest ADP.
- Approving the zoning change will align the property with the existing general commercial district both centrally and adjacently.

**STAFF RECOMMENDS APPROVAL TO THE  
“CG-2” GENERAL COMMERCIAL DISTRICT**

# ZONING REPORT

Case # ZN8512

## Applicant & Subject Property

**District:** 4  
**Owner:** Green Wing Investments, LLC.  
**Applicant:** Green Wing Investments, LLC.  
**Address:** 1318 Flour Bluff Drive, located along the west side of Flour Bluff Drive, north of Graham Road, and south of South Padre Island Drive.  
**Legal Description:** Lots 6, 7, 8, 9, 10, Block 41, Flour Bluff and Encinal Farm and Garden Tract.  
**Acreage of Subject Property:** 32.066 acres  
**Pre-Submission Meeting:** August 2024

## Zoning Request

**From:** "RS-6" Single-Family 6 District  
**To:** "RM-3" Multifamily District  
**Purpose of Request:** To allow for the development of apartments.

## Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Vacant/Agriculture	Planned Development/Commercial
<b>North</b>	"CG-1" General Commercial	Commercial	Commercial
<b>South</b>	"CG-1" General Commercial	Vacant/Agriculture	Commercial
<b>East</b>	"CG-1" General Commercial	Commercial	Commercial
<b>West</b>	"RE" Residential Estate	Estate Residential/Vacant	Low-Density Residential

**Plat Status:** The subject property is not platted per MRNCT (Map Records of Nueces County, Texas).

**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** The subject property is not within a MCAOD District.

**Code Violations:** None.

## Transportation and Circulation

	Designation	Section Proposed	Section Existing
<b>Flour Bluff Drive</b>	"A1" Primary	4 Lanes, 95 feet	4 lanes, 95 feet

**Transit:** The Corpus Christi RTA serves the subject property via Route *4E Flour Bluff Express (PILOT)* with a stop north of Flour Bluff Drive. The Corpus Christi RTA includes service to the subject property via Route 4 Flour Bluff with a stop along the south of South Padre Island Drive. The Corpus Christi RTA serves the subject property via Route 29 Staples with a halt south of South Padre Island Drive.

<b>Bicycle Mobility Plan:</b> A 1-way Cycle Track (both sides) is planned along Flour Bluff Drive.	
<b>Utilities</b>	
<b>Gas:</b> A 12-inch steel line exists within the property. <b>Stormwater:</b> A 104-inch SBC line and storm ditch “Compton” exist west of the subject property. <b>Wastewater:</b> An 8-inch VCP line exists east of the subject property. <b>Water:</b> A 16-inch PVC line exists north of Flour Bluff Drive.	
<b>Corpus Christi Comprehensive Plan (Plan CC)</b>	
<b>Plan CC:</b> Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016. <b>ADP (Area Development Plan):</b> According to Plan CC, the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021). <b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> No improvements have been proposed. <b>Roadway Master Plan:</b> No improvements have been proposed.	
<b>Public Notification</b>	
Number of Notices Mailed	25 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0% in opposition within the 200-foot notification area
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> January 8, 2024 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> March 18, 2025 <b>City Council 2<sup>nd</sup> Reading Date:</b> March 25, 2025	

**Background:**

The applicant is requesting a zoning change to accommodate the development of apartments. The “RM-3” Multifamily District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, and nursing homes.

The subject property is a 32.06-acre tract out of the Flour Bluff and Encinal Farm and Garden Tract and is not platted. The subject property is zoned “RS-6” along the west side of Flour Bluff Drive, an “A1” Primary Collector.

To the north, the surrounding properties are zoned “CG-1” General Commercial District with commercial uses. To the south, surrounding properties are zoned “CG-1” General Commercial District with vacant and agricultural uses. To the east, surrounding properties are zoned “CG-1”

General Commercial District with commercial uses. To the west, surrounding properties are zoned “RE” Residential Estate with mostly vacant uses and little estate residential use.

**Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:**

The proposed rezoning is not consistent with the following Elements, Goals, and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design
  - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
    - Encourage orderly growth of new residential, commercial, and industrial areas.

**Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is inconsistent with the Flour Bluff ADP and FLUM designation of planned development.

**Staff Analysis:**

Staff reviewed the subject property’s background information and the applicant’s rezoning request purpose and researched the property’s land development history, including 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 adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP, and the future land use map.
- While the subject property is not located within the Air Installation Compatibility Use Zone (AICUZ) Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise. The subject property is within the Lighting Overlay of the Military Compatibility Area Overlay District (MCAOD).
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone 2 (APZ-2), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- A previous rezoning request was made in 2021 for the “RM-2” Multifamily District. The City Council approved a reduced density Special Permit allowing single-family homes and town homes. Multifamily zoning was not approved.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following: “Due to the proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC), the density level of the proposed site is not recommended.”

**Staff Recommendation:**

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 to the “RM-3” Multifamily District.

**Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

## (A) Metes & Bounds Description and Exhibit

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 32.066 acre, zoning tract, out of Lots 6, 7, 8, 9 and 10, Section 41, "Flour Bluff and Encinal Farm and Garden Tracts" as shown on the plat recorded in Volume "A", Pages 41 - 43, Map Records Nueces County, Texas. Said 32.066 acre, zoning tract also being out of the "R. De Ynojosa" Survey, Abstract - 411, Nueces County, Texas. Said 32.066 acre tract being more particularly described as follows:

**COMMENCING** at a point in the northwest right of way of Flour Bluff Drive, for the south corner of Lot 1, "Murphy Oil Subdivision" as shown on the plat recorded in Volume 67, Page 695, Map Records Nueces County, Texas. **THENCE** with the southwest line of said Lot 1, North 61°27'31" West, a distance of 300.00 feet to a point in the southwest line of said Lot 1, for an outside corner of this exhibit and for the **POINT of BEGINNING**.

**THENCE** with the southeast line of this exhibit, across said Lot 6, South 28°33'44" West, Section 41, a distance of 598.49 feet to a point in the northeast line of a 7.10 acre tract, described in a deed recorded in Document No. 2011004146, Official Public Records Nueces County, Texas and for the southernmost corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 635.58 feet to a point for an outside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 16°17'51" West, a distance of 121.32 feet to a point for an outside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 28°42'15" East, a distance of 29.22 feet to a point for an inside corner of this exhibit.

**THENCE** with the common line of said 7.10 acre tract and this exhibit, North 61°17'45" West, a distance of 1709.77 feet to a point for an outside corner of this exhibit.

**THENCE** with the northwest line of this exhibit, across said Lot 10, North 28°42'15" East, Section 41, a distance of 603.37 feet to a point in the southwest line of a tract designated as "Area B", adjacent to an existing 20.00 foot, private road easement, "Lexington Industrial Center", as shown on the plat recorded in Volume 29, Page 47, Map Records Nueces County, Texas, and for the northernmost corner of this exhibit.

**THENCE** with the common line of said "Area B" and this exhibit, South 61°26'43" East, at a distance of 24.25 feet pass a point for the west corner of Lot 2, said "Lexington Industrial Center (V. 29, P. 47)", and in all a total distance of 941.46 feet to a point in the southwest line of Lot 11A, "Lexington Industrial Center" as shown on the plat recorded in Volume 68, Page 837, Map Records Nueces County, Texas, for an outside corner of Lot 15A, "Lexington Industrial Center" as shown on the plat recorded in Volume 56, Page 156, Map Records Nueces County, Texas, and for an outside corner of this exhibit.

**THENCE** with the common line of said Lot 15A and this exhibit, South 28°12'06" West, a distance of 100.00 feet to a point for a common corner of said Lot 15A and this exhibit.



**THENCE** with the common line of said Lot 15A and this exhibit, South 61°26'43" East, a distance of 300.01 feet to a point for a common corner of said Lot 15A and this exhibit.

**THENCE** with the common line of said Lot 15A and this exhibit, North 28°12'06" East, a distance of 100.00 feet to a point in the southwest line of Lot 16, "Lexington Industrial Center" as shown on the plat recorded in Volume 32, Page 88, Map Records Nueces County, Texas and for a common corner of said Lot 15A and this exhibit.

**THENCE** with the common line of Lot 16, said "Lexington Industrial Center(V.32, P.88)" and this exhibit, South 61°26'43" East, a distance of 187.09 feet to a point for the north corner of Lot 2, said "Murphy Oil Subdivision" and for an outside corner of this exhibit.

**THENCE** with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 28°31'29" West, a distance of 126.46 feet to a point for the west corner of said Lot 2, "Murphy Oil Subdivision" and for an inside corner of this exhibit.

**THENCE** with the common line of said Lot 2, "Murphy Oil Subdivision" and this exhibit, South 61°27'31" East, a distance of 1000.71 feet to the **POINT of BEGINNING** of this exhibit, and containing 32.066 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein does not represent an on the ground survey.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407

Date: November 7, 2024

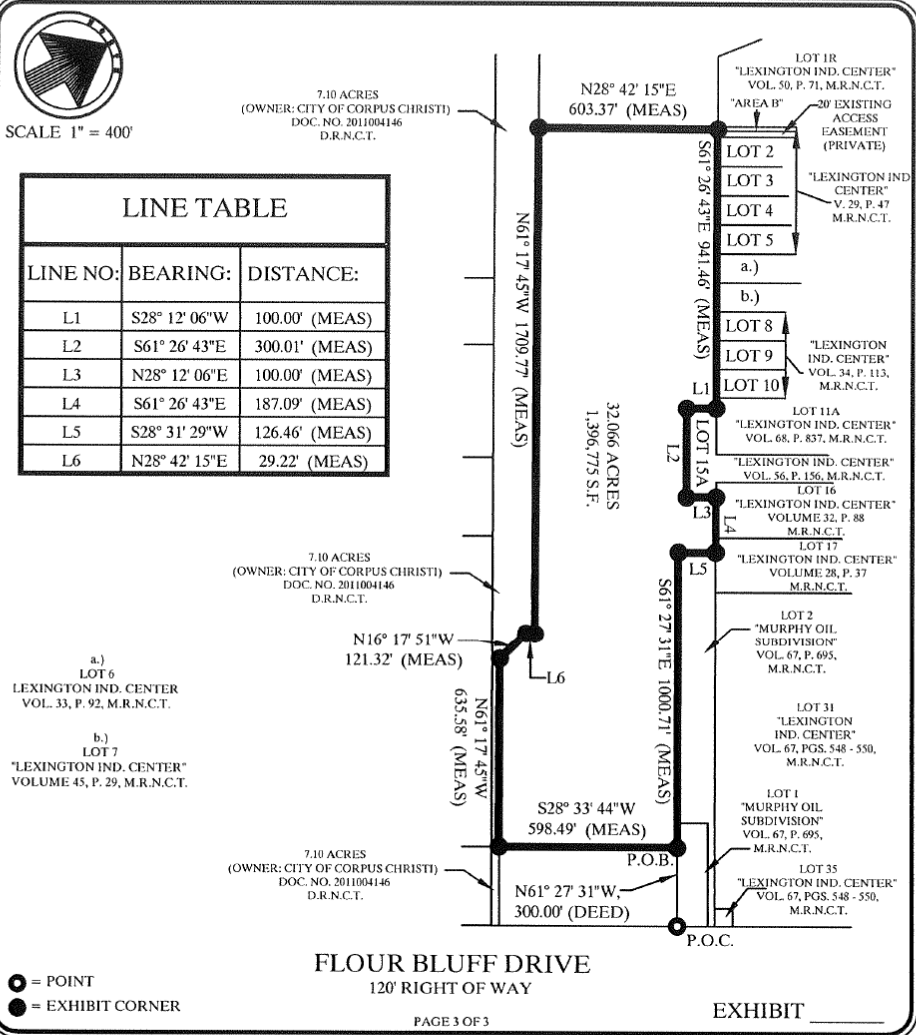


PAGE 2 OF 3



EXHIBIT OF

A 32.006 ACRE, ZONING TRACT, OUT OF LOTS 6, 7, 8, 9 AND 10, SECTION 41, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS" AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 32.066 ACRE, ZONING TRACT ALSO BEING OUT OF THE "R. DE YNOJOSA" SURVEY, ABSTRACT - 411, NUECES COUNTY, TEXAS



**Brister Surveying**  
5506 Cam Drive  
Corpus Christi, Texas 78411  
OIL 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.twhco.com  
Firm Registration No. 10072800

NOTES:  
1.) TOTAL AREA OF EXHIBIT IS 32.066 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) SET 5/8" REBAR = STEEL REBAR SET WITH YELLOW PLASTIC CAP LABELLED BRISTER SURVEYING.  
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.  
5.) THIS DOCUMENT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

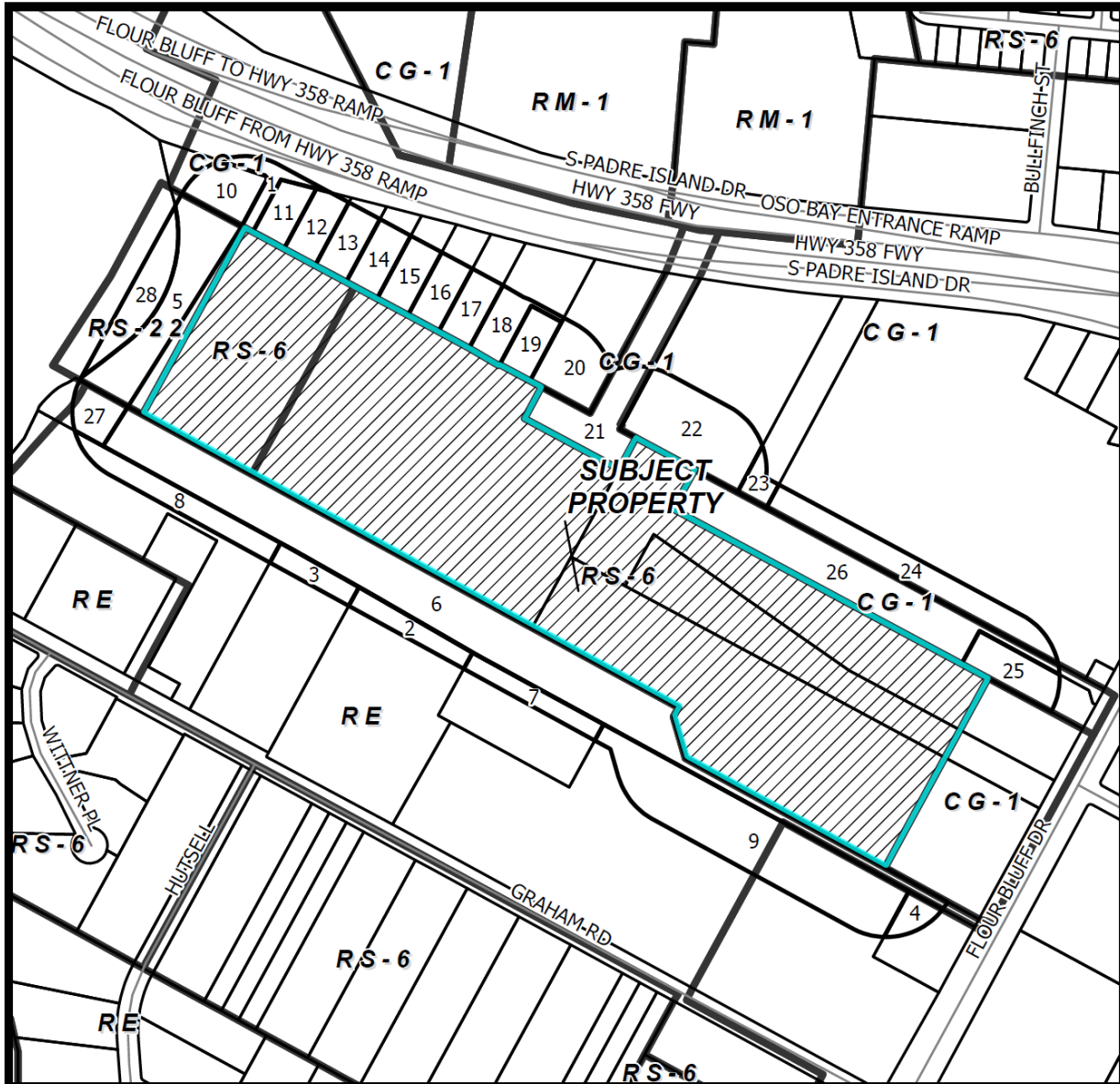
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN DOES NOT REPRESENT AN ON THE GROUND SURVEY.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407

STATE OF TEXAS  
REGISTERED  
RONALD E. BRISTER  
5407  
PROFESSIONAL  
LAND SURVEYOR





SURVEY DATE: NOVEMBER 7, 2024  
JOB NO. 241460

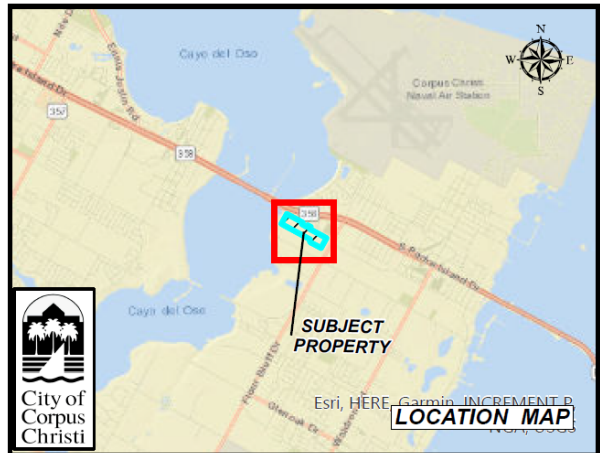
(B) Existing Zoning and Notice Area Map



**CASE: ZN8512**  
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
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	

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



# Zoning Case ZN8512



**Green Wing Investments, LLC**  
District 4

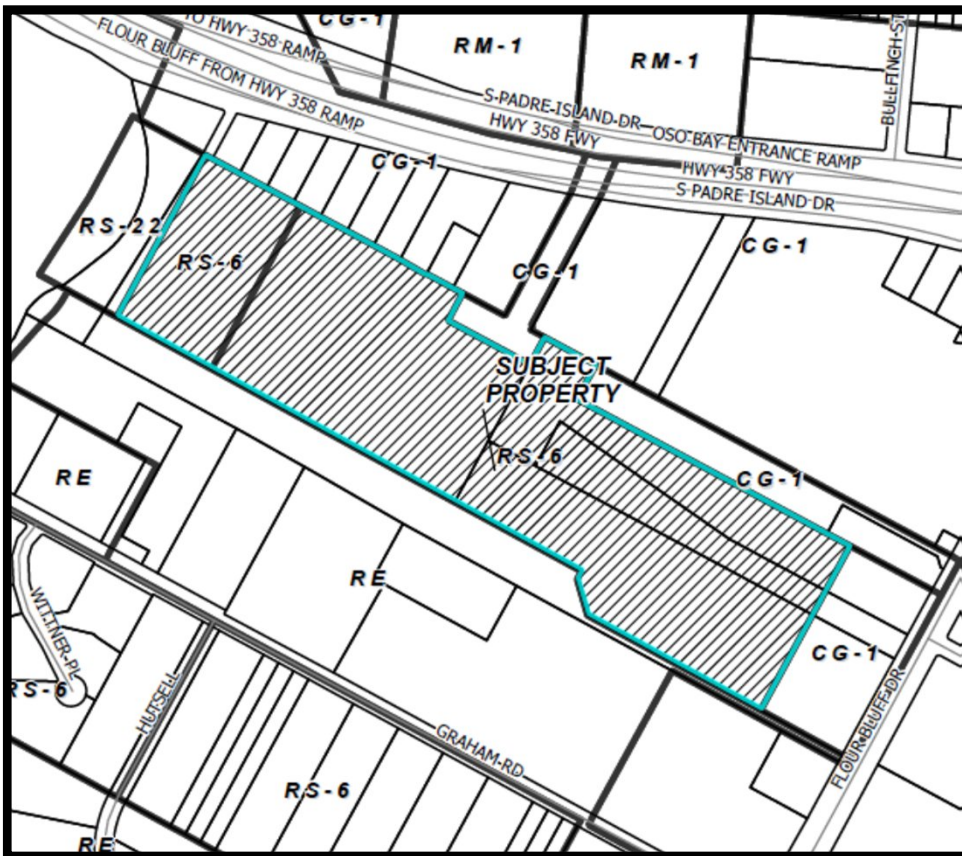
Rezoning for a property at or near  
1318 Flour Bluff Drive  
From the "RS-6" to the "RM-3"



Planning Commission  
January 8, 2025



# Zoning and Land Use



## Proposed Use:

To allow for multifamily development

## ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

## FLUM (Future Land Use Map):

Planned Unit Development/Commercial

## Existing Zoning District:

"RS-6" Single-Family 6 District

## Adjacent Land Uses:

North: Commercial; Zoned: CG-1

South: Vacant/Agriculture; Zoned: CG-1

East: Commercial; Zoned: CG-1

West: Estate Residential/Vacant; Zoned: "RE"

# Public Notification

25 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

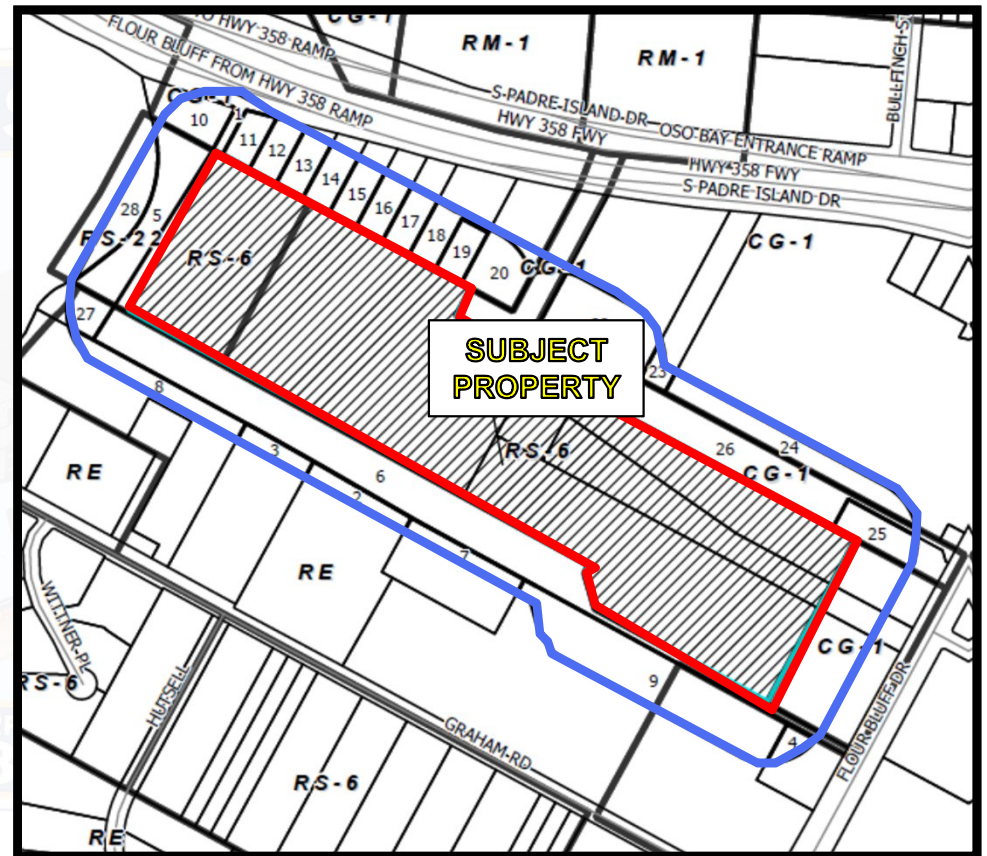
## Notification Area



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



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



# Staff Analysis and Recommendation

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- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC), the Flour Bluff ADP and the future land use map.
- While the subject property is not located within the AICUZ Overlay, the uses will still be impacted by the potential danger of aircraft crashes and the daily impact of aircraft noise.
- Due to the immediate proximity of the AICUZ, specifically the Accident Potential Zone II (APZ), the current zoning is the most compatible with the surrounding uses, the future land map, and adjacency to the APZ.
- During the previous rezoning process for the subject property (in 2021, from the “RE” Residential Estate District to the “CG-2” General Commercial District and the “RM-2” Multifamily District, the Community Planning Liaison for Naval Station Corpus Christi stated the following:

*“Due to the close proximity of the Accident Potential Zone (APZ) and flight track that overflies this parcel (transition from Naval Outlying Landing Field (NOLF) Waldron to NAS-CC) the density level of the proposed site is not recommended.”*

**STAFF RECOMMENDS DENIAL TO  
THE “RM-3” MULTIFAMILY DISTRICT**