

## AGENDA MEMORANDUM

Planning Commission Meeting of July 8, 2026

**DATE:** June 29, 2026

**TO:** Yvette Wallace, CFM, Interim Director of Development Services

**FROM:** Bria A. Whitmire, PE, CFM, CPM, ENV SP, CBO, Development Services  
Engineer  
BriaW@corpuschristitx.gov  
(361) 826-3268

### **PL9275 Clarkwood Tract Subdivision**

Request for a Plat Waiver of the Street Construction Requirement per Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.1 of the Unified Development Code

### **BACKGROUND:**

Roberto Cardenas of Texas Geo Tech Land Surveying, Inc., on behalf of the owner Julio Fernandez, is requesting a waiver for the street construction of Mazda St as required for the proposed plat. The property is generally located at 602 Alpine Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road. The land is zoned IL and is vacant. The original plat from 1955 provided street dedication for the layout of the subdivision, but many streets were ultimately not constructed by the developer.

This plat waiver request is for the construction of approximately 176 feet of street construction according to the Local Street Standards in Section 8.2.1 of the UDC. The reasons for this request are:

- The two lots combined for platting would be a corner lot situated on Alpine Street and therefore has access to Alpine Street. There are a number of plats recorded for corner lots situated on paper streets that were approved for construction waivers by Planning Commission and recorded to allow for the building permit. Most were in the Don Patricio subdivision (Vol. 67 Pg. 736, Vol. 68 Pg. 845, and Vol. 68 Pg 633).
- The owner, Julio Fernandez owns all of the platted lots fronting both sides of the paper street. Consideration has been made to close the street altogether, but the closing would render lots un-accessible. A new Preliminary plat would need to be approved combining lots and providing access to all properties. Currently the owner wants to have the two lots combined to complete his building permit for the industrial warehouse shop. Street construction may render the project time consuming and unfeasible in providing the construction plans by an engineer, city approval with fees, and hiring a contractor.

## **STAFF ANALYSIS:**

### **Waiver of Construction Requirements for Street Improvements**

According to UDC 3.30.1., a final plat shall not be approved until the developer has installed the improvements required by this Unified Development Code or has guaranteed that such improvements will be installed.

UDC 8.1.4., *Types of Improvements Required*, outlines the following:

“In the absence of any provision to the contrary, the developer shall provide the following improvements, as approved in the construction plans, in conformity with the standards, specifications and requirements of this Unified Development Code, the Design Standards, utility master plans and any state or federal requirements. Improvements eligible for participation shall be in compliance with Section 8.4 (Ordinance 029765, 03/19/2013)

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

UDC 3.8.5.D., *Final Plat Review Criteria*, includes compliance with subdivision design and improvement standards adopted by the city (found in Article 8 of the UDC) and that the tract of land is adequately served by the improvements that meet Article 8 standards.

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

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

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

### **Staff Findings on Waiver from Construction**

Staff concludes that the future use of the property along Mazda Street remains uncertain, and may ultimately include a street closure that would eliminate this requirement altogether. The requested waiver is tied to a building permit that fronts Alpine directly and does not rely on Mazda Street for access or service.

## **STAFF RECOMMENDATION:**

Staff recommends **approval** of the waiver request for the construction of Mazda Street.

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

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Proposed plat of Clarkwood Tract Subdivision

Exhibit B – Street Waiver Request Letter

Exhibit C – Area Map

# Exhibit A

## CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

BEING A REPLAT OF LOTS 27 AND 28, BLOCK 8, CLARKWOOD TRACT SUBDIVISION, AN ADDITION ON NUECES COUNTY, TEXAS AS SHOWN IN MAP RECORDED IN VOLUME 19, PAGE 96-97 MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING DESCRIBED IN DEED 2024023970 OF DEED RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF NUECES  
I, JULIO FERNANDEZ, HEREBY CERTIFY THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT THIS SAID LAND SURVEYED AND SERVED AS SHOWN THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

JULIO FERNANDEZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CYNTHIA SALAZAR-SARZA, CHAIR PERSON

MICHAEL GEE, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BRA WHITFIRE, P.E., CEM, CEM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, WITH ITS CERTIFICATE OF VALIDATION WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. AND IS NOW RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ MAP RECORDED NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M.  
\_\_\_\_\_ 2025

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

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS EYEBOL SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

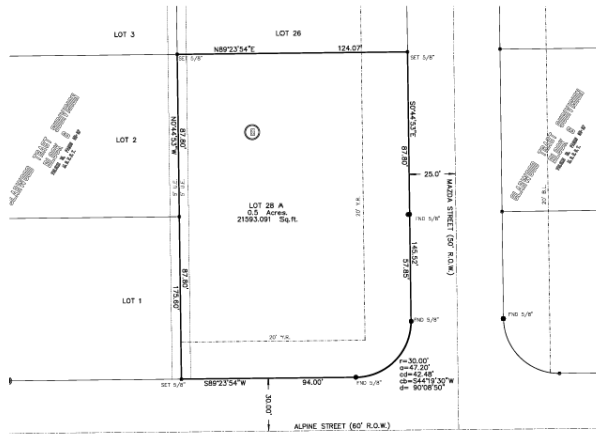
PAULE GARCIA  
ENVIRONMENTAL HEALTH SERVICES MANAGER  
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF NUECES

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

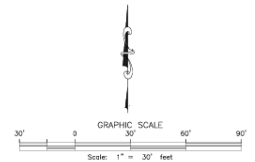
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

JANEL L. FROORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854



### GENERAL NOTES

- 1) THE TOTAL PLATTED AREA CONTAINS 0.35 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL SIPHON WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON-SITE SANITARY SEWER SYSTEM SHALL BE PROVIDED BY OWNER AS AN ALTERNATE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER MANAGER APPLICATION WILL BE SUBMITTED FOR THIS PLAT.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEC HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEC HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD BAY AS "EXCEPTIONAL" AND "DRYER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RESTRICTION USE."
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48350C0300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEXED AREAS MUST BE REVIEWED AND APPROVED BY MANAGEMENT WITH THE CITY OF CORPUS CHRISTI PRIOR TO INSTALLATION.
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE INTEGRATED IN ACCORDANCE WITH LDC 8.25B, 8.25C AND 8.305 RESULTING IN NO ADVERSE PRACTICE BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



**TEXAS GEO TECH**  
**LAND SURVEYING, INC.**  
3510 N. STEWART ST. SUITE 80  
CORPUS CHRISTI, TX 78411  
(817) 997-5959 FAX (817) 997-5955  
JULIO F. FERNANDEZ  
MAY 21, 2026

## Exhibit B

### Street Waiver Request:

The subject property at 701 Alpine Street is to be replatted for a Building permit combining two lots into one. The property has been platted in Volume 19 Page 96-97 and was approved by the city of Corpus Christi Planning Commission. The recorded plat showed the layout for Mazda Street on the plat, but for some reason the street was not constructed. A public information request on the findings may not turn up any information as most archives may not have relevant information on construction approvals.

The replat of the two lots would have met the Minor plat definition if it was not for the construction requirement of the street and for the waste water construction. The previous recorded plat approved the waste water private systems in 1955, but as boundaries for Master Plans change and with infrastructure additions, a new waiver was submitted. The Waiver is submitted in part to the requirement to meet Design Standards for UDC Section 8.2.1. Streets.

The two lots combined for platting would be a corner lot situated on Alpine Street with the paper street (Mazda Street), therefore the property has the required access from Alpine Street. There are a number of plats recorded for corner lots situated on paper streets that were approved for construction waivers by Planning Commission and recorded to allow for the building permit. Most were in the Don Patricio subdivision (Vol. 67 Pg. 736, Vol. 68 Pg. 845, and Vol. 68 Pg 633).

Another factor to consider the Waiver approval is the fact that the owner, Julio Fernandez owns all of the platted lots fronting both sides of the paper street. Consideration has been made to close the street altogether, but the closing would render lots un-accessible. A new Preliminary plat would need to be approved combining lots and providing access to all properties. Currently the owner wants to have the two lots combined to complete his building permit for the industrial warehouse shop. Street construction may render the project time consuming and unfeasible in providing the construction plans by an engineer, city approval with fees, and hiring a contractor. Please consider approving this Waiver from the construction of the street.

Exhibit C

