



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, July 22, 2026

5:30 PM

City Hall, 6th Floor Conference Room

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: Vice Chairman Munoz (7.8.2026 meeting)

IV. Approval of Minutes: July 8, 2026

[26-1135](#)

July 8, 2026 Meeting Minutes DRAFT

Attachments: [7.8.26 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats[26-1089](#)

PL9335

REPLAT - NAVAL CENTER

Lot 15R Block 1

(0.74 Acres)

(District 4) Generally located at 337 Anchor Street, east of Anchor Street, west of Naval Air Station Drive, and north of South Padre Island Drive.

Attachments: [PL9335ReplatCoverTab](#)

[PL9335ClosedCommentReport](#)[PL9335LatestPlat](#)[26-1127](#)

PL9325

REPLAT - MONTROSE PARK

Lot 39A, Block 6

(0.55 acres)

(District 1) Generally located at 2815 Ruth Street, north of Highland Avenue, east of Duncan Street, south of Ruth Street, and west of S Port Avenue.

Attachments: [PL9325ReplatCoverTab](#)

[PL9325LatestPlat](#)[PL9325ClosedCommentReport](#)[26-1088](#)

PL9282

FINAL - 7BREW CORPUS CHRISTI

Lot 14R

(0.49 acres)

(District 4) Generally located at or near 1129 Waldron Road, north of Knickerbocker Street, east of Waldron Road, and south of South Padre Island Drive.

Attachments: [PL9282CoverTabFinal](#)

[PL9282ClosedCommentReport](#)[PL9282LatestPlat](#)[26-1140](#)

PL8721

FINAL PLAT - SARATOGA RIDGE UNIT 2

(11.99 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8721FinalPlatCoverTab](#)

[PL8721ClosedCommentReport](#)

[PL8721LatestPlat](#)

[26-1141](#)

PL8808

FINAL PLAT - SARATOGA RIDGE WEST UNIT 1 PUD

(12.21 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8808FinalPlatCoverTab](#)

[PL8808ClosedCommentReport](#)

[PL8808LatestPlat](#)

B. Zoning

[26-1100](#)

Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9318 K&CB Investments, LLC Staff Report](#)

[ZN9318 K & CB Investments Ordinance](#)

[ZN9318 K&CB Investments, LLC PC Pwpt](#)

[26-1098](#)

Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property at or near 8225 Stillwell Lane from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9319 CC Leopard, LLC Staff Report](#)

[ZN9319 CC Leopard, LLC Ordinance](#)

[ZN9319 CC Leopard, LLC PC Pwp](#)

[26-0956](#)

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road 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: [ZN9336 Texas Tyler 31, LLC Staff Report](#)

[ZN9336 Texas Tyler 31, LLC Ordinance](#)

[ZN9336 Texas Tyler 31, LLC Pwpt](#)

[26-1133](#)

Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9334 Plaza Michoacana Inc. Staff Report](#)

[ZN9334 Plaza Michoacana Inc Ordinance](#)

[ZN9334 Michoacana Inc. Pwpt](#)

VI. Director's Report: Madam Chair Salazar-Garza and Former Commissioner Miller-Award & Recognition Presentation

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 Jessica Martinez, at 361-826-3202 or jessicam2@corpuschristtx.gov, 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
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, July 8, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Vice Chairman Munoz absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Teichelman (6.24.2026 meeting)

Commissioner Hedrick made a motion to approve the absence of Commissioner Teichelman from the June 24, 2026, meeting. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: June 24, 2026

Commissioner Budd made a motion to approve the meeting minutes from June 24, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. [26-1037](#) June 24, 2026 Meeting Minutes DRAFT

Attachments: [6.24.26 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Items A & B)

Cynthia asked if any commissioners would like to move agenda items off the consent agenda.

Commissioner Jackson requested item #7 to be pulled from the consent agenda.

Andrew, Development Services introduced items #2, 3, 4 & 5 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced the following into record:
#6- Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "RS-6" Single-Family 6 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).

Commissioner Hedrick on agenda item #4 regarding the other pages of the plat and if those were just drainage easements and not streets that will be developed. Mark Zans, Development Services stated they are drainage and access easements. Commissioner Hedrick stated this looks to have only one entrance and if that was an issue with fire. Mark Zans stated that fire did not have an issue because they knew future entrances would be coming as the other plats are reviewed.

Chairman Salazar-Garza on agenda item #6 she remembered this property had previously been rezoned FR to RS-6 and now they want to rezone to RS-4.5. Andrew Dimas stated this is to provide design flexibility.

With no other questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Hedrick made a motion to approve items #2, 3, 4, 5, & 6 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-1027](#) PL9249
REPLAT - ROGER'S SUBDIVISION
Lots 1CA & 1CB, Block 1
(2.91 Acres)

(District 5) Generally located at 7313 South Staples, north of Yorktown Boulevard southeast of Lipes Boulevard, and west of South Staples Street.

Attachments: [PL9249ReplatCoverTab](#)
[PL9249ClosedCommentReport](#)
[PL9249LatestPlat](#)

3. [26-1030](#) PL9305
REPLAT - RAYNE TRACT
Lot 4A, Block 2
(1.35 acres)

(District 1) Generally located at 502 S Chaparral Street, north of Park Avenue, west of S Water Street, and south of Broadway Court.

Attachments: [PL9305ReplatCoverTab](#)
[PL9305 Closed Comment Report](#)
[PL9305LatestPlat](#)

4. [26-1001](#) PL8675

FINAL PLAT - SARATOGA RIDGE UNIT 1

(15.87 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8675FinalPlatCoverTab](#)
 [PL8675ClosedCommentReport](#)
 [PL8675LatestPlat](#)

5. [26-1029](#) PL9300
 FINAL - STRIPES CORPUS CHRISTI
 Lot 1
 (5.46 acres)

(District 3) Generally located at 6301 Highway 44, on the southwest corner of Heinsohn Road and Agnes Street.

Attachments: [PL9300CoverTabFinal](#)
 [PL9300ClosedCommentReport](#)
 [PL9300LatestFinalPlat](#)

B. Zoning

6. [26-1028](#) Zoning Case No. ZN9265 Rhodes Development Inc. (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “RS-6” Single-Family 6 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: [ZN9265 Rhodes Development Inc. Staff Report](#)
 [ZN9265 Rhodes Development Inc. PC Pwpt](#)

7. **26-1033** Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: ZN9151 MVR Construction Co Inc. Staff Report (4)
 ZN9151 MVR Construction Co Inc Pwpt

Andrew Dimas, Development Services introduced the following into record:

#7- Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential. Staff considered the inconsistencies to the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit that addresses the visual and operational characteristics of a warehouse with aggregate storage use.

Commissioner Hedrick asked about the number of changes being made and whether they came from the department or from the applicant. Andrew Dimas stated the changes were based on working with the applicant to create another recommendation for the property. Most of the changes made were removal of above ground fuel tank, no longer use of aggregate storage, and any vehicle storage would need to be moved indoors.

Commissioner Teichelman asked about the vehicles in operation and the type they would be what. Andrew Dimas stated it was more of a storage area for vehicles and currently the recommendation is four traditional off street vehicles which consist of two semi-trucks and two tandems.

Chairman Salazar-Garza asked if there were other options given to the owner for what to do with the property. Andrew Dimas stated yes there was the recommendation of RS-6 but the owner wanted to move forward with CN-1 with SP. She also asked if the applicant had worked with the surrounding neighbors regarding their concerns.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #7.

The following spoke in opposition:

Terry Followell

Molly Luna

Juan Perales, JP Civil Engineering, appeared on behalf of applicant. He stated the removal of the aggregate storage, and the above ground fuel tank is what they have worked out with development services. Along with the 20-ft buffer and an 8 ft high wall would be constructed as well. Also stated that not all the vehicles would be about to be placed in storage based on the size and use.

Commissioner Esparza asked about inverting the layout so the buildings would be on the side of the neighborhood which possibly creates another barrier. Mr. Perales said it is possible but has not been discussed. The buildings would now be on the side of the ditch and therefore the road would have to be reinforced for the heavy equipment traffic on the property.

Vic Razaeei-Nazari, applicant for the property, states he understands the neighbor's concerns and feels this zoning option will be less of noise issue compared to that if the

zoning was residential. He is also assured that safety concerns are being addressed on the property.

Commissioner Teichelman asked if this would be possible to table to see all the options laid out this way to find the best possible solution for the applicant and residents in the area. Most of the commissioners collectively felt the same way.

Commissioner Esparza made a motion to table agenda item #7 until the 8.5.2026 meeting. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

VI. Public Hearing: Discussion and Possible Action (Item C)

C. Plat with Variance (Waiver)

8. [26-1034](#) Request for a Plat Waiver for Street Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9275 Clarkwood Street Constr Waiver memo](#)
[PL9275 Clarkwood Street Constr Waiver ppt](#)

Andrew Dimas, Development Services introduced the following into record agenda items #8 & 9. Staff recommend approval of the proposed waiver for street construction.

Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve items #8 & 9 as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

9. [26-1032](#) PL9275 **Conditional Approval**
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Attachments: [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)

10. [26-1035](#) Request for a Plat Waiver for Wastewater Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9299 Laguna Oaks Estates ww const waiver memo](#)
[PL9299 Laguna Oaks Estates ww const waiver ppt](#)

Andrew Dimas, Development Services introduced the following into record agenda items #10 & 11. Staff recommend denial of the waiver from the wastewater construction.

Commissioner Teichelman asked what the reason is for denying the waiver. Andrew Dimas stated this is one of the few areas not in AICUZ so one day further development could increase the density in the area.

He also stated the idea is not to have the public tied to septic tanks unless the need is there. Bria Whitmire, Development Services, stated the need for spray fields on the property if they are on septic would not be a feasible scenario along with the potential of flooding due to a severe storm. The septic tanks could fail leading to issues with water quality.

With no other questions from staff, Chairman Salazar-Garza opened for public comment.

Murray Bass, Bass & Welch Engineering, appeared on behalf of the applicant. He stated it was their understanding that the waiver request was only for the commercial zoned lot. They would have no issue if the wastewater construction could be deferred till development.

Being no more public comment, Chairman Salazar-Garza closed public comment.

Commissioner Hedrick made a motion to approve staff's recommendation of denial on agenda item #10. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Commissioner Hedrick made a motion to conditionally approve agenda item #11 as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

11. [26-1009](#) PL9299 - **Conditional Approval**
REPLAT - LAGUNA OAKS ESTATES
Lots 1-10, Block 1
(19.32 Acres)

(District 4) Generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of South Padre Island Drive.

Attachments: [PL9299FinalCoverTab](#)
[PL9299OpenClosedCommentReport](#)
[PL9299LatestPlat](#)

VII. Director's Report

DSTAG will be meeting on July 16th. The first round of text amendments will be presented at the meeting and be brought to the commission as a briefing.

VIII. Future Agenda Items: None.

IX. Adjournment

With no other business being discussed, the meeting was adjourned at 6:50pm

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 22, 2026**

PL9335

REPLAT – NAVAL CENTER

Lot 15R Block 1

(0.74 Acres)

(District 4) Generally located at 337 Anchor Street, east of Anchor Street, west of Naval Air Station Drive, and north of South Padre Island Drive.

Zoned: IL

Owners: Aaron Cabaza, Cuttysark Holdings LLC

Surveyor: Voss Engineering

The applicant proposes to replat to create one lot from five lots for commercial development. All Technical Review Committee comments have been addressed. The submitted replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL9335**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
26-6146 REPLAT-REV.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

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
2	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
3	P001	Note	Bria Whitmire : DS	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	
1	P001	Note	Mark Zans : LD	Closed	Please depict parcels and subdivision on the east side of alley.	
4	P001	Note	Mark Zans : LD	Closed	Change to "approved on behalf of the Planning Commission of the City of Corpus Christi Texas. Remove " by the Director of Development services."	
5	P001	Note	Mark Zans : LD	Closed	Keep signature line for Michael Dice. Change title for Michael Dice to Interim Asst. City Manager.	
6	P001	Note	Mark Zans : LD	Closed	Add signature line for Cynithia Salazar Garza. Add title of Chairperson	
7	P001	Note	Mark Zans : LD	Closed	Traffic comments: Informational only PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. - oThe plat did provide adequate ROW dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). - oThe ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. - oThe developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. PEAK HOUR TRAFFIC / TIA: • No Peak Hour Traffic (PHT) form submitted. Plat rejected. Traffic control plans • Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.	
8	P001	Note	Mark Zans : LD	Closed	Fire comments #1: Please see Fire's Comments PL9335 Naval Center Block 1 Lot 15R Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 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. 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. 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. 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. 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. An accessible road and a suitable water supply is	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					required once construction materials are brought on site. 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.	
9	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." Note: Calculated Turning Radi for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn. 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.) 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.	

NAVAL CENTER
BLOCK 1, LOT 15R

BEING A REPLAT OF LOT 13 (SAVE & EXCEPT THE S.E. 36.2'X48') & ALL
OF LOTS 14-16, BLOCK 1, NAVAL CENTER,
AS RECORDED IN VOLUME 8, PAGE 18 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, AARON CABAZA, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 15R, BLOCK 1, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF ____, 2026.

AARON CABAZA, OWNER
CUTTYSARK HOLDINGS, LLC.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AARON CABAZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF ____, 2026. SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

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 ____, 2026.

CYNTHIA SALAZAR - GARZA, CHAIRPERSON

MICHAEL DICE, INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF ____, 2026.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

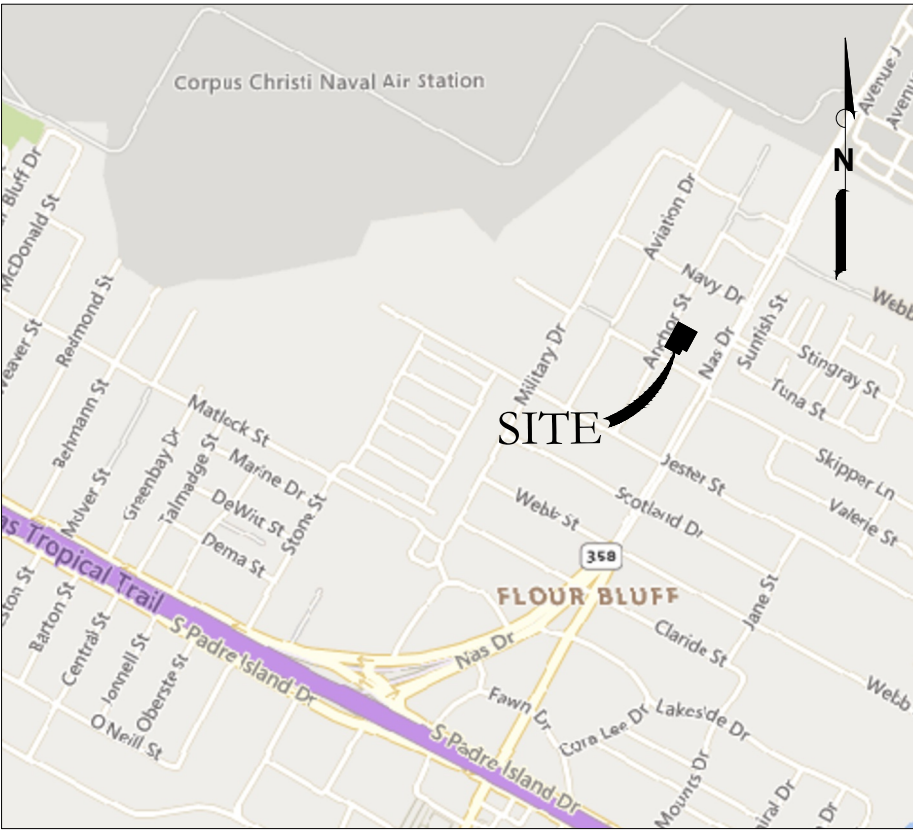
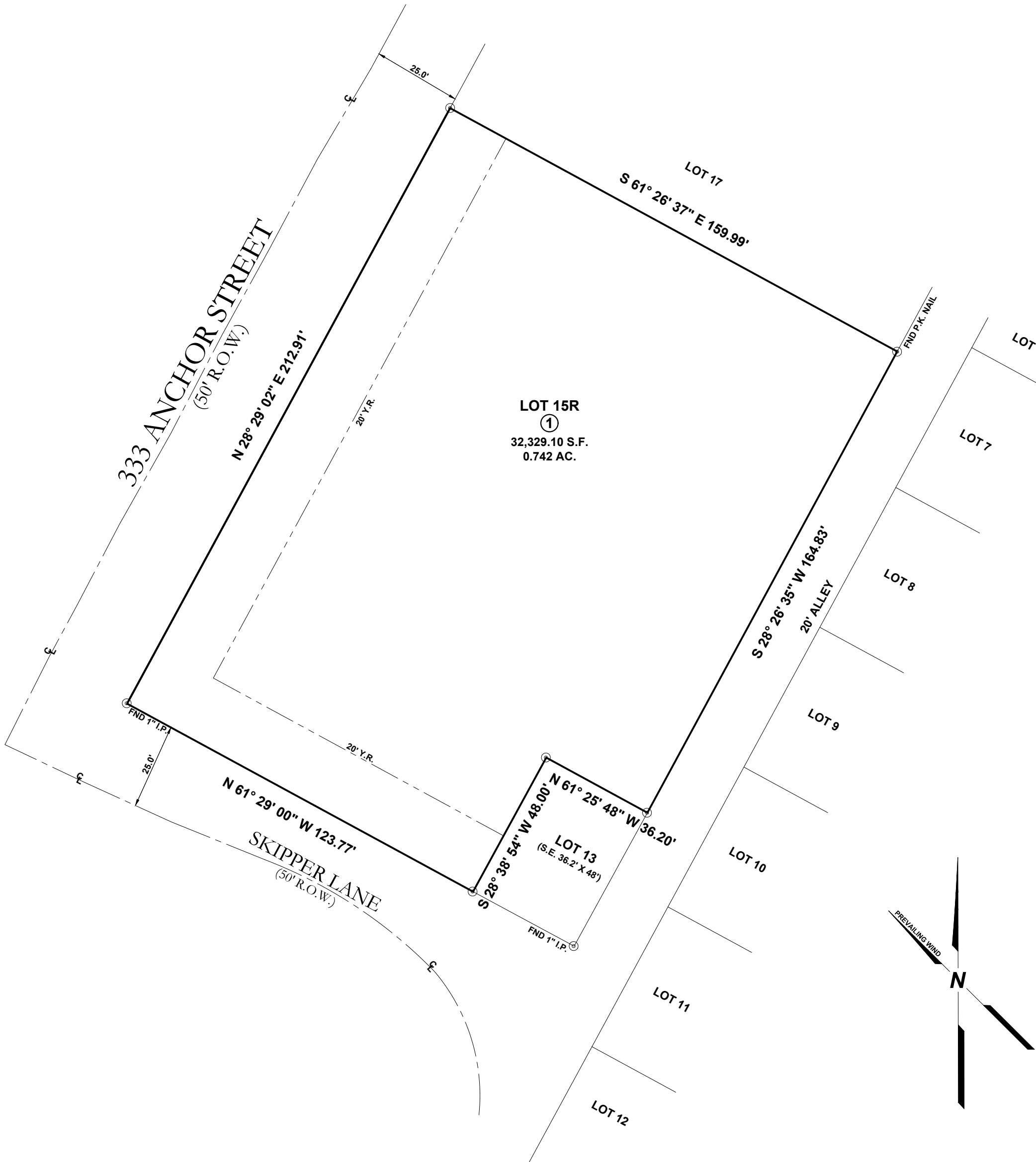
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 2026, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF ____, 2026 AT ____ O'CLOCK __M AND DULY RECORDED IN VOLUME __, PAGE __ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF ____, 2026.

KARA SANDS, COUNTY CLERK

DEPUTY TO THE COUNTY CLERK



VICINITY MAP (NTS)

LEGEND:

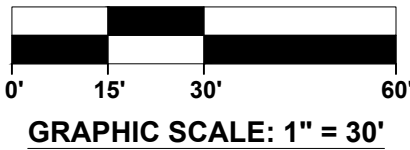
—	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
—C—	ROAD CENTERLINE	B.L.	BUILDING LINE
—	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
- - -	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
- - - -	EASEMENT	D.E.	DRAINAGE EASEMENT
⊙ / P.C.	FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
'S'	SET PROPERTY CORNER	D.H.	DRILL HOLE
'I.R.'	GRADE ELEVATION	I.R.	IRON ROD
		D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
		M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
		O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TX

NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0545G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 0.742 ACRE.
- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
- 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.
- FINAL PLATS FOR PROPERTIES LOCATED WITHIN ACCIDENT POTENTIAL ZONE 1 AND 2 THAT THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN ACCIDENT POTENTIAL ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL WHICH MAY BE OBJECTIONABLE.



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



DATE:

REVISED:

OFFICE:

JOB #:

06/30/2026

RV & PP

26-6146

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 22, 2026

PL9325

REPLAT – MONTROSE PARK

Lot 39A, Block 6

(0.55 acres)

(District 1) Generally located at 2815 Ruth Street, north of Highland Avenue, east of Duncan Street, south of Ruth Street, and west of S Port Avenue.

Zoned: IL

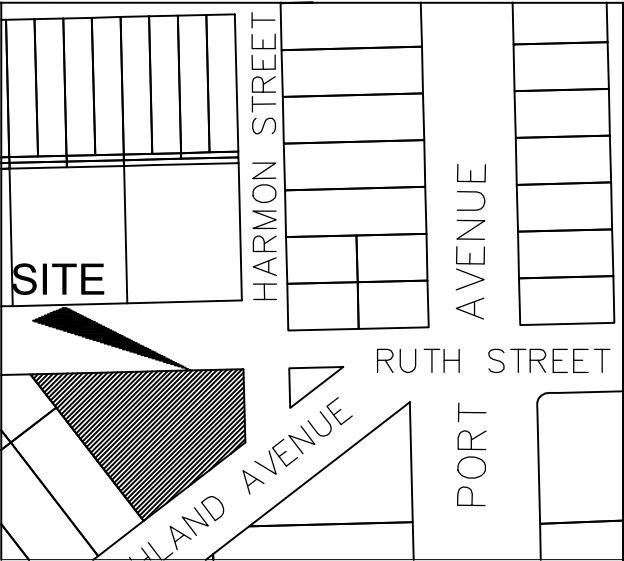
Owner: Martin and Maria Castro

Surveyor: Texas Geo Tech

The applicant proposes to replat the property to continue their commercial use. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.

MONTROSE PARK, BLOCK 6, LOT 39A

BEING A REPLAT OF MONTROSE PARK, LOTS 18, 19, AND 39 THRU 42, BLOCK 6 RECORDED IN VOLUME 4
PAGE 6 , MAP RECORDS, NUECES COUNTY, TEXAS DESCRIBED IN DEED 2020059599, DEED RECORDS OF
NUECES COUNTY, TEXAS,



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

WE, MARTIN CASTRO AND MARIA B. CASTRO, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF
THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID
LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE
PUBLIC FOREVER; 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.

MARTIN CASTRO OWNER

MARIA B. CASTRO OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARTIN CASTRO.

THIS THE_____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARIA B. CASTRO.

THIS THE_____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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COUNTY OF NUECES

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OF CORPUS CHRISTI, TEXAS.

THIS THE_____ DAY OF _____ 2026.

CYNTHIA GARZA, CHAIRPERSON

MICHAEL DICE, INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE_____ DAY OF _____ 2026.

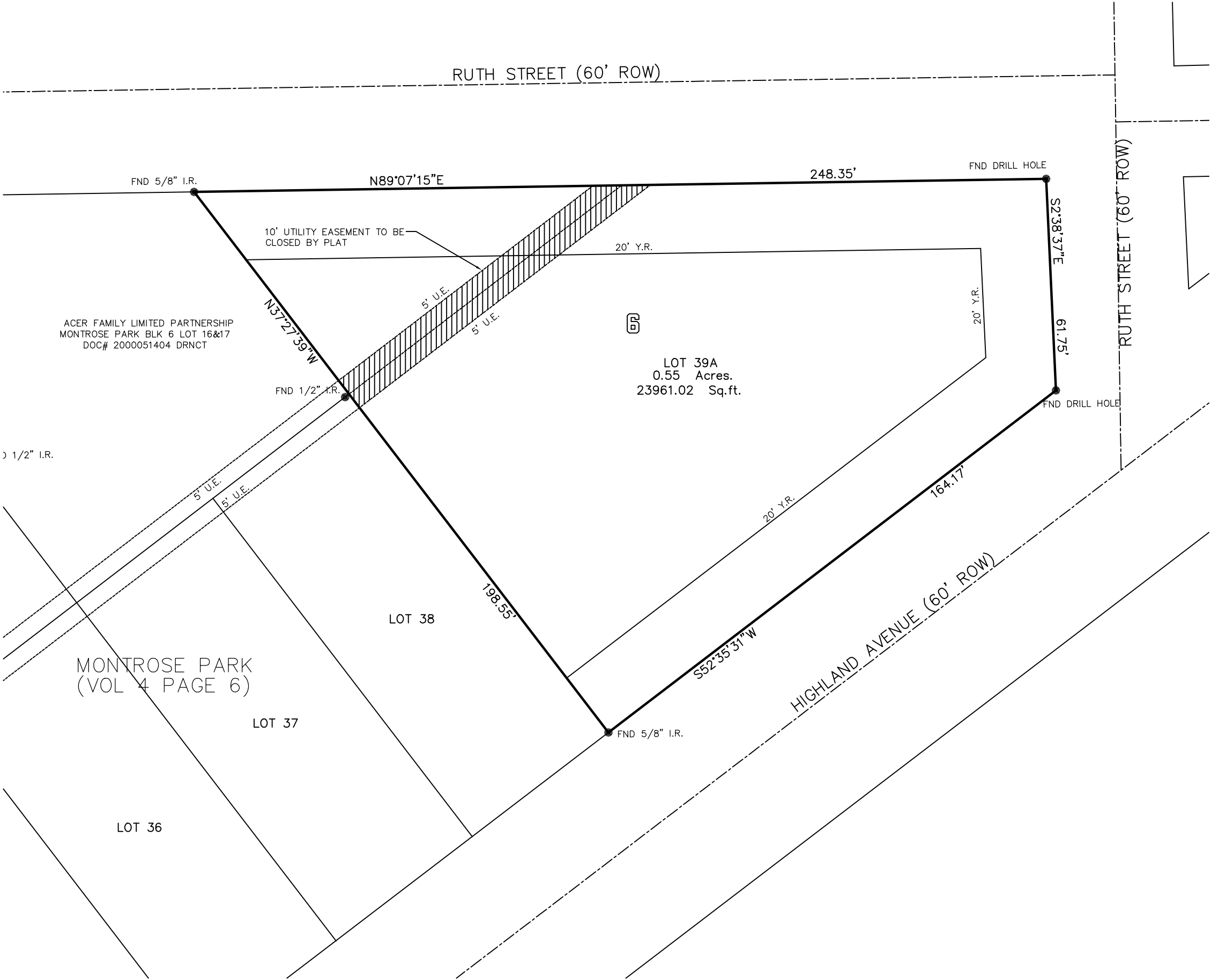
BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE xth DAY OF JUNE 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.55 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. DEVELOPMENT STANDARDS USED ADHERE TO UDC 9.5.3 REGULATIONS FOR SINGLE FAMILY USE OF NONCONFORMING LOTS.
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- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

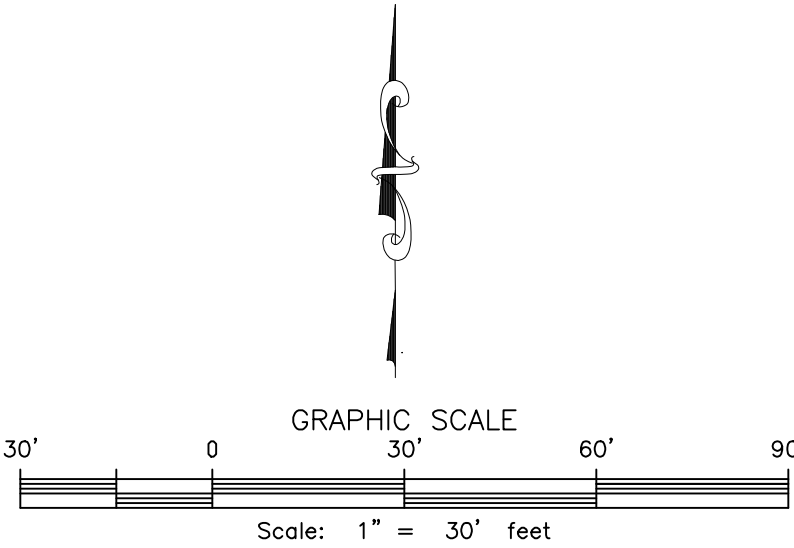
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2026

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260522
July 9, 2026

**Merged Document Report****Application No.: PL9325**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9325LatestPlat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

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
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (David Brink) This does not involve State ROW, no comments.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Astound: No facilities in this area.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) PD has no comments.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 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. 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) 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. An accessible road and a suitable water supply is required once construction materials are brought on site. 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. 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." Note: Calculated Turning Radi for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn. 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. 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. 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.) 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. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) Astound has no facilities at 2815 Ruth.	
15	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises Torres) PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The plat did provide adequate ROW dedication as required per the RMP. PLAT-STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE STREET, ALLEY, OR OTHER PUBLIC WAY CLOSURE MUST COMPLY WITH CITY CODE OF ORDINANCES Chapter 49-12 (alley/easement closure requires city council approval). Applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the alley closure. Plat disapproved.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Moises Torres 361-826-3552	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as the reasoning for the plat is listed as, "the combination of all lots into one." No indication of any newly proposed dwelling units, proposed land use tract listed as IL Light Industrial.	
1	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					be constructed to city standards, found in Article 8 and the IDM.	
2	P001	Note	Bria Whitmire : ENG	Closed	Informational: Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	

MONTROSE PARK, BLOCK 6, LOT 39A

BEING A REPLAT OF MONTROSE PARK, LOTS 18, 19, AND 39 THRU 42, BLOCK 6 RECORDED IN VOLUME 4
PAGE 6 , MAP RECORDS, NUECES COUNTY, TEXAS DESCRIBED IN DEED 2020059599, DEED RECORDS OF
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STATE OF TEXAS
COUNTY OF NUECES

WE, MARTIN CASTRO AND MARIA B. CASTRO, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF
THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID
LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE
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THIS THE_____ DAY OF _____ 2026.

MARTIN CASTRO OWNER

MARIA B. CASTRO OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARTIN CASTRO.

THIS THE_____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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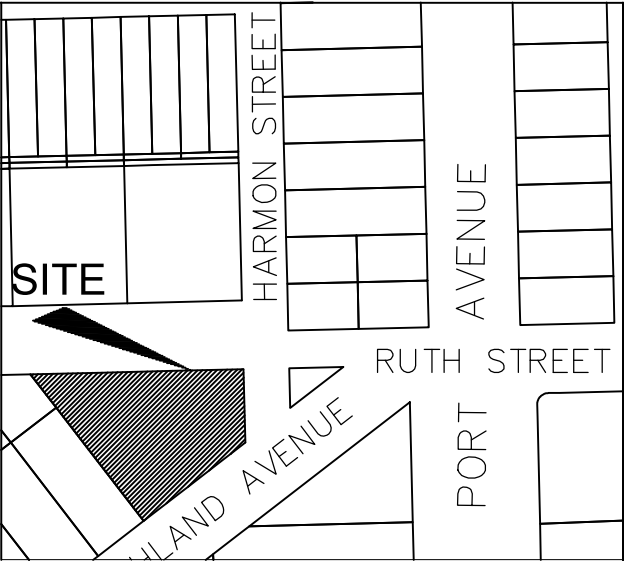
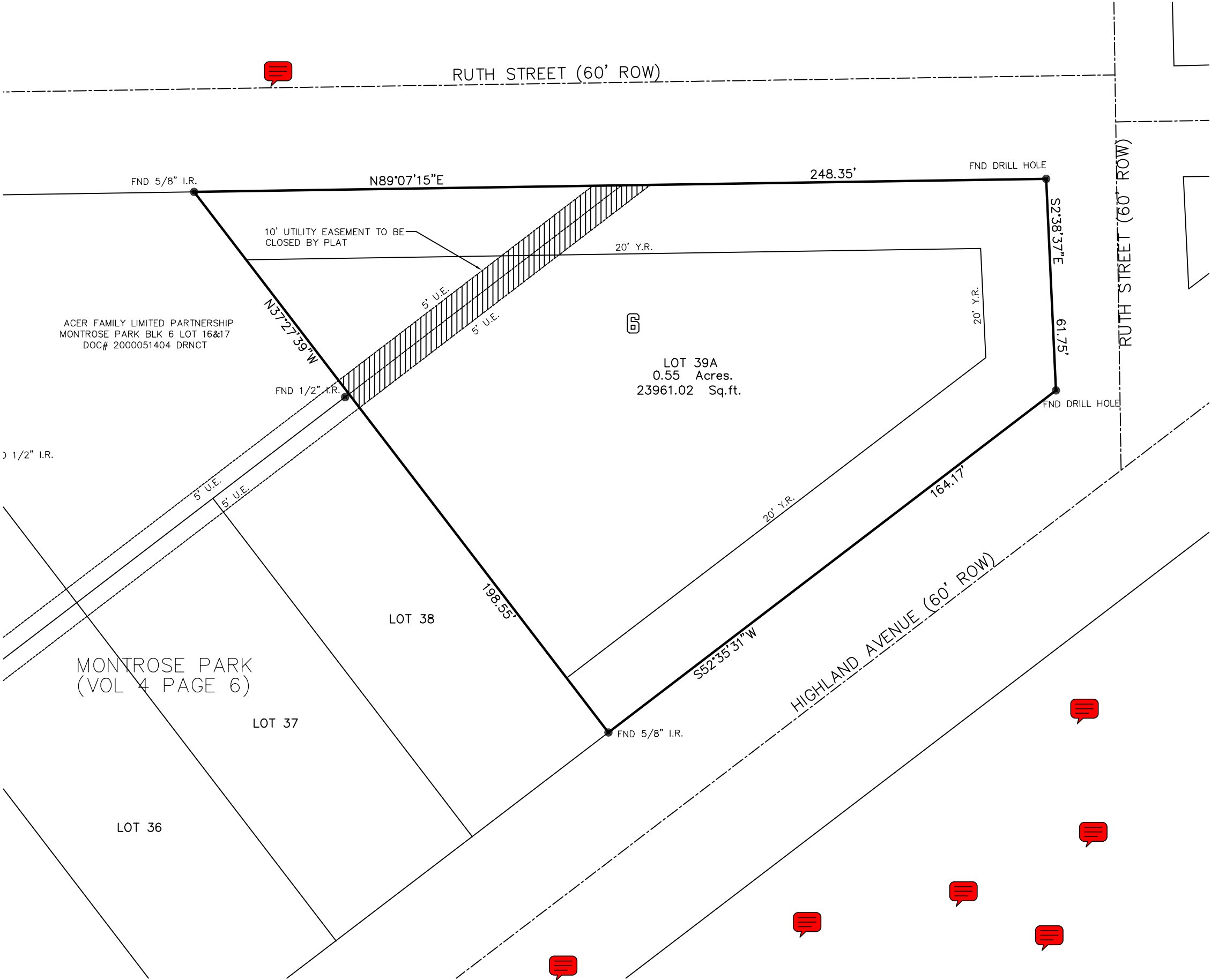
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DEVELOPMENT SERVICES ENGINEER

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AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT
AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE xth DAY OF JUNE 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.55 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. DEVELOPMENT STANDARDS USED ADHERE TO UDC 9.5.3 REGULATIONS FOR SINGLE FAMILY USE OF NONCONFORMING LOTS.
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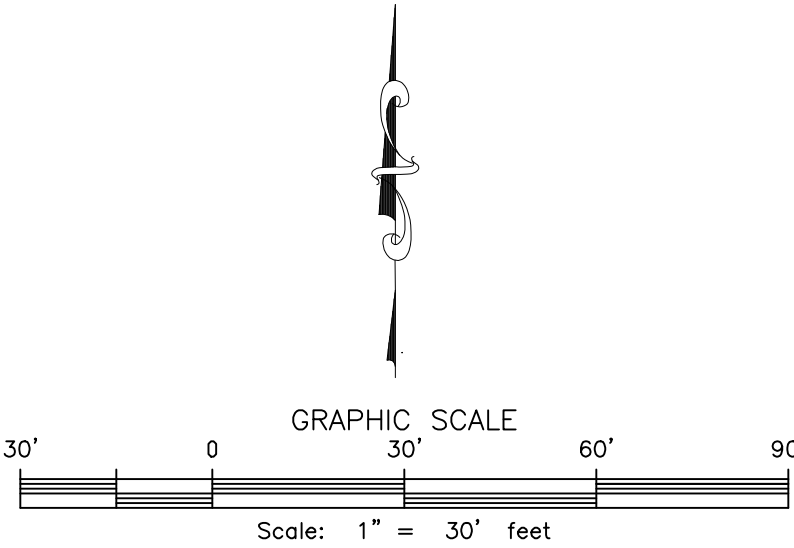
STATE OF TEXAS
COUNTY OF NUECES

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 AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2026

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260522
July 9, 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 22, 2026

PL9282

FINAL – 7BREW CORPUS CHRISTI

Lot 14R

(0.49 acres)

(District 4) Generally located at or near 1129 Waldron Road, north of Knickerbocker Street, east of Waldron Road, and south of South Padre Island Drive.

Zoned: CG-1

Owner: HEB, LP.

Engineer/Surveyor: Golden Land Surveying

The applicant proposes to final plat the lot to construct a commercial business. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9282

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Corpus Christi Plat07-02-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Melanie Barrera	melanieb2@corpuschristitx.gov	361-826-3890
Emilie Lichtenberger	emiliel@corpuschristitx.gov	361-826-3143

[**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
1	P001	Note	Emilie Lichtenberger : DS	Closed	Please complete and submit the following documents: - Application for Land Subdivision signed by all owners - Storm Water Quality Management Plan - Utility Plan - Latest recorded deed with owners' names matching signed application - Peak Hour Traffic Form - Public Improvement Plan (if applicable, refer to Engineer review)	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment on the subject plat.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	Increase signature block font for better visibility once printed.	
10	P001	Note	Mina Trinidad : DS	Closed	Increase plat general note font for better visibility.	
11	P001	Note	Mina Trinidad : DS	Closed	Increase site location and street names on vicinity map for better visibility.	
12	P001	Note	Mina Trinidad : DS	Closed	Survey information can be removed from plat.	
13	P001	Note	Mina Trinidad : DS	Closed	Ensure plat subheading acreage matches plat general notes and plat acreage labelled within plat bearings on map.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
16	P001	Note	Mina Trinidad : DS	Closed	6/29/26 Update: It is understood that, currently, HEB owns this lot and the lot that the public access is on. Please include shared access plat note to suffice for access: "Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties." -Additionally, include separate easement agreement or recorded document number of the private street belonging to HEB. This portion of the lots include a through street. Include access easement information to the plat to account for the existing street.	
17	P001	Note	Mina Trinidad : DS	Closed	Depict only the portions of the lots being platting on the vicinity map.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Note	Mina Trinidad : DS	Closed	Relabel outside of boundary as "Remainder of Lot 13"	
19	P001	Note	Mina Trinidad : DS	Closed	Relabel inside plat boundary "Portion of Lot 13 and Lot 14"	
21	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 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. 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					fire apparatus weighing at least 75,000 pounds. 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. An accessible road and a suitable water supply is required once construction materials are brought on site. 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.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn. 503.4 Obstruction of fire apparatus access	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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. 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.) 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. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: (Wesley V.) This plat is located along multiple CCRTA bus routes 3 NAS Shuttle, 4 Flour Bluff, 29F Staples/Flour Bluff, 65 Padre Island Connection and 93 Flex but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops serving these routes.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
26	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Fatima C.) Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
27	P001	Note	Mina Trinidad : DS	Closed	6/30/26 Update: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The revised plat does provide adequate ROW dedication as required per the RMP. No other comments. Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The Proposed plat impacts and / or alters the existing Transportation Master Plan. Plat denied – the plat must conform to the Transportation Master Plan. Option 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications Option 2 Applicant request Amendment to Transportation Master Plan Planning Commission support required Ultimate decision-making body: City Council Platting / Public Improvement process stops until amendment process is complete. Amendment process can take approximately 60 or more days depending on complexity. The plat did not provide adequate ROW dedication as required per the RMP. Waldron Road is an A2 arterial (100-foot ROW).	
28	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: (Moises T.) PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing,	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction. Moises Torres 361-826-3552	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as project proposed land use is listed as commercial development for a 7Brew chain partner. As no newly proposed residential dwelling unit is to be created, no fees are applied.	
30	P001	Note	Melanie Barrera : DS	Closed	note: the city may access their easements at any time, including removing paving at the owner's expense. suggest amending plat note 7 as it does not prevent the city from accessing necessary utilities	
31	P001	Note	Melanie Barrera : DS	Closed	informational: at time of building permit, increase in stormwater runoff during a 100-yr storm event is to be mitigated prior to CoO	
32	P001	Note	Mina Trinidad : DS	Closed	Remove "Texas Tropical Trail" from site map	

State of Texas
County of Nueces

H-E-B LP, a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets as shown are dedicated to the public use for the installation, operation and use of public utilities except those created by separate instrument which are governed by the terms of such separate instrument; that drainage easements shown are dedicated to the public use for the installation, operation, and maintenance of drainage facilities except those created by separate instrument which are governed by the terms of such separate instrument; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, 2026.

H-E-B, LP, a Texas Limited partnership

By: _____
Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

State of Texas
County of Nueces

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, the Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, a Texas limited Partnership, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office. This ____ day of _____, 2026.

By: _____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This ____ Day of _____, 2026.

Bria W. Whitmire, P.E., CFM, CPM
Development Services Engineer

State of Texas
County of Nueces

This plat of the herein described property was approved by the Planning Commission on behalf of the City of Corpus Christi, Texas. This ____ Day of _____, 2026.

Michael Dice
Director

Cynthia Salazar-Garza
Chairperson

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 _____, 2026, with its certificate of authentication was filed for record in my office this ____ Day of _____, 2026, at ____ O'Clock ____ M., and duly recorded in Volume ____ Page(s) _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the ____ day _____, 2026.

Document No: _____

Kara Sands
County Clerk
Deputy

LEGEND

● Found Monument as noted

○ Set Monument

Plat Boundary Line

Lot Line (This Plat)

Easement (This Plat)

Building Limit Line (This Plat)

Existing Lot Line

Existing Easement

Existing Building Limit Line

U/E - Utility Easement

Y.R. - Yard Requirement

BL - Building Limit Line

R/W - Right of Way

Vol. - Volume

Pg. - Page

M.R.N.C.T. - Map Records of Nueces County, Texas

D.R.N.C.T. - Deed Records of Nueces County, Texas

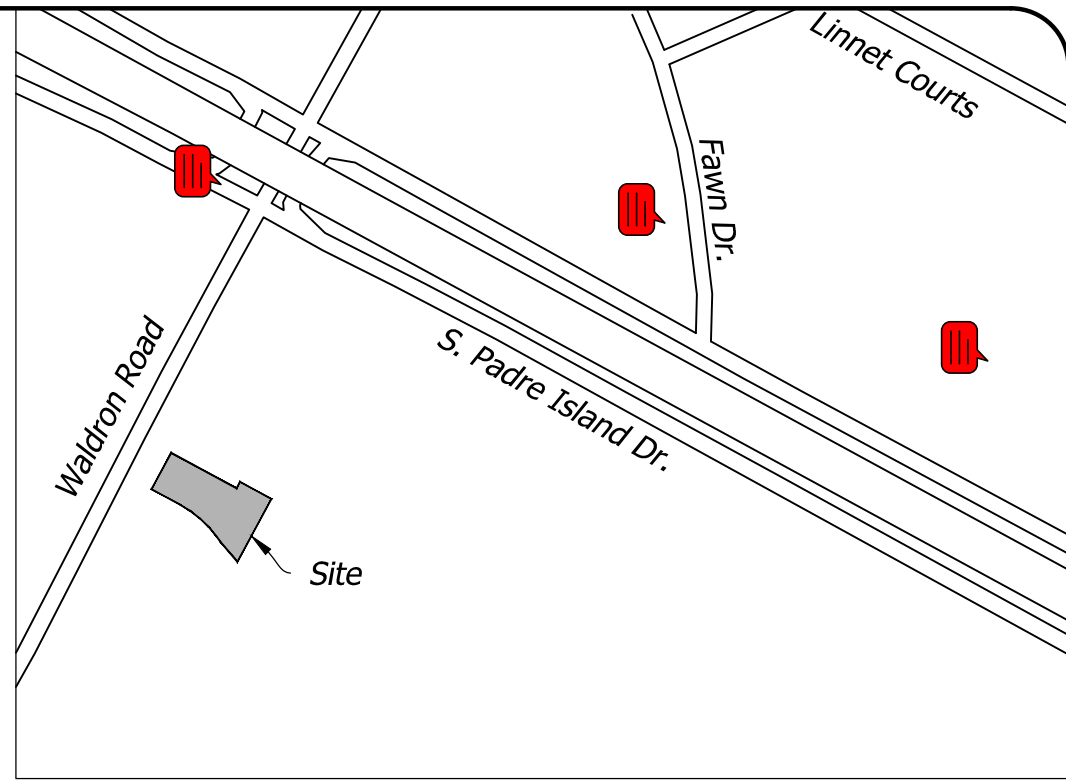
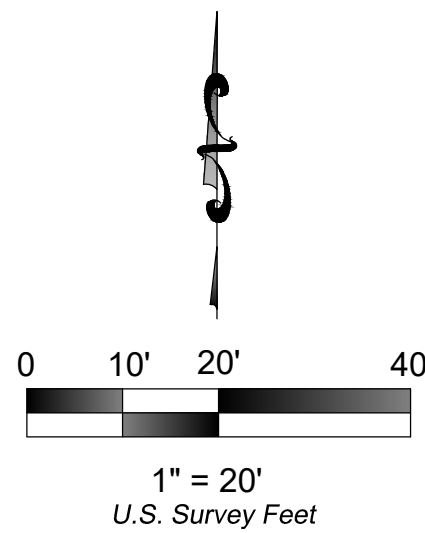
NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "DEE
RPLS 6904" UNLESS NOTED OTHERWISE

FINAL PLAT

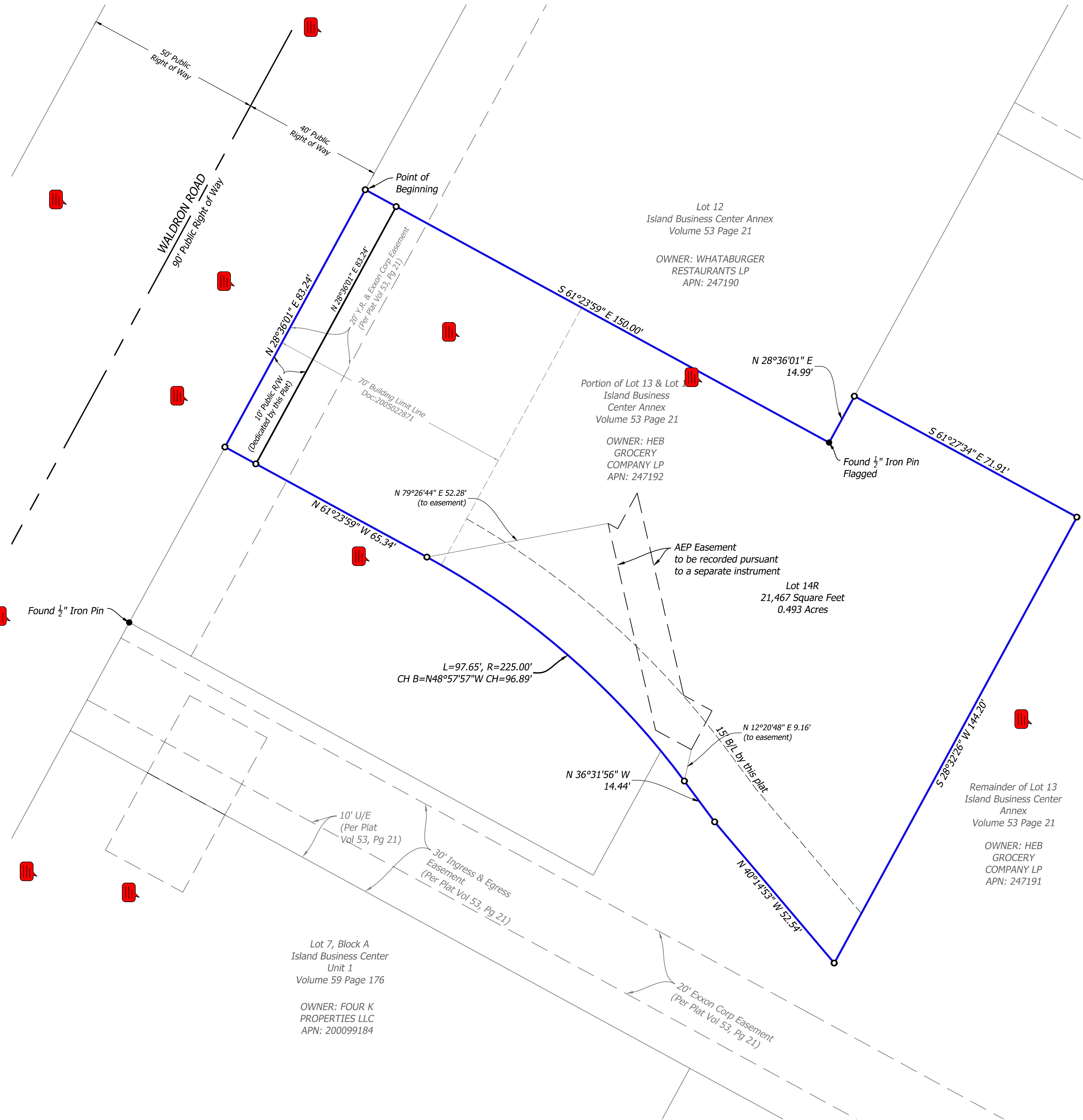
of

7BREW CORPUS CHRISTI, LOT 14R

Being a 0.493 acre (21,467 square feet) tract of land situated in the Ramon De Ynojosa survey, abstract number 411, and being a portion of Lots 13 and 14 Island Business Center Annex, a subdivision of record in Volume 53, Page 21 Map Records Nueces County Texas.



Vicinity Map
MAP NOT TO SCALE



State of Oklahoma
County of Oklahoma

I, Troy Dee, a Registered Professional Land Surveyor No. 6904 for Golden Land Surveying, have prepared the foregoing map form a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 2026.

Troy Dee, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6904

Notes:

- The entire property lies within the city limits of Corpus Christi.
- The Property is zoned CG-1 (General Commercial Limited).
- Total Platted area is 0.493 Acres of Land including any dedication.
- The yard requirement, as depicted on the plat, is a requirement of the Unified Development Code (UDC) and is subject to change as the zoning may change except those created by separate instrument which are governed by the terms of such separate instrument.
- Bearings shown hereon are grid bearings and referenced to the Texas State Plane Coordinate System South Zone 4205, and are based on the North American Datum of 1983 (NAD 83) (2011) Epoch 2010.00. Distances are shown in ground distances.
- By graphical plotting only, the property is currently in Zone 'X' of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0545G, Nueces County, Texas, which bears an effective date of October 13, 2022 and is not located in a Special Flood Hazard Area. The FIRM Panel 48355C0545G is based on the North American Vertical Datum of 1988 (NAVD88).
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
- Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date = 12/31/2023
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 5/5/2026

Job No. 251721

Sheet 1 Of 1

H-E-B LP, a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets as shown are dedicated to the public use for the installation, operation and use of public utilities except those created by separate instrument which are governed by the terms of such separate instrument; that drainage easements shown are dedicated to the public use for the installation, operation, and maintenance of drainage facilities except those created by separate instrument which are governed by the terms of such separate instrument; and that this map was made for the purpose of description and dedication.

By: _____
Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, the Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, a Texas Limited Partnership, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office. This ____ day of _____, 2026.

NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "DEE
RPLS 6904" UNLESS NOTED OTHERWISE

Sheet 1 Of 1

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 22, 2026

PL8721

FINAL PLAT – SARATOGA RIDGE UNIT 2

(8.73 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Zoned: RS-4.5

Owner: Saratoga 400 Partners, LLC

Surveyor: Pape-Dawson Engineers

The applicant proposes to plat the property to create 42 lots. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL8721**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260707 Saratoga Ridge U2 Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

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
1	PL210	Note	Elena Buentello : DS	Closed	UDC 3.1.6.B.2.A a) A completed and signed application form must be submitted. Plats, Storm Water Quality Management Plans and Utility Plans shall be submitted in pdf format. See plat template for scale.	
2	PL210	Note	Elena Buentello : DS	Closed	In your customer portal and on the application, the owner must be added.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	PL210	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes 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. *PI8722 submitted and under review.	
3	PL210	Note	Mark Zans : LD	Closed	Fire comments 1 1PlatWater Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3Plat3310.1 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. 4PlatD102.1 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. 5Plat503.1.1 (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. 6PlatNote: An accessible road and a suitable water supply is required before going vertical with any structure. 7Plat503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					an unobstructed vertical clearance of not less than 13 feet 6 inches. 8PlatD103.1 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. 9Infor."1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." 10Infor."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." 11Plat503.4 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.	
4	PL210	Note	Mark Zans : LD	Closed	Fire comments 2 12Plat503.3 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. 13Plat"D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. (this development is indicating 65 lots) " 14PlatD107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal. 15 Infor. Coronado Creek blvd will not be accepted as a single point of entrance into this new subdivision in accordance with the above code. Two points of entrances will be required. If future development is forthcoming and a timely fashion and will provide a secondary entrance, this will be acceptable. 16 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. 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.	
5	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat. Must go to PC	
6	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 6/25/2025. The deadline for revisions to be submitted is 6/16/2025	
7	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
8	PL210	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.	
10	PL210	Note	Mark Zans : LD	Closed	Please change the road name. Road A is not acceptable name.	
11	PL210	Note	Mark Zans : LD	Closed	Please label lots with square footage amounts.	
12	PL210	Note	Mark Zans : LD	Closed	Are there lot or tract designations for these boxes? Please label area as to use.	
13	PL210	Note	Mark Zans : LD	Closed	Are there lot or tract designations for these areas? Please label area as to use.	
14	PL210	Note	Mark Zans : LD	Closed	Label as lot or tracts	
15	PL210	Note	Mark Zans : LD	Closed	Label as lots or tracts.	
16	PL210	Note	Mark Zans : LD	Closed	TxDot comments: Please add the below 4 notes regarding access/drainage onto the state roadway system.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					•No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. •TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). •Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. •If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. •Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established.	
18	PL210	Note	Mark Zans : LD	Closed	Please clearly define the shape of the plat in the location map.	
19	PL210	Note	Mark Zans : LD	Closed	GIS comment - Current plat configuration does not close to acceptable engineering standards. Please clearly define the plat boundary by using a darker, thicker plat boundary line and providing curve and line tables for the boundary on the appropriate sheets.	
20	PL210	Note	Mark Zans : LD	Closed	Park fee: \$462.50 x 42 lots = \$19,425	
21	PL210	Note	Mark Zans : LD	Closed	Traffic comments - Informational only. 1Informational:Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2Informational:Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3Informational:The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets) 6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A 7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Reference: Texas MUTCD based on CC UDC Article 8.1.3.A 9□Informational:□The developer or their representative is required to submit a “Street Lighting Plan”, indicating the proposed locations and fixture type of street lights, for review and approval to the City’s Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.	
22	PL210	Note	Mark Zans : LD	Closed	Traffic comments 2 10-15 10□Informational:□The “Street Lighting Plan” shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary “written” approval of the “Street Lighting Plan”, by the City’s Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete. 11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49). 12□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements. 13□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					to Municode Section 49-47-1). 14□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards" 15□Informational:□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)	
23	PL210	Note	Mark Zans : LD	Closed	Water comments- 1.□Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). 2.□The preliminary plat shows the eastern side of this plat to be remaining FR and not rezoned. The Final plat for Saratoga Ridge 2 shows this to be temporary easement. If this is the case then there will need to be a utility easement on the eastern side of this plat for the proposed waterline. 4" waterline in a temporary easement. 3.□Water comments for design will be commented on the Public Improvements.	
24	PL210	Note	Mark Zans : LD	Closed	Wastewater comments- Wastewater: Approved 1.□Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). 2.□Wastewater comments for design will be commented on Public Improvements.	
25	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/16/2026: Please change the chairman name to Cynthia Salazar- Garza	
26	PL210	Note	Mark Zans : LD	Closed	Updated comment 6/16/2026 Change Mr. Dice's title to Interim Asst. City Manager	

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.



FRED BRASELTON
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

BRIAN D. LORENTSON, R.P.L.S.
LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.



CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE, MBA
INTERIM ASSISTANT CITY MANAGER

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 _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ 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 OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



PHILLIP J. RITLEY
SENIOR LENDING OFFICER

STATE OF TEXAS
COUNTY OF NUECES

AMERICAN BANK HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY DESCRIBED HEREIN; 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 IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

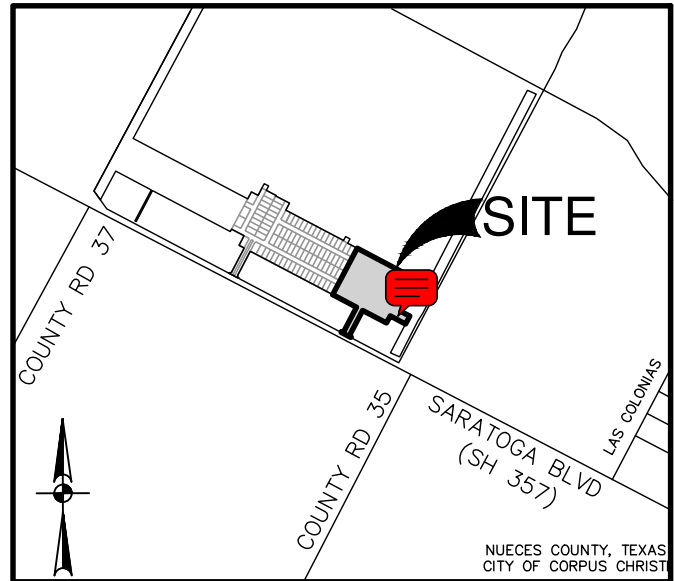
THIS _____ DAY OF _____, _____.

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:

SARATOGA 400 PARTNERS, LLC,
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413

PH: (361) 991-4710

CONTACT: FRED BRASELTON

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209

CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	⊗	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS		
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
VOL./PG.	VOLUME/PAGE		
AC	ACRE(S)		
I.R./P.	IRON ROD/IRON PIPE	⊙	EASEMENT POINT OF INTERSECTION
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
SF	SQUARE FOOT		
1	5' ELECTRICAL EASEMENT	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043554 O.P.R.)
2	5' UTILITY EASEMENT	1	5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
3	20' YARD REQUIREMENT	2	5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
4	7.5' UTILITY EASEMENT	2	20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	3	20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
6	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC)	4	7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		6	100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		7	100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		8	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

SURVEYOR'S NOTES

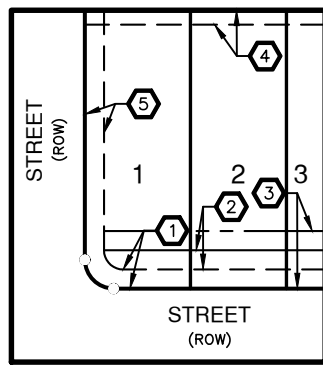
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 8.729 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO INCREASE IN STORM WATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORM WATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
- ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY. THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

DATE OF PREPARATION: JULY 2026

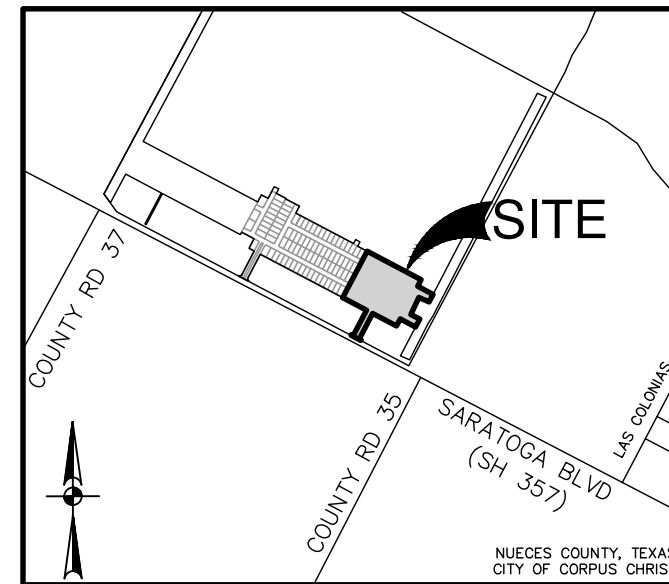
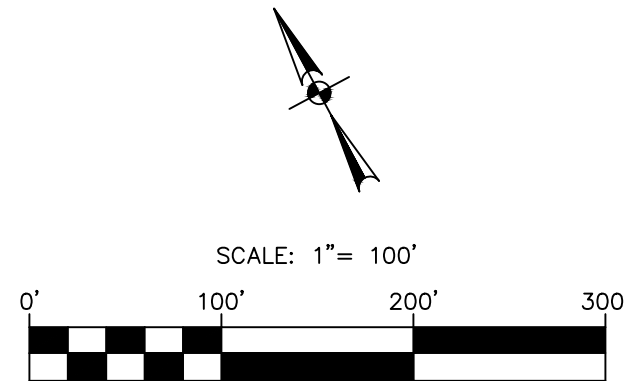
SHEET 1 OF 2

FINAL PLAT OF
SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

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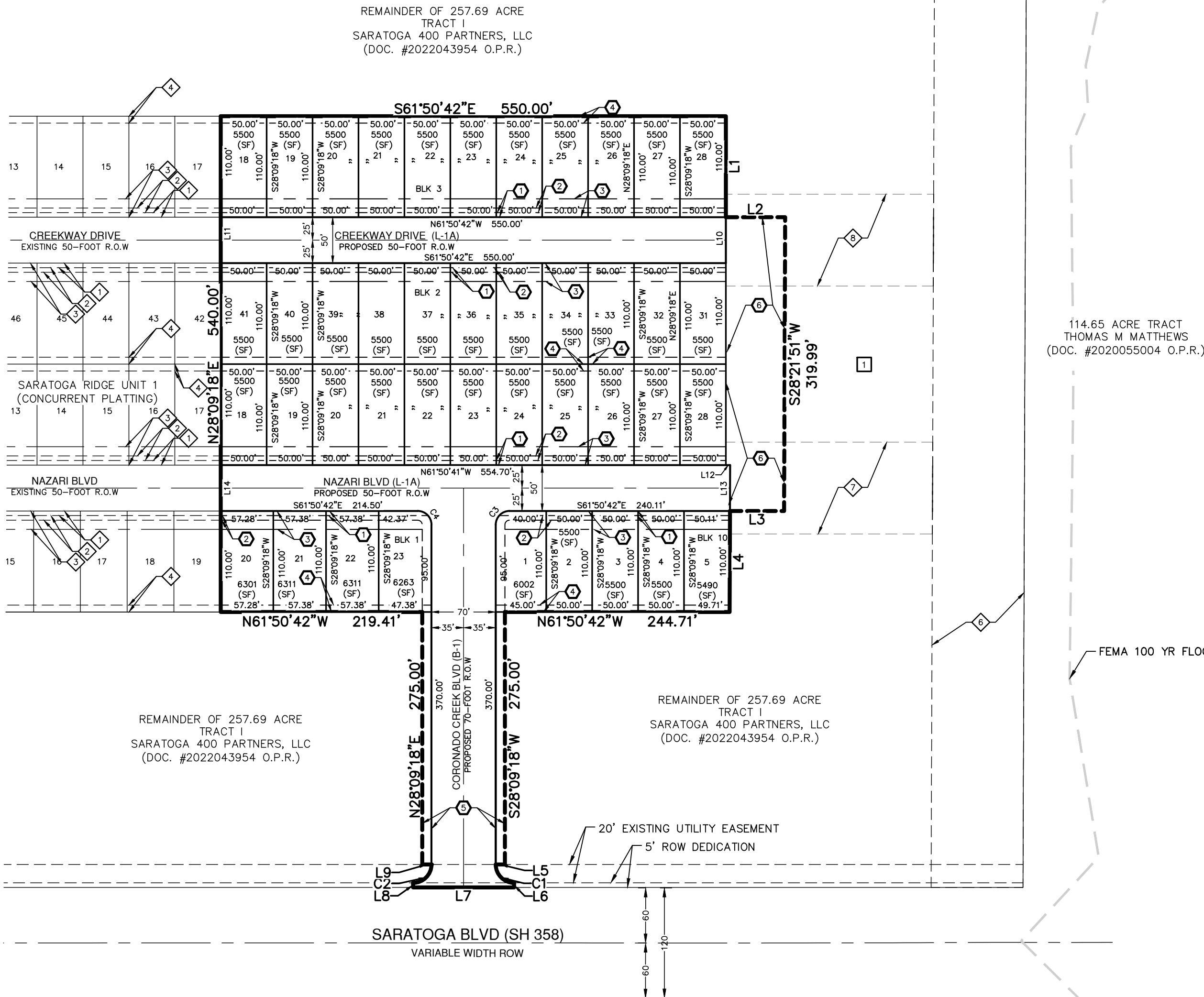
PAPE-DAWSON
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	110.00'
L2	S61°49'48"E	64.56'
L3	N61°50'42"W	58.88'
L4	S28°21'51"W	110.00'
L5	N61°50'42"W	10.00'
L6	S28°09'18"W	5.00'
L7	N61°50'42"W	110.00'
L8	N28°09'18"E	5.00'
L9	N61°50'42"W	10.00'
L10	N28°09'18"E	50.00'
L11	S28°09'18"W	50.00'
L12	N61°50'42"W	4.70'
L13	N28°21'49"E	50.00'
L14	S28°15'51"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	090°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	090°00'00"	N73°09'18"E	28.28'	31.42'
C3	15.00'	090°00'00"	N73°09'18"E	21.21'	23.56'
C4	15.00'	090°00'00"	S16°50'42"E	21.21'	23.56'

LEGEND

- | | | | |
|-----------|---|---|---|
| O.P.R. | OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS | ● | FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED) |
| M.R. | MAP RECORDS, NUECES COUNTY, TEXAS | ● | SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE |
| DOC. NO. | DOCUMENT NUMBER | ● | EASEMENT POINT OF INTERSECTION |
| VOL./PG. | VOLUME/PAGE | | |
| AC | ACRE(S) | | |
| I.R./I.P. | IRON ROD/IRON PIPE | | |
| ROW | RIGHT-OF-WAY | | |
| Y.R. | YARD REQUIREMENT | | |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | | |
| DOC. | DOCUMENT | | |
| BLK | BLOCK | | |
| SF | SQUARE FOOT | | |
| ① | 5' ELECTRICAL EASEMENT | ① | REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.) |
| ② | 5' UTILITY EASEMENT | ① | 5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ③ | 20' YARD REQUIREMENT | ② | 5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ④ | 7.5' UTILITY EASEMENT | ③ | 20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT | ④ | 7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑥ | VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC) | ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑥ | 100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑦ | 100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑧ | 100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |



DATE OF PREPARATION: JULY 2026

SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

FRED BRASELTON
PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

BRIAN D. LORENTSON, R.P.L.S.
LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE, MBA
INTERIM ASSISTANT CITY MANAGER

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 _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ 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 OFFICE IN CORPUS CHRISTI, TEXAS.

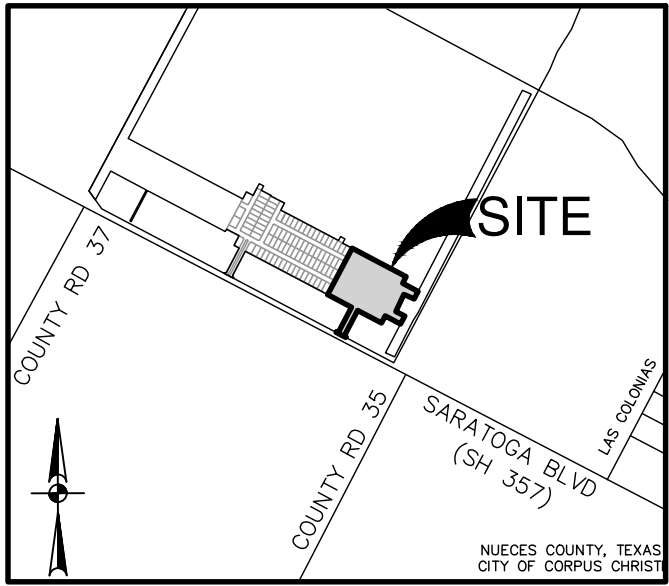
THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:

SARATOGA 400 PARTNERS, LLC,
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413

PH: (361) 991-4710

CONTACT: FRED BRASELTON

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209

CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	⊗	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS		
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
VOL./PG.	VOLUME/PAGE		
AC	ACRE(S)		
I.R./I.P.	IRON ROD/IRON PIPE	⊙	EASEMENT POINT OF INTERSECTION
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
SF	SQUARE FOOT		
1	5' ELECTRICAL EASEMENT	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
2	5' UTILITY EASEMENT	1	5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
3	20' YARD REQUIREMENT	2	5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
4	7.5' UTILITY EASEMENT	2	20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	3	7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
6	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC)	4	10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		5	100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		6	100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		7	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)
		8	100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING)

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

SURVEYOR'S NOTES

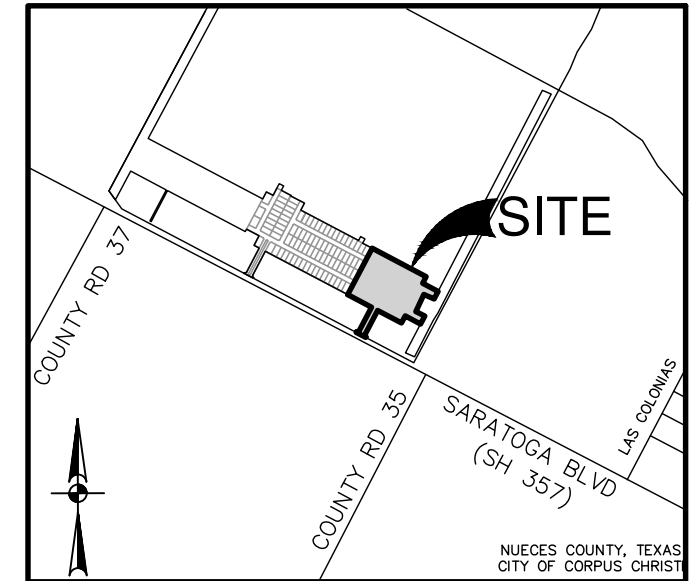
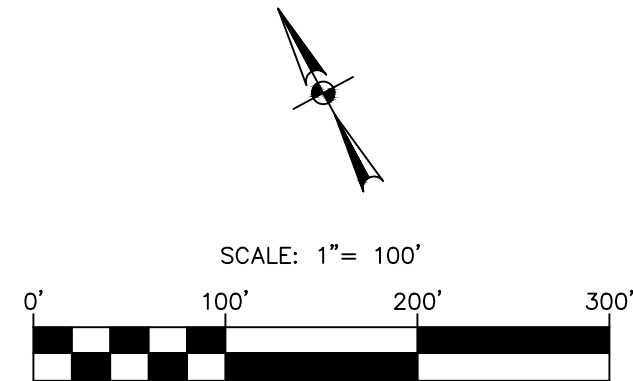
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 8.729 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- NO INCREASE IN STORM WATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORM WATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW STANDARDS, THE OWNER MUST RECTIFY THE ISSUE.
- ANY DEVELOPMENT THAT ANTICIPATES AN INCREASE IN EXISTING TRAFFIC GENERATION MAY BE REQUIRED TO CONDUCT A TRAFFIC STUDY. THE NECESSARY IMPROVEMENTS IDENTIFIED IN THE TRAFFIC STUDY MAY NEED TO BE CONSTRUCTED BY THE DEVELOPER, BASED ON TXDOT'S DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

DATE OF PREPARATION: JULY 2026

SHEET 1 OF 2

FINAL PLAT OF
SARATOGA RIDGE UNIT 2

BEING 8.729 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP

NOT-TO-SCALE

OWNER/DEVELOPER:

SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

ENGINEER:

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TEL: (361) 360-2209
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PAPE-DAWSON

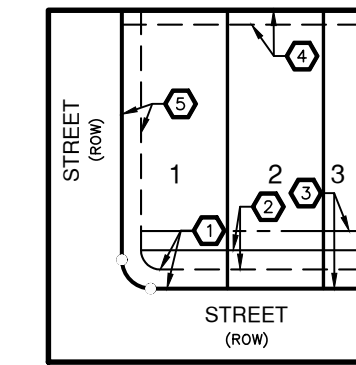
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	110.00'
L2	S61°49'48"E	64.56'
L3	N61°50'42"W	58.88'
L4	S28°21'51"W	110.00'
L5	N61°50'42"W	10.00'
L6	S28°09'18"W	5.00'
L7	N61°50'42"W	110.00'
L8	N28°09'18"E	5.00'
L9	N61°50'42"W	10.00'
L10	N28°09'18"E	50.00'
L11	S28°09'18"W	50.00'
L12	N61°50'42"W	4.70'
L13	N28°21'49"E	50.00'
L14	S28°15'51"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	090°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	090°00'00"	N73°09'18"E	28.28'	31.42'
C3	15.00'	090°00'00"	N73°09'18"E	21.21'	23.56'
C4	15.00'	090°00'00"	S16°50'42"E	21.21'	23.56'

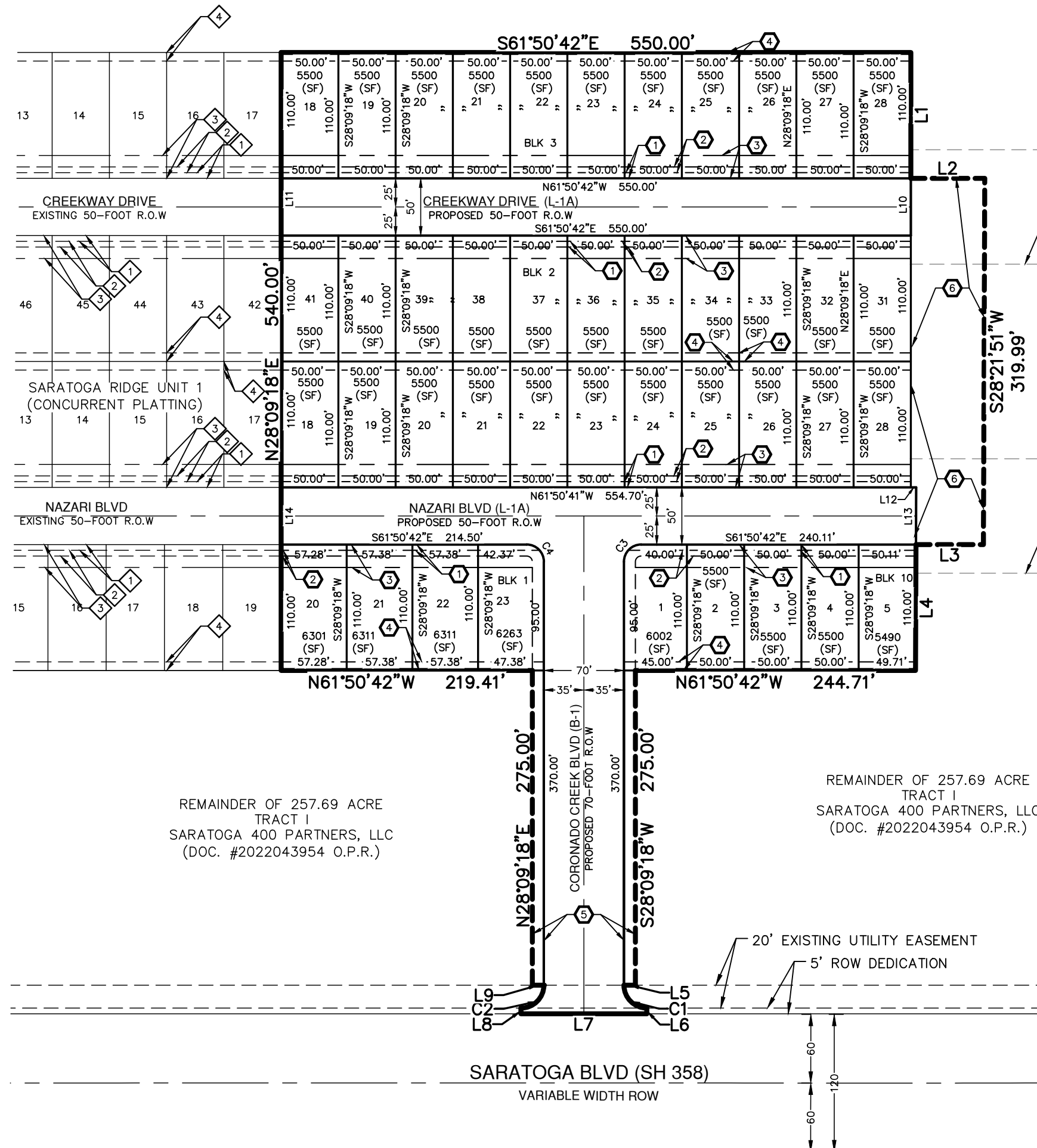
LEGEND

- | | | | |
|-----------|---|---|---|
| O.P.R. | OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS | ● | FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED) |
| M.R. | MAP RECORDS, NUECES COUNTY, TEXAS | ● | SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE |
| DOC. NO. | DOCUMENT NUMBER | ● | EASEMENT POINT OF INTERSECTION |
| VOL./PG. | VOLUME/PAGE | | |
| AC | ACRE(S) | | |
| I.R./I.P. | IRON ROD/IRON PIPE | | |
| ROW | RIGHT-OF-WAY | | |
| Y.R. | YARD REQUIREMENT | | |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | | |
| DOC. | DOCUMENT | | |
| BLK | BLOCK | | |
| SF | SQUARE FOOT | | |
| ① | 5' ELECTRICAL EASEMENT | ① | REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.) |
| ② | 5' UTILITY EASEMENT | ① | 5' ELECTRICAL EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ③ | 20' YARD REQUIREMENT | ② | 5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ④ | 7.5' UTILITY EASEMENT | ③ | 20' YARD REQUIREMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT | ④ | 7.5' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| ⑥ | VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW (0.465 AC) | ⑤ | 10' YARD REQUIREMENT / 10' UTILITY EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑥ | 100' WIDE PERMANENT DRAINAGE EASEMENT SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑦ | 100' WIDE TEMPORARY UTILITY, DRAINAGE AND SECONDARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |
| | | ⑧ | 100' WIDE TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW AND LOTS SARATOGA RIDGE UNIT 1 (CONCURRENT PLATTING) |



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

REMAINDER OF 257.69 ACRE
TRACT I
SARATOGA 400 PARTNERS, LLC
(DOC. #2022043954 O.P.R.)



DATE OF PREPARATION: JULY 2026

SHEET 2 OF 2

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 22, 2026

PL8808

FINAL PLAT – SARATOGA RIDGE WEST UNIT 1 PUD
(12.21 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Zoned: RS-4.5/PUD

Owner: Saratoga 400 Partners, LLC

Surveyor: Pape-Dawson Engineers

The applicant proposes to plat the property to create 67 lots. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.

**Merged Document Report****Application No.: PL8808**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260707 Saratoga Ridge U3 Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes 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.	

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
10	PL210	Callout	Alex Harmon : DS	Closed	This symbol is not defined in the legend. Define and ensure it is consistent with utility plan.	
1	PL210	Note	Mark Zans : LD	Closed	This plat is a final plat and is Planned unit development (PUD).	
2	PL210	Note	Mark Zans : LD	Closed	Please add P.U.D. to plat title.	
3	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 8/6/2025 The deadline for revisions to be submitted is July 28,20205	
4	PL210	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
5	PL210	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.	
6	PL210	Note	Mark Zans : LD	Closed	At this time there is not a approved PUD zoning for this plat.	
7	PL210	Note	Mark Zans : LD	Closed	Final plat does not match approved preliminary plat.	
8	PL210	Note	Mark Zans : LD	Closed	Fire comments 1-10 1PlatWater Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3Plat3310.1 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. 4PlatD102.1 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. 5Plat503.1.1 (amendment) Buildings	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 6PlatNote: An accessible road and a suitable water supply is required before going vertical with any structure. 7Plat503.2.1 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. 8PlatD103.1 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. 9Infor.1Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2Where 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. 3The 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." 10Infor.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."	
9	PL210	Note	Mark Zans : LD	Closed	Fire comments 11-18 11Infor. The current UDC standard is a 28 ft. wide street curb to curb. Fire will not accept streets more narrow because it seriously affects our response time when homeowners park their vehicles on the streets. 12Plat503.4 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. 13Plat503.3 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 14□□D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official." 15□□D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal. 16□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. 17□Infor. □The plat is indicating that Creekway and Nazari Streets dead-end. A temporary turn-around will need to provided until such time as the streets are completed and tie into adjoining streets. 18□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.	
11	PL210	Note	Mark Zans : LD	Closed	The PL8808 Saratoga Ridge Unit 3 PUD final plat does not close within acceptable engineering standards.	
13	PL210	Note	Mark Zans : LD	Closed	Park fee: 96 lot x 462.50 = \$44,400.00	
18	PL210	Note	Mark Zans : LD	Closed	PW Streets comments: •PW STR: Disapproved. Need additional information on secondary access road (easement, maintenance and future development).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					•PW STR: Per UDC Sec. 3.1.6.B, please provide 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). •PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used. •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	PL210	Note	Mark Zans : LD	Closed	Stormwater comments: Will result in Infor now and comment but will be approved with conditions Will need confirmation of mitigation at PI stage. Please review 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 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.	
20	PL210	Note	Mark Zans : LD	Closed	Updated comment: 6/16/2026 Please change chairman to Cynthia Salazar - Garza	
21	PL210	Note	Mark Zans : LD	Closed	Updated comment 6/16/2026; Please change Michael dice's title to Interim Asst. City Manager	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
22	PL210	Note	Caleb Wong : STREET	Closed	6/18/26 PW STR: Acknowledged. PW Streets will continue commenting and reviewing on PIP.	

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

FRED BRASELTON
PARTNER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH MY PROFESSIONAL PRACTICE.

THIS SURVEY IS PREPARED
in the legend. Define and
ensure it is consistent
with utility plan.

BRIAN D. LORENTSON, R.P.L.S.
LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

CYNTHIA SALAZAR - GARZA
CHAIRPERSON

MICHAEL DICE, MBA
INTERIM ASSISTANT CITY MANAGER

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 _____, _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, _____ 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 OFFICE IN CORPUS CHRISTI, TEXAS.

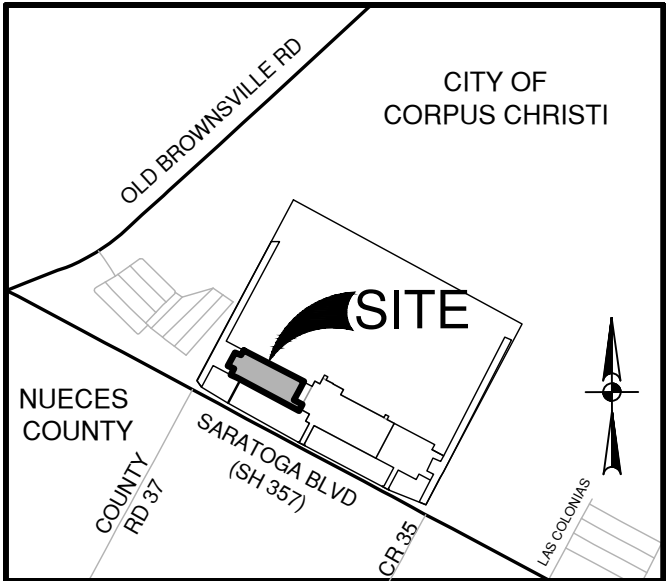
THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF SARATOGA RIDGE WEST PUD UNIT 1

BEING 12.213 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC,
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS
COUNTY OF NUECES

AMERICAN BANK HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY DESCRIBED HEREIN; 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 IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

PHILLIP J. RITLEY
SENIOR LENDING OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

1. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
2. 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
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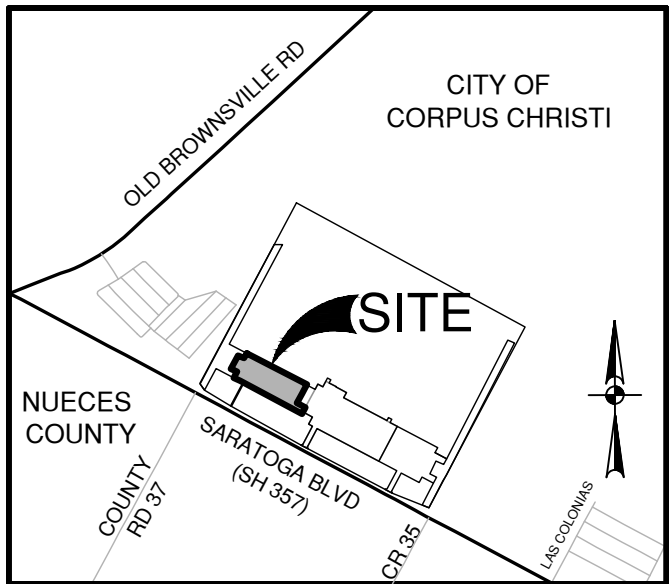
LEGEND

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M.R. MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
VOL./PG. VOLUME/PAGE
AC ACRE(S)
I.R./I.P. IRON ROD/IRON PIPE
ROW RIGHT-OF-WAY
Y.R. YARD REQUIREMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
DOC. DOCUMENT
BLK BLOCK
SF SQUARE FOOT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

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2 7.5' UTILITY EASEMENT
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5 60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW
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FINAL PLAT OF
SARATOGA RIDGE WEST
PUD UNIT 1

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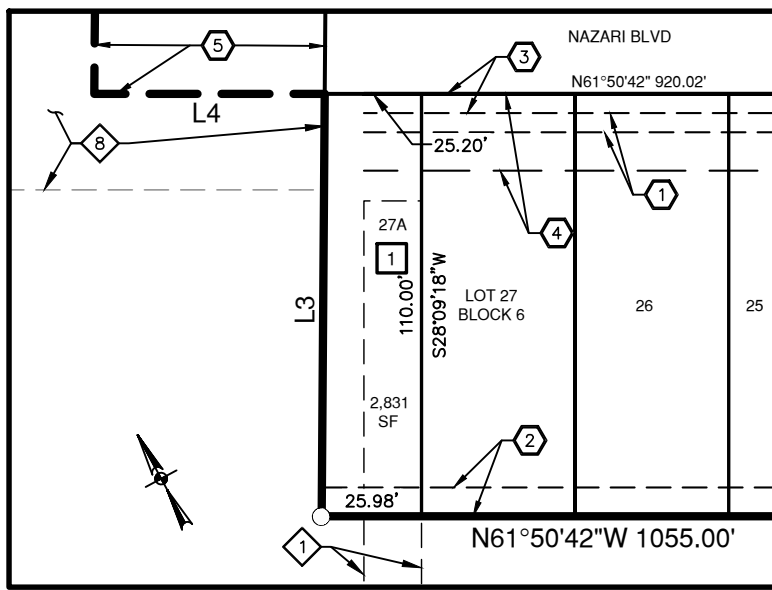
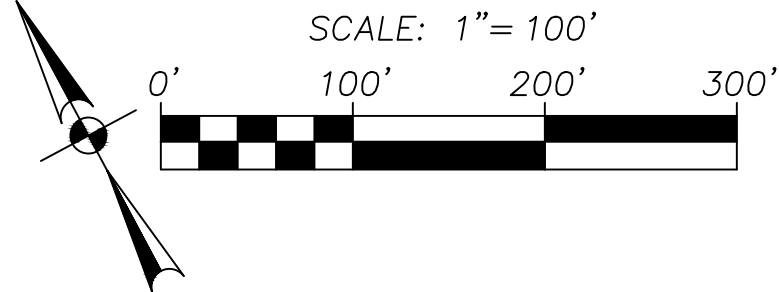
LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

ENGINEER:
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TEL: (361) 360-2209
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



DETAIL "A"
SCALE: 1" = 50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S61°50'42"E	145.22'
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L6	N28°33'55"E	110.00'

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; 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 I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

FRED BRASELTON
PARTNER

STATE OF TEXAS
COUNTY OF NUECES

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

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NOTARY PUBLIC

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MICHAEL DICE, MBA
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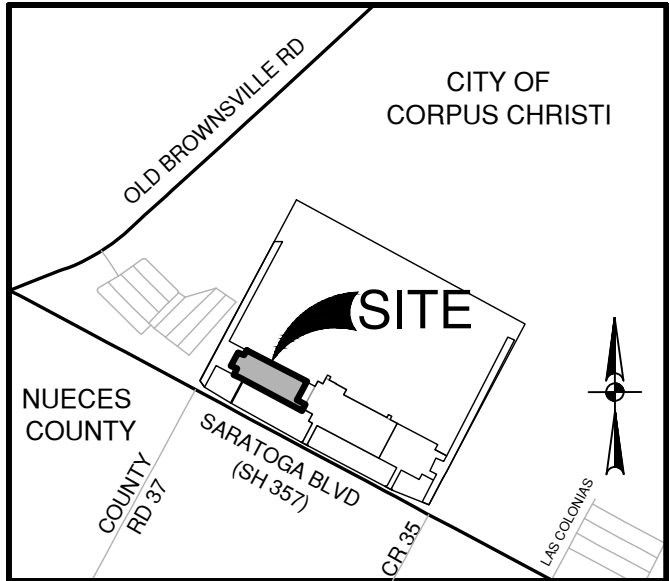
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LOCATION MAP

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DATE OF PREPARATION: July 2026

SHEET 1 OF 2

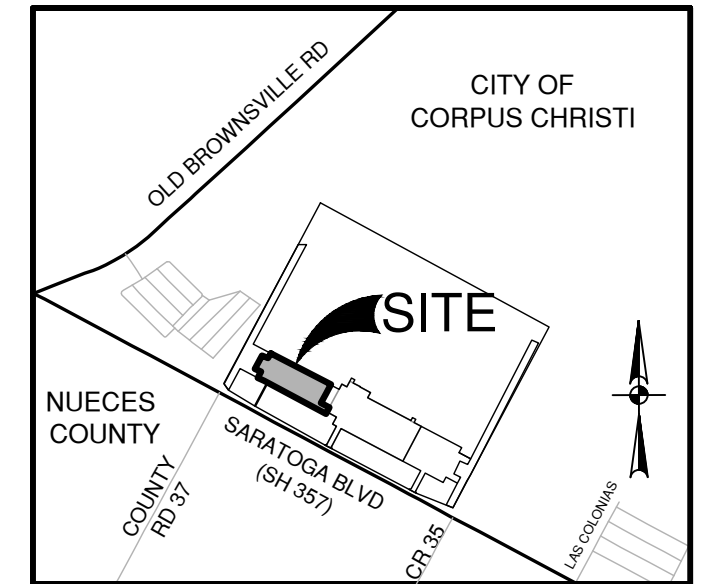
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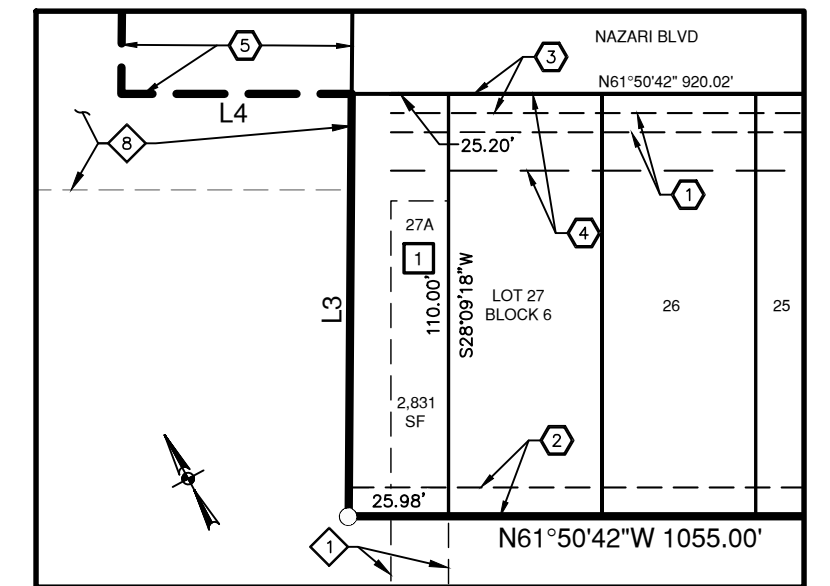
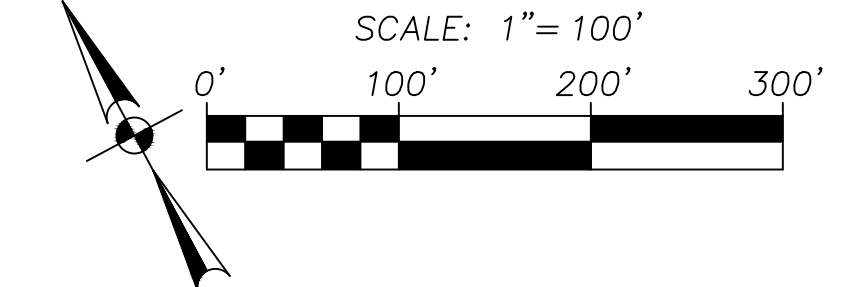
LOCATION MAP
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OWNER/DEVELOPER:
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5337 YORKTOWN BLVD., STE. 10-D
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SCALE: 1" = 50'

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ZONING REPORT

CASE ZN9318

APPLICANT & SUBJECT PROPERTY

District: 2

Owner: K & CB Investments, LLC

Applicant: K & CB Investments, LLC

Address: 1720 2nd Street, located along the east side of 2nd Street, north of Cole Street, south of Ayers Street, and west of Ocean Drive.

Legal Description: Lot 6, Block 5, Del Mar Subdivision

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 3, Page 32.

Acres of Subject Property: 0.2 acre

Pre-Submission Meeting: March 10, 2026

Code Violations: None.

ZONING REQUEST

From: "RM-1" Multifamily District

To: "RM-1/SP" Multifamily District with a Special Permit

Purpose of Request: To allow adaptive reuse of an existing single-family structure for office.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Bayside Area Development Plan (Adopted on December 10, 2024).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-1" Multifamily	Medium-Density Residential	Medium-Density Residential
North	"RM-1" Multifamily, "RM-1/SP" Multifamily with a Special Permit (Spohn Hospital Parking)	Public/Semi-Public, Medium-Density Residential	Institutional, High-density Residential
South	"RM-1" Multifamily	Medium-Density Residential	Medium-Density Residential
East		High-Density Residential	High-Density Residential

West	“RM-1” Multifamily	Public/Semi-Public					Institutional	
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
2 nd Street	9	“Local”	1	1	-	-	Not Applicable	No Planned Improvements
2 nd Street Ocean Alley	9	Alley	1	1	-	-	Not Applicable	No Planned Improvements
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service nearly 0.2 miles from the subject property via Routes 15 Ayers/Molina, 6 Santa Fe/Malls, 19 Ayers A, and 19 Ayers B with stops along Santa Fe Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 01, 2026					
City Council 2 nd Reading			September 08, 2026					
21	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0		In Favor			
0%	In Opposition		0		Individual Property Owners in Opposition			

Background:

The subject property is a 0.2-acre (8,870 Square Feet) developed parcel within the Bayside Area Development Plan Boundaries, south-adjacent to the Christus Spohn Hospital – Shoreline campus (Ayers Street and Ocean Drive), along the east side of 2nd Street, a local residential road, west of Ocean Drive, and north of Cole Street. The property is also served by a 20-foot alley at the rear.

The area is characterized primarily by medium-density residential subdivisions from the early 1890s to the early 1920s. This subject parcel, out of an established 1925 residential subdivision, was developed with a single-family structure and a detached garage with dwelling space above in 1932.

The long-standing presence of the Christus Spohn Hospital – Shoreline campus, established in the early 1920s, has influenced land use patterns in the vicinity. Over the years, the hospital has expanded into former residential parcels and has contributed to the introduction of office

uses in the area, primarily the conversion of residential structures for office use, aside from the multi-family land uses to support medical professionals.

To the north, properties are zoned “RM-1/SP” Multifamily district with a Special Permit and “RM-1” Multifamily District, with Public/Semi-Public and Medium-Density Residential land uses. The abutting properties to the south, east, and west, are zoned “RM-1” Multifamily District with Medium- and High-Density Residential, and Public/Semi-Public land uses respectively.

The applicant is requesting a special permit to allow the adaptive reuse of the existing single-family development for a law office. According to the applicant, the proposed office would accommodate approximately two to eight attorneys and support staff. All existing structures are proposed to remain, with no demolition. Minor building code–related improvements are planned, including the addition of a handicap-accessible bathroom and a wheelchair ramp, while maintaining the overall residential form and character of the property.

The “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship. A Special Permit offers a means to consider additional uses, including the proposed office use, in a manner that maintains compatibility with adjoining properties and preserves the character of the neighborhood.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

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

The proposed rezoning is consistent with the Bayside ADP; however, is inconsistent with the future land use designation of Medium-Density Residential use.

- The request aligns with the plan’s overarching principles of adaptive reuse.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of medium-density residential.

- Inconsistency with the future land use does not preclude approval of the applicant's request as the framework that guides development. The request aligns with the overarching principles of adaptive reuse in the area development plan.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - Although the applicant's request does not align with the Medium-Density Residential designation, the applicant's proposal to adaptively reuse an existing residential structure for a low-intensity office use, conforms with the land use patterns, and the character of the immediate area, which includes residential structure that have been adapted into office uses.
 - The modest increase in trip generation associated with the office use is negligible; therefore, the request is not anticipated to create adverse impacts on the surrounding neighborhood.
 - The conditions of the special permit help preserve the residential character of the site and can act as a buffer to the south-adjacent residential property. The approval of the special permit will not alter the uses permitted by right nor waive the regulations of the underlying zoning district.
- The property to be rezoned is suitable for the use to be permitted by the special permit that would be applied by the proposed amendment.
 - The applicant's proposal was reviewed and deemed acceptable by the Technical Review Committee. The existing structure can accommodate the proposed office use with minor modifications, and the site's access, scale, and configuration are appropriate for a small, low-intensity professional office setting.

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 "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit, subject to the following conditions.

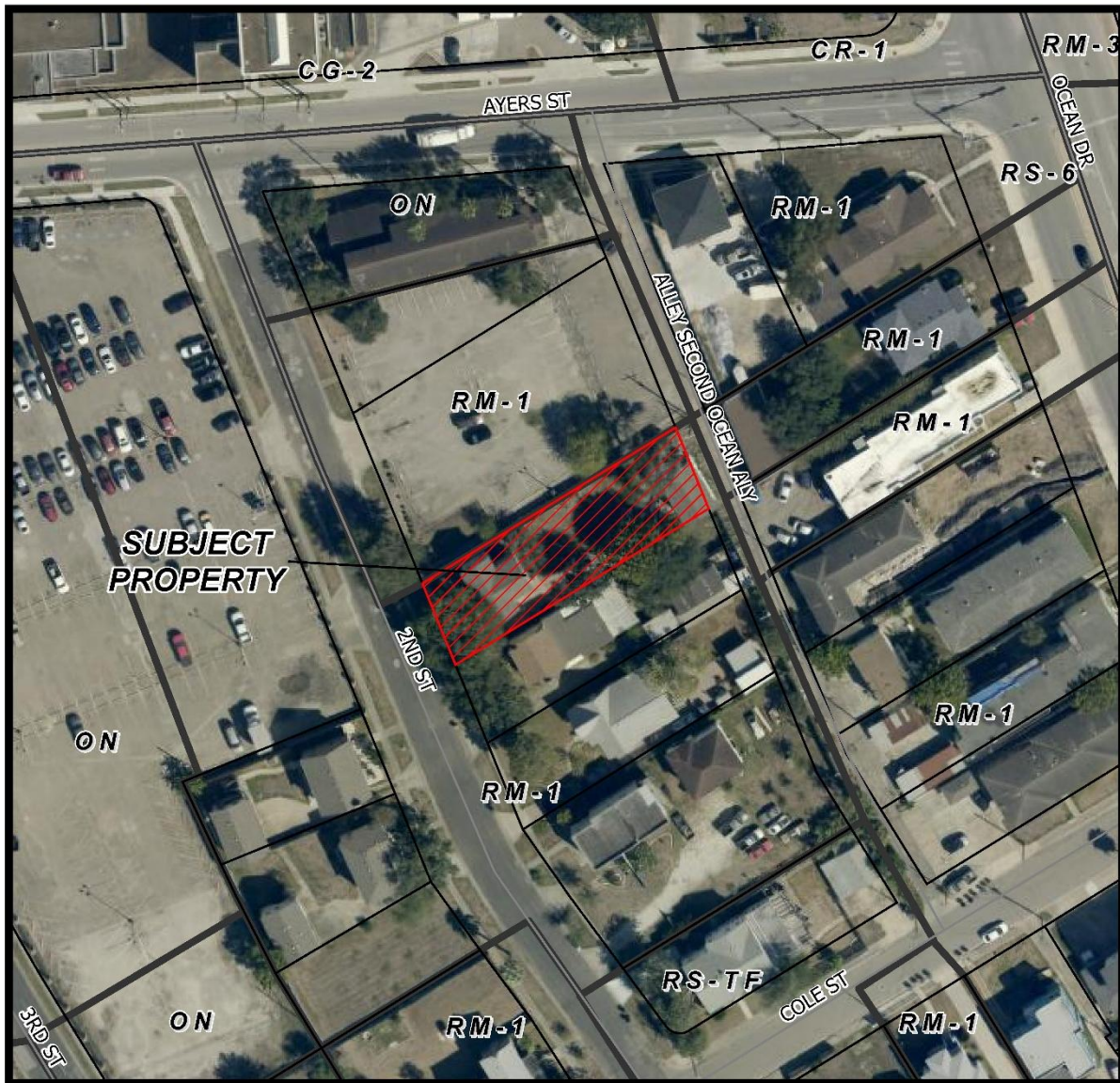
1. **Uses:** The only use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
2. **Development Standards:** Expansion of the office use or any associated building area is prohibited beyond what is approved through issuance of this Special Permit, not to exceed the approximately 100-square-foot bathroom addition extending into the backyard.
3. **Buffer Yard:** A Type A Buffer Yard, as defined by Section 7.9.6 Zoning District Buffer Yard – Redevelopment of the Unified Development Code (UDC), shall be maintained where the subject property shares a property line with a residential zoning district and/or residential use.

4. **Landscaping:** Landscaping requirements shall be in compliance with Section 7.3 Landscaping of the Unified Development Code.
5. **Parking:** Parking requirements shall be in compliance with Section § 7.2 Off-Street Parking, Loading and Stacking of the Unified Development Code.
6. **Dumpster:** All solid waste shall be confined in a dumpster or compactor, or otherwise screened from street, public, and neighboring views, as provisioned under United Development Code Section 7.10 Screening.
7. **Signage:** One wall sign is permitted, not to exceed 6 square feet in sign area.
8. **Lighting:** Lighting requirements shall be in accordance with Section 7.6 Outdoor Lighting of the Unified Development Code. All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
9. **Hours of Operation:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Friday.
10. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
11. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachments:

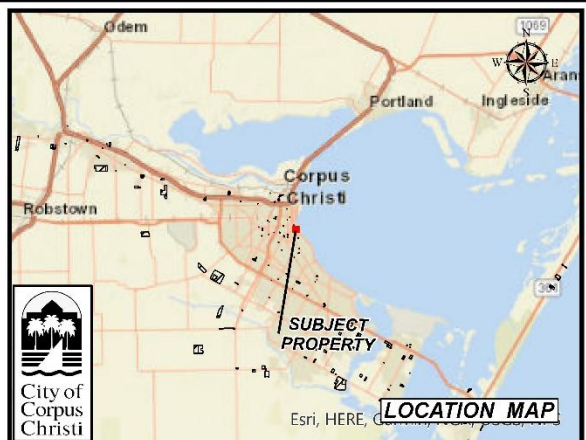
- (A) Aerial Map
- (B) Existing Zoning and Notice Area Map
- (C) Surrounding Property Notification Roster

(A) Aerial Map

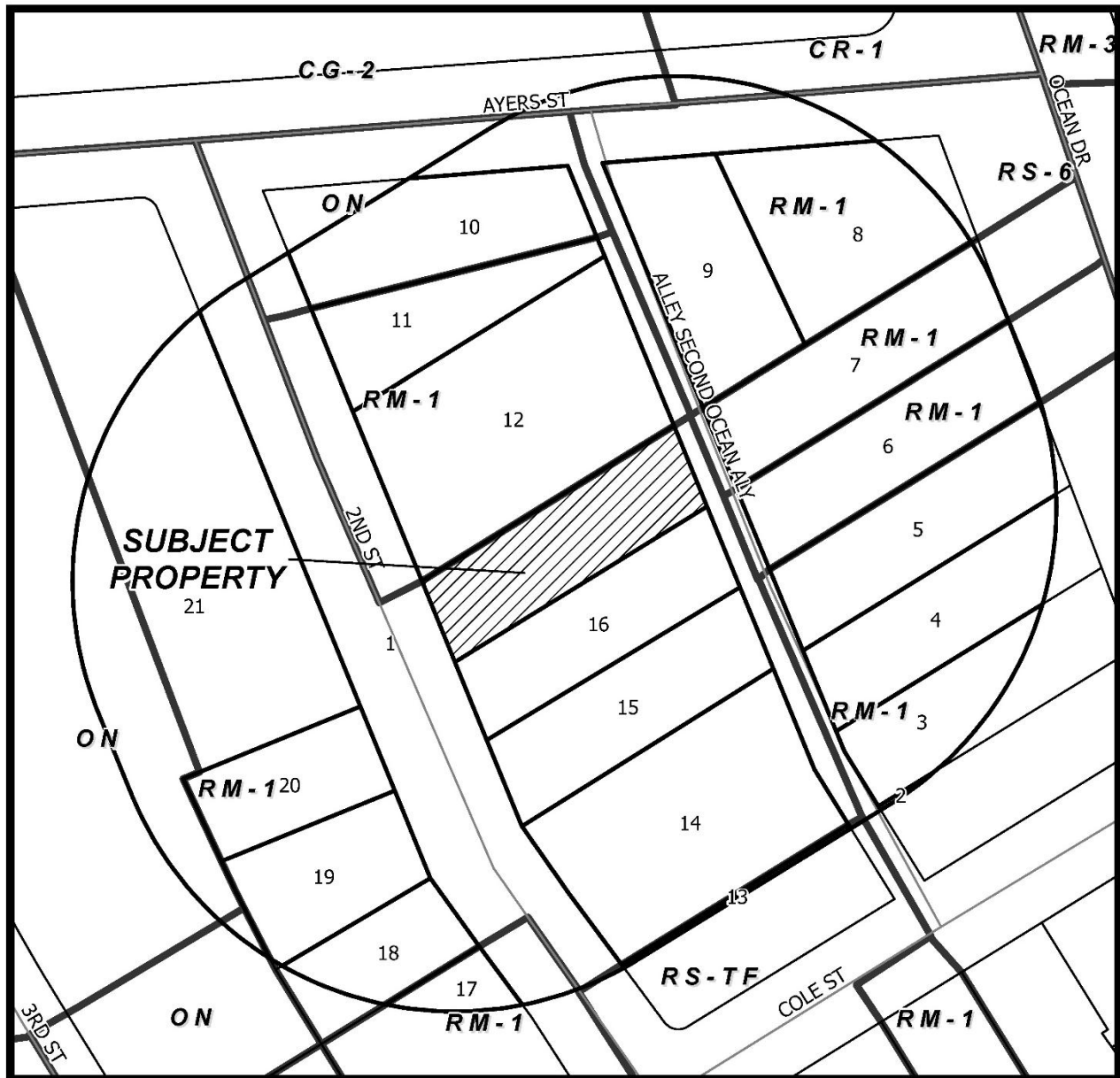


CASE: ZN9318

Aerial View



(B) Existing Zoning and Notice Area Map



CASE: ZN9318

Zoning and notice Area

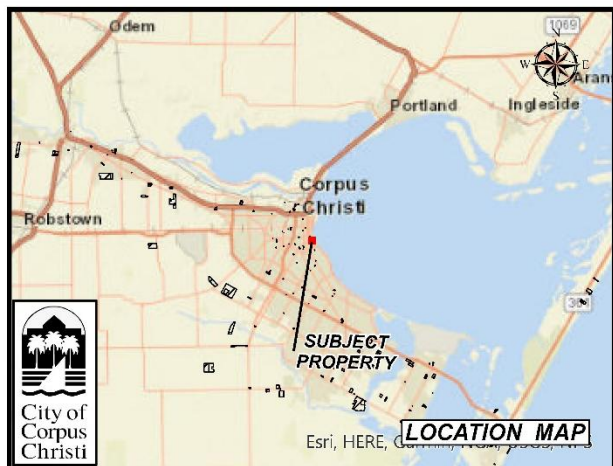
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

21 Owners within 200' listed in ownership table

Owners in opposition



(C) Surrounding Property Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STAT	ZIP	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street	CORPUS CH	TX	78415	43128.11	20.21
2	047500040010	ROSSI INVESTMENTS LLC	219 PARSONS POINT LN	EDINBURG	VA	22824-3636	67.86	0.03
3	047500040020	YAMAMOTO SATOSHI	3535 COTTONWOOD ST	CORPUS CH	TX	78411-3201	5014.25	2.35
4	047500040030	YAMAMOTO SATOSHI	3535 COTTONWOOD ST	CORPUS CH	TX	78411-3201	7735.77	3.63
5	047500040040	C&M REAL ESTATE HOLDING L	601 EVERHART RD	CORPUS CH	TX	78411-1903	8795.54	4.12
6	047500040050	RCRD LLC	379 BRIGHTWATERS DR	COCOA BE	FL	32931-3817	8979.04	4.21
7	047500040060	BRADY AMANDA K	1829 Bering Dr Apt 8	Houston	TX	77057-3177	8990.78	4.21
8	047500040070	OLIVAREZ JUAN & SUSAN	1501 OCEAN DR	CORPUS CH	TX	78404-1801	9798.99	4.59
9	047500040080	OLIVAREZ JUAN & SUSAN	1501 OCEAN DR	CORPUS CH	TX	78404-1801	8787.11	4.12
10	047500040100	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	8248.63	3.87
11	047500040110	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	6276.10	2.94
12	047500040120	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	17496.91	8.20
13	205000050010	VALHALLA'S DOMAIN LLC	100 Lone Oak St	Portland	TX	78374-3310	384.08	0.18
14	205000050020	ESCOBEDO RICARDO & LOLITA	501 Louisiana Ave	Corpus Chr	TX	78404-2801	15639.27	7.33
15	205000050040	MAXEY KEELY SEICHE	1730 2nd St	Corpus Chr	TX	78404-1805	8656.31	4.06
16	205000050050	CARTE ELEANOR H	PO Box 331276	Corpus Chr	TX	78463	8210.05	3.85
17	205000060010	FLORES PROPERTY HOLDINGS	611 Commerce St	Alice	TX	78332-2961	1509.54	0.71
18	205000060030	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	4039.32	1.89
19	205000060040	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	6456.12	3.03
20	205000060050	CHRISTUS SPOHN HEALTH	PO Box 3666	Corpus Chr	TX	78463-3666	5629.06	2.64
21	205000060250	SPOHN HOSPITAL	P O BOX 3666	CORPUS CH	TX	78463-3666	29511.27	13.83
							213354.10	100.00
	T. G. ALLEN E.S.		1414 18th Street	Corpus Chr	TX	78404-3466		
	METROPOLITAN DESIGN E.S.		1707 Ayers Street	Corpus Chr	TX	78404		
	MOSES MENDER E.S.		2401 S Alameda Street	Corpus Chr	TX	78404		
	MONTESSORI SCHOOL		822 Ayers Street	Corpus Chr	TX	78404		
	INCARNATE WORD ACADEMY		2920 S Alameda Street	Corpus Chr	TX	78707		

**Zoning Case No. ZN9318, K & CB Investments, LLC (District 2).
Ordinance rezoning property at or near 1720 Second Street from the “RM-1” Multifamily District to the “RM-1/SP” Multifamily District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being Lot 6, Block 5, Del Mar Subdivision, as shown in Exhibit “A”, from:

the “RM-1” Multifamily District to the “RM-1/SP” Multifamily District with a Special Permit.

The subject property is located at or near **1720 Second Street**. Exhibit A, a map, is attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

1. **USES:** The only use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
2. **DEVELOPMENT STANDARDS:** Expansion of the office use or any associated building area is prohibited beyond what is approved through issuance of this Special Permit, not to exceed the approximately 100-square-foot bathroom addition extending into the backyard.
3. **BUFFER YARD:** A Type A Buffer Yard, as defined by Section 7.9.6 *Zoning District Buffer Yard – Redevelopment* of the Unified Development Code (UDC), shall be maintained where the subject property shares a property line with a residential zoning district and/or residential use.

4. **LANDSCAPING:** Landscaping requirements shall be in compliance with Section 7.3 *Landscaping* of the Unified Development Code.

5. **PARKING:** Parking requirements shall be in compliance with *Section § 7.2 Off-Street Parking, Loading and Stacking* of the Unified Development Code.

6. **DUMPSTER:** All solid waste shall be confined in a dumpster or compactor, or otherwise screened from street, public, and neighboring views, as provisioned under United Development Code Section 7.10 *Screening*.

7. **SIGNAGE:** One wall sign is permitted, not to exceed 6 square feet in the sign area.

8. **LIGHTING:** Lighting requirements shall be in accordance with *Section 7.6 Outdoor Lighting of the Unified Development Code*. All security lighting must be shielded and directed away from adjacent residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.

9. **HOURS OF OPERATION:** The hours of operation shall be the same as the business hours of operation from 7:00 AM to 7:00 PM Monday through Friday.

10. **OTHER REQUIRMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

11. **TIME LIMIT:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

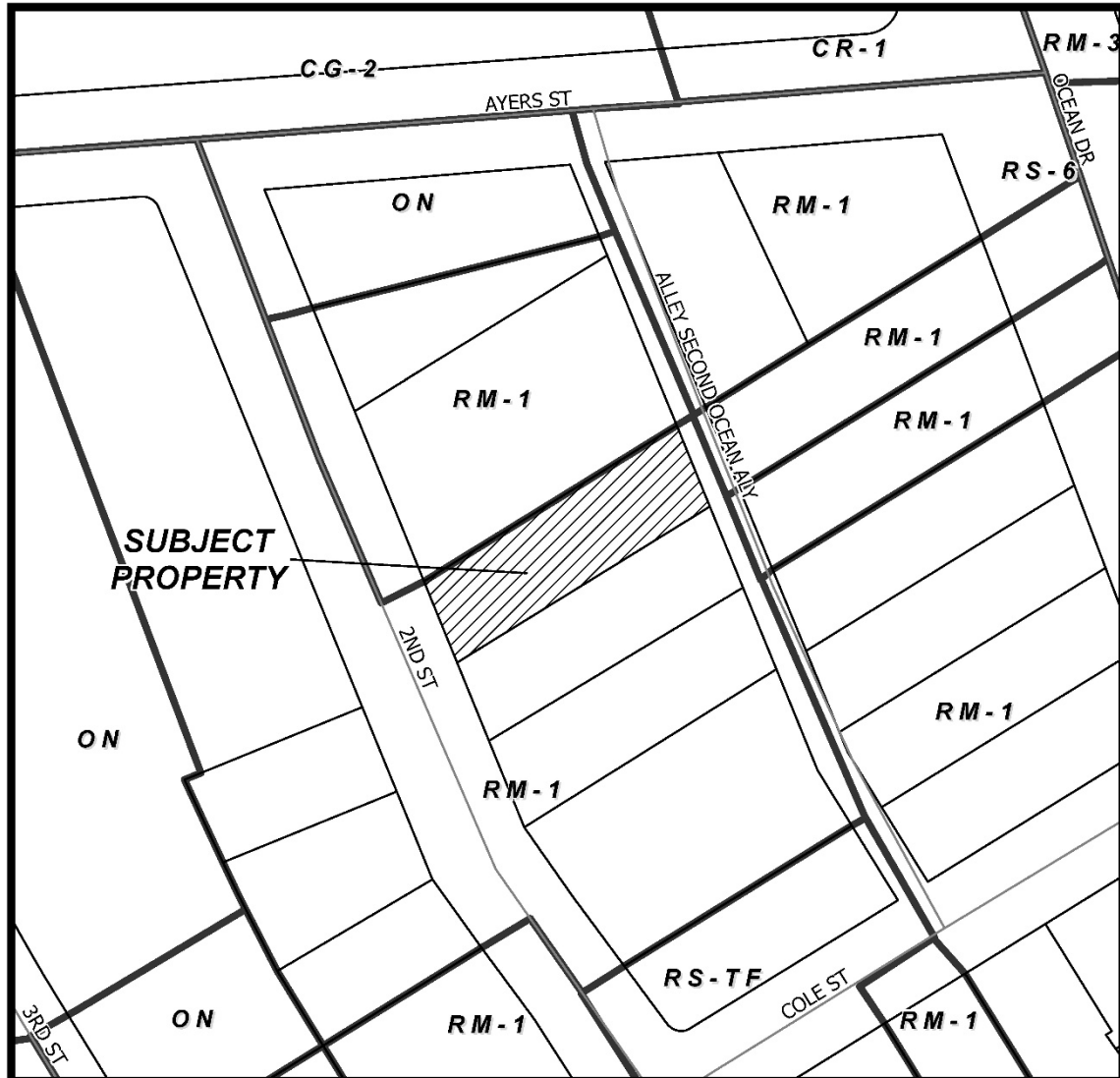
PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



CASE: ZN9318 SUBJECT PROPERTY WITH ZONING



A-1	Apartment House District	I-1	Limited Industrial District
A-1A	Apartment House District	I-2	Light Industrial District
A-2	Apartment House District	I-3	Heavy Industrial District
AB	Professional Office District	PUD	Planned Unit Development
AT	Apartment-Tourist District	R-1A	One Family Dwelling District
B-1	Neighborhood Business District	R-1B	One Family Dwelling District
B-1A	Neighborhood Business District	R-1C	One Family Dwelling District
B-2	Bayfront Business District	R-2	Multiple Dwelling District
B-2A	Barrier Island Business District	RA	One Family Dwelling District
B-3	Business District	RE	Residential Estate District
B-4	General Business District	R-TH	Townhouse Dwelling District
B-5	Primary Business District	SP	Special Permit
B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BD	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
F-R	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical-Cultural Landmark Preservation		

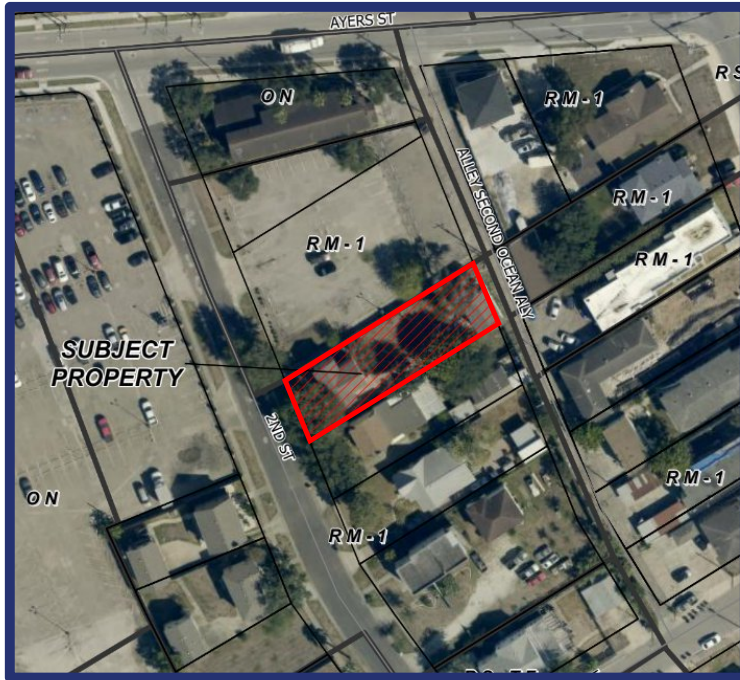




CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9318 K&CB
Investments, LLC

PLANNING COMMISSION, JULY 22, 2026



K & CB Investments, LLC DISTRICT 2



Rezoning a property at or near

1720 2nd Street

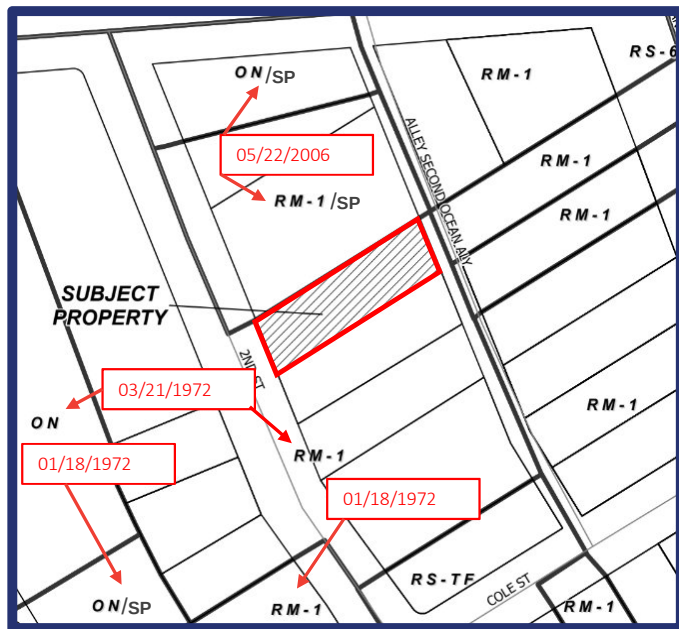
From the “RM-1” Multifamily District

To the “RM-1/SP” Multifamily District with a Special
Permit



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow an office use in the existing structure.

Area Development Plan:

Bayside Area Development Plan,
(Adopted on December 10, 2024)

Designated Future Land Use:

Medium Density Residential

Existing Zoning District:

“RM-1” Multifamily District

	Existing Land Use	Zoning District
Site	Low Density Residential	“RM-1” Multifamily
North	Public/Semi- Public	“RM-1” Multifamily, “ON” Neighborhood Office, “CG-2” General Commercial
South	Low and Medium Density Residential	“RM-1” Multifamily, “RS-TF” Two-Family
East	Medium Density Residential	“RM-1” Multifamily
West	Public/Semi-Public, Medium Density Residential	“ON” Neighborhood Office, “RM-1” Multifamily



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

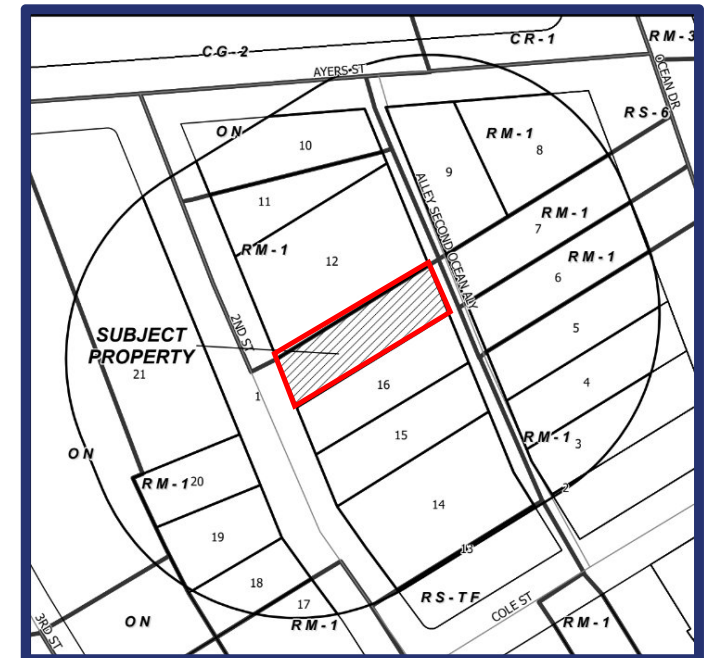
Public Notification

21 Notices mailed inside the 200' buffer
5 Notices mailed outside the 200' buffer

— Notification Area

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

O 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.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan. Although the applicant's request does not align with the FLUM designation, the applicant's reuse of an existing residential structure for a low-intensity office use conforms with the land use patterns, and the character of the immediate area, which includes residential structures that have been adapted into office uses.
- The conditions of the special permit help preserve the area's character and acts as a buffer to the south-adjacent residential property. The approval of the special permit will not alter the uses permitted by right nor waive the regulations of the underlying zoning district.
- The applicant's proposal was reviewed and deemed acceptable by the Technical Review Committee.

STAFF RECOMMENDS APPROVAL FROM THE "RM-1" MULTIFAMILY DISTRICT TO THE "RM-1/SP" MULTIFAMILY DISTRICT WITH A SPECIAL PERMIT



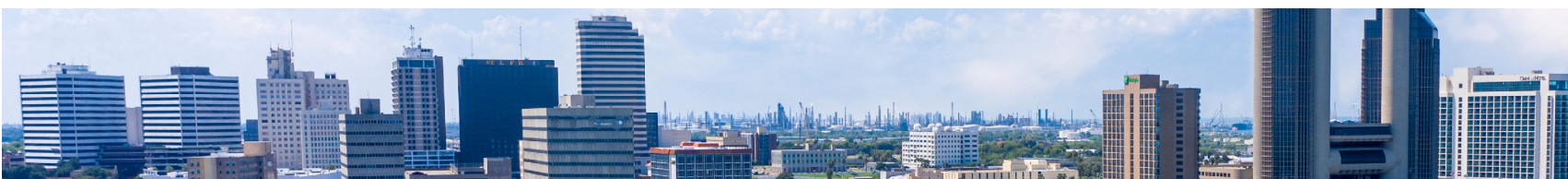
**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

Special Permit Conditions

Staff Recommendation: “RM-1/SP” Multifamily District with a Special Permit

The Special Permit will be subject to the following conditions:

- **Uses:** The only use authorized by this Special Permit, in addition to those permitted by right in the base zoning district, is an office use as defined by the Unified Development Code (UDC).
- **Development Standards:** Limits expansion of the office
- **Buffer Yard:** A Type A Buffer Yard: 6’ Fence
- **Signage:** One wall sign is permitted, not to exceed 6 square feet in sign area.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9319

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: CC Leopard, LLC

Applicant: LJA Engineering, Inc

Address: 8225 Stillwell Lane, located south of Leopard Street, along the south side of Stillwell Lane, north of Sedrick Road, and west of Tuloso Road.

Legal Description: 6.477 acres out of Lot 1-A of Tuloso Circle 2

Plat Status: The subject property is not platted.

Acreage of Subject Property: 6.5 acres (Out of 21.56 acres) as described by Metes and Bounds. Refer to attachment A.

Pre-Submission Meeting: March 10, 2026

Code Violations: None.

ZONING REQUEST

From: "IL" Light Industrial District

To: "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay

Purpose of Request: To allow a manufactured home park.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the CC Airport (Port-Airport-Violet) Area Development Plan (Adopted on September 22, 1992, Amended February 28, 1995).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"IL" Light Industrial	Manufactured Home	Light Industrial
North	"CG-2" General Commercial, "IL" Light Industrial	Light Industrial, Commercial	
South	"IL" Light Industrial	Manufactured Home	
East			

West			Light Industrial, Vacant				Light Industrial	
ROADWAY MASTER PLAN								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Tuloso Road	4	“Local”	1	1	-	-	Not Applicable	No Planned Improvements
Stillwell Lane	4	“Local”	-	-	1	1	Not Applicable	No Planned Improvements
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 27, 27S Leopard Sunday, 27 Leopard B, and 27 Leopard C, with stops along the south side of Leopard Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 1, 2026					
City Council 2 nd Reading			September 8, 2026					
21	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0	In Favor				
0	In Opposition		0	Individual Property Owners in Opposition				

Background:

The subject property is a 6.5-acre tract within the 21.6-acre Leopard Manufactured Home and RV Park community within the boundaries of the Port/Airport/Violet area development, located south of Leopard Street, along the south side of Stillwell Lane, west of Tuloso Road, and north of Sedwick Road and the Corpus Christi International Airport (CCIA). The property is outside the Military Compatibility Overlay District of CCIA.

The area proposed for rezoning is adjacent to "IL" Light Industrial districts on all sides. Properties along Stillwell Lane to the north are developed with light industrial and commercial uses. To the south, east, and west, the request area abuts the existing manufactured home portion of the park.

The area of request, currently the designated recreational vehicle area of the park, appears to have been in existence since the mid-1950s. Land development records show that the community was included in a large City-initiated annexation in 1962, at which time appear to have contained very few manufactured homes and the recreational vehicle site. A plat of the overall property followed in 1970. Full development of the remaining acreage into a manufactured home park likely occurred shortly before or after the plat.

At the east-half of the Port/Airport/Violet Area Development Plan, near the airport, the predominant zoning classification is “IL” Light Industrial District. A property immediately surrounding the park was recently rezoned to “R-MH” Manufactured Home District, with several single-family subdivisions located nearby. The west half of the Port/Airport/Violet Area boundary, modestly developed, is characterized predominantly by medium-density residential subdivisions.

The applicant is requesting a change in zoning to convert the existing recreational vehicle area of the park into manufactured home sites, thereby expanding the manufactured home land use footprint. A Planned Unit Development (PUD) Overlay is included to accommodate a minor deviation necessitated by site constraints. The Manufactured Home and RV Park currently contains 105 manufactured home sites, 75 recreational vehicle sites, and one single-family residence. Sixty-three manufactured homes will be added to the park and discontinue the recreational vehicle use. The applicant’s request supports an ongoing community-wide cleanup and revitalization effort and will include site improvements that contribute positively to the overall condition of the park.

The “R-MH” Manufactured Home District is intended to preserve appropriate land for the development of single-family residences in manufactured home parks and subdivisions. These developments are required to provide open space and recreational areas scaled to their acreage and number of units. The Planned Unit Development Overlay, while often used to encourage unified design across mixed-use developments, also can be used to address site constraints.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

Port-Airport-Violet ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Port/Airport/Violet ADP; however, it is inconsistent with FLUM designation of Light Industrial.

- Inconsistency with the Future Land Use Map does not preclude approval, particularly given that the Area Development Plan is outdated and the existing development predates annexation.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to

include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan, however, it is inconsistent with the future land use designation of Light Industrial.
 - The existing community predates annexation, and while the applicant's request appears to be inconsistent with the future land use of Light Industrial, the future land use map is the overarching framework guiding the pattern, distribution, density, and intensity of land uses, intended to shape development consistent with the city's vision. The area development plan is also outdated, although it succeeded the development.
- The request is compatible with the present uses of nearby property and to the character of the surrounding area; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - The area requested for rezoning is already part of an established Manufactured Home community, also adjacent to a recently approved Manufactured Home Park District.
- The property to be rezoned is suitable for the use to be permitted by the special permit that would be applied by the proposed amendment.
 - The development meets the applicable standards of the Manufactured Home Park district, with the exception of the front yard setback along Tuloso Road, a City-accepted right-of-way, which is much more of an internal drive. The requested deviation is minor and driven by site constraints; a 5-foot setback along Tuloso Road, rather than the required 20 feet along a right-of-way.
 - The existing manufactured home blocks are deeper, and the removal of an unnecessary internal drive, in addition to the reduced setback, will allow for improved site layout, and better accommodation of manufactured homes.

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 "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay, per the attached Planned Unit Development Plan.

Attachments

- (A) Metes and Bounds
- (B) Planned Unit Development (PUD) Plan
- (C) Overall Leopard CC Manufactured Home Park Community Site Plan
- (D) Site Plan
- (E) Existing Zoning and Notice Area Map
- (F) Surrounding Properties Notification Roster

(A) Metes & Bounds

EXHIBIT A

Legal Description of the Property Leopard Manufactured Housing & RV Community

Field note description of Leopard MH & RV Community, a 6.477 acre tract out of Lot 1-A of Tuloso Circle No. 2, a map of which is recorded in Volume 43, Page 113, Map Records of Nueces County, Texas;

Said property is situated in the city limits of Corpus Christi, and is described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found marking the northwest corner of said Lot 1-A, said iron rod also being 25.00 feet from the centerline of Stillwell Lane, measured at right angles thereto;

THENCE S89°56'48"E, along the north boundary line of said Lot 1-A a distance of 432.17 feet to a point, said point being the beginning of a curve to the right and a corner of this tract;

THENCE along said curve to the right, said curve having a central angle of 89°56'48", a radius of 10.00 feet, and length of 15.70 feet, a tangent of 9.99 feet, and a chord bearing and distance of S44°58'24"E, 14.14 feet to a point, said point being the point of tangency of said curve, for a corner of this tract;

THENCE S00°00'00"W, along the east boundary of said Lot 1-A a distance of 629.29 feet to a point, said point being an outside corner of said Lot 1-A and the southeast corner of this tract;

THENCE N89°38'55"W a distance of 442.17 feet to a point on the west boundary line of said Lot 1-A, passing a 5/8 inch iron rod found at 100 feet, said passed iron rod being an inside corner of said Lot 1-A;

THENCE N00°00'00"E, along the west boundary line of said Lot 1-A a distance of 636.98 feet to the **POINT OF BEGINNING** of this tract, and containing 6.477 acres of land.

Bearings based on Land Title Survey prepared by Urban Engineering, dated 06.16.2008, shown as background on accompanying PUD Plan.

This field notes description is accompanied by a survey map titled Exhibit 'B', dated June 1, 2026.

I, Albert E. Franco, Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 1st day of June, 2026.



Albert E. Franco, Jr.

Registered Professional Land Surveyor
Texas Registration No. 4471

Prepared by: LJA Engineering, Inc.

LJA
LJA ENGINEERING
 TEXAS ENGINEERING FIRM # 1386
 5005 S. Central Expressway, Suite 400
 Dallas, Texas 75243
 214.343.1111
 www.lja.com

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(B) Planned Unit Development (PUD) Plan



361.991.8550
TBPELS F-1386
TBPELS 10110501
www.LJA.com

5350 South Staples Street, Suite 425, Corpus Christi, Texas 78411

Planned Unit Development (PUD) Summary **Leopard Manufactured Housing and RV Community**

Description:

Stonetown 8 Investors, LLC, representing CC Leopard, LLC, proposes to develop a Planned Unit Development (PUD) on the tract of land described in the accompanying documents (see Exhibits A and B), located in the vicinity of Leopard Street and Tuloso Road within the city limits of Corpus Christi, Texas. Referred to herein as the "Property", the tract is located at 8225 Stillwell Lane, Corpus Christi, TX 78409.

The Property is a 6.5-acre portion of an existing 21.5-acre Manufactured Home Park where the applicant proposes the conversion of the existing 75 recreational vehicle sites into 63 new manufactured home sites, providing new, modern manufactured housing consistent with, and enhancing, the character of the surrounding community currently located on the remainder of the 21.5-acre Manufactured Home Park.

Purpose:

The base zoning district of the Property shall be R-MH Manufactured Home District, Manufactured Home Park.

The Property is proposed to be redeveloped in accordance with the standards and permitted uses of the R-MH Manufactured Home district, providing residential rental homes & spaces as a Manufactured Home Park. The development currently includes internal access drives, as well as an existing street right-of-way terminating in a cul-de-sac that extends into the property. An internal access drive presently functions as a continuation of this route within the community, extending circulation beyond the cul-de-sac.

Currently, the required yard setback adjacent to the right-of-way portion of said route differs from the setback requirements along the internal access drives, including the internal access drive extension noted above. The purpose of this Planned Unit Development (PUD) is to allow a reduced yard setback along the dead-end right-of-way, thereby establishing a more standardized setback condition throughout the Property. This approach maintains uniformity while still providing off-street parking in quantities, and of sizes, that exceed Manufactured Home Park requirements. See Development Deviations below for a more detailed description of the resulting street/building separations.

Adjoining Land Use and Zoning:

The Property is currently zoned IL with an existing land use of recreational vehicle park.

The surrounding areas to the south and east, i.e., the remainder of the 21.5-acres, are currently zoned IL with an existing land use of manufactured home park. The areas to the south and east, beyond the 21.5-acre tract, are currently zoned R-MH with an existing land use of agricultural.

The area to the west is currently zoned IL with an existing land use of light industrial.

The area to the north is currently zoned IL and CG-2 with an existing land use of light industrial and commercial.

See Exhibit B.

Overall Plan:

The applicant proposes a comprehensive program of site improvements throughout the community, including the paving of interior roadways, the installation of new driveways, and a community-wide cleanup and revitalization effort. Planned improvements and additions to site amenities are intended to better serve both existing and future residents. Additionally, the main entrance will be revitalized with new signage and landscaping, and a covered mailbox facility will be provided to improve functionality and aesthetic appeal.

Development Deviations:

The proposed development of the Property will conform to the applicable requirements of the Residential Manufactured Home Park district, including requirements related to density, aisles, yards, and spacing, with the exception of the required front yard depth adjacent to the Tuloso Circle right-of-way.

The R-MH district requires a minimum separation of five (5) feet from 'Building to Access Drive'. Along the Tuloso Circle dead-end right-of-way, the existing conditions provide approximately fifteen (15) feet between the edge of pavement and the property line. In lieu of the standard R-MH Street Yard of twenty (20) feet, the proposed Planned Unit Development (PUD) will provide a five (5) foot yard along this frontage, resulting in an overall separation of approximately twenty (20) feet between the pavement edge and proposed structures.

See Exhibit C, Aerial Vicinity Map for the overall property configuration, Exhibit D, Site Plan for the proposed configuration and deviations, and the Development Deviations Table below.

Development Deviations Table:

R-MH DISTRICT	MHP	PUD
Max. Density (units/gross ac.)	12	12
Min. Open Space (sf/unit)	280	280
Min Site Area (ac.)	5	5
Min. Site Width (ft)	300	300
Min. Lot Area (sf)	---	---
Min. Yards (ft)		
Street (Stillwell Lane)	20	20
Street (Tuloso Circle)	20	5
Street (corner)	20	20
Side (single)	10	10
Side (total)	20	20
Rear	15	15
Min Building Separation (ft)		
Broad Side to Broad Side	20	20
Narrow Side to Narrow Side	10	10
<i>Building to Access Drive</i>	5	5
Min. Internal Access Drive Width (ft)	25	25
Max. Building Height	35	35

Additionally, the remaining Specific Standards for Manufactured Home Parks (UDC 6.1.1.E) (Paving, Access and Off-Street Parking Requirements, etc.) will be adhered to.

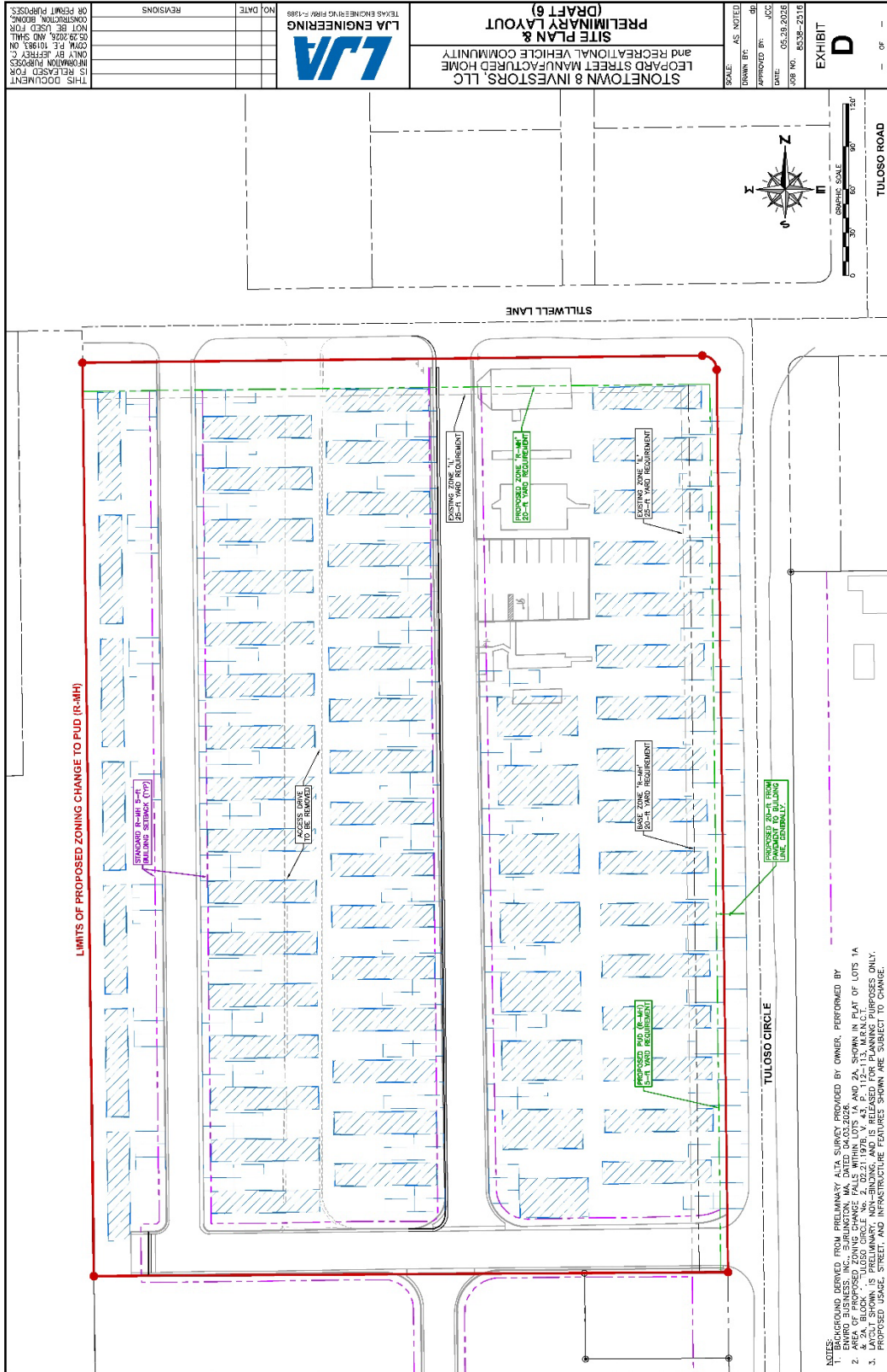
In the event of a conflict between this ordinance and the UDC, IDM, or any other City ordinance, plan, or regulation, this ordinance shall control.

Deed:

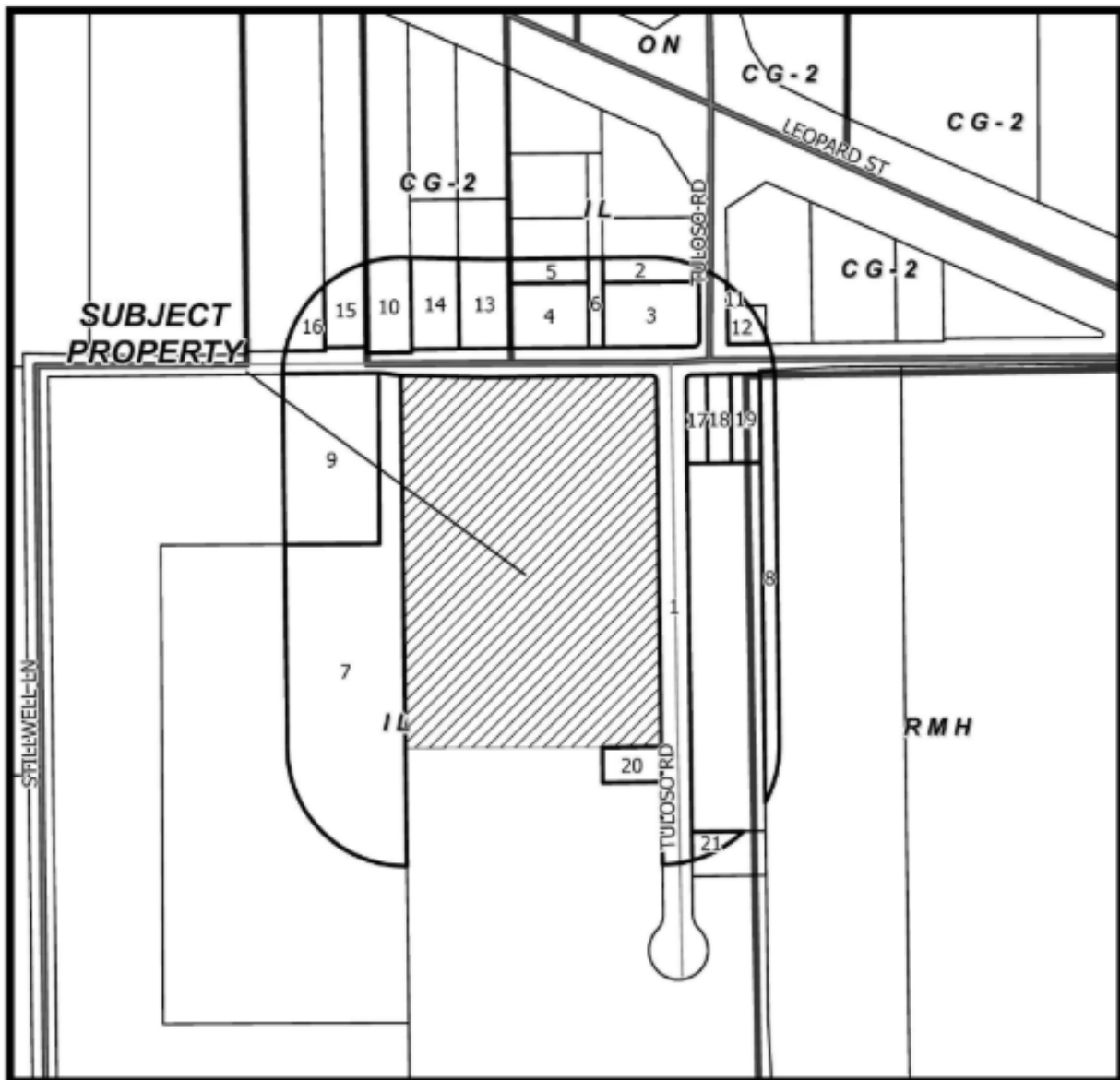
The Deed for Lot 1-A, Tuloso Circle No. 2 is attached for reference, see Exhibit E.

[illegible]

(D) Site Plan



(E) Existing Zoning and Notice Map



CASE: ZN9319

Zoning and notice Area

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

Subject Property with 200' buffer

Owners in favor

21 Owners within 250' listed in questionnaire table

Owners in opposition



(F) Surrounding Properties Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street	CORPUS CH	TX	78415	85248.34	21.73
2	436300000020	LEOPARD BUSINESS PARK, LLC	768 Lakeshore Dr	El Paso	TX	79932-311	6350.53	1.62
3	436300000030	LEOPARD BUSINESS PARK, LLC	768 Lakeshore Dr	El Paso	TX	79932-311	17832.24	4.55
4	436300000040	LEOPARD BUSINESS PARK, LLC	768 Lakeshore Dr	El Paso	TX	79932-311	14611.18	3.72
5	436300000050	LEOPARD BUSINESS PARK, LLC	768 Lakeshore Dr	El Paso	TX	79932-311	5499.48	1.40
6	004363PVTSTR	LEOPARD BUSINESS PARK, LLC	768 Lakeshore Dr	El Paso	TX	79932-311	3792.13	0.97
7	783200010010	IRON RAM SERVICES LLC	8263 LEOPARD	CORPUS CH	TX	78409-223	111874.55	28.52
8	794600240010	E ST @ CORPUS LLC	711 PINEHAVEN DR	HOUSTON	TX	77024-373	17504.95	4.46
9	794600270010	IRON RAM SERVICES LLC	8263 LEOPARD	CORPUS CH	TX	78409-223	46757.41	11.92
10	794600270012	IRON RAM SERVICES LLC	8263 LEOPARD	CORPUS CH	TX	78409-223	12025.93	3.07
11	794600320010	E ST @ CORPUS LLC	711 PINEHAVEN DR	HOUSTON	TX	77024-373	776.46	0.20
12	794600320015	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CH	TX	78469-927	3565.89	0.91
13	843500020025	CORY ROGER	8225 LEOPARD #86	CORPUS CH	TX	78410	13124.20	3.35
14	843500020035	CORY ROGER	8225 LEOPARD #86	CORPUS CH	TX	78410	12439.10	3.17
15	843500020040	AGUILAR ROBERT L AND	3805 Castle Knoll Circle	Corpus Chr	TX	78410-363	9033.67	2.30
16	843500020050	OLNEY DAVID	9862 DAISY DRIVE	CORPUS CH	TX	78410	4626.39	1.18
17	891200000100	SNAPKA MAXINE W TRUSTEE OF TH	807 S CARANCAHUA ST	CORPUS CH	TX	78401-344	5228.53	1.33
18	891200000200	SNAPKA MAXINE W TRUSTEE OF TH	807 S CARANCAHUA ST	CORPUS CH	TX	78401-344	6000.08	1.53
19	891200000300	BORIEN TRUST	PO Box 2996	Corpus Chr	TX	78403-299	7500.20	1.91
20	891300010020	ALVAREZ JOSE CARLOS AND WIFE N	3107 FAIR OAKS DR	CORPUS CH	TX	78410-244	6000.11	1.53
21	891300010030	FILLER DARRELL E	1632 Tuloso Cir	Corpus Chr	TX	78409-222	2521.33	0.64
							392312.69	100.00

Zoning Case No. ZN9319, CC Leopard, LLC (District 2).

Ordinance rezoning property at or near 8225 Stillwell Lane from the “IL” Light Industrial District to the “R-MH/PUD” Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 6.447 acres out of Lot 1-A of Tuloso Circle 2, as described and shown in Exhibit “A”, from:

the “IL” Light Industrial District to the “R-MH/PUD” Manufactured Home District with a Planned Unit Development (PUD) Overlay.

The subject property is located at or near **8225 Stillwell Lane**. Exhibit A, Metes and Bound Description and Exhibit B, Planned Unit Development (PUD) Plan, Exhibit C, Overall Leopard CC Manufactured Home Park Community Site Plan, Exhibit D, Site Plan, and Exhibit E, Subject Property Map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the properties in accordance with the Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A

EXHIBIT A
Legal Description of the Property
Leopard Manufactured Housing & RV Community

Field note description of Leopard MH & RV Community, a 6.477 acre tract out of Lot 1-A of Tuloso Circle No. 2, a map of which is recorded in Volume 43, Page 113, Map Records of Nueces County, Texas;

Said property is situated in the city limits of Corpus Christi, and is described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found marking the northwest corner of said Lot 1-A, said iron rod also being 25.00 feet from the centerline of Stillwell Lane, measured at right angles thereto;

THENCE S89°56'48"E, along the north boundary line of said Lot 1-A a distance of 432.17 feet to a point, said point being the beginning of a curve to the right and a corner of this tract;

THENCE along said curve to the right, said curve having a central angle of 89°56'48", a radius of 10.00 feet, and length of 15.70 feet, a tangent of 9.99 feet, and a chord bearing and distance of S44°58'24"E, 14.14 feet to a point, said point being the point of tangency of said curve, for a corner of this tract;

THENCE S00°00'00"W, along the east boundary of said Lot 1-A a distance of 629.29 feet to a point, said point being an outside corner of said Lot 1-A and the southeast corner of this tract;

THENCE N89°38'55"W a distance of 442.17 feet to a point on the west boundary line of said Lot 1-A, passing a 5/8 inch iron rod found at 100 feet, said passed iron rod being an inside corner of said Lot 1-A;

THENCE N00°00'00"E, along the west boundary line of said Lot 1-A a distance of 636.98 feet to the **POINT OF BEGINNING** of this tract, and containing 6.477 acres of land.

Bearings based on Land Title Survey prepared by Urban Engineering, dated 06.16.2008, shown as background on accompanying PUD Plan.

This field notes description is accompanied by a survey map titled Exhibit 'B', dated June 1, 2026.

I, Albert E. Franco, Registered Professional Land Surveyor of Texas, do hereby certify that this description was performed under my direct supervision and is true and correct to the best of my knowledge, this the 1st day of June, 2026.



Albert E. Franco, Jr.

Registered Professional Land Surveyor
Texas Registration No. 4471

Prepared by: LJA Engineering, Inc.

Leopard Manufactured Housing & RV Community PUD Exhibit A
Page 1 of 1

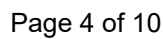


EXHIBIT B



361.991.8550
TBPELS F-1386
TBPELS 10110501
www.LJA.com

5350 South Staples Street, Suite 425, Corpus Christi, Texas 78411

Planned Unit Development (PUD) Summary Leopard Manufactured Housing and RV Community

Description:

Stonetown 8 Investors, LLC, representing CC Leopard, LLC, proposes to develop a Planned Unit Development (PUD) on the tract of land described in the accompanying documents (see Exhibits A and B), located in the vicinity of Leopard Street and Tuloso Road within the city limits of Corpus Christi, Texas. Referred to herein as the "Property", the tract is located at 8225 Stillwell Lane, Corpus Christi, TX 78409.

The Property is a 6.5-acre portion of an existing 21.5-acre Manufactured Home Park where the applicant proposes the conversion of the existing 75 recreational vehicle sites into 63 new manufactured home sites, providing new, modern manufactured housing consistent with, and enhancing, the character of the surrounding community currently located on the remainder of the 21.5-acre Manufactured Home Park.

Purpose:

The base zoning district of the Property shall be R-MH Manufactured Home District, Manufactured Home Park.

The Property is proposed to be redeveloped in accordance with the standards and permitted uses of the R-MH Manufactured Home district, providing residential rental homes & spaces as a Manufactured Home Park. The development currently includes internal access drives, as well as an existing street right-of-way terminating in a cul-de-sac that extends into the property. An internal access drive presently functions as a continuation of this route within the community, extending circulation beyond the cul-de-sac.

Currently, the required yard setback adjacent to the right-of-way portion of said route differs from the setback requirements along the internal access drives, including the internal access drive extension noted above. The purpose of this Planned Unit Development (PUD) is to allow a reduced yard setback along the dead-end right-of-way, thereby establishing a more standardized setback condition throughout the Property. This approach maintains uniformity while still providing off-street parking in quantities, and of sizes, that exceed Manufactured Home Park requirements. See Development Deviations below for a more detailed description of the resulting street/building separations.

Adjoining Land Use and Zoning:

The Property is currently zoned IL with an existing land use of recreational vehicle park.

The surrounding areas to the south and east, i.e., the remainder of the 21.5-acres, are currently zoned IL with an existing land use of manufactured home park. The areas to the south and east, beyond the 21.5-acre tract, are currently zoned R-MH with an existing land use of agricultural.

The area to the west is currently zoned IL with an existing land use of light industrial.

The area to the north is currently zoned IL and CG-2 with an existing land use of light industrial and commercial.

See Exhibit B.

Overall Plan:

The applicant proposes a comprehensive program of site improvements throughout the community, including the paving of interior roadways, the installation of new driveways, and a community-wide cleanup and revitalization effort. Planned improvements and additions to site amenities are intended to better serve both existing and future residents. Additionally, the main entrance will be revitalized with new signage and landscaping, and a covered mailbox facility will be provided to improve functionality and aesthetic appeal.

Development Deviations:

The proposed development of the Property will conform to the applicable requirements of the Residential Manufactured Home Park district, including requirements related to density, aisles, yards, and spacing, with the exception of the required front yard depth adjacent to the Tuloso Circle right-of-way.

The R-MH district requires a minimum separation of five (5) feet from 'Building to Access Drive'. Along the Tuloso Circle dead-end right-of-way, the existing conditions provide approximately fifteen (15) feet between the edge of pavement and the property line. In lieu of the standard R-MH Street Yard of twenty (20) feet, the proposed Planned Unit Development (PUD) will provide a five (5) foot yard along this frontage, resulting in an overall separation of approximately twenty (20) feet between the pavement edge and proposed structures.

See Exhibit C, Aerial Vicinity Map for the overall property configuration, Exhibit D, Site Plan for the proposed configuration and deviations, and the Development Deviations Table below.

Development Deviations Table:

R-MH DISTRICT	MHP	PUD
Max. Density (units/gross ac.)	12	12
Min. Open Space (sf/unit)	280	280
Min Site Area (ac.)	5	5
Min. Site Width (ft)	300	300
Min. Lot Area (sf)	---	---
Min. Yards (ft)		
Street (Stillwell Lane)	20	20
Street (Tuloso Circle)	20	5
Street (corner)	20	20
Side (single)	10	10
Side (total)	20	20
Rear	15	15
Min Building Separation (ft)		
Broad Side to Broad Side	20	20
Narrow Side to Narrow Side	10	10
<i>Building to Access Drive</i>	5	5
Min. Internal Access Drive Width (ft)	25	25
Max. Building Height	35	35

Additionally, the remaining Specific Standards for Manufactured Home Parks (UDC 6.1.1.E) (Paving, Access and Off-Street Parking Requirements, etc.) will be adhered to.

In the event of a conflict between this ordinance and the UDC, IDM, or any other City ordinance, plan, or regulation, this ordinance shall control.

Deed:

The Deed for Lot 1-A, Tuloso Circle No. 2 is attached for reference, see Exhibit E.

Exhibit C



Exhibit D

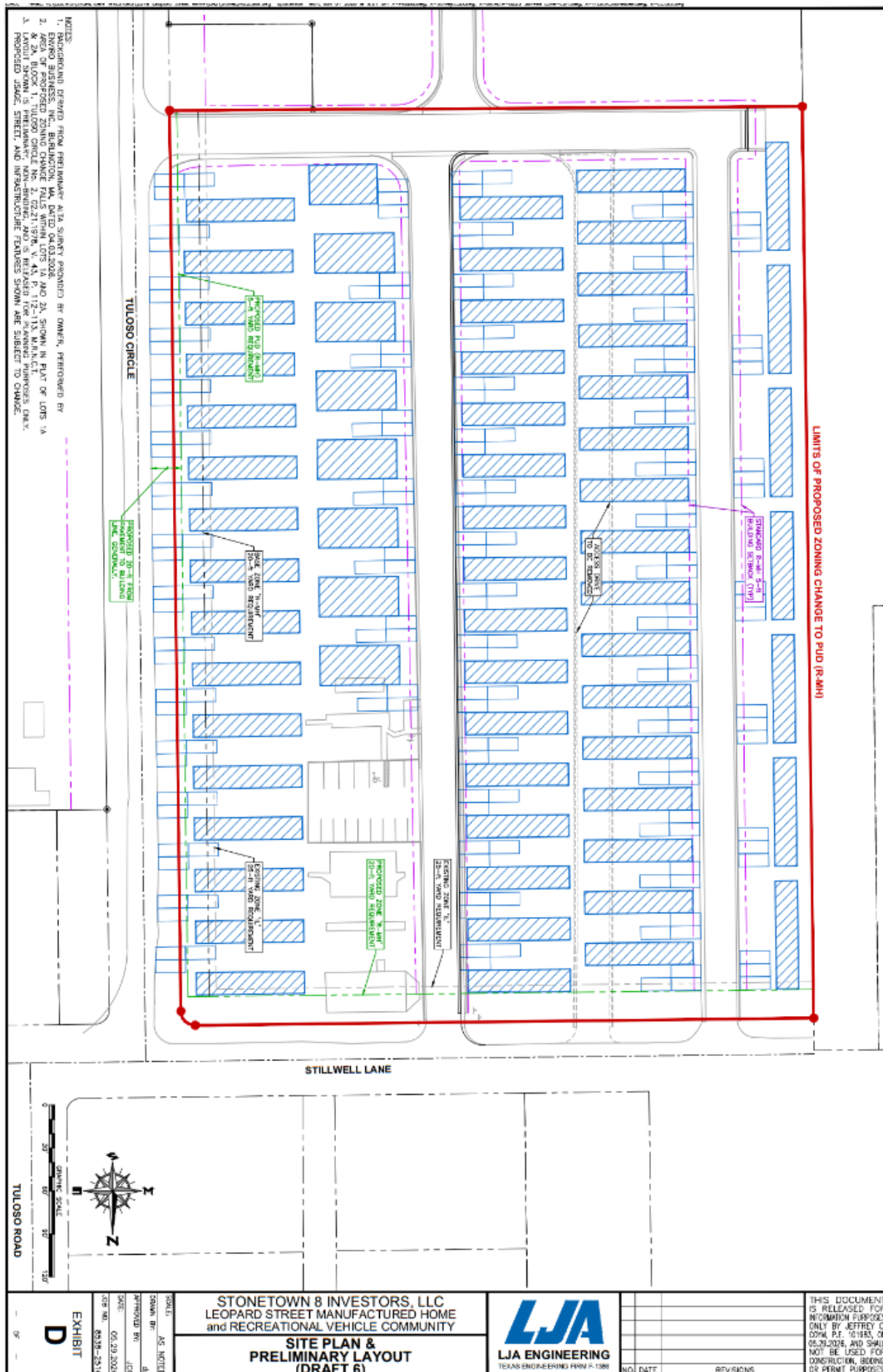
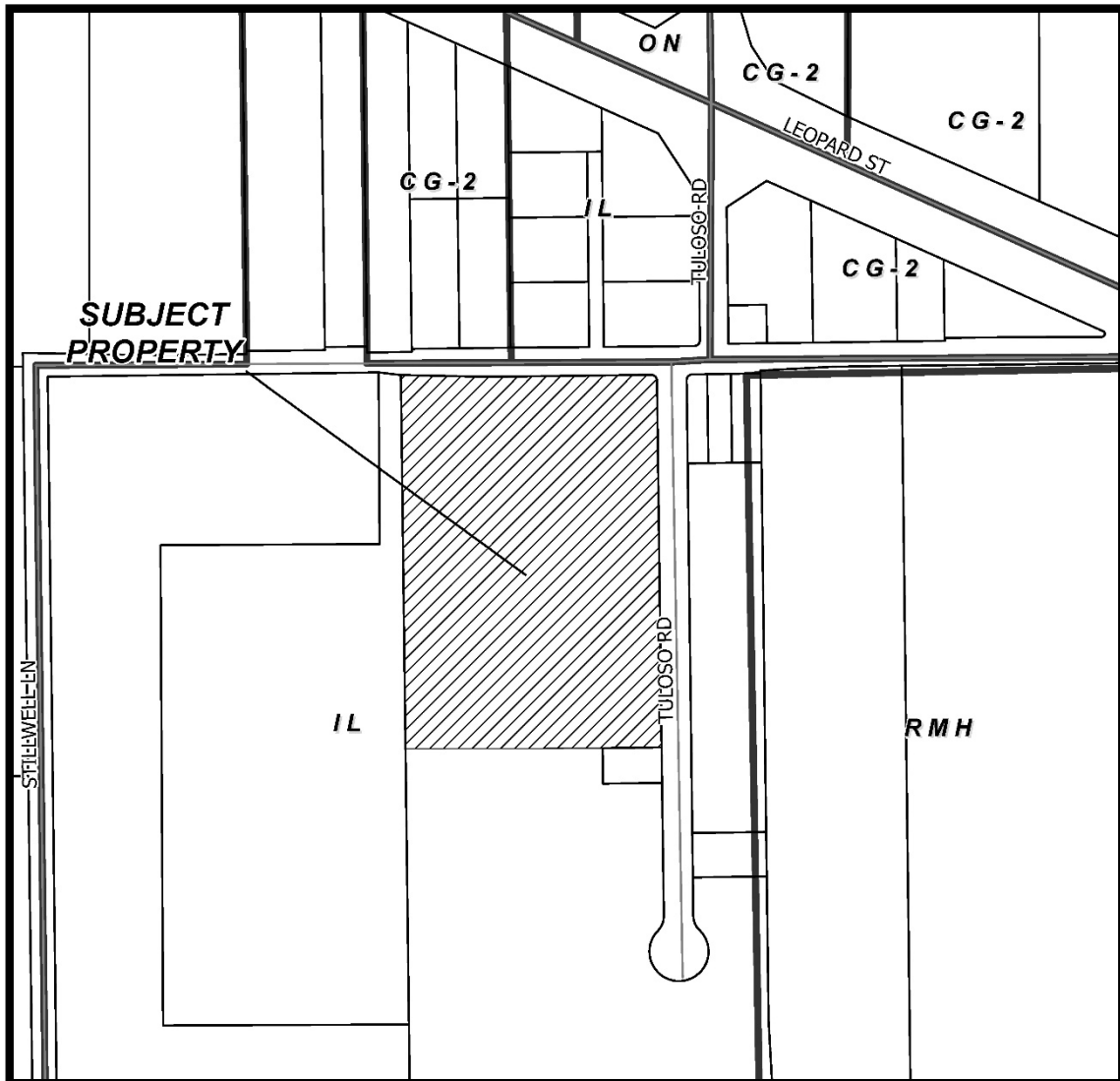


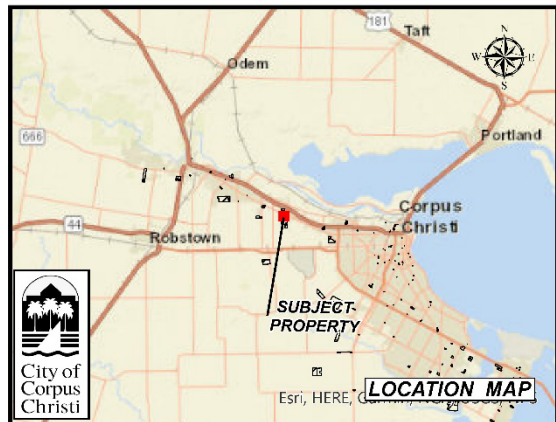
Exhibit E



CASE: ZN9319 SUBJECT PROPERTY WITH ZONING

Subject Property

A-1	Apartment House District	I-1	Limited Industrial District
A-1A	Apartment House District	I-2	Light Industrial District
A-2	Apartment House District	I-3	Heavy Industrial District
AB	Professional Office District	PUD	Planned Unit Development
AT	Apartment-Tourist District	R-1A	One Family Dwelling District
B-1	Neighborhood Business District	R-1B	One Family Dwelling District
B-1A	Neighborhood Business District	R-1C	One Family Dwelling District
B-2	Bayfront Business District	R-2	Multiple Dwelling District
B-2A	Barrier Island Business District	RA	One Family Dwelling District
B-3	Business District	RE	Residential Estate District
B-4	General Business District	R-TH	Townhouse Dwelling District
B-5	Primary Business District	SP	Special Permit
B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BD	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
F-R	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical-Cultural Landmark Preservation		





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9319 CC
Leopard, LLC

PLANNING COMMISSION, JULY 22, 2026



CC Leopard, LLC DISTRICT 1



Rezoning a property at or near
8225 Stillwell Lane

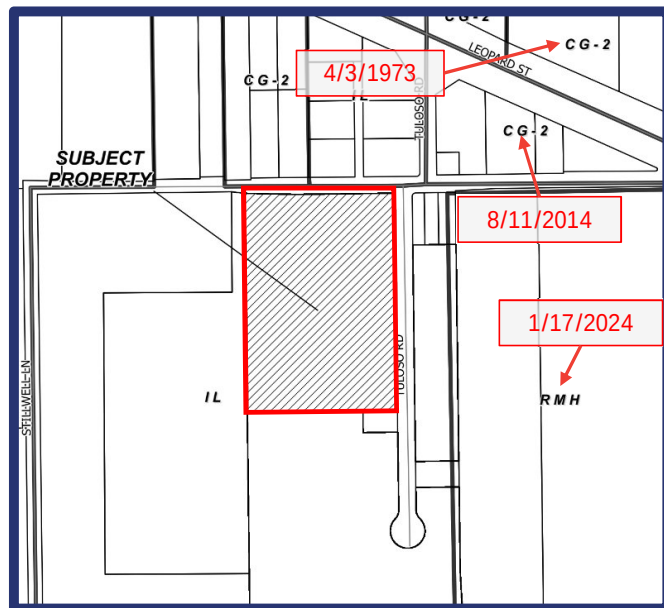
From the “IL” Light Industrial District

To the “R-MH/PUD” Manufactured Home District with a
Planned Unit Development Overlay



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a manufactured home park.

Area Development Plan:

Port-Airport-Violet Area Development Plan (Adopted on September 22, 1992, Amended February 28, 1995).

Designated Future Land Use:

Light Industrial

Existing Zoning District:

"IL" Light Industrial District

	Existing Land Use	Zoning District
Site	Manufactured Home	"IL" Light Industrial
North	Light Industrial, Commercial	"IL" Light Industrial, "CG-2" General Commercial
South	Manufactured Home	"IL" Light Industrial
East		
West	Light Industrial, Vacant	

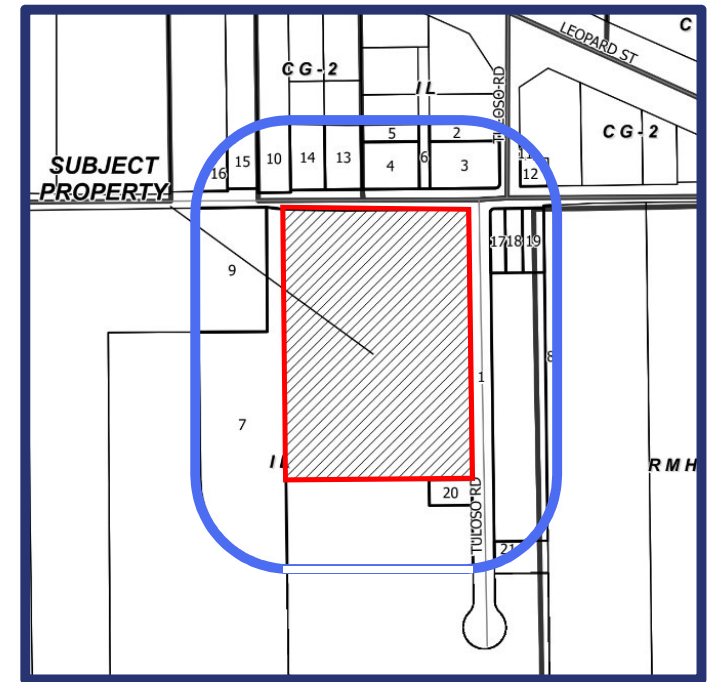


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

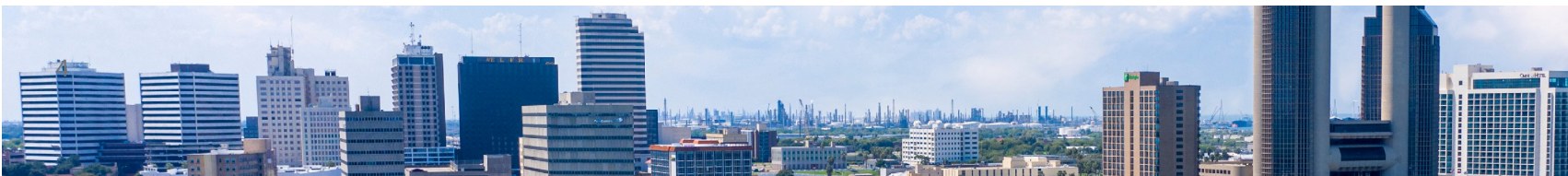
Public Notification

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

- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)

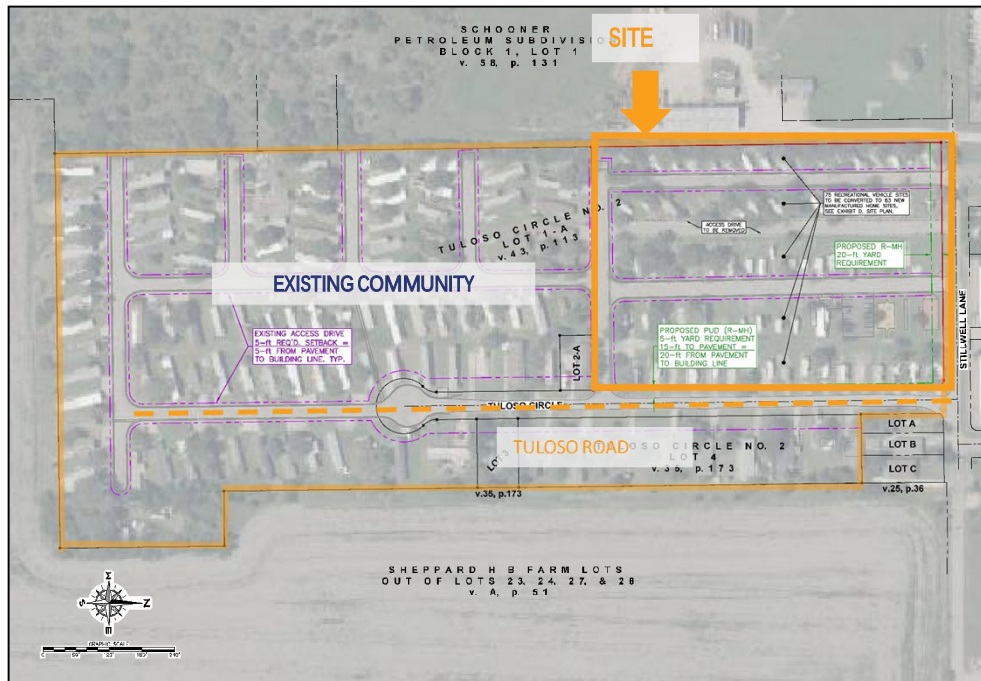


*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Site Plan & Deviations



R-MH DISTRICT	MHP	PUD
Max. Density (units/gross ac.)	12	12
Min. Open Space (sf/unit)	280	280
Min Site Area (ac.)	5	5
Min. Site Width (ft)	300	300
Min. Lot Area (sf)	---	---
Min. Yards (ft)		
Street (Stillwell Lane)	20	20
Street (Tuloso Circle)	20	5
Street (corner)	20	20
Side (single)	10	10
Side (total)	20	20
Rear	15	15
Min Building Separation (ft)		
Broad Side to Broad Side	20	20
Narrow Side to Narrow Side	10	10
Building to Access Drive	5	5
Min. Internal Access Drive Width (ft)	25	25
Max. Building Height	35	35

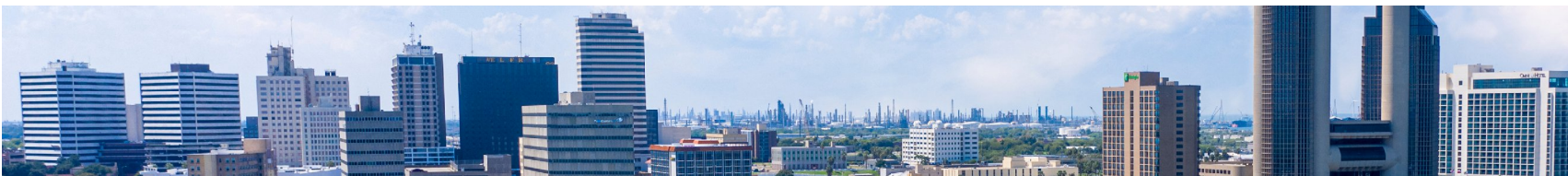


CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Light Industrial. The existing community predates annexation.
- The request is compatible with the present uses of nearby property and to the character of the surrounding area. The area requested for rezoning is already part of an established Manufactured Home community, also adjacent to a recently approved Manufactured Home Park District.
- The property to be rezoned is suitable for the use to be permitted by the special permit. The treatment of Tuloso Road as an internal drive and removal of one, will allow for improved site layout, and better accommodation of manufactured homes.

**STAFF RECOMMENDS APPROVAL TO THE
“R-MH/PUD” MANUFACTURED HOME DISTRICT
WITH A PUD OVERLAY**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9336

APPLICANT & SUBJECT PROPERTY

District: 3

Owner: Texas Tyler 31, LLC

Applicant: Texas Tyler 31, LLC

Address: 6316 Old Brownsville Road, located along the north side of Old Brownsville Road (FM 665, outside City limits), east of Saratoga Boulevard, south of the Corpus Christi International Airport and Bear Lane, and west of State Highway 358 (South Padre Island Drive).

Legal Description: 5.11 Acres out of Tracts 3 & 4 of the Kelly Margaret Land.

Plat Status: The subject property is not platted.

Acreage of Subject Property: 5.10 acres. Refer to Attachment A.

Pre-Submission Meeting: June 18, 2026

Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District

To: "CG-2" General Commercial District

Purpose of Request: To allow for a commercial use; particularly a self-service storage use.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Port-Airport-Violet Area Development Plan (Adopted on September 22, 1992, Amended February 28, 1995).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within a safety subzone of the Corpus Christi International Airport.

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural	Vacant	Light Industrial
North	"R-MH" Manufactured Home	Vacant	
South	"IL" Light Industrial	Commercial, Low-Density Residential, Vacant	Low-Density Residential
East	"CG-2" General Commercial, "R-MH" Manufactured Home	Vacant, Residential Estate	Low-Density Residential, Light Industrial

West	“FR” Farm Rural, “RS-6” Single-Family	Commercial, Vacant				Commercial, Light Industrial		
UTILITY MASTER PLANS								
Service	Existing Conditions					Master Plan Improvements		
Water	A 16” Ductile Iron transmission water line exists along the south edge of property, and a 6” Cast Iron distribution line along the north side of Old Brownsville Road. Both active and public.					No improvements planned.		
Wastewater	A 4” PVC wastewater force main (active and public) exists along the south side of Old Brownsville Road.							
Stormwater	Surface infrastructure exists along both sides of Old Brownsville Road.							
Gas	A 6” and 16” Coated Steel grid main exist along north side of Old Brownsville Road, and a 2-inch WS (active) grid main along the south side of Old Brownsville Road.					Not applicable.		
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Old Brownsville Road (FM 665 outside city limits)	5	“A3” Primary Arterial	-	-	1	1	4,676 ADT at Saratoga Boulevard and Old Brownsville Road	ROW Widening Project
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide a service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission			July 22, 2026					
City Council 1 st Reading			September 01, 2026					
City Council 2 nd Reading			September 08, 2026					
10	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0		In Favor			
0%	In Opposition		0		Individual Property Owners in Opposition			

Background:

The subject property is an undeveloped 5.11-acre tract located within the Port/Airport/Violet Area Development Plan boundaries. It lies on the north side of Old Brownsville Road, an “A3” class arterial, east of Saratoga Boulevard (a similarly classified arterial), south of the Corpus Christi International Airport and Bear Lane, and west of State Highway 358 (South Padre Island Drive). The property was included in a large City-initiated annexation and has never been platted or developed.

Due to its proximity to the airport, the property is located within the safety subzone of the Air Installations Compatible Use Zones (AICUZ). The airport is utilized by NAS-CC (Naval Air Station – Corpus Christi) for certain trainings.

To the north, a large vacant tract is zoned “R-MH” Manufactured Home District. The property to the south is zoned “IL” Light Industrial District, consisting of vacant land, commercial uses, and medium-density residential development. Properties to the east are zoned “R-MH” Manufactured Home District and “CG-2” General Commercial District, and include vacant land and residential estate uses. To the west, properties zoned “FR” Farm Rural District and “RS-6” Single-Family 6 District are occupied by a mix of vacant land and commercial uses.

The applicant is requesting a change of zoning to allow development of a self-service storage facility containing approximately 100,000 square feet of gross floor area. The lot measures 222,504 square feet in area (5.11 acres).

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodations, educational and medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses. All permitted uses are subject to the compatibility guidelines of the Navy’s Joint Land Use Study (JLUS), which emphasizes protection of military operations and public safety.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - 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.

Port-Airport-Violet ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Port-Airport-Violet ADP; however, it is inconsistent with the FLUM designation of Light Industrial.

- Although the applicant’s request does not align with the Light Industrial future land use designation, this inconsistency does not preclude approval. The proposal is consistent with the NAS-CC Joint Land Use Study, which prioritizes minimizing incompatible land

activities around the airport and supersedes the permitted uses within the base zoning district.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Light Industrial.
 - Although inconsistent with the future land use designation of Light Industrial, the limits imposed by the MCAOD (Military Compatibility Overlay District) will maintain the desired land use character for the area.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will not have any adverse impacts on the surrounding neighborhood.
 - The FAR (Floor Area Ratio) set by the MCAOD overlay is 1.0 for development, and it exceeds that proposed by the developer.
 - Although some residential uses exist within the safety subzone, zoning reviews during permitting ensure compatibility through required buffer yards (UDC §7.9.5, 7.9.6), increased setbacks for taller structures (UDC §4.2.8.D), limits on hours for certain site features (UDC §7.2.7.B.1.a), and visual or noise-reducing barriers such as landscaping and walls (UDC §7.3.10, UDC §7.9.8.B). New residential developments are subject to limitations.
 - The parcel is located along an arterial road as recommended by City guiding documents; however self-service storage use generates extremely low peak our traffic due to the infrequent tenant visits.
- The property to be rezoned is suitable for the use to be permitted by the special permit that would be applied by the proposed amendment.

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.

Attachments:

- (A) Metes & Bounds Description
- (B) Subject Zoning and Notice Map
- (C) Aerial Map
- (D) Surrounding Properties Notification Roster

(A) Metes & Bounds Description

STATE OF TEXAS
COUNTY OF NUECES

EXHIBIT A

Field notes of a 5.108 acre tract, for rezoning purpose only, being out of a 95.361 acre tract described in a deed recorded in Document No. 2022054513, Official Records Nueces County, Texas. Said 95.361 acre tract being out of Tracts 3 & 4 of the "Margaret Kelly Land" as shown on the plat recorded in Volume 8, Page 40, Map Records Nueces County, Texas. Said 5.108 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the north right of way of Farm to Market 665 (a.k.a. Old Brownsville Road), for the southeast corner of the Michael McDonough 14.89 acre tract described in a deed recorded in Document No. 2004027432, Deed Records Nueces County, Texas, and for the common southwest corner of said 95.361 acre tract and of this exhibit, from **WHENCE** a bent 5/8" re-bar found in the north right of way of Farm to Market 665, and for the southwest corner of the Dan McDonough 15.62 acre tract described in a deed recorded in Document No. 2004027430, Deed Records Nueces County, Texas, bears South 69°12'03" West, at a distance of approximately 430 feet pass the intersection of the north right of way of Farm to Market 665, and the center of Farm to Market 357 (a.k.a. Saratoga Boulevard), and in all a total distance of 2,526.28 feet.

THENCE with the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, North 01°28'48" West, a distance of 792.40 feet to a point in the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, from **WHENCE** a 5/8" re-bar set for the northeast corner of said McDonough 14.89 acre tract, and for an inside corner of said 95.361 acre tract bears, North 01°28'48" West, a distance of 102.31 feet.

THENCE South 44°57'38" East, a distance of 810.16 feet to a point in the common curve of the north right of way of Farm to Market 665 and of said 95.361 acre tract and for the southeast corner of this exhibit, and for a point of curvature of curve to the right having a radius of 3,731.42 feet.

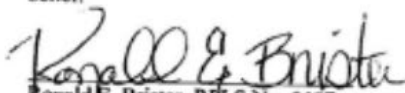
THENCE with the common curve of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, a chord bearing South 67°16'45" West, a chord distance of 237.27 feet, and a total curve distance of 237.31 feet to a 5/8" re-bar set for a common outside corner of said 95.361 acre tract and this exhibit.

THENCE with the common line of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, South 69°05'56" West, a distance of 356.62 feet to the **POINT** of **BEGINNING** of this exhibit, and containing 5.108 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.
- 3.) This exhibit is for rezone purpose only.

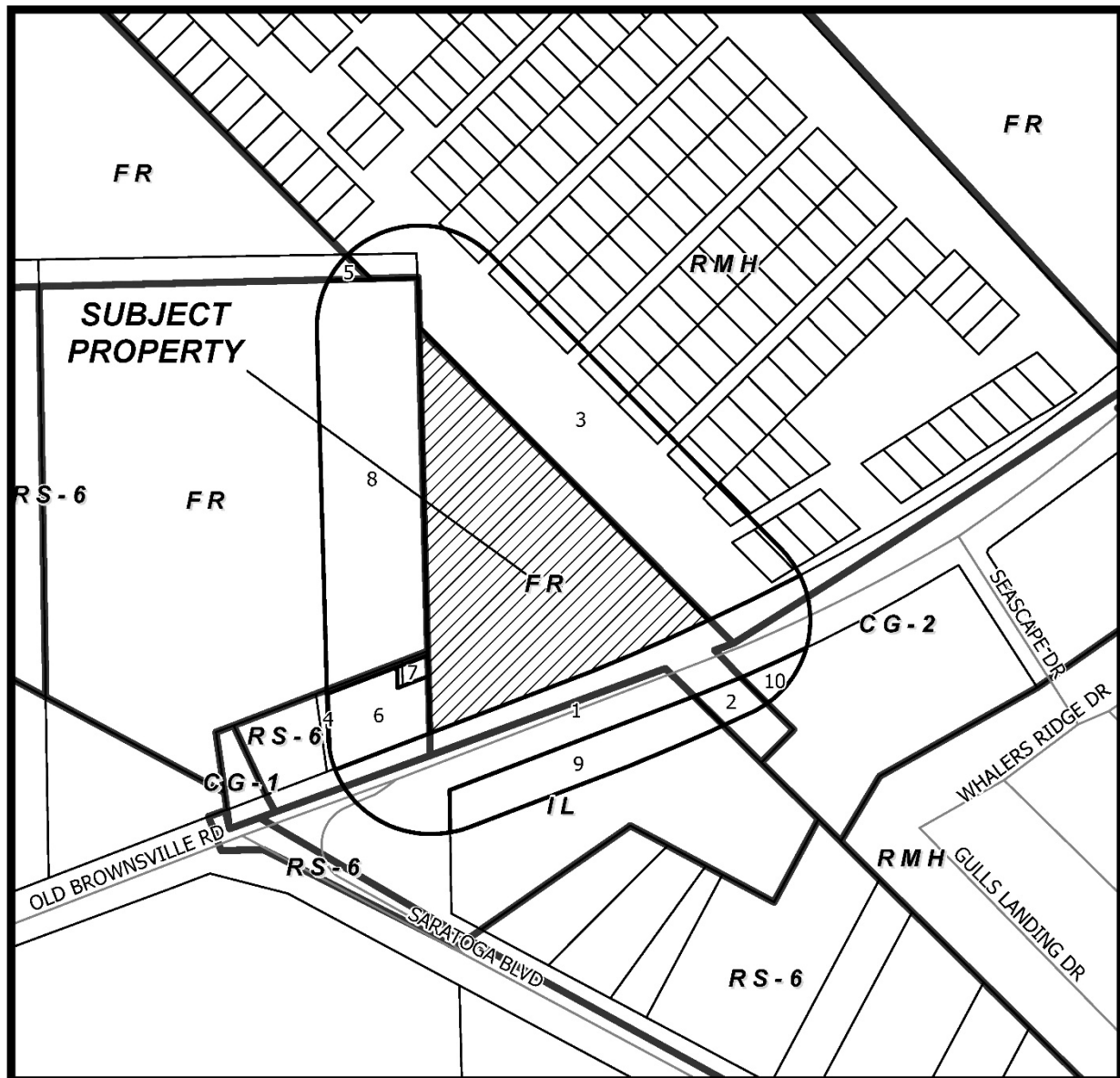
I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 21, 2022 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407

Date: June 12, 2023.



(B) Zoning and Notice Area Map



CASE: ZN9336

Zoning and notice Area

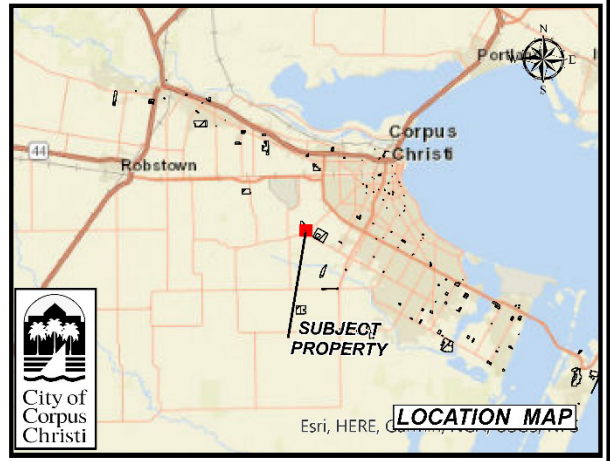
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed in ownership table

Owners in opposition



(C) Aerial Map



CASE: ZN9336

Aerial View



(D) Surrounding Properties Notification Roster

ID	TAND	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Remed Contaminated	Public Works - ROW	2525 Hegelia Street	CORPUS CHRISTI	TX	78415		296336	125620.37	22.11
2	1135000100202	NODS MED CORPUS 25 LP	5557 Greenwood Dr	Corpus Christi	TX	78417-2007	BURKHART PLACE BLK 1 LOT 2	296336	7110.53	1.26
3	1152000100102	NOPAL MED CORPUS 25 LP	1700 W 6TH ST	AUSTIN	TX	78703-4788	BARBARA MATAT PARK BLK 1 LOT 1	296336	19534.27	34.56
4	1152000100102	NOPAL MED CORPUS 25 LP	5510 OLD BROWNSVILLE RD	CORPUS CHRISTI	TX	78403-4788	KELLY BLK 1 LOT 2	296336	252.9	0.09
5	1152000100102	NOPAL MED CORPUS 25 LP	5510 OLD BROWNSVILLE RD	CORPUS CHRISTI	TX	78403-4788	KELLY BLK 1 LOT 2	296336	252.9	0.09
6	1385000500102	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 335 AC OUT OF 7 AC PARCEL TR 5	296336	27711.34	4.90
7	13850005001021	VALERO REFRESHING COMPANY C/O VALUHEIM TX	P O BOX 690110	SAN ANTONIO	TX	78269-0110	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
8	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
9	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
10	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
11	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
12	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
13	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
14	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
15	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
16	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
17	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
18	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
19	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
20	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
21	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
22	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
23	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
24	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
25	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
26	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
27	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
28	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
29	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
30	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
31	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
32	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
33	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
34	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
35	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
36	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
37	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
38	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
39	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
40	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
41	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
42	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
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44	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
45	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
46	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
47	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
48	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
49	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
50	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
51	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
52	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
53	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
54	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
55	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
56	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
57	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
58	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
59	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
60	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
61	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
62	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
63	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
64	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
65	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
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68	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
69	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
70	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
71	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
72	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
73	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
74	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
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77	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
78	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
79	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
80	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
81	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
82	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
83	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
84	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
85	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
86	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
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88	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
89	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
90	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5	296336	2501.85	0.44
91	13850005001021	MIR W FRESHWATER	P O BOX 114	SCHLESST	TX	78669	KELLY MARGARET LAND 148 AC OUT OF 14 AC PARCEL TR 5			

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3).

Ordinance rezoning property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 5.11 Acres out of Tracts 3 & 4 of the Margaret Kelly Land, as described and shown in Exhibit "A", from:

the "FR" Farm Rural District to the "CG-2" General Commercial District.

The subject property is located at or near **6316 Old Brownsville Road**. Exhibit A, metes and bounds, and Exhibit B, a map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A

STATE OF TEXAS COUNTY OF NUECES

EXHIBIT A

Field notes of a 5.108 acre tract, for rezoning purpose only, being out of a 95.361 acre tract described in a deed recorded in Document No. 2022054513, Official Records Nueces County, Texas. Said 95.361 acre tract being out of Tracts 3 & 4 of the "Margaret Kelly Land" as shown on the plat recorded in Volume 8, Page 40, Map Records Nueces County, Texas. Said 5.108 acre tract being more particularly described as follows:

BEGINNING at a 5/8" re-bar found in the north right of way of Farm to Market 665 (a.k.a. Old Brownsville Road), for the southeast corner of the Michael McDonough 14.89 acre tract described in a deed recorded in Document No. 2004027432, Deed Records Nueces County, Texas, and for the common southwest corner of said 95.361 acre tract and of this exhibit, from **WHENCE** a bent 5/8" re-bar found in the north right of way of Farm to Market 665, and for the southwest corner of the Dan McDonough 15.62 acre tract described in a deed recorded in Document No. 2004027430, Deed Records Nueces County, Texas, bears South 69°12'03" West, at a distance of approximately 430 feet pass the intersection of the north right of way of Farm to Market 665, and the center of Farm to Market 357 (a.k.a. Suratoga Boulevard), and in all a total distance of 2,526.28 feet.

THENCE with the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, North 01°28'48" West, a distance of 792.40 feet to a point in the common line of said McDonough 14.89 acre tract, said 95.361 acre tract, and this exhibit, from **WHENCE** a 5/8" re-bar set for the northeast corner of said McDonough 14.89 acre tract, and for an inside corner of said 95.361 acre tract bears, North 01°28'48" West, a distance of 102.31 feet.

THENCE South 44°57'38" East, a distance of 810.16 feet to a point in the common curve of the north right of way of Farm to Market 665 and of said 95.361 acre tract and for the southeast corner of this exhibit, and for a point of curvature of curve to the right having a radius of 3,731.42 feet.

THENCE with the common curve of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, a chord bearing South 67°16'45" West, a chord distance of 237.27 feet, and a total curve distance of 237.31 feet to a 5/8" re-bar set for a common outside corner of said 95.361 acre tract and this exhibit.

THENCE with the common line of the north right of way of Farm to Market 665, said 95.361 acre tract, and this exhibit, South 69°05'56" West, a distance of 356.62 feet to the **POINT of BEGINNING** of this exhibit, and containing 5.108 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.
- 3.) This exhibit is for rezone purpose only.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day September 21, 2022 and is correct to the best of my knowledge and belief.

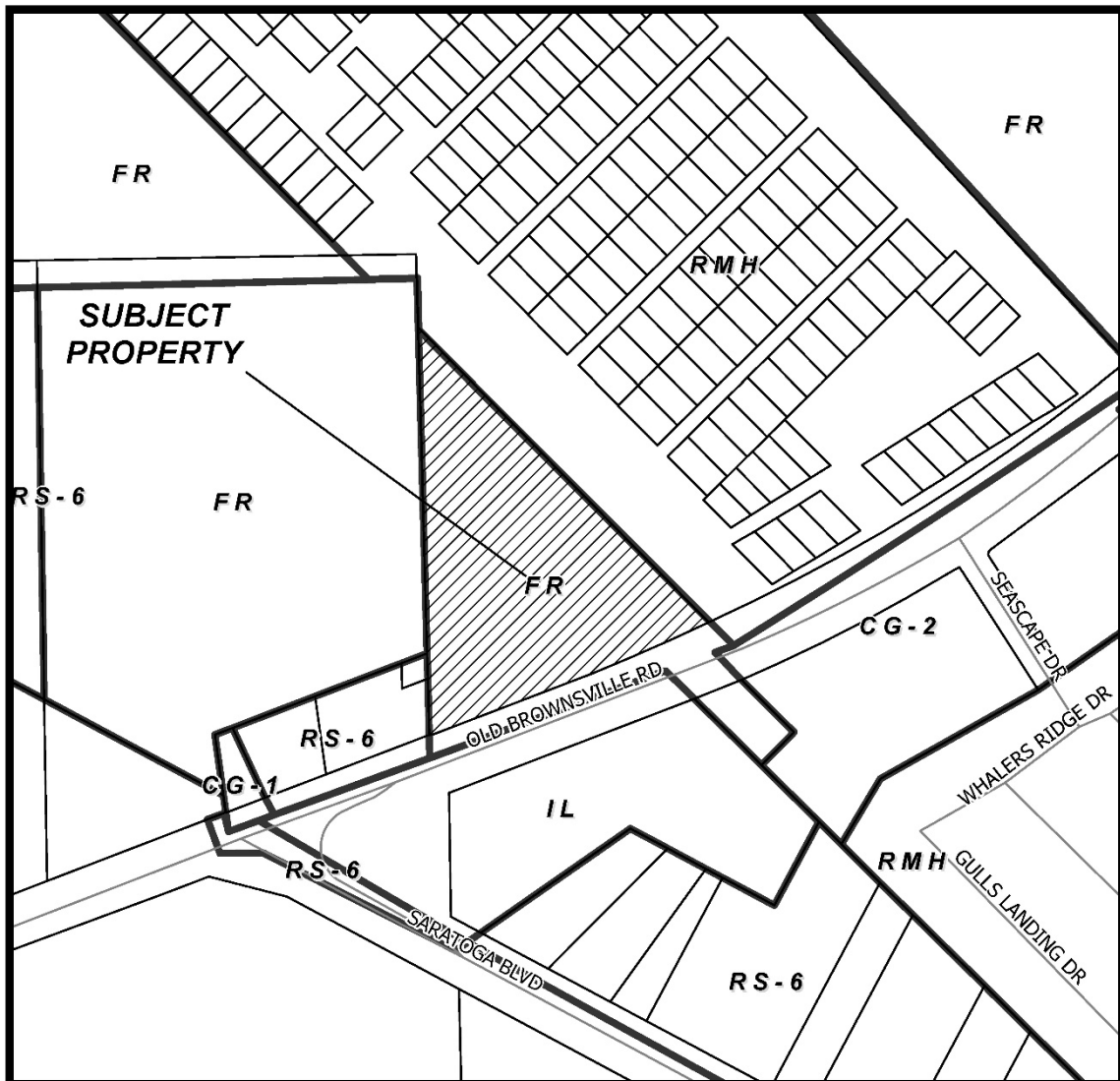

Ronald E. Brister, RPLS No. 5407

Date: June 12, 2023.



Job No. 231241 - A

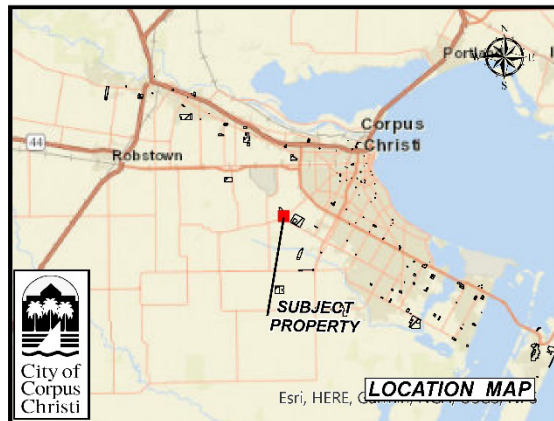
EXHIBIT B



CASE: ZN9336 SUBJECT PROPERTY WITH ZONING

Subject Property

A-1	Apartment House District	I-1	Limited Industrial District
A-1A	Apartment House District	I-2	Light Industrial District
A-2	Apartment House District	I-3	Heavy Industrial District
AB	Professional Office District	PUD	Planned Unit Development
AT	Apartment-Tourist District	R-1A	One Family Dwelling District
B-1	Neighborhood Business District	R-1B	One Family Dwelling District
B-1A	Neighborhood Business District	R-1C	One Family Dwelling District
B-2	Bayfront Business District	R-2	Multiple Dwelling District
B-2A	Barrier Island Business District	RA	One Family Dwelling District
B-3	Business District	RE	Residential Estate District
B-4	General Business District	R-TH	Townhouse Dwelling District
B-5	Primary Business District	SP	Special Permit
B-6	Primary Business Core District	T-1A	Travel Trailer Park District
BD	Corpus Christi Beach Design Dist.	T-1B	Manufactured Home Park District
F-R	Farm Rural District	T-1C	Manufactured Home Subdivision District
HC	Historical-Cultural Landmark Preservation		





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9336 Texas
Tyler 31, LLC

PLANNING COMMISSION, JULY 22, 2026



Texas Tyler 31, LLC DISTRICT 3

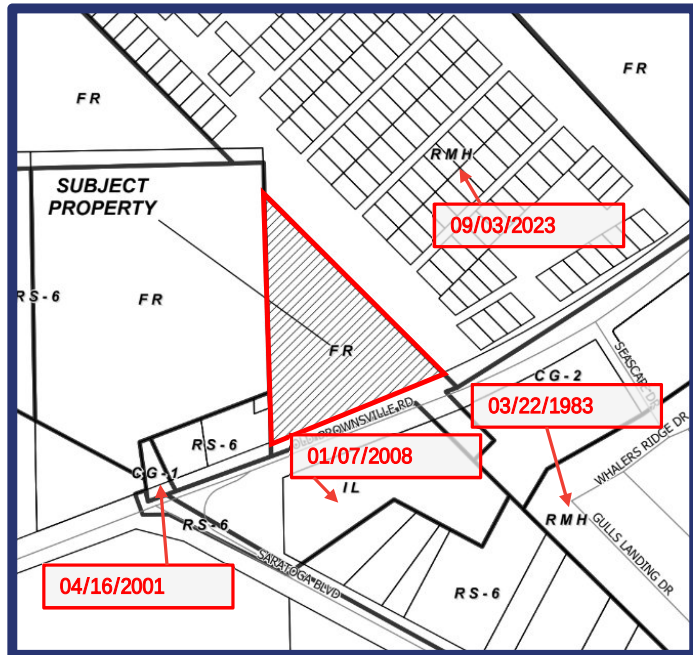


Rezoning a property at or near
6316 Old Brownsville Road
 From the “FR” Farm Rural District
 To the “CG-2” General Commercial District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
 SERVICES**

Zoning and Land Use



Proposed Use:

To allow a commercial development; particularly self-service storage.

Area Development Plan:

Port-Airport-Violet Area Development Plan, (Adopted on September 22, 1992, Amended on February 28, 1995)

Designated Future Land Use:

Light Industrial

Existing Zoning District:

"FR" Farm Rural District

	Existing Land Use	Zoning District
Site	Vacant	"FR" Farm Rural
North		"R-MH" Manufactured Home
South	Commercial, Low-Density Residential, Vacant	"IL" Light Industrial
East	Vacant, Residential Estate	"CG-2" General Commercial, "R-MH" Manufactured Home
West	Commercial, Vacant	"FR" Farm Rural, "RS-6" Single-Family

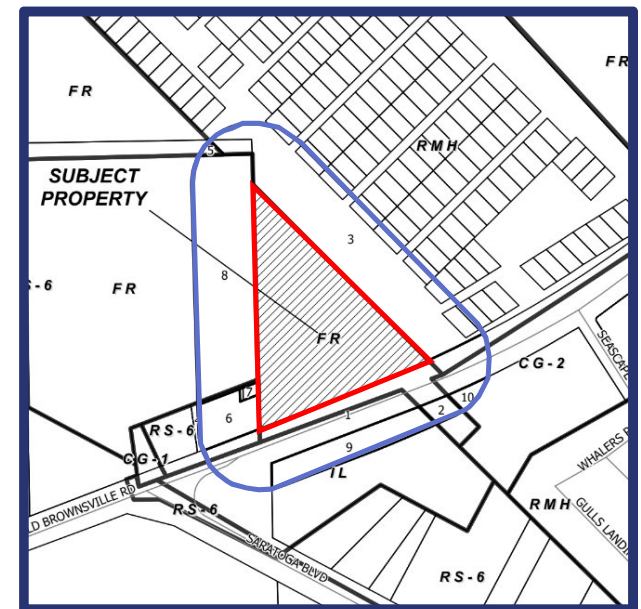


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Public Notification

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

- Notification Area
- X Opposed: 0 (0.00%)
Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)



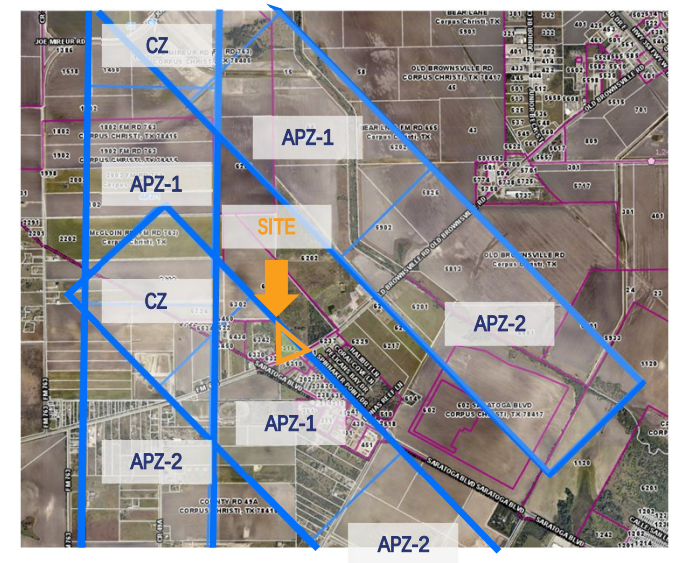
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan;
 - Although inconsistent with the future land use map, the limits imposed by the MCAOD (Military Compatibility Overlay District) will maintain the desired land use character for the area.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area
 - Although some residential uses exist within the safety subzone, zoning reviews during permitting ensure compatibility through required buffer yards, increased setbacks for taller structure, and more.
 - The parcel is located along an arterial road, and the self-service storage use generates extremely low peak our traffic due to the infrequent tenant visits.



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



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9334

APPLICANT & SUBJECT PROPERTY

District: 3 (Upon Annexation)

Owner: Plaza Michoacana Inc.

Applicant: Texas Geo Tech Land Surveying

Address: 1221 FM-43 (Farm-to-Market Road 43/Weber Road, inside city limits), located along the south side of FM-43, north of CR-22 (County Road 22) and Hyde Park Drive, and east of SH-286 (State Highway 286/ Crosstown Expressway).

Legal Description: 0.99 Acres out of the East Half of the North Half of the East 200 acres, Section 3, Laureles Farm Tracts

Plat Status: The subject property is not platted. Refer to Attachment A Metes and Bounds.

Acreage of Subject Property: 0.99 acres

Pre-Submission Meeting: June 16, 2026

Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District (Upon Annexation)

To: "CN-1" Neighborhood Commercial District

Purpose of Request: To allow for a commercial use; particularly a drive through restaurant.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the London Area Development Plan (Adopted on March 17, 2020).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North			
South		Industrial	
East	"CN-1" Neighborhood Commercial	Agricultural	
West	"OCL" Outside City Limits	Industrial	

UTILITY MASTER PLANS								
Service		Existing Conditions				Master Plan Improvements		
Water		16-in PVC, active and public, transmission line, along the north side of FM-43.				None. Property is outside the City's limits.		
Wastewater		No infrastructure exists.						
Stormwater		Surface infrastructure exists along the south side of FM-43						
Gas		A 6-inch HDPE, grid main, exists along the south side of FM-43.						
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 43 (Farm-to-Market Road 43)	Property is outside City Limits	"A3" Primary Arterial with a Center Turn Lane	-	-	1	1	9,868 AADT, Near SH-361 (Crosstown Expressway)	No Improvements Planned
CR 47 (County Road 47)	Property is outside City Limits	"A2" Secondary Arterial	1	1			No Data Available	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission						July 22, 2026		
City Council 1 st Reading						September 1, 2026		
City Council 2 nd Reading						September 8, 2026		
6	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition					0	In Favor	
0%	In Opposition					0	Individual Property Owners in Opposition	

Background:

The subject property is an acre tract within the London Area Development Plan boundaries, West of the Oso Creek, at the southwest corner of FM-43 (Farm-to-Market Road 43/Weber Road – within City limits) and CR-47 (County Road 47), primary and secondary arterial roads in class.

The subject parcel is located immediately west of recently annexed territory. The properties to the north, south, and west, are outside the City's limits, while the property to the east, recently annexed, is zoned "CN-1" Neighborhood Commercial District. The area of request abuts an industrial use, RES Energy Solutions, to its west and south. The current land uses for the properties to the north and east are agricultural.

The applicant is petitioning the City for a change in zoning, upon annexation, to develop the property as a drive-through restaurant with a walk-up window. Per the applicant, the restaurant will operate with no more than four employees at a time, with parking provided for employees and walk-up customers. Access will be provided along FM-43 and CR-47, with traffic exiting onto FM-43.

The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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

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

- 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.
 - 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.

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

The proposed rezoning is consistent with the London ADP and FLUM designation of commercial, particularly the following policies:

- Encourage the development of small commercial nodes throughout the London Area to help reduce vehicular trips and to provide convenience to its residents.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map's (FLUM) designation of Commercial.
 - The London Area—unincorporated at the time of its plan adoption and still largely so today—was anticipated to experience significant growth. The forecasted land

- uses and development patterns identified in that plan are consistent with the development to be enabled by the proposed rezoning.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
 - Development in the London Area has been primarily residential (though modest), and the introduction of commercial districts is necessary to support the growing population and reduce travel distances for essential goods and services—an expressed need during the drafting of the Area Development Plan.
 - The proposed request will expand the “CN-1” Neighborhood Commercial District along FM-43.
 - The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area’s evolution and will not compromise the desirable character of the community at this location.

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 be granted upon annexation, to the “CN-1” Neighborhood Commercial District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Surrounding Properties Notification Roster

(A) Metes & Bounds Description and Exhibit



Texas Geo Tech
LAND SURVEYING, INC.

EXHIBIT "A"

Being a **0.99-acre (43528.27 Square Feet)** tract of land out of a called 25.00 acres of land, out of the east half of the north one-half of the east 200-acres out of **SECTION TREE LAURELES FARM TRACTS**, an addition in the Nueces County, Texas as shown by map or plat recorded in volume 3, page 15, Map Records of Nueces County, Texas and also, being described as follows;

BEGINNING at a 5/8inch iron rod found on the south right of way line of Farm to Market Road 43 (Weber Road), said 5/8inch iron rod being the northwest corner of this tract;

THENCE N 89° 11' 47" E with the south right of way line of said Farm to Market Road 43, a distance of 206.34 feet to a 5/8inch iron rod set on the interception of Farm to Market Road 43 and County Road 47, same being the northeast corner of this tract;

THENCE S 00° 46' 08" E with the west right of way line of said County Road 47, a distance of 210.96 feet to a 5/8inch iron rod found for the southeast corner of this tract;

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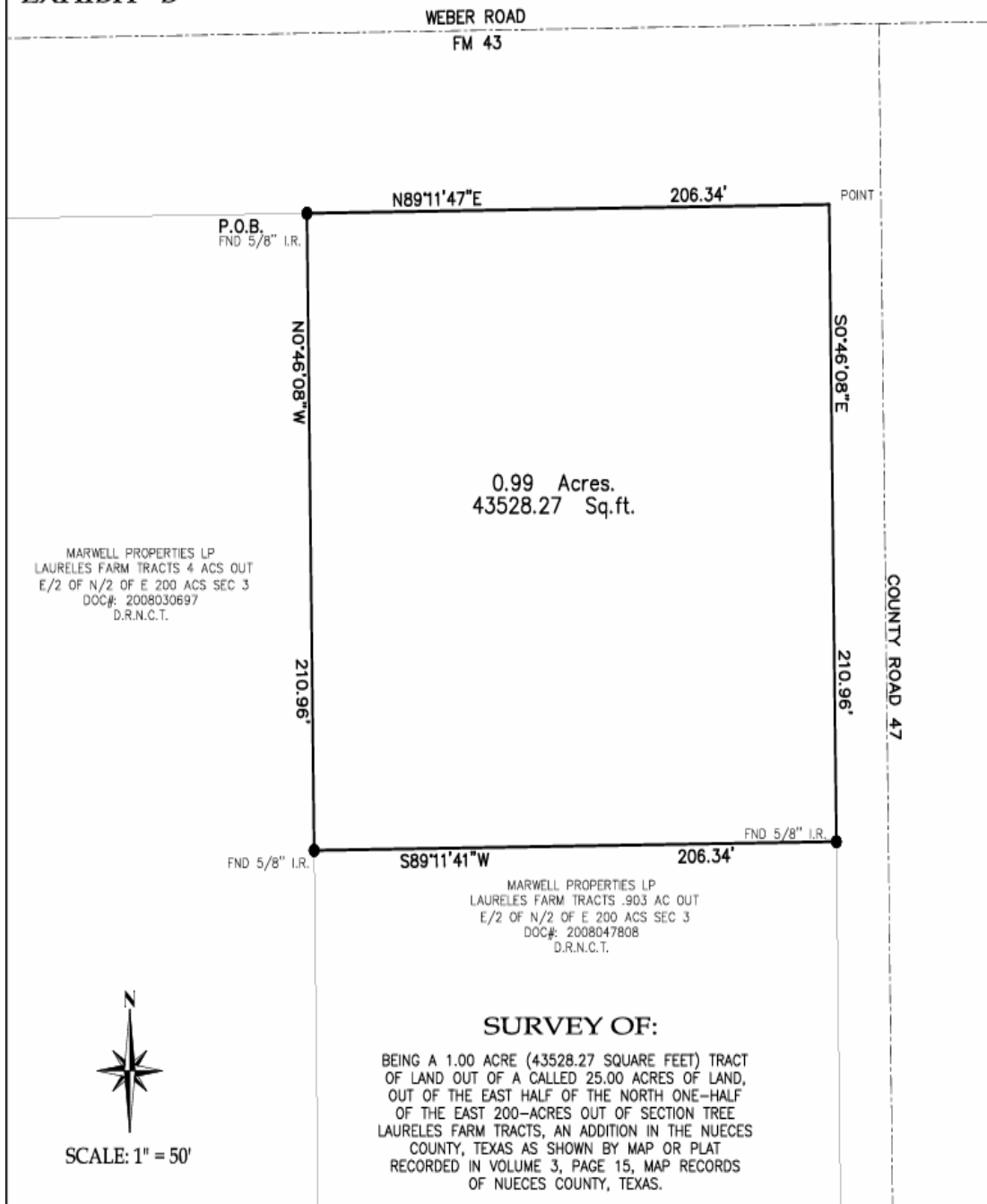
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June 10, 2026
260418.doc




Jarrel L. Moore
Registered Professional Land Surveyor
License Number 4854

EXHIBIT "B"



I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT RE-
PRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND
SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL
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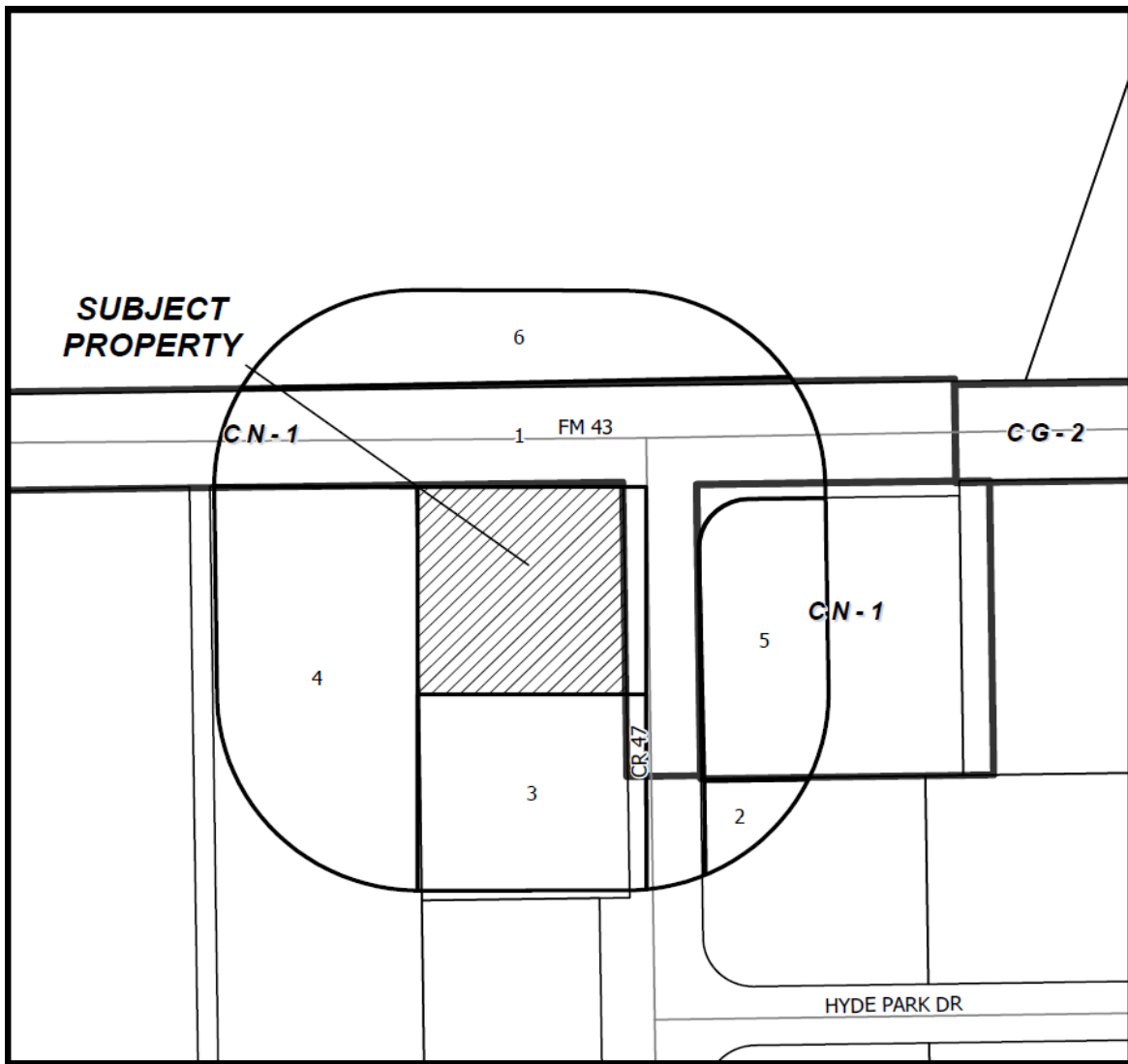
ALL BEARINGS AND DISTANCE REFER TO THE TEXAS
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SOUTH ZONE.

TEXAS GEO TECH LAND SURVEYING, INC

5525 SOUTH STAPLES, SUITE B-2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
www.texasgeotech.com

DATE:	06/10/2026	DRAWN:	RC
SCALE:	1" = 50'	JOB NUMBER:	260418
APPROVED:	JLM	SURVEY:	JT*BP

(B) Existing Zoning and Notice Area Map



CASE: ZN9334

Zoning and notice Area

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

Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
 6 Owners within 200' listed in alphabetical order



(C)Surrounding Properties Notification Roster

1

FID	TAXID	ROW	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Rinee Oculure			2325 Hygula Street		Corpus Christi	TX	78415		ZN6334	86594.28164	30.0675729
2	453500010010	LAMBERT DAVID & WF GENAVE		1226 HYDE PARK DR		CORPUS CHRISTI	TX	78415-2948	LONDON VILLAGE BLK 1 LOT 1	ZN6334	6139.456336	2.131794067
3	452500032010	WARMELL PROPERTIES LP		3900 ESSEX LN Ste 690		HOUSTON	TX	77027-5265	LAURELES FARM TRACTS 803 AC OUT E/2 OF N/2 OF E 200 ACS SEC 3	ZN6334	45242.62768	15.70930757
4	452500032010	WARMELL PROPERTIES LP		3900 ESSEX LN Ste 690		HOUSTON	TX	77027-5265	LAURELES FARM TRACTS 803 AC OUT E/2 OF N/2 OF E 200 ACS SEC 3	ZN6334	45242.62768	15.70930757
5	4420001010	TEXAS ONE STAR ABSTRACT & TITLE INVESTMENTS GROUP LLC		1376 RESEARCH BLVD STE H-3		AUSTIN	TX	78761	LONDON VILLAGE SECTION 1 BLK 1 LOT 1	ZN6334	34762.68908	12.0883394
6	452500047110	THE LONDON PROPER LLC		426 S Staples St		Corpus Christi	TX	78401-3331	LAURELES FARM TRACTS 89 894 ACS OUT OF TR 7 SEC D	ZN6334	41741.529	14.49294353

287598.965

100

ZN6334_OWNERSHIP

Zoning Case No. ZN9334, Plaza Michoacana (District 3).

Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 0.99 Acres out of the East Half of the North Half of the East 200 acres, Section 3, Laureles Farm Tracts, as described and shown in Exhibit "A" and "B", from:

the **"FR" Farm Rural District** to the **"CN-1" Neighborhood District**.

The subject property is located at or near **221 FM-43 (Farm-to-Market Road 43/Weber Road) inside city limits**. Exhibit A, a metes and bounds, and Exhibit B, a map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any

Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A



Texas Geo Tech

LAND SURVEYING, INC.

EXHIBIT "A"

Being a **0.99-acre (43528.27 Square Feet)** tract of land out of a called 25.00 acres of land, out of the east half of the north one-half of the east 200-acres out of **SECTION TREE LAURELES FARM TRACTS**, an addition in the Nueces County, Texas as shown by map or plat recorded in volume 3, page 15, Map Records of Nueces County, Texas and also, being described as follows;

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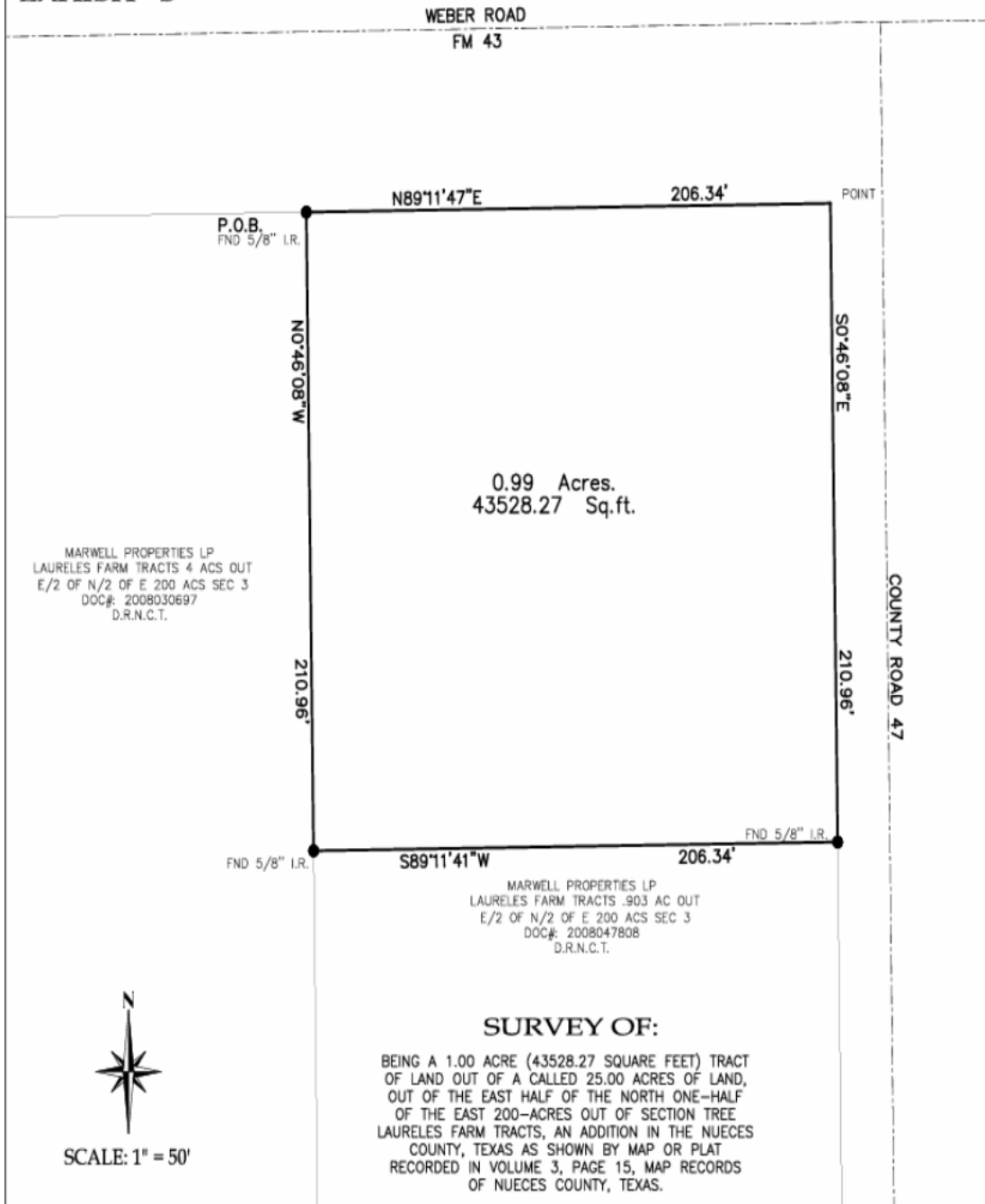
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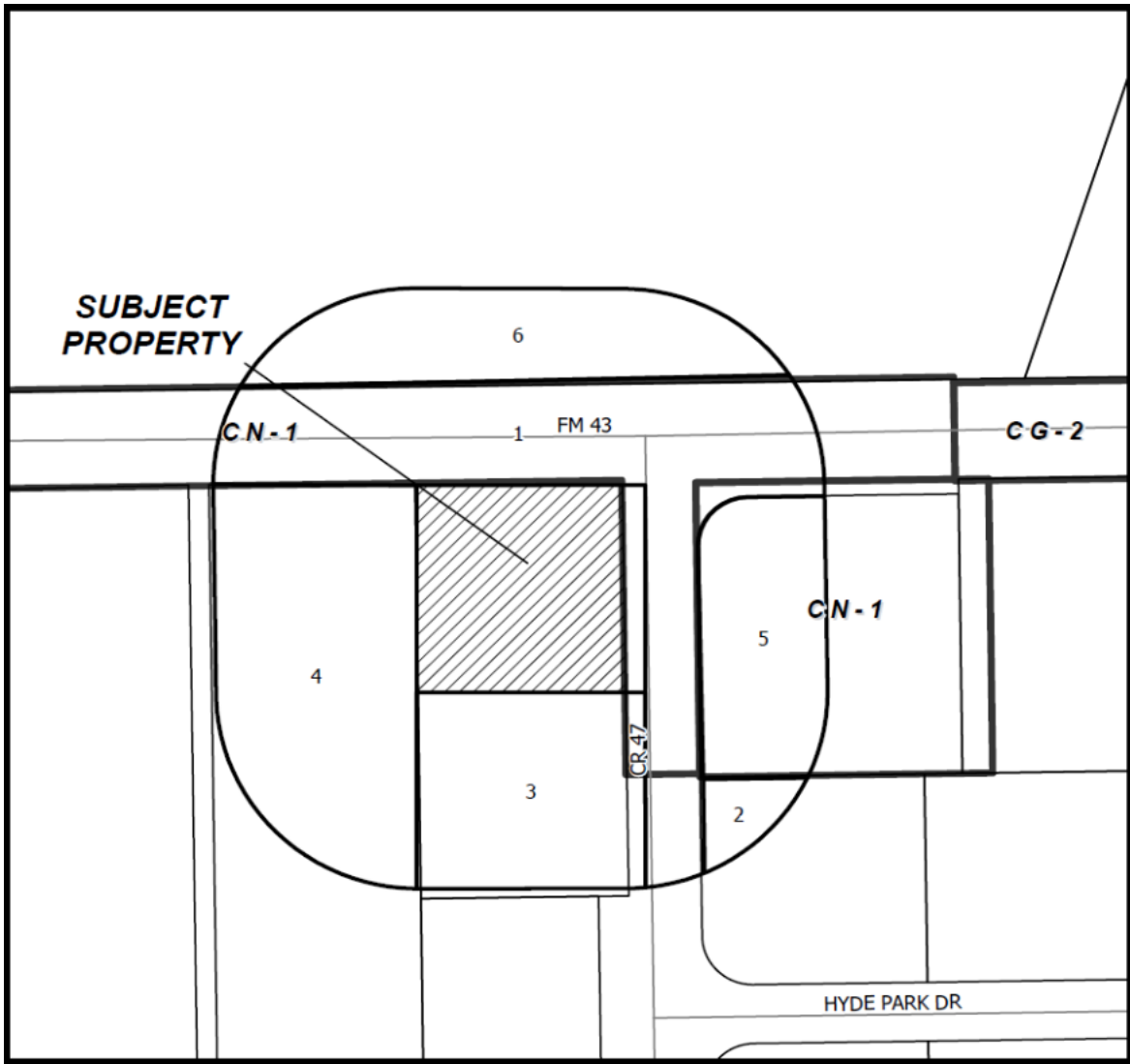
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EXHIBIT B



CASE: ZN9334

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
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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 in objection table

Owners in objection





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9334
Plaza Michoacana Inc.

PLANNING COMMISSION, JULY 22, 2026



Plaza Michoacana Inc. DISTRICT 3



Rezoning a property at or near

1221 FM-43

(Farm-to-Market Road 43/Weber Road)

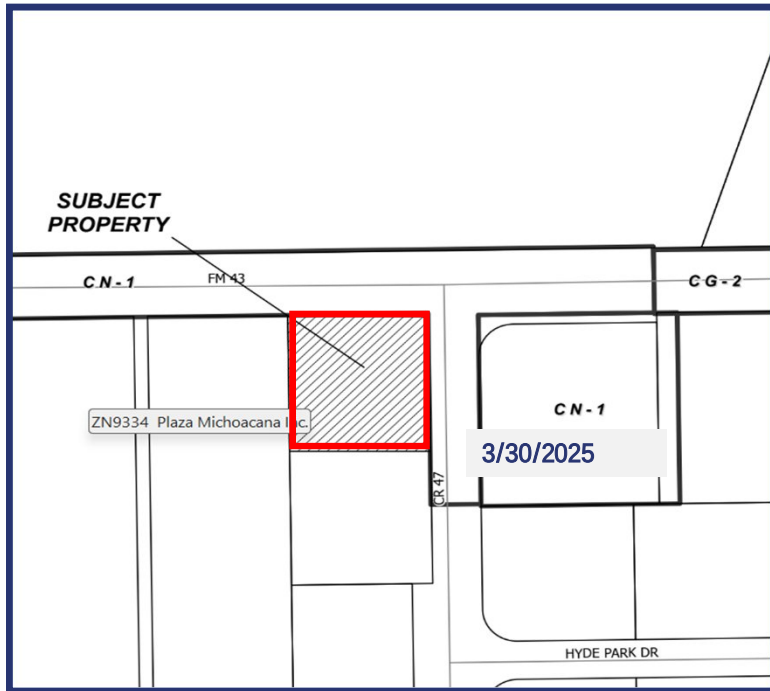
From the “FR” Farm Rural District (Upon Annexation)

To the “CN-1” Neighborhood Commercial District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a commercial use; particularly a drive through restaurant.

Area Development Plan:

London Area, Adopted on (March 17, 2020)

Designated Future Land Use:

Commercial

Existing Zoning District:

“OCL” Out of City Limits

	Existing Land Use	Zoning District
Site	Agricultural	“OCL” Out of City Limits
North		
South	Industrial	“CN-1” Neighborhood Commercial
East	Agricultural	
West	Industrial	“OCL” Outside City Limits



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

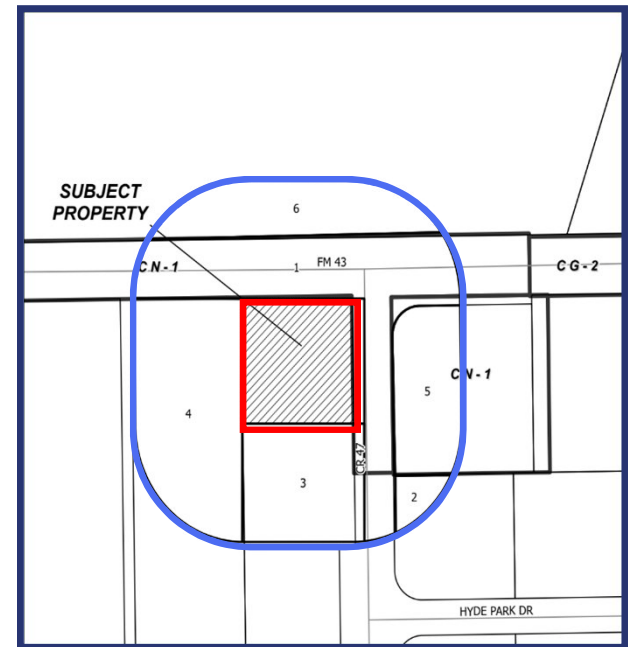
Public Notification

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

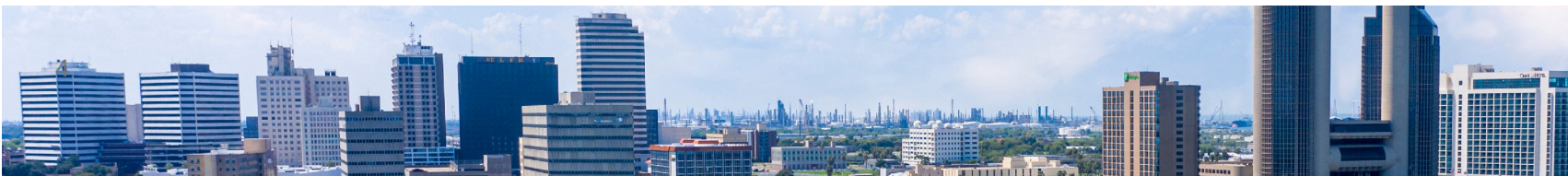
 Notification Area

 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.

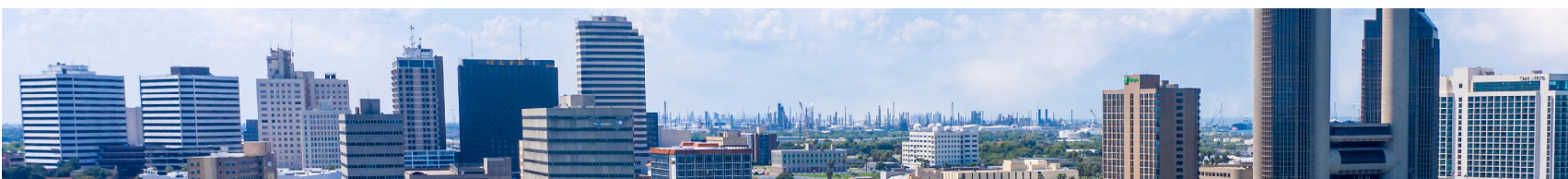


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Analysis & Recommendation

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map's (FLUM) designation of Commercial.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
 - Development in the London Area has been primarily residential (though modest), and the introduction of commercial districts is necessary to support the growing population and reduce travel distances for essential goods and services—an expressed need during the drafting of the Area Development Plan.
 - The proposed request will expand the “CN-1” Neighborhood Commercial District along FM-43.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area's evolution and will not compromise the desirable character of the community at this location.

STAFF RECOMMENDS APPROVAL TO THE “CN-1” NEIGHBORHOOD COMMERCIAL DISTRICT



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!