

**Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and 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 82.02 Acres of land out of that 359.93 acre tract described in a deed to Gulfshores Joint Venture recorded in Document Number 943742 of the Official Public Records of Nueces County, Texas, out of the Nicolas & Juan Jose Balli Survey, Abstract 1998, in the City of Corpus Christi, Nueces County, Texas. as described and shown in Exhibit “A” and “B”, from:

**the “CR-2/IO” Resort Commercial District with the Island Overlay District to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and a Planned Unit Development Overlay District.**

The subject property is located at or near **14902 St Bartholomew Avenue**. Exhibit A, Metes and Bounds Description and Exhibit, Exhibit B, a Map, are attached to and incorporated in this ordinance.

**SECTION 2.** 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 under 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 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



## METES AND BOUNDS DESCRIPTION FOR

A 81.211 acre, or 3,537,564 square feet more or less, tract of land out of that 359.93 acre tract described in a deed to Gulfshores Joint Venture recorded in Document Number 943742 of the Official Public Records of Nueces County, Texas, out of the Nicolas & Juan Jose Balli Survey, Abstract 1998, in the City of Corpus Christi, Nueces County, Texas. Said 81.211 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the Northernmost intersection of St. Bartholomew Avenue, a 100 foot public right-of-way, and Leeward Drive, a 100 foot public right-of-way, both recorded in Volume 34, Pages 15-16 of the Map Records of Nueces County, Texas, and at a re-entrant corner of said 359.93 acre tract;

**THENCE:** Southwesterly, with a non-tangent curve to the right, the west right-of-way line of said Leeward Drive, an east line of said 359.93 acre tract, said curve having a radius of 2545.00 feet, a central angle of 04°09'43", a chord bearing and distance of S 16°31'09" W, 184.83 feet, for an arc length of 184.87 feet to a point on said right-of-way, at an east corner of said 359.93 acre tract, and the easternmost corner of the Amending Plat of the Amending Plat of Joya Del Mar Townhomes, recorded in Volume 64, Page 269 of the said Map Records;

**THENCE:** Departing said west right-of-way of Leeward Drive, with a southern line of said 359.93 acre tract, the northern line of said Amending Plat of the Amending Plat of Joya Del Mar Townhomes, and the northern line of the Navigation Channel of Block 1, Padre Island – Corpus Christi Section D, recorded in Volume 35, Pages 24-25 of the said Map Records, the following courses and distances:

N 66°32'54" W, a distance of 298.50 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 323.09 feet, a central angle of 12°30'02", a chord bearing and distance of N 60°17'54" W, 70.35 feet, for an arc length of 70.49 feet to a point;

N 54°02'54" W, a distance of 173.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 670.98 feet, a central angle of 19°30'00", a chord bearing and distance of N 63°47'54" W, 227.26 feet, for an arc length of 228.36 feet to a point;

N 73°32'54" W, a distance of 143.54 feet to a point;

Northwesterly, with a tangent curve to the right, said curve having a radius of 384.93 feet, a central angle of 33°29'58", a chord bearing and distance of N 56°47'55" W, 221.87 feet, for an arc length of 225.06 feet to a point;

N 40°02'54" W, a distance of 250.00 feet to a point;

Northwesterly, with a tangent curve to the left, said curve having a radius of 400.00 feet, a central angle of 40°58'38", a chord bearing and distance of N 60°32'13" W, 280.02 feet, for an arc length of 286.07 feet to a point on the south line of said 359.93 acre tract, the north line of said Padre Island – Corpus Christi Section D, and at a southeast corner of a called 201.21 acre tract, described in a deed to Lake Padre Development Company, LLC, recorded in Document Number 2014002762 of the said Official Public Records, from which a found 5/8" iron rod at the radius point of Granada Drive, a variable width public right-of-way, of said Padre Island – Corpus Christi Section D, bears S 08°58'57" W, a distance of 400.06 feet;

THENCE: N 11°33'57" E, departing said 359.93 acre tracts' south line, said north line of Padre Island – Corpus Christi Section D, over and across said 359.93 acre tract, with the east line of said 201.21 acre tract, a distance of 1119.11 feet to a point on the north line of said 359.93 acre tract, and at the east corner of said 201.21 acre tract, from which a found 5/8" iron rod with a cap marked "Urban Engineering" at the north corner of said 201.21 acre tract, and on the south right-of-way line of State Highway 361, a variable width public right-of-way, bears the following two courses: N 78°16'02" W, a distance of 429.81 feet, and N 37°26'39" W, a distance of 930.52 feet;

THENCE: S 78°16'02" E, with the north line of said 359.93 acre tract, a distance of 2607.01 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 359.93 acre tract;

THENCE: S 24°21'38" W, with the east line of said 359.93 acre tract, a distance of 1503.66 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a southeast corner of said 359.93 acre tract, and on the north line of Lot 1A, Block 45, Padre Island Corpus Christi Section A, recorded in Volume 49, Pages 20-21 of the said Map Records;

THENCE: N 63°32'37" W, with a south line of said 359.93 acre tract, the north line of said Lot 1A, a distance of 43.60 feet to a set 5/8" iron rod with a yellow cap marked "Pape-Dawson" at a re-entrant corner of said 359.93 acre tract;

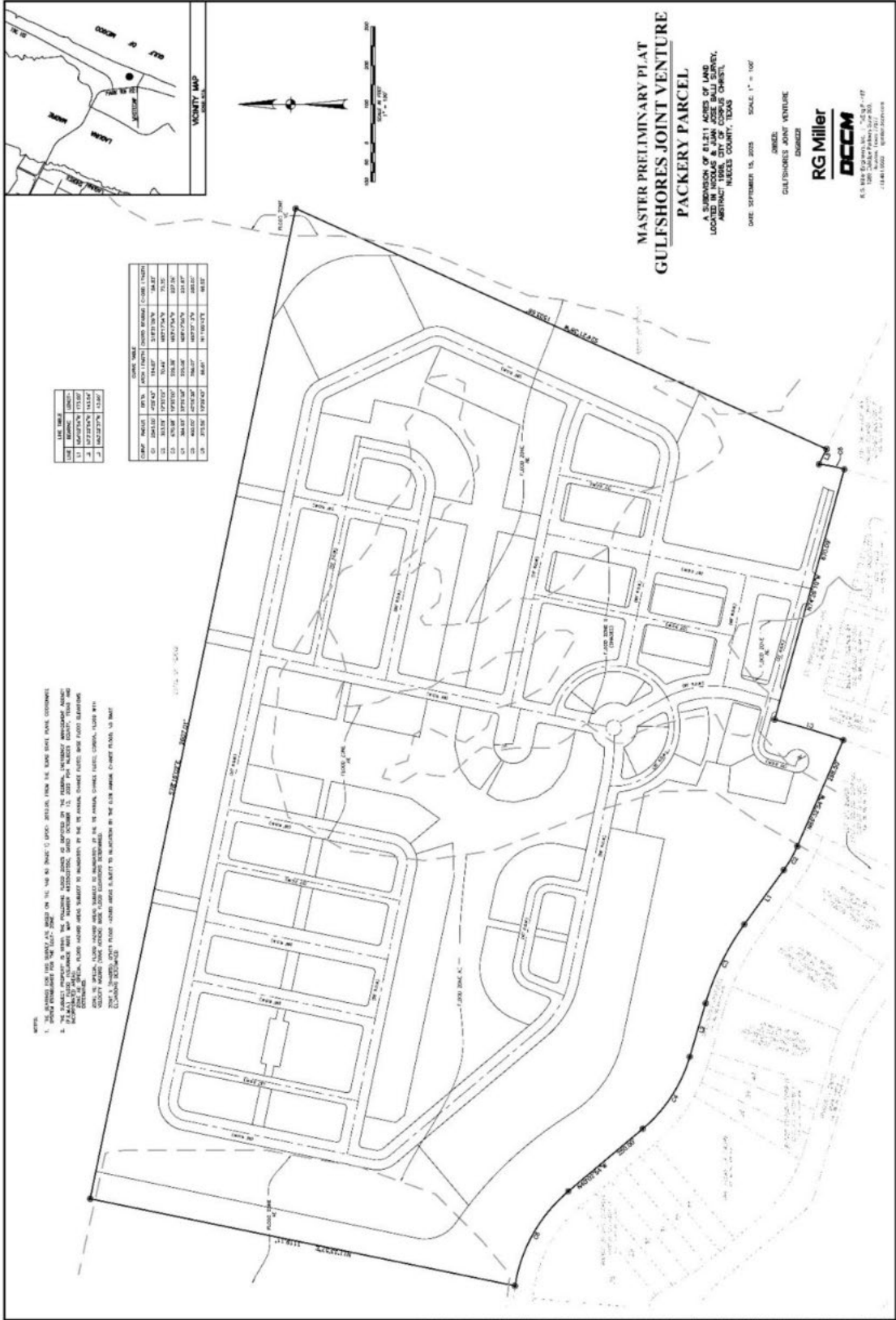
81.211 Ac.  
21029-00  
July 17, 2024  
Page 3 of 3

THENCE: Southwesterly, with a non-tangent curve to the right, with an east line of said 359.93 acre tract, and the west line of said Lot 1A, said curve having a radius of 375.56 feet, a central angle of  $10^{\circ}09'43''$ , a chord bearing and distance of  $S 11^{\circ}00'42'' W$ , 66.52 feet, for an arc length of 66.61 feet to a set  $5/8''$  iron rod with a yellow cap marked "Pape-Dawson" at a south corner of said 359.93 acre tract, and on the north right-of-way line of said St. Bartholomew Avenue;

THENCE:  $N 74^{\circ}26'10'' W$ , with a south line of said 359.93 acre tract, the north right-of-way line of said St. Bartholomew Avenue, a distance of 670.09 feet to the POINT OF BEGINNING and containing 81.211 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 21029-00 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: July 17, 2024  
JOB NO. 21029-00  
DOC. ID. N:\CIVIL\21029-00\Word\21029-00 FN 81.211AC.docx





NOTES:  
 1. THE SHOWN ARE THE MINIMUMS REQUIRED BY THE STATE OF ALABAMA, THE COUNTY OF MOBILE, AND THE TOWN OF GULF SHORES.  
 2. THE SHOWN ARE THE MINIMUMS REQUIRED BY THE STATE OF ALABAMA, THE COUNTY OF MOBILE, AND THE TOWN OF GULF SHORES.  
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 10. THE SHOWN ARE THE MINIMUMS REQUIRED BY THE STATE OF ALABAMA, THE COUNTY OF MOBILE, AND THE TOWN OF GULF SHORES.

GROUP	PARCEL	AREA (SQ. FT.)	AREA (SQ. YDS.)	OWNER	REMARKS	CURVED (FOOT)
1	1001	1001	22.81	1001		0.00
2	1002	1002	22.81	1002		0.00
3	1003	1003	22.81	1003		0.00
4	1004	1004	22.81	1004		0.00
5	1005	1005	22.81	1005		0.00
6	1006	1006	22.81	1006		0.00
7	1007	1007	22.81	1007		0.00
8	1008	1008	22.81	1008		0.00
9	1009	1009	22.81	1009		0.00
10	1010	1010	22.81	1010		0.00

EXHIBIT B



**CASE: ZN8979**

**Aerial View**



# EXHIBIT C



## **Planned Unit Development (PUD) Summary**

### **Gulfshores Packery Property**

#### **1. Purpose:**

Gulfshores Joint Venture proposes to develop a Planned Unit Development (PUD) on an undeveloped tract of land located on Padre/Mustang Island within the city limits of Corpus Christi, TX. Referred to herein as the "Gulfshores Packery Property" or the "Property", the tract is located at 14902 St. Bartholomew Avenue, Corpus Christi, TX 78418. The proposed development will include commercial and hospitality uses, as well as residential uses such as single-family detached houses, townhouses, and cottages.

#### **2. Property Description:**

The Gulfshores Packery Parcel is a single tract of vacant land measuring approximately 82.02 acres. It is situated within a special zoning district referred to as the Island Overlay ("IO") District, pursuant to Section 6.4 of the Unified Development Code (UDC). The Property's current zoning is CR-2 Commercial District and the proposed zoning request is for a Planned United Development (PUD), creating a CR-2/PUD designation.

The Property is located on Padre/Mustang Island immediately south of the Packery Channel. It is a peninsula with water to its north, east, west, and southwest, with the only adjoining land frontage of the site coming from the southeast along St. Bartholomew Avenue, in between Leeward Drive and Windward Drive.

#### **3. Neighboring Property Land Use / Zoning:**

The property to the north of the Gulfshores Packery Property is zoned RM-AT, the properties to the east and the west are zoned CR-2, and the multiple properties to the south are zoned RM-AT and RS-TH.

#### **4. Site Plan:**

The intent of this CR-2/PUD is to facilitate development of a mixed-use project that incorporates commercial uses and various residential options. Multiple housing types including detached single-family houses, townhouses, and cottages provide a range of size and pricing options to potential homeowners. Consistent with the goals of CR-2 zoning districts, the site plan and related variance requests are meant to create scenic pedestrian corridors, walking and bike paths, amenities, and public open spaces. A Master Site Plan is provided to display the envisioned layout and public street improvements.

#### **5. Zoning, Permitted Uses, and Development Specifications and Deviations:**

Zoning, permitted uses, and development specifications of the CR-2/PUD and related deviations from the UDC and the Property's CR-2 Zoning District are detailed as follows:

**Permitted Uses (UDC 4.5.2) and Related Deviations**

	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Single-Family Detached*	P			Deviation from CR-2
Caretakers Quarters	L	L	5.2.20	
Townhouse	P	P		
Multi Family Dwelling	P	P		
Cottage Housing Development	P	P	4.7	
Upper-Story Residential Unit with Commercial Business Structures	L	L	5.2.1	
Group Living Uses [5.1.2.B]	P	P		
Commercial Uses	CR-2/PUD Permitted Use	CR-2 Permitted Use	Standards	Notes
Commercial Parking Uses [5.1.4.A]	P	P		
Indoor Recreation Uses [5.1.4.B], except:	P	P		
Bar, Tavern or Pub	P	L	5.2.7	Deviation from CR-2
Smoking Lounge	P	P		
Sexually oriented business				
Office Uses [5.1.4.C]	P	P		
Outdoor Recreation Uses [5.1.4.D], except:	P	P		
Commercial amphitheater	SP	SP		
Overnight Accommodation Uses, except:	P	P		
Bed and Breakfast Home	L	L	5.2.8	
Recreational Vehicle Park	L	L	6.1.2	
Truck Stop with Overnight Accommodations		L	4.6.2	Deviation from CR-2
Restaurant Uses [5.1.4.F]	P	P	5.2.11	
Retail Sales & Service Uses (sales- and service-oriented) [5.1.4.G] including Personal Service Uses, except:	P	P	5.2.12	
Game Processing	L	L	5.2.25	
Retail Sales and Service Uses (repair-oriented) [5.1.4.G]	P	P	5.2.13	
Farmers Market	L	L	5.2.9	
Self-Service Storage Uses [5.1.4.H], except:	L	L	5.2.14	
Boat Storage	P	L	6.4.4	Deviation from CR-2
RV Storage	L	L	6.4.4	
Vehicle Sales and Service Uses [5.1.4.I], except:				
Auto Rental	P	P		
Car Wash, Hand-Operated	L	L	5.2.21	
Car Wash, Automated		L	5.2.21	Deviation from CR-2
Bicycle or Watercraft Rental	P	P		
Fuel Sales	L	L	5.2.10	
Vehicle Service, Heavy				
Vehicle Service, Limited	L	L	5.2.15	
Water-Oriented Uses [5.1.4.J]	P	P		

*P = Permitted Use; L = Subject to Limitations; SUE = Special Use Exception; SP = Special Permit; [Blank Cell] = Not Permitted*

\*As short-term rentals are permitted in Residential Uses within CR-2 Commercial Districts on Padre Island, this permissibility would extend to Detached Single-Family Houses within this CR-2/PUD and no other restrictions pertaining to short-term rentals shall apply, including but not limited to Section 5.2.24 of the UDC which pertains specifically to Single-Family Districts.

**CR-2/PUD Residential Development Standards for Detached Single-Family Houses\***

Category	UDC Standards	CR-2/PUD Standards
Maximum Density (units/acre)	N/A	9
Minimum Lot Area (square feet)	N/A	4,500
Minimum Lot Width**	N/A	45'
Minimum Yards - Street Front	N/A	20'
Minimum Yards - Street Corner	N/A	10'
Minimum Yards - Side Single	N/A	5'
Minimum Yards - Side Total	N/A	10'
Minimum Yards - Rear	N/A	5'
Minimum Open Space (%)	N/A	20%
Maximum Height	N/A	35'

\*Unless variations are expressly specified herein, development standards may not deter from the adopted development standards of the UDC.

\*\*For Radius/Cul-de-sac Lots, the proposed Lot Frontage minimum width would be 40'.

**6. Street Section Design and Dimensional Deviations:**

Street design and dimensional standards, including proposed street section standards in the CR-2/PUD Master Site Plan that would deviate from those in the UDC, are detailed in the table below:

UDC 8.2.1.B - Local Street Standards

Local Street Section Type	Right of Way Width	Planting/Utility Area 1	Planting/Utility Area 2	Street Section Width (BC)	Bump-Out	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both Sides	Thru Lane	Traffic Lanes	Parking Sides Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-De-Sac and Max Length
Local UDC L-1A	50 ft	6 ft	6 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Not Allowed	Yes	One	2-way	Two	25	1,600 trips/day NTE 2,640 ft	Yes (800')
PUD Street Section 1 (L-1A)	50 ft	7 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	Yes	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 2 (L-1A)	60 ft	6 ft	6 ft	40 ft	With 6 ft / Without 0 ft	4 ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 3 (L-1A)	70 ft	5 ft	5 ft	40 ft	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 4 (L-1A)	80 ft	4 ft	4 ft	20 ft (divided)	With 6 ft / Without 0 ft	6 ft	Allowed	Yes	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 5 (L-1A)	50 ft	11 ft	7 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 6 (L-1A)	50 ft	0 ft	4 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 7 (L-1A)	50 ft	7 ft	11 ft	28 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Two	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 8 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 9 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	Zero	25	1,600/day NTE 2,640 ft	Yes (800')
PUD Street Section 10 (L-1A)	40 ft	5 ft	5 ft	26 ft	With 6 ft / Without 0 ft	4 ft	Allowed	No	One	2-way	One	25	1,600/day NTE 2,640 ft	Yes (800')

UDC 8.2.1.C - Alleys

PUD Street Section 11 (Alley)	30 ft	5 ft	5 ft	20 ft	N/A	N/A	N/A	N/A	N/A	2-way	No	25	1,600/day NTE 2,640 ft	Yes (800')
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**7. Additional Conditions:**

As specified in the Packery Parcel Fire Access Exhibit attached hereto, this CR-2/PUD will include two (2) fire access ways (Street Section 2 and Street Section 3) entering the development from St. Bartholomew Avenue and Leeward Drive, with the streets of such access ways having pavement widths of at least 40 feet extending to the third intersection within the development.

The specific mix of property types and corresponding unit counts within the CR-2/PUD are not mandated herein and correspondingly may vary, subject to the following requirements:

- Cottage development shall not exceed 20 acres.
- Townhouse development shall not exceed 20 acres.
- Commercial development shall not exceed 15 acres.
- Multi-family development shall not exceed 15 acres.
- There shall be no maximum acreage applicable to the development of detached single-family houses.

Accordingly, the following adjustments to the Master Site Plan and corresponding adjustments to the dimensions of such parcels shall be permissible provided that development within the CR-2/PUD does not exceed maximum unit densities permitted in this CR-2/PUD or permitted by right in the UDC for the Property's base CR-2 zoning district:

- Parcels CM1, CM2 and CM3 may be developed for commercial/hospitality, multi-family, or detached single-family housing uses.
- Parcels SF6 through SF29 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcel SF30 may be developed for townhouse or detached single-family housing uses.
- Parcels CO1 through CO4 may be developed for cottage, townhouse, or detached single-family housing uses.
- Parcels TH1 and TH9 may be developed for commercial/hospitality, townhouse, or detached single-family housing uses.

Except for deviations specified in the CR-2/PUD, development standards that are not clearly stated will default to those standards set by the UDC. In the event of a conflict between standards specified and approved in the CR-2/PUD and standards in the UDC or any other local ordinance, plan, overlay, or regulation, the CR-2/PUD shall be determinative.



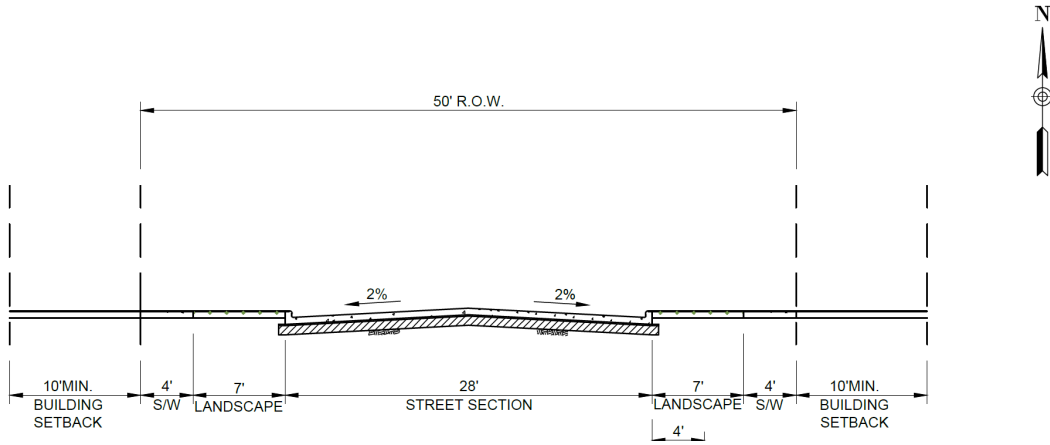
**GULFSHORE JOINT VENTURE  
PACKERY PARCEL**  
MASTER SITE PLAN  
FOR REFERENCE ONLY

**RG Miller** | **PCCM**

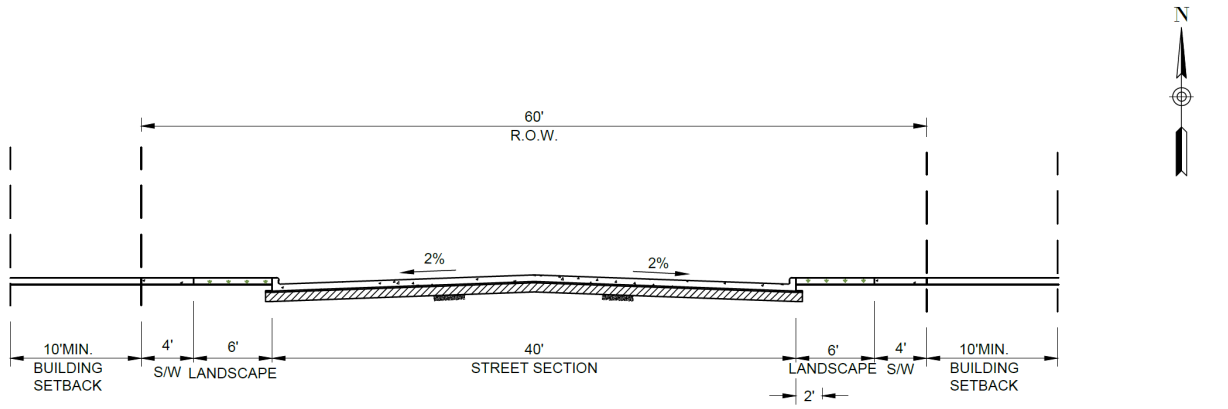
RG Miller Engineers, Inc. | 1-866-8-4827  
1000 Exchange Parkway, Suite 400  
Birmingham, TN 37617  
773.841.6200 | www.rgmiller.com

THIS DRAWING IS A GRAPHICAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS, SETBACKS, AND EASEMENTS SHOWN ON THIS DRAWING ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREON. THE DRAWING IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREON.

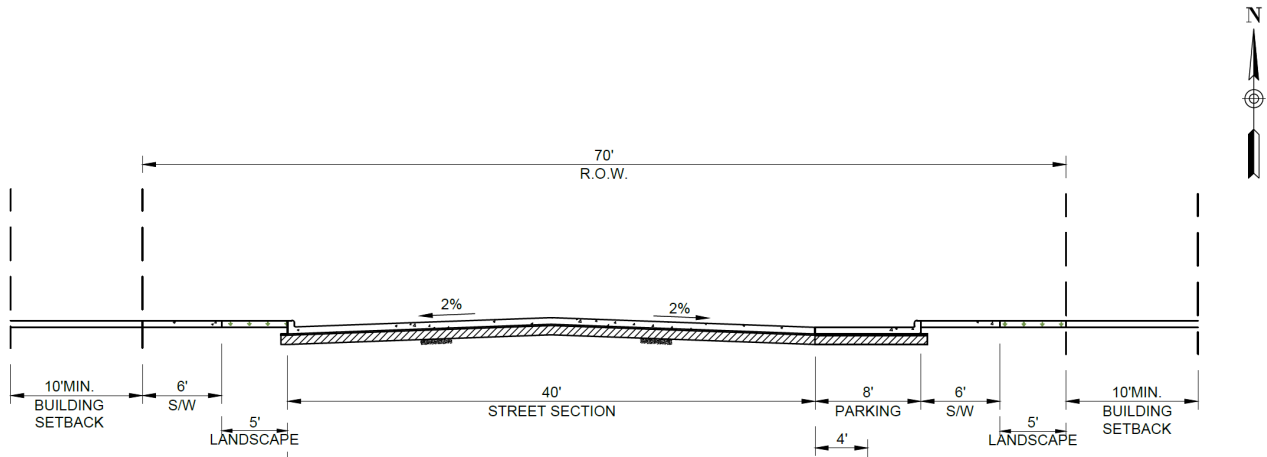
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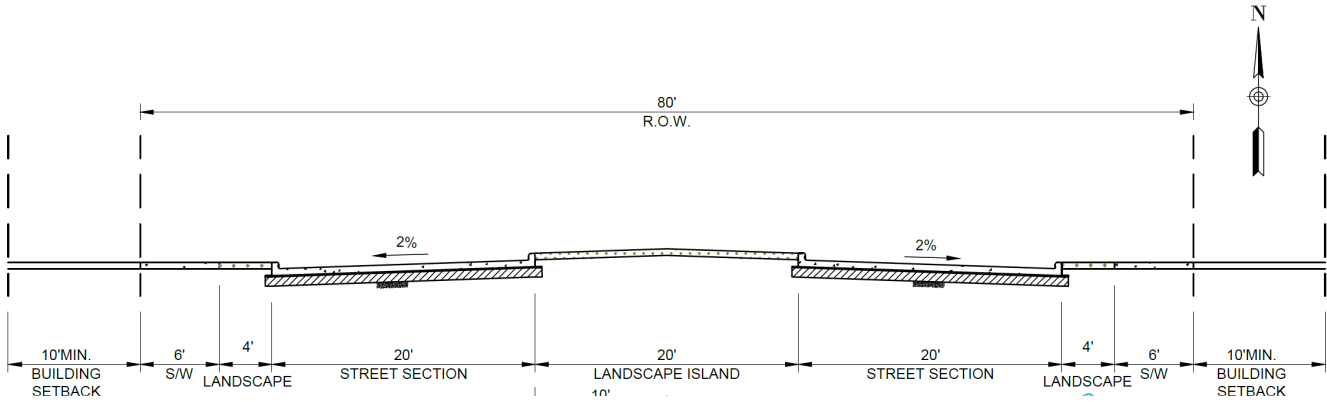
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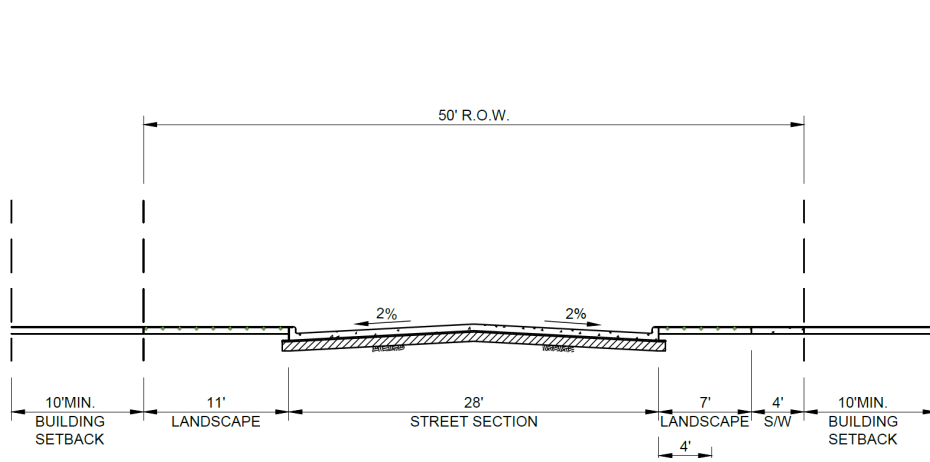
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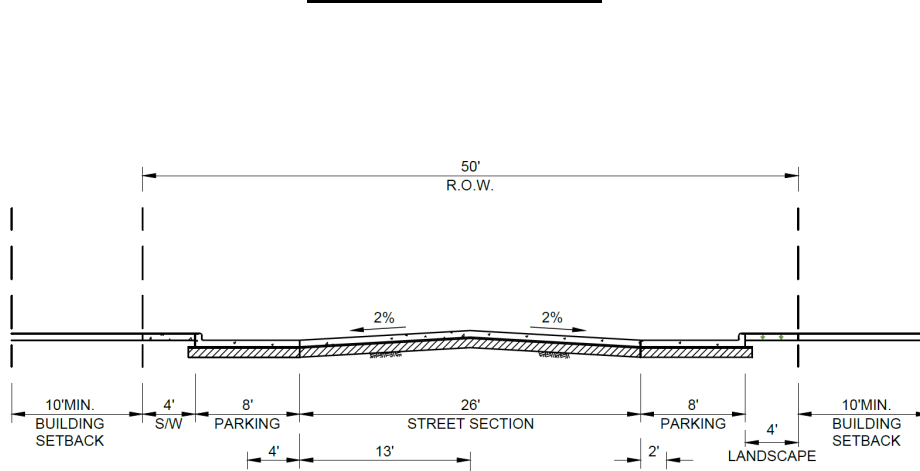
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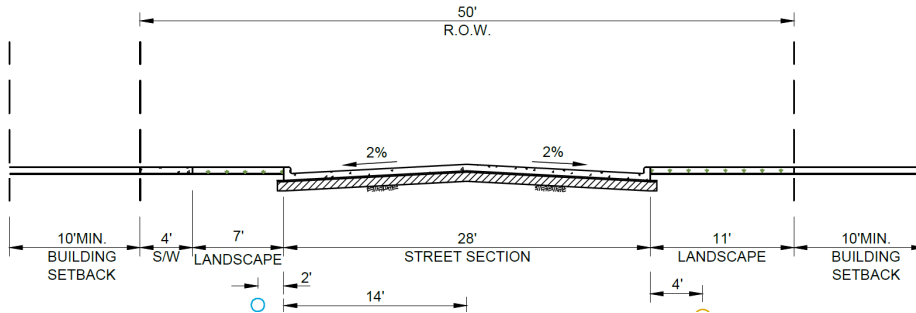
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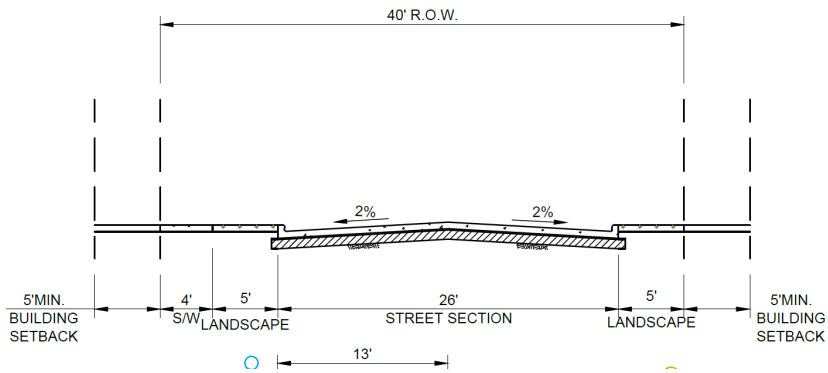
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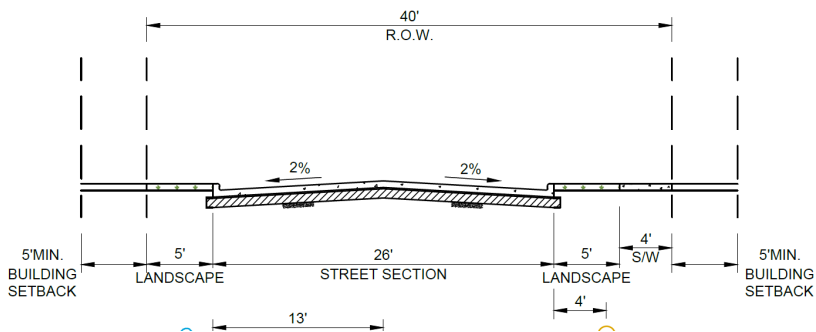
### Street Section 7:



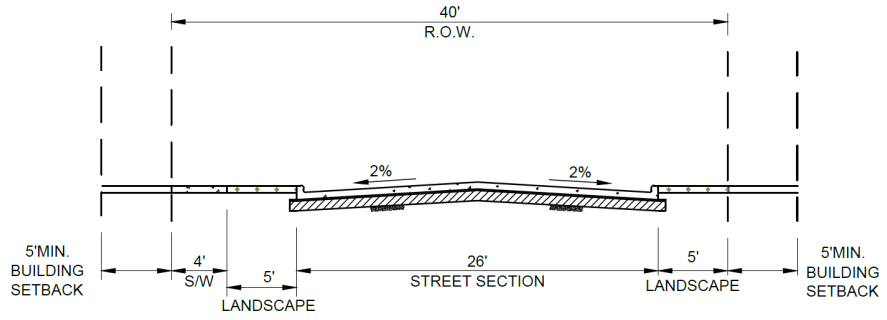
### Street Section 8:



### Street Section 9:



## Street Section 10:



## Alley (Street Section 11)

