



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, October 15, 2025

5:30 PM

Council Chambers

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: Commissioners Miller and Teifke (October 1, 2025 meeting)

IV. Approval of Minutes: October 1, 2025 Meeting Minutes

1. [25-1621](#) Planning Commission Meeting Minutes DRAFT 10.1.2025

Attachments: [10.1.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. Plat**2. [25-1600](#)**

PL8935

Replat - Bluff Portion

Lot 1R and 2R Block 3
(1.29 Acres)

(District 1). Generally located at 606 N. Carancahua Street, east of Carancahua Street and north of Mestina Street.

Attachments: [PL8935ReplatCoverTab](#)
[PL8935ClosedCommentReport](#)
[PL8935LatestPlat](#)

3. [25-1599](#)

PL8911

FINAL - Nueces Gardens No. 1

Lot 10A
(0.39 Acres)

(District 1) Generally located at 3938 Violet Road, southeast of Violet Road and northeast of Sunny Drive

Attachments: [PL8911FinalPlatCoverTab](#)
[PL8911ClosedDocReport](#)
[PL8911LatestPlat](#)

4. [25-1598](#)

PL8824

FINAL - Checkout London Weber

Lot 1, Block 1
(2.19 acres)

(District 3) Generally located at 1001 Farm to Market Road 43 (Weber Road) on the southwest corner of FM 43 and Hwy. 286.

Attachments: [PL8824FinalPlatCoverTab](#)
[PL8824ClosedCommentReport](#)
[PL8824LatestPlat](#)

5. [25-1622](#)

PL8887

FINAL-Yellowstone Unit 7

67 Lots
(10.21 acres)

(District 1). Generally located at 11202 Haven Road, north of Haven Road and west of Warrior Drive.

Attachments: [PL8887YellowstoneUnit7Final](#)
[PL8887ClosedCommentReport](#)

[PL8887LatestPlat](#)

B. Zoning

6. [25-1617](#) Zoning Case No. ZN8741, Troy Creamean (District 4). Ordinance rezoning a property at or near 14865 and 14861 Granada Drive from the "RM-AT/IO" Multifamily Apartment Tourist District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8741 Troy Creaman Staff Report UPDATED](#)

[ZN8741 Troy Cremean PowerPoint UPDATED](#)

7. [25-1618](#) Zoning Case No. ZN8908, Big Fish Enterprises, LLC. (District 2). Ordinance rezoning a property at or near 645 Everhart Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8908 Big Fish Enterprises LLC Staff Report](#)

[ZN8908 Big Fish Enterprises LLC](#)

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or jessicam2@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, October 1, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:33 pm. A quorum was present to conduct the meeting with Commissioners Miller and Teifke absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: None (all members were present at 9.17.2025 PC meeting)

IV. Approval of Minutes: September 17, 2025 Meeting Minutes

Vice Chairman Mandel made a motion to approve the meeting minutes from September 17, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

[25-1542](#) Planning Commission Meeting Minutes DRAFT 9.17.2025

Attachments: [9.17.25 PC Meeting Minutes- DRAFT](#)

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

At the request of Chairman Salazar-Garza, agenda item C was removed from the consent agenda due to further discussion needed.

Andrew Dimas, Development Services introduced items A and B into record. The plat and time extension 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.

Vice Chairman Mandel asked about item B regarding if the first two extensions requested were based on the same reasoning for the third request. Andrew Dimas stated yes and that the owner cited financial issues for the extension request. He also stated there has been no development and/or construction started on the site at this time. Commissioner Munoz asked for more details regarding their financial issues. Andrew Dimas stated the email read "the developer is still working with HUD on financing this development. Several factors include apartment market in CC, high construction, interest, insurance costs along with high property taxes. The developer has invested a lot of

money into this project and is looking to move forward with the conditions improve.”

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items A & B. Being none, public comment was closed.

Vice Chairman Mandel made a motion to approve consent agenda items A & B as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

A. Plat

[25-1537](#) PL8707
PRELIMINARY - NEMEC TOWNE CENTER PHASE 2
 Block 1
 (25.34 acres)

(District 5) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

- Attachments:** [PL8707CoverTab](#)
[PL8707 Closed Comment Report](#)
[PL8707 Latest Plat](#)

[25-1538](#) PL8912
REPLAT - Bluff Portion Addition
 Lot 5R, Block 19
 (0.23 Acres)

(District 1) Generally located at 717 North Tanchua Street, on the southwest corner of North Tanchua Street and Antelope Street.

- Attachments:** [PL8912ReplatCoverTab](#)
[PL8912ClosedCommentReport](#)
[PL8912LatestPlat](#)

B. Plat-Time Extension

[25-1547](#) 22PL1061
FINAL - Landmark at Airline
 (11.16 acres)

(D5) Generally located at 3538 Airline Road, north of Slough Road, and west of Rodd Field Road.

- Attachments:** [22pl1061 Cover Txt Tab-Time Ext 2025](#)
[Time Extension Request - 9-8-2025](#)
[Approved plat 9-21-22.pdf \(1\)](#)

C. Zoning

Andrew Dimas, Development Services introduced item C. into record Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District. Staff is recommending approval.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items C.

The following spoke in opposition of the rezoning for the property:

Myra B. Alaniz

Holly Bockholt

BJ Johnston

With no more public comment, Chairman Salazar-Garza closed and opened for more discussion.

Commissioner Teichelman asked about the notices mailed out for the rezoning. Andrew Dimas stated there was only one notice in the buffer zone on Amanda Ln. that was mailed out. Commissioner Teichelman asked how far away the proposed ammonia plant from this rezoning area and if that affects the zoning issues. Andrew Dimas stated environmental perimeters are not with the review criteria for change of land use. Commissioner Cantu asked if there was mention that Amanda Ln. would connect to the new development. Andrew Dimas stated he spoke with Commissioner Pusley and the county has accepted Amanda Ln. as a public street and the County was maintenance the road. Commissioner Teichelman asked about the expansion of roads if the only access points into the new subdivision are three existing roads currently. Andrew Dimas stated with the number of homes to be developed would not generate enough traffic to change to a collector road.

Commissioner Hedrick made a motion to approve agenda items C as presented by staff. Commissioner Budd seconded. Vote: Aye- Chairman Salazar Garza, Commissioners Cantu, Munoz, Hedrick, Budd, and Teichelman; Nay- Vice Chairman Mandel. Motion passes.

[25-1539](#) Zoning Case No. ZN8855, William Mays (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8855 William Mays Staff Report](#)

[ZN8855 William Mays](#)

VI. Public Hearing: Discussion and Possible Action (Item D)**D. Deferred Agreement**

Andrew Dimas, Development Services introduced item D. into record. The plat for Solid Rock Industrial Park Phase I was approved by Planning Commission on May 1, 2024. A layout of existing and proposed improvements is included as Exhibit 2 of the agreement. The development is located north of Old Brownsville Rd. and Junior Beck

Solid Rock Commercial Properties Ltd is requesting deferment of the public improvements for Solid Rock Industrial Park Phase I without financial security. Any deviations from the approved standard form deferment agreement require a recommendation from the Planning Commission and approval by the City Council in accordance with UDC Section 8.1.10.B.4. Standard form deferment agreements require financial security in the amount of 110% of the cost of the deferred improvements

The Deferment Agreement for consideration provides no financial security. In lieu of financial security, the agreement provides that no building permit for vertical structures shall be issued for all or any portion of the real property that is subject of the plat until the deferred improvements are constructed and accepted by the City. If the owner defaults, the City shall not issue any building permits for vertical structures or certificate of occupancy. Additionally, the City may move to vacate such plat.

Commissioner Hedrick asked how long before the city is done with the current project so the developer can connect to the lines. Andrew Dimas stated it is likely that the city will be completed around February or March at the latest.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item D. Being none, public comment was closed.

Vice Chairman Mandel made a motion to approve consent agenda item D as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

[25-1546](#) **DEFERMENT AGREEMENT FOR PROJECT: PL8160**

Solid Rock Industrial Park Phase I - Final Plat of 37.9 Acres Located north of Old Brownsville Rd. and Junior Beck Dr.

Attachments: [PC1-Cover Txt Tab-Deferment Agreement](#)
[PC2-Agenda Memo - Deferment Agmnt - Solid Rock Ind Park\(PI\)](#)
[Deferment Agreement - Solid Rock 9.23.25](#)
[PC3A-PC Presentation-Solid Rock Industrial Park \(Def Agmnt\)](#)

VII. Director's Report. None

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:19 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 15, 2025

PL8935

Replat – Bluff Portion

Block 3, Lot 1R and 2R
(1.29 Acres)

(District 1). Generally located at 606 N. Carancahua Street, east of Carancahua Street and north of Mestina Street.

Zoned: CBD

Owner: EFR Real Estate, Inc.

Surveyor: Brister Surveying

The applicant proposes to replat the property to split property into two lots for ownership purposes. 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.: PL8935

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 9-25.pdf
Utility Plan.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mina Trinidad	minar@cctexas.com	361-826-3259
Justin Phung	justinp2@cctexas.com	361-826-1896
Alex Harmon	alexh2@cctexas.com	361-826-1102

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
3	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: Potentially at site development depending on building footprints. C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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	Mina Trinidad : DS	Closed	This Plat Application has requested the 30-day review tract. Please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	
2	Utility Plan	Note	Alex Harmon : DS	Closed	Provide and show 5' utility easements on the plat for gas lines shown on Lot 1R.	
4	P001	Note	Mark Zans : LD	Closed	<p>Please see below the Traffic / ROW comments for the above subject project(s). All comments informational</p> <ul style="list-style-type: none"> □□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) □□The developer / applicant can reach out to rowmanagement@cctexas.com 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. □□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. □□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). 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>□□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.</p> <p>□□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. 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.)</p> <p>□□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.</p> <p>□□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).</p> <p>□□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>□□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.</p> <p>o□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.</p> <p>o□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 to Municode Section 49-47-1).</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>1□Plat□Note: All code reference is based on currently adopted International Fire Code (IFC)</p>	

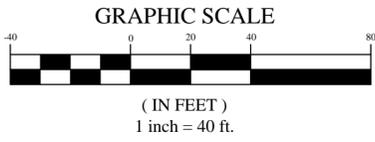
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Plat Lot 1R currently has the 3 sections of the high rise Wilson Plaza. Lot 2R had the large parking garage that was demolished. Due this being a high rise, Fire will need a 20 ft. access road between these 2 lots. Perferably a 26 ft. access will allow our largest units Ladder 1 to access the south side of this high rise. See comments 12-19 below.</p> <p>3 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>4 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>6 Infor. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water source</p> <p>7 Infor. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>8 Infor. 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</p>	

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					<p>or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>9 Infor. 102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>10 Infor. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>12 Infor. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>13 Infor. 103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>14 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>"NO PARKING-FIRE LANE" along one side of the street."</p> <p>15 Infor. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. 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."</p> <p>16 Infor. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p> <p>17 Infor. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>18 Infor. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>19 Infor. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>20 Infor. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p>	
9	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>21 Infor. 503.3 Marking: Where required by the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>22 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>23 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>24 Infor. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>25 Plat Commercial development of the property will require further Development Services review.</p>	
10	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>21 Infor. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>22 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>23 Infor. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>24 Infor. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 foot gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>25 Plat Commercial development of the property will require further Development Services review.</p>	
5	Utility Plan	Note	Justin Phung : STREET	Closed	<p>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.</p>	
6	Utility Plan	Note	Justin Phung : STREET	Closed	<p>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.</p>	



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

PLAT OF BLUFF PORTION BLOCK 3, LOTS 1R & 2R

BEING A REPLAT OF LOTS 1, 2, 3, 4, 9, 10, 11, AND 12, BLOCK 3, "BLUFF PORTION", AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 2 - 3, MAP RECORDS NUECES COUNTY, TEXAS, LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, "NIXONS ADDITION", AS SHOWN ON A MAP RECORDED IN VOLUME 4, PAGE 18, MAP RECORDS NUECES COUNTY, TEXAS, AND AN UNPLATTED 50 FOOT TRACT, KNOWN AS "KLEBERG TRACT", AS DESCRIBED IN A DEED RECORDED IN VOLUME 194, PAGES 138 - 139, DEED RECORDS NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, ERF WEST SIDE, INC. DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2025.

PAUL ALTHEIDE,
REGISTER AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PAUL ALTHEIDE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF _____

WE, UC WILSON PLAZA HOLDER LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2025.

CATHY ONIFFREY,
MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CATHY ONIFFREY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

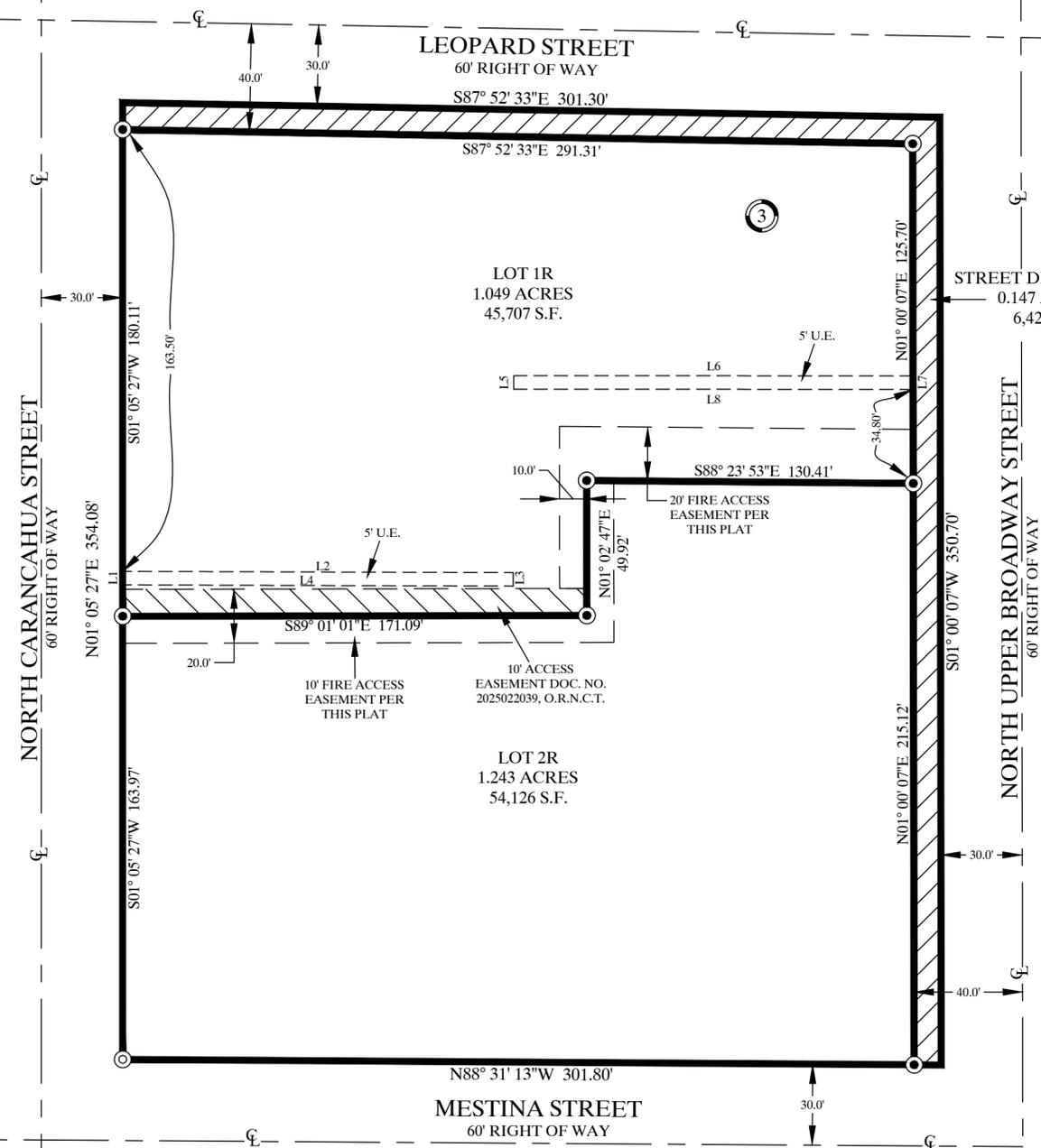
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2025

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



NOTES:

1. 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 2.439 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITTIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05.

- L1 = N01° 05' 27"E 5.00'
- L2 = S88° 44' 29"E 144.00'
- L3 = S01° 15' 31"W 5.00'
- L4 = N88° 44' 29"W 143.98'
- L5 = N01° 07' 42"E 5.00'
- L6 = S88° 52' 18"E 147.19'
- L7 = S01° 00' 07"W 5.00'
- L8 = N88° 52' 18"W 147.20'

LEGEND:
 CL = CENTERLINE
 DOC. NO. = DOCUMENT NUMBER
 O.R.N.C.T. = OFFICIAL RECORDS NUECES COUNTY, TEXAS
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT

- ⊙ = SET DRILL HOLE
- ⊕ = FOUND BRASS MONUMENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
SECRETARY

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

DATE OF MAP: 3 SEPTEMBER 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



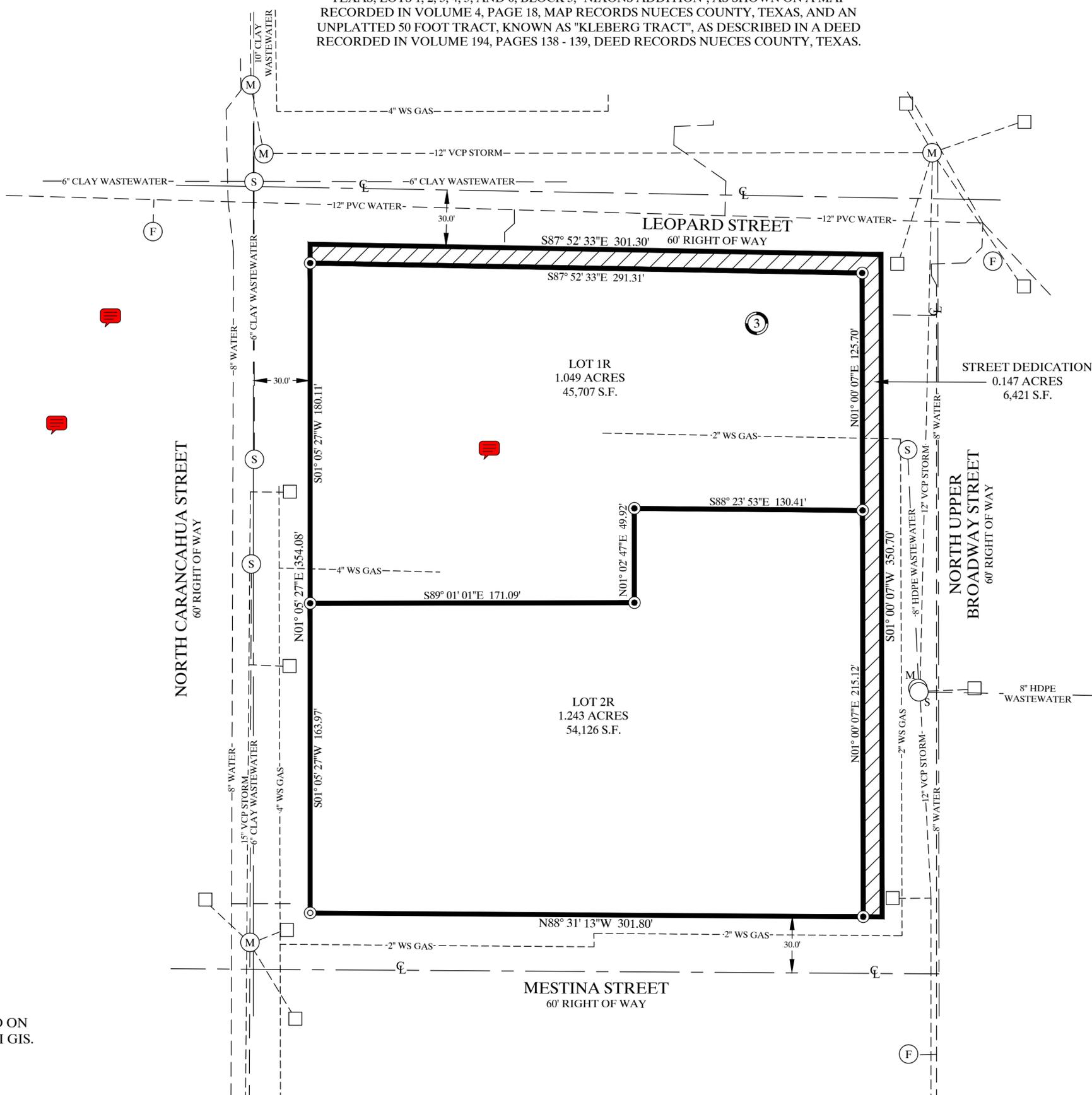
PLAT OF BLUFF ADDITION BLOCK 3, LOTS 1R & 2R

BEING A REPLAT OF LOTS 1, 2, 3, 4, 9, 10, 11, AND 12, BLOCK 3, "BLUFF PORTION", AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 2 - 3, MAP RECORDS NUECES COUNTY, TEXAS, LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, "NIXONS ADDITION", AS SHOWN ON A MAP RECORDED IN VOLUME 4, PAGE 18, MAP RECORDS NUECES COUNTY, TEXAS, AND AN UNPLATTED 50 FOOT TRACT, KNOWN AS "KLEBERG TRACT", AS DESCRIBED IN A DEED RECORDED IN VOLUME 194, PAGES 138 - 139, DEED RECORDS NUECES COUNTY, TEXAS.



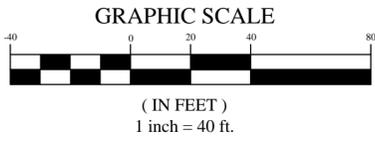
Brister Surveying

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



- (F) = FIRE HYDRANT
- (S) = MANHOLE SANITARY SEWER
- (M) = MANHOLE STORM WATER
- = DRAINAGE INLET
- = SET DRILL HOLE
- ⊙ = FOUND BRASS MONUMENT

UTILITIES SHOWN ARE BASED ON
THE CITY OF CORPUS CHRISTI GIS.



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

PLAT OF BLUFF PORTION BLOCK 3, LOTS 1R & 2R

BEING A REPLAT OF LOTS 1, 2, 3, 4, 9, 10, 11, AND 12, BLOCK 3, "BLUFF PORTION", AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 2 - 3, MAP RECORDS NUECES COUNTY, TEXAS, LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, "NIXONS ADDITION", AS SHOWN ON A MAP RECORDED IN VOLUME 4, PAGE 18, MAP RECORDS NUECES COUNTY, TEXAS, AND AN UNPLATTED 50 FOOT TRACT, KNOWN AS "KLEBERG TRACT", AS DESCRIBED IN A DEED RECORDED IN VOLUME 194, PAGES 138 - 139, DEED RECORDS NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, ERF WEST SIDE, INC. DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2025.

PAUL ALTHEIDE,
REGISTER AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PAUL ALTHEIDE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF _____

WE, UC WILSON PLAZA HOLDER LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2025.

CATHY ONIFFREY,
MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CATHY ONIFFREY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

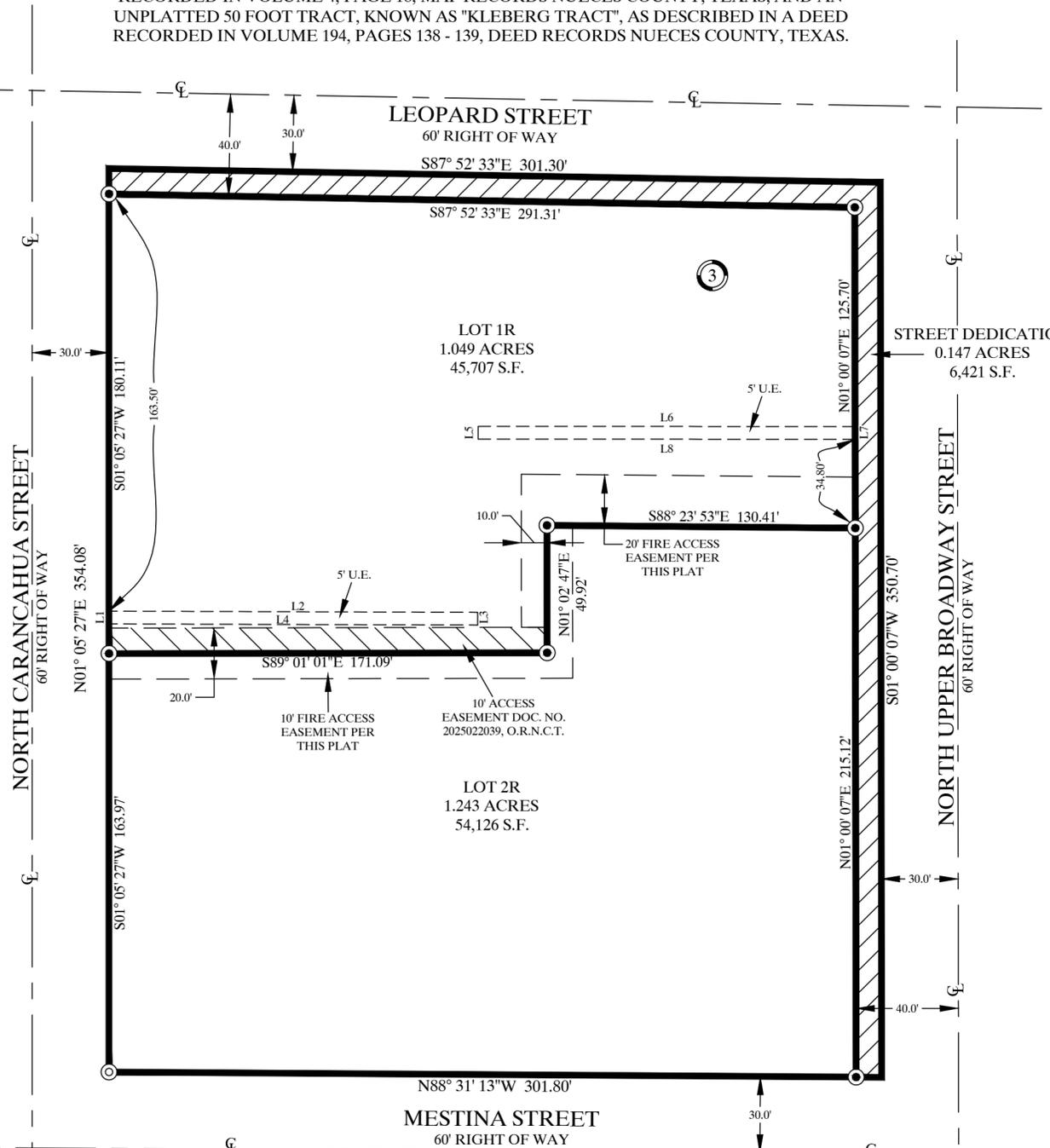
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2025

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



NOTES:

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 CL = CENTERLINE
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STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
SECRETARY

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

DATE OF MAP: 3 SEPTEMBER 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 15, 2025**

PL8911

FINAL - Nueces Gardens No. 1

Lot 10A

(0.39 Acres)

(District 1) Generally located at 3938 Violet Road, southeast of Violet Road and northeast of Sunny Drive

Zoned: RS-6

Owner: Danny & Maria Haddock

Surveyor: Brister Surveying

The applicant proposes to replat the property for residential house construction. 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.: PL8911

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 9-18.pdf

Comment Author Contact Information:

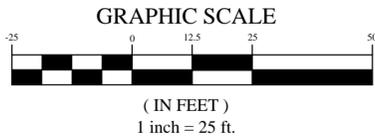
Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mina Trinidad	minar@cctexas.com	361-826-3259
Caleb Wong	calebw@cctexas.com	361-826-3392
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

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

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat1	Note	Mina Trinidad : DS	Closed	This Plat Application has requested the 30-day review tract. Please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	
3	Plat1	Note	Alex Harmon : DS	Closed	Verify and acknowledge centerline to property line is 50 ft. This is what it should be for an A2, however, measurements on city data are 45 ft. It is recognized that city data is not always the most up to date.	
8	Plat1	Note	Mark Zans : LD	Closed	Park Fee: 1 x 462.50 = \$462.50	
5	Plat1	Note	Caleb Wong : STREET	Closed	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.	
6	Plat1	Note	Caleb Wong : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	



PLAT OF NUECES GARDENS NO. 1 LOT 10A

BEING A FINAL PLAT OF A 0.390 ACRE TRACT OUT OF LOT 10, NUECES GARDENS NO. 1, AS SHOWN ON THE PLAT RECORDED IN VOLUME 10, PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024035070, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, DANNY AND MARIA HADDOCK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE _____ DAY OF _____, 2025.

DANNY HADDOCK,
OWNER

MARIA HADDOCK,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DANNY HADDOCK, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARIA HADDOCK, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

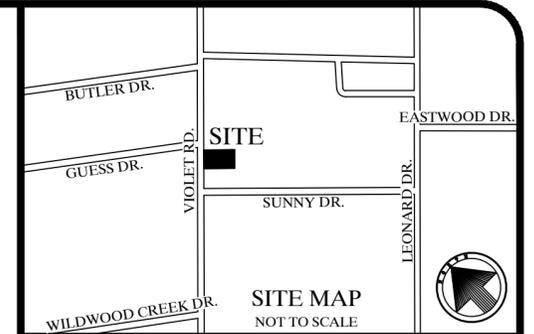
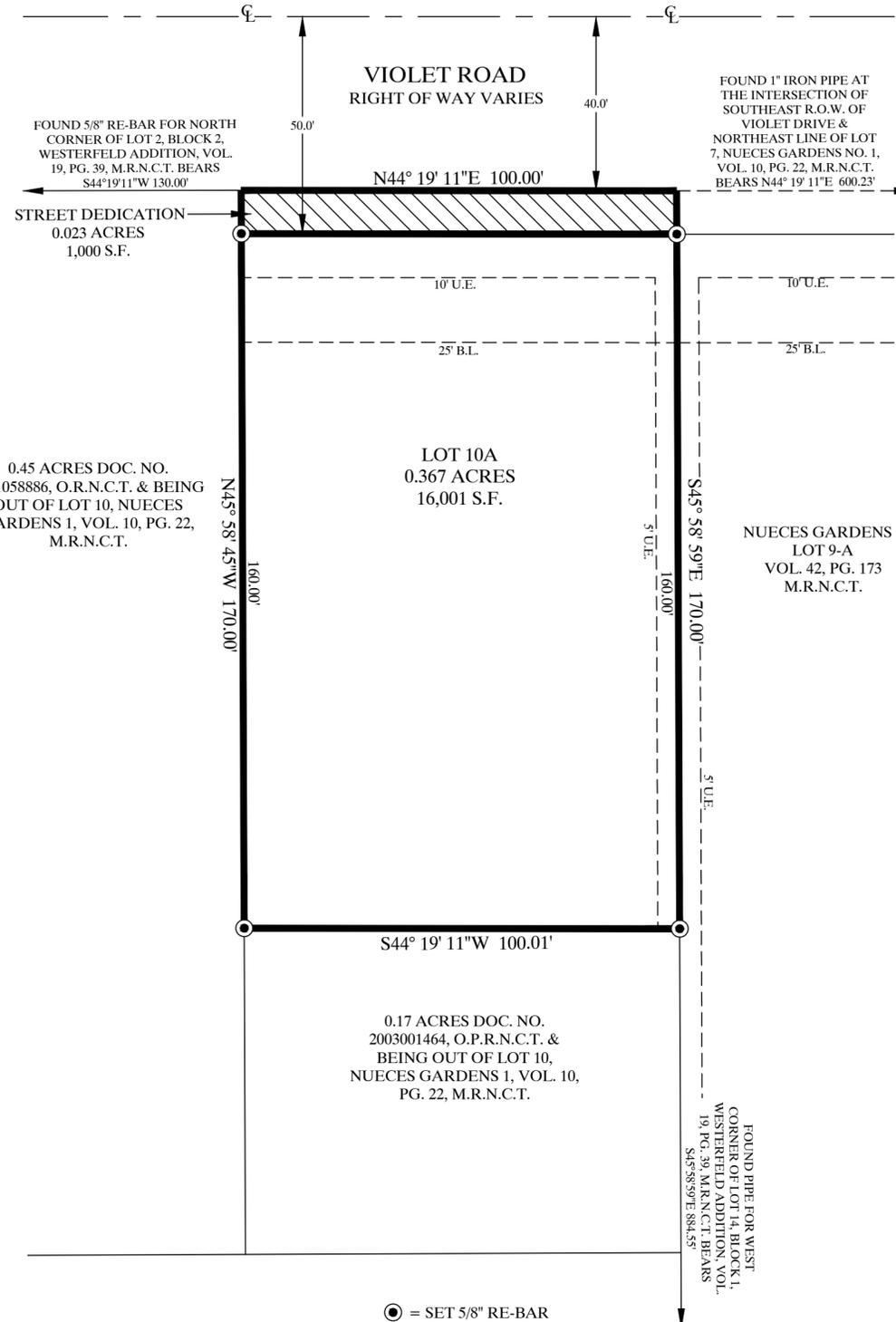
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
SECRETARY

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
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7. 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.



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

- LEGEND:**
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
R.O.W. = RIGHT OF WAY
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

BRIA A. WHITMIRE, P.E., CFM, CPM
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 MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2025

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 15, 2025**

PL8824

FINAL - Checkout London Weber

Lot 1, Block 1

(2.19 acres)

(District 3) Generally located at 1001 Farm to Market Road 43 (Weber Road) on the southwest corner of FM 43 and Hwy. 286.

Zoned: CG-2

Owner: HUT Enterprises LLC

Surveyor: J. Schwartz & Assoc. Inc. & The Interfield Group

The applicant proposes to replat the property for commercial building construction. 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.: PL8824

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
07.14.25 - Final Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	alexh2@cctexas.com	361-826-1102

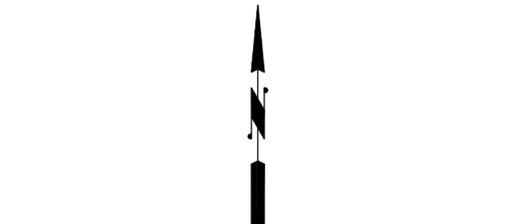
General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
6	Alex Harmon : DS	Open	<p>Update 7/23: CCW found that the existing (undersized) water line was abandoned as part of the TxDOT project meaning the lot is not served with any water making PIs required prior to plat approval.</p> <p>Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: Yes, at site development B. Water: At site development depending on fireflow testing Fire hydrants: At site development C. Wastewater: Yes, unless using septic system as it appears D. Stormwater: No</p>	

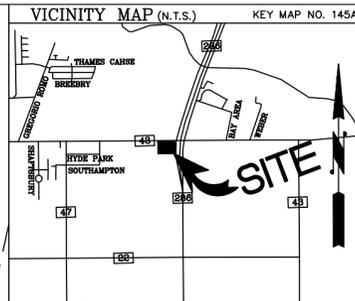
Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
			E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Callout	Mark Zans : LD	Open	Change public health engineer to Manuel Garcia	



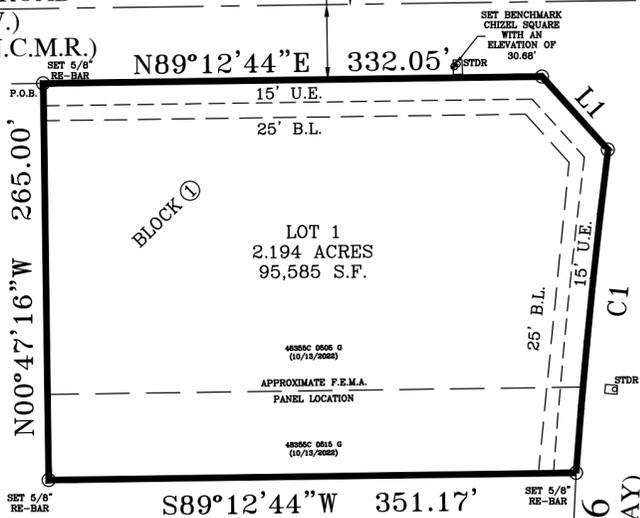
BLOCK D
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
THE LONDON PROPER LLC



BLOCK C
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
WEBER GREENE LTD

FARM MARKET 43
(A.K.A WEBER ROAD
(100' R.O.W.)
(VOL. 3, PG. 15, N.C.M.R.)

FOUND 5/8" RE-BAR
PREVIOUSLY SET IN THE
INTERSECTION OF THE SOUTH
R.O.W. OF F.M. 43 AND THE
WEST R.O.W. OF SALEYAN DR.
BEAS S89°12'44"W,
3104.85'



BLOCK 4
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
WEBER CROSSTOWN HIGHWAY PROP LLC

BLOCK 5
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
LAGRONE DANA COOKE

STATE HIGHWAY 286
(A.K.A. CROSSTOWN EXPRESSWAY)
(R.O.W. VARIES)
(VOL. 3, PG. 15, N.C.M.R.)

STATE OF TEXAS
COUNTY OF NUECES

THAT HUT ENTERPRISES, LLC ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHECKOUT LONDON WEBER, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

HUT ENTERPRISES, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF CORPUS CHRISTI.

IN TESTIMONY WHEREOF, HUT ENTERPRISES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALMAN M IQBAL, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025.

HUT ENTERPRISES, LLC

BY: SALMAN M IQBAL, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT APPROVED BY THE CORPUS CHRISTI NUECES COUNTY HEALTH UNIT, ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

THIS THE ____ DAY OF _____, 2025.

BY: JUAN A. PIMENTEL P.E., CFM
PUBLIC HEALTH ENGINEER
CORPUS CHRISTI, NUECES COUNTY, TEXAS

Change public health engineer to Manuel Garcia

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED RONALD E BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

BY: RONALD E BRISTER
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS ____ DAY OF _____, 20____.

BY: BRITA WHITMIRE
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, THIS ____ DAY OF _____, 20____.

BY: MICHAEL YORK P.E., CHAIRMAN
BY: MICHAEL DICE, SECRETARY

I, KARA SANDS, COUNTY CLERK OF NUECES COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON ____ 20____ AT ____ O'CLOCK ____ M., AND DULY RECORDED ON ____ 20____ AT ____ O'CLOCK ____ M., AND AT FILM CODE NUMBER ____ OF THE MAP RECORDS OF NUECES COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CORPUS CHRISTI, THE DAY AND DATE LAST ABOVE WRITTEN.

KARA SANDS
COUNTY CLERK
OF NUECES COUNTY, TEXAS

BY: DEPUTY

LINE TABLE					
LINE #	LENGTH	DIRECTION			
L1	65.73'	S42°00'58"E			
CURVE CHART					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4068.90'	03°03'18"	216.95'	S 05°37'02" W	216.92'

LEGEND:

- 1. "B.L." INDICATES BUILDING LINE
- 2. "N.C.M.R." INDICATES NUECES COUNTY MAP RECORDS
- 3. "R.O.W." INDICATES RIGHT-OF-WAY
- 4. "N.C.D.R." INDICATES NUECES COUNTY DEED RECORDS
- 5. "(VOL./PG.)" INDICATES RECORDED VOLUME/PAGE
- 6. "O" INDICATES IRON ROD SET
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- 8. "P.O.B." INDICATES POINT OF BEGINNING
- 9. "ESMNT." INDICATES EASEMENT
- 10. "STDR" INDICATES STORM DRAIN
- 11. "S.F." INDICATES SQUARE FEET
- 12. "U.E." INDICATES UTILITY EASEMENT
- BUILDING LINE
- PLAT BOUNDARY

PLAT NOTES:

- 1.) THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- 2.) TOTAL PLATTED AREA CONTAINS 2.194 ACRES OF LAND.
- 3.) 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.
- 4.) SET 5/8 INCH STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING" AT ALL LOT CORNERS, EXCEPT WHERE NOTED.
- 5.) BEARINGS ARE BASED ON THE CENTERLINE OF FARM TO MARKET ROAD 43, OSMONUMENTED ON THE GROUND AND SHOWN AS NORTH 89°53'44" WEST, ON SURVEY MADE BY H.M. WARREN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 1465, DATED AUGUST 30, 2002.
- 6.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4855C 0505 G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 7.) NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TxDOT.
- 8.) 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.
- 9.) 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.
- 10.) 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.
- 11.) 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.

FINAL PLAT OF CHECKOUT LONDON WEBER

A SUBDIVISION BEING A 2.194 ACRE TRACT OF LAND OUT OF A 55.28 ACRE TRACT LAND, LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT 411, PORTION OF THE NORTH HALF OF SECTION 4, "LAURELES FARM" TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF NUECES COUNTY MAP RECORDS, NUECES COUNTY, TEXAS

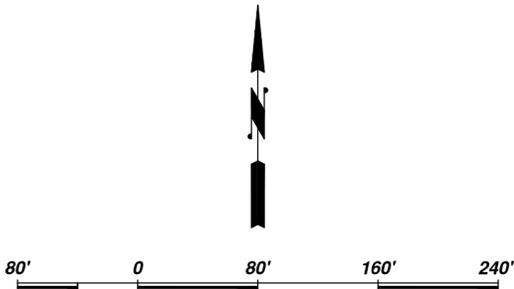
LOTS: 1 BLOCKS: 1
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT
JULY, 2025

OWNER:
HUT ENTERPRISES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
9894 BISSONNET, SUITE 650
HOUSTON, TEXAS 77036

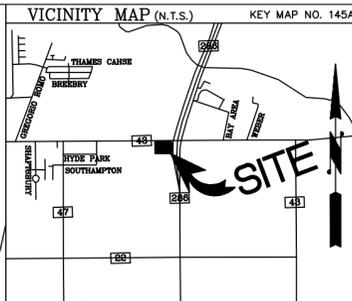
SURVEYOR:
BRISTER SURVEYING
5506 CAIN DRIVE,
CORPUS CHRISTI, TEXAS 78411
PHONE: 361-850-1800
FAX: 361-850-1802
FIRM #10072800
bristersurveying@corpus.twcbe.com



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET
(INTERFIELD PROJ. #: 24035.00)



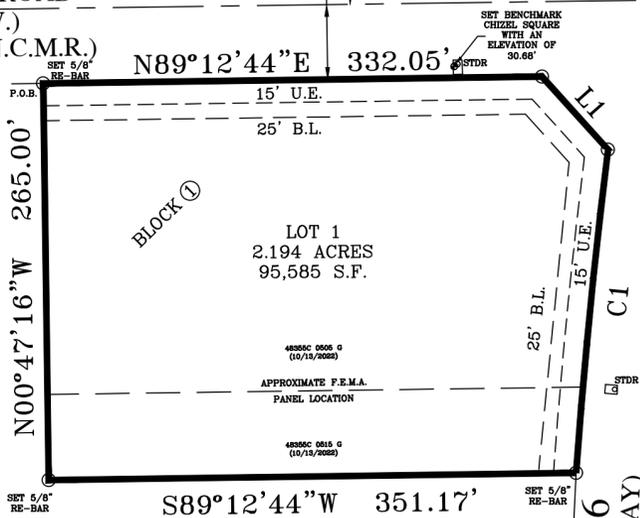
BLOCK D
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
THE LONDON PROPER LLC



BLOCK C
LAURELES FARM TRACTS
(VOL. 3, PG. 15, N.C.M.R.)
WEBER GREENE LTD

FARM MARKET 43
(A.K.A WEBER ROAD
(100' R.O.W.)
(VOL. 3, PG. 15, N.C.M.R.)

FOUND 5/8" RE-BAR
PREVIOUSLY SET IN THE
INTERSECTION OF THE SOUTH
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BLOCK 5
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STATE HIGHWAY 286
(A.K.A. CROSSTOWN EXPRESSWAY)
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STATE OF TEXAS
COUNTY OF NUECES

THAT HUT ENTERPRISES, LLC ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CHECKOUT LONDON WEBER, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF TEXAS CITY'S USE THEREOF. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF CORPUS CHRISTI AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

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HUT ENTERPRISES, LLC

BY: SALMAN M IQBAL, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2025.

BY: JUAN A. PIMENTEL P.E., CFM
PUBLIC HEALTH ENGINEER
CORPUS CHRISTI, NUECES COUNTY, TEXAS

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BY: RONALD E BRISTER
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS
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BY: BRITA WHITMIRE
DEVELOPMENT SERVICES ENGINEER

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COUNTY CLERK
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CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
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FINAL PLAT OF CHECKOUT LONDON WEBER

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LOTS: 1 BLOCKS: 1
REASON FOR FINAL PLAT: TO CREATE ONE (1) LOT

JULY, 2025

OWNER:
HUT ENTERPRISES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
9894 BISSONNET, SUITE 650
HOUSTON, TEXAS 77036

SURVEYOR:
BRISTER SURVEYING
5506 CAIN DRIVE,
CORPUS CHRISTI, TEXAS 78411
PHONE: 361-850-1800
FAX: 361-850-1802
FIRM #10072800
bristersurveying@corpus.twcbc.com



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET
(INTERFIELD PROJ. #: 24035.00)

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 15, 2025**

PL8887

FINAL-Yellowstone Unit 7

61 Lots

(10.21 acres)

(District 1). Generally located at 11202 Haven Road, north of Haven Road and west of Warrior Drive.

Zoned: RS-4.5 and CN-1

Owner: MPM Development

Surveyor: Bass & Welch

The applicant proposes to replat the property to build a housing subdivision. 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.: PL8887

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT SH1&2 09-30-25.pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
29	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>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</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

[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
31	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans	
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31	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans	
30	P002	Note	Alex Harmon : DS	Closed	9/18/25 UPDATE: Adjust UE along John Dutton Rd on Block 22 to all 5' or all 10' or provide justification for changing of the UE partway through the block. Easements along Block 22 Lot 1, 12, and 13 do not match the easements on the prelim plat. Adjust easements for consistency. Going from 10' to 5' as shown is not typical.	
8	P001	Note	Mark Zans : LD	Closed	Change chairman name to Cynthia Salazar-Garza Change chairman to chairperson.	
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8	P001	Note	Mark Zans : LD	Closed	Change chairman name to Cynthia Salazar-Garza Change chairman to chairperson.	
11	P001	Note	Mark Zans : LD	Closed	Updated comment 9/24/25 - Not addressed. WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
11	P001	Note	Mark Zans : LD	Closed	WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
11	P001	Note	Mark Zans : LD	Closed	WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	

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12	P001	Note	Mark Zans : LD	Closed	Updated comment 9/24/25 Not addressed. W Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
12	P001	Note	Mark Zans : LD	Closed	W Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
12	P001	Note	Mark Zans : LD	Closed	W Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
13	P001	Note	Mark Zans : LD	Closed	SWQMP plan does not provide Unit 7 location. Please revise to show Unit 7 information only. Provide drainage calculations for Unit 7 only.	
13	P001	Note	Mark Zans : LD	Closed	SWQMP plan does not provide Unit 7 location. Please revise to show Unit 7 information only. Provide drainage calculations for Unit 7 only.	
13	P001	Note	Mark Zans : LD	Closed	Updated comment 9/24/25 Not addressed SWQMP plan does not provide Unit 7 location. Please revise to show Unit 7 information only. Provide drainage calculations for Unit 7 only.	
14	P001	Note	Mark Zans : LD	Closed	Please change receiving waters note. See below: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	
14	P001	Note	Mark Zans : LD	Closed	Please change receiving waters note. See below: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	
14	P001	Note	Mark Zans : LD	Closed	Please change receiving waters note. See below: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	
33	P001	Note	Mark Zans : LD	Closed	Traffic comments #1 The Public Works Department has reviewed the submitted design and provided comments outlining several concerns held by the City of	

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					<p>Corpus Christi's Public Works Department. To ensure a clear and collaborative process moving forward, the City of Corpus Christi's Public Works Department requires formal acknowledgement of these comments and concerns that were made and if the Engineer of Record (EOR) will be moving forward with the submitted design. Please have the developer / EOR review the feedback provided and confirm receipt, as well as the understanding of the issues raised. Please see below the Traffic / ROW comments for the above subject project(s).</p> <ul style="list-style-type: none"> □□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) o□The developer / applicant can reach out to rowmanagement@cctexas.com 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. o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). 	
33	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1 The Public Works Department has reviewed the submitted design and provided comments outlining several concerns held by the City of Corpus Christi's Public Works Department. To ensure a clear and collaborative process moving forward, the City of Corpus Christi's Public Works Department requires formal acknowledgement of these comments and concerns that were made and if the Engineer of Record (EOR) will be moving forward with the submitted design. Please have the developer / EOR review the feedback provided and confirm receipt, as well as the understanding of the issues raised. Please see below the Traffic / ROW comments for the above subject project(s).</p> <ul style="list-style-type: none"> □□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) o□The developer / applicant can reach out to rowmanagement@cctexas.com for further 	

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33	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1</p> <p>The Public Works Department has reviewed the submitted design and provided comments outlining several concerns held by the City of Corpus Christi's Public Works Department. To ensure a clear and collaborative process moving forward, the City of Corpus Christi's Public Works Department requires formal acknowledgement of these comments and concerns that were made and if the Engineer of Record (EOR) will be moving forward with the submitted design. Please have the developer / EOR review the feedback provided and confirm receipt, as well as the understanding of the issues raised. Please see below the Traffic / ROW comments for the above subject project(s).</p> <ul style="list-style-type: none"> □□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) o□The developer / applicant can reach out to rowmanagement@cctexas.com 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. o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). 	
34	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2</p> <p>****HAVEN DRIVE****</p> <ul style="list-style-type: none"> □□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 	

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					<p>for coordination with the local TXDOT Area Office.</p> <p>□□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. 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.)</p> <p>□□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</p> <p>□□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</p> <p>□□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</p> <p>□□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 homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p>	

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					<p>□□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p>	
34	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2 ****HAVEN DRIVE****</p> <p>□□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.</p> <p>□□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. 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.)</p> <p>□□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</p> <p>□□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</p> <p>□□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</p>	

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35	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #3</p> <p>□□The "Street Lighting Plan" shall indicate all existing streetlights within 500-ft (+/-) of proposed streetlights 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.</p>	

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					<p>□□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.</p> <p>□□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).</p> <p>□□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>□□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.</p> <p>o□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.</p> <p>o□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 to Municode Section 49-47-1).</p> <p>□□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</p> <p>□□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
35	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #3</p> <p>□□The "Street Lighting Plan" shall indicate all existing streetlights within 500-ft (+/-) of proposed streetlights 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</p>	

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36	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #4</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions.</p>	

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					<ul style="list-style-type: none"> • 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). For further information, please email ROWManagement@cctexas.com. • A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com. • A person / contractor / applicant 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. • Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com. • Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com. • The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW. 	
36	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #4</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions.</p> <ul style="list-style-type: none"> • 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). For further information, please email ROWManagement@cctexas.com. • A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit 	

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					<p>approved by ROW. A fee of \$1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <ul style="list-style-type: none"> •□A person / contractor / applicant 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. •□Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com. •□Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com. •□The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW. 	
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37	P001	Note	Mark Zans : LD	Closed	Park Fee: 61 lots x 462.50 = \$28,212.50	
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37	P001	Note	Mark Zans : LD	Closed	Park Fee: 61 lots x 462.50 = \$28,212.50	
38	P001	Note	Mark Zans : LD	Closed	Wastewater Lot Fee: 61 lots x 266.47 = \$16,254.67	
38	P001	Note	Mark Zans : LD	Closed	Wastewater Lot Fee: 61 lots x 266.47 = \$16,254.67	
38	P001	Note	Mark Zans : LD	Closed	Wastewater Lot Fee: 61 lots x 266.47 = \$16,254.67	
39	P001	Note	Mark Zans : LD	Closed	Wastewater lot fee: 61 lots x 575.39 = \$35,098.79	
39	P001	Note	Mark Zans : LD	Closed	Wastewater lot fee: 61 lots x 575.39 = \$35,098.79	
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40	P001	Note	Mark Zans : LD	Closed	<p>CCW comments:</p> <p>Water:</p> <p>Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <ol style="list-style-type: none"> 1. Please make sure all Tees have 2 valves, and all crosses have 3 valves. 2. 8-inch hot taps to an 8-inch line need to be cut in tees. 3. Please make sure that development follows TCEQ recommendation on waterline sizes as below. <p>Max number connections Mini Line size</p>	

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41	P001	Note	Mark Zans : LD	Closed	<p>Wastewater comment</p> <p>Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p> <p>1. No wastewater demand/usage calculations were provided.</p> <p>2. Please verify flows to the main 8-inch trunk main and verify proper sizing.</p> <p>3. Wastewater manhole spacing shall be 500LF.</p> <p>4. Please verify all wastewater pipe slopes meet IDM standards.</p> <p>5. No Callouts should be overlapping on plan set. Information is not visible.</p> <p>6. Be advised that the wastewater utility plan is showing the entire site of Yellowstone and not just Yellowstone Unit 7.</p>																	
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15	P002	Note	Mark Zans : LD	Closed	<p>Please provide street names on the plat for Unit 7. Street names shall be the names reflected on the preliminary plat.</p>	
16	P002	Note	Mark Zans : LD	Closed	<p>Gas comments:</p> <p>Need easements on following:</p> <p>Block 16 Lot 3 5' gas easement along right side of lot.</p> <p>Block 18 Lot 2 5' gas easement along left side of lot and lot 8 along left side of lot.</p> <p>Block 19 5' gas easement along lot 45 right side of lot and lot 49 along left side of lot.</p> <p>Block 19 5' gas easement along right side of lot 3 and left side of lot 7.</p>	
20	P002	Note	Caleb Wong : STREET	Closed	<p>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.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	P002	Note	Caleb Wong : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
22	P002	Note	Caleb Wong : STREET	Closed	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).	
23	P002	Note	Caleb Wong : STREET	Closed	PW STR: We were told that the units will be receiving joint plans. Please provide a joint plan prior to paving. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
24	P002	Note	Caleb Wong : STREET	Closed	PW STR: Being that this roadway is being proposed in concrete, Public Works recommends utilizing a mono-curb or a statement that requires the curb and gutter joints match the pavement joints along with a jointing detail that outlines the dowel size and spacing along with any other criteria. Please refer to the City of Corpus Christi Concrete Pavement Standard Details for Curb Detail to be used.	
25	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.6A, Construction joint spacing should not exceed 15 ft in either the longitudinal or transverse direction.	
26	P002	Note	Caleb Wong : STREET	Closed	PW STR: Please provide detail for asphalt-concrete tie-in at Haven intersections.	
27	P002	Note	Caleb Wong : STREET	Closed	PW STR: PW does not recommend the street connecting unit 7 with the unit to the north to be joined with an angle. Please construct streets without skewed joints	
28	P002	Note	Caleb Wong : STREET	Closed	PW STR: Development street layout to follow at minimum the geometric layouts requirements outlined as per the AASHTO A policy on Geometric Design of Highways and Streets latest edition (AASHTO Greenbook), City of Corpus Christi Municipal Code, City of Corpus Christi Infrastructure Design Manual (IDM), City of corpus Christi Unified Development Code (UDC) current City of Corpus Christi Standards	

PLAT OF YELLOWSTONE UNIT 7 CORPUS CHRISTI, NUECES CO., TX

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),

_____ (TITLE), OF _____

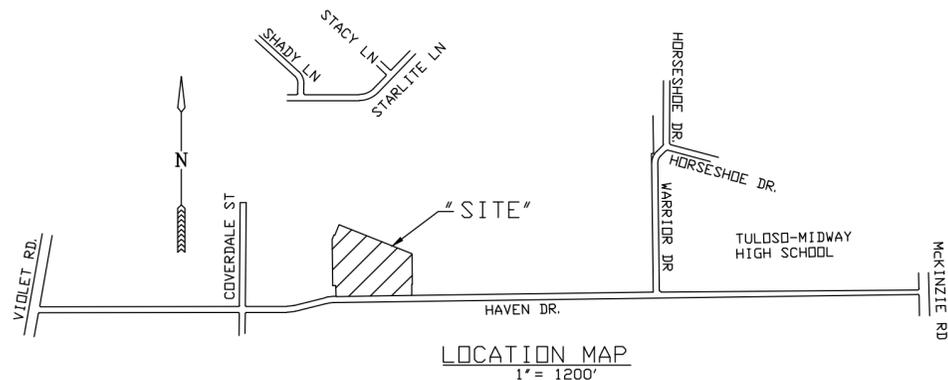
THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

A 10.297 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 90, 91 AND 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF A 157.540 ACRE TRACT OF LAND DESCRIBED BY DEED, DOCUMENT NO. 2022024084, OFFICIAL RECORDS OF SAID COUNTY

BASS & WELSH ENGINEERING
SURVEY REG. NO. 100027-00,
TX ENGINEERING REG. NO. F-52
3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/30/25
FILE: PLAT SH1
JOB NO.: 25034
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 1 OF 2



STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

SECRETARY
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____,M., AND DULY RECORDED THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN

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

BY: _____
DEPUTY

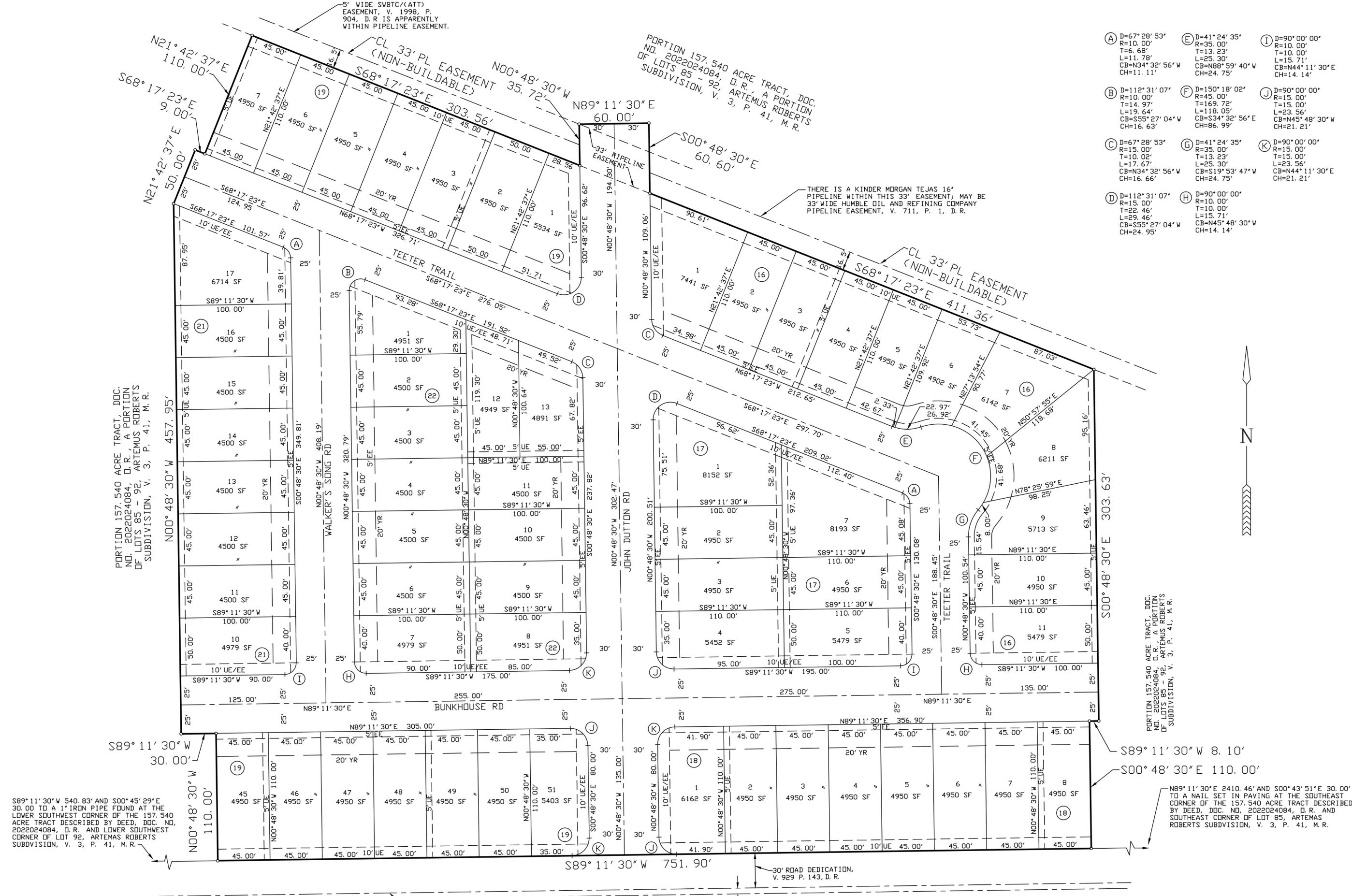
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

LEGEND:

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

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE SUBJECT SITE LIES IN ZONE "OTHER AREAS" ACCORDING TO FEMA MAP 48355C0280G, OCTOBER 13, 2022.
3. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED NUECES BAY AS "CONTACT RECREATION" USE.
4. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
5. LEGAL DESCRIPTION: A 10.297 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 90, 91 AND 92, ARTEMUS ROBERTS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS, NUECES COUNTY, TEXAS AND ALSO BEING A PORTION OF A 157.540 ACRE TRACT OF LAND DESCRIBED BY DEED, DOCUMENT NO. 2022024084, OFFICIAL RECORDS OF SAID COUNTY.
6. THE TOTAL PLATTED AREA CONTAINS 10.297 ACRES OF LAND INCLUDING STREET DEDICATIONS.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
9. NO DRIVEWAY ACCESS TO HAVEN DRIVE FROM LOTS IN THIS SUBDIVISION.
10. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.



- (A) D=67' 28" 53"
R=10.00'
T=6.68'
L=11.78'
CB=N34° 32' 56" W
CH=11.11'
- (B) D=112' 31' 07"
R=10.00'
T=14.97'
L=19.64'
CB=S55° 27' 04" W
CH=16.63'
- (C) D=67' 28" 53"
R=15.00'
T=10.02'
L=17.67'
CB=N34° 32' 56" W
CH=16.66'
- (D) D=112' 31' 07"
R=15.00'
T=22.46'
L=29.46'
CB=S55° 27' 04" W
CH=24.95'
- (E) D=41' 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=N88° 59' 40" W
CH=24.75'
- (F) D=150' 18' 02"
R=45.00'
T=169.72'
L=118.05'
CB=S34° 32' 56" E
CH=86.99'
- (G) D=41' 24' 35"
R=35.00'
T=13.23'
L=25.30'
CB=S19° 53' 47" W
CH=24.75'
- (H) D=90' 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N44° 11' 30" E
CH=14.14'
- (I) D=90' 00' 00"
R=10.00'
T=10.00'
L=15.71'
CB=N44° 11' 30" E
CH=14.14'
- (J) D=90' 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N45° 48' 30" W
CH=21.21'
- (K) D=90' 00' 00"
R=15.00'
T=15.00'
L=23.56'
CB=N45° 48' 30" E
CH=21.21'

S89° 11' 30" W 540.83' AND S00° 45' 29" E 30.00' TO A 1" IRON PIPE FOUND AT THE LOWER SOUTHWEST CORNER OF THE 157,540 ACRE TRACT DESCRIBED BY DEED, D.C. NO. 2022024084, D.R. AND LOWER SOUTHWEST CORNER OF LOT 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

PORTION 157,540 ACRE TRACT, D.C. NO. 2022024084, D.R., A PORTION OF LOTS 85 - 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

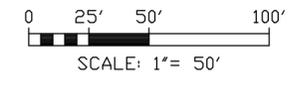
N89° 11' 30" E 2410.46' AND S00° 43' 51" E 30.00' TO A NAIL SET IN PAVING AT THE SOUTHEAST CORNER OF THE 157,540 ACRE TRACT DESCRIBED BY DEED, D.C. NO. 2022024084, D.R. AND SOUTHEAST CORNER OF LOT 85, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.

APPROX. CL OF PAVING, HAVEN DR. HAVEN DRIVE RDW, D.C. NO. 1997033401, D.R.

ORIGINAL CL HAVEN DRIVE (COMMON N. LINE LOTS 80 - 84 AND S. LINE LOTS 85 - 92, ARTEMAS ROBERTS SUBDIVISION, V. 3, P. 41, M.R.)

CL HAVEN DR.

PLAT OF
YELLOWSTONE UNIT 7
CORPUS CHRISTI, NUECES COUNTY, TX



BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 9/30/25
FILE: PLAT-SH2.DWG
JOB NO.: 25033
SCALE: AS SHOWN
PLOT SCALE: 1" = 50'
SHEET 2 OF 2

ZONING REPORT

Case # ZN8741

APPLICANT & SUBJECT PROPERTY

District: 4

Owner: Creamean Troy Louis Living Trust

Applicant: Marina Luxe at Granada LLC

Address: 14861-5 Granada Drive, located along the south side of Granada Drive, west of Leeward Drive, generally south of the Packery Channel, and east of Park Road 22 (South Padre Island Drive).

Legal Description: Lots 10 and 11, Block 1, Padre Island Section D.

Plat Status: The subject property consists of two platted parcel per MRNCT (Map Records of Nueces County, Texas) Volume 35, Page 24-5.

Acreage of Subject Property: 0.68 acres

Pre-Submission Meeting: April 11, 2025

Code Violations: None.

ZONING REQUEST

From: "RM-AT/IO" Multi-Family Apartment Tourist District with an Island Overlay

To: "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island Overlay and a Planned Unit Development Overlay

Purpose of Request: To allow a townhome community.

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 Padre-Mustang Island Area Development Plan (Adopted on June 29, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT/IO" Multi-Family Apartment Tourist with an Island Overlay	Vacant	High-Density Residential
North			
South	"RS-6/IO" Single-Family 6 with an Island Overlay	Waterway, Vacant	
East	"RM-AT/IO" Multi-Family Apartment Tourist with an Island Overlay	Medium-Density Residential	
West		Vacant	

Utility Master Plans								
Service	Existing Conditions			Master Plan Improvements				
Water	An 8-inch ACP (active and public) distribution line exists along the south side of Granada Drive.			No improvements were proposed.				
Wastewater	A 10-inch VCP (active and public) gravity line exists along the north side of Granada Drive.			No improvements were proposed.				
Stormwater	No infrastructure exists.			No improvements were proposed.				
Gas	A 2-inch PE (active) grid main exists along the south side of Granada Drive.			No improvements were proposed.				
Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Granada Drive	Service Area 20	Local Residential	-	-	1	1	None reported	No improvements were proposed
Bicycle Mobility Plan								
The subject property is approximately 900 feet away from a proposed One-Way Cycle track (on both sides of the right-of-way) along Leeward Drive, which is east of the parcels to be rezoned.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route(65) Padre Island Connection near Running Light Drive and Leeward Drive, and Saint Augustine and Windward Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 15, 2025				
Tentative City Council 1 st Reading				December 9, 2025				
Tentative City Council 2 nd Reading				December 16, 2025				
38 Notices mailed to property owners within 200 feet of the subject property								
0	In Opposition			1	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property consists of 0.68-acre of undeveloped parcels in the Padre/Mustang Island Area, generally south of the Packery Channel and east of South Padre Island Drive, within the Padre Island Section D subdivision. The subject property is zoned “RM-AT/IO” Multi-Family Apartment Tourist District, which allows townhomes by right, however the developer is seeking relief from the Unified Development Code due to development constraints.

The properties surrounding these parcels are zoned “RM-AT/IO” Multi-Family Apartment Tourist District, all vacant, except for the property to east, which has a current land use of Medium-Density Residential.

The applicant is requesting a change of zoning district to accommodate a waterfront townhome community, which will consist of three buildings, two of which will contain 4 units, while the other will accommodate 3. Shared waterfront amenities, including boat slips and community deck, and other items such as pool, and sports court, will be part of the development. Refer to the land use breakdown below.

Planned Unit Development Land Use Breakdown				
Item	Land Use	Lot Area (SQF)	PUD Percentage	Number of Lots
1	Common Area– Transportation, Utilities, Amenities	12,311	52%	1
2	(Townhomes)	14,309	48%	11

The “RM-AT” Multi-Family District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels. The table below shows the Unified Development Code’s development standards, with the deviations to be accorded by the Planned Unit Development if approved. The deviations are primarily the minimum lot area, minimum lot width, and minimum open space. Refer to the table below. Additional standards apply per the attached Planned Unit Development document.

Planned Unit Development Standards		
	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	1263
Min. Lot Width (Ft)	26	20
Min. Street Yard (Ft)	10	13
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	0	0
Min. Side Yard – Total (Ft)	0	0
Min. Rear Yard	5	10
Min. Building Separation	10	30
Min. Open Space	30%	10% ^{1, 2, 3}

Maximum Height (F)	45	49.2⁴ (54.1)⁵
Note: Items that are bold and underlined indicate a deviation.		
¹ In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements. ² Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³ The development is designed to be walkable and the common areas are intended for residents and guests only. ⁴ Top of guardrail of rooftop deck. ⁵ Top of penthouse mean roof height.		

Located in the Padre/Mustang Island area, this property also has the –IO Island overlay. The –IO, Island overlay is to promote quality development on Padre Island. It is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations are in place to preserve the character of the area and economic importance to the City.

The Planned Unit Development overlay, to be added if the request is approved, encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

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.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is broadly consistent with the Padre/Mustang Island ADP; however it is inconsistent with the FLUM designation of High-Density Residential.

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’s comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the “RS-6” Single-Family 6 District with an Island Overlay to the “RM-AT/IO” Multi-Family Apartment Tourist District with an Island overlay or “RM-AT/IO/PUD” Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
 - Surrounding properties have a pattern towards high-density residential developments, particularly townhomes, with the Planned Development Unit overlay for flexibility in arrangement within such narrow lots.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

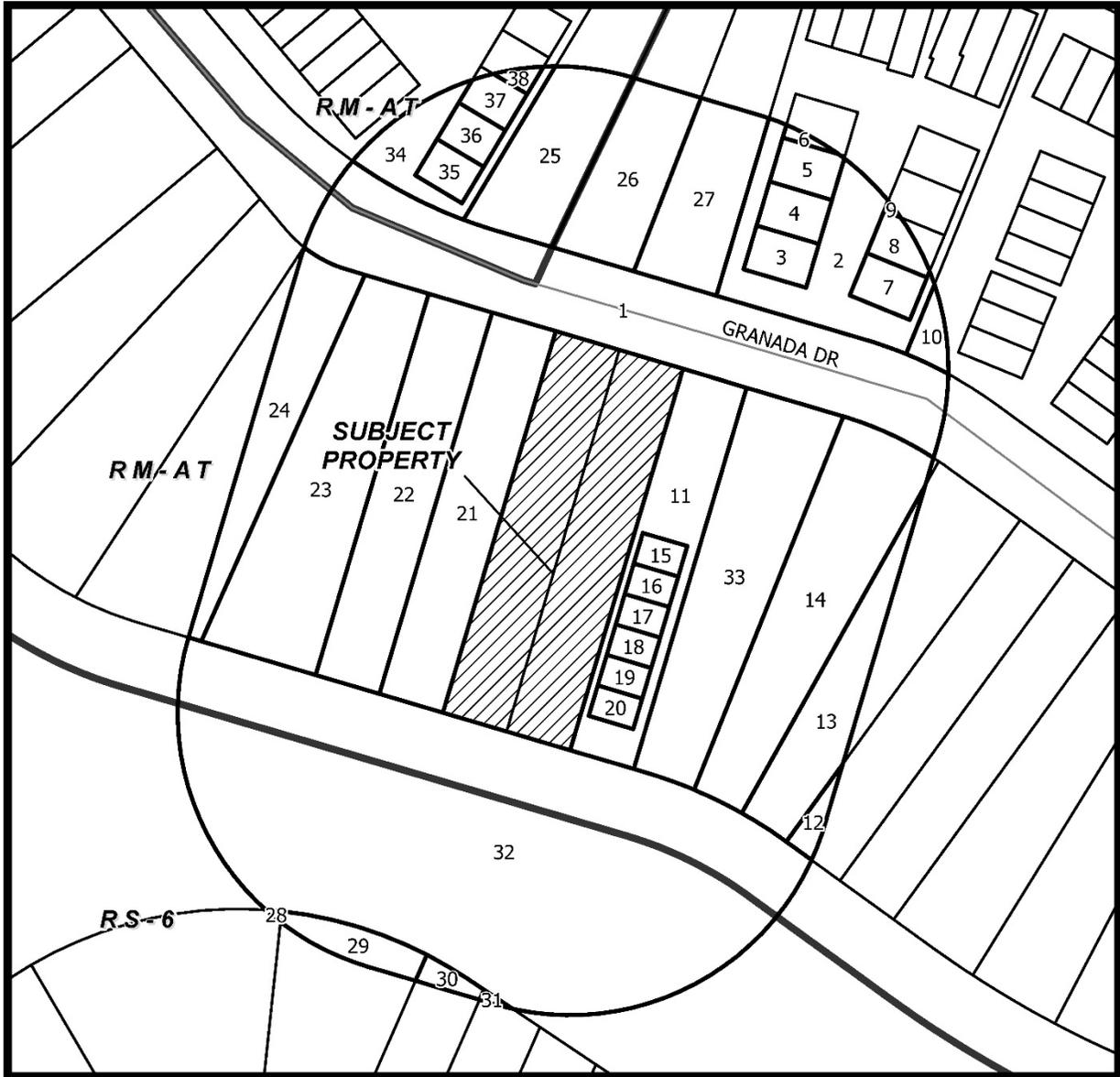
Staff Recommendation:

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 “RM-AT/IO” Multi-Family Apartment Tourist District with an Island Overlay to the “RM-AT/IO/PUD” Apartment Tourist District with an Island Overlay and a Planned Unit Development Overlay.

Attachments:

- (A) Existing Zoning and Notice Area Map
- (B) Planned Unit Development Document

(A) Notice Area Map



CASE: ZN8741 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 on attached ownership table
-  Owners in opposition



(B) Planned Unit Development Document

MARINA LUXE AT GRANADA
proposed planned unit development (PUD)



Padre Island, Corpus Christi, Texas

OWNER

THE TROY LOUIS CREAMEAN LIVING TRUST, TROY CREAMEAN, D.O., TRUSTEE

SUBMITTED BY

CROSSROADS BUILDER LLC, JOSEPH SANTARELLI, OWNER
DEEP ROOTS, LLC - MIKE WHITSON, OWNER/DESIGNER

LAND ENGINEERING BY

BRISTER SURVEYING INC.

PROJECT DESCRIPTION & PURPOSE

The proposed Marina Luxe at Granda consists of a townhouse development of 0.69 acres, being all of Lots 10 and 11, Padre Island Sec D, Blk 1 (Nueces Co. Property IDs: 279188, 279189). The development is a planned townhouse community that will consist of fee simple lots. The property currently is currently vacant land and is zoned Multifamily Apartment Tourist (RM-AT). The City of Corpus Christi Future Land Use Plan designates the area as high density residential. The proposed zoning is RM-AT-IO/PUD. The proposed density will be 17 units per acre.

As concept rendering on cover show, the proposed groups units into **three** buildings - one along waterfront boundary with four units, and **two 4**-unit building along west side of combined 279188/279189 parcel. Exterior designs are yet final, but intended design is to be contemporary coastal with a blending of sleek, modern architectural elements with relaxed, nautical-inspired aesthetics and use of natural materials. The community is being thoughtfully designed to preserve and enhance the aesthetic integrity of the Padre Isle neighborhood, ensuring seamless integration with its coastal surroundings. Architectural features, such as integrated screening for trash bins, maintain a clean and visually appealing streetscape that aligns with the community's contemporary coastal charm. To further safeguard the neighborhood's aesthetics and curb appeal, the development will establish deed restrictions and Homeowners Association (HOA) rules, enforcing standards for property maintenance, landscaping, and exterior modifications. These measures demonstrate our commitment to upholding the visual and cultural value of Padre Isle, contributing positively to the city's coastal identity and meeting the expectations of Corpus Christi's administrators and elected officials. Mr. Creamean, the owner and developer of this community is an intended full-time resident of the community and so is fully vested in its longterm care.

The purpose of this Planned Unit Development is to create an innovative waterfront townhome community that combines residential living with shared recreational amenities on a compact waterfront site. The development seeks to attract residents with shared interests in waterfront recreation and upscale coastal living by providing direct water access, outdoor living features, and a distinct community identity. This PUD is necessary to accommodate the unique design features of the project, including:

- 4-story townhome structures with rooftop terraces and vegetative elements
- Shared waterfront amenities including boat slips and community deck
- Gated community design with ornamental fencing for aesthetic enhancement
- Shared spaces with pedestrian flow
- Private lawns and optional swimming pool-spa for individual units
- Innovative site layout that maximizes a constrained 100' × 300' lot

The proposed development cannot be accomplished through conventional zoning because it requires flexibility in:

- Building height to accommodate 4-story townhomes with rooftop features
- Setbacks to maximize use of the 100' width
- Density to create a viable community within the limited dimensions
- Shared amenity configuration along the waterfront

COMPATIBILITY WITH PUD EVALUATION CRITERIA

(3.5.4.A.1) The proposed development achieves harmony with the surrounding area through:

- Strategic placement of 4-story townhomes along the western boundary of the property
- Vegetative roof elements that soften rooflines and create visual interest
- Ornamental fencing that enhances aesthetic appeal while screening functional elements
- Architectural design that complements the coastal character of North Padre Island

(3.5.4.A.2) This development aligns with the Corpus Christi Comprehensive Plan by:

- Intensifying residential density in an appropriate waterfront location
- Maximizing land use efficiency through vertical development
- Creating distinctive housing options for residents seeking waterfront access
- Enhancing the overall character and appeal of North Padre Island

(3.5.4.A.3) The project contributes to a balanced community by:

- Providing a unique housing type that fills a market niche for waterfront recreation enthusiasts
- Creating shared amenities that foster community interaction
- Establishing a distinctive residential enclave that adds diversity to housing options
- Balancing private living spaces with community recreational areas

(3.5.4.A.4) The development demonstrates orderly land use arrangement through:

- Linear organization of townhomes that maximizes the 100-foot width
- Clear delineation between private residential areas and shared amenities
- Logical circulation pattern that separates vehicular and pedestrian movement
- Purposeful positioning of buildings to optimize site dimensions and waterfront access

(3.5.4.A.5) Our transportation system includes:

- Efficiently designed internal roadway with appropriate turning radii
- Dedicated pedestrian walkways connecting residences to amenities
- Clear separation of vehicular and pedestrian circulation
- Direct pathway access to waterfront features

(3.5.4.A.6) The project will be implemented in the following phases:

- Phase I: Site preparation, infrastructure, and waterfront improvements
- Phase II: Construction of townhome buildings and community amenities

- Phase III: Final landscaping and site finishing

This phasing, over a construction timeline of approximately 18 months can be accommodated by existing and planned public utilities and infrastructure.

COMPATIBILITY WITH SITE CRITERIA

(3.5.4.B.1) The development ensures adequate public improvements through:

- Presentation of Utility Plan to support estimated usages of:
 - Water: 4,200 gpd @ 100 gpd per capita of 3.5 persons/unit (per capital factor via “Corpus Christi Utility Master Plan”)
 - Wastewater: 3,360 gpd (350 gpd/unit water usage * 0.80) (factor via CCW’s Winter Quarter Averaging, “WQA, December-March”)
- Appropriate utility connections sized for the development intensity
- Stormwater management features designed for the site conditions
- Enhanced pedestrian facilities along site frontages
- Connection to existing public infrastructure with any necessary upgrades

(3.5.4.B.2) The development minimizes off-site impacts through:

- Traffic management measures at the gated entrance
- Lighting design that prevents light spillover to adjacent properties
- Strategic positioning along the western boundary to create separation from eastern neighbor
- Screening of functional elements to maintain neighborhood aesthetics

(3.5.4.B.3) The development provides recreational facilities including:

- Shared boat slips for resident water access
- Community waterfront deck for gathering and enjoyment
- Rooftop terraces that extend outdoor living spaces
- Optional swimming pool-spa configurations for individual units

(3.5.4.B.4) The site and building layout maximizes the natural and built environment by:

- Orienting buildings to capture waterfront views
- Incorporating vegetative elements to soften building mass
- Utilizing vertical design to maximize limited horizontal space
- Creating a clear community identity through cohesive design elements

DEVELOPMENT LOCATION MAP



Source: Nueces County Appraisal District (May 11, 2025)

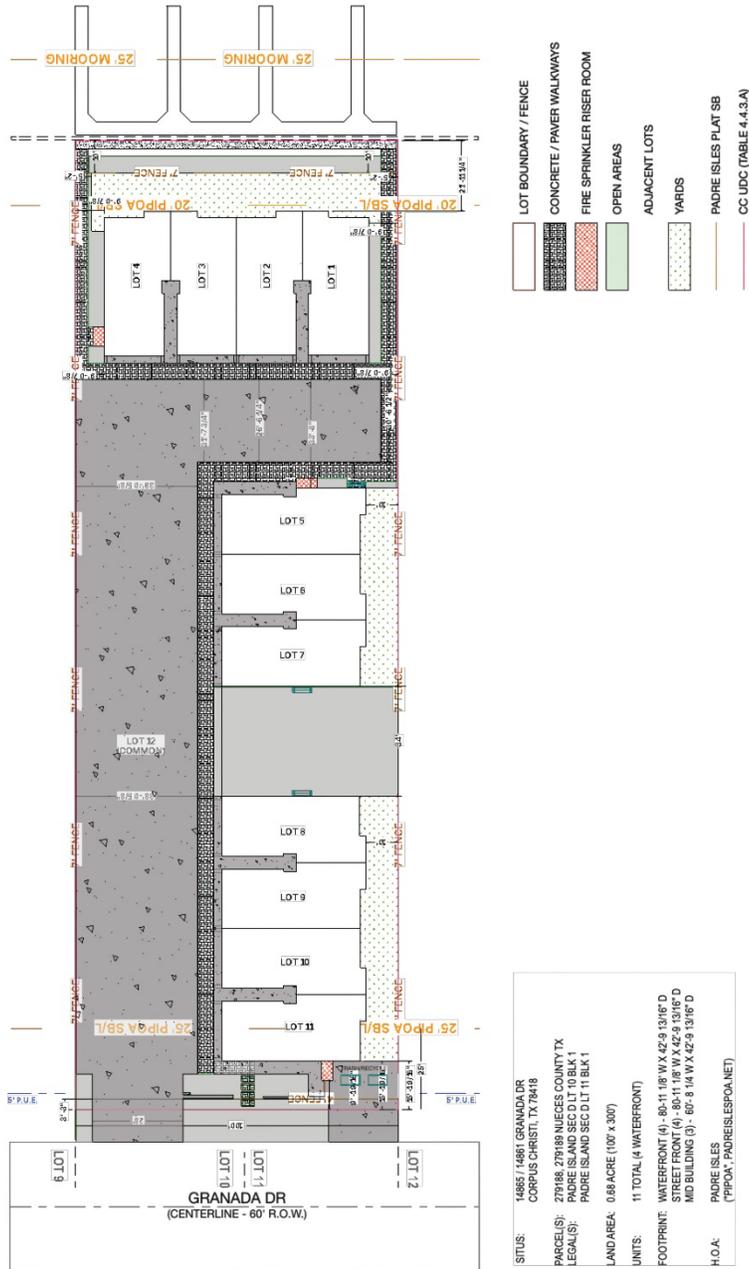
ADJACENT LAND USE AND ZONING

The following indicates adjacent, and surrounding, land use zoning as of the submission of this application.



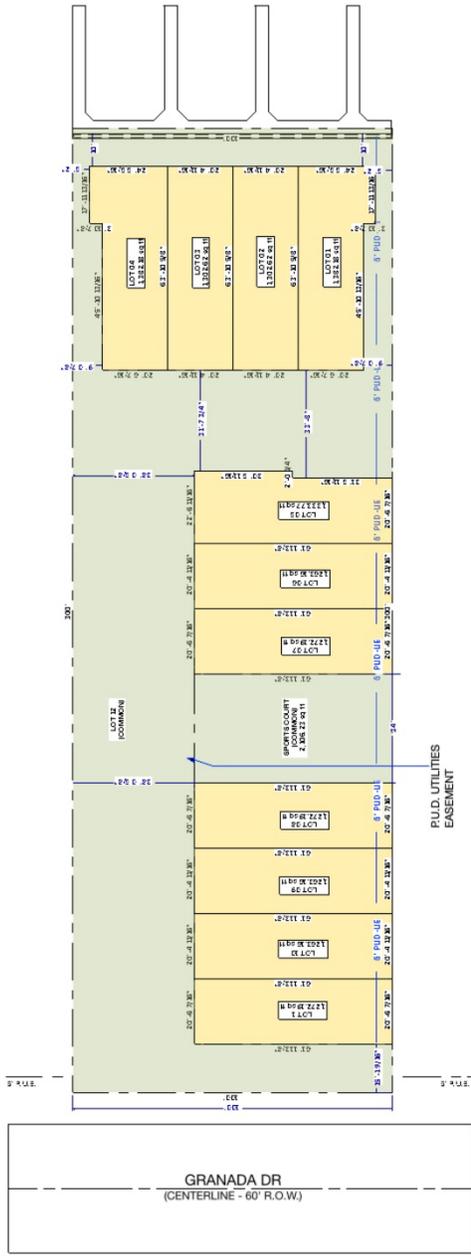
Direction	Current Land Use	Zoning
North of Property	Vacant	RM-AT IO
South of Property	Waterway	RM-AT IO
East of Property	Medium Density Residential	RM-AT IO
West of Property	Vacant	RM-AT IO

PROPOSED PUD LAYOUT



PROPOSED LOT LAYOUT

The following depicts proposed layout of lots for the development AND open space analysis:



	Total (sq)	Total (acre)	% of Total
Free Single Lots	14,308	0.33	47.7%
Common Lots	15,693	0.36	52.3%
Total PUD Area	30,000	0.69	100.00%
Open Area, Drive/Walkways/Impervious	11,628		38.8%
Open Area, Sports Court	1,155		3.8%
Open Area, Plantings/Lawn (Previous)	14,215		47.4%

SITUS: 14857 / 14857 GRANADA DR
CORPUS CHRISTI, TX 78416

PARCELS: 278188, 278189 NUECES COUNTY TX
LEGAL(S): PADRE ISLAND SEC D LT 10 BLK 1
PADRE ISLAND SEC D LT 11 BLK 1

LAND AREA: 0.68 ACRE (107' x 307')

UNITS: 11 TOTAL (4 WATERFRONT)

FOOTPRINT: WATERFRONT (4) - 80' x 126' W X 42' x 131'6" D
STREET FRONT (4) - 80' x 126' W X 42' x 131'6" D
MID BUILDING (3) - 80' x 126' W X 42' x 131'6" D

H.O.A.: PADRE ISLES
(PPOR - PADRESLESPOANET)

- 1 Planned sports court provides for community activities and gathering. Surface provided for emergency apparatus turnaround.
- 2 Planting areas.

DEVIATIONS - DEVELOPMENT (UDC Section 4)

DESCRIPTION		REQUIREMENTS	
		RM-AT -IO (Townhouse) (UDC TABLE 4.4.3.A.	PROPOSED PUD
Max. Density (units/acre)		18	17
Min. Lot Area (sf)		2,600	1,263
Min. Lot Width at Front Yard (ft)		26	20
Min. Yard Requirements (Min. in Feet)	Street	10	13
	Side	0	0
	Rear (water)	5	10
	Min. Yard (sf)	100	200
Min. Open Space		30%	10% ^{1, 2, 3}
Min. Building Separation (ft)		10	30
Resident Parking		2 per Unit = 24	2 per Unit = 24
Shared / Guest Parking		1,600 SF	0 SF (OFF STREET ONLY)
Max. Height (ft)		45	49.2 ⁴ (54.1 ⁵)

¹ In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements. ² Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³ The development is designed to be walkable and the common areas are intended for residents and guests only. ⁴ Top of guardrail of rooftop deck. ⁵ Top of penthouse mean roof height.

DEVIATIONS - R.O.W. (UDC Section 8)

DESCRIPTION	REQUIREMENTS / ALLOWANCES	
	Table 8.2.1.B Local Street Standards	PROPOSED PUD
R.O.W.	50	33
Street Section Width (ft)	28	26
Street Length-Hammerhead (ft)	500 max.	227.5
Sidewalks Required	4' width, both sides	5' wide, single side
Parking Sides Allowed	Two	One

DESCRIPTION	REQUIREMENTS / ALLOWANCES	
	Table 8.2.1.B Local Street Standards	PROPOSED PUD
External Access Point(s) Required (12 units)	One	One
Parking - Open Space (off-street parking only)	1 per 10,000 sf = 1	0 per 10,000 sf = 0

P.U.D. DEVELOPMENT GUIDELINES

The following tables indicate the proposed P.U.D. Development Guidelines for each lot type within the development. Designated Home Owner Association (HOA) management will enforce guidelines to ensure compliance with the established rules of the P.U.D. and Municipal Zoning and Development code.

Development Lots	Description	Block Number	Lot Numbers
	Residential Lots	1	1-11
	Common Area and Access Easement Lot	1	12

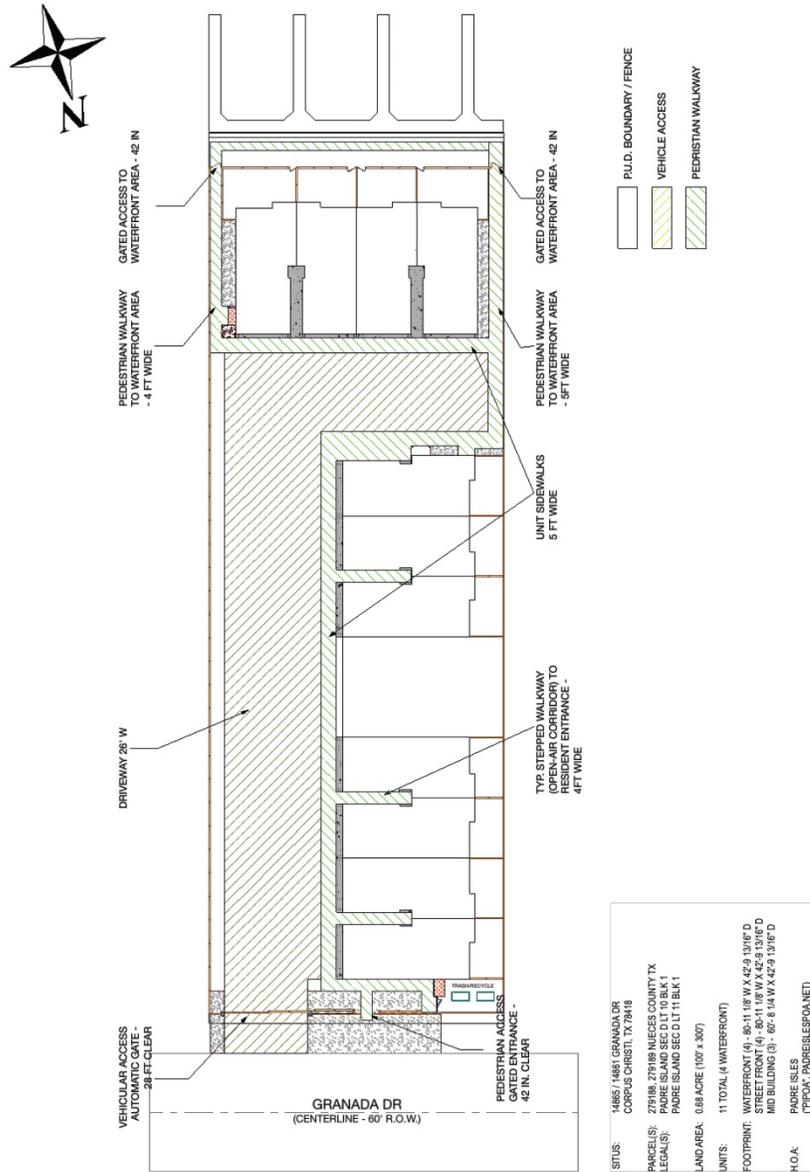
Residential Lots	Item	Description
	Usage	Non-residential structures and improvements supporting the community
	Building Height (Max. ft)	15
	Parking Spaces (per unit)	2 ³
	Maintenance	Lot Owner and/or HOA
	Landscape	Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA
	Improvements Allowed	Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.
	Improvements Placement	Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required.
	Short-term Rental Activity (proposed inclusion under P.U.D.)	Daily, weekly, and monthly rentals to be allowed within defined parameters and compliance with all HOA rules and regulations. Enforcement by HOA.

¹ In addition to planned courtyard-styled common area, PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, natural elements. ² Waterfront area is designated as open space and common use. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³ Includes two garage parking spaces per unit.

		Item	Description
Common Area Lot(s)	Usage		Non-residential structures and improvements supporting the community
	Lot Area (sf)		Min. = N/A Max. = N/A
	Lot Width at Front (ft)		Min. = N/A Max. = N/A
	Min. Setback/Yard Requirements (Min. in Feet)	Street — Non-corner	10
		Side - Single	0
		Side - Total	0
	Building Height (Max. ft)		15
	Building Spacing (Max. ft)		per 2021 International Building Code (IBC)
	Landscape Requirements		Per base plat determined at permitting in accordance with Corpus Christi UDC and PIPOA
	Maintenance		Home Owner's Association (HOA)
	Improvement Allowed		Residential structure(s) and supporting structure(s) typical of decks, pervious surfaces, fencing, landscaping, etc.
Improvement Placement		Shall not protrude into the common areas or easement(s), nor beyond the property line (whichever applicable). HOA approval required.	

VEHICULAR AND PEDESTRIAN ACCESS

Access and egress from development as depicted:



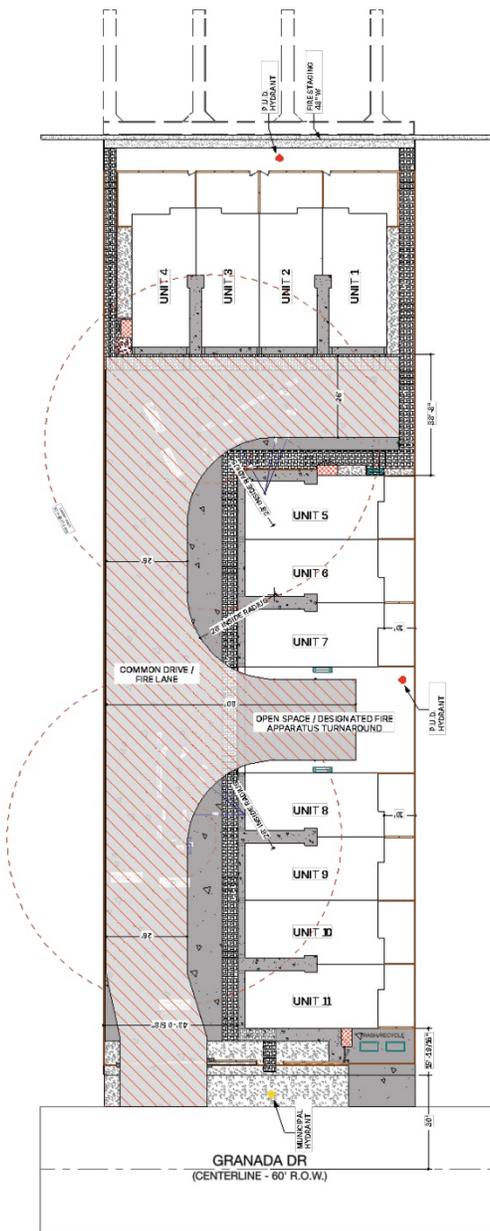
FIRE APPARATUS ACCESS PLAN

To ensure compliance with the City of Corpus Christi's requirements for this Planned Unit Development (PUD) application, the proposed gated community incorporates comprehensive provisions for 24/7 emergency vehicle access and fire sprinkler system inspections, aligning with the Unified Development Code (UDC), 2021 International Fire Code (IFC), and Corpus Christi Fire Department (CCFD) standards. All entry gates will feature Fire Department-approved mechanism (e.g. Knox Box key vaults, siren-activated openers (e.g., Opticom) or strobe sensor) to provide emergency access for fire trucks, ambulances, and police vehicles, with a 28-foot clear gate width and roads designed to accommodate emergency vehicle turning radii. The Homeowners' Association (HOA) will maintain these systems and coordinate with CCFD to provide access protocols, ensuring no obstructions impede response times. Fire sprinkler systems in residential and common areas will be fully accessible for inspections, testing, and maintenance per NFPA 25, with the HOA facilitating scheduling with the Fire Marshal's office.

The development team has engaged in pre-development meetings with the Development Services Department and fire safety personnel to convey preliminary site plans. Developers will further a dialog to ensure proper design, and the HOA's covenants, conditions, and restrictions (CC&Rs) codify ongoing responsibilities for access maintenance and coordination with local authorities. These measures ensure the community meets all safety and access requirements for a successful PUD approval.

See layout plan next...

FIRE ACCESS LAYOUT



1. **TOWNHOUSE UNITS:** 11 IDENTICAL UNITS, EACH WITH 4 FLOORS COMPRISING 3,015 SQ FT INTERIOR LIVING SPACE, 1,064 SQ FT OUTDOOR SPACE (INCLUDING ROOFTOP TERRACE), AND 365 SQ FT GARAGE ON THE FIRST FLOOR.
2. **AERIAL APPARATUS ACCESS:** ROOFTOP TERRACE RAILING TOP HEIGHT AT 48.7 FT ABOVE GROUND LEVEL, TOP OF ROOF RIDGE AT 56.8 FT ABOVE GROUND LEVEL FOR EACH UNIT.
3. **FIRE LANE CONFIGURATION:** MODIFIED HAMMERHEAD FIRE LANE PER 2021 IRC APPENDIX D PROVIDES EMERGENCY APPARATUS ACCESS TO ALL 11 UNITS.
4. **FIRE LANE SETBACK:** FIRE LANE POSITIONED NOT LESS THAN 15 FT FROM BUILDING STRUCTURES PER CORPUS CHRISTI FIRE SAFETY REQUIREMENTS.
5. **FIRE LANE SPECIFICATIONS:** 26 FT WIDE LANE WITH 28 FT INSIDE RADIUS TURNS AND >46 FT OUTSIDE TURN RADIUS. DRIVING SURFACE ENGINEERED IN ACCORDANCE WITH 2021 IFC TO SUPPORT IMPOSED LOADS OF FIRE APPARATUS WEIGHING 75,000 POUNDS (94,020 KG); DRIVEWAY WIDTH NOT LESS THAN 33 FT.
6. **ACCESS GATE:** 28 FT WIDE ACCESS GATE EQUIPPED FOR EMERGENCY ENTRY USING KNOX SYSTEM.
7. **FIRE HYDRANT:** TWO 6-INCH FIRE HYDRANTS TO BE INSTALLED; LOCATIONS PER FIRE SAFETY.
8. **SPRINKLER SYSTEM:** AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13R, INCLUDING A RISER ROOM ON EACH BUILDING WITH EXTERIOR ACCESSIBILITY FOR FIRE SERVICES.
9. **ADDITIONAL DETAILS:** ALL FIRE SAFETY DETAILS AND SPECIFICATIONS TO BE SUBMITTED WITH BUILDING PLAN PERMIT APPLICATIONS.
10. **APPARATUS:** SHOWING AERIAL TRUCK REACH @ 90' HEIGHT AND NOT GREATER THAN 70 DEG. LADDER ANGLE

SITUS:	14865 / 14861 GRANADA DR CORPUS CHRISTI, TX 78418
PARCEL(S):	Z79188 Z79189 NIECES COUNTY TX
LEGAL(S):	TRACT 10, BLOCK 1 PADRE ISLAND SEC D 11 BLK 1
LAND AREA:	0.68 ACRE (107' X 300')
UNITS:	11 TOTAL (4 WATERFRONT)
FOOTPRINT:	WATERFRONT (4) - 80'-11" W X 42'-9" D STREET FRONT (4) - 80'-11" W X 42'-9" D MID BUILDING (3) - 60'-8" W X 42'-9" D
H.O.A.:	PADRE ISLES (TPOA: PADRESLESPOA.NET)

FIRE ACCESS CROSS SECTION

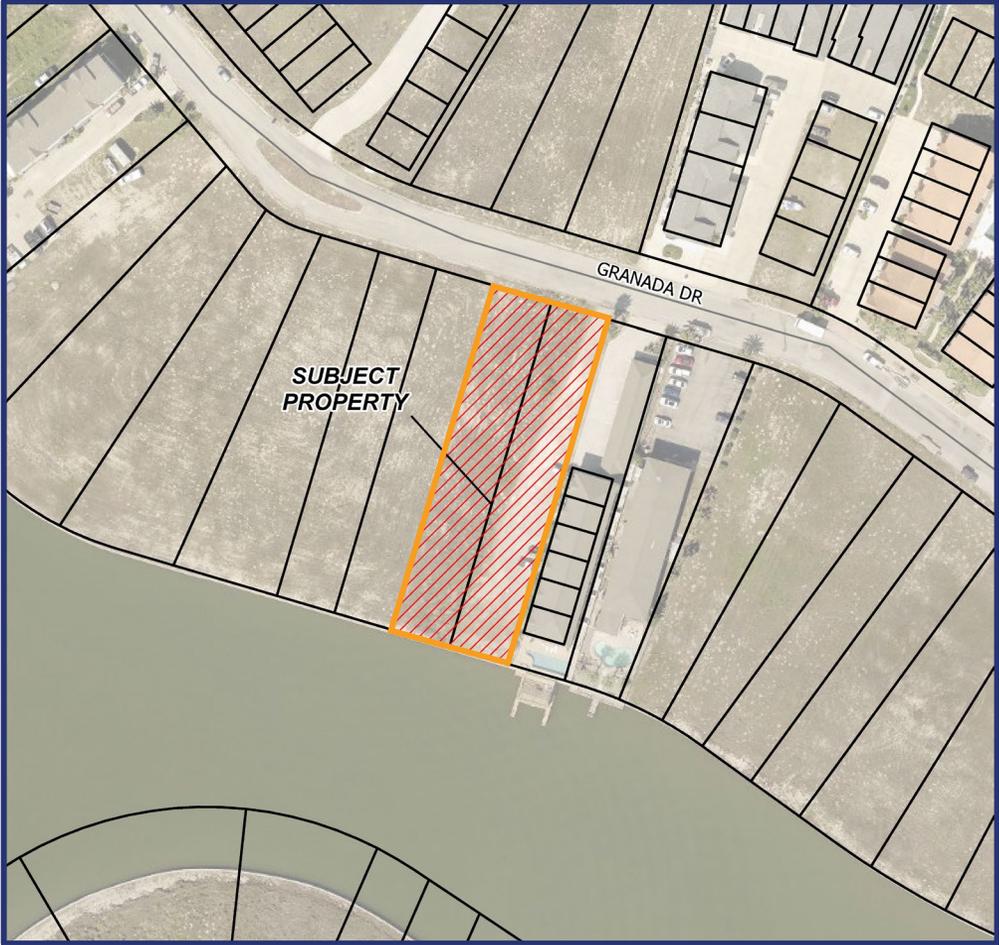




ZONING CASE ZN8741

PLANNING COMMISSION, OCTOBER 15, 2025

TROY CREAMEAN, DISTRICT 4



Rezoning a property at or near
14861-5 Granada Drive
From the "RM-AT/IO" District,
to the "RM-AT/IO/PUD" District



Zoning and Land Use



Proposed Use:

To allow a townhome community.

Area Development Plan:

Padre/Mustang Island, Adopted on January 29, 2021

Designated Future Land Use:

High-Density Residential

Existing Zoning District:

“RM-AT/IO” Multi-Family Apartment Tourist with the Island Overlay

	Existing Land Use	Zoning District
North	Vacant	“RM-AT/IO”
South	Waterway, Vacant	“RS-6/IO”
East	Medium-Density Residential	“RM-AT/IO”
West	Vacant	“RM-AT/IO”



Public Notification

38 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: 1 (7.35%)**

*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**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL



Site Plan & Standards

Planned Unit Development Land Use Breakdown				
	Land Use	Lot Area (SQF)	PUD Percentage	Number of Lots
1	Common Area—Transportation, Utilities, Amenities	12,311	52%	1
2	(Townhomes)	14,309	48%	11

Planned Unit Development Standards		
	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>1263</u>
Min. Lot Width (Ft)	26	<u>20</u>
Min. Street Yard (Ft)	10	13
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	0	0
Min. Side Yard – Total (Ft)	0	0
Min. Rear Yard	5	10
Min. Building Separation	10	30
Min. Open Space	30%	<u>10%</u> ^{1, 2, 3}
Maximum Height (F)	45	49.2 ⁴ (54.1) ⁵



Note: Items that are bold and underlined indicate a deviation.

¹In addition to planned courtyard-styled common area, the PUD will incorporate open space within available street and rear lawn (or setback) areas with landscape plan demonstrating aesthetic, and natural elements. ²Waterfront area is designated as open space and common uses. Amenities include boat slips, docks, water frontage lawn space, and planned over-water shared deck. ³The development is designed to be walkable and the common areas are intended for residents and guests only. ⁴Top of guardrail of rooftop deck. ⁵Top of penthouse mean roof height.





Thank you!

ZONING REPORT

Case # ZN8909

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Big Fish Enterprises LLC
Applicant: Elizabeth Castillo
Address: 645 Everhart Road, located along the east side of Everhart Road, north of South Padre Island Drive, south of South Alameda Street, and west of Caramel Parkway.
Legal Description: Lot 27, Block 6, Alameda Park
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 10 Page 16
Acreage of Subject Property: 0.17 acre
Pre-Submission Meeting: August 20, 2025
Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for office 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 Bayside Area Development Plan, adopted on December 10, 2024.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
North	"CN-1" Neighborhood Commercial	Commercial	Commercial
South	"ON" Neighborhood Commercial	Professional Office	Commercial
East	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
West	"RS-6" Single-Family 6	Transportation (Everhart Road), Medium-Density Residential	Transportation (Everhart Road), Medium-Density Residential

Utility Master Plans		
Service	Existing Conditions	Master Plan Improvements
Water	An 8-inch ACP (active and public) distribution line exists along the east side of Everheart Road; another 6-inch ACP (active and public) distribution line exists along the opposite side of the right-of-way. A 20-inch SP (active and public) transmission line exists along the west side of Everhart Road.	No improvements have been proposed.
Wastewater	A 27-inch VCP (active and public) gravity main exists along the west side of Everhart Road; and another 27-inch line is under construction.	No improvements have been proposed.
Stormwater	A 60-inch SBC (active and public) line exists along the west side of Everhart Road.	No improvements have been proposed.
Gas	A 2-inch WS (active) grid main exists along the west side of Everhart Road.	No improvements have been proposed.

Roadway Master Plan (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Everheart Road	Service Area 10	"A1" Minor Arterial Road Undivided	2	2	N/A	N/A	None reported	None proposed.

Bicycle Mobility Plan

The subject property is near several planned mobility infrastructures. An eighth mile east of the site, is a planned bike boulevard along Robert Drive, a quarter mile west of the site is a planned off-road multi-use trail, and a quarter mile southwest of the site is a planned one-way cycle track (along both sides of the right-of-way).

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property along Alameda Street at Everheart Road via Bus Route 5 Alameda, 900 feet north of the site.			
PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		October 15, 2025	
Tentative City Council 1 st Reading		December 9, 2025	
Tentative City Council 2 nd Reading		December 16, 2025	
27 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, out of the Alameda Park medium-density residential subdivision, is a 0.17-acre property developed with a 1,200-square-foot single-family structure in the bayside area, along Everhart Road, an A1-class arterial road. It is set along a block, like many others, between Holly Road and South Alameda Street that has started to transition to commercial uses since the early 1980s.

The surrounding properties, except to the west and east, are zoned for commercial activities. To the north is a property zoned “CN-1” Neighborhood Commercial District with a commercial use. To the south, the property is zoned “ON” Neighborhood Office with professional office use. The properties to the west and east are zoned “RS-6” Single-Family 6 with medium-density residential uses according to the current land use map.

The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District to accommodate an office use, which, 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/is not consistent with the following Elements, Goals and Strategies for Decision Makers:

- *Future Land Use, Zoning, & Urban Design:*
 - Corpus Christi development patterns support efficient and cost-effective use of resources and 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.
 - Corpus Christi has well-designed neighborhoods and environments.
 - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.

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

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

- While the proposed rezoning is inconsistent with FLUM's designation of Medium-Density Residential, the transitioning of residential uses to commercial use has been happening for a while.

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 zoning map amendment, while inconsistent with the future land use map, overall is consistent with the City of Corpus Christi Comprehensive Plan.

- The future land use designation of Medium-Density Residential contradicts one of Plan CC's goals that development patterns should be one where orderly growth is encouraged and the proper location of land uses based on compatibility, locational needs, and characteristics of each use is promoted, especially in an area that has been in transition as early as the 1980s. Granting the applicant's request will close a gap and reinforce the development pattern of the area.
 - Plan CC was adopted in 2016, and the future land use designation for medium-density residential remained even with recent adoption of the Bayside Area Development Plan.
- Plan CC also addresses the type of commercial activities that may abut a residential district as well as their scale. The reuse of the approximately 1,200-square-foot residential structure for an office is appropriate.

The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have any adverse impact on the surrounding neighborhood.

- The Everhart Road commercial corridor extends from Holly Road to Alameda Street, and the subject property is one of very few parcels zoned "RS-6" Single-Family 6 District along that corridor. Many residential subdivisions were laid out with residential lots facing the arterial road; and the remains of the residential Districts are very modest in size along the corridor; and the same condition exists along the block face of the subject property.
- The east side of Everhart Road is lined with residential structures dating to the mid-1950s that have over time been converted to accommodating commercial activities as a result of an increased traffic flow, which has made their initial use undesirable.

The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

- The property meets the minimum bulk requirements for commercial development except that the existing structure will require conversion for commercial use and any other reconfiguration and requirements that may accompany such use such as parking and landscaping.

- Should the site be cleared to make way for a new development permitted in the "CN-1" Neighborhood Commercial District such as a restaurant, an automated car wash, or a limited vehicle service use, the development footprint is limited in height, size, and nuisances such as noise levels must abide by the Municode regulations.

Permitting Process:

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

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

Attachment:

(A) Existing Zoning and Notice Area Map.

Existing Zoning and Notice Area Map



CASE: ZN8908 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 on attached ownership table
-  Owners in opposition





ZONING CASE ZN8908

PLANNING COMMISSION, OCTOBER 15, 2025

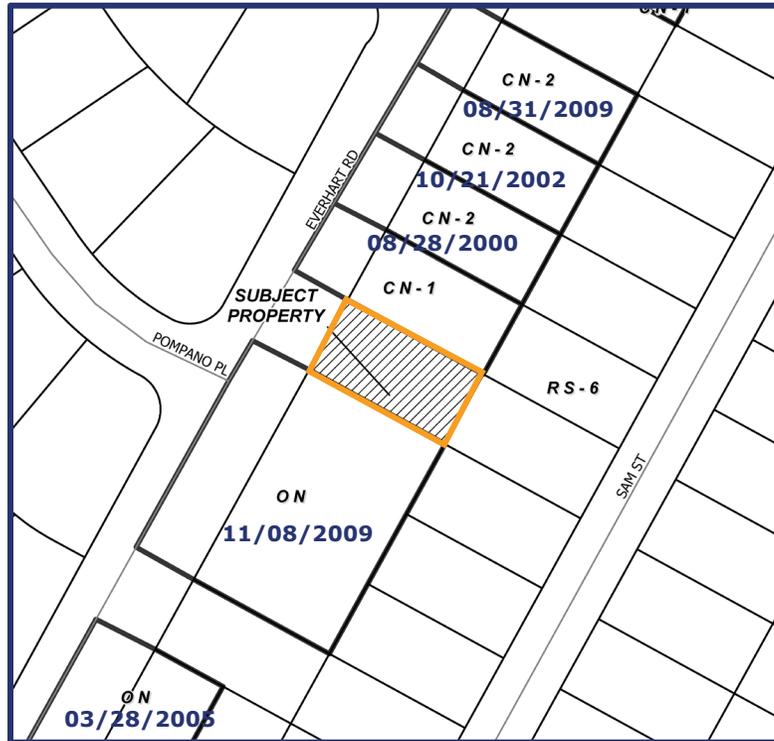
BIG FISH ENTERPRISES LLC, DISTRICT 2



Rezoning a property at or near
645 Everhart Road
From the "RS-6" District,
to the "CN-1" District



Zoning and Land Use



Proposed Use:

To allow an office use

Area Development Plan:

Bayside, Adopted on Oct 10, 2024

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6

	Existing Land Use	Zoning District
North	Commercial	“CN-1” Neighborhood Commercial
South	Professional Office	“ON” Neighborhood Commercial
East	Medium-Density Residential	“RS-6” Single-Family 6
West	Medium-Density Residential	“RS-6” Single-Family 6



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Public Notification

27 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.



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CHRISTI**

Analysis & Recommendation

- The zoning map amendment, while inconsistent with the future land use map, overall is consistent with the City of Corpus Christi Comprehensive Plan.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have any adverse impact on the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL





Thank you!