



AGENDA MEMORANDUM

Planning Commission Meeting of July 9, 2025

DATE: July 2, 2025

TO: Michael Dice, MBA, Director of Development Services

FROM: Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer
BriaW@cctexas.com
(361) 826-3268

2345 Yorktown Blvd

Request for a Plat Waiver for Water/Fire Hydrant Construction

BACKGROUND:

On behalf of their client, M&R Home Solutions, LLC, The Towers, LLC d/b/a Vertical Bridge, is requesting a plat waiver for water/fire hydrant construction at 2345 Yorktown Blvd.

The purpose of the re-plat for 2345 Yorktown Blvd is to define the addition of a cell tower lease area and associated easement.

This plat waiver request is to not construct water or fire hydrant as water is not needed for the cell tower.

STAFF ANALYSIS and FINDINGS:

As per City of Corpus Christi Unified Development Code (UDC) §8.1.4.B the developer shall provide improvements to the water system, including but not limited to water lines, fire hydrants, and valves in conformity with the standards, specifications and requirements of the UDC.

Per UDC §8.1.5, all required improvements shall provide continuity of improvements among adjacent properties.

Per UDC §8.2.6 if an approved water supply system is available within 1 mile of the property being platted, each lot shall be provided access to such water supply.

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

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

Factors in Support of the waiver request for water/fire hydrant construction:

1. The purpose of the re-plat is for a cell tower which will not utilize water.
2. The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM.

Factors Against of the waiver request for water/fire hydrant construction:

1. In the event that the property to the east were to develop they would have to incur the cost of extending the infrastructure across the frontage of 2345 Yorktown Blvd as part of their project.

STAFF RECOMMENDATION:

Staff recommends **approval of the waiver** request for the water/fire hydrant construction at 2345 Yorktown Blvd.

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

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Preliminary Plat
- Exhibit B – Waiver Request Letter
- Exhibit C – Aerial with Water Infrastructure
- Exhibit D – PowerPoint Presentation

Exhibit B

**WAIVER REQUEST LETTER
(WATER/FIRE HYDRANT)**

Plat: PL8544

Applicant: The Towers, LLC d/b/a Vertical Bridge

Property Owner: M&R Home Solutions, LLC

Address: 2345 Yorktown Blvd, Corpus Christi, TX 78418

Parcel Number: 2476-0036-0075

Zoning District: RS-6 Single-Family Residential

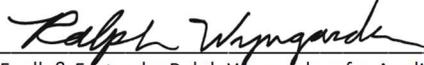
The following waiver is requested:

Waiver Request: Water/Fire Hydrant

UDC Provision: UDC 8.1.4.B

Reason: The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM. Please also see PL8544 TRC Comments 13, 15 & 17 and 4/4/25 Alex Harmon email (attached).

Respectfully submitted,



Date: 6/24/25

Faulk & Foster, by Ralph Wyngarden, for Applicant/Owner

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Exhibit C

