



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, September 3, 2025

5:30 PM

Council Chambers

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*The Planning Commission shall be responsible to and act as an advisory body to City Council; shall review and make recommendations to City Council regarding the adoption/implementation of a comprehensive plan; regarding all proposals to adopt/amend land development regulations for the purpose of establishing consistency with the comprehensive plan; regarding zoning or requests for zoning changes in a manner to ensure consistency with the adopted comprehensive plan; regarding the City's annual capital budget and any capital improvement bond program. The Planning Commission also exercises control (approving body) over platting/subdividing land within the corporate limits and the extraterritorial jurisdiction of the City in a manner to ensure the consistency of all plats with the adopted comprehensive plan.*

**I. Call to Order, Roll Call**

**II. PUBLIC COMMENT: Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Absences: Vice Chair Mandel (8.20.2025 Meeting)**

**IV. Approval of Minutes: August 20, 2025 Meeting Minutes**

**1. [25-1427](#) Planning Commission Meeting Minutes DRAFT 8.20.2025**

**Attachments:** [8.20.25 PC Meeting Minutes- DRAFT](#)

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

*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. [25-1396](#) PL8866  
**REPLAT - Bank Park Plaza**  
Lots 1R & 8R, Block 2  
(4.01 Acres)
- (District 2) Generally located at 4215 S. Staples Street, south of Staples Street and east of Everhart Road.
- Attachments:** [PL8866 Replat PlatCoverTab](#)  
[PL8866ClosedCommentReport](#)  
[PL8866LatestPlat](#)
3. [25-1399](#) PL8856  
**REPLAT - Nueces Gardens No. 2**  
Lots 50A, 50B, 50C, and 50D  
(6.35 acres)
- (District 1) Generally located at 4137 Starlite Lane, northwest of Starlite Lane between Starlite Lane and Leonard Drive.
- Attachments:** [PL8856ReplatCoverTab](#)  
[PL8856ClosedCommentReport](#)  
[PL8856LatestPlat](#)
4. [25-1381](#) PL8878  
**FINAL PLAT - Laughlin Subdivision**  
Lot 22A, Block 3  
(0.50 Acres)
- (District 2) Generally located at 3308 Houston Street, north of Houston Street and east of Kostoryz Road.
- Attachments:** [PL8878FinalPlatCoverTab](#)  
[PL8878ClosedCommentReport](#)  
[PL8878LatestPlat](#)

**B. Plat-Time Extension**

5. [25-1433](#) 21PL1015  
**PRELIMINARY - Pin Oak Terminal**  
(227.22 acres)
- (District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

**Attachments:** [21PL1015 Cover Txt Tab-Time Ext 08.26.25-1](#)

[Time Extension Request -20250818](#)

[PC Memo Pin Oak Terminal Sidewalk Waiver.pdf.crdownload](#)

[21PL1015 Preliminary Plat APPROVED](#)

**C. Zoning**

6. [25-1415](#) Zoning Case No. ZN8823, Corpus Project, LLC. (District 4). Ordinance rezoning a property at or near 125 Glenoak Drive from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:** [ZN8823 Corpus Project LLC](#)

[ZN8823 Corpus Project LLC](#)

7. [25-1416](#) Zoning Case No. ZN8853, Eduardo Gonzalez (District 3). Ordinance rezoning a property at or near 4921 Kostoryz Road from the “RS-6” Single-Family 6 District to the “CG-1” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to the CN-1/SP).

**Attachments:** [ZN8853 Eduardo Gonzalez](#)

[ZN8853 Eduardo Gonzalez](#)

**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](mailto: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

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Wednesday, August 20, 2025

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

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

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioner Miller (8.6.2025 meeting)

Commissioner Munoz made a motion to approve the absence of Commissioner Miller. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: August 6, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from August 6, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

##### 1. [25-1326](#) Planning Commission Meeting Minutes DRAFT 8.6.2025

Attachments: [8.6.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2 & 3 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.

Chairman Salazar-Garza opened the floor for questions/comments on items 2 & 3.

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

Commissioner Munoz made a motion to approve consent agenda items 2 & 3. as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

#### A. Plat



2. [25-1364](#) PL8653  
**FINAL- Corpus Christi Holly Addition**  
Lot 2 and 2A Block 1  
(11.86 Acres)

(District 5) Generally located at 2101 Rodd Field Road, west of Rodd Field Road and South of Holly Road.

**Attachments:**    [PL8653CorpusChristiHollyAddCoverTab](#)  
                              [PL8653ClosedCommentReport](#)  
                              [PL8653LatestPlat](#)

**B. Time Extension**

3. [25-1361](#) 23PL1016  
**FINAL - Graham Estates**  
(20.00 acres)

(District 3) Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

**Attachments:**    [23PL1016 Time Extension2 Cover Tab 2025](#)  
                              [200030 - PLAT - GRAHAM ESTATES](#)  
                              [23PL1016 Time Extension Request](#)

**VI. Public Hearing: Discussion and Possible Action (Items C & D)**

**C. Time Extension**

Andrew Dimas, Development Services introduced items 4 into record. The zoning was applied for in 2017 and the PUD was approved by council in 2019. The original plat was approved by PC in 2022 and subsequently given four 6-month time extensions. This is now the second 12-month time extension for the plat.

Commissioner Hedrick asked if nothing significant has changed with the code since the original approval of the plat. Andrew Dimas stated the PUD is still good, but nothing has progressed on the plat.

Chairman Salazar-Garza stated there are no rules to how many times PC can approve extensions. Andrew Dimas stated that the State has not made any changes regarding how the city governs time extensions. It is merely states its up the city on how to keep plats valid.

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

Xavier Galvan, Urban Engineering, on behalf of the client of this project. He stated the Urban Engineering did not have a dedicated engineer for this project due to changes at the company. There have been public improvement plans but those expired when the first plat expired. He stated currently the development dealing with financial issues so they are not able to move forward and this is why they are requesting the second time extension.

With no questions from staff, Chairman Salazar-Garza closed public comment.

Commissioner Miller made a motion to approve public hearing item 4. as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

4. [25-1362](#) 22PL1001  
**FINAL - The Villa PUD**  
(2.35 acres)

(District 4) Generally located on the northeast side of Granada Drive and west of Leeward Drive.

**Attachments:**    [22PL1001 ime Extension Cover Tab 2025](#)  
                              [The Villas PUD R1 7-21-22](#)  
                              [22PL1001 2025 Time Extension Request2](#)

**D. Proposed FY2025-2026 Capital Improvement Budget**

Chairman Salazar-Garza stated agenda item 5 would be presented first so City Staff in attendance would be able to leave on time to make it to the City Budget Town Hall discussion.

Rudy Pena, Capital Budget Manager, presented the Proposed Fiscal Year 2025-2026 Capital Improvement Program (CIP) Budget. The recommendation is the adoption of the proposed capital improvement program budget.

Chairman Salazar-Garza opened the floor for questions/comments on item 5. Commissioner Miller had comments for Jeff Edmunds, Engineering Services, recommending that engineering have more input during stake holder meetings to help with budget on city projects. Edmunds states the more engagement and professional input we get in the cost estimates and scopes of work the better off we are.

Chairman Salazar-Garza stated for the street CIP she was notified that TXDOT is responsible for the road on Rand Morgan. Her concern is that there are no sidewalks on the road and it is a safety issue for the new development and the intermediate school nearby.

Ernesto De La Garza, Director of Public Works & interim ACM, stated Rand Morgan is a TXDOT corridor. He stated there is design money for the project and the plan is to complete the design to meet with TXDOT standards. Jeff Edmunds stated the design

was on Bond 24 but the City needs to figure out how to fund that section of road and so it can be brought up to an urban crossway project. He did state the construction is considered a long-term project.

Chairman Salazar-Garza stated she hopes that with this conversation that the city does take a serious look at these particular road issues for safety priorities.

Chairman Salazar-Garza stated the storm and drainage improvement project on 624 states the 1.2 million dollars that the city was to invest into the project and asked what is going to happen with money since TXDOT is funding a majority of the project. Ernesto De La Garza stated that TXDOT is improving the corridor as a whole. Jeff Edmunds stated there are discussions still pending that could allocate the monies to different projects.

Chairman Salazar-Garza stated there are a lot of issues that can be fixed with those allocated funds in the northwest part of the city.

Amy Cowley, Director of Management & Budget, stated for the type B authorizations there is a Type B governing board will have to consider and approve the projects that are funded with these allocations.

Commissioner Hedrick asked about the difference between the CIP long & short term programs and how they are identified. Rudy Pena stated the short-range programs are usually 3 years out and the long-range programs are 7 years out because those projects don't yet have funding assigned to them.

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

Commissioner Miller made a motion to approve the recommendation for the proposed capital improvement program budget Fiscal Year 2025-2026. as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

5. [25-1325](#) Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

**Attachments:** [Agenda Memo Aug 20 FY2025-2026 Proposed Capital Budget](#)  
[FY2026 Proposed Capital Budget Presentation Final](#)

## VII. Director's Report

Andrew Dimas, Development Services, presented a briefing of the UDC amendments for the recent Texas State Legislative session. The following bills were discussed could impact the city of corpus Christi directly:

- HB 2464 (Effective Immediately) Amends UDC Section 5.3.2.F
- HB 24 (Effective September 1st) Amends UDC Section 3.1.7
- SB 599 (Effective Immediately) Amends UDC Section 5.2.4

- HB 3866 (September 1st) Amends UDC Section 5.2
- SB 15 (September 1st) Amends UDC Section 4.3
- SB 840 (September 1st) Amends UDC Section 4.3
- SB 1341 (September 1st) Amends UDC Section 1.11
- SB 1567 (September 1st) Amends UDC Section 1.11
- SB 5477 (September 1st) Amends UDC Section 5.2
- SB 541 (September 1st) Amends UDC Section 5.3.2.F

Andrew Dimas stated these legislative updates would be coming back to the planning commission in the next few months for further review.

6. [25-1346](#) UDC Amendments Briefing-Legislative Actions

**Attachments:** [2025 UDC Amendments Briefing-Legislative](#)

**VIII. Future Agenda Items: None**

**IX. Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:38 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**September 3, 2025**

PL8866

**REPLAT – Bank Park Plaza**

Lots 1R & 8R, Block 2

(4.01 Acres)

(District 2) Generally located at 4215 S. Staples Street, south of Staples Street and east of Everhart Road.

Zoned: CI

Owner: Stonewater Properties Staples L.P.

Surveyor: Brister Surveying

The applicant proposes to replat the property to sell lots for commercial uses. 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.: PL8866**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 8-14.pdf
Updated Utility Plan 8-14.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
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.	

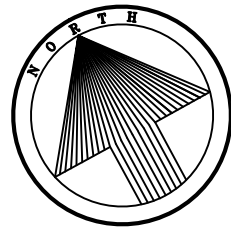
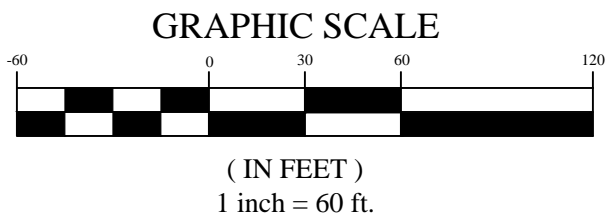
Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Alex Harmon : DS	Closed	Adjust 5' U.E. to 7.5' U.E. where feasible, per UDC 8.2.3.A.4.	
5	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.2. Utility easements 15 ft in width typically will be required along both sides of arterial or higher classification streets rights of way. (Everhart and Staples)	
6	Utilities	Callout	Alex Harmon : DS	Closed	Verify existence of WW line. If exists, provide U.E.	
1	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynthia Salazar-Garza . Please change title to chairperson.	
2	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1</p> <ul style="list-style-type: none"> <li>•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.</li> <li>•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) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</li> <li>•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.</li> <li>•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 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</li> <li>•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.</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<ul style="list-style-type: none"> <li>•The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</li> </ul>	
3	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2</p> <p>1Informational:Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2Informational:Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>3Informational:The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4Informational:AROW 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>5Informational:Provide the PHT form using 11th edition, or latest edition, of theTrip 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>6Informational: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>7Informational:Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration</p>	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or PCI <math>\geq</math> 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or PCI &lt; 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>8□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requiremnts. Table 6.2.2 Street Right-of-Way Dimension Standards"</p>	
8	P001	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>	
9	P001	Note	Caleb Wong : 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>	



# PLAT OF BANK PARK PLAZA BLOCK 2, LOT 1R & 8R

BEING A REPLAT OF A 4.018 ACRE TRACT BEING ALL OF LOT 9B, BLOCK 2, "PARKDALE AUTOTOWN" AS SHOWN ON THE PLAT RECORDED IN VOLUME 58, PAGE 2, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 8, BLOCK 2, "PARKDALE AUTOTOWN" AS SHOWN ON THE PLAT RECORDED IN VOLUME 41, PAGE 139, MAP RECORDS NUECES COUNTY, TEXAS, A PORTION OF LOT 1, "BANK PARK PLAZA" AS SHOWN ON THE PLAT RECORDED IN VOLUME 29, PAGE 62, MAP RECORDS NUECES COUNTY, TEXAS, A PORTION OF PARKDALE DRIVE OUT OF LOTS 16 AND 17, SECTION 2, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS, CLOSED BY ORDINANCE NO. 11255 RECORDED IN DOCUMENT NO. 911642, VOLUME 1460, PAGE 583, DEED RECORDS NUECES COUNTY, TEXAS, AND THE REMAINING PORTION OF A TRIANGULAR STRIP OF LAND OUT OF LOT 16, SECTION 2, OF SAID FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS. SAID 4.018 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019037658, OFFICIAL RECORDS NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WE, STONEWATER PROPERTIES STAPLES LP, 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.

STEVE BEREZAN,  
REGISTERED AGENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEVE BEREZAN, 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 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

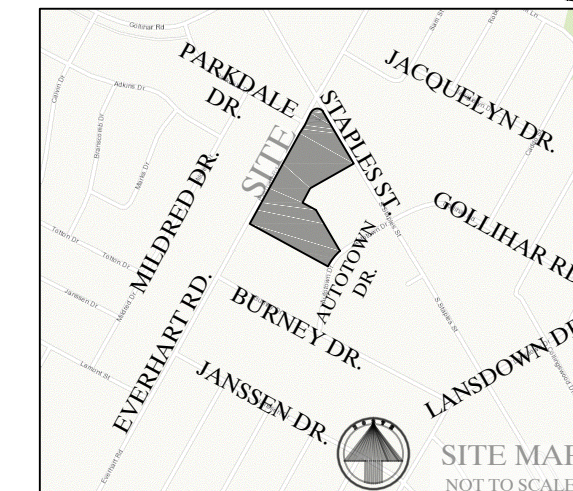
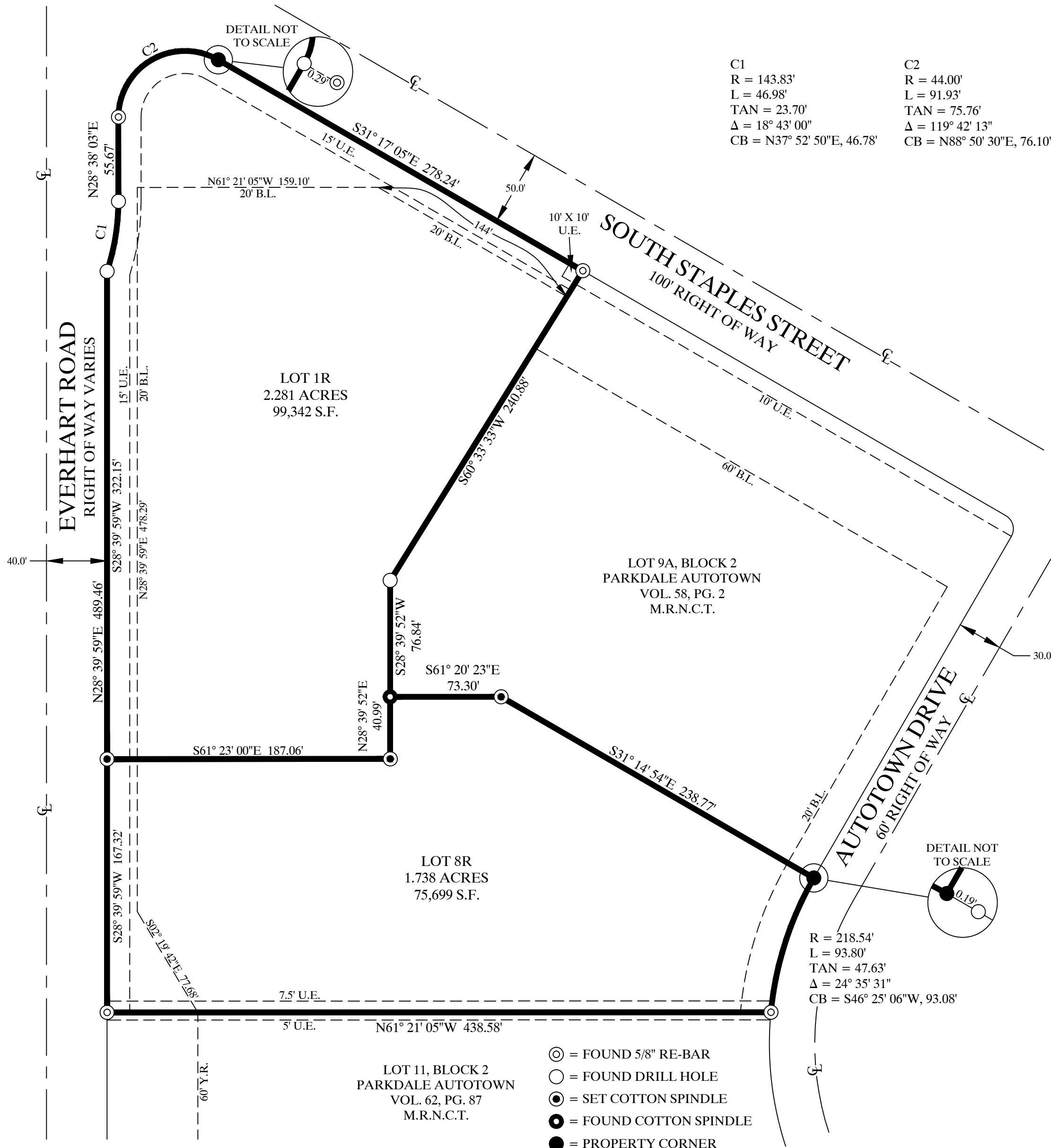
MICHAEL DICE  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, 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



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

LEGEND:  
CL = CENTERLINE  
DOC. NO. = DOCUMENT NUMBER  
F.B. & E.F. & G.T. = FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

NOTES:

- 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". THE TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATIONAL" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 4.018 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.B., AND IDM 3.05.

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: 14 AUGUST 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**September 3, 2025**

PL8856

**REPLAT – Nueces Gardens No. 2**

Lots 50A, 50B, 50C, and 50D  
(6.35 acres)

(District 1) Generally located at 4137 Starlite Lanen, northwest of Starlite Lane between Starlite Lane and Leonard Drive.

Zoned: RS-4.5

Owner: Arturo and Nelly Cantu

Surveyor: Brister Surveying

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

**Merged Document Report****Application No.: PL8856**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility Plan.pdf
Updated Plat 8-18.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
4	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per UDC 8.2.2.A.2 B. Water: No Fire hydrants: No C. Wastewater: Yes 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
2	P001	Note	Mark Zans : LD	Closed	AEP Texas Transmission has a 138kV overhead Transmission line on the front of Starlite Lane. The 10' UE is referencing a distribution line on the plat. This overhead TLINE ROW is 80' total. Can you have the developer notate our line on the plat. I realize the re-plat is off of Leonard Drive but want to make sure our tline is drawn in. Redrawn and label 10'U/E as 80' U/E per AEP.	
3	P001	Note	Mark Zans : LD	Closed	Remove Michael York as chairman. Replace with Cynthia Salazar- Garza. Replace chairman with chairperson.	
7	P001	Note	Mark Zans : LD	Closed	Park fee: 3 lots x 426.50 = \$1,387.50	
8	P001	Note	Mark Zans : LD	Closed	Dimension full width of street distance.	
9	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments 1</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2□Informational:□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>3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4□Informational:□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>5□Informational:□All traffic signs shall be furnished</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>6□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>7□Informational:□Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher, but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
10	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments 2</p> <p>9□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>10□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic</p>	

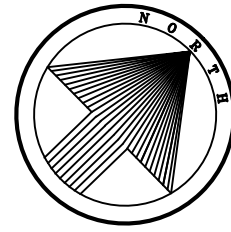
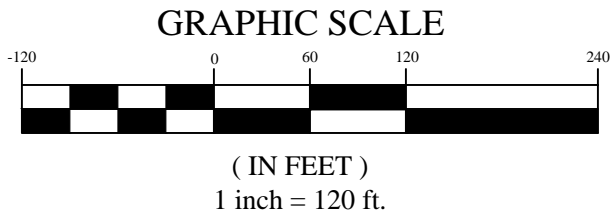
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for 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> <p>11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>12□Informational:□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>13□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>14□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or PCI &lt; 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>15□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>16□Informational:□Cul-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
11	P001	Note	Mark Zans : LD	Closed	Traffic comments 3	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>□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.</p> <p>•□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) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>•□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.</p> <p>•□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 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>•□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.</p> <p>•□The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW. fic comments 3</p>	
5	P001	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>	



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6	P001	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. 2 LOTS 50A, 50B, 50C, & 50D

BEING A REPLAT OF LOT 50, NUECES GARDENS NO. 2, AS SHOWN ON A MAP RECORDED IN VOLUME 10,  
PAGE 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED  
RECORDED IN DOCUMENT NO. 2016016337, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

WE, ARTURO CANTU AND NELLY CANTU, 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.

ARTURO CANTU,  
OWNER

NEELY CANTU,  
OWNER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED, ARTURO CANTU AND NELLY CANTU, 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 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

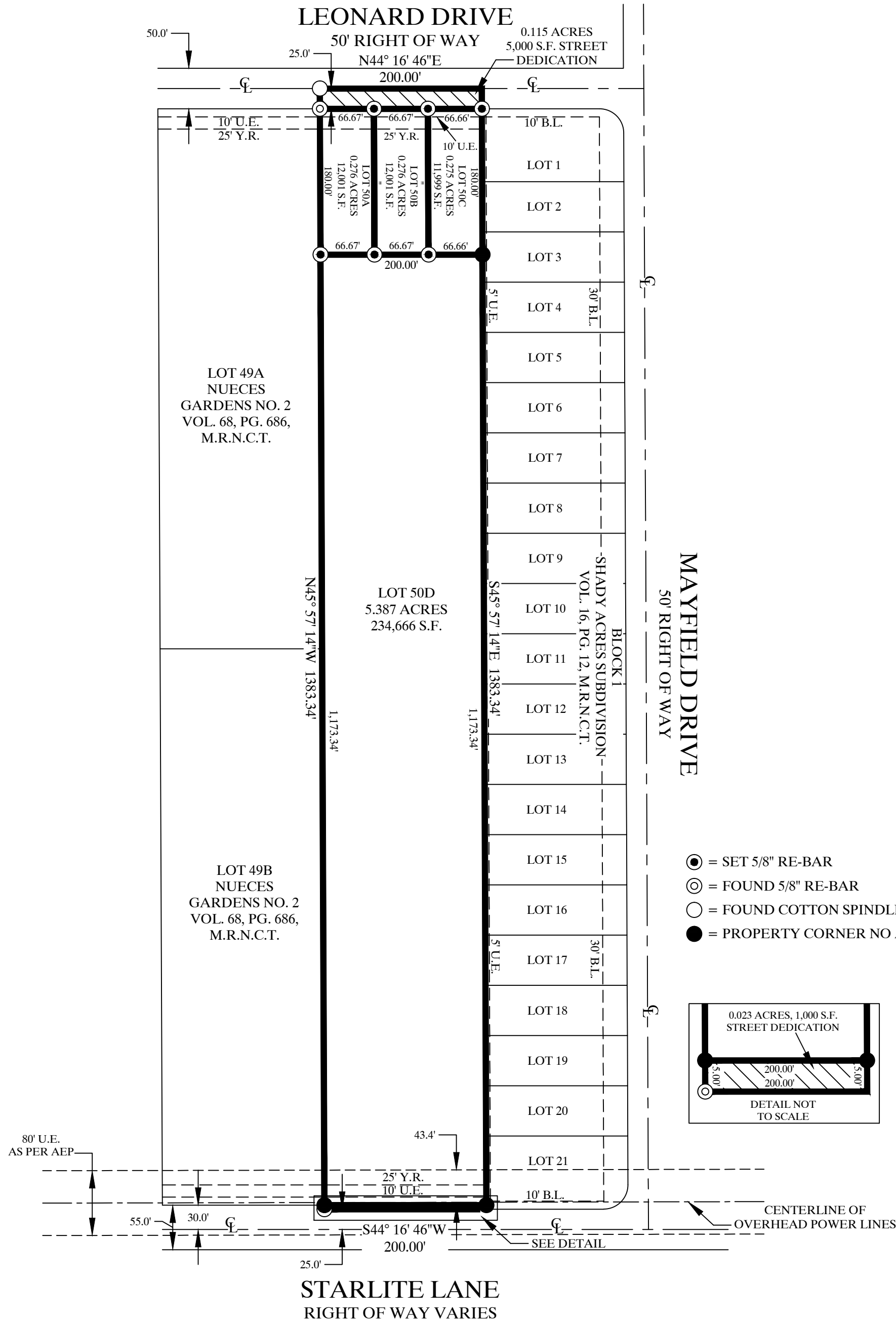
MICHAEL DICE  
SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

I, 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



LEGEND:  
B.L. = BUILDING LINE  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES  
COUNTY, TEXAS

PG. = PAGE  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
Y.R. = YARD REQUIREMENT

## NOTES:

- 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".
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD  
INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0280 G, WHICH BEARS  
AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83  
(93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED  
BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 6.351 ACRES, INCLUDING STREET DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE  
UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING  
MAY CHANGE.
- ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE  
MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS  
COUNTY OF NUECES

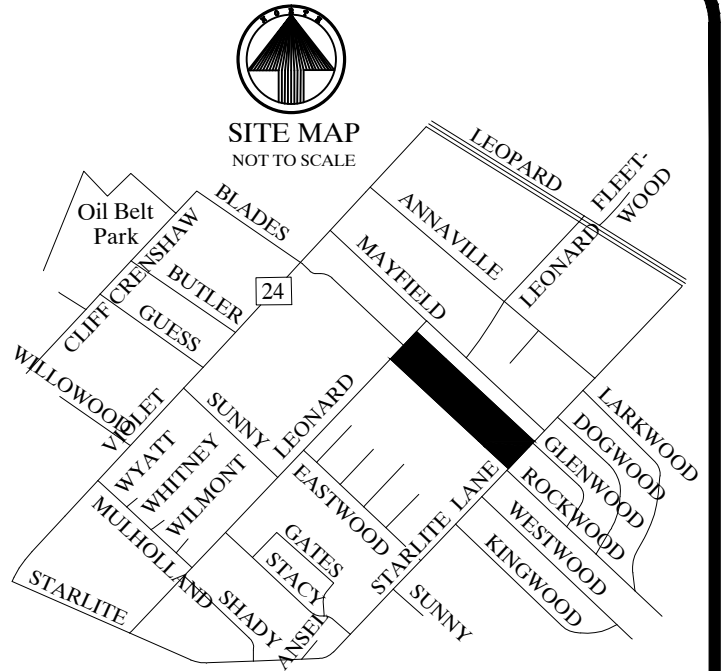
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR  
NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE  
FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS  
FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 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: 18 AUGUST 2025



## Brister Surveying

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

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**September 3, 2025**

PL8878

**Final Plat – Laughlin Subdivision**

Lot 22A, Block 3

(0.50 Acres)

(District 2) Generally located at 3308 Houston Street, north of Houston Street and east of Kostoryz Road.

Zoned: RS-6

Owner: Esther M. Saldana

Surveyor: Brister Surveying

The applicant proposes to final plat the property to obtain a building permit. 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.: PL8878**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
Updated Plat 8-12.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**

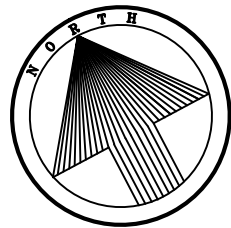
Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
9	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument 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
8	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.E provide a 7.5' UE along the rear of the lot.	
3	P001	Note	Mark Zans : LD	Closed		
4	P001	Note	Mark Zans : LD	Closed	Add 2nd owner certificate and add name Benito M. Deleon Jr. as a owner and provide signature line.	
5	P001	Note	Mark Zans : LD	Closed		
6	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1</p> <ul style="list-style-type: none"> <li>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.</li> <li>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) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</li> <li>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.</li> <li>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 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</li> <li>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.</li> <li>The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</li> </ul>	
7	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>UDC (UDC 7.1.7)</p> <p>2□Informational:□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>3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>5□Informational:□Provide the PHT form using 11th edition, or latest edition, of theTrip 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>6□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>7□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets ( Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or PCI &lt; 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>	

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					8□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - StreetDesign Requiremnts. Table 6.2.2 Street Right-of-Way Dimension Standards"	
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BEING A FINAL PLAT OF A 0.505 ACRE TRACT BEING THE SOUTHWEST PORTION OF LOT 22, J. N. LAUGHLIN TRACT BEING AN UNRECORDED SUBDIVISION IN CORPUS CHRISTI, NUECES COUNTY, TEXAS AND BEING THE SOUTHWEST PORTION OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 1853, PAGE 38, DEED RECORDS OF NUECES COUNTY, TEXAS.

I, ESTHER M. SALDANA, DO HEREBY CERTIFY THAT I AM THE OWNER 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ESTHER M. SALDANA, 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.

I, BENITO M. DELEON, JR., DO HEREBY CERTIFY THAT I AM THE OWNER 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
 APPEARED, BENITO M. DELON, JR., 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.

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

0.25 ACRES DOC. NO. 2016031835, O.P.R.N.C.T. BEING EAST HALF OF NE HALF LOT 23 LAUGHLIN TRACT OUT OF LOT 4, SECTION B PAISLY'S SUBDIVISION OF THE HOFFMAN TRACT, VOL. A, PG. 28, M.R.N.C.T.

LOT 1 FOUTS ADDITION VOL. 12, PG. 48, M.R.N.C.T.

LOT 2 FOUTS ADDITION VOL. 12, PG. 48, M.R.N.C.T.

0.20 ACRES DOC. NO. 2008026834, O.R.N.C.T. BEING A PORTION OF LOT 21, BLOCK 3 LAUGHLIN TRACT

0.25 ACRES DOC. NO. 2023027803, O.R.N.C.T. BEING EAST HALF OF SW HALF LOT 23 LAUGHLIN TRACT OUT OF LOT 4, SECTION B PAISLY'S SUBDIVISION OF THE HOFFMAN TRACT, VOL. A, PG. 28, M.R.N.C.T.

LOT 22A 0.491 ACRES 21,404 S.F.

LOT 21B LAUGHLIN SUBDIVISION VOL. 14, PG. 39, M.R.N.C.T.

FOUND 5/8" RE-BAR FOR EAST CORNER OF LOT 2, FOUTS ADDITION BEARS N28° 18' 42"E 185.92' (185.64' PLAT)

5" U.E.

5" U.E.

5" U.E.

7.5" U.E.

1.40'

0.42'

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

25" Y.R.

30' B.L.

5.0' STREET DEDICATION 0.013 ACRES, 587 S.F.

N61° 57' 34"E 117.32"

N61° 57' 42"W 117.32'

N61° 57' 42"W 117.32'

N28° 18' 42"E 187.48"

182.48'

182.41'

S28° 18' 42"W 187.41'




S62° 41' 40"E 58.66' (MEAS)

20.0'

25.0'

G

G

 = SET 5/8" RE-BAR  
 = FOUND 5/8" RE-BAR  
 = PROPERTY CORNER

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

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

MICHAEL DICE  
SECRETARY

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: 12 AUGUST 2025



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 3, 2025**

21PL1015

**PRELIMINARY – Pin Oak Terminal**  
(227.22 acres)

(District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

Owner: Agua Nueva Rail LLC

Surveyor: Urban Engineering

**Background**

In this second time extension request, the applicant states they are "still in process of refining site engineering for their contract needs." The Planning Commission originally approved this Preliminary Plat on August 18, 2021, with the first-time extension approved on August 23, 2023. This request is for a 24-month extension.

**Staff Review** (Based on UDC §3.8.3.E. Expiration)

General Plat Information	
Plat Application	21PL1015
Subdivision	Pin Oak Terminal
Original Prelim Approved	8/18/2021
Previous Time Extensions Granted	8/23/2023
Date of Extension (2nd) Request	8/18/2025
Expiration Date	8/23/2025
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	"Still in process of refining site engineering for their contract needs"
Phasing	Two (2) Phases, see "Approved Plat"
Additional Staff Notes	Zoning: The associated Special Permit (IL/SP) has expired. The applicant has been notified. The Special Permit is for the wholesale storage and transfer of petroleum-based products.

Land Development Engineering	
Is there evidence of substantial progress towards final plat approval?	No
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	No
Are there any approved waivers?	Yes
Staff Notes: A waiver for required sidewalk construction along Violet Road was granted by Planning Commission on 08/18/2021. Approval of the time extension request also serves to extend the previously granted sidewalk waiver, maintaining its validity through the new expiration date.	
Have there been any major redesigns or scope changes since preliminary plat approval?	No plans have been received
Contracts	
Are there any associated reimbursement agreements that need to be extended?	No

If approved, the new expiration date would be September 3, 2027 – 24 months from the date of the Planning Commission’s approval of the extension. Staff recommends **approval**.

August 18, 2025

Via: email

Mark Zans  
City of Corpus Christi  
2406 Leopard Street  
Corpus Christi, Texas 78408

**Re: Time Extension Request**  
Pin Oak Terminal Tract (21PL1015)  
Agua Nueva Rail, LLC  
Project No. 11613 (41316.C0.01)

Mr. Zans:

The preliminary plat of Pin Oak Terminal Tract is coming up for expiration. At this time, we, Urban Engineering, on behalf of Agua Nueva Rail, LLC would like to request a time extension of an additional twenty-four (24) months for the above-referenced project. The developer is still in the process of refining the final site engineering for their contract needs and will be moving forward with final platting once this is complete. Please feel free to call if you have any questions or comments.

Regards,

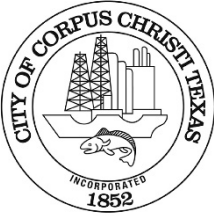
**Urban Engineering**



**Xavier Galvan**  
*Sr. Platting Technician*  
[xgalvan@dccm.com](mailto:xgalvan@dccm.com)

**APPROVED**

by Planning Commission  
8/18/2021



**AGENDA MEMORANDUM**

Planning Commission Meeting of August 18, 2021

**DATE:** August 5, 2021  
**TO:** Al Raymond, Director of Development Services  
**FROM:** Mark Orozco, Engineering Associate, Development Services  
markor@cctexas.com  
(361) 826-3921

**Pin Oak Terminal Tract Preliminary Plat**

Request for a Plat Waiver of the Sidewalk Construction Requirements  
in Section 8.1.4 and 8.2.2 of the Unified Development Code

**BACKGROUND:**

Urban Engineering, on behalf of property owner, Aqua Nueva Rail, LLC submitted a request for a waiver of the plat requirement to construct sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as the proposed Pin Oak Terminal Tract Preliminary Plat (227.22 acre +/-), is located north of Agnes Street (Spur 544) between Bronco Road and Hopkins Road. This is a Preliminary plat providing a layout of the property into (3) three lots. The applicant states that the purpose of the plat is to develop Industrial lots. The land is zoned IL/SP (Light Industrial with a Special Permit). The Special Permit is for the wholesale storage and transfer of petroleum-based products.

**STAFF ANALYSIS and FINDINGS:**

UDC Sections 3.30.1 and 8.1.4 require construction of sidewalk as part of the platting process. The UDC also states, under Section 8.2.2.B.1, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., for sidewalk construction within an Industrial subdivision where the street is meeting any of the following conditions:

**8.2.2.2.A.1.**

**a. Within industrial subdivisions, sidewalks having a width of not less than 4 feet and thickness of not less than 4 inches shall be required only on streets that meet any of the following conditions.**

1. Streets that are in the Urban Transportation Plan as arterials or collectors.
2. Through-streets that either are connecting to existing streets or to proposed arterials or collectors.

3. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions.

In any event, 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 this Unified Development Code.

**Factors in Support of the Waiver.** The applicant states that they do not believe sidewalk should be required because:

1. The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the city in administering the UDC.
2. The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purpose of the UDC.
3. Hopkins Road is a fully developed two lane road. There is an existing drainage ditch located on the side of the subject property. Currently there is no sidewalk anywhere near the subject area.
4. Adjacent properties are zoned IH Heavy Industrial and IL Light Industrial.
5. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.

Additional factors in support of the waiver:

6. Hopkins Road and Agnes Street in that area are not on the City's ADA Master Plan
7. Hopkins Road and Agnes Street are not on the Bicycle Mobility Plan.

**Factors weighing against the waiver and in support of requiring sidewalk:**

1. Hopkins Road is categorized as an C1 Collector street in the Urban Transportation Plan (UTP). UDC Table 8.2.1.C requires sidewalk along Collectors.
2. The area is zoned IL (Light Industrial). Sidewalk is required in industrial subdivisions along streets that are in the UTP as arterials or collectors, and also along “through-streets” that either are connecting to existing streets or to proposed arterials or collectors, per UDC 8.2.2.A.1.a.i and ii.
3. None of the exceptional conditions for a sidewalk waiver that are listed in UDC 8.2.2.C exist in this case.

**STAFF RECOMMENDATION:**

Weighing the factors, Staff recommends approval of the waiver from the sidewalk construction requirement.

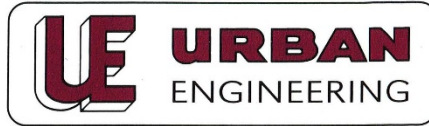
Planning Commission may choose to follow or decline Staff’s recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Waiver Request Letter

Exhibit B – Final Plat

PowerPoint Presentation-Waiver from Sidewalk Requirement



Job No. 41316.C0.01

August 3, 2021

Mr. Andrew Dimas, Senior City Planner  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

**RECEIVED**  
♦ 03 AUG 2021 ♦  
City of Corpus Christi  
Development Services

Subject: Pin Oak Terminal Tract, Block 1, Lot 1 (Preliminary)

Mr. Dimas

We, Urban Engineering, on behalf Agua Nueva Rail, LLC, hereby request a waiver for the required sidewalk construction along Violet Road, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 and 8.2.2 A.1.i based on the following reasons:

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC.
- Hopkins road is a fully developed two lane road. There is an existing drainage ditch located on the side of the subject property. Currently there is no sidewalk anywhere near the subject area
- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;

Thank You,

A handwritten signature in black ink, appearing to read 'Xavier Galvan', written over a horizontal line.

Xavier Galvan

(361)854-3101

2725 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

FAX (361)854-6001

www.urbaneng.com

TBPE Firm #145

TBPLS Firm #10032400

Exhibit A

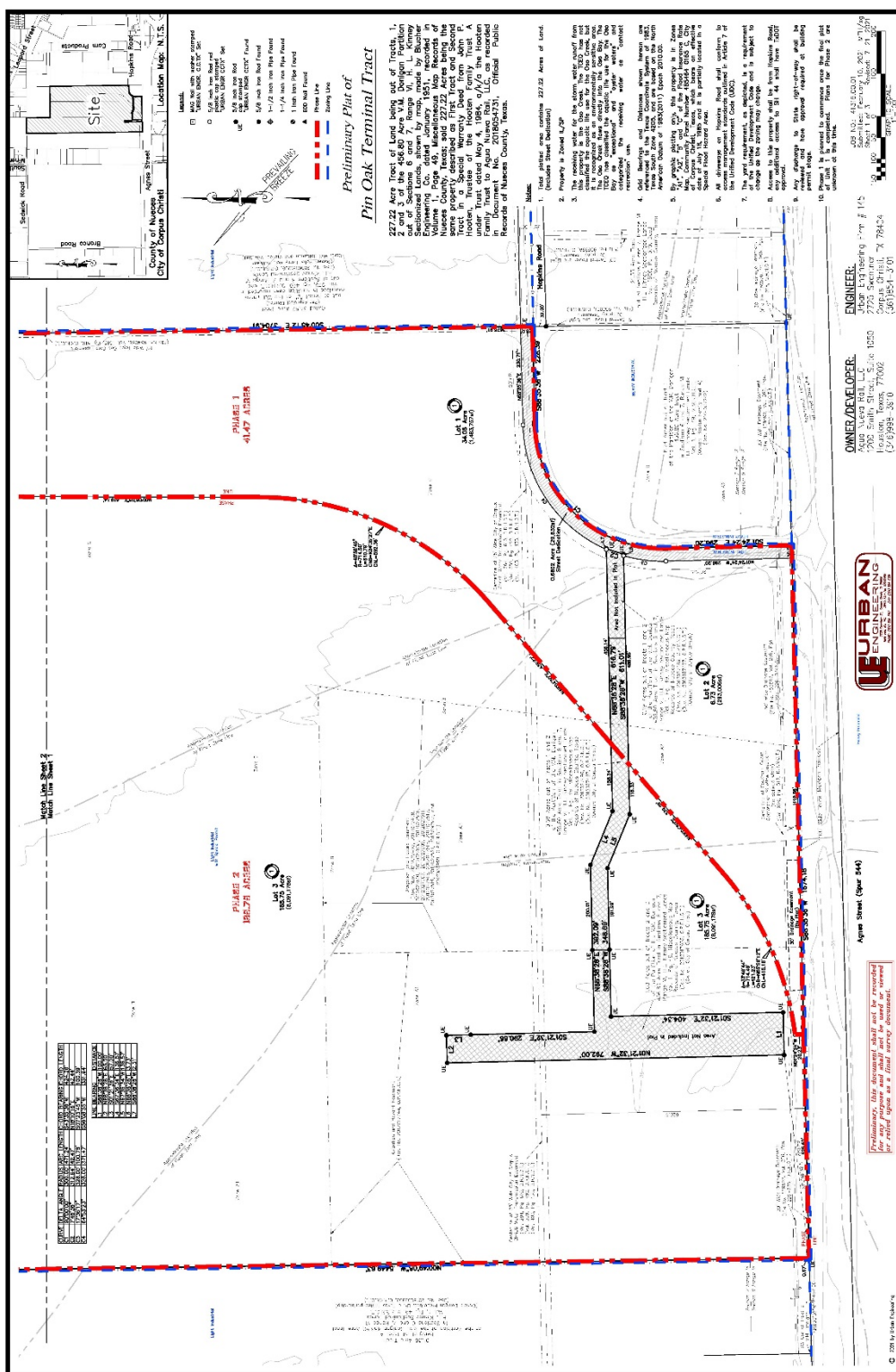
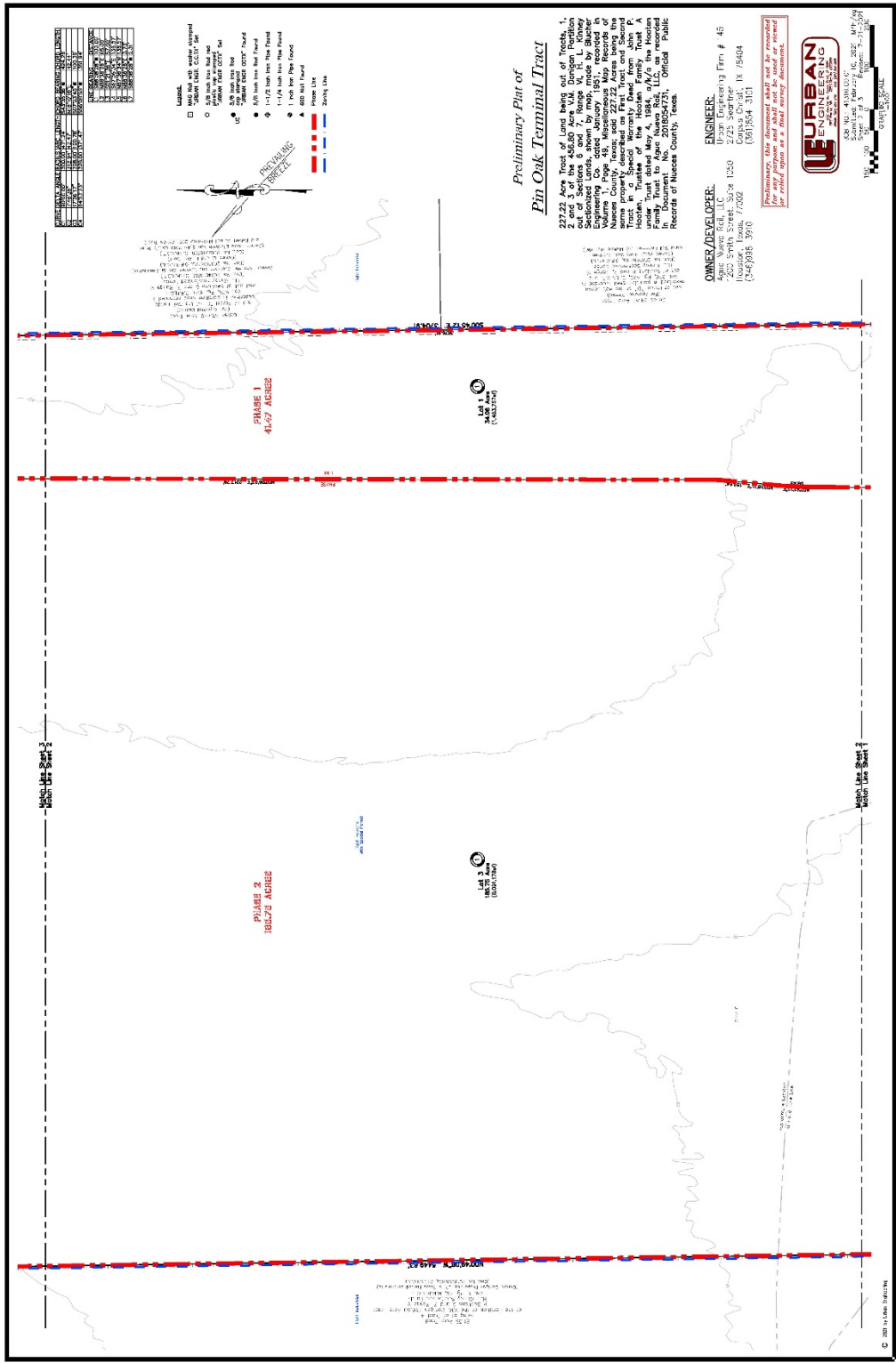


Exhibit B



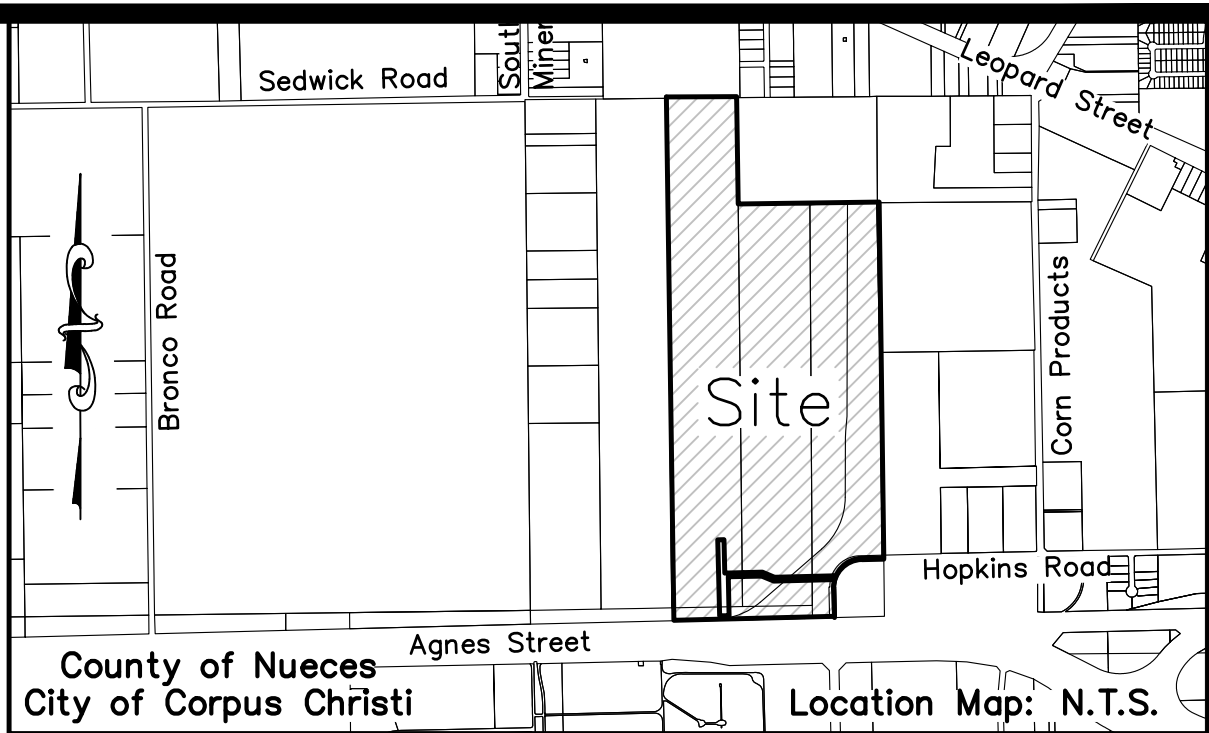






CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	90°00'00"	300.00'	471.24'	S43°35'36"W	424.26'		
C2	7°46'36"	312.94'	42.47'	N18°10'16"E	42.44'		
C3	17°36'17"	328.00'	100.78'	S07°23'45"W	100.39'		
C4	64°53'23"	328.00'	371.47'	S56°08'55"W	351.94'		

LINE	BEARING	DISTANCE
L1	S88°38'28"W	100.00'
L2	N88°38'28"E	65.00'
L3	S01°21'32"E	57.00'
L4	S67°36'34"E	136.57'
L5	N67°36'34"W	136.57'
L6	N88°38'28"E	3.73'
L7	S88°38'28"W	2.31'



#### Legend:

- ☐ MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set
- ☐ 5/8 Inch Iron Rod red plastic cap stamped "URBAN ENGR CCTX" Set
- ☐ 5/8 Inch Iron Rod cap stamped "URBAN ENGR CCTX" Found
- ☐ 5/8 Inch Iron Rod Found
- ☐ 1-1/2 Inch Iron Pipe Found
- ☐ 1-1/4 Inch Iron Pipe Found
- ☐ 1 Inch Iron Pipe Found
- ☐ 600 Nail Found
- ☐ Phase Line
- ☐ Zoning Line

## Preliminary Plat of Pin Oak Terminal Tract

227.22 Acre Tract of Land being out of Tracts, 1, 2 and 3 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; said 227.22 Acres being the same property described as First Tract and Second Tract in a Special Warranty Deed from John P. Hooten, Trustee of the Hooten Family Trust A under Trust dated May 4, 1984, a/k/a the Hooten Family Trust to Agua Nueva Rail, LLC, as recorded in Document No. 2018054731, Official Public Records of Nueces County, Texas.

#### Notes:

- Total platted area contains 227.22 Acres of Land. (Includes Street Dedication)
- Property is Zoned IL/SP
- The receiving water for the storm water runoff from this property is the Oso Creek. The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
- Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- By graphic plotting only, this property is in Zones "A1", "A2", "B" and "C" of the Flood Insurance Rate Map, Community Panel Number 485464 0165 C, City of Corpus Christi, Texas, which bears an effective date of July 18, 1985 and it is partially located in a Special Flood Hazard Area.
- All driveways on Hopkins Road shall conform to access management standards outlined in Article 7 of the Unified Development Code (UDC).
- The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- Access to this property shall be from Hopkins Road, any additional access to SH 44 shall have TxDOT approval.
- Any discharge to State right-of-way shall be reviewed and have approval required at building permit stage.
- Phase 1 is planned to commence once the final plat of Unit 1 is completed. Plans for Phase 2 are unknown at this time.

#### OWNER/DEVELOPER:

Agua Nueva Rail, LLC  
1200 Smith Street, Suite 1050  
Houston, Texas, 77002  
(346)998-3910

#### ENGINEER:

Urban Engineering Firm # 145  
2725 Swantner  
Corpus Christi, TX 78404  
(361)854-3101

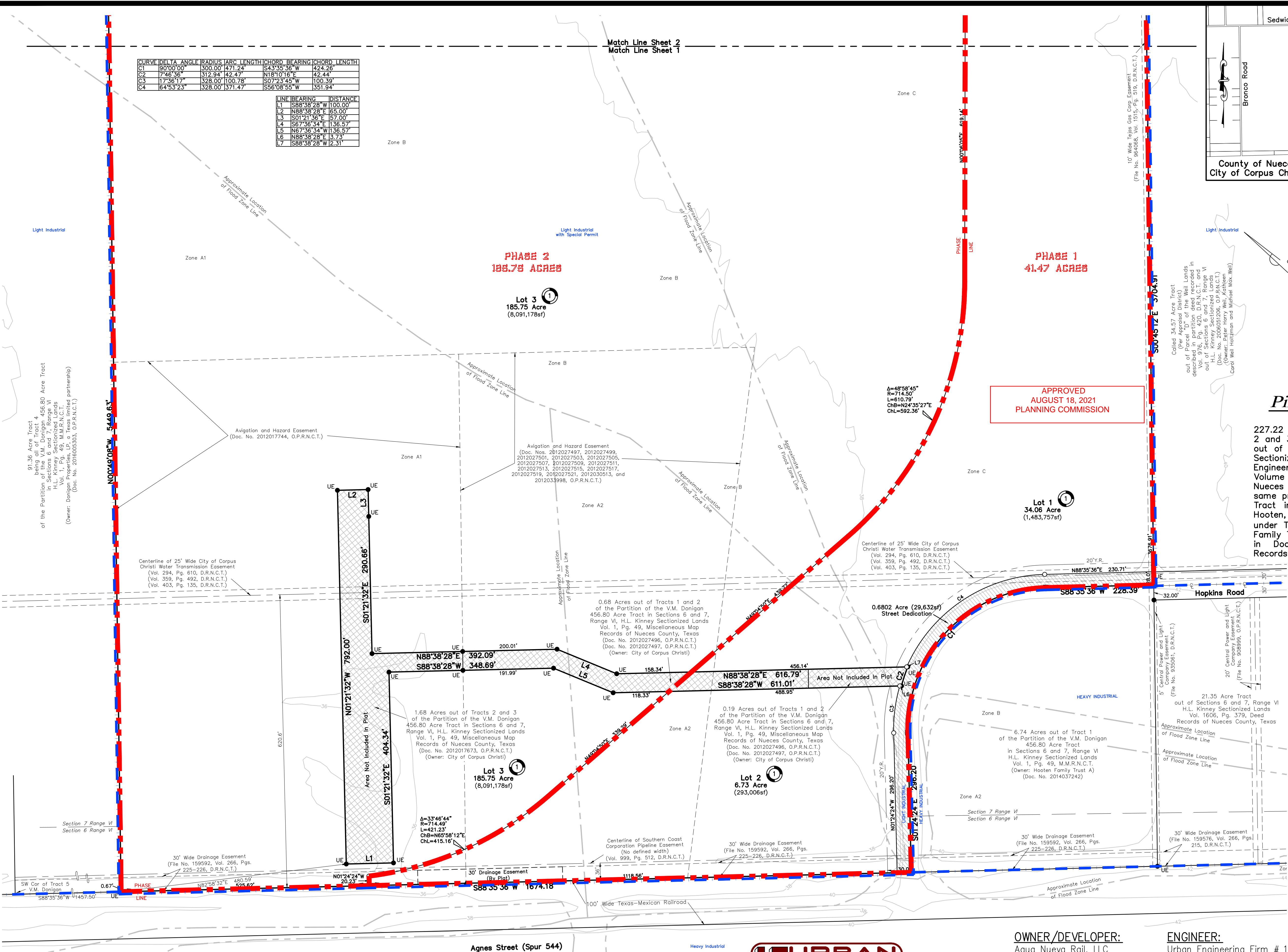
JOB NO.: 41316.CO.01

Submitted: February 10, 2021 MFH/xg

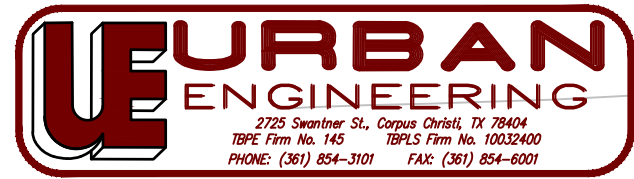
Sheet 1 of 3 Revised: 7-21-2021

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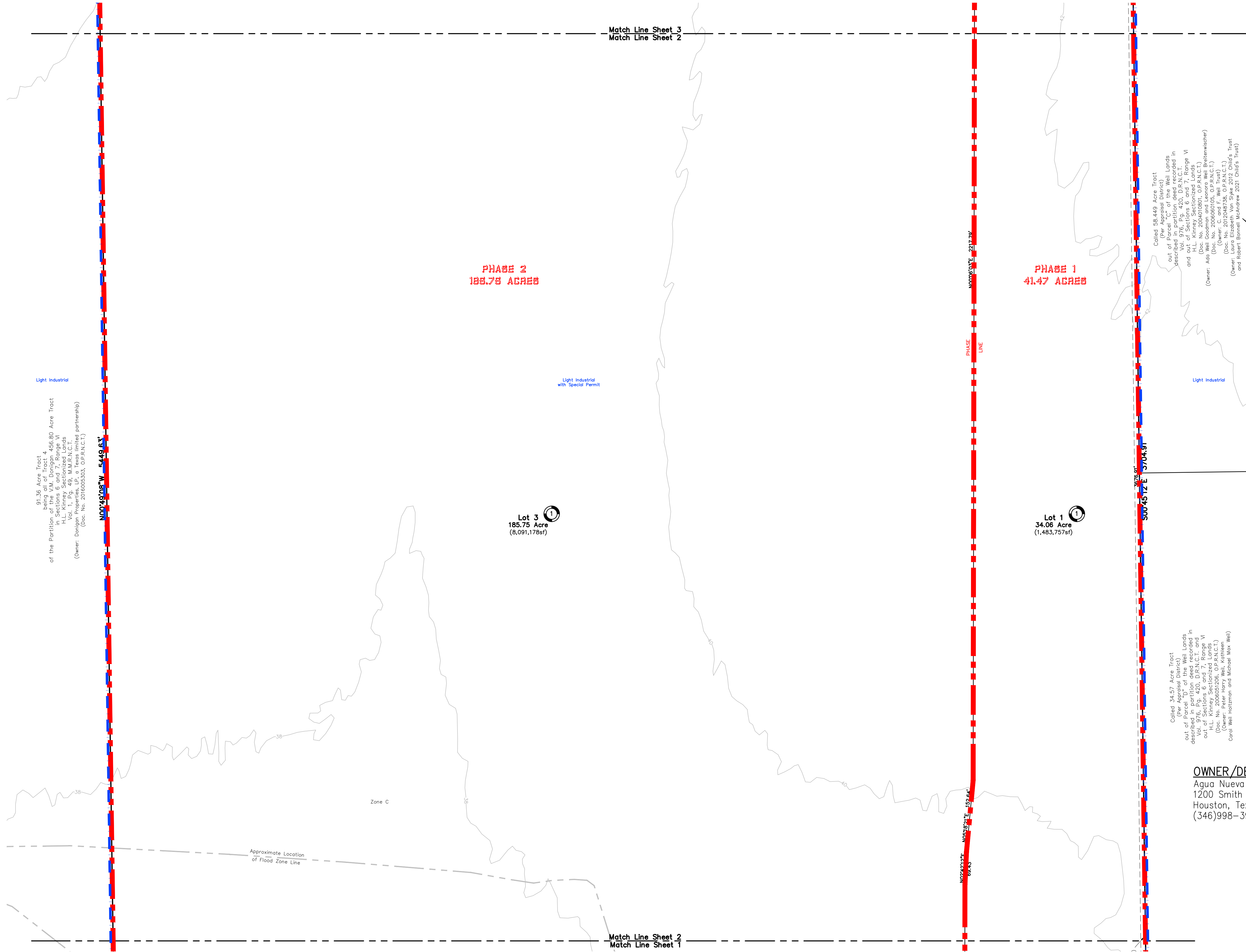
GRAPHIC SCALE  
1"=100'



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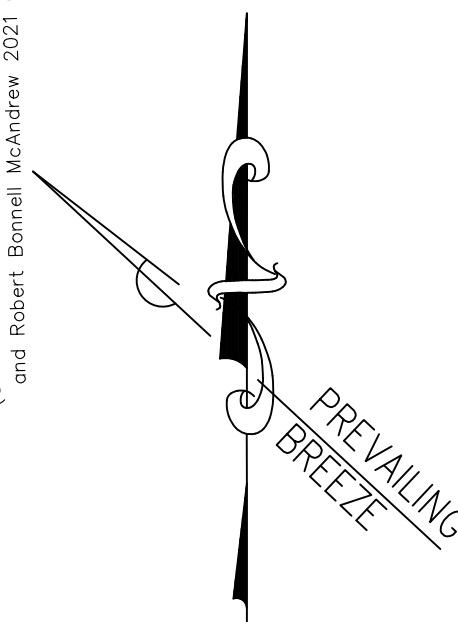
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C3	173°36'17"	328.00'	100.78'	S07°23'45" W	100.39'
C4	64°53'23"	328.00'	171.47'	S56°08'55" W	151.94'

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- ☐ 600 Nail Found

- Phase Line
- Zoning Line



APPROVED  
AUGUST 18, 2021  
PLANNING COMMISSION

Preliminary Plat of  
Pin Oak Terminal Tract

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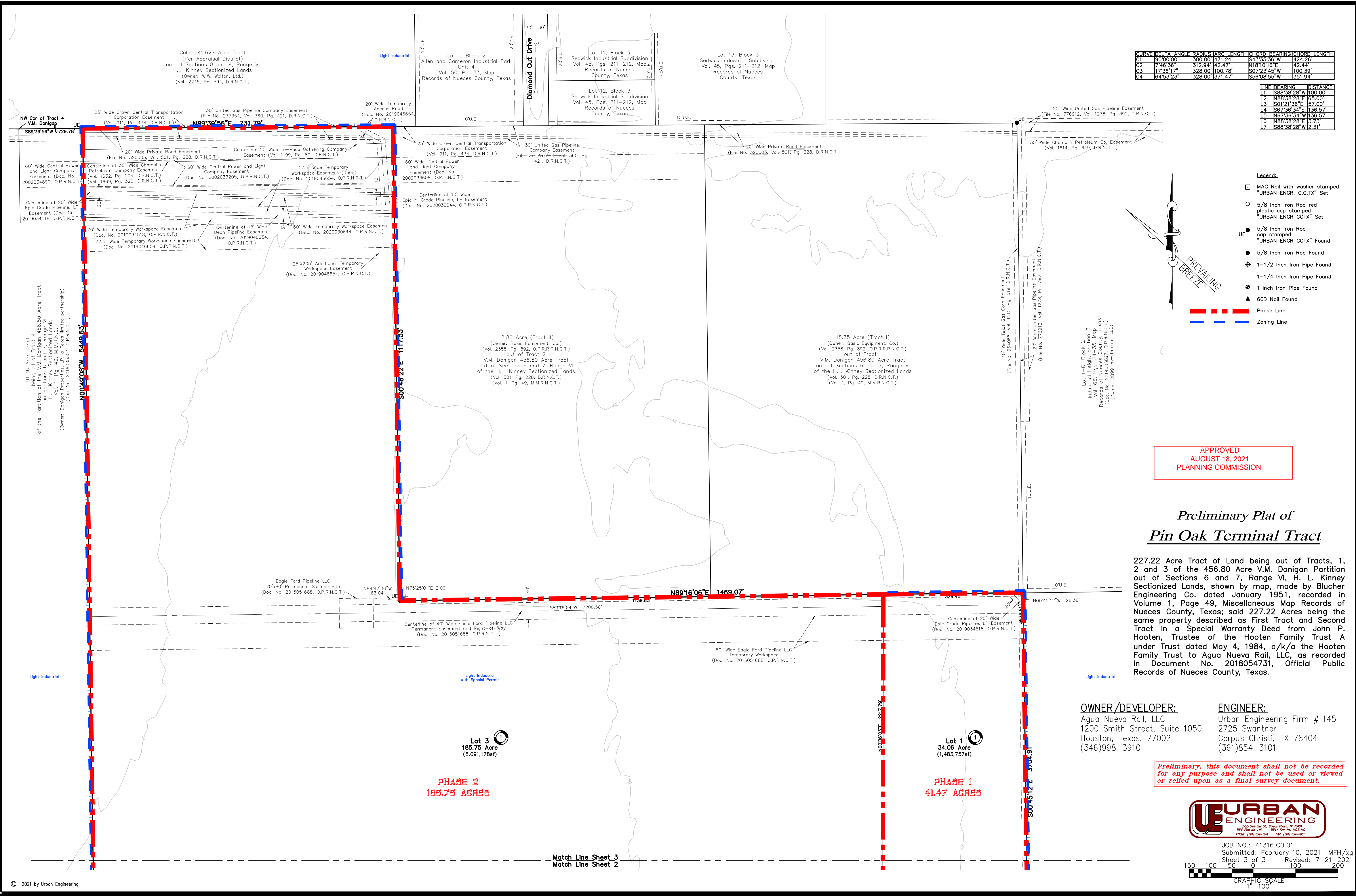
OWNER/DEVELOPER:  
Agua Nueva Rail, LLC  
1200 Smith Street, Suite 1050  
Houston, Texas, 77002  
(346)998-3910

ENGINEER:  
Urban Engineering Firm # 145  
2725 Swantner  
Corpus Christi, TX 78404  
(361)854-3101

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Sheet 2 of 3 Revised: 7-21-2021  
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- Zoning Line

APPROVED  
AUGUST 18, 2021  
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Submitted: February 10, 2021 MFH/xg  
Sheet 3 of 3 Revised: 7-21-2021  
GRAPHIC SCALE  
1"=100'



## ZONING REPORT CASE ZN8823

Applicant & Subject Property			
<b>District:</b> 4 <b>Owner:</b> Corpus Project, LLC <b>Applicant:</b> Corpus Project, LLC <b>Addresses:</b> 125 Glenoak, 209-221, 229-241, 214, and 226-242 McNelly Street, 2814, 2818, and 2830-4 Laguna Shores Road, located along the north side of Laguna Shores Road, east of Debra Lane, and south of Glenoak Drive. <b>Legal Description:</b> Lots 1-5, Block A; lots 1, 4-8, Block B; Lots 1-6, lots 8-11, Block C, out of the West Laguna Madre Place Subdivision; West 600 feet of Tracts 13, out of the Laguna Madre Acres Subdivision; Tract 15, Block B, out of the Laguna Madre Acres; 0.7893 Acres Out of Tract 14, out of the Laguna Madre Acres Subdivision. <b>Acreage of Subject Property:</b> 9.87 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "RM-1" Multifamily and "CN-1" Neighborhood Commercial District. Refer to Attachment A. <b>Purpose of Request:</b> To allow a mixed-use development with commercial and residential uses.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Vacant	High-Density Residential
<b>North</b>	"RM-1" Multi-Family, "RS-6" Single-Family 6	Vacant, Water	Medium-Density Residential, Floodplain Conservation
<b>South</b>	"CN-1" Neighborhood Commercial, "CR-1" Resort Commercial	Vacant, Transportation (Laguna Shores Road)	High-Density Residential, Transportation (Laguna Shores Road), Commercial
<b>East</b>	"RS-6" Single-Family 6, "CR-1" Resort Commercial	Transportation (Laguna Shores Road), Vacant	High-Density Residential, Transportation (Laguna Shores Road), Commercial
<b>West</b>	"RS-6" Single-Family 6	Low-Density Residential, Vacant	Medium-Density Residential, High-Density Residential
<b>Plat Status:</b> The subject property consists of platted and un-platted properties. Platting will be required. <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District. <b>Code Violations:</b> None.			

Roadway Master Plan			
Laguna Shores Road	Designation	Section Proposed	Section Existing
	"C1" Minor Residential Collector	60-Foot ROW 2 Lanes, Select Median/Center Turn Lane	65-Foot ROW 2 Lanes, No Median/Center Turn Lane
Glenoak Drive	Designation	Section Proposed	Section Existing
	"P1" Parkway Collector	80-Foot ROW 2 Lanes, No Median/Center Turn Lane	60-Foot ROW 2 Lanes, No Median/Center Turn Lane
<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Routes 8 Flour Bluff Malls and Route 4 Flour Bluff near Caribbean Drive and Jamica Drive within a half-mile radius.			
<b>Bicycle Mobility Plan:</b> The subject property is approximately half a mile from the nearest planned off-road multi-use trail along the Van Galen Ditch, south of the site of the rezoning request.			
Utilities			
<b>Gas:</b> A 4-inch CS (active) grid main exists along the south side of Glenoak Drive and 4-in coated steel along the east side of Laguna Shores Road. <b>Stormwater:</b> Surface infrastructure facilities exist along Laguna Shores Road and Glenoak Drive. <b>Wastewater:</b> A 16-inch PVC (active and public) force wastewater main exist along the west side of. <b>Water:</b> An 8-inch ACP (active and public) distribution line exists along Glenoak Drive, and a 12-inch PVC (active and public) distribution line exists along the west side of Laguna Shores Road.			
Corpus Christi Comprehensive Plan			
<b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. <b>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021).			
<b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> No improvements have been proposed. <b>Roadway Master Plan:</b> No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		25 within a 200-foot notification area 5 outside 200-foot notification area	
In Opposition		0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)	
Public Hearing Schedule			

**Planning Commission Hearing Date:** September 3, 2025  
**Tentative City Council 1<sup>st</sup> Reading/Public Hearing Date:** October 14, 2025  
**Tentative City Council 2<sup>nd</sup> Reading Date:** October 21, 2025

**Background:**

The subject property is 9.87 acres of land out of platted and un-platted parcels out of multiple subdivisions in the Flour Bluff area of the City. The parcel abuts nearly half the block face along Glenoak Drive, a minor residential collector, and approximately an eighth of the block face along Laguna Shores Road, a local residential road.

The properties to the north are zoned “RS-6” Single-Family 6 District and “RM-1” Multi-Family District, with water and vacant land; to the east, properties are zoned “RS-6” Single-Family 6 and “CR-1” Resort Commercial, with Low-Density Residential uses, and vacant land; to the west, properties are zoned “RS-6” Single-Family 6 District, “CN-1” Neighborhood Commercial District, and “CR-1” Resort Commercial District, all undeveloped, and vacant; and to the west properties are zoned “RS-6” Single-Family 6 District to the west, with vacant land, and Low-density Residential uses.

The applicant is requesting a change in zoning to accommodate a multi-use development. Along Glenoak Drive, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District. Refer to the exhibits under Attachment A Metes and Bounds Description with Exhibit. Along Laguna Shores Road, to a depth of 1,200 feet, the applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multi-Family District.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area; and the “RM-1” Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

- The Neighborhood Commercial zoning districts provide areas for commercial activity such as sale of convenience goods and personal services that primarily benefit nearby residential areas. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas.
- The Multifamily zoning districts provide a variety of housing types at multifamily densities. Housing types may take the form of single-family detached, zero lot line, traditional semi-attached, two-family, townhouse or apartment units. These zoning districts are used in areas having convenient access to collectors and arterial streets, and nearby civic and commercial uses, as well as employment opportunities.

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

The proposed rezoning is consistent with 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.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and environments.



- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

**Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Flour Bluff ADP; however, is partially inconsistent with the commercial land use request along Glenoak Drive.

**Staff Analysis:**

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however, is partially inconsistent with the future land use designation of High-Density Residential use.
  - There are limited commercial developments south of the freeway that could support the surrounding residential subdivisions. Flour Bluff is considerably zoned for residential uses.
- The requested districts are compatible with the present zoning and conforming uses of nearby properties.
  - Neighborhood scaled commercial developments are compatible with residential districts; and staff does not foresee any adverse impacts to the surrounding area.
  - The property is suitable for the uses permitted in the district to be applied by the amendment if approved.

**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 "RM-1" Multifamily and "CN-1" Neighborhood Commercial Districts.

**Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

## (A) Metes & Bounds Description and Exhibit



111 Tower Drive  
Suite 325  
San Antonio, Texas 78232  
www.upengineering.com

### **A Metes and Bounds Description of a 7.743 acre (337,278 sq. ft.) For Rezoning Application**

Being a 7.743-acre (337,278 sq. ft.) tract of land, to be rezoned into RM-1, consisting of a 1.505-acre tract out of the west 600 feet of Tracts 13 and 14, Laguna Madre Acres, as shown by plat recorded in Volume 11, Page 5, M.R.; all of a 0.7893-acre tract out of Tract 14; and Lot B of Tract 15, all out of said Laguna Madre Acres, as amended in Volume 29, Page 32, M.R.; and Lots 1 through 5, Block A; Lots 1 and 4 through 8, Block B; and Lots 8 through 11, Block C, all out of West's Laguna Madre Place, as shown by plat recorded in Volume 14, Page 45, M.R., more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records (O.P.R.), Said 7.743-acre tract being further described as follows.

COMMENCING at a point in the west right-of-way (R.O.W.) line of Laguna Shores Drive, for the south corner of Said Lot 1, West's Laguna Madre Place,

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 323.48 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 50.00 feet to the POINT OF BEGINNING and a south corner of the herein described tract;

THENCE North 61°45'00" West, a distance of 840.00 feet to a point for a corner of the herein described tract;

THENCE North 28°17'12" East, a distance of 373.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 599.96 feet to a point for a corner of the herein described tract;

THENCE North 28°18'11" East, a distance of 22.26 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 220.30 feet to a point for a corner of the herein described tract;

THENCE South 25°40'00" West, a distance of 119.64 feet to a point for a corner of the herein described tract;

THENCE South 61°45'00" East, a distance of 375.24 feet to a point in the said west R.O.W. line of Laguna Shores Drive for a corner of the herein described tract;

THENCE South 28°03'47" West, continuing along said west R.O.W. line, a distance of 12.00 feet to a point for a corner of the herein described tract;

THENCE South 25°35'04" West, continuing along said west R.O.W. line, a distance of 108.12 feet to a point at the intersection of said west R.O.W. line of Laguna Shores Drive, with the north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE North 61°45'00" West, along the said north R.O.W. line of McNelly, a distance of 216.22 feet to a point for a corner of the herein described tract;

THENCE North 28°15'00" East, departing said north R.O.W. line of McNelly, a distance of 108.00 feet to a point for a corner of the herein described tract;

THENCE North 61°45'00" West, departing said R.O.W. line, a distance of 100.00 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, a distance of 108.00 feet to a point in said north R.O.W. line of McNelly, for a corner of the herein described tract;

THENCE along the north line of McNelly, along a cul-de-sac, then the south line of McNelly, the following five (5) calls:

1. North 61°45'00" West, a distance of 201.22 feet to a point for a corner of the herein described tract;
2. in a northwesterly direction along a tangent curve to the right, having a radius of 15.00 feet, a chord of North 39°19'50" West, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
3. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 40.00 feet, a chord of South 28°15'00" West, 56.73 feet, a central angle of 269°40'41", and an arc length of 188.27 feet to a point for a corner of the herein described tract;
4. in a easterly direction along a reverse tangent curve to the right, having a radius of 15.00 feet, a chord of South 84°10'10" East, 11.44 feet, a central angle of 44°50'20", and an arc length of 11.74 feet to a point for a corner of the herein described tract;
5. South 61°45'00" East, a distance of 151.22 feet to a point for a corner of the herein described tract;

THENCE South 28°15'00" West, departing said R.O.W. line, a distance of 108.00 feet to the POINT OF BEGINNING, and containing 7.743 acres of land in Nueces County, Texas.

**A Metes and Bounds Description of**  
**a 2.128 acre (92,685 sq. ft)**  
**For Rezoning Application**

Being a 2.128-acre (92,685 sq. ft.) tract of land, to be rezoned into CN-1, being out of the west six hundred feet (W 600') of Tracts Thirteen (13) and Fourteen (14), Laguna Madre Acres, a subdivision in the City of Corpus Christi, Nueces County, Texas, as shown by map or plat thereof recorded in Volume 11, Page 5, Map Records, Nueces County, Texas, more fully described in Warranty Deed recorded under Clerk's File No. 2011034834, Official Public Records of Nueces County, Texas.

Said 2.128-acre being further described as follows;

BEGINNING at a point in the southwest line of Glenoak Drive, for the north corner of the herein described tract;

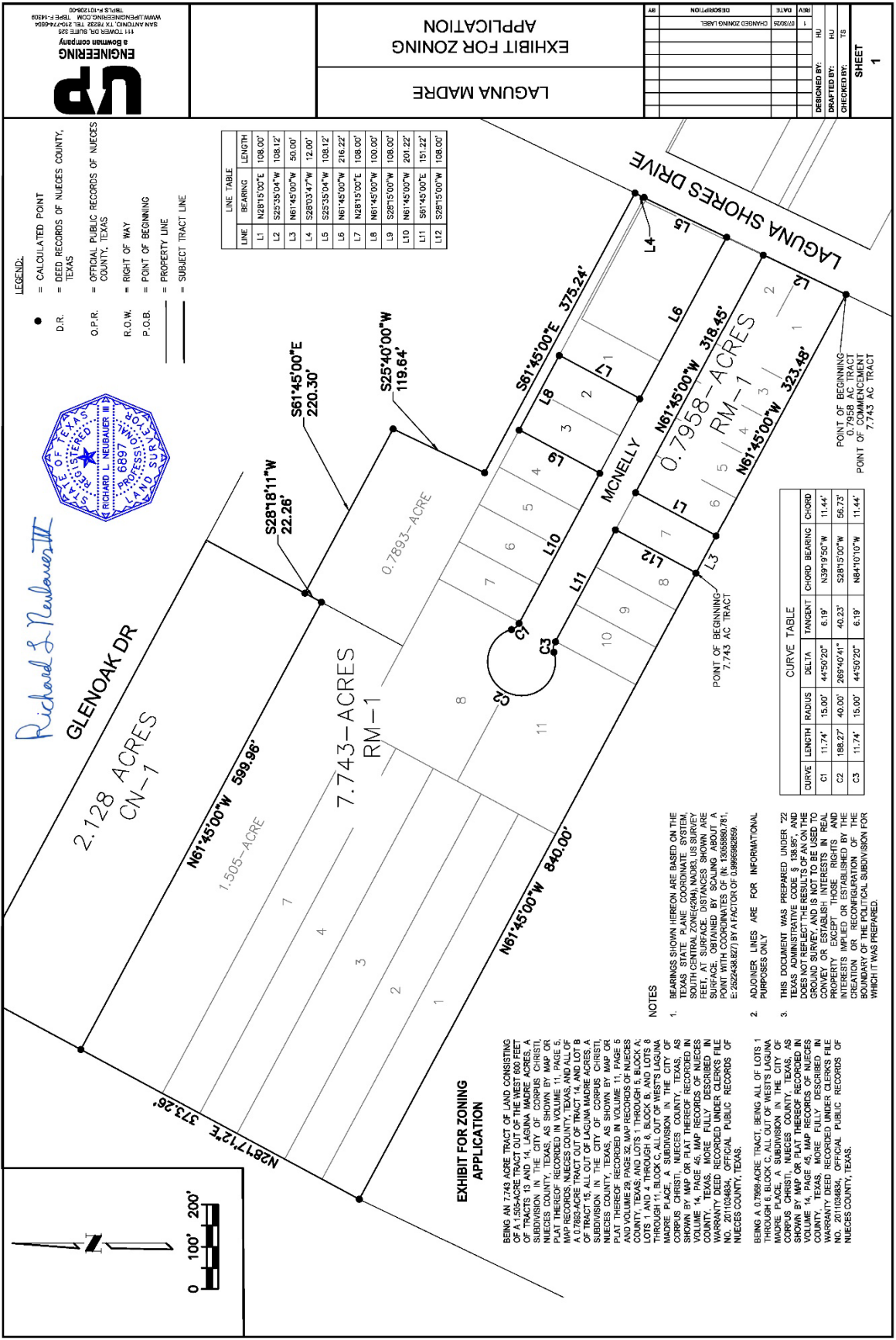
THENCE South 58° 32' 42"E a distance of 50.08 feet;

THENCE South 61° 45' 00" East a distance of 550.00 feet;

THENCE departing said right-of way line, South 28° 18' 11" West a distance of 154.36 feet;

THENCE North 61° 45' 00" West a distance of 599.96 feet;

THENCE North 28° 17' 12" East a distance of 157.16 feet to the POINT OF BEGINNING, containing 2.128-acres (92,685 sq. ft.) of land, more or less.



UP  
ENGINEERING  
a Boman company

111 TOWER DR, SUITE 325  
IRVING, TEXAS 75039  
972.437.1433  
WWW.UPENGINEERING.COM

LAGUNA MADRE

EXHIBIT FOR ZONING APPLICATION

REV	DATE	DESCRIPTION
1	07/30/20	CHANGED ZONING LABEL

DESIGNED BY:	HL
DRAFTED BY:	HL
CHECKED BY:	TS

SHEET 1

LEGEND:

•

= CALCULATED POINT

D.R.

= DEED RECORDS OF NUECES COUNTY, TEXAS

O.P.R.

= OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

R.O.W.

= RIGHT OF WAY

P.O.B.

= POINT OF BEGINNING

---

= PROPERTY LINE

---

= SUBJECT TRACT LINE

LINE	BEARING	LENGTH
L1	N28°15'00"E	108.00'
L2	S25°35'04"W	108.12'
L3	N61°45'00"W	50.00'
L4	S28°03'47"W	12.00'
L5	S25°35'04"W	108.12'
L6	N61°45'00"W	216.22'
L7	N28°15'00"E	108.00'
L8	N61°45'00"W	100.00'
L9	S28°15'00"W	108.00'
L10	N61°45'00"W	201.22'
L11	S61°45'00"E	151.22'
L12	S28°15'00"W	108.00'

2.128 ACRES  
CN-1

1.505-ACRE

0.7893-ACRE

7.743-ACRES  
RM-1

0.7958-ACRES  
RM-1

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	11.74'	15.00'	44°50'20"	6.19'	N39°19'50"W	11.44'	
C2	188.27'	40.00'	289°40'41"	40.23'	S28°15'00"W	56.73'	
C3	11.74'	15.00'	44°50'20"	6.19'	N8°40'10"W	11.44'	

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE 1983 ADJUSTED MEAN SEA LEVEL DATUM, SOUTH CENTRAL ZONE/G2011. ALL SURVEY FEET, AT SURFACE, DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOUT A POINT WITH COORDINATES OF N: 1305880.781, E: 2022438.927 BY A FACTOR OF 0.9999996259.

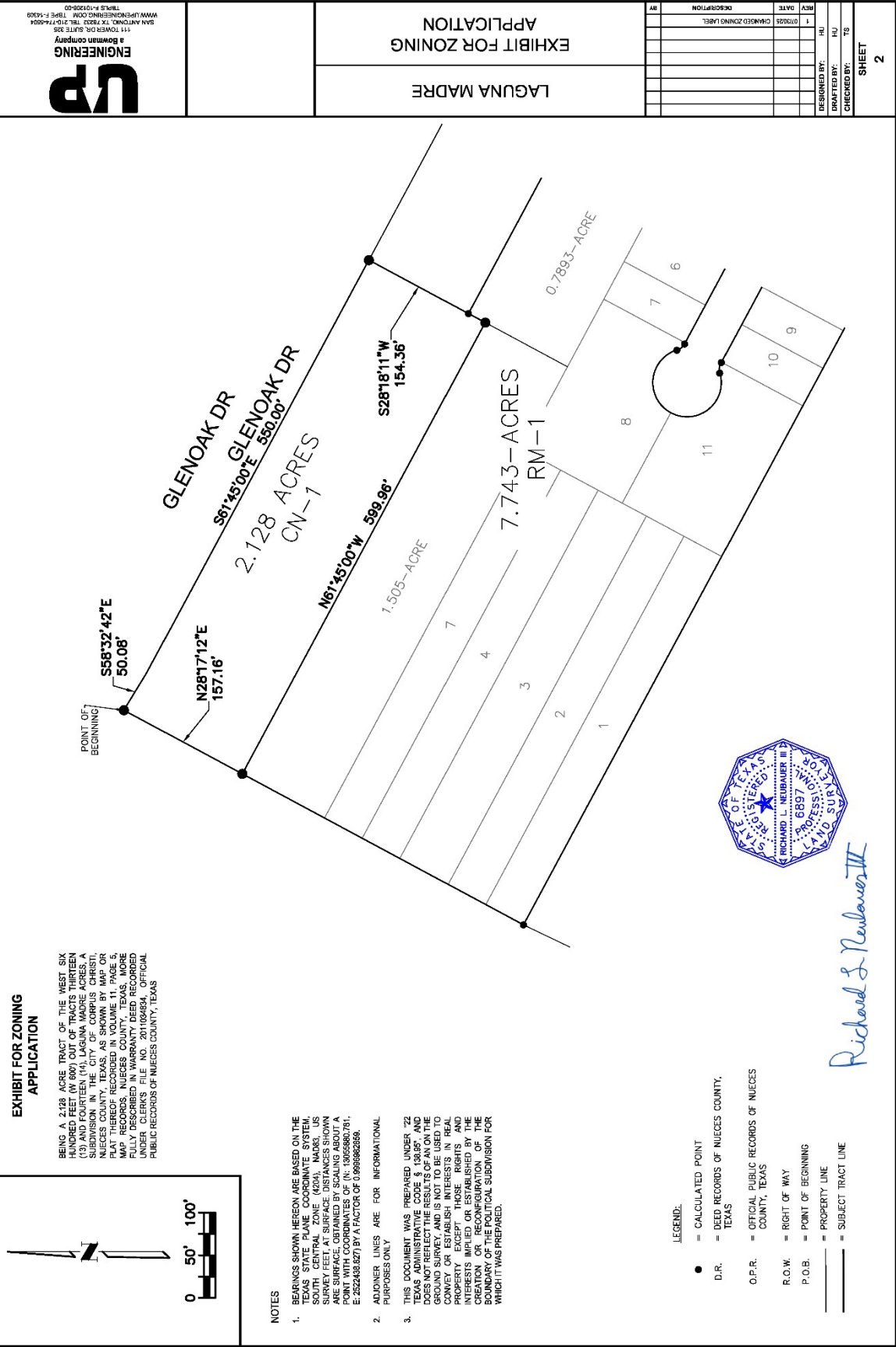
2. ADJOINER LINES ARE FOR INFORMATIONAL PURPOSES ONLY.

3. THIS DOCUMENT WAS PREPARED UNDER "29 TEXAS ADMINISTRATIVE CODE" AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY, EXCEPT THOSE RIGHTS AND INTERESTS SPECIFICALLY SET FORTH IN THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT FOR ZONING APPLICATION

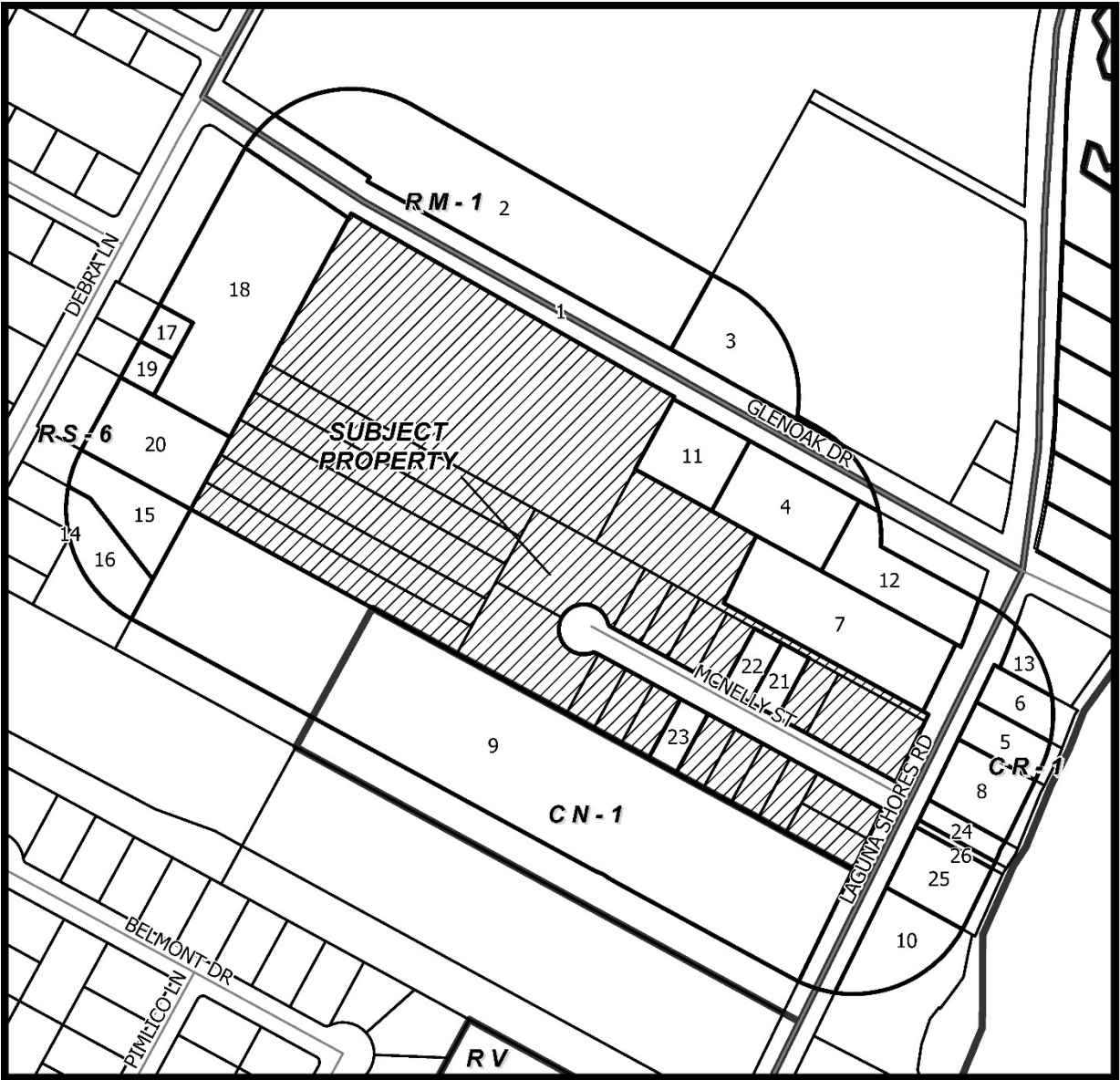
BEING AN 7.743 ACRE TRACT OF LAND CONSISTING OF A 1.505-ACRE TRACT OUT OF THE WEST 600 FEET OF TRACTS 13 AND 14, LAGUNA MADRE ACRES, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, MAP RECORDS, NUECES COUNTY, TEXAS, AND ALL OF A 0.7893-ACRE TRACT OUT OF TRACT 14, AND LOT B OF TRACT 15, ALL OUT OF LAGUNA MADRE ACRES, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5 AND VOLUME 28, PAGE 32, MAP RECORDS OF NUECES COUNTY, TEXAS, AND LOTS 1 THROUGH 5, BLOCK A, THROUGH 11, BLOCK C, ALL OUT OF WEST'S LAGUNA MADRE PLACE, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, MAP RECORDS OF NUECES COUNTY, TEXAS, MORE FULLY DESCRIBED IN A WARRANTY DEED RECORDED UNDER CLERKS FILE NO. 201104834, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

BEING A 0.7958-ACRE TRACT, BEING ALL OF LOTS 1 THROUGH 5, BLOCK C, ALL OUT OF WEST'S LAGUNA MADRE PLACE, A SUBDIVISION IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, MAP RECORDS OF NUECES COUNTY, TEXAS, MORE FULLY DESCRIBED IN A WARRANTY DEED RECORDED UNDER CLERKS FILE NO. 201104834, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.





(B) Existing Zoning and Notice Area Map



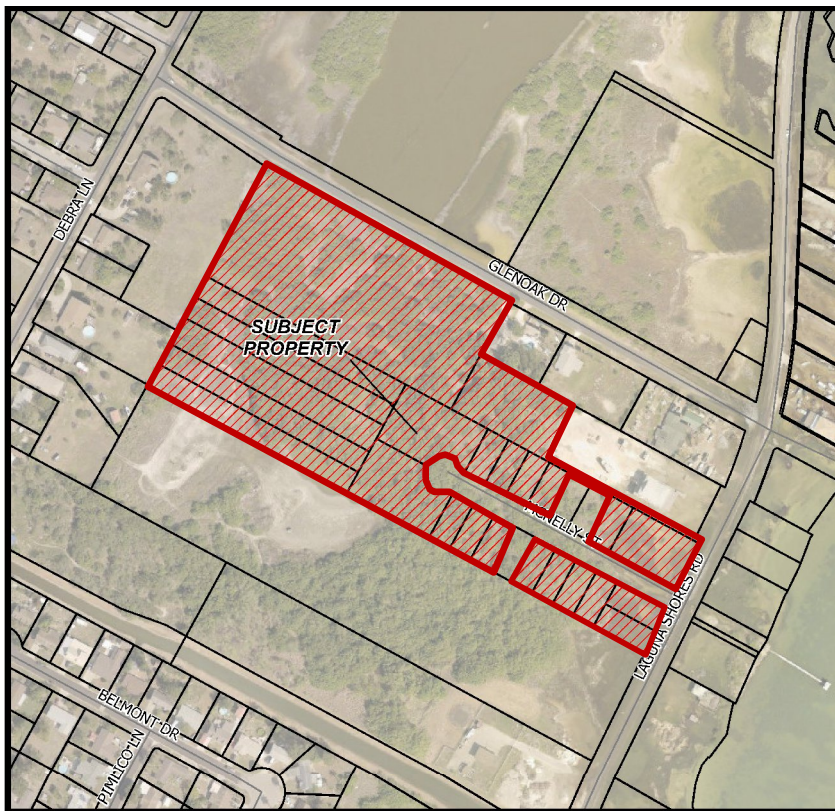
**CASE: ZN8823**  
**Zoning and notice Area**

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 ZN8823



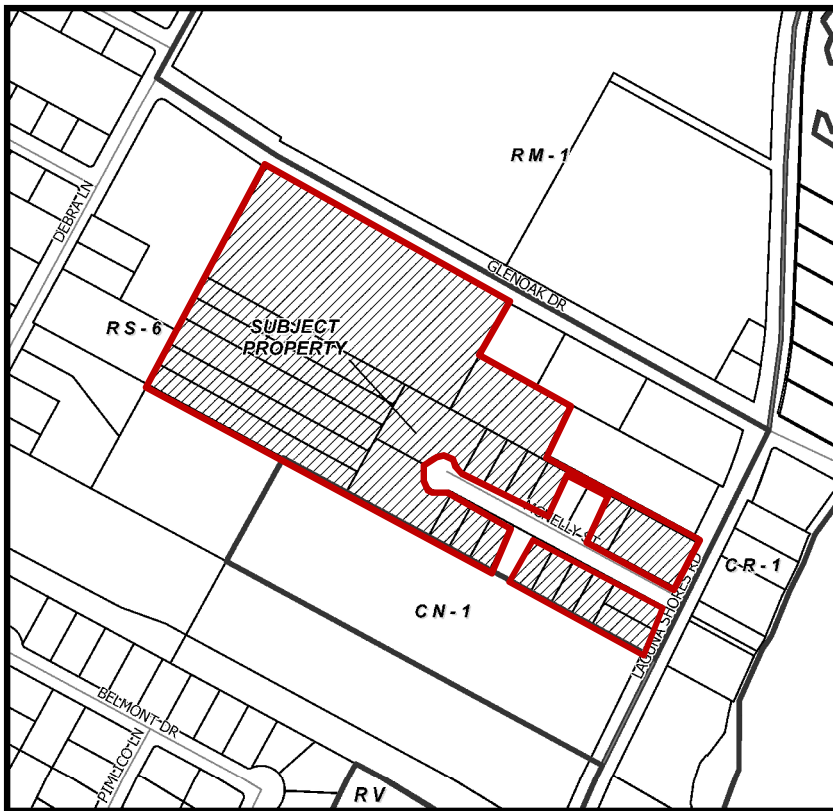
## Corpus Project LLC District 4

Rezoning for a property at or near  
125 Glenoak Drive  
From the "RS-6" Single-Family 6 District  
To the "RM-1" Multifamily District, and  
"CN-1" Neighborhood Commercial District



Planning Commission  
September 3, 2025

# Zoning and Land Use



## **Proposed Use:**

To allow a mixed-use (commercial and residential) development

## **ADP (Area Development Plan):**

Flour Bluff, Adopted on June 22, 2021

## **FLUM (Future Land Use Map):**

High-Density Residential

## **Existing Zoning District:**

"RS-6" Single-Family 6

## **Adjacent Land Uses:**

North: Vacant, Water; Zoned: "RS-6", "RM-1"

South: Vacant, Transportation (Laguna Shores); Zoned: "CR-1" and "CN-1"

East: Transportation (Laguna Shores), Vacant; Zoned: "CR-1"

West: Low-Density Residential, Vacant; Zoned: RS-6



# Public Notification

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

## Notification Area

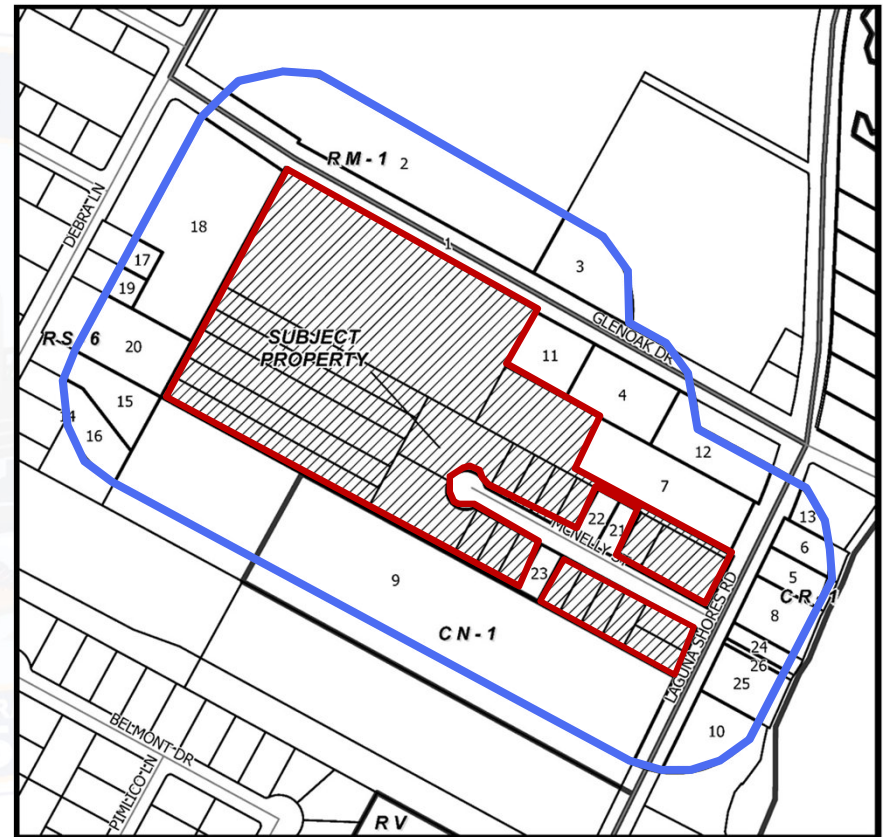
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

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



# Staff Analysis and Recommendation

---

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however is partially inconsistent with the future land use designation of High-Density Residential use.
  - There are limited commercial development south of the freeway that could support the surrounding residential subdivisions. Flour Bluff is considerably zoned for residential uses.
- The requested districts are compatible with the present zoning and conforming uses of nearby properties.
  - Neighborhood scaled commercial developments are compatible with residential districts; and staff does not foresee any adverse impacts to the surrounding area.
  - The property is suitable for the uses permitted in the district to be applied by the amendment if approved.

**STAFF RECOMMENDS APPROVAL**

# ZONING REPORT

## CASE ZN8853

Applicant & Subject Property			
<b>District:</b> 3 <b>Owner:</b> Eduardo Gonzalez <b>Applicant:</b> Eduardo Gonzalez <b>Address:</b> 4921 Kostoryz Road, located along the north side of SPID, west of Kostoryz Rd, and south of McArdle Road. <b>Legal Description:</b> Lexington Place, southeast 1/2 of the southwest 1/2 of Lot U <b>Acreage of Subject Property:</b> 0.22 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
<b>From:</b> "RS-6" Single-Family 6 District <b>To:</b> "CG-1" General Commercial District <b>Purpose of Request:</b> To allow a vehicles sales uses.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
<b>North</b>	"RS-6" Single-Family 6, "ON" Neighborhood Office	Vacant, Medium-Density Residential	Commercial, High-Density Residential
<b>South</b>	"RS-6" Single-Family 6	Low-Density Residential, Transportation (Kostoryz), Public/Semi-Public	Low-Density Residential, Transportation (Kostoryz), Government
<b>East</b>	"ON" Neighborhood Office, "RS-6" Single-Family 6	Medium-Density Residential, Transportation (Kostoryz), Public/Semi-Public	High-Density Residential, Transportation (Kostoryz), Government
<b>West</b>	"RS-6" Single-Family 6	Vacant, Low-Density Residential	Commercial, Low-Density Residential
<b>Plat Status:</b> The subject property is not platted. <b>Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):</b> The subject property is not within a MCAOD District. <b>Code Violations:</b> None			
Roadway Master Plan			
	Designation	Section Proposed	Section Existing
	"A1" Minor Arterial Undivided	95-Foot ROW 4 Lanes, Center Turn Lane	80-Foot ROW 4 Lanes, Center Turn Lane

<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route (s) 15 Carroll High School at the extremities of the block along Kostoryz Road, near South Padre Island Drive, and McArdle Road.	
<b>Bicycle Mobility Plan:</b> The subject property is approximately 300 feet from the nearest 1-Way Cycle Track (Both Sides), along McArdle Road.	
<b>Utilities</b>	
<b>Gas:</b> A 2-inch PE (active) grid main exists along the west side of Kostoryz Road. <b>Stormwater:</b> A 54-inch RCP (active and public) storm water pipe exists along the east side of Kostoryz Road. <b>Wastewater:</b> An 8 -inch PVC (active and public) wastewater gravity main exists along the west side of Kostoryz Road, and an 18 -inch HDPE (active and public) wastewater gravity main exists along the east side of Kostoryz Road. <b>Water:</b> 12-inch PVC (active and public) exists along the west side of Kostoryz Road.	
<b>Corpus Christi Comprehensive Plan</b>	
<b>Plan CC:</b> Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. <b>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Southeast ADP (Adopted on December 10, 2024).	
<b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> No improvements have been proposed. <b>Stormwater Master Plan:</b> Minimal improvements have been proposed, which, include culverts. <b>Roadway Master Plan:</b> No improvements have been proposed.	
<b>Public Notification</b>	
Number of Notices Mailed	14 within a 200-foot notification area 6 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> September 3, 2025 <b>Tentative City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> October 14, 2025 <b>Tentative City Council 2<sup>nd</sup> Reading Date:</b> October 21, 2025	

### Background:

The subject property is a 0.22-acre undeveloped tract near South Padre Island Drive, a freeway, and along Kostoryz Road, an A1 class arterial road, in the Bayside area.

The surrounding properties are zoned “RS-6” Single-Family 6 and “ON” Neighborhood Office District to the north, with a vacant property, and another with Medium-Density residential land use. The properties to the east of the subject parcel, abutting Kostoryz Road as well, are zoned “ON” Neighborhood Office and “RS-6” Single-Family 6, with Medium-Density Residential and Public/Semi-

Public land uses. The properties to the south are zoned “RS-6” Single-Family 6 District with Low-Density Residential and Public/Semi-Public land use, also adjacent to Kostoryz Road. To the west of the subject parcel, properties are “RS-6” Single-Family 6 District, with Low-Density Residential land uses, and a vacant property.

The applicant is requesting a change in zoning to the “CG-1” General Commercial District to accommodate a small vehicle sales use. The “CG-1” General Commercial District permits restaurants, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses. District allows

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage the protection and enhancement of residential neighborhoods.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

#### **Southside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is consistent with the Southeast ADP; however, is inconsistent with the future land use designation of Medium-Density Residential. While inconsistent with the future land use designation, the proposed rezoning meets the following vision theme.

- Bayside hosts a robust mix of commercial, residential, and recreational uses with clear signage and wayfinding that attract visitors.

#### **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 inconsistent with the City of Corpus Christi guiding documents, including the area development plan. They both address commercial zoning for essential needs of surrounding residents; and given the intense uses that the general commercial district may allow, the site is not appropriate for the applicant’s request.
  - A General Commercial zoning in this scenario is not compatible with the present zoning and conforming uses of nearby property and to the character to the surrounding area.

#### **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 denial of the change of zoning from the “RS-6” Single Family 6 District to the “CG-1” General Commercial District; and in lieu thereof, approval to the “CN-1/SP” Neighborhood Commercial District with a Special Permit. The Special Permit will be subject to the following conditions:

- 1. USE:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is vehicle sales. Expansion of the uses granted by this special permit is prohibited.
- 2. PARKING:** Parking shall be as per the UDC (Unified Development Code) Section 7.2 Off Street Parking, Loading, and Stacking.
- 3. LANDSCAPING:** Vehicular screening along Kostoryz Road shall be according to the landscaping as per UDC (Unified Development Code) Section 7.3 Landscaping.
- 4. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material.
- 5. BUFFER YARD:** A buffer yard consisting of at least 10 feet and 15 points shall be installed, maintained, and remain in place along the north and east property boundaries as long as residential districts or uses are adjacent.
- 8. HOURS OF OPERATION:** The hours of operation shall be limited from 08:00 AM to 07:00 PM. Customer access to the facility shall be prohibited after 9:00 PM.
- 9. TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.

## (A) Metes & Bounds Description and Exhibit

STATE OF TEXAS  
COUNTY OF NUECES

EXHIBIT \_\_\_\_\_

Field notes of a 0.221 acre tract, for zoning purposes only, being the southeast half of the southwest 66 feet of Lot U, "Lexington Place", as shown on a map recorded in Volume 9, Pages 7 - 8, Map Records of Nueces County, Texas and being the same tract described in a deed recorded in Document No. 2020025506, Official Records of Nueces County, Texas. Said 0.221 acre tract also being the proposed Lot U-1, "Lexington Place" Said 0.221 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar set in the northwest right of way of Kostoryz Road, for the east corner of Lot T-2, "Lexington Place", as shown on a map recorded in Volume 15, Page 59, Map Records of Nueces County, Texas, for the south for said Lot U, and for the south corner of this exhibit, from **WHENCE** a 5/8" re-bar found in the northwest right of way of Kostoryz Road bears South 28°16'59" West, a distance of 245.84 feet.

**THENCE** with the common line of said Lot T-2, said Lot U, and this exhibit, North 61°43'01" West, a distance of 145.75 feet to a point in the common line of said Lot T-2 and Lot U, for the south corner of the southwest half of the southwest 66 feet of said Lot U, and for the west corner of this exhibit.

**THENCE** with the common line of the southwest half of the southwest 66 feet of said Lot U and this exhibit, North 28°16'59" East, a distance of 66.00 feet to a point in the northeast line of the northeast 54 feet of said Lot U, for the east corner of said southwest half of the southwest 66 feet of said Lot U, and for the north corner of this exhibit.


**THENCE** with the common line of the northeast 54 feet of said Lot U and this exhibit, South 61°43'01" East, a distance of 145.75 feet to a 5/8" re-bar found in the common line of the northwest right of way of Kostoryz Road and said Lot U, and for the east corner of this exhibit.

**THENCE** with the common line of the northwest right of way of Kostoryz Road, said Lot U, and this exhibit, South 28°16'59" West, a distance of 66.00 feet to the **POINT of BEGINNING** of this exhibit, and containing 0.221 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.
- 4.) This exhibit is intended for rezoning purposes only and does not represent a boundary survey.

I, Ronald E. Brister do hereby certify that this exhibit of the property legally described herein was made on the ground this day July 9, 2025 and is correct to the best of my knowledge and belief.

  
Ronald E. Brister, RPLS No. 5407  
Date: July 10, 2025



Job No. 251000-1

### EXHIBIT OF

A 0.221 ACRE TRACT, FOR ZONING PURPOSES ONLY, BEING THE SOUTHEAST HALF OF THE SOUTHWEST 66 FEET OF LOT U, "LEXINGTON PLACE", AS SHOWN ON A MAP RECORDED IN VOLUME 9, PAGES 7 - 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020025506, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS. SAID 0.221 ACRE TRACT ALSO BEING THE PROPOSED LOT U-1, "LEXINGTON PLACE".



SCALE 1" = 25'

LOT T-2  
LEXINGTON PLACE  
VOL. 15, PG. 59  
M.R.N.C.T.

SOUTHWEST HALF OF  
SOUTHWEST 66' LOT U  
LEXINGTON PLACE  
VOL. 9, PGS. 7 - 9  
M.R.N.C.T.

66.00' (DEED)  
N28° 16' 59"E 66.00' (MEAS)

PROPOSED LOT U-1  
0.221 ACRES  
9,620 S.F.

NORTHEAST 54' OF LOT U  
LEXINGTON PLACE  
VOL. 9, PGS. 7 - 9  
M.R.N.C.T.

N61° 43' 01" W 145.75' (MEAS)  
145.75' (DEED)

S61° 43' 01" E 145.75' (MEAS)  
145.75' (DEED)

25' B.L.

FOUND 5/8" RE-BAR IN NW  
ROW OF KOSTORYZ RD.  
BEARS S28° 16' 59"W 245.84'

P.O.B.

S28° 16' 59"W 66.00' (MEAS)  
66.00' (DEED)

KOSTORYZ ROAD  
80' RIGHT OF WAY

● = SET 5/8" RE-BAR

⊙ = FOUND 5/8" RE-BAR

○ = PROPERTY CORNER NO ACCESS

PAGE 2 OF 2

EXHIBIT \_\_\_\_\_

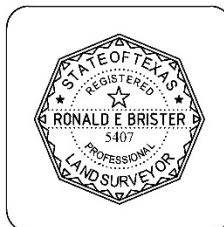


### Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Off 361-850-1800  
Fax 361-850-1802  
Bristersurveying@corpus.txcba.com  
Firm Registration No. 10072800

#### NOTES:

- 1.) TOTAL AREA OF EXHIBIT IS 3.042 ACRES.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (95) 4205 DATUM.
- 3.) SET 5/8" RE-BAR = SET 1/2" RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS EXHIBIT.
- 5.) THIS EXHIBIT IS INTENDED FOR REZONING PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.



THIS EXHIBIT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS EXHIBIT OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JULY 8, 2025, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*

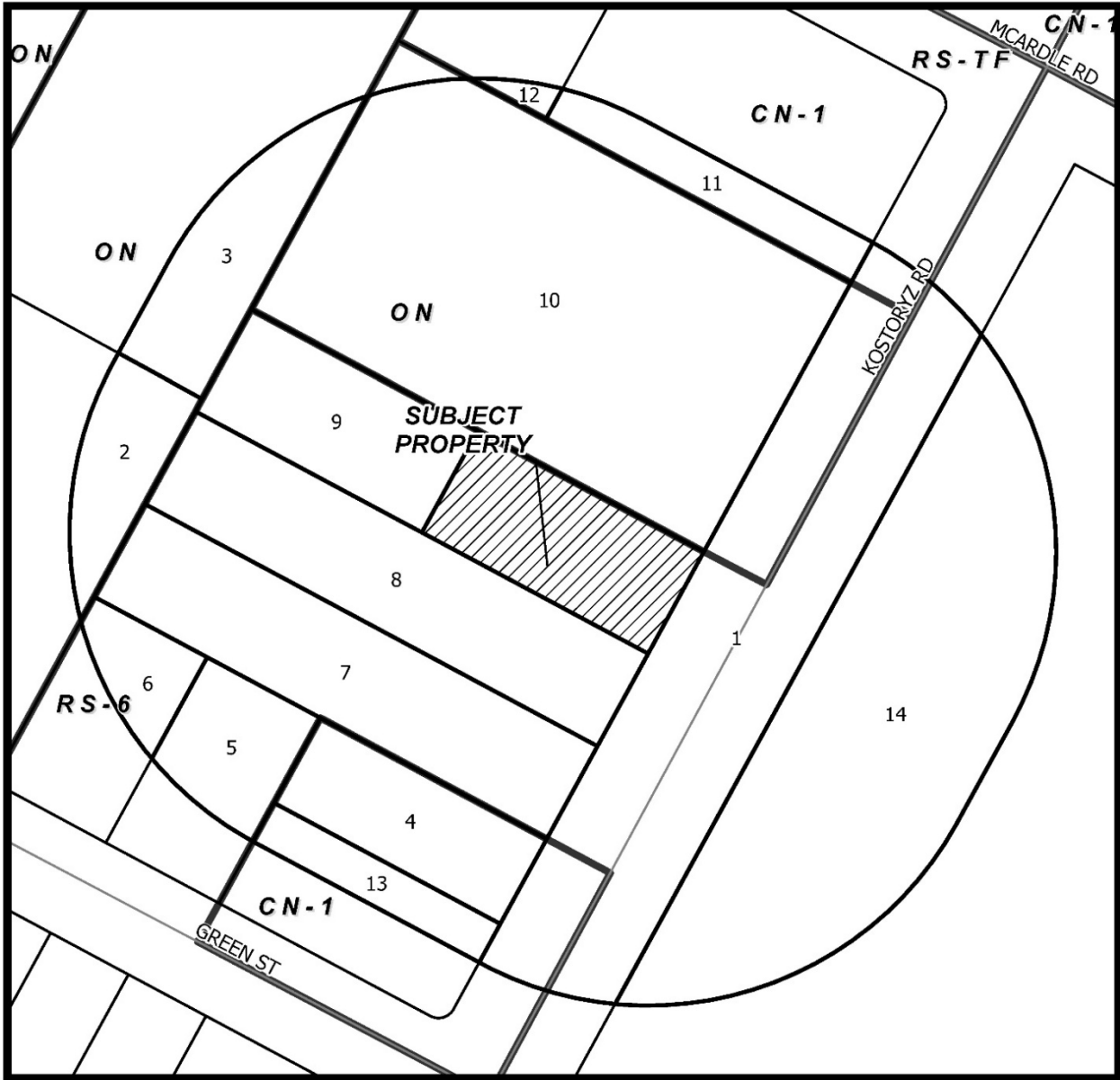
RONALD E. BRISTER R.P.L.S. NO. 5407

SURVEY DATE JULY 10, 2025

JOB NO. 251000-1



(B) Existing Zoning and Notice Area Map



**CASE: ZN8853**  
**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
CR-2 Resort Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CG-1 General Commercial	RE Residential Estate
CG-2 General Commercial	RS-TH Townhouse
CI Intensive Commercial	SP Special Permit
CBD Downtown Commercial	RV Recreational Vehicle Park
CR-3 Resort Commercial	RMH Manufactured Home
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

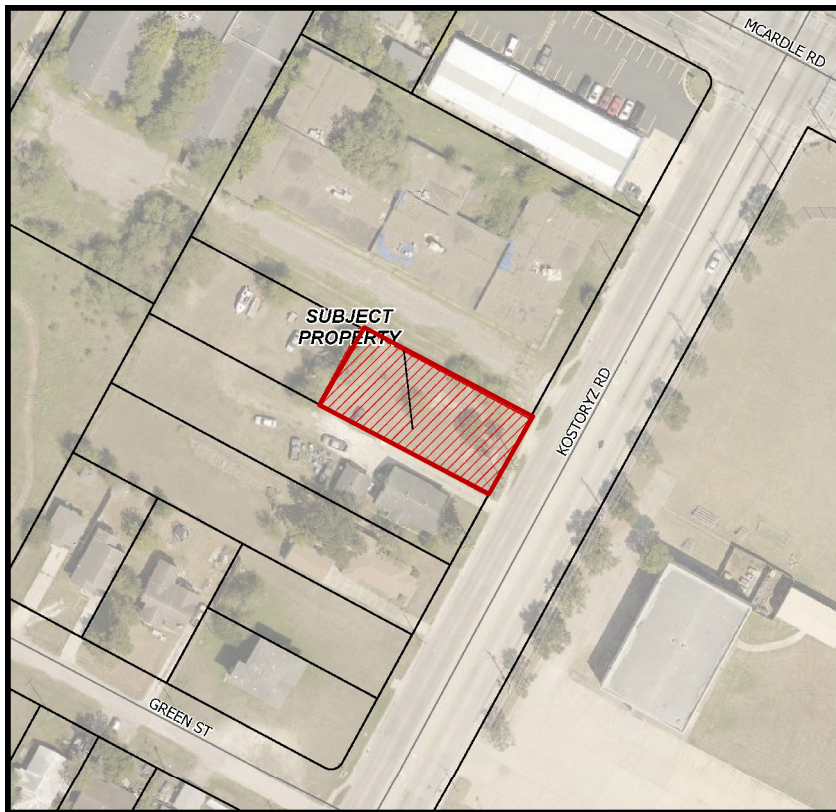
Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



# Zoning Case ZN8853



**Eduardo Gonzalez**  
District 3

**Rezoning for a property at or near  
4921 Kostoryz Road  
From the "RS-6" Single-Family 6 District  
To the "CG-1" General Commercial District**



Planning Commission  
September 3, 2025

# Zoning and Land Use



## **Proposed Use:**

To allow a vehicle sales use

## **ADP (Area Development Plan):**

Bayside, Adopted on December 10, 2024

## **FLUM (Future Land Use Map):**

Medium-Density Residential

## **Existing Zoning District:**

"RS-6" Single-Family 6

## **Adjacent Land Uses:**

North: Vacant, Medium-Density Residential; Zoned: "RS-6" and "ON"

South: Low-Density Residential, and Public/Semi-Public; Zoned: RS-6

East: Medium-Density Residential, and Public/Semi-Public; Zoned: "ON" and "RS-6"

West: Vacant; Zoned: RS-6

# Public Notification

14 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

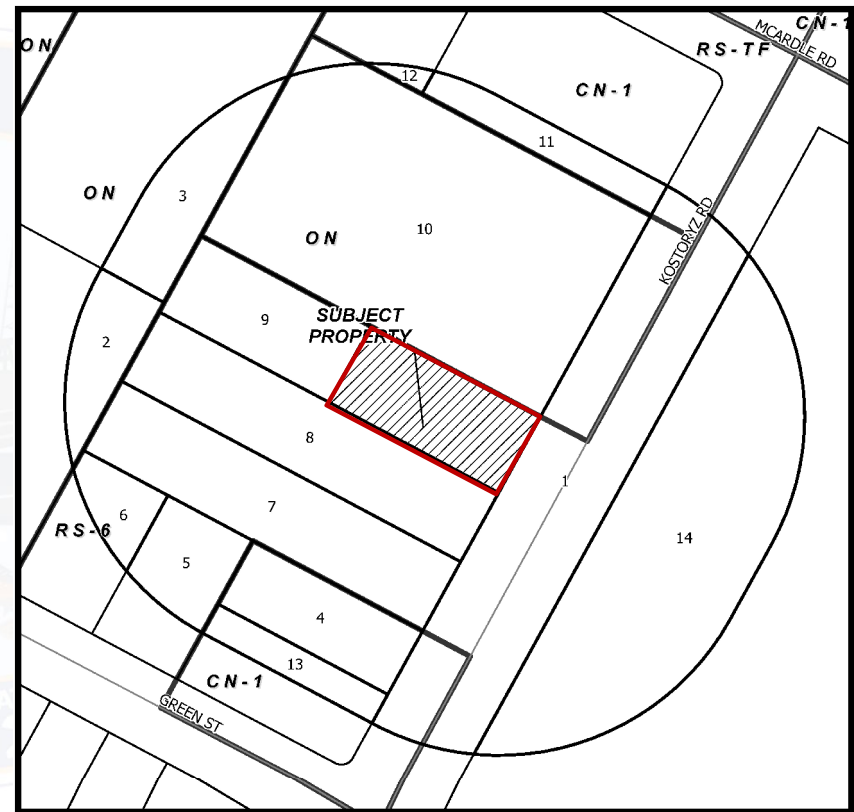
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

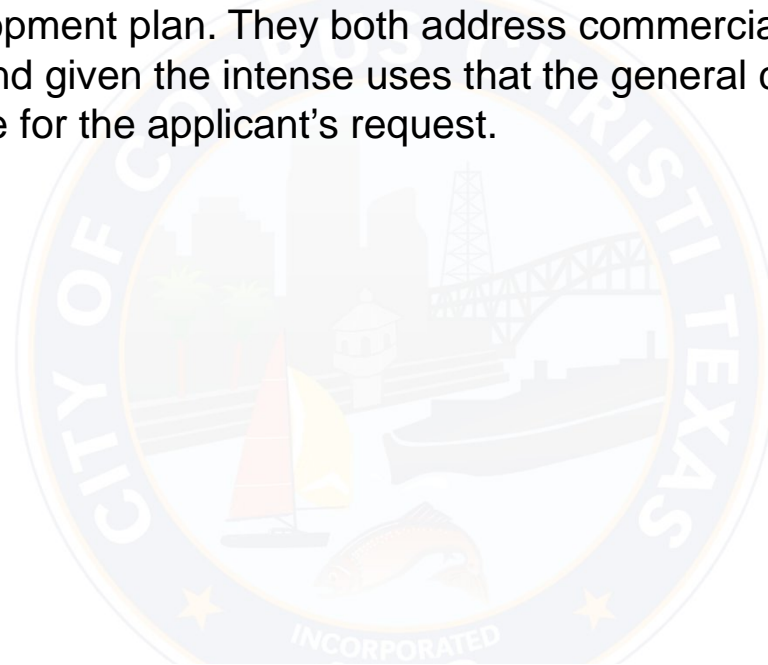
*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The proposed rezoning is inconsistent with the City of Corpus Christi guiding documents; including the area development plan. They both address commercial zoning for essential needs of surrounding residents; and given the intense uses that the general commercial district may allow, the site is not appropriate for the applicant's request.



**STAFF RECOMMENDS DENIAL,  
AND IN LIEU THEREOF, APPROVAL OF THE “CN-1/SP”**



# Special Permit Conditions

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The Special Permit will be subject to the following conditions:

- 1. USE:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is vehicle sales. Expansion of the uses granted by this special permit is prohibited.
- 2. PARKING:** Parking shall be as per the UDC (Unified Development Code) Section 7.2 Off Street Parking, Loading, and Stacking.
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