



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final-revised

Planning Commission

Wednesday, April 29, 2026

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Chairman Salazar-Garza (4.15.2026 meeting)

IV. Approval of Minutes: April 15, 2026

1. [26-0612](#) April 15, 2026 Meeting Minutes DRAFT

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

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats

2. [26-0560](#) PL9214
PRELIMINARY PLAT- 100 SOUTH PADRE

Lot 3, Block 1
(5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

3. [26-0570](#)

PL9215

PRELIMINARY PLAT - WALDRON ROAD SUBDIVISION

Lots 4, Block 1
(1.28 Acres)

(District 4) (Prelim) Generally located at 1521 Waldron Road, south of Graham Road and east of Waldron Road

4. [26-0555](#)

PL9193

REPLAT - CABANISS ACRES

Lots 7AB & 7 AC, Block 8
(1.28 acres)

(District 3) Generally located at 2210 Joyce Drive, on the southwest corner of Holly Road and Highway 286 Access Road.

5. [26-0561](#)

PL9204

REPLAT - FLOUR BLUFF ESTATES

Lot 13R & 14R, Block D
(2.44 Acres)

(District 4) Generally located at 10210 South Padre Island Drive (SPID), on the southeast corner of SPID and Naval Air Station Drive.

6. [26-0618](#)

PL9237

FINAL- BERLET ADDITION ANNEX

Lots 4-12
(7.18 Acres)

(District 4) Generally located at 4005 Berlet Lane, and 1935 Yorktown Boulevard, south of Yorktown Boulevard, east of Berlet Lane, and west of Flour Bluff Drive.

B. Zoning

7. [26-0607](#)

Zoning Case No. ZN8600, Paul and Pamela Wondolowski (District 4). Ordinance rezoning a property at or near 526 Caribbean Drive from the "CN-1" Neighborhood Commercial District to the "CN-1/SP" Neighborhood

Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- 8. [26-0608](#) Zoning Case No. ZN9048, Ruvanna Investments, LLC (District 1). Ordinance rezoning a property at or near 2601 David Street from the “RS-6” Single Family 6 District to the “RS-TF” Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- 9. [26-0609](#) Zoning Case No. ZN9140, Broadwalk Investments LLC. (District 5). Ordinance rezoning a property at or near Farm-to-Market Road 2444 (FM 2444) and Highway 286 (HWY 286) from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- 10. [26-0610](#) Zoning Case No. ZN9183, Diego Vasquez (District 1). Ordinance rezoning a property at or near 321 Waco St. from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial Intensive District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

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

The following Public Hearing items will be considered individually.

C. Discussion and Possible Action regarding the Transportation Master Plan (Mobility CC) Amendments

- 11. [26-0602](#) Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request- Removal of a Proposed C1 Collector (Project 17-T)
- 12. [26-0393](#) PL8881
REPLAT- LAYTON MANOR
Block 1, Lot 3R & 4R
(9.78 Acres)

(District 4) Generally located at 1730 & 1738 Ramfield Road, north of Ramfield Road, south of Caribbean Drive, east of Flour Bluff Drive, and west of Roscher Road.

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, April 15, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Hedrick (4.1.2026 meeting)

Commissioner Teichelman made a motion to approve the absence of Commissioner Hedrick from the April 1, 2026, meeting. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: April 1, 2026

Commissioner Miller made a motion to approve the meeting minutes from April 1, 2026, as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passed.

1. [26-0537](#) April 1, 2026 Meeting Minutes DRAFT

Attachments: [4.1.26 PC Meeting Minutes- DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action (Item A)

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

Commissioner Hedrick has about agenda item #2 being a prelim plat when the same one was presented about a month ago. Andrew Dimas stated the previous one was a master prelim. Commissioner Hedrick requested if the commission could have a workshop to break down the terminology, so the commission knows exactly what is being presented and voted on. Andrew Dimas stated this can be scheduled.

With no questions from staff, Vice Chairman Munoz opened for public comment. Being none, public comment was closed.

Commissioner Budd made a motion to approve agenda items #2, 3, & 4 as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-0535](#) PL9105
PRELIMINARY - SUNSET RIDGE ESTATES UNIT 1
(53.183 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.

Attachments: [PL9105PrelimCoverTab](#)
[PL9105 Closed Comment Report](#)
[PL9105LatestPlat](#)

3. [26-0515](#) PL9196
REPLAT - GATEWAY PARK
Lot 15C Block 5
(0.086 Acres)

(District 4) Generally located at 1118 Nagle Street, north of Knickerbocker Street, south of South Padre Island Drive, east of O'Connell Street, and west of Laguna Shores Boulevard.

Attachments: [PL9196ReplatCoverTab](#)
[PL9196ClosedCommentReport](#)
[PL9196LatestPlat](#)

4. [26-0517](#) PL8936
REPLAT - GARDENDALE
Lot 7A, Block 15
(0.46 acres)

(District 3) Generally located at 5309 Bonner Drive, south of Curtis Clark and north of Cain Drive.

Attachments: [PL8936ReplatCoverTab](#)
[PL8936 Closed Comment Report](#)
[PL8936LatestPlat](#)

VI. Director's Report

Andrew Dimas stated he would begin working on flowcharts and informational documentation to be shared with staff and a scheduled workshop would be planned based on Commissioner Hedrick's request.

He also stated that DSTAG would be kicking off next Wednesday with the first meeting. The committee will be working line by line making changes to the current UDC which would eventually be brought to the planning commission for approval.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Vice Chairman Munoz adjourned the meeting at 5:38 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9214

PRELIMINARY PLAT– 100 SOUTH PADRE

Lot 3, Block 1

(5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

Zoned: IL

Owners: E.C. Browning, Ltd.

Surveyor: Brister Surveying

The applicant proposes to replat to obtain building permit for construction. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9214

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Utility Plan 4-6.pdf
Updated Preliminary Plat 4-6.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	P001	Note	Bria Whitmire : DS	Closed	Informational: Water/Wastewater demands required upon site development.	
10	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
6	P002	Note	Bria Whitmire : DS	Closed	Along SPID there is also an 8" WS gas line within the existing UE. Along Bear lane is a HP 10" WS north of the easement within the ROW. Refer to uploaded screenshot of utilities for this property for reference.	
7	P002	Note	Bria Whitmire : DS	Closed	The 8" water line turns within existing easement as a 12" PVC, with a jog in alignment where the easement changes. Refer to uploaded screenshot of utilities for this property for reference.	
8	P002	Note	Bria Whitmire : DS	Closed	Water/Wastewater demands required upon site development.	
1	P001	Note	Mark Zans : LD	Closed	Are there going to be any internal roadways in the platted area.? if yes. please provide a cross section of the roadway on the plat.	
2	P001	Note	Mark Zans : LD	Closed	Traffic comments: PLAT - ROADWAY MASTER PLAN •□The Proposed plat impacts and / or alters the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP.	
3	P001	Note	Mark Zans : LD	Closed	Traffic comments #2: PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <ul style="list-style-type: none"> o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) <p>PLAT - DRIVEWAY ACCESS</p> <p>Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <ul style="list-style-type: none"> • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. • Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. <p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. <p>(TXDOT ACCESS MANAGEMENT / ROW)</p> <p>For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:</p> <ul style="list-style-type: none"> • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o Right of Way Utility and Leasing Information System 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Mark Zans : LD	Closed	<p>Fire dept #1 Plat:</p> <p>-Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>-507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>-912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>-503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>-503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>-503.3 Marking: Where required by the fire code official, approved signs, or other approved</p>	

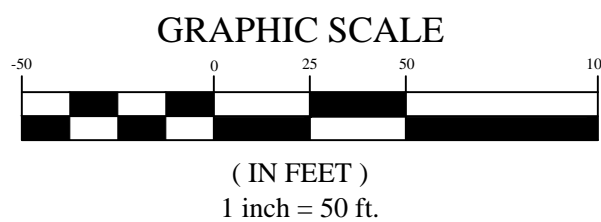
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mark Zans : LD	Closed	<p>Fire Dept. #2 Information/Note: -A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <ol style="list-style-type: none"> 1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street. <p>-Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	



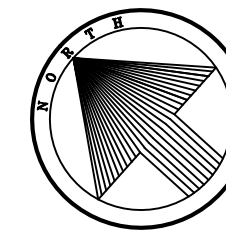
Brister Surveying

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



PRELIMINARY PLAT OF 100 SOUTH PADRE BLOCK 1, LOT 3

BEING A PLAT OF 5.014 ACRES OUT OF LOTS 3 AND 4, SECTION 5, RANGE VIII, "GUGENHEIM & COHN'S FARM LOTS", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 53, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022008420, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

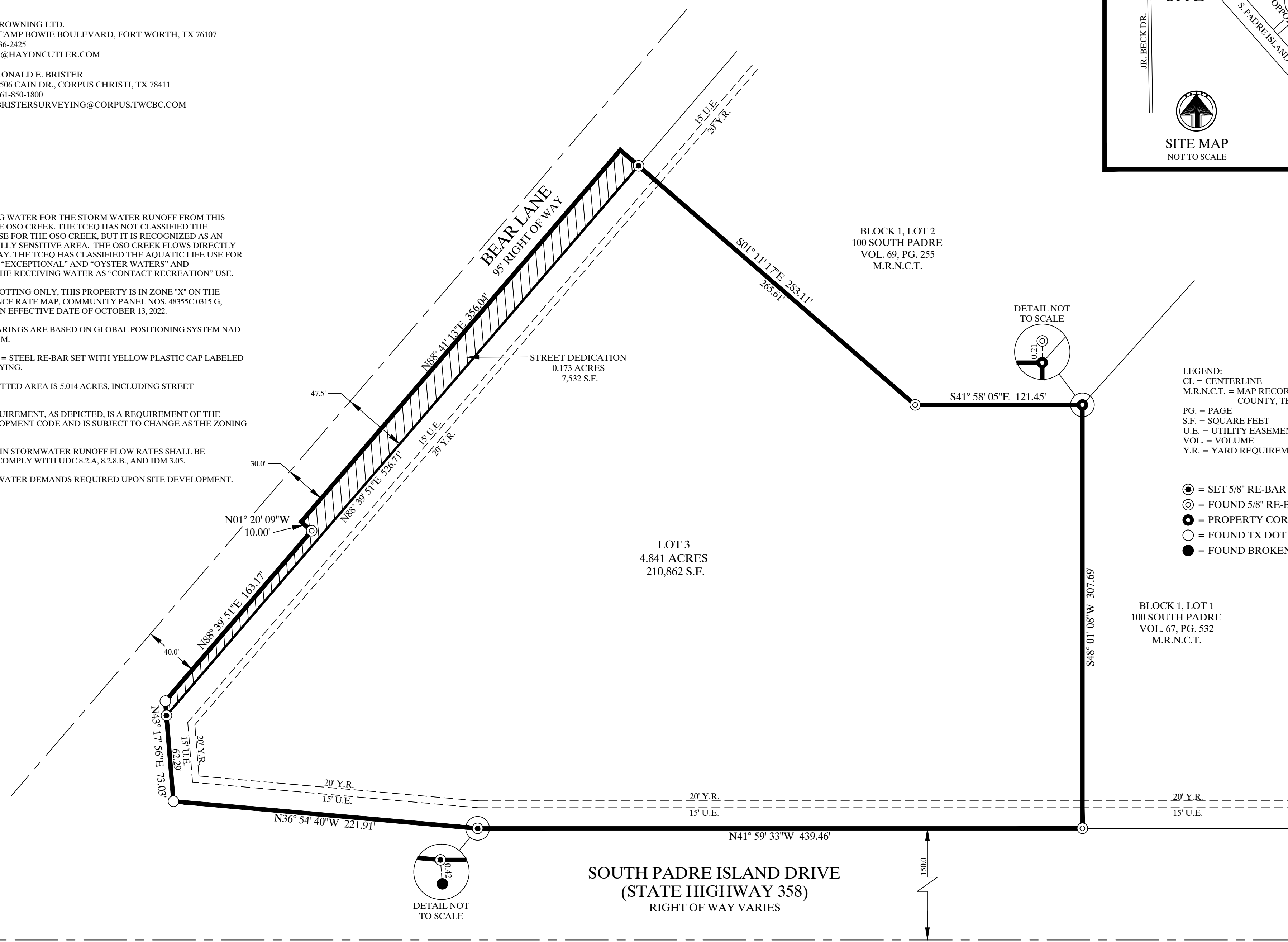


OWNER: EC BROWNING LTD.
3825 CAMP BOWIE BOULEVARD, FORT WORTH, TX 76107
817-336-2425
RITA@HAYDNCUTLER.COM

SURVEYOR: RONALD E. BRISTER
5506 CAIN DR., CORPUS CHRISTI, TX 78411
361-850-1800
BRISTERSURVEYING@CORPUS.TWCBC.COM

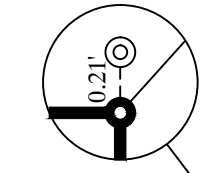
NOTES:

1. 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0315 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 5.014 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.
8. WATER/WASTEWATER DEMANDS REQUIRED UPON SITE DEVELOPMENT.



BLOCK 1, LOT 2
100 SOUTH PADRE
VOL. 69, PG. 255
M.R.N.C.T.

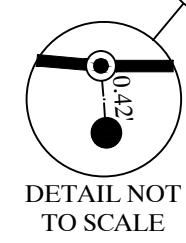
DETAIL NOT TO SCALE



LEGEND:
 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

- ⊙ = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER
- = FOUND TX DOT MONUMENT
- = FOUND BROKEN TX DOT MONUMENT

BLOCK 1, LOT 1
100 SOUTH PADRE
VOL. 67, PG. 532
M.R.N.C.T.



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9215

PRELIMINARY PLAT – WALDRON ROAD SUBDIVISION

Lots 4, Block 1

(1.28 Acres)

(D4) (Prelim) Generally located at 1521 Waldron Road, south of Graham Road and east of Waldron Road

Zoned: CG-2

Owners: Cloud Croft Land Ventures

Surveyor: Brister Surveying

The applicant proposes to obtain building permit for retail center. 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.: PL9215

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Preliminary Plat.pdf

Comment Author Contact Information:

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

[General Comments](#)

[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
1	P001	Note	Mark Zans : LD	Closed	Are there to be any internal roadways? if yes, please provide a cross section of the roadway..	
2	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1 Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. -If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project. -507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. -912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. -503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of</p>	

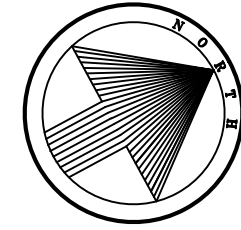
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>-503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>-503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	
3	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2 Information/Note:</p> <p>-A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>-Development of the property will require further Development Services review.</p> <p>-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
4	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</p> <ul style="list-style-type: none"> o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) <p>PLAT- DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. • Location of proposed driveway will require review and approval from Public Works Traffic / ROW - this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. <p>PLAT - TRAFFIC - PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. 	



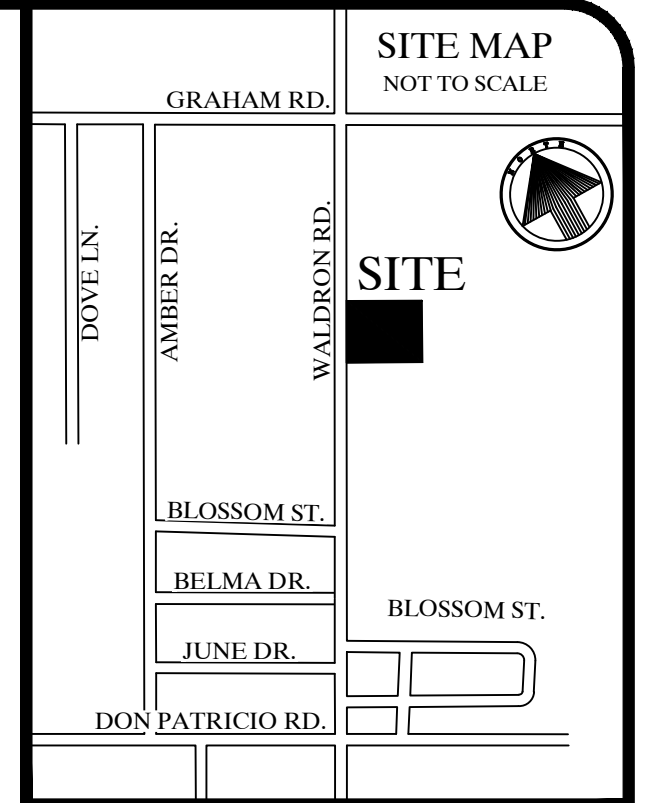
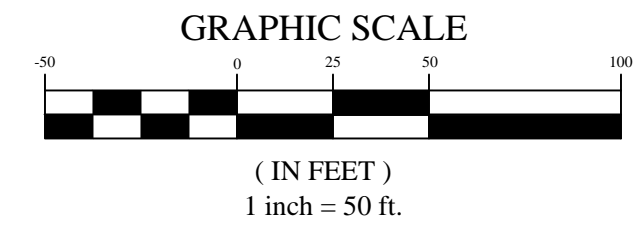
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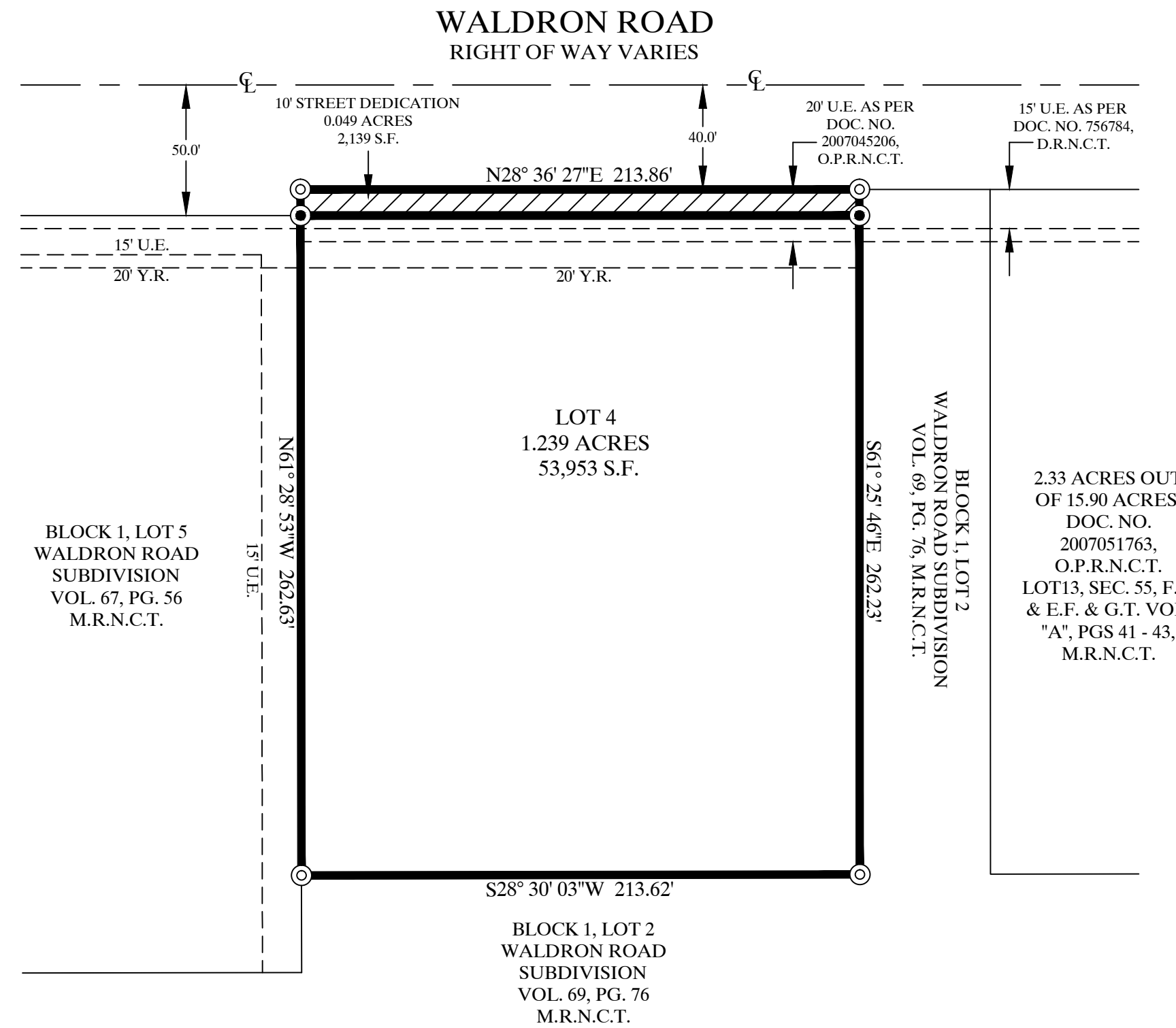
PRELIMINARY PLAT OF WALDRON ROAD SUBDIVISION BLOCK 1, LOT 4

BEING A PLAT OF 1.288 ACRES OUT OF LOT 15, SECTION 55, "FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING OUT OF THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2007051763, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



OWNER: CLOUDCROFT LAND VENTURES, INC.
6901 S. PADRE ISLAND DRIVE, STE. 103-A, PMB 336
CORPUS CHRISTI, TX 78412
361-244-0048
STEVE.HOME3@GMAIL.COM

SURVEYOR: RONALD E. BRISTER
5506 CAIN DR., CORPUS CHRISTI, TX 78411
361-850-1800
BRISTERSURVEYING@CORPUS.TWCBC.COM



● = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.288 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9193

REPLAT – CABANISS ACRES

Lots 7AB & 7 AC, Block 8
(1.28 acres)

(District 3) Generally located at 2210 Joyce Drive, on the southwest corner of Holly Road and Highway 286 Access Road.

Zoned: IL

Owner: JJDJL, LLC.

Surveyor: Brister Surveying

The applicant proposes to replat the property to continue their Light Industrial 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.: PL9193

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 3-30 Plat Pg 2.pdf
Utility Plan.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P002	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
4	P002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
5	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
6	P002	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:“ Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehciles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>Information: 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous</p>	

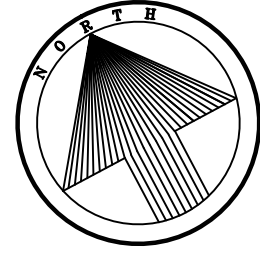
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>Gates: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p>	
7	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as there are no newly proposed residential dwelling units to be constructed. Purpose of this plat is, "To have each building and parking on a platted lot." As such no fees are to be applied.	
8	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
9	P002	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: Note #8 of the plat already states, "No access to State Highway 286 Frontage." No other comments.	
10	P002	Note	Mina Trinidad : DS	Closed	Add plat note: Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.	
11	P002	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comment.	
12	P002	Note	Mina Trinidad : DS	Closed	PLAT – ROADWAY MASTER PLAN • The proposed plat does not impact or alter the existing Transportation Master Plan.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA: • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. • Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>please see below:</p> <ul style="list-style-type: none"> • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o Right of Way Utility and Leasing Information System 	
2	Utility	Note	Bria Whitmire : DS	Closed	Indicate separate water meters and yard lines. Confirm water services are separated.	
1	P002	Note	Bria Whitmire : ENG	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <ul style="list-style-type: none"> A. Streets: no Sidewalks: no B. Water: no Fire hydrants: no C. Wastewater: no D. Stormwater: no E. Public open space: no (UDC 8.3) F. Permanent monument markers: no <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

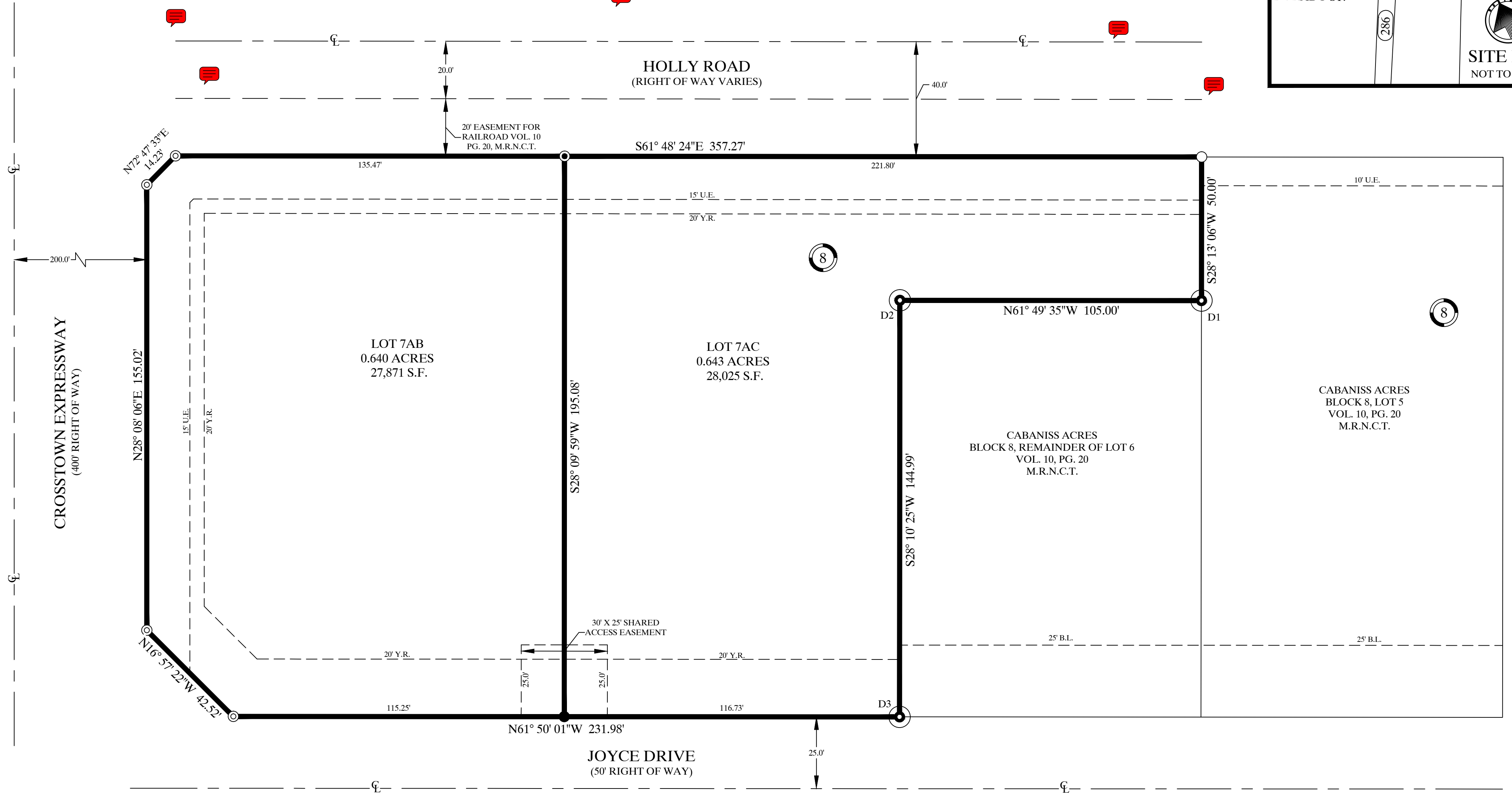
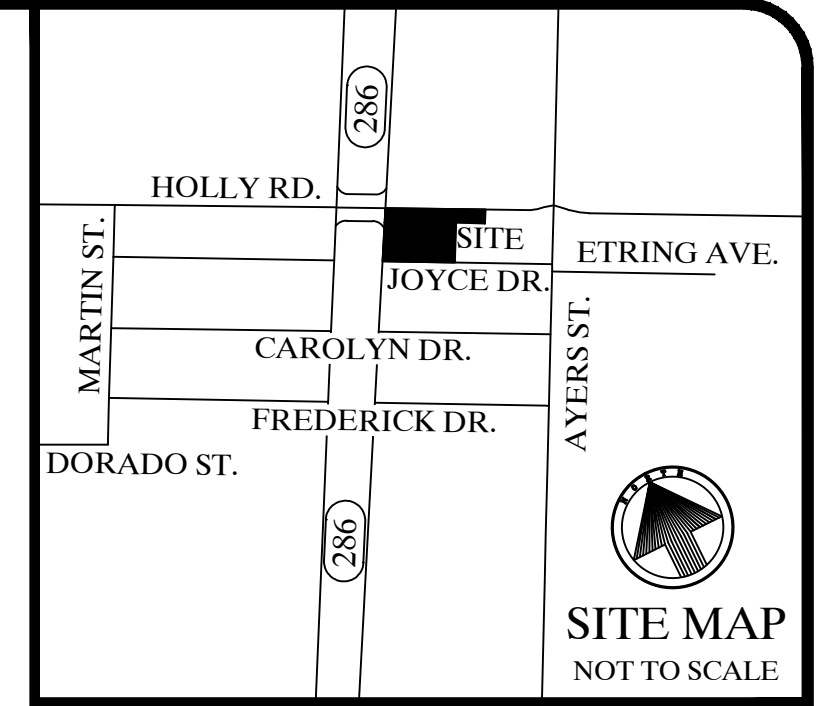
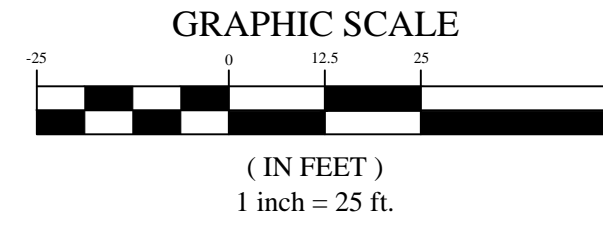


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 5506 Cain Drive
 Corpus Christi, Texas 78411
 Office 361-850-1800
 Fax 361-850-1802
 bristersurveying@corpus.twcbc.com
 Firm Registration No. 10072800



PLAT OF CABANISS ACRES BLOCK 8, LOTS 7AB & 7AC

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS SHOWN ON THE PLAT RECORDED IN VOLUME 69, PAGES 797 - 798, MAP RECORDS OF NUECES COUNTY, TEXAS.



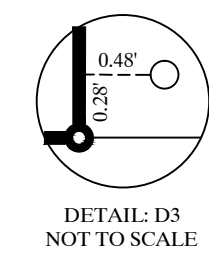
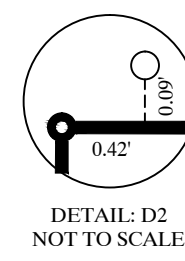
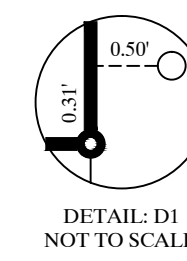
NOTES:

1. 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 WATERS AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 1.283 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. NO ACCESS TO STATE HIGHWAY 286 FRONTAGE.
9. ANY STORM WATER DRAINAGE DISCHARGE TO STATE RIGHT OF WAY MUST BE APPROVED BY TxDOT.
10. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.

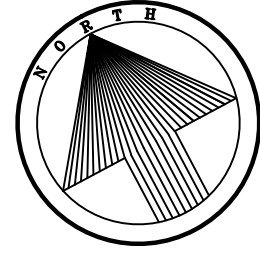
- ⊙ = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- ⊙ = FOUND TXDOT MONUMENT
- = PROPERTY CORNER

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



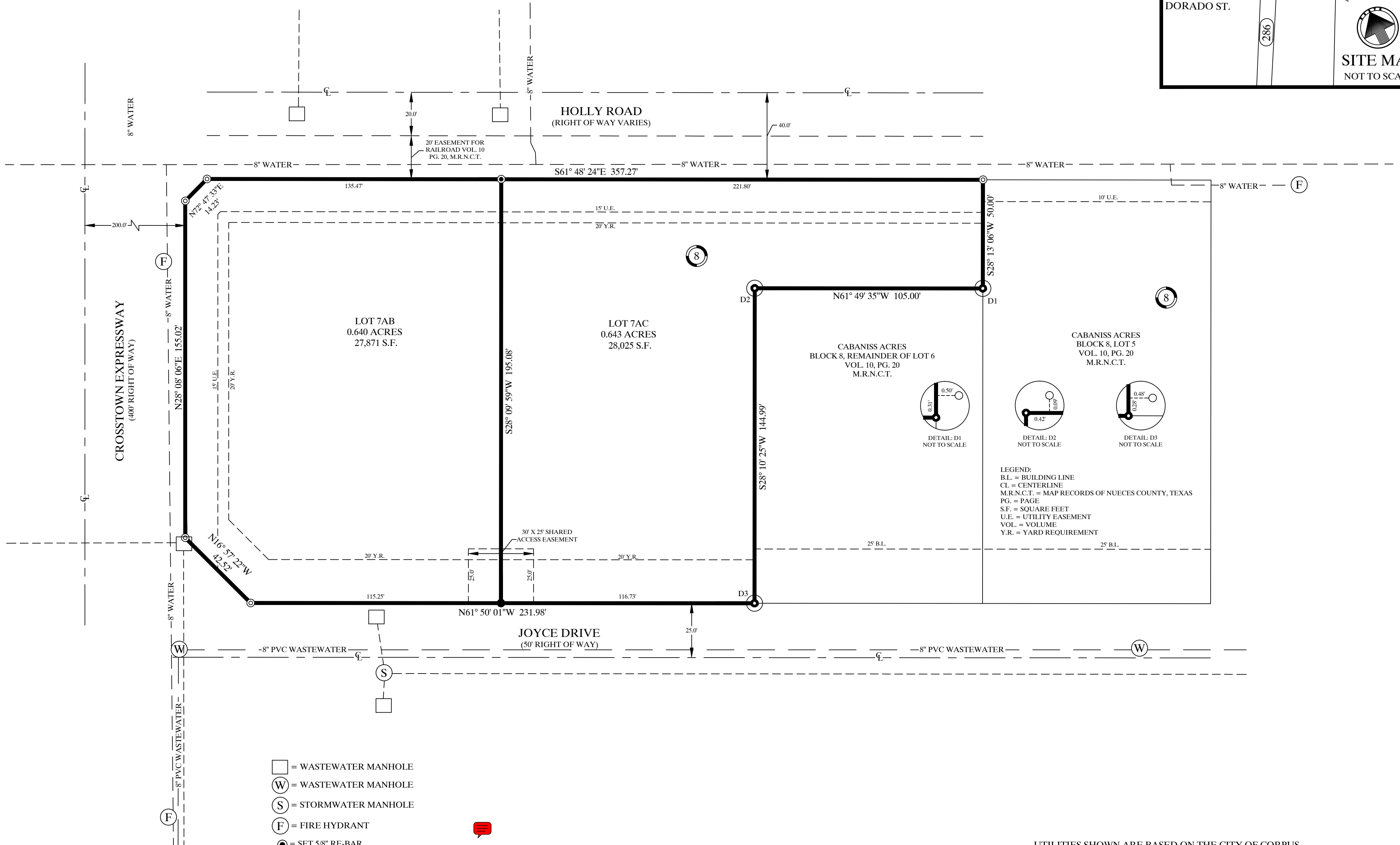
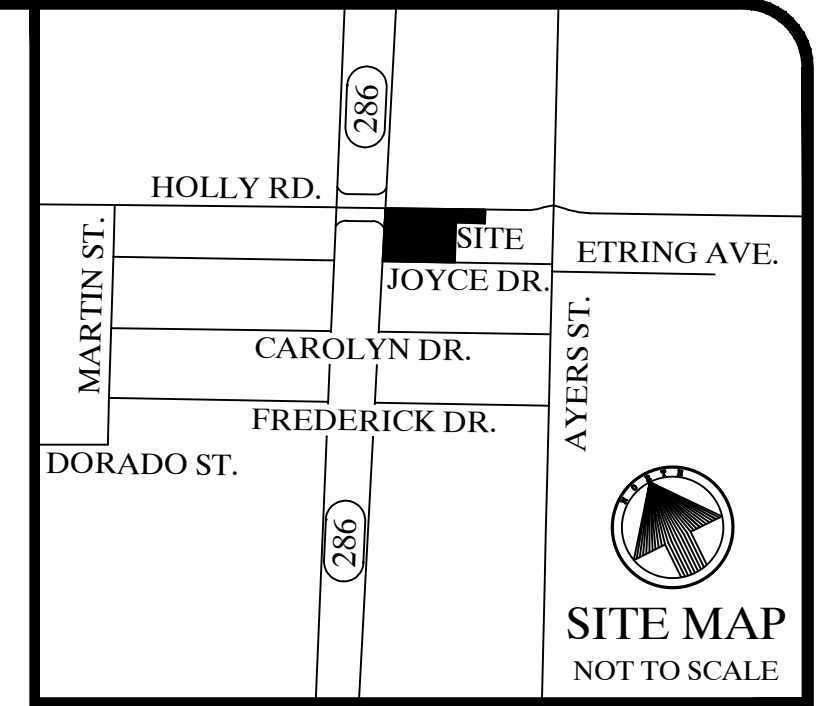
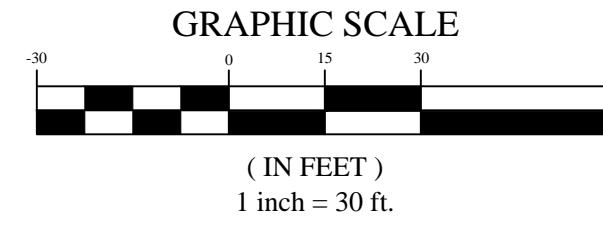


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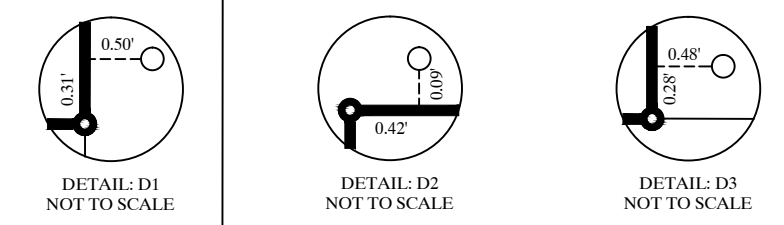


UTILITY PLAN FOR CABANISS ACRES BLOCK 8, LOTS 7AB & 7AC

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS
 SHOWN ON THE PLAT RECORDED IN VOLUME 69, PAGES 797 - 798,
 MAP RECORDS OF NUECES COUNTY, TEXAS.



- = WASTEWATER MANHOLE
- = WASTEWATER MANHOLE
- = STORMWATER MANHOLE
- = FIRE HYDRANT
- = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- = FOUND TXDOT MONUMENT
- = PROPERTY CORNER



LEGEND:
 B.L. = BUILDING LINE
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UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS
 CHRISTI GIS.

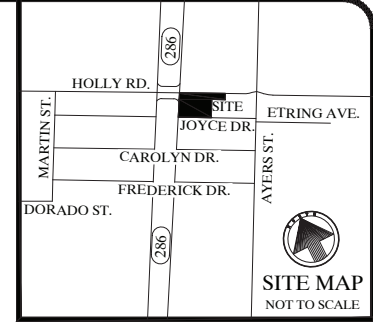


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**PLAT OF
CABANISS ACRES
BLOCK 8, LOTS 7AB & 7AC**

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS SHOWN ON THE PLAT RECORDED IN VOLUME 69, PAGES 797 - 798, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF _____

WE, JIJIL, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

RUSSELL ELLIS, PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, RUSSELL ELLIS, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF _____

WE, RODGERS E. ELLIS IRREVOCABLE TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

BRIAN ELLIS, TRUSTEE

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.

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

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 _____, 2026

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

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, BRIAN ELLIS, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS
AT _____ O'CLOCK __ M

BY: _____
DEPUTY:

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE 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 WATERS AS 'CONTACT RECREATION' USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (95) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.283 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. NO ACCESS TO STATE HIGHWAY 286 FRONTAGE.
9. ANY STORM WATER DRAINAGE DISCHARGE TO STATE RIGHT OF WAY MUST BE APPROVED BY TxDOT.
10. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.



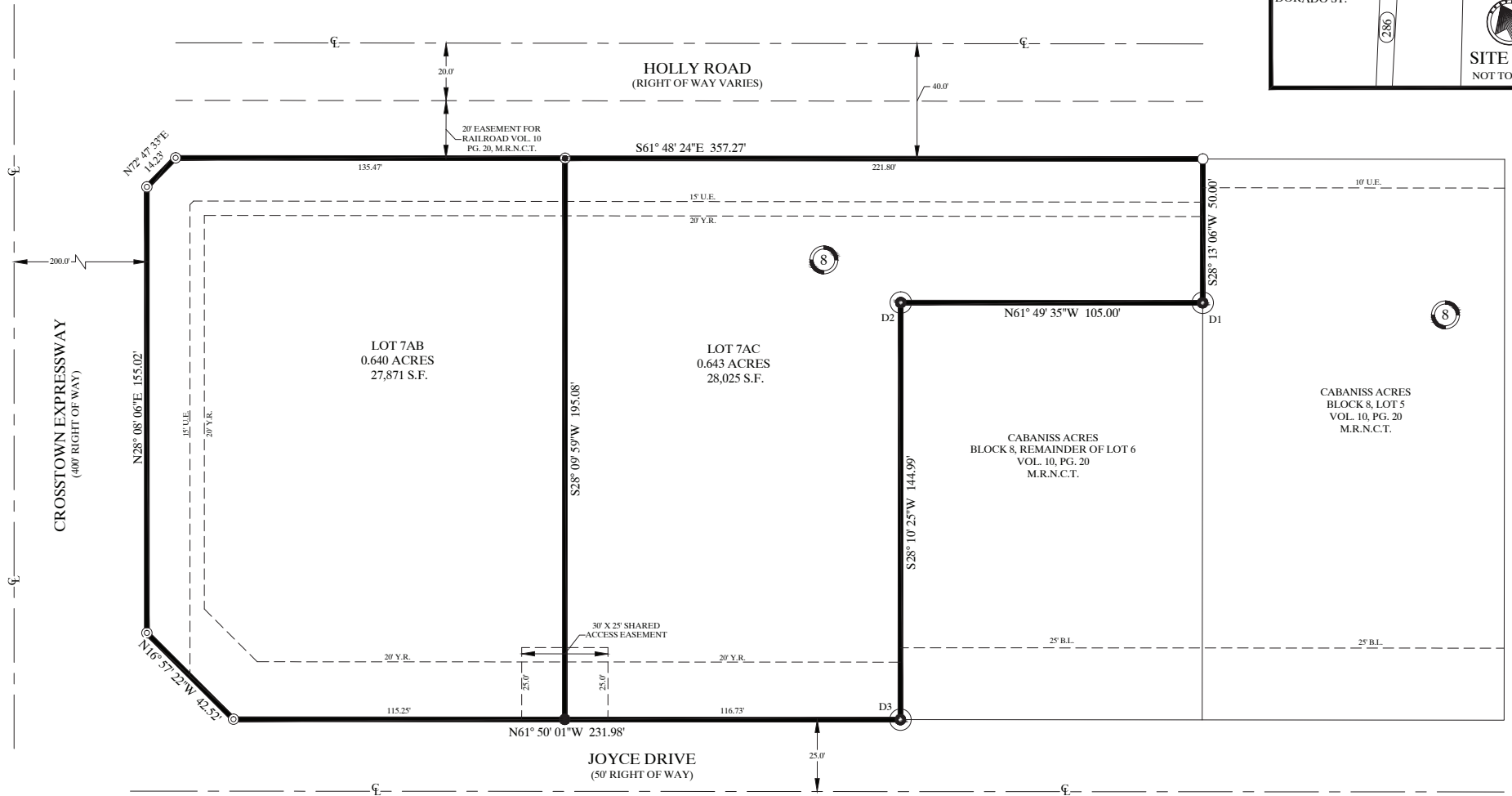
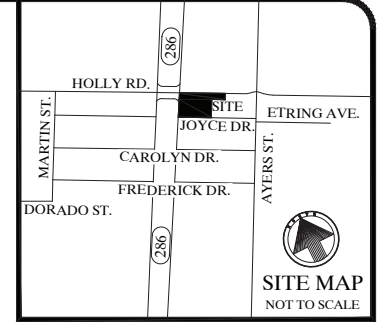
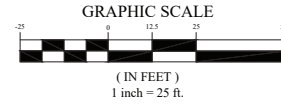
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Fax 361-850-1802
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Firm Registration No. 10072800



PLAT OF CABANISS ACRES BLOCK 8, LOTS 7AB & 7AC

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS SHOWN ON THE PLAT RECORDED IN VOLUME 69, PAGES 797 - 798, MAP RECORDS OF NUECES COUNTY, TEXAS.



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- ⊙ = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- ⊖ = FOUND TxDOT MONUMENT
- ⦿ = PROPERTY CORNER

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



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9204

REPLAT – FLOUR BLUFF ESTATES

Lot 13R & 14R, Block D

(2.44 Acres)

(District 4) Generally located at 10210 South Padre Island Drive (SPID), on the southeast corner of SPID and Naval Air Station Drive.

Zoned: CG-1

Owners: ADR Investments LLC

Surveyor: Brister Surveying

The applicant proposes to replat to obtain building permit for construction. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9204

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 3-30 Plat Pg 2.pdf
Updated 3-30 Plat Pg 1.pdf
Update 3-30 Utility Plan.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P002	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: yes, at site development B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for	

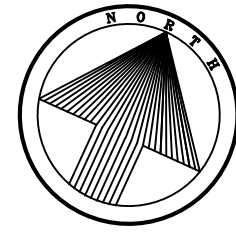
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development shall be mitigated to not increase runoff E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
1	P001	Note	Mark Zans : LD	Closed	<p>TxDot comments: Informational only_ TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. 	
2	P001	Note	Mark Zans : LD	Closed	Change Mihael Dice title to Interim Asst. City Manager.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predeveloped land and post developed land. The submitted SWQMP only shows the Predeveloped calcs.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Gas comments: There is currently an existing 2" gas main running along the rear of what used to be Lots 6, 10, 11, and 12 Blk. D, as well as Lots 13 and 14 Blk. D that will need to be killed at the property line.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). o□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Approval should be made before the issuance or approval of a building permit. •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o□Any contractor working within City ROW without</p>	

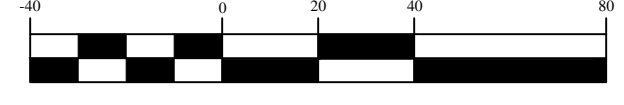
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <ul style="list-style-type: none"> •□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) 	
9	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2: (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below:</p> <ul style="list-style-type: none"> •□The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o□Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov •□TXDOT ROW process is the RULIS program (utility tie-ins) o□David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o□Right of Way Utility and Leasing Information System 	



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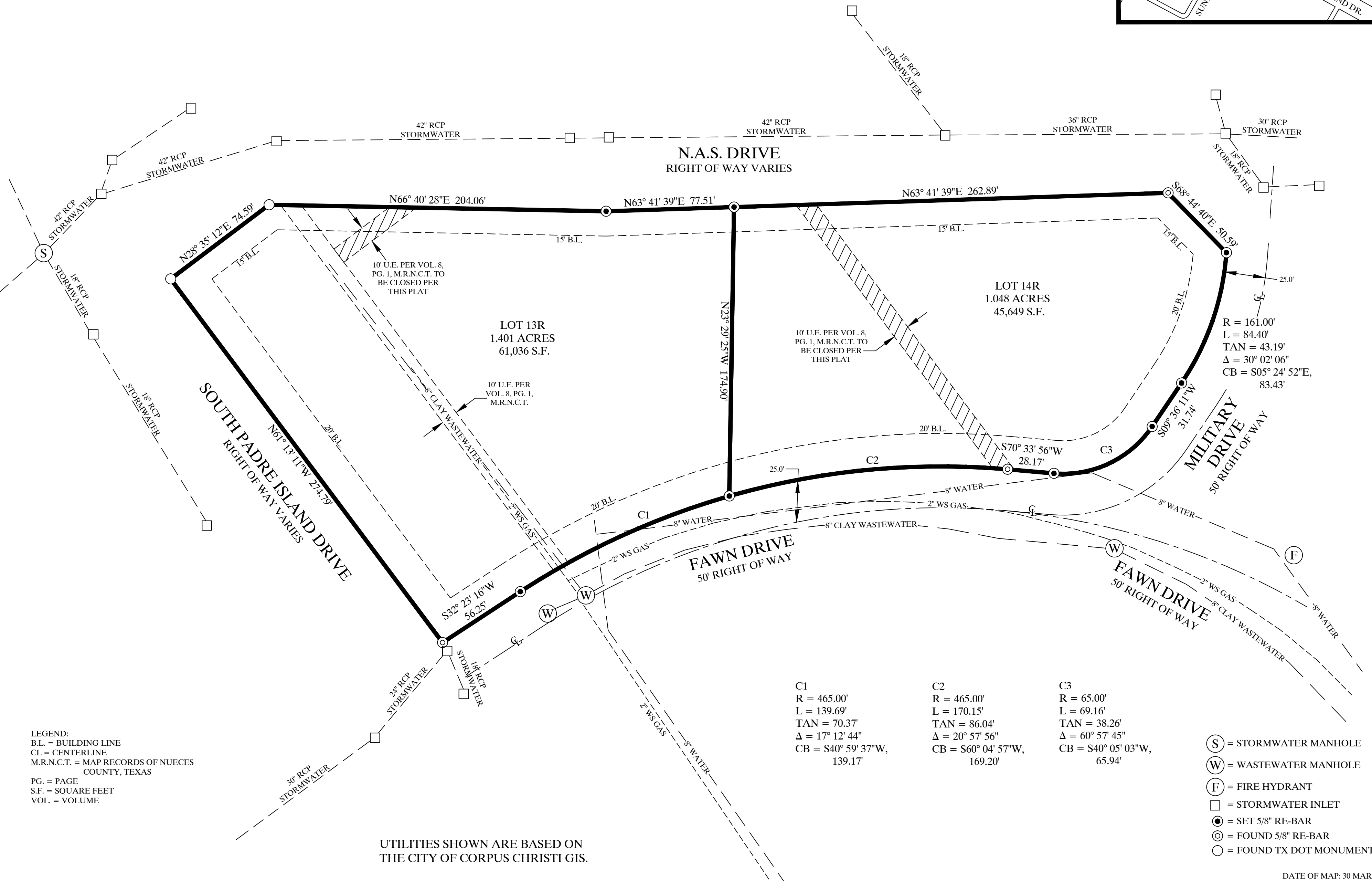
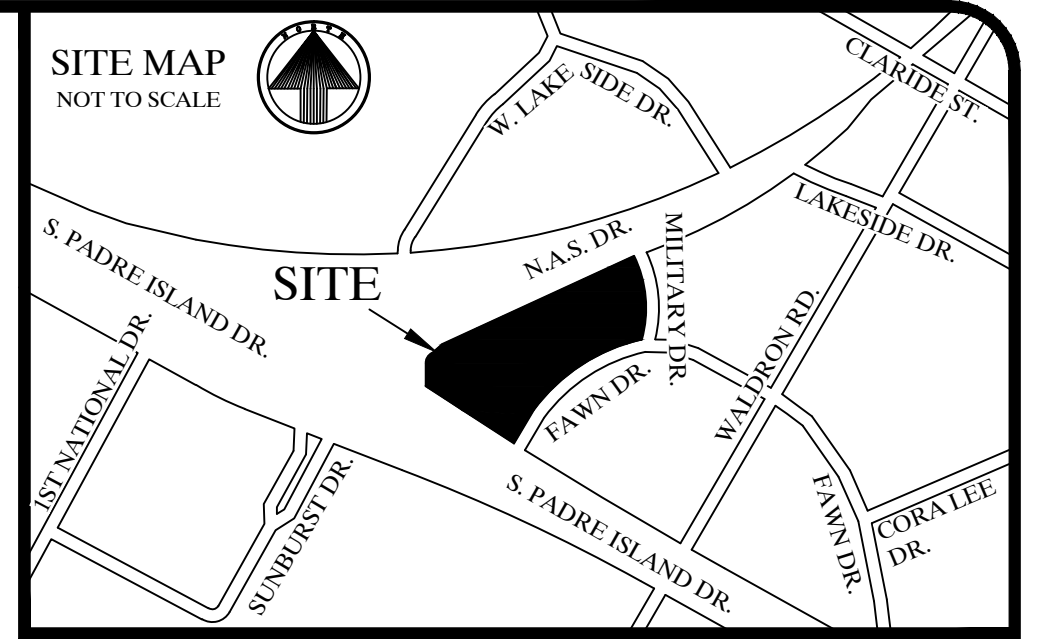
GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

UTILITY PLAN FOR OF FLOUR BLUFF ESTATES BLOCK D, LOTS 13R & 14R

BEING A REPLAT OF THE REMAINDER OF BLOCK D, LOT 6 AND LOTS 10 - 19, "FLOUR BLUFF ESTATES", AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGES 1 - 2, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022014477, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



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 VOL. = VOLUME

C1 R = 465.00' L = 139.69' TAN = 70.37° Δ = 17° 12' 44" CB = S40° 59' 37"W, 139.17'	C2 R = 465.00' L = 170.15' TAN = 86.04° Δ = 20° 57' 56" CB = S60° 04' 57"W, 169.20'	C3 R = 65.00' L = 69.16' TAN = 38.26° Δ = 60° 57' 45" CB = S40° 05' 03"W, 65.94'
---	---	--

- (S) = STORMWATER MANHOLE
- (W) = WASTEWATER MANHOLE
- (F) = FIRE HYDRANT
- = STORMWATER INLET
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
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UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS CHRISTI GIS.

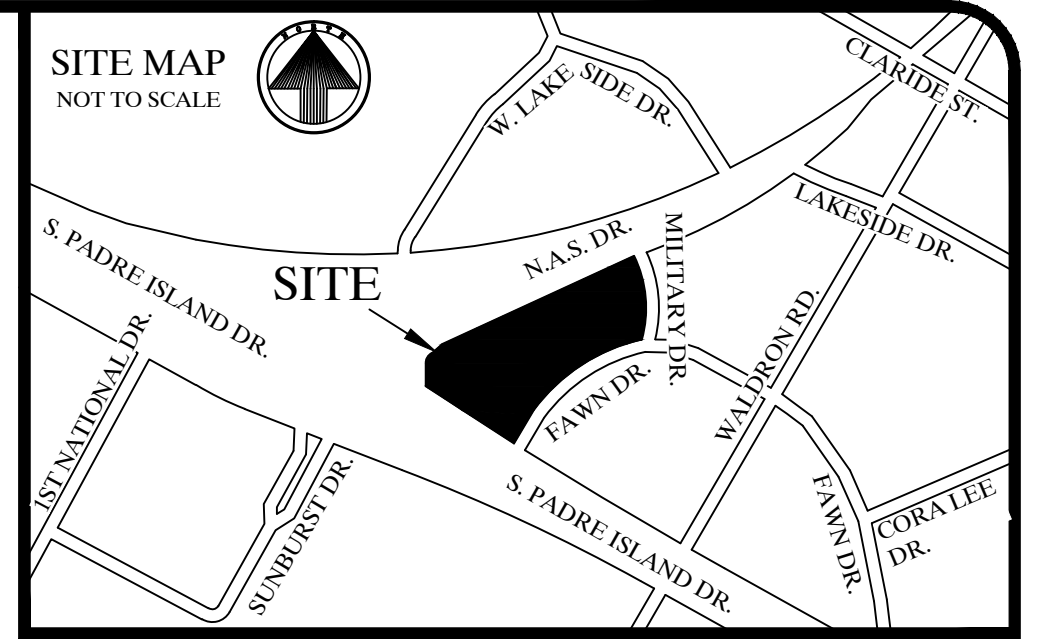


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COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

ARNULFO DE LA ROSA III
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ARNULFO DE LA ROSA III, 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 _____, 2026.

NOTARY PUBLIC



NOTES:

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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 _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST.
CITY MANAGER

STATE OF TEXAS
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LAND SURVEYOR
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DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 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. _____

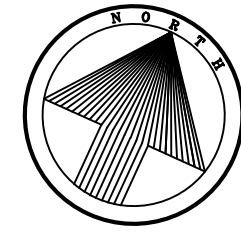
KARA SANDS
COUNTY CLERK

DEPUTY

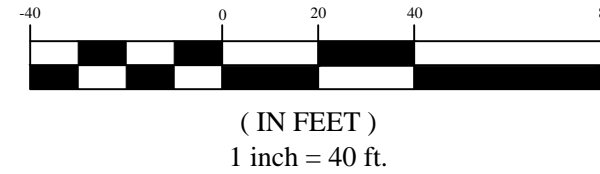


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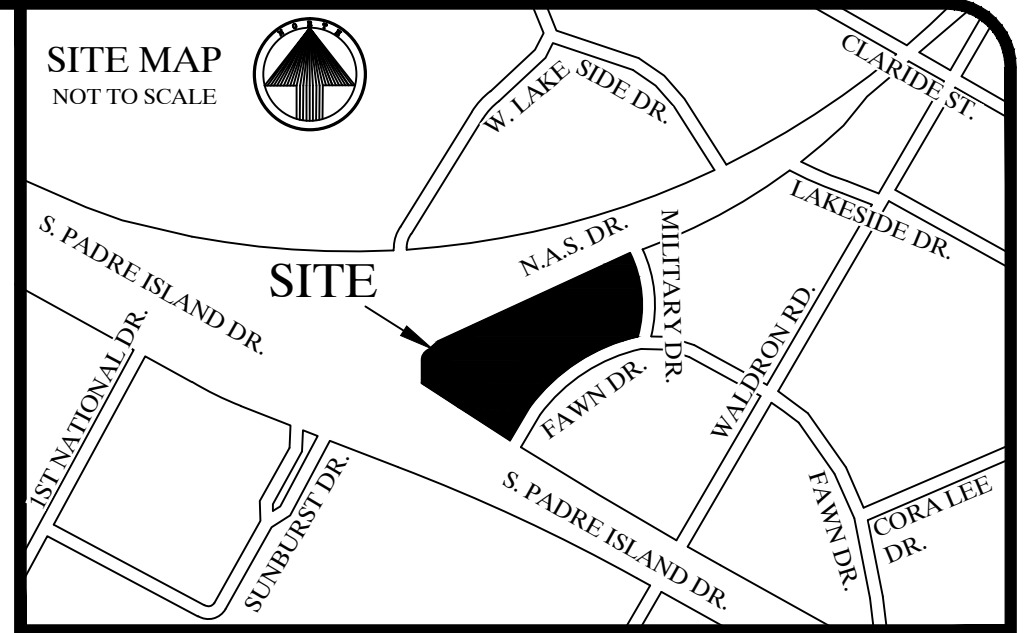
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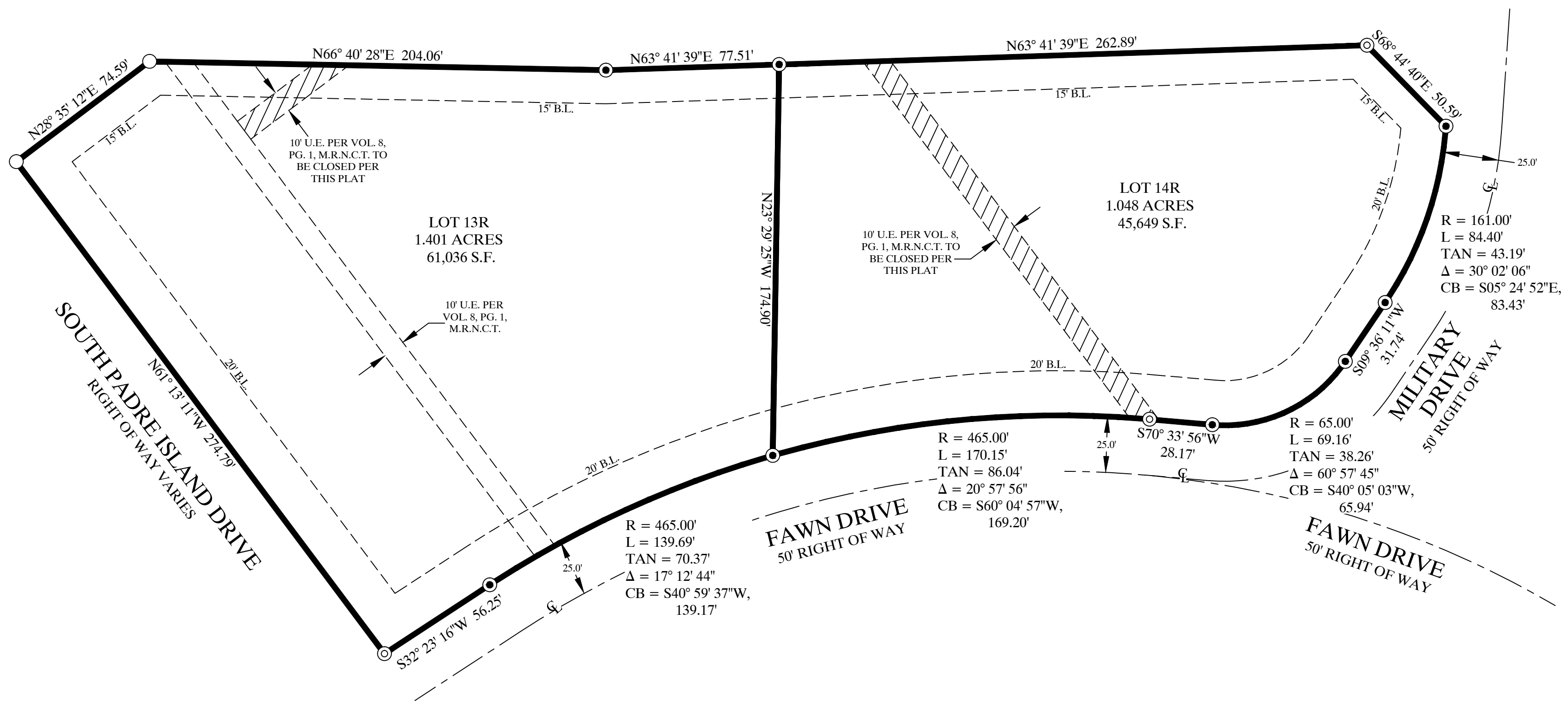
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SITE MAP NOT TO SCALE



N.A.S. DRIVE RIGHT OF WAY VARIES



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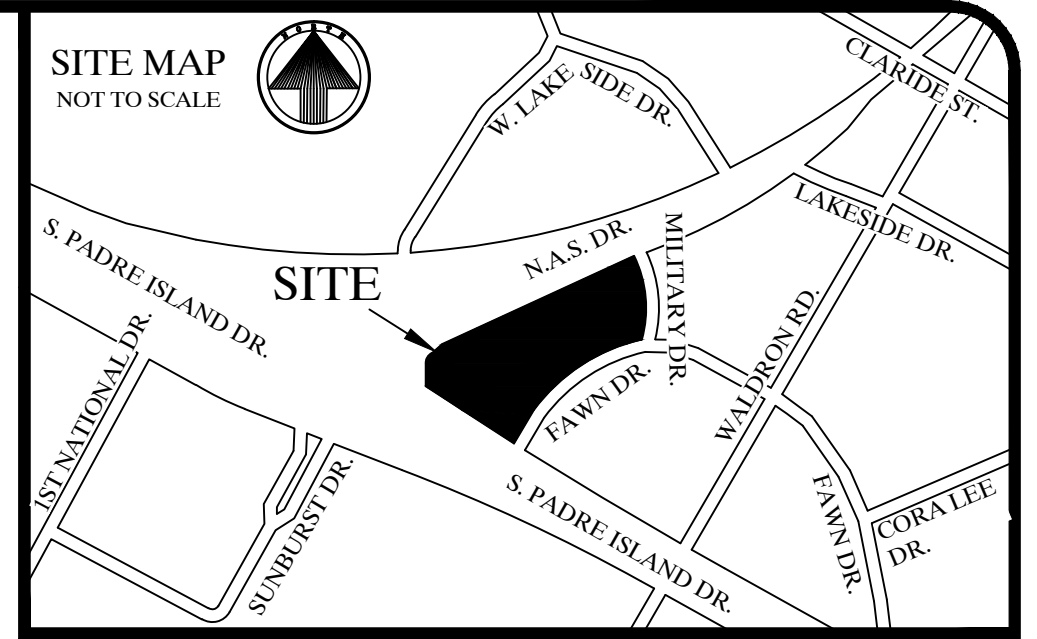


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COUNTY OF NUECES

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DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

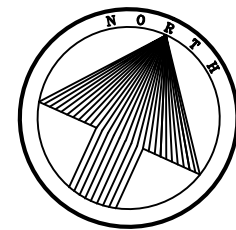
NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 2.449 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

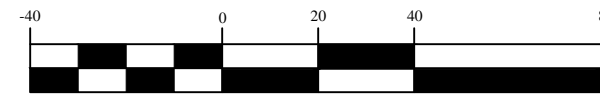


Brister Surveying

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GRAPHIC SCALE



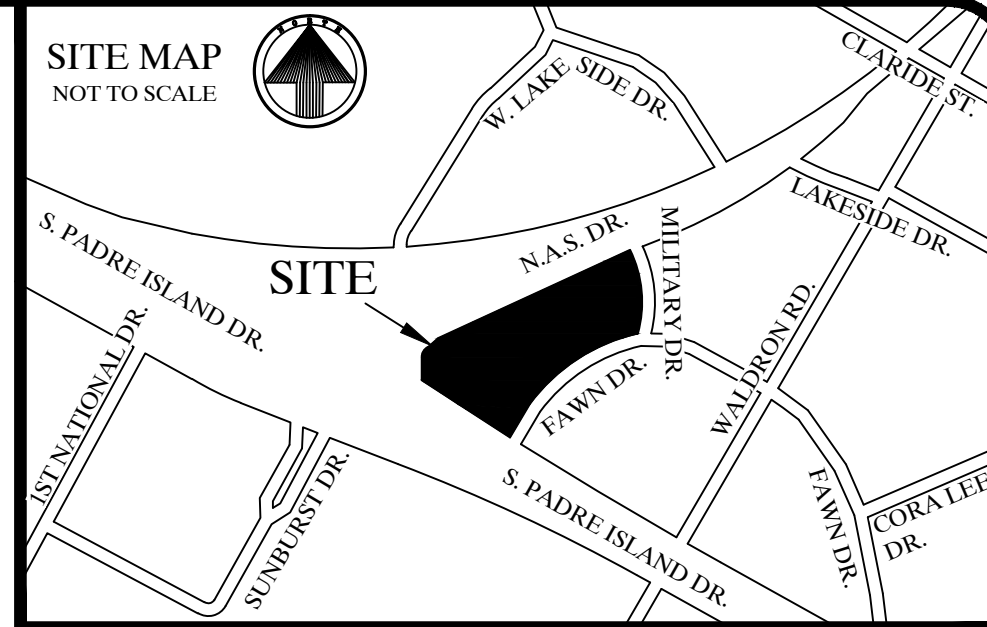
(IN FEET)
1 inch = 40 ft.

PLAT OF FLOUR BLUFF ESTATES BLOCK D, LOTS 13R & 14R

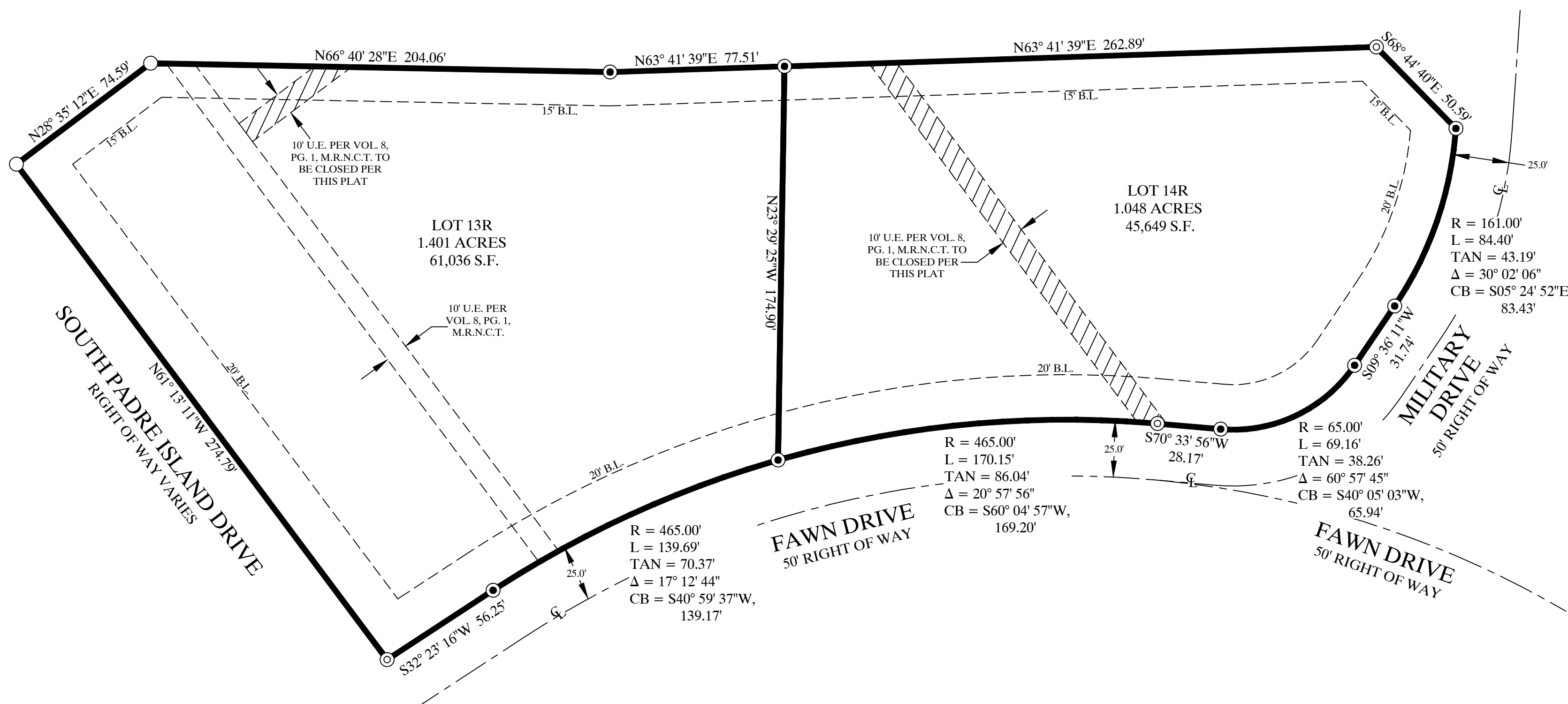
BEING A REPLAT OF THE REMAINDER OF BLOCK D, LOT 6 AND LOTS 10 - 19, "FLOUR BLUFF ESTATES", AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGES 1 - 2, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022014477, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

SITE MAP

NOT TO SCALE



N.A.S. DRIVE RIGHT OF WAY VARIES



NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
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LEGEND:
 B.L. = BUILDING LINE
 CL = CENTERLINE
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 PG. = PAGE
 S.F. = SQUARE FEET
 VOL. = VOLUME

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND TX DOT MONUMENT

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9237

FINAL- BERLET ADDITION ANNEX

Lots 4-12

(7.18 Acres)

(District 4) Generally located at 4005 Berlet Ln, and 1935 Yorktown Blvd., south of Yorktown Blvd., east of Berlet Ln., and west of Flour Bluff Drive.

Zoned: RS-6

Owner: Dearing Properties

Surveyor: Brister Surveying

The applicant proposes to replat the property to create 8 lots for housing. 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.: PL9237

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 4-17 Plat Pg 2.pdf
Updated 4-17 Plat Pg 1.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P002	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: Not for platting, but may be required upon site development Fire hydrants: Not for platting, but may be required upon site development C. Wastewater: No, noted as septic, over 1,000	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					LF from connection 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.	
1	P001	Note	Mark Zans : LD	Closed	Change Director to Interim Asst. City Manager	
3	P001	Note	Mark Zans : LD	Closed	Add to title of plat: Lots 4 thru 12	
5	P001	Note	Mark Zans : LD	Closed	Park development fee: 8 units x 462.50 = \$3,700.00	
6	P001	Note	Mark Zans : LD	Closed	<p>Fire department: Plat: - Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. -503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. -503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. -503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>-Development of the property will require further Development Services review.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Traffic comment: PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT – COMMENT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <ul style="list-style-type: none"> •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). •□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>PLAT - TRAFFIC - PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. 	
4	P002	Note	Mark Zans : LD	Closed	Add to title : Lots 4 thru 12	

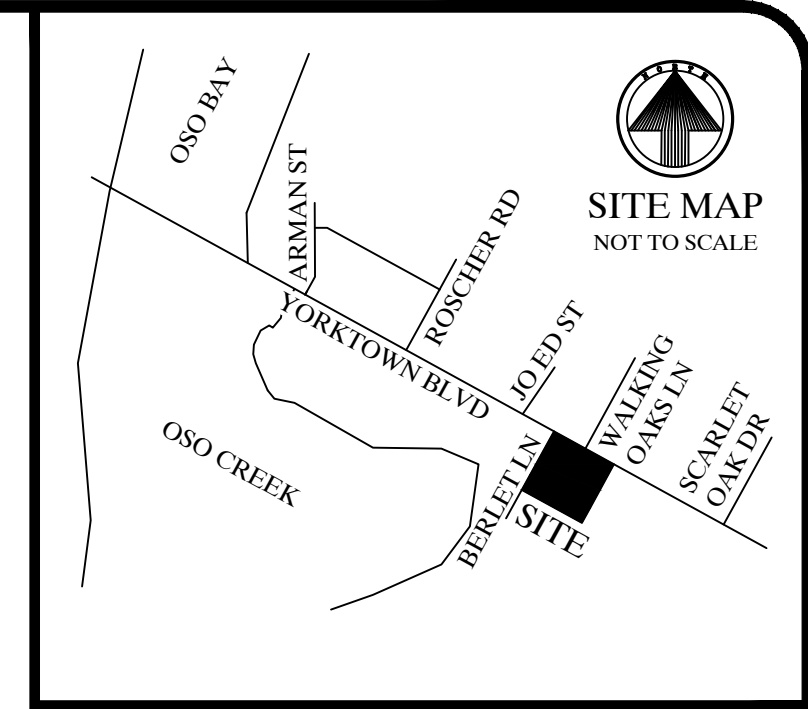


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**FINAL PLAT OF
BERLET ADDITION ANNEX
LOTS 4 - 12**

BEING A FINAL PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, DEARING PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

STACEY A. DEARING
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, STACEY A. DEARING, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES R. FICHTEL, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026

JAMES R. FICHTEL, JR.
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, JAMES R. FICHTEL, JR., ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

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

NOTES:

1. 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.
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4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
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STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUAL GARCIA, ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK __M

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.

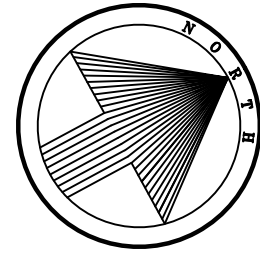
THIS THE _____ DAY OF _____, 2026

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR

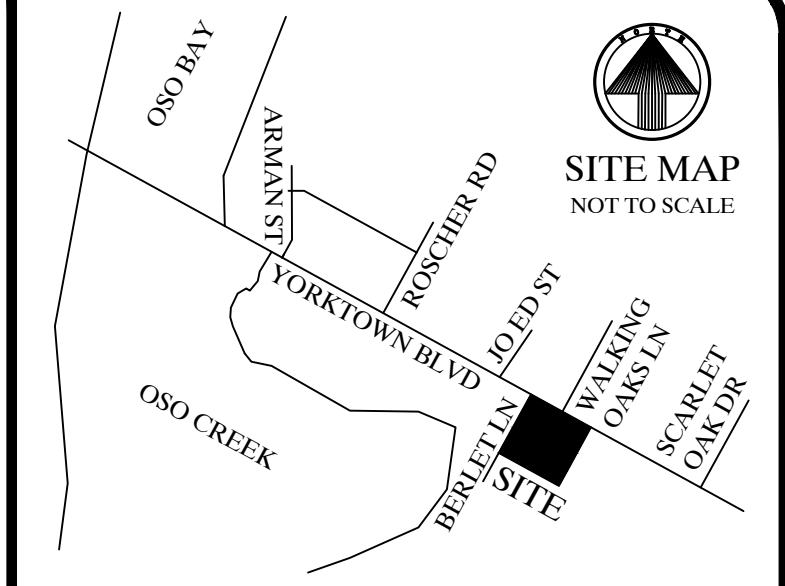
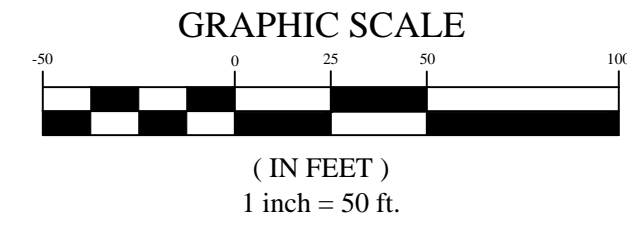


Brister Surveying

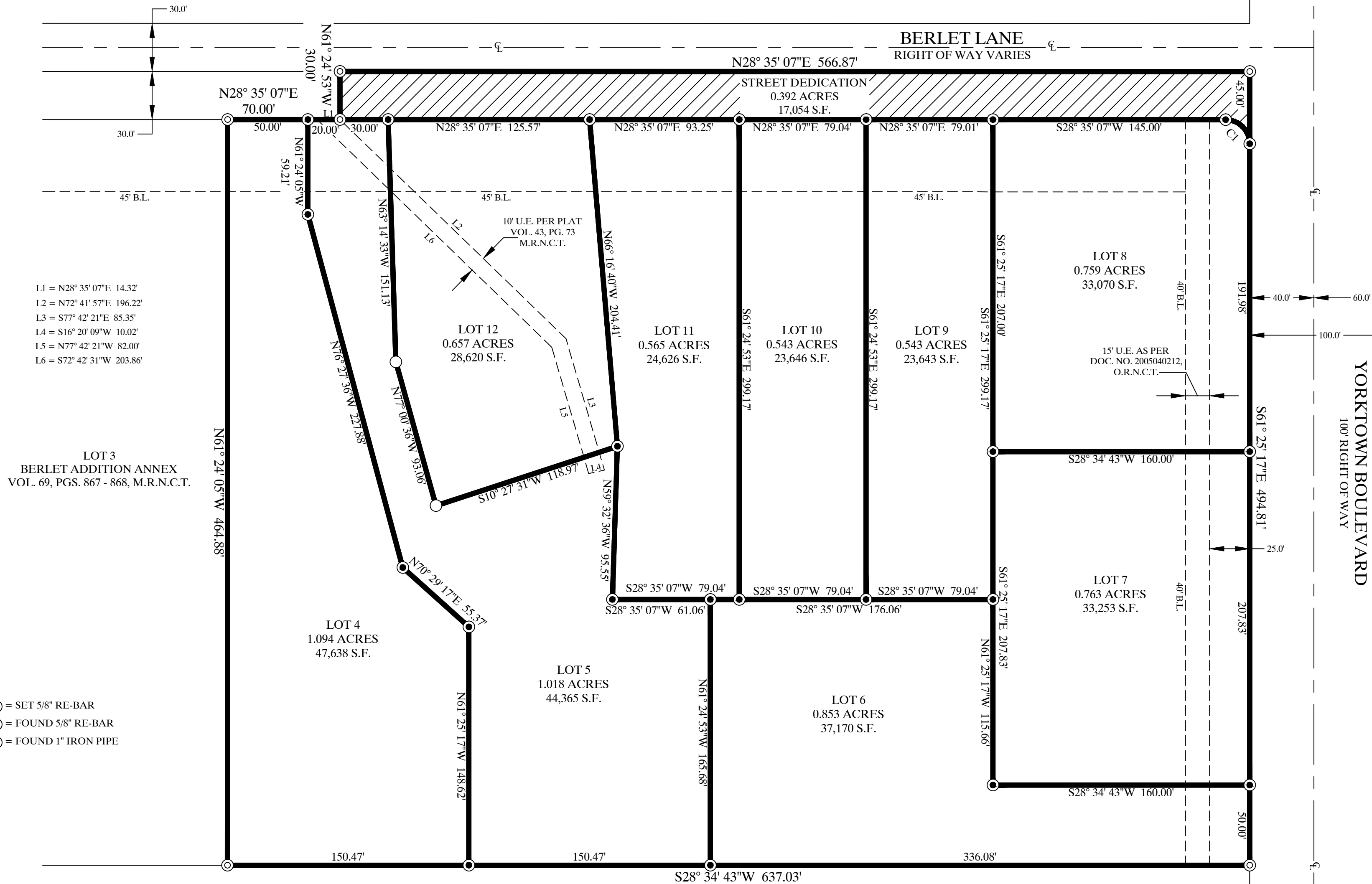
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FINAL PLAT OF BERLET ADDITION ANNEX LOTS 4 - 12



BEING A FINAL PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

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

5.00 ACRES
OUT OF
LOT 19, SECTION 38
F.B. & E.F. & G.T.
DOC. NO. 2022036077,
O.R.N.C.T.

C1
 R = 15.00'
 L = 23.56'
 TAN = 15.00°
 Δ = 89° 59' 36"
 CB = S73° 34' 55"W, 21.21'

- NOTES:
1. 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.
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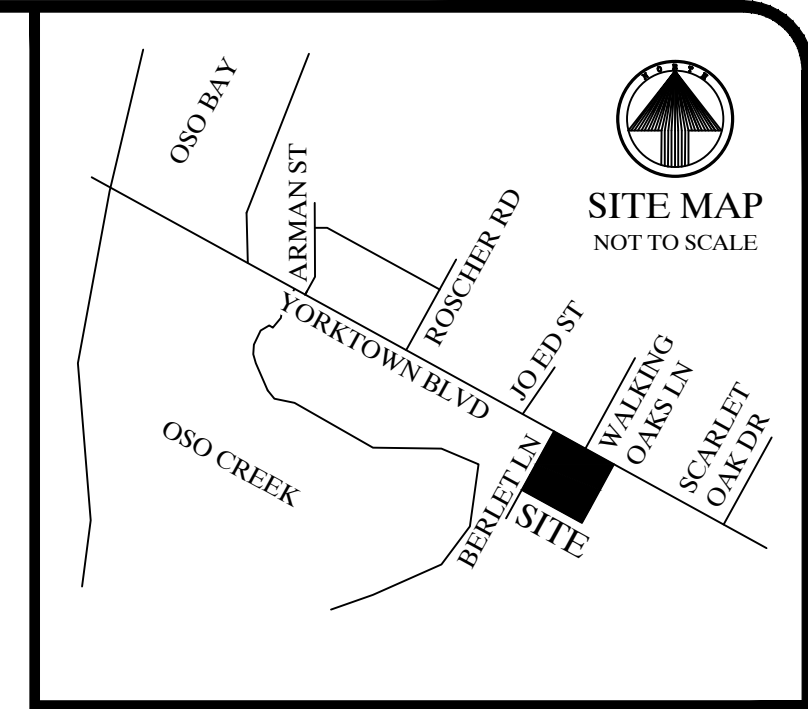


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LOTS 4 - 12**

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STATE OF TEXAS
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THIS THE _____ DAY OF _____, 2026

STACEY A. DEARING
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, STACEY A. DEARING, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES R. FICHTEL, JR., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

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JAMES R. FICHTEL, JR.
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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GIVEN UNDER MY HAND AND SEAL OF OFFICE.

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NOTARY PUBLIC

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COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2026

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

NOTES:

1. 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 7.188 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUAL GARCIA, ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK __M

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.

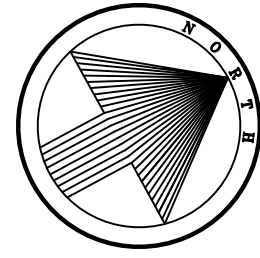
THIS THE _____ DAY OF _____, 2026

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



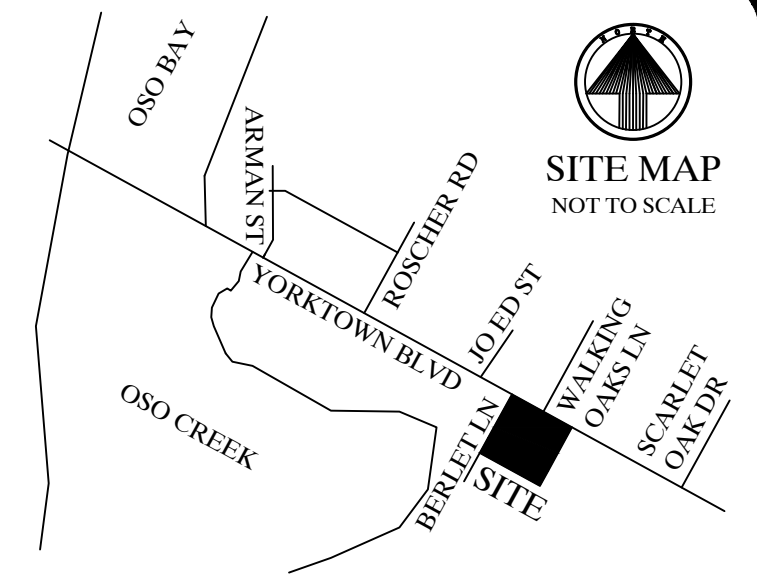
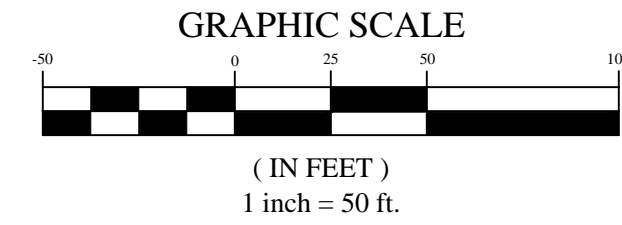
Brister Surveying

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

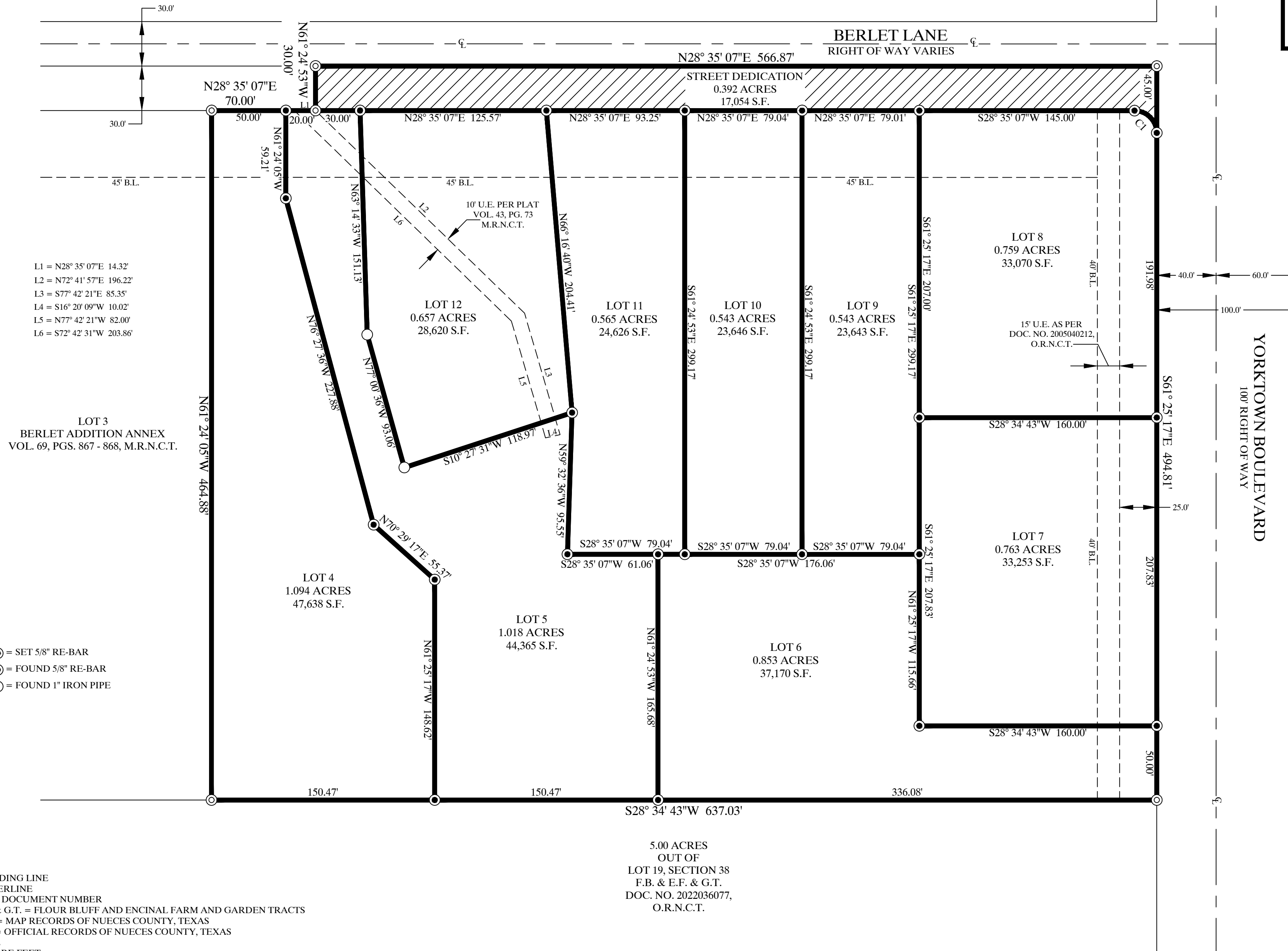


FINAL PLAT OF BERLET ADDITION ANNEX LOTS 4 - 12

BEING A FINAL PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



SITE MAP
NOT TO SCALE



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE

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

C1
 R = 15.00'
 L = 23.56'
 TAN = 15.00°
 Δ = 89° 59' 36"
 CB = S73° 34' 55"W, 21.21'

NOTES:

1. 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.
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5.00 ACRES
 OUT OF
 LOT 19, SECTION 38
 F.B. & E.F. & G.T.
 DOC. NO. 2022036077,
 O.R.N.C.T.

ZONING REPORT

CASE ZN8600

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Paul and Pamela Wondolowski
Applicant: MDL Consulting Inc.
Address: 526 Caribbean Drive, located along the north side of Caribbean Drive, east of Waldron Road, and generally south of Glenoak Drive and north of Mediterranean Drive.
Legal Description: Lot 3, Block 1, Waldron Oaks
Plat Status: The subject property is not platted.
Acreege of Subject Property: 0.04-acre (Per attachment A) Metes and Bounds)
Pre-Submission Meeting: May 9, 2024
Code Violations: None.

ZONING REQUEST

From: "CN-1" Neighborhood Commercial District
To: "CN-1/SP" Neighborhood Commercial District with a Special Permit
Purpose of Request: To allow for a Wireless Telecommunications Facility with a 100-foot tower.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Vacant	Commercial
North	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
South	"RM-1" Multifamily	Public/Semi-Public	
East	"CN-1" Neighborhood Commercial	Commercial	Commercial
West			

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Caribbean Dr.	17	"C1" Minor Residential Collector	-	-	1	1	3,828, Data point is 130 feet south, along Caribbean Drive	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route(s) <i>8S Flour Bluff Malls B - outbound and - inbound, 8S Flour Bluff Malls A - outbound and - inbound, and 4 Flour Bluff - inbound</i> with stops along the north and south of Waldron Road.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					April 29, 2026			
City Council 1 st Reading					June 23, 2026			
City Council 2 nd Reading					June 30, 2026			
10	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 0.04-acre tract proposed to be leased for the construction and operation of a wireless telecommunications facility, to also feature a 100-foot monopole tower. The site is located within the Flour Bluff Area along a C1-class collector road. It lies outside the Military Compatibility Overlay District associated with the nearby Waldron base and is situated adjacent to a predominantly medium-density residential area.

The property to the north is zoned "RS-6" Single-Family 6 with a current land use of low-density residential. The properties to the east and west are zoned "CN-1" Neighborhood Commercial District with some vacant land and parcels with commercial land uses. The property to the south of the site and Caribbean Drive is zoned "RM-1" Multifamily District with a public/semi-public land use.

The applicant is requesting a special permit to construct a 100-foot monopole tower. The proposed lease area for the tower and associated facilities measures 40 feet by 50 feet. Additional improvements will include concrete pads to support the equipment cabinets and an emergency generator. Access to the site will be provided by Caribbean Drive, with a designated parking space for service vehicles. The facility will be unmanned.

Special permits provide means for developing certain uses in a manner in which the use will be compatible with adjacent property and consistent with the character of the neighborhood. The special permit shall have no effect on the permitted uses, nor shall it waive the regulations of the underlying zoning district.

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

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

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

- Corpus Christi has state-of-the-art broadband and telecommunications services.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Promote monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

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

The proposed rezoning is generally consistent with the Flour Bluff ADP; however, it is inconsistent with the future land use designation of commercial.

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 generally consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of commercial.
- The applicant’s request is compatible with the existing zoning, and suitable for the use to be permitted by the special permit. The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area.
 - The Unified Development Code imposes certain constraints when a telecommunication tower is sited near a residential district. The proposed tower is located nowhere near any residential structure, and structural adjustments will be made for the tower to withstand the required wind loads.
- In evaluating the applicant’s request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.

- The comprehensive plan prioritizes state-of-the-art broadband and telecommunication to enhance quality of life, foster innovation, and support economic growth, aligning with the Flour Bluff area development plan.
- Telecommunications infrastructure faces growing strain due to advancements in smart appliances, home automation, telehealth, gaming, smart cities, and navigation systems, reinforcing the need for expanded capacity and future-proof solutions

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 “CN-1” Neighborhood Commercial District to the “CN-1/SP” Neighborhood Commercial District with a Special Permit, to be subject to the following conditions:

- 1. USE:** The only use permitted under this Special Permit, other than those permitted by right in the “CN-1” Neighborhood Commercial District, is a wireless telecommunication facility of 100 feet in height and shall be designed to meet the adopted wind load required.
- 2. ACCESS:** Access and placement shall be as per the site plan.
- 3. TELECOMMUNICATION TOWER STANDARDS:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, and lighting.
- 4. OTHER REQUIREMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- 5. 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.

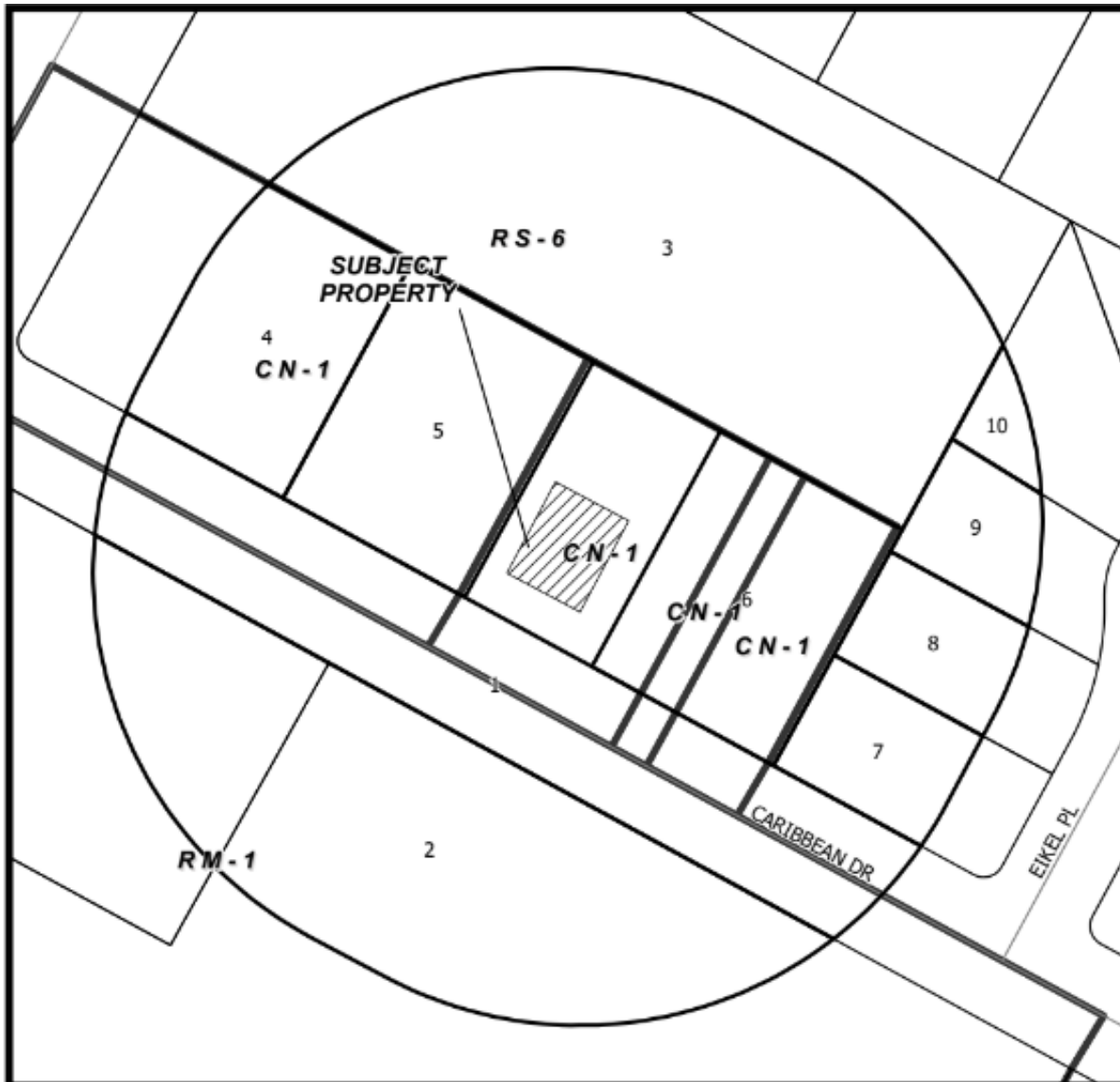
Attachments:

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan

(A) Metes and Bounds

<p>verizon SURVEY PREPARED FOR 800 HIDDEN RIDGE IRVING, TX 75038 PHONE: (972) 339-4247 FAX: (972) 718-1867</p> <p>SURVEY PREPARED BY:  3DD&E 3D DESIGN & ENGINEERING, INC. DEPARTMENT OF SURVEYING 21502 E WINTER VIOLET CT FORT WORTH, TX 76156 PHONE: (817) 410-9201 www.3dd&e.com TEXAS REGISTRATION NO. 1818429</p>	<p>SITE EXHIBIT AND DESCRIPTION</p> <p>MDG LOCATION ID: 5000761273 CORPUS CHRISTI, TX, 78418 CARRIBEAN DRIVE GLENDALE VERIZON WIRELESS - TEXAS AREA</p>	 <p>HELENE F. LECOANET, RPLS TEXAS REGISTRATION NO. 6567</p> <p>DATE: 1/10/2024 SHEET: 2 OF 2 SURVEY NOT VALID WITHOUT ALL SHEETS</p>
<p>PARENT TRACT LEGAL DESCRIPTIONS:</p> <p>TRACT ONE (AS RECORDED IN VOLUME 1894 PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS) A TRACT OF LAND 20 FEET BY 130 FEET OUT OF LOT 8X (8), WALDRON OAKS SUBDIVISION, A SUBDIVISION TO THE CITY OF CORPUS CHRISTI, NECES COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 41, PAGE 86, MAP RECORDS OF NECES COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:</p> <p>STARTING AT THE CORNER OF LOT 8, WALDRON OAKS SUBDIVISION; THENCE N. 61 DEG. 10' FEET TO THE POINT OF BEGINNING, THE N. CORNER OF THIS TRACT; THENCE S. 20 DEG. W. 130 FEET TO BE CORNER OF THIS TRACT; THENCE N. 61 DEG. W. 20 FEET TO SW CORNER OF THIS TRACT; THENCE S. 09 DEG. E. 130 FEET TO NW CORNER OF THIS TRACT; THENCE S. 61 DEG. E. 20 FEET TO THE PLACE OF BEGINNING.</p> <p>TRACT TWO (AS RECORDED IN VOLUME 1858 PAGE 810 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS) LOT 3, BLOCK 1, WALDRON OAKS, UNIT 2, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, ACCORDING TO THE PLAT THEREBY RECORDED IN VOLUME 41, PAGE 55, PLAT RECORDS OF NECES COUNTY, TEXAS.</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID09) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT, TRIMBLE R2 120000, DATE OF SURVEY: 12/06/2023). RESULTS OF BEARING, GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. BASES OF ELEVATION, GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 40X60 PREMISES. A LESSEE'S PROPOSED 20X40 PREMISES IS ALSO SHOWN ON THE DRAWING. METES & BOUNDS DESCRIPTIONS FOR THE LESSEE'S PREMISES AND EASEMENTS SHOWN HEREON, THE PREMISES AND ASSOCIATED EASEMENTS WILL NOT BE MONUMENTED. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN A TITLE SEARCH REPORT ISSUED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. H432846, CUSTOMER REF. NO. 11002023. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 12/06/2023. UNDERGROUND UTILITIES MAY EXIST AND THESE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING. AT THE TIME OF THE SURVEY, THE LESSEES PROPOSED 40X60 PREMISES, THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, AND THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT LIE WITHIN AN UNLISHED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 18060C0203A EFFECTIVE TO ISSUE (NECES COUNTY, TEXAS). DATA REFLECTED ON THE ADJOINER MAP AND IN THE ADJOINER TABLE IS BASED ON ONLINE PARCEL MAP DATA THAT WAS NOT IN THE TITLE SEARCH REPORT. SURVEYOR TAKES NO RESPONSIBILITY FOR ITS ACCURACY. LESSEES PROPOSED PREMISES AND LESSEES PROPOSED EASEMENTS PLACEMENT ARE PER LAND OWNER, A/E, OR CUSTOMER, DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC. <p>EXCEPTIONS: EXCEPTIONS HEREON WERE LISTED IN THE TITLE SEARCH REPORT ISSUED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. H432846, CUSTOMER REF. NO. 11002023, GLENDALE (NEW CANDIDATE), CERTIFICATION DATE: 1/10/2023.</p> <p>ALL MATTERS SHOWN ON PLAT 441: - NONE</p> <p>- 20 BUILDING LINE (DEDICATED BY PLAT), BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT.</p> <p>- 7.5 UTILITY EASEMENT (DEDICATED BY PLAT), EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT.</p> <p>ALL MATTERS SHOWN ON PLAT 4166: - 20 BUILDING LINE (DEDICATED BY PLAT), BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT.</p> <p>- 7.5 UTILITY EASEMENT (DEDICATED BY PLAT), EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT.</p>	<p>THESE NORTH 27 DEGREES 59 MINUTES 57 SECONDS EAST, 110.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE NORTHEASTERN PROPERTY LINE OF SAID LOT 3, BLOCK 1; THESE SOUTH 12 DEGREES 00 MINUTES 00 SECONDS EAST, 4.00 FEET ALONG SAID NORTHEASTERN PROPERTY LINE OF LOT 3, BLOCK 1 TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THESE SOUTH 27 DEGREES 59 MINUTES 57 SECONDS WEST, 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0129 ACRES (650.00 SQUARE FEET) OF LAND.</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDRETH OF FOOT. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID09) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT, TRIMBLE R2 120000, DATE OF SURVEY: 12/06/2023). RESULTS OF BEARING, GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. BASES OF ELEVATION, GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 40X60 PREMISES. A LESSEE'S PROPOSED 20X40 PREMISES IS ALSO SHOWN ON THE DRAWING. METES & BOUNDS DESCRIPTIONS FOR THE LESSEE'S PREMISES AND EASEMENTS SHOWN HEREON, THE PREMISES AND ASSOCIATED EASEMENTS WILL NOT BE MONUMENTED. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN A TITLE SEARCH REPORT ISSUED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. H432846, CUSTOMER REF. NO. 11002023. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 12/06/2023. UNDERGROUND UTILITIES MAY EXIST AND THESE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING. AT THE TIME OF THE SURVEY, THE LESSEES PROPOSED 40X60 PREMISES, THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, AND THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT LIE WITHIN AN UNLISHED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 18060C0203A EFFECTIVE TO ISSUE (NECES COUNTY, TEXAS). DATA REFLECTED ON THE ADJOINER MAP AND IN THE ADJOINER TABLE IS BASED ON ONLINE PARCEL MAP DATA THAT WAS NOT IN THE TITLE SEARCH REPORT. SURVEYOR TAKES NO RESPONSIBILITY FOR ITS ACCURACY. LESSEES PROPOSED PREMISES AND LESSEES PROPOSED EASEMENTS PLACEMENT ARE PER LAND OWNER, A/E, OR CUSTOMER, DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC. <p>EXCEPTIONS: EXCEPTIONS HEREON WERE LISTED IN THE TITLE SEARCH REPORT ISSUED BY HOLLERBACH & ASSOCIATES, INC., ORDER NO. H432846, CUSTOMER REF. NO. 11002023, GLENDALE (NEW CANDIDATE), CERTIFICATION DATE: 1/10/2023.</p> <p>ALL MATTERS SHOWN ON PLAT 441: - NONE</p> <p>- 20 BUILDING LINE (DEDICATED BY PLAT), BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT.</p> <p>- 7.5 UTILITY EASEMENT (DEDICATED BY PLAT), EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT.</p> <p>ALL MATTERS SHOWN ON PLAT 4166: - 20 BUILDING LINE (DEDICATED BY PLAT), BUILDING LINE IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT.</p> <p>- 7.5 UTILITY EASEMENT (DEDICATED BY PLAT), EASEMENT IS LOCATED WITHIN THE PARENT TRACT AND WITHIN THE LESSEES PROPOSED 5 WIDE UTILITY AND FIBER EASEMENT, BUT IS NOT LOCATED WITHIN THE LESSEES PROPOSED 40X60 PREMISES, NOR WITHIN THE LESSEES PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT.</p>
<p>STARTING AT THE CORNER OF LOT 8, WALDRON OAKS SUBDIVISION; THENCE N. 61 DEG. 10' FEET TO THE POINT OF BEGINNING, THE N. CORNER OF THIS TRACT; THENCE S. 20 DEG. W. 130 FEET TO BE CORNER OF THIS TRACT; THENCE N. 61 DEG. W. 20 FEET TO SW CORNER OF THIS TRACT; THENCE S. 09 DEG. E. 130 FEET TO NW CORNER OF THIS TRACT; THENCE S. 61 DEG. E. 20 FEET TO THE PLACE OF BEGINNING.</p> <p>TRACT TWO (AS RECORDED IN VOLUME 1858 PAGE 810 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS) LOT 3, BLOCK 1, WALDRON OAKS, UNIT 2, AN ADDITION TO THE CITY OF CORPUS CHRISTI, TEXAS, ACCORDING TO THE PLAT THEREBY RECORDED IN VOLUME 41, PAGE 55, PLAT RECORDS OF NECES COUNTY, TEXAS.</p> <p>LESSEES PROPOSED 40X60 PREMISES DESCRIPTION: BEING A LESSEE'S PROPOSED 40X60 PREMISES CONTAINING 0.049 ACRES (2,000.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE WALDRON OAKS, UNIT 2, AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2, AS RECORDED IN VOLUME 41, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS, SAID 0.049-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983: COMMENCING AT A POINT 96' IRON ROD BEING THE SOUTH CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. WONDOLOWSKI AS RECORDED IN VOLUME 1894, STATE PLANE COORDINATE VALUE OF X=1372,397.09 (E), Y=1171,977.51 (N); BEING THE SOUTHWEST CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. WONDOLOWSKI AS RECORDED IN VOLUME 1894, STATE PLANE COORDINATE VALUE OF X=1372,397.09 (E), Y=1171,977.51 (N); HAVING A STATE PLANE COORDINATE VALUE OF X=1372,343.47 (E), Y=1171,22023.34 (N).</p> <p>THESE NORTH 27 DEGREES 59 MINUTES 57 SECONDS EAST, 50.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; THESE SOUTH 09 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHEASTERN PROPERTY LINE OF SAID LOT 3, BLOCK 1, COMMON WITH THE NORTHEASTERN PROPERTY LINE OF SAID 20 FEET BY 130 FEET TRACT OF LAND; THESE SOUTH 27 DEGREES 59 MINUTES 57 SECONDS WEST, 50.00 FEET ALONG SAID COMMON LINE TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT; THESE NORTH 63 DEGREES 00 MINUTES 00 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.049 ACRES (2,000.00 SQUARE FEET) OF LAND.</p> <p>LESSEES PROPOSED 20X40 WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION: BEING A LESSEE'S PROPOSED 20X40 ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.0194 ACRES (860.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE WALDRON OAKS, UNIT 2, AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2, AS RECORDED IN VOLUME 41, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS, SAID 0.0194-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983: COMMENCING AT THE SOUTHWEST CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. WONDOLOWSKI AS RECORDED IN VOLUME 1894, STATE PLANE COORDINATE VALUE OF X=1372,397.09 (E), Y=1171,977.51 (N); BEING THE SOUTHWEST CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. 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DE WALDRON OAKS, UNIT 2, AS SHOWN ON THE PLAT OF WALDRON OAKS, UNIT 2, AS RECORDED IN VOLUME 41, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF NECES COUNTY, TEXAS, SAID 0.0129-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983: COMMENCING AT A POINT 96' IRON ROD BEING THE SOUTH CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. WONDOLOWSKI AS RECORDED IN VOLUME 1894, STATE PLANE COORDINATE VALUE OF X=1372,397.09 (E), Y=1171,977.51 (N); BEING THE SOUTHWEST CORNER OF A, 20 FEET BY 130 FEET TRACT OF LAND BEING OUT OF LOT 8, WALDRON OAKS AS RECORDED IN VOLUME 41, PAGE 55 OF THE MAP RECORDS OF NECES COUNTY, TEXAS, CONVERTED TO PALL, J. 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(B) Existing Zoning and Notice Area Map



CASE: ZN8600

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
CO-1	General Commercial	RS-TH	Townhouse
CO-2	General Commercial	SP	Special Permit
CI	Innovative 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 250' buffer
 Owners in favor
 Owners in opposition
 10 Owners within 200' listed in ownership table





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN8600 Paul and
Pamela Wondolowski**

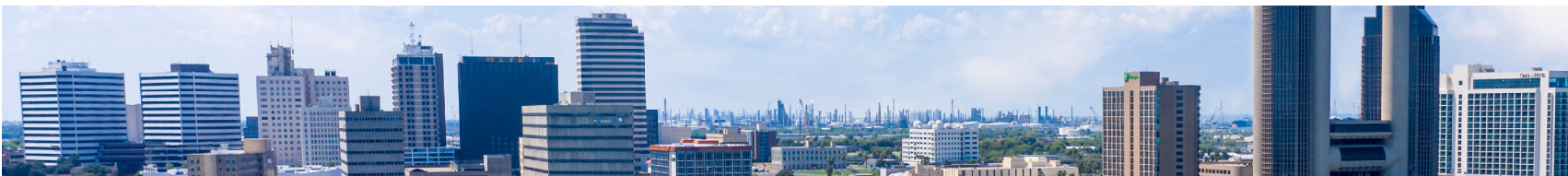
PLANNING COMMISSION, April 29, 2026

Paul and Pamela Wondolowski DISTRICT 4



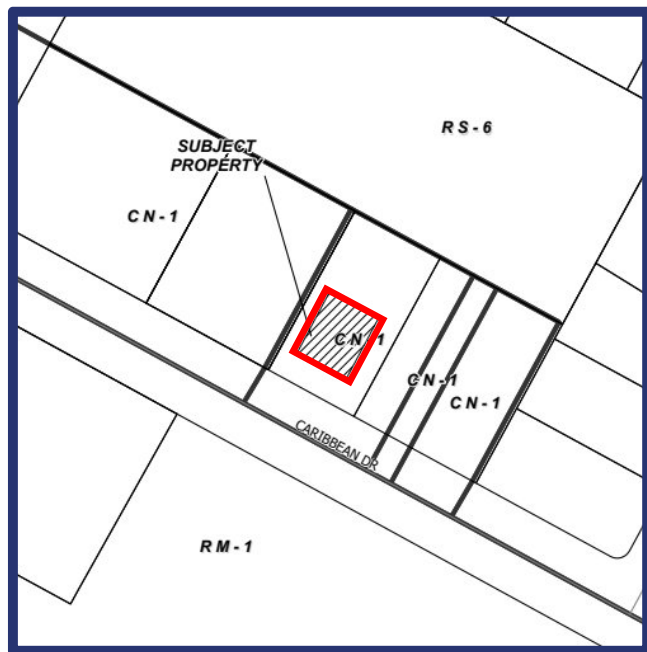
Rezoning a property at or near
526 Caribbean Drive

From the "CN-1" Neighborhood Commercial District
To the "CN-1/SP" Neighborhood Commercial District
with a Special Permit



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a 100-foot wireless telecommunications tower

Area Development Plan:

Flour Bluff Area Development Plan, Adopted on (June 22, 2021)

Designated Future Land Use:

Commercial

Existing Zoning District:

"CN-1" Neighborhood Commercial District

	Existing Land Use	Zoning District
Site	Vacant	"CN-1"
North	Low-Density Residential	"RS-6"
South	Public/Semi-Public	"RM-1"
East	Commercial	"CN-1"
West		

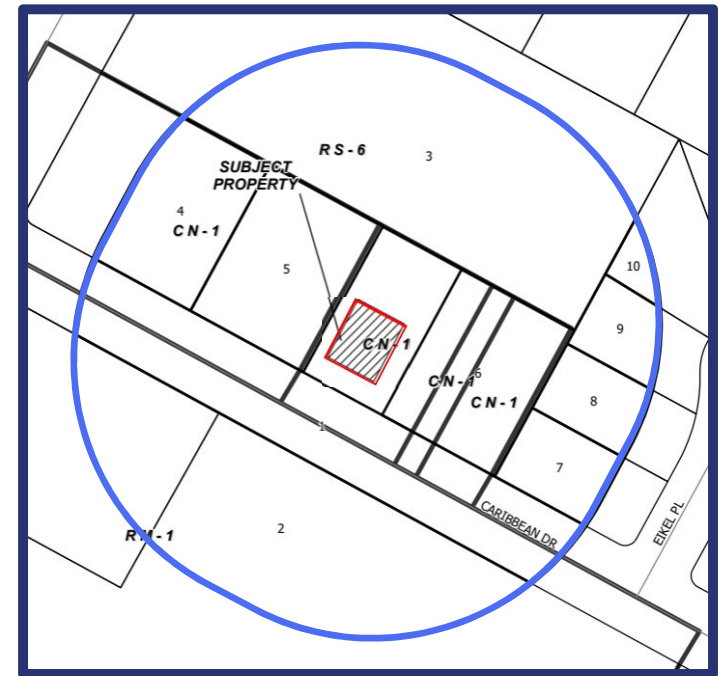


CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

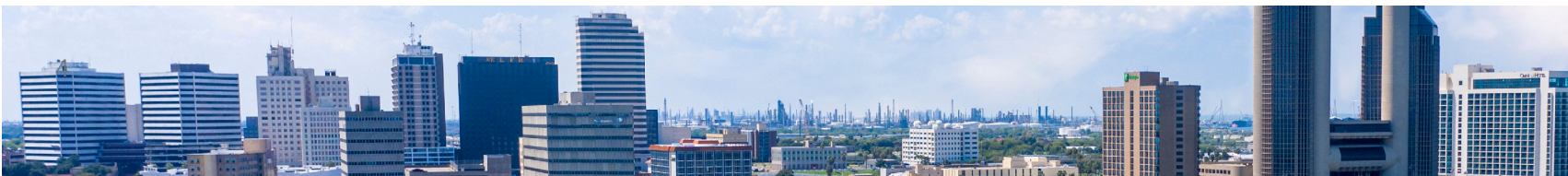
Public Notification

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

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

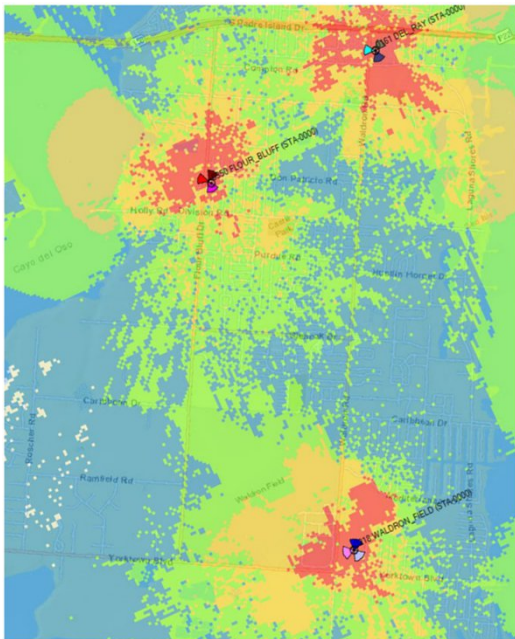


*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
 SERVICES**

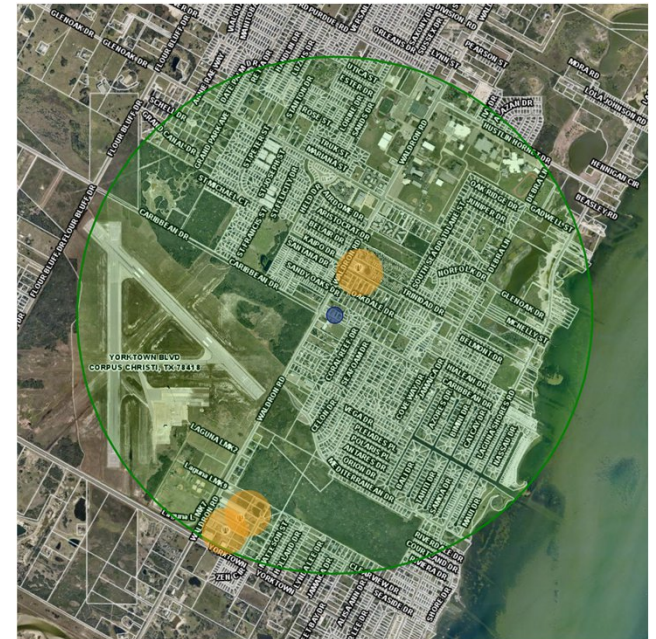
Cover & Existing Towers



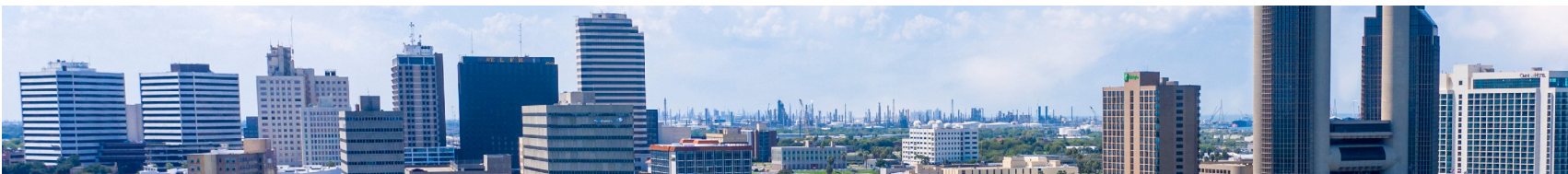
Existing Condition



Proposed Condition



Surrounding (3) Towers within one Mile



Analysis & Recommendation

- The proposed rezoning is generally consistent with the Flour Bluff ADP; however, it is inconsistent with the future land use designation of commercial.
- The applicant's request is compatible with the existing zoning, and suitable for the use to be permitted by the special permit.
 - The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area.
- In evaluating the applicant's request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL FROM THE "CN-1" DISTRICT TO THE "CN-1/SP" DISTRICT



**CITY OF CORPUS CHRISTI
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**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9048

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: Ruvanna Investments, LLC
Applicant: Nazaret Khobiarian
Address: 2601 David Street, located along the west side of David Street and State Highway 286 (Crosstown Expressway), and on the south side of Francis Street, north of Baldwin Boulevard, and east of Niagara Street.
Legal Description: Lot 8, Block 4, and Portion of Alleyway, Southwest Heights
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 4, Page 35.
Acreage of Subject Property: 0.165 acres
Pre-Submission Meeting: November 19, 2025
Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RS-TF" Two-Family District
Purpose of Request: To allow for the construction of a one-story duplex with an additional accessory dwelling unit (ADU).

CORPUS CHRISTI COMPREHENSIVE PLAN

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

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Westside Area Development Plan (Adopted on January 10, 2023).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Medium-Density Residential
North		Medium-Density Residential	
South			
East	"ON" Neighborhood Office	Commercial	Commercial
West	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
David Street	6	Frontage Road	-	1	-	-	No Data Available	None Planned
Francis Street	6	"Local" Residential	2	2	0	0	No Data Available	None Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 23, Molina, and 30, Westside, with stops located along the north side of David Street and the east side along Morgan Avenue and South Port Avenue.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 st Reading				June 23, 2026				
City Council 2 nd Reading				June 30, 2026				
18	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a .16-acre lot located along State Highway 286 (David Street frontage access) and Francis Street, a local residential roadway. It is within the Westside Area Development plan and a large single-family residential district that pre-dates the annexation of the neighborhood but abuts the original city boundaries.

The properties abutting the site to the south, west, and north, are zoned "RS-6" Single-Family 6 District and have a current land use of medium-density residential. The property to the north of the site and of State Highway 286 (Crosstown Expressway) is zoned "ON" Neighborhood Office and is with a commercial use.

The applicant is requesting a change in zoning to allow for the conversion of existing structure into a duplex. The "RS-TF" Two-Family District, if granted, will permit single-family and two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The current "RS-6" Single-Family 6 zoning district allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The subject property is within a 1938 residential subdivision. The properties nearby appear to have been built between the years of 1938 and 1955 and appear. History indicates that the property operated as a multi-family for at least three decades; a duplex with and accessory dwelling unit, with separate driveways leading to the separate structures.

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.
 - 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.

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

The proposed rezoning is consistent with the Westside ADP and future land use designation of medium-density residential.

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The use to be permitted by the zoning district that would be applied by the proposed amendment are suitable with the surrounding properties; and will not have a negative impact upon the area. Approval of the request to change the zoning will only continue a historical use prior to the demolition of the structures that once existed on the property.

Permitting Process: (If applicable)

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

Staff Recommendation:

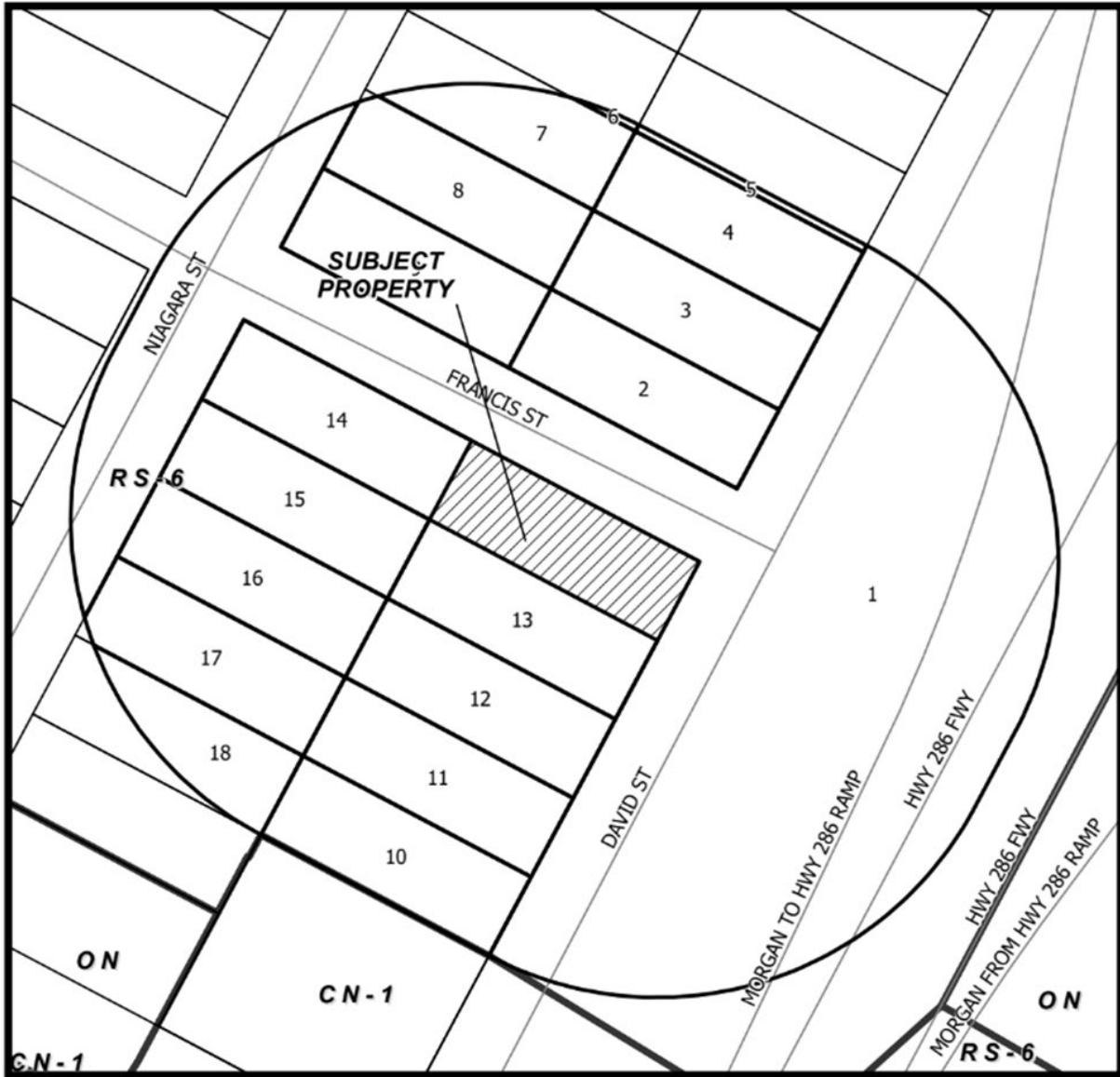
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the "RS-6"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

Attachments:

(A) Existing Zoning and Notice Area Map.

(B) Site Survey

(A) Existing Zoning and Notice Area Map



CASE: ZN9048

Zoning and notice Area

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

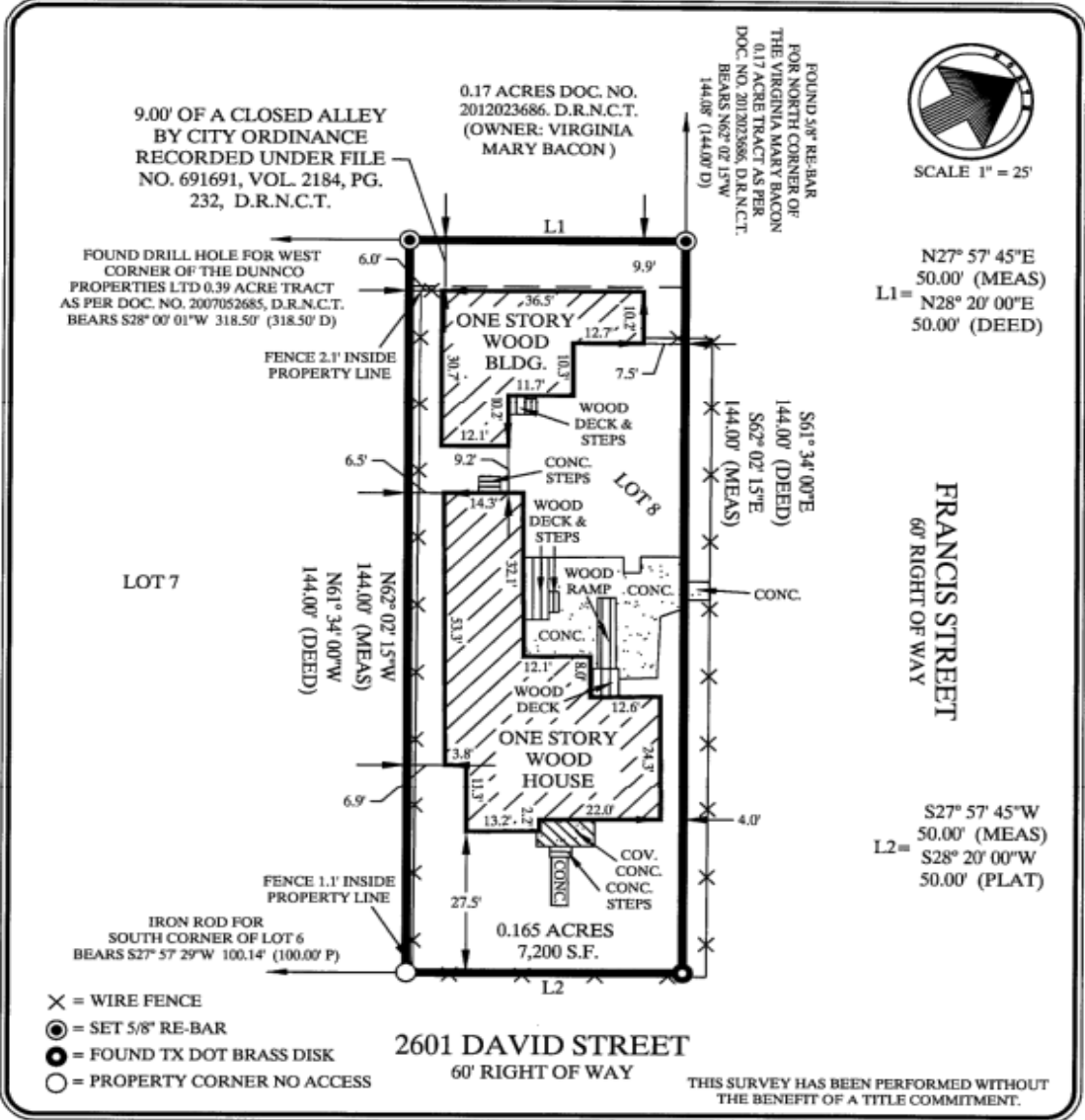
Subject Property with 200' buffer
 Owners in favor
 Owners in opposition
18 Owners within 200' listed in ownership table




Esri, HERE, LOCATION MAP

(B) Site Survey

SURVEY OF
 A 0.165 ACRE TRACT BEING ALL OF LOT 8, BLOCK 4, SOUTHWEST HEIGHTS ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 35, MAP RECORDS NUECES COUNTY, TEXAS AND THAT 9.00' OF A CLOSED ALLEY RECORDED UNDER FILE NO. 691691, VOLUME 2184, PAGE 232, DEED RECORDS NUECES COUNTY, TEXAS. SAID 0.165 ACRE TRACT ALSO BEING DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022018490, DEED RECORDS NUECES COUNTY, TEXAS.






Brister Surveying
 4455 South Padre Island Drive Suite 51
 Corpus Christi, Texas 78411
 Off 361-850-1800
 Fax 361-850-1802
 Bristersurveying@copeco.txsc.com
 Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X , AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 48355C 0320 G DATED OCTOBER 13, 2022 AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE MARCH 21, 2023



NOTES:
 1.) TOTAL SURVEYED AREA IS 0.165 ACRES.
 2.) MEASUREMENT BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4365 DATUM.
 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY 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 SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MARCH 15, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

JOB NO. 230612



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9048
Ruvanna Investments, LLC

PLANNING COMMISSION, April 29, 2026

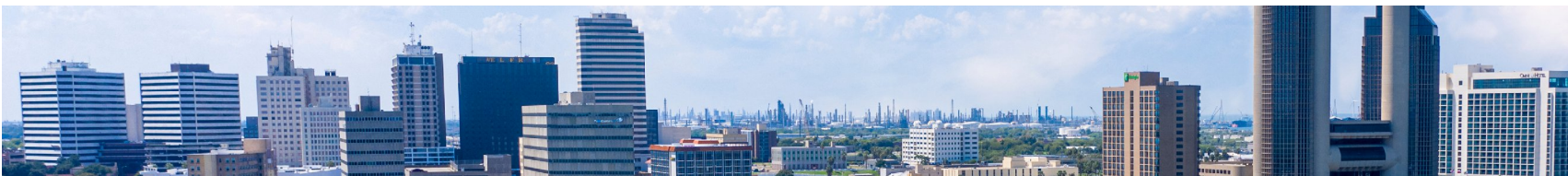


Ruvanna Investments, LLC DISTRICT 1



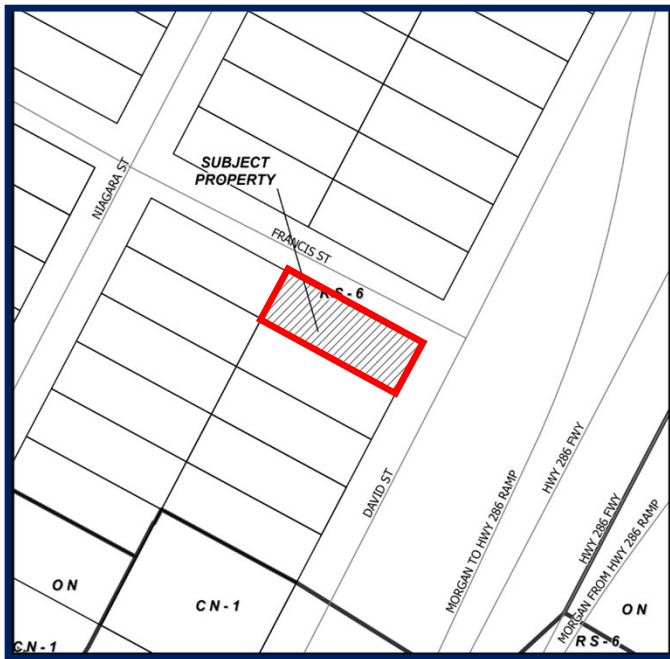
Rezoning a property at or near
2601 David Street

From the "RS-6" Single Family 6 District
To the "RS-TF" Two Family District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow for the construction of a duplex.

Area Development Plan:

Westside Area, Adopted on (January 10, 2023)

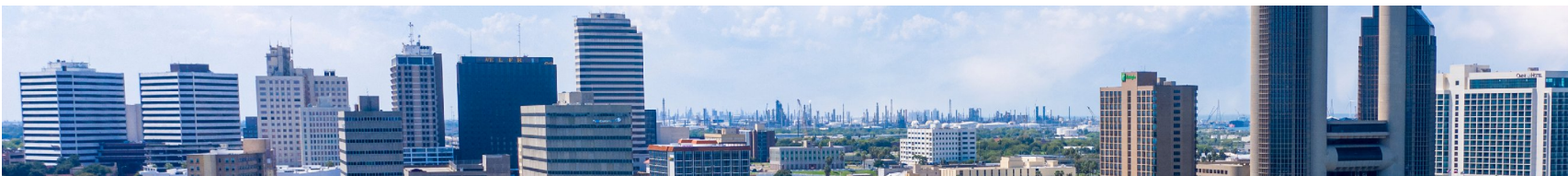
Designated Future Land Use:

Medium – Density Residential

Existing Zoning District:

"RS-6" Single Family 6 District

	Existing Land Use	Zoning District
Site	Vacant	
North	Medium-Density Residential	"RS-6"
South		
East	Commercial	"ON"
West	Medium-Density Residential	"RS-6"



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Public Notification

18 Notices mailed inside the 200' buffer
 9 Notices mailed outside the 200' buffer

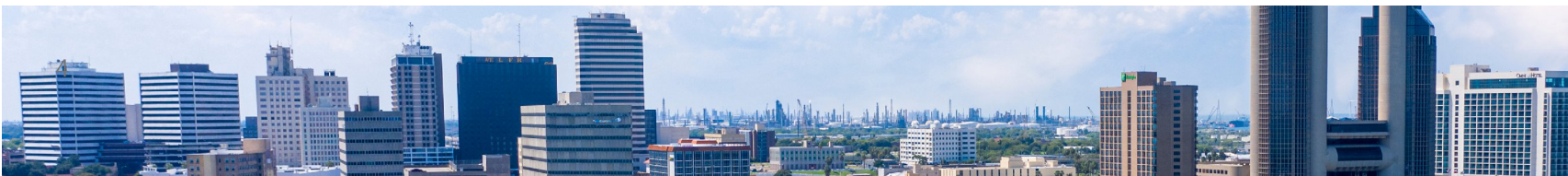
- Notification Area
- X Opposed: 0 (0.00%)
 Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)

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

Francis St.



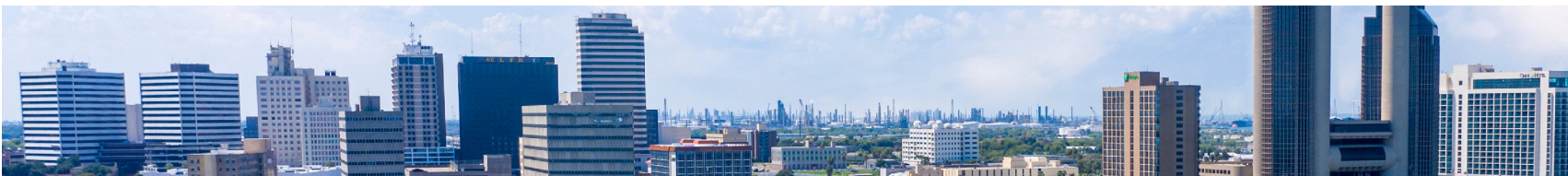
David St.



Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The use to be permitted by the zoning district that would be applied by the proposed amendment are suitable with the surrounding properties; and will not have a negative impact upon the area.

**STAFF RECOMMENDS APPROVAL FROM THE
"RS-6" SINGLE-FAMILY 6 DISTRICT TO THE
"RS-TF" TWO-FAMILY DISTRICT**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9140

APPLICANT & SUBJECT PROPERTY

District: 5 (Upon Annexation)
Owner: Broadwalk Investments LLC
Applicant: Zach Koenig – Vaquero Ventures
Address: Northeast of State Highway 286 (Crosstown Expressway/County Road 45) and FM (Farm-to-Market) Road 2444 (Also Staples Street, within City Limits). The property is located along the north side of FM 2444, east side of HWY 286 FWY, south side of Weber Road, and west of Oso Parkway
Legal Description: 62.47 Acres out of the North Quarter of Section 29, Laureles Farm Tracts
Plat Status: The subject property is not platted per MRNCT (Map Records of Nueces County, Texas)
Acreeage of Subject Property: 5.2 acres (Refer to attachment A Metes and Bounds
Pre-Submission Meeting: July 30, 2025
Code Violations: None.

ZONING REQUEST

From: “FR” Farm Rural District (Upon Annexation)
To: “CG-2” General Commercial District
Purpose of Request: To allow a commercial use of retail sales and services, particularly a gas station with a convenience store.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

Land Use

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

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

	Zoning District	Existing Land Use	Future Land Use
Site	OCL	Agriculture	Commercial
North			
South			
East			
West			

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Thru Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 2444	None; Outside City Limits	A3	-	-	1	1	AADT 1,879; 653 Ft west, along FM2444.	None; Outside City Limits
SH-286 (CR-45)	None; Outside City Limits	FR	1	1	-	-	AADT 1,879; 653 Ft west, along FM2444.	None; Outside City Limits
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service within the vicinity of the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 st Reading				June 23, 2026				
City Council 2 nd Reading				June 30, 2026				
7	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition		0	In Favor				
0%	In Opposition		0	Individual Property Owners in Opposition				

Background:

The subject property is a 5.2-acre parcel out of a larger tract within the London Area, located along the east side of State Highway 286, known as the Crosstown Expressway or County Road 45, and FM (Farm-to-Market) Road 2444, known as Staples Streets within City Limits. State Highway 286 (Crosstown Expressway) is classified as “FR” Freeway/Expressway, and FM-2444, as an “A3” Primary Arterial class roadway. Per the tentative site plan supplied by the applicant, access will be provided from both roadways.

The surrounding properties are outside city limits with current land uses of agriculture.

The applicant is requesting a zoning change to allow commercial development, specifically retail sales and services. The initial phase of development consists of a gas station with an incidental convenience store, which will occupy approximately 2.24 acres of the 5.2-acre rezoning area. The remaining acreage is planned for future commercial development.

The convenience store is conceptually designed at approximately 4,800 square feet and will include a small to-go restaurant. The gas station will provide six fuel pumps (12 fueling positions total). Additional site features include dumpster facilities, on-site detention, and approximately 55 parking spaces. Refer to the attached tentative site plan.

The “FR” Farm Rural District, to be granted upon annexation, permits single-family detached houses, group homes, limited public and civic uses, resource extraction uses, and agricultural uses. Refer to Unified

The “CG-2” General Commercial District, if approved, will allow restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise, and visual blight on surrounding areas.
- Annexation plans provide for orderly growth and industrial agreements in the ETJ (Extra-territorial jurisdiction). Orderly Development: Development that occurs and is managed by local government according to adopted land use plans and utility master plans, thereby providing cost-effectiveness and land use compatibility.

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

The proposed rezoning is consistent with the London ADP and FLUM designation of commercial.

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi’s comprehensive plan and the future land use designation of commercial.
- With the recent trend of development in the London area, primarily residential in nature (although with a modest unincorporated residential base), there is a need to introduce commercial districts to support the growing London population to reduce travel for

essential needs; a need expressed by the constituents during the drafting of the area development plan.

- The London area, unincorporated at the time of its area development plan adoption (and remains largely so), and with much anticipated growth, forecasted land uses and development patterns that the proposed rezoning aligns with.
 - General commercial districts typically offer a wide range of commercial and service activities, particularly along arterials and freeways. Both rights-of-way are projected to be lined with commercial activities per many guiding documents.
- The amendment to be applied, a necessity to this evolving area, will not overwhelm the well sought-after character of the area at the chosen site.

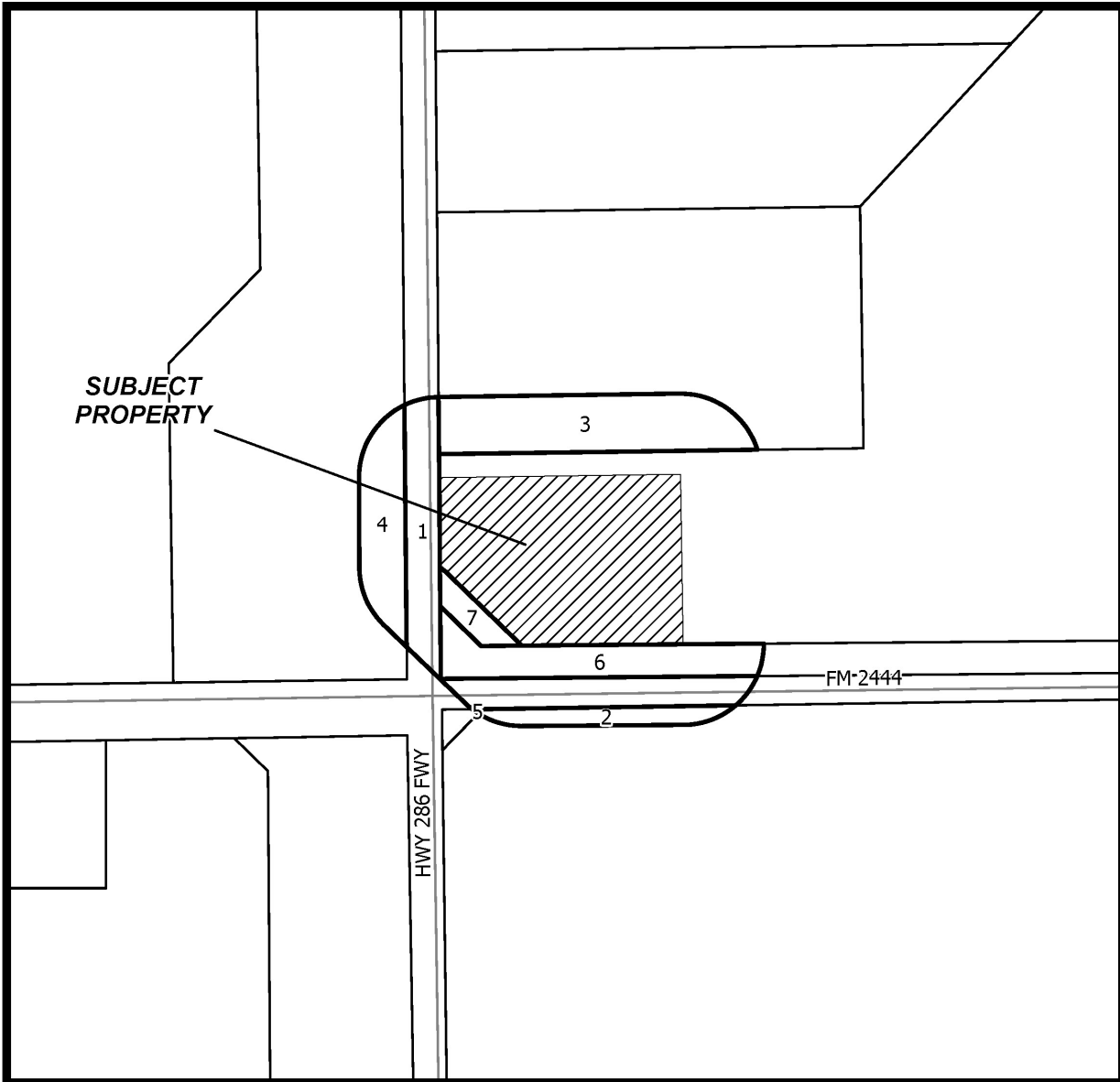
Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the “FR” Farm Rural District (Upon Annexation) to the “CG-2” General Commercial District.

Attachments:

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

(B) Existing Zoning and Notice Area Map



CASE: ZN9140

Zoning and notice Area

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



Subject Property with 200' buffer



Owners in favor



Owners within 200' listed in ownership table

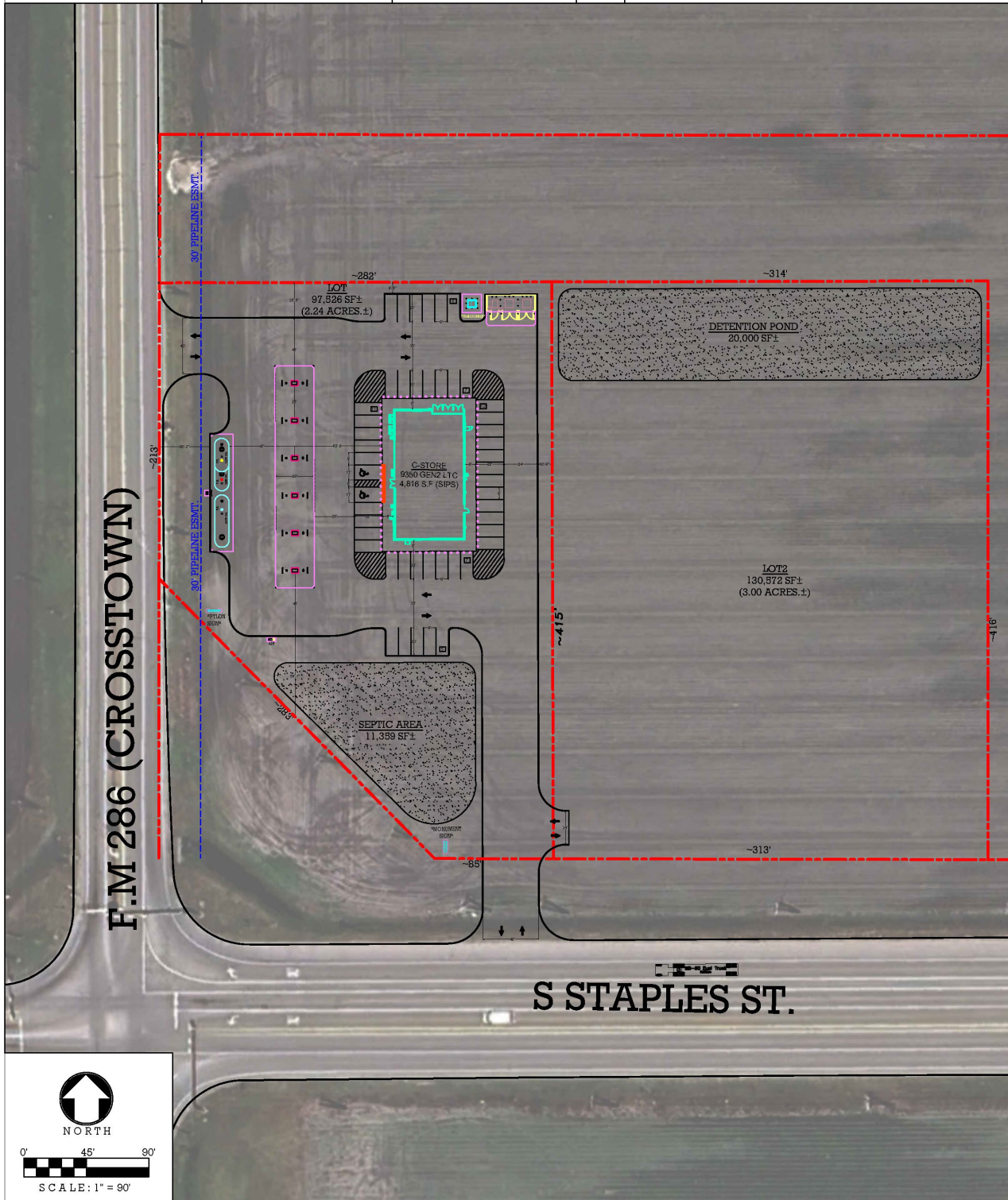


Owners in opposition



(C) Tentative Site Plan

PRELIMINARY SITE PLAN		FM RD 2444 (S STAPLES ST. & FM 286) CORPUS CHRISTI, TX - 78415		NOTES: 1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY. 2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE. 3. ALL EXISTING CONDITIONS MUST BE VERIFIED. 4. ALL MEASUREMENTS ARE ESTIMATED.	
PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER		DATE
BLDG/SALES SF:	4,816 S.F.	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES		01/14/26
ACREAGE:	(+/-) 2.24 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI		
PARKING PROVIDED:	48 SPACES	PHONE #:	N/A		PHONE #:
		N/A	N/A		





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9140
Broadwalk Investments LLC

PLANNING COMMISSION, April 29, 2026

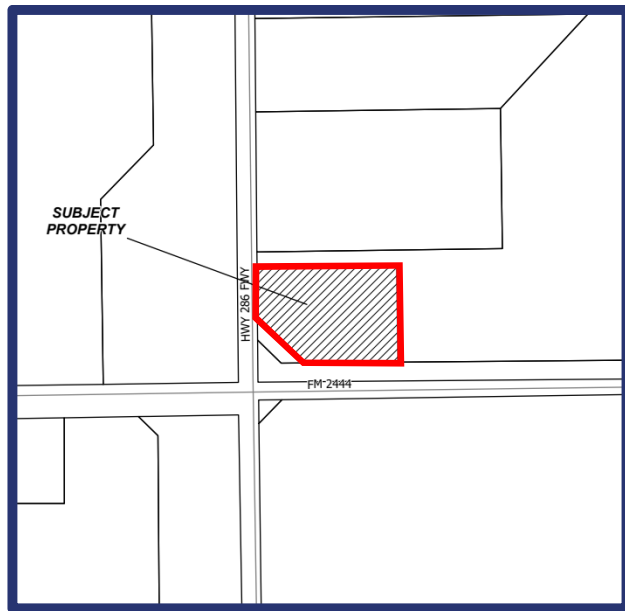
Broadwalk Investments LLC DISTRICT 5 (Upon Annexation)



Rezoning a property at or near
FARM-TO-MARKET ROAD 2444 and HIGHWAY 286
From the "FR" Farm Rural District (Upon Annexation)
To the "CG-2" General Commercial District



Zoning and Land Use



Proposed Use:

To allow a Stripes Convenience Store.

Area Development Plan:

London Area Development Plan,
Adopted on (March 17, 2017)

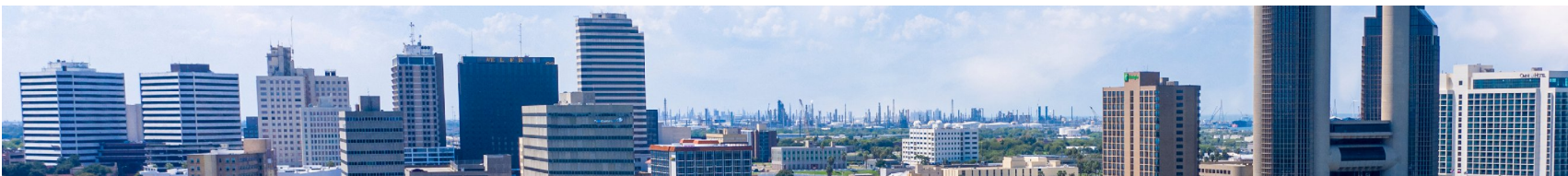
Designated Future Land Use:

Commercial

Existing Zoning District:

OCL - Outside City Limits

	Existing Land Use	Zoning District
Site	Agriculture	OCL
North		
South		
East		
West		

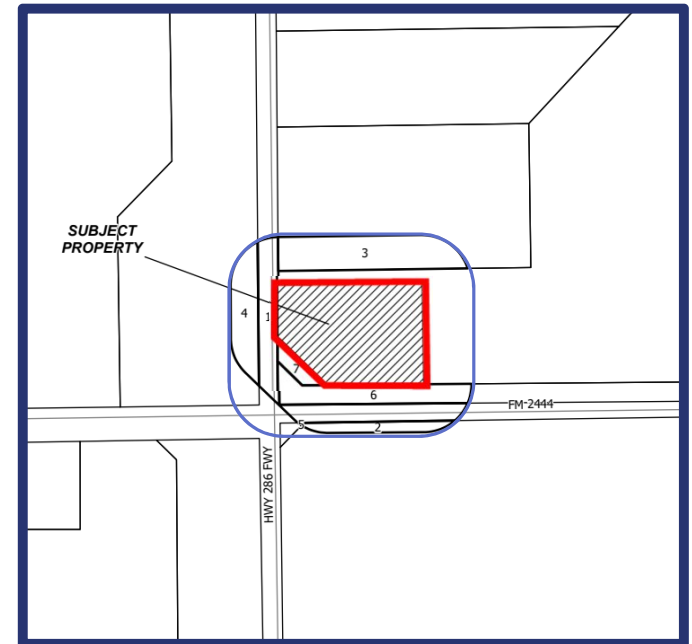


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

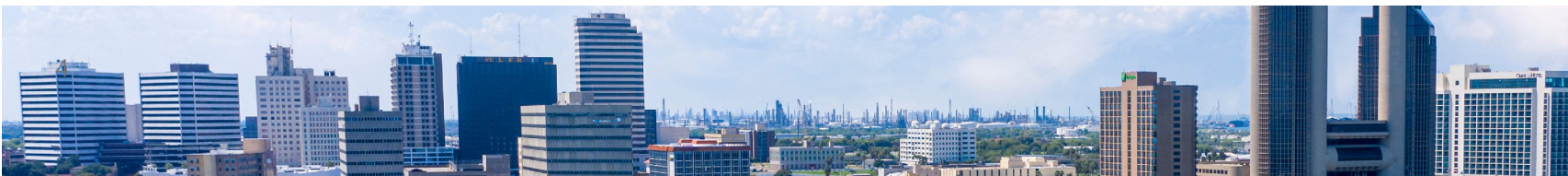
Public Notification

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

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



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

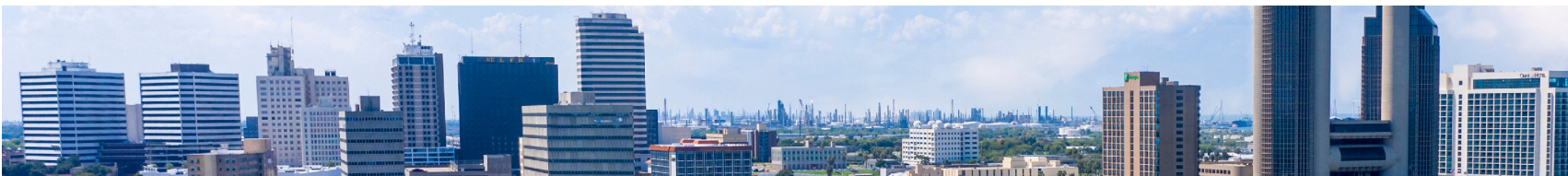


CITY OF CORPUS CHRISTI
**DEVELOPMENT
 SERVICES**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan and the future land use designation of commercial.
- With the recent trend of development in the London area, primarily residential in nature (although with a modest unincorporated residential base), there is a need to introduce commercial districts to support the growing London population to reduce travel for essential needs; a need expressed by the constituents during the drafting of the area development plan.
- The London area, unincorporated at the time of its area development plan adoption (and remains largely so), and with much anticipated growth, forecasted land uses and development patterns that the proposed rezoning aligns with.
- The amendment to be applied, a necessity to this evolving area, will not overwhelm the well sought-after character of the area at the chosen site.

**STAFF RECOMMENDS APPROVAL
FROM "FR" FARM RURAL DISTRICT (UPON ANNEXATION)
TO "CG-2" GENERAL COMMERCIAL DISTRICT**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9183

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: Diego Vasquez
Applicant: Diego Vasquez
Address: 321 Waco Street, located north of Blucher Street, east of North Staples Street, south of Comanche Street, and west of Artesian Street.
Legal Description: Lot 5, Block 2020 A, Bluff
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume A Page 2.
Acreeage of Subject Property: 0.17 acre
Pre-Submission Meeting: September 18, 2025
Code Violations: None.

ZONING REQUEST

From: "CI" Intensive Commercial District
To: "CI/SP" Intensive Commercial District with a Special Permit
Purpose of Request: To allow for a metal storage building on an existing concrete slab

CORPUS CHRISTI COMPREHENSIVE PLAN

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

Land Use

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Downtown Area Development Plan (Adopted on March 27, 2018).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"CI" Intensive Commercial	Vacant	Mixed Use
North	"CI/SP" Intensive Commercial with a Special Permit	Light Industrial	
South	"CI"	Vacant	
East	Intensive Commercial	Transportation (Waco St), Vacant	
West	"IL" Light Industrial	Professional Office	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Waco Street	8	"Local" Residential	1	1	-	-	No Data Collected	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 76 Harbor Bridge Shuttle-inbound, 54 Gregory/Downtown Express-inbound, 6 Santa Fe/Malls-outbound, 19 Ayers A-inbound, and 19 Ayers B-inbound with stops along the north of Waco and the east of Lipan								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 29, 2026				
City Council 1 st Reading				June 30, 2026				
City Council 2 nd Reading				July 21, 2026				
20	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a .17-acre lot in the Downtown area. It abuts a local residential street to the west. It is within a modest Intensive Commercial District in Downtown and abuts to the west a modest Light Industrial District. It is within the oldest and original part of the city.

The subject property within a "CI" Intensive Commercial District, with the exception of the property to the north having a special permit attached for industrial activities. The properties to the east and south are vacant. The properties to the east and south are currently vacant, while the property to the west is developed with professional office use

The applicant is requesting a special permit to expand onto an existing special permit that was granted to the applicant on the abutting property to the north, 1113 Comanche Street, to allow for the warehousing of goods, welding, and a machine repair shop. The applicant had purchased the subject property to expand separate, latter-mentioned, business endeavors, where he is the sole employee.

The current request is to expand into that business endeavor to expand unto storage capabilities through the construction of a new storage building on the vacant property. It will not support commercial operations, customer traffic, and will have very little employee activity. The proposed structure is a metal storage building measuring approximately 30 feet by 40 feet, with a height of 10 feet. An existing concrete slab on the site will serve as the foundation. According to the applicant, no parking spaces are required for the proposed use, which is to serve as a support space.

The “CI” Intensive Commercial District permits medical facilities, restaurants, apartments, overnight accommodation uses, medical offices, educational facilities, commercial parking, offices, retail sales and services, vehicle sales and services and water-oriented uses.

Special permits provide means for developing certain uses in a way the use will be compatible with adjacent property and consistent with the character of the neighborhood, without effect on the permitted uses or the waiving of the regulation of the underlying zoning district.

The subject site has been vacant since late 2022 or early 2023. A multi-family structure once occupied the site and was demolished after a fire. The property held a zoning designation of “RM-3” Multi-Family use before 1981, and since then has held a zoning designation of “CI” Intensive Commercial District. Both zoning districts allowed multi-family use.

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

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

- Corpus Christi has a robust “entrepreneurial ecosystem” that supports a thriving small business community.
 - Support investment of resources and capacity that support new venture startup and growth.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Support city involvement in setting up a fair transition process.

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

The proposed rezoning is consistent with the Downtown ADP; however, it is inconsistent with the future land use designation of mixed use.

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- The special permit will ensure compatibility of the requested expansion with the present zoning and conforming uses of nearby property and to the character of the surrounding area to limit any adverse impact on surrounding properties.

Staff Recommendation:

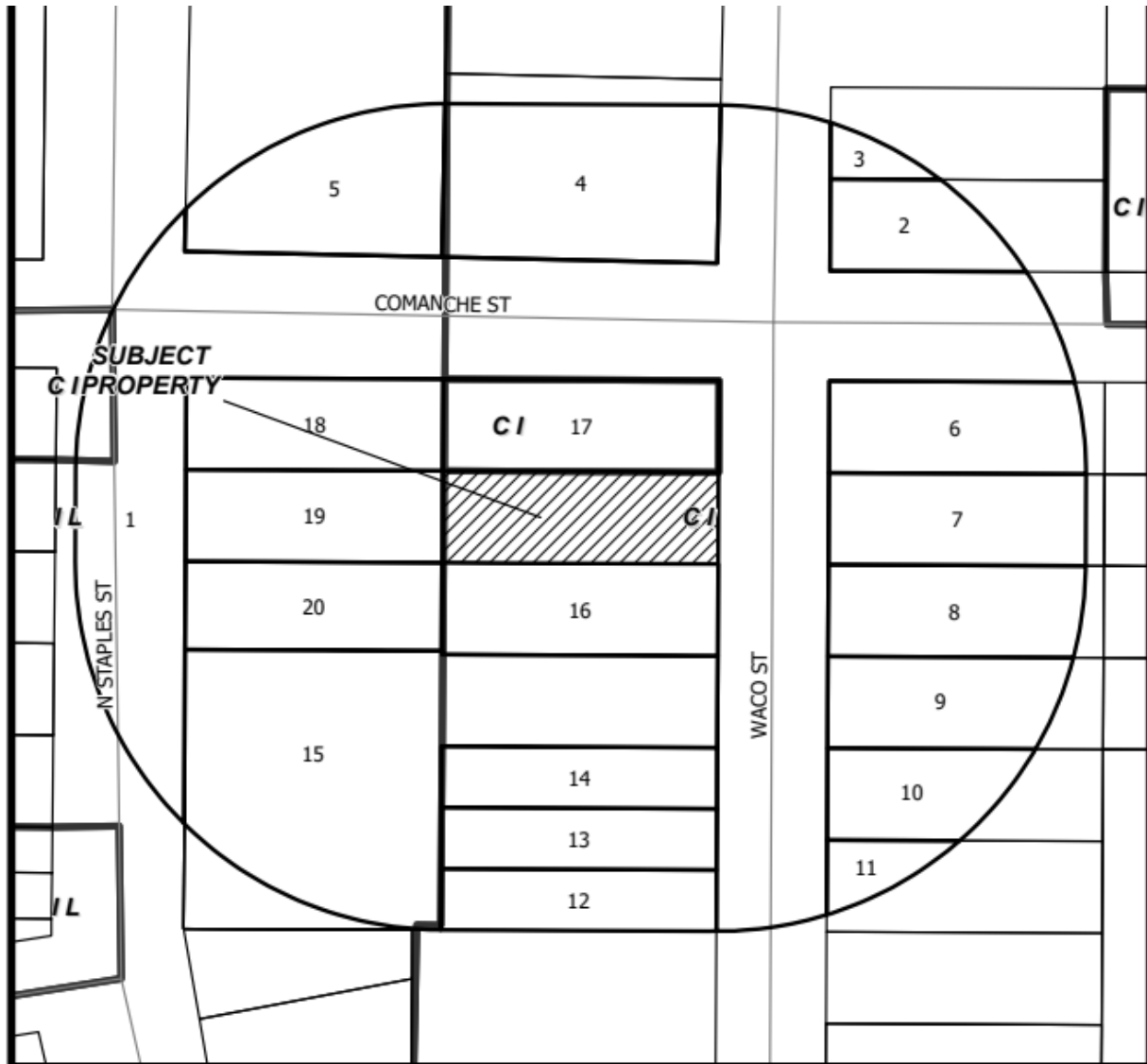
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “CI” Intensive Commercial District to the “CI/SP” Intensive Commercial District with a Special Permit, 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 the warehousing of goods. Expansion of the uses granted by this special permit is prohibited. Outdoor storage is prohibited, as well as customer access.
2. **ACCESS:** Access shall only be off Comanche Street.
3. **LANDSCAPING:** Landscaping shall be per Section 7.3 of the Unified Development Code.
4. **SCREENING:** A minimum seven-foot-tall screening fence is required to be constructed along Waco Street and along the southern property line.
5. **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 solid or opaque material that matches or compliments the building material.
6. **SIGNAGE:** No pole-mounted sign is allowed on Waco Street.
7. **HOURS OF OPERATION:** The hours of operation shall be limited from 08:00 AM to 08:00 PM.
8. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal code.
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.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan

(A) Existing Zoning and Notice Area Map



CASE: ZN9183

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
DN Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
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

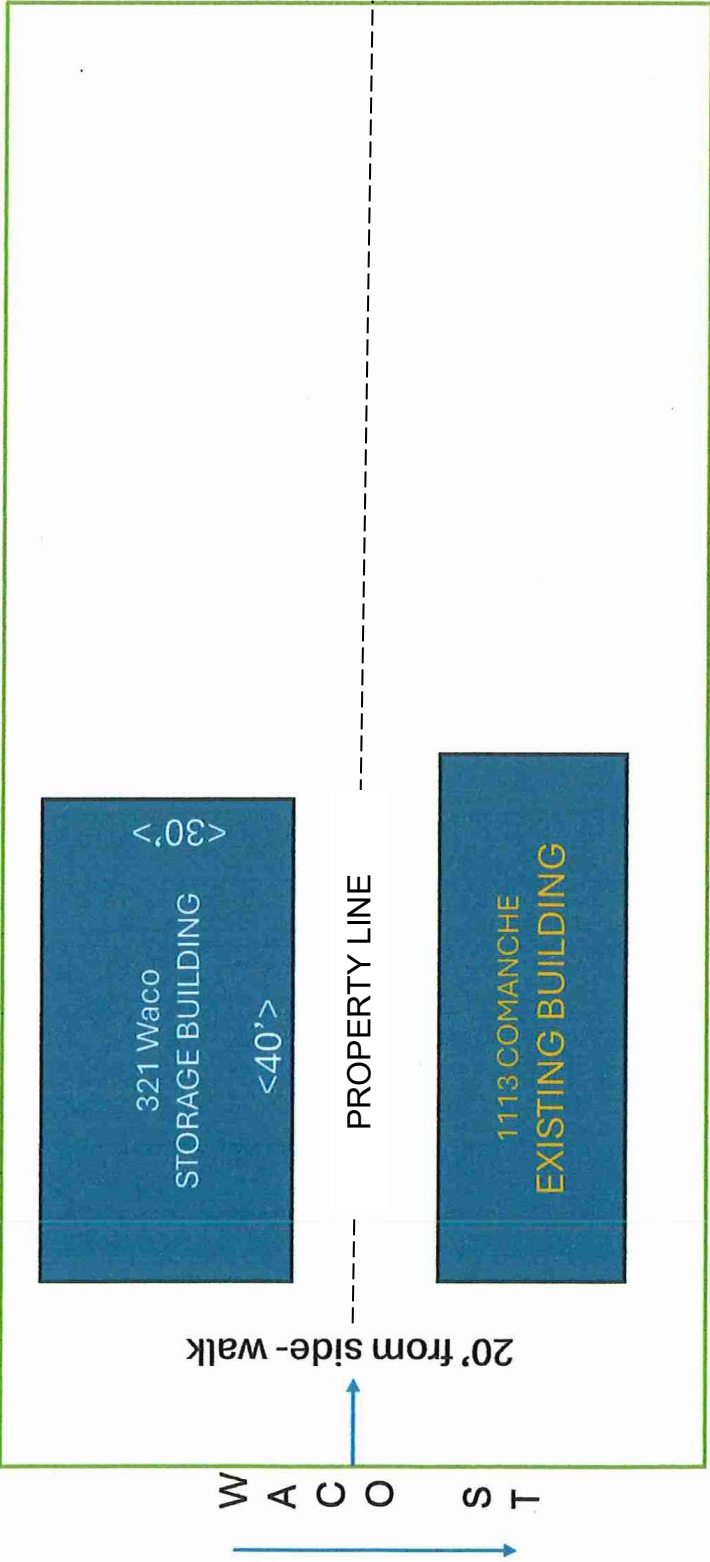
20 Owners within 200' listed in ownership table

Owners in opposition



(B) Site Plan

SITE PLAN

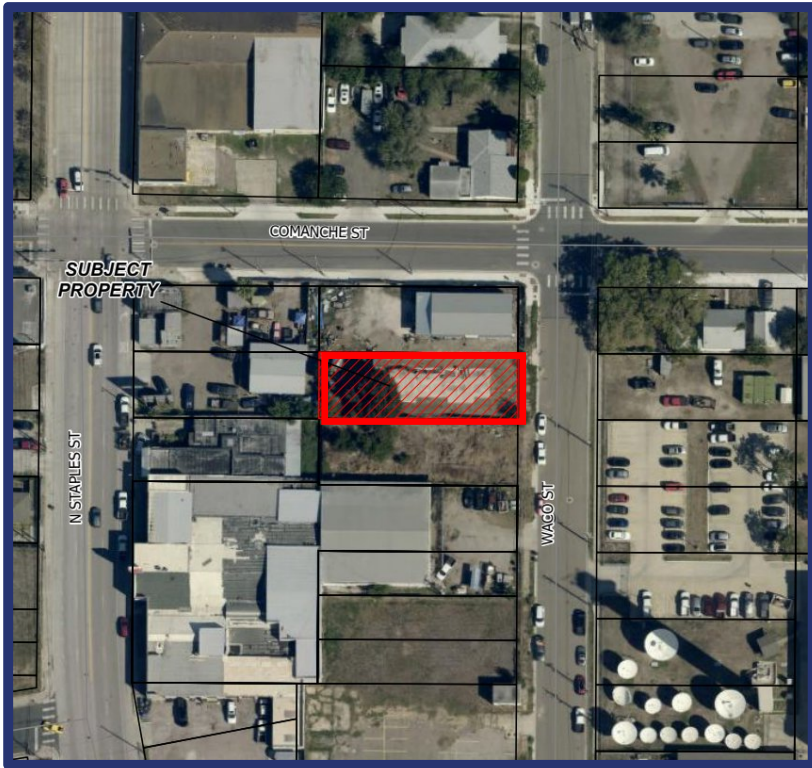




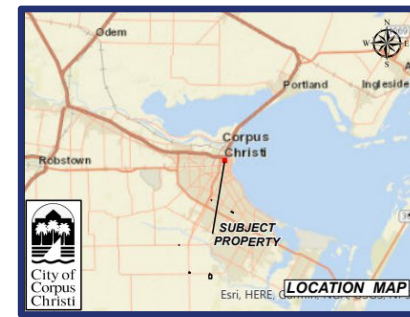
CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZONING CASE ZN9183 Diego
Vasquez**

PLANNING COMMISSION, April 29, 2026



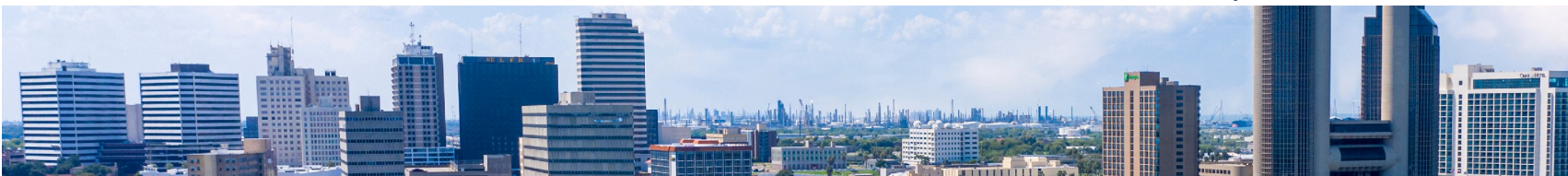
Diego Vasquez DISTRICT 1



Rezoning a property at or near
321 Waco Street

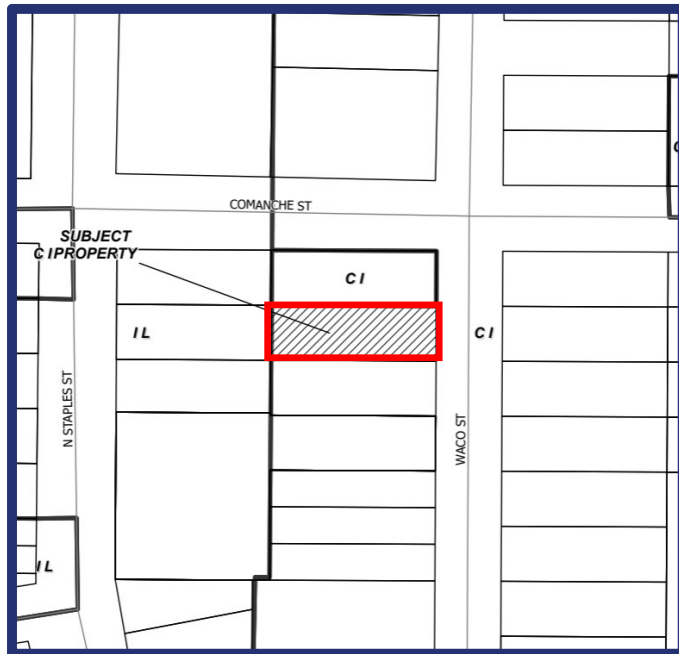
From the "CI" Intensive Commercial District with a
Special Permit

To the "CI/SP" Intensive Commercial District with a
Special Permit



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a metal storage building

Area Development Plan:

Downtown Area Development Plan, Adopted on (March 27, 2018)

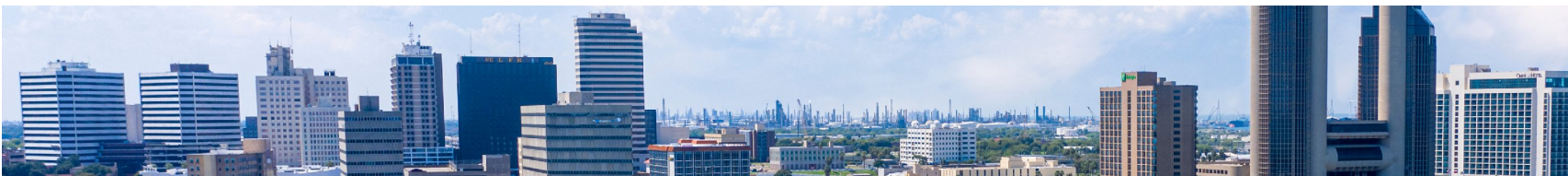
Designated Future Land Use:

Mixed Use

Existing Zoning District:

"CI" Intensive Commercial District

	Existing Land Use	Zoning District
Site	Vacant	"CI"
North	Light Industrial	"CI/SP"
South	Vacant	"CI"
East	Vacant	
West	Professional Office	"IL"



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

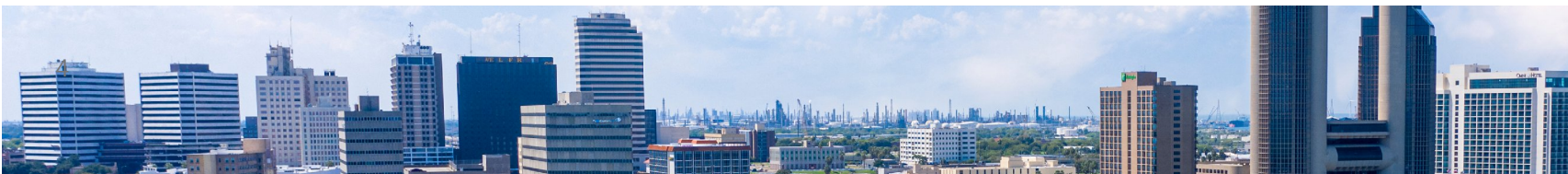
Public Notification

20 Notices mailed inside the 200' buffer
 2 Notices mailed outside the 200' buffer

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



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



Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- The special permit will ensure compatibility of the requested expansion with the present zoning and conforming uses of nearby property and to the character of the surrounding area to limit any adverse impact on surrounding properties.

**STAFF RECOMMENDS APPROVAL FROM THE
"CI" DISTRICT TO THE "CI/SP" DISTRICT
WITH A SPECIAL PERMIT**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

Special Permit Conditions

USE: The only uses authorized by this Special Permit other than uses permitted in the base zoning district is the warehousing of goods. Expansion of the uses granted by this special permit is prohibited. Outdoor storage is prohibited, as well as customer access.

ACCESS: Access shall only be off Comanche Street.

LANDSCAPING: Landscaping shall be per Section 7.3 of the Unified Development Code.

SCREENING: A minimum seven-foot-tall screening fence is required to be constructed along Waco Street and along the southern property line.

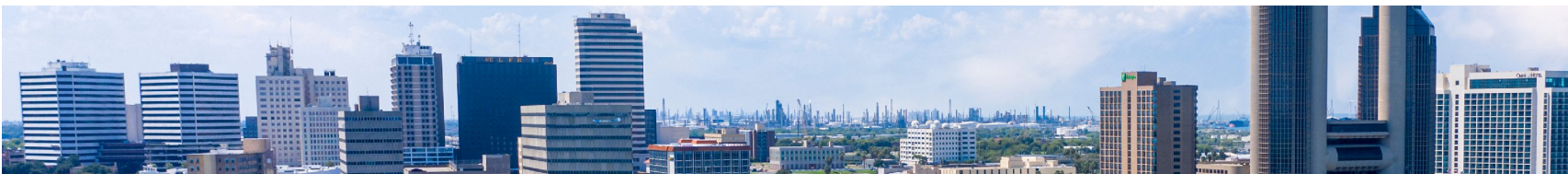
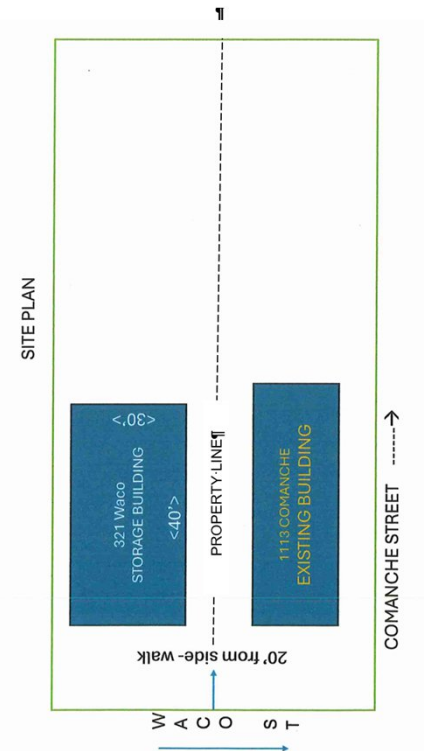
DUMPSTER: Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of solid or opaque material that matches or compliments the building material.

SIGNAGE: No pole-mounted sign is allowed on Waco Street.

HOURS OF OPERATION: The hours of operation shall be limited from 06:00 AM to 10:00 PM.

NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal code.

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.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for Planning Commission Meeting of April 29, 2026

DATE: April 29, 2026

TO: Yvette Dodd, Interim Director of Development Services

FROM: Renee Couture, P.E., Assistant Director-Traffic, Public Works
reneec@corpuschristitx.gov
 (361) 826-3539

**Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment
 Request– Removal of a Proposed C1 Collector (Project 17-T)**

PURPOSE:

The purpose of this is consider a developer’s request the Roadway Master Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Project 17-T, a proposed C1 Collector located between Caribbean Drive and Ramfield Road.

BACKGROUND AND FINDINGS:

The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

Layton Manor Block 1, Lots 3R & 4R is an existing developed tract (9.788 -acres) located between Caribbean Drive and Ramfield Road. The tract is currently zoned residential, and the property owners are proposing to split the tract into two lots. The development is located within City limits.

Brister Surveying, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 17-T on the Roadway Master Plan. As part of the justification request, the consultant noted (insert justification).

If Project 17-T is maintained, the developer would be required to dedicate a 60-ft right-of-way and construct public improvements. A summary of the request is summarized in the table below.

ID #	Road	Classification	Limits	Proposed Modification
1	Project 17-T	C1 Collector	Caribbean Drive to Ramfield Road	Removal

Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector is provided in the table below:

Road	ROW Width (FT)	Travel Lanes	Median Turn Lane	Sidewalk (FT)	Average Daily Trips (Vehicles/Day)
C1 Collector	60	2	No	5	4,000 – 8,000

ALTERNATIVES:

Denial of developer request.

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends removal as presented.

LIST OF SUPPORTING DOCUMENTS:

Presentation
MTP Application Request
Justification Request



Transportation Master Plan (Mobility CC) Amendments

Planning Commission – April 29, 2026

Overview

Corpus Christi Transportation Master Plan (“MobilityCC”)

- Streets in Extraterritorial Jurisdiction (ETJ)
- Streets and Capital Improvement in City Limits
- General policy: Maintain original integrity of plan & minimize revisions

Requests for Plan Revisions

- Developer: Alignment impacting proposed development
- City Staff: Recommendations to correct existing problem or other technical matter not apparent at time of plan approval.

Process

1. Early Assistance Meeting
2. Application Submittal
3. Planning Commission
4. City Council

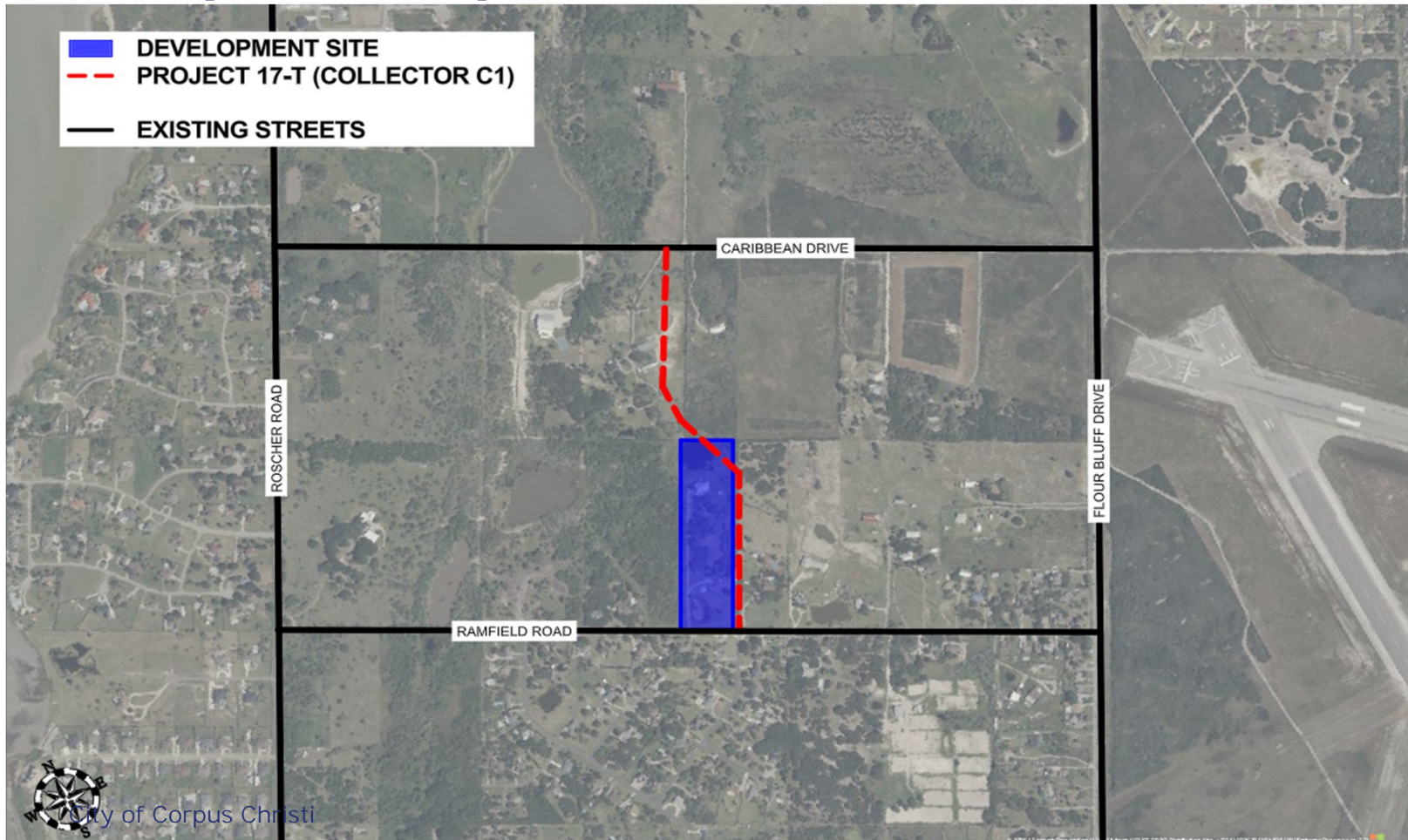


Background

- Related to plat: PL8881 Layton Manor Block 1 Lot 3R & 4R
- The Transportation Master Plan proposes a C1 Collector, Project 17-T from Caribbean Drive to Ramfield Road.
 - A 60 FT right-of-way (ROW) dedication
 - Back of curb to back of curb width: 40 FT
 - 2 through lanes
 - Sidewalk
 - 5 FT
 - Curb-Gutter
 - Support 1,0000 – 3,000 Avg. Daily Trips



Developers Request - Removal



Findings & justification

- Both collector streets (Caribbean Drive & Ramfield Road) are already connected by two (2) other existing streets Roshar Road and Flour Bluff Drive.
- The location for this proposed C1 collector is located within the Air Installation Compatible Use Zone (AICUZ) accident potential zone APZ 1 for the Nolf Waldron Air Space. Therefore, density and potential traffic growth within this area will continue to be limited. With limited traffic growth the addition of another street connection is unnecessary as existing conditions are sufficient.
- Additionally, the subject property by which the proposed collector streets would reside is a low-lying area with persistent and historical flood issues.



Staff recommendation

- Removal of Transportation Mater plan – C1 Collector Project 17-T

Additional information

- Fires station 13 – located northeast of site
 - @ 1802 Waldron Rd, Corpus Christi, TX 78418
 - 3.6 Miles, approximate 7 Min drive
- Waldron Field NOLF – located east of site
 - 0.5 miles
- Yorktown Blvd – Mudd Bridge – located southwest of site
 - 1.5 miles, approximate 3 min drive





Thank you!

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL8881

**REPLAT- Layton Manor
Block 1, Lot 3R & 4R
(9.78 Acres)**

(District 4) Generally located at 1730 & 1738 Ramfield Road, north of Ramfield Road, south of Caribbean Drive, east of Flour Bluff Drive, and west of Roscher Road.

Zoned: RS-15

Owner: Clint and Catherine Tucker

Surveyor: Brister Surveying

The applicant proposes to replat the property to create two lots for housing and to sell. 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.: PL8881

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Plat 2-24.pdf

Comment Author Contact Information:

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

General Comments

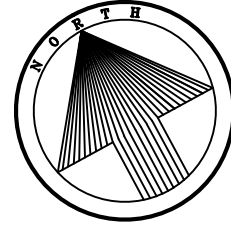
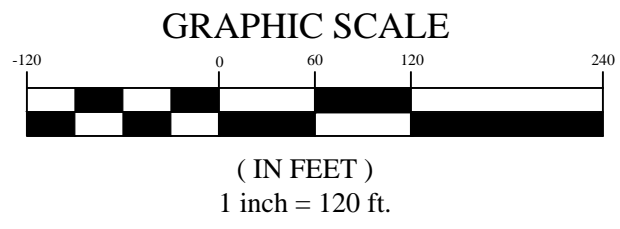
Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: Yes at time of any future building permit C. Wastewater: No, currently on septic D. Stormwater: No, but mitigation required with any future bldg permit E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mina Trinidad : DS	Closed	Per Bria, Public Improvements are required to be submitted.	
9	P001	Note	Alex Harmon : DS	Closed	INFORMATIONAL: US Fish and Wildlife Service identifies two potential wetland areas within this property. Coordinate with USACE to identify limits of current jurisdictional wetlands on this plat and provide a preliminary description of any area of the site that may be jurisdictional wetland per UDC 3.1.6.B and City Ordinance 033317.	
4	P001	Note	Mark Zans : LD	Closed	Current zoning for the properties is FR, this zoning has minimum lot size of 5 Ac. Both lots on this plat are currently below the minimum size.	
6	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynithia Salazar-Garza and change chairman to chairperson.	
10	P001	Note	Mark Zans : LD	Closed	Updated comments 9/23/25 This plat cannot proceed forward due to the plat not meeting the requirements of the RS-15 zoning district. Plat can move forward once rezoning is completed.	
11	P001	Note	Mark Zans : LD	Closed	Updated comment 9/23/25 Property is located within a APZ-1 zone for airplane flight path runway approach. This zone may limit the size and use of the proposed improvements. Please place in the plat general notes a notice that properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.	
12	P001	Note	Mark Zans : LD	Closed	Traffic comments- 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) 2□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.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3 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>4 Informational: Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>5 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>	
15	P001	Note	Mark Zans : LD	Closed	<p>Sewer comment- No wastewater service for this area per sewer. Septic system may be possible with sign off from health department.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Be advised the rezoning will need to be done first then plat can proceed. Updated comment: 9/23/25</p> <p>Minimum lot width shall be 50' feet as per the RS-15 zoning criteria when rezoning is completed. Lot 4R driveway property needs to be at least 50' in width for the length of the panhandle area.</p>	
17	P001	Note	Mark Zans : LD	Closed	<p>Be advised that the rezoning of the property was recommended approval by the Planning Commission. The rezoning is required by the UDC to go to city council for approval and there are two readings to be done for CC approval. At this time the first reading would be January 27, 2026 and the 2nd reading would be February 10, 2026.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
14	P001	Note	Justin Phung : 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 LAYTON MANOR BLOCK 1, LOTS 3R & 4R

BEING A REPLAT OF BLOCK 1, LOT 3, LAYTON MANOR, AS SHOWN ON A MAP RECORDED IN VOLUME 59, PAGE 120, MAP RECORDS OF NUECES COUNTY, TEXAS AND BLOCK 1, LOT 4, LAYTON MANOR, AS SHOWN ON A MAP RECORDED IN VOLUME 68, PAGE 616, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2025014900 AND DOCUMENT NO. 2016048546, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, CLINT RYAN TUCKER AND CATHERINE DANIELLE TUCKER, 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 _____, 2026.

CLINT RYAN TUCKER,
OWNER

CATHERINE DANIELLE TUCKER,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CLINT RYAN TUCKER, 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 _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CATHERINE DANIELLE TUCKER, 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 _____, 2026.

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 _____, 2026

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 _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

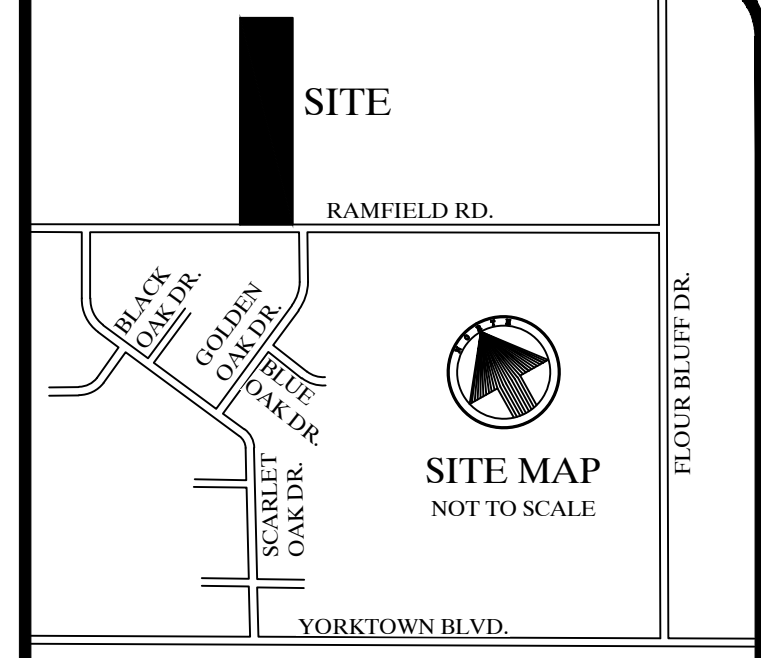
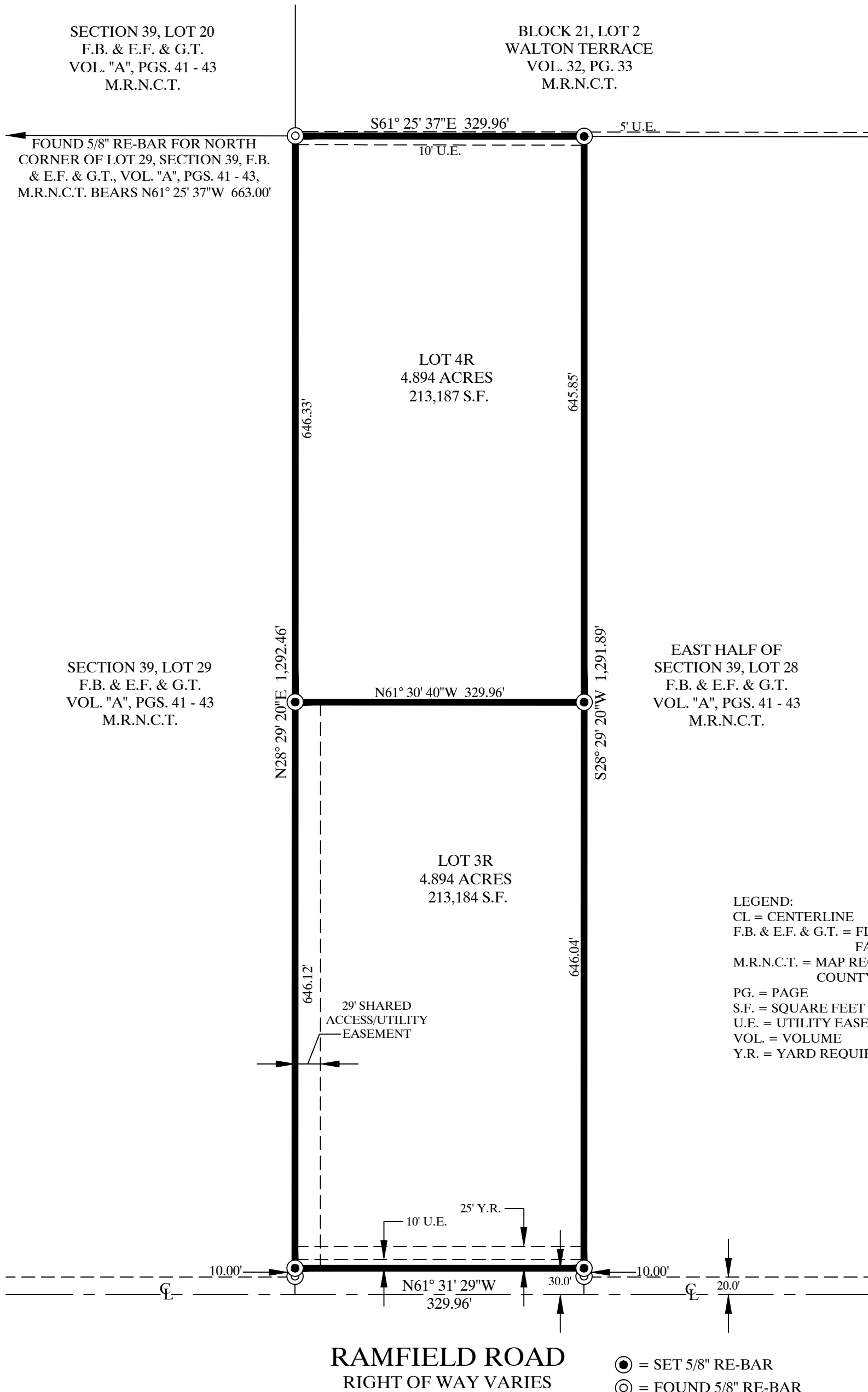
MICHAEL DICE
DIRECTOR

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 _____, 2026

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEO 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 TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 9.788 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.B, AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT THIS THE _____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026 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