



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, March 4, 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: Commissioners Teichelman & Miller (2.18.2026 meeting)

IV. Approval of Minutes: February 18, 2026

1. [26-0351](#) February 18, 2026 Meeting Minutes

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plat

2. [26-0287](#) PL8889
MASTER PRELIMINARY - SUNSET RIDGE ESTATES
(109.109 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.
3. [26-0325](#) PL9162
PRELIMINARY - PARK PID UNIT 2
Lot 11, Block 1
(9.02 acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.
4. [26-0292](#) PL9136
REPLAT - SCHATZEL MCMINN
Lots 1, Block 1
(0.17 Acres)

(District 1) Generally located at 317 S Carrizo Street, east of North Staples and north of Agnes Street.
5. [26-0307](#) PL9065
REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 2
Lots 39-43, Block 2
(0.58 Acres)

(District 1) Generally located at 508-522 19th Street, north of Mary Street, south of Agnes Street, east of 20th Street, west of 18th Street.
6. [26-0344](#) PL9155
REPLAT - BRATTON PLACE UNIT 2
Lots 1A, 2A, and 3A, Block 2 (1.99 acres)

(District 3) Generally located at 5126 Weber Road, north of Tiger Lane and south of South Padre Island Drive (State Highway 358).

B. Plat-Time Extension

7. [26-0352](#) PL8123
PRELIMINARY - OSO VISTA SUBDIVISION UNITS 1 AND 2
(57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

VI. Public Hearing: Discussion and Possible Action (Item C)**C. Discussion and Possible Action: Trust Funds/Impact Fees**

8. [26-0315](#) “Ordinance amending the Unified Development Code (UDC) ?8.5 Trust Fund Policy and ?8.4 City Development Agreements to streamline reimbursement/credit mechanisms, clarify surcharge collection, and related definitions.”

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.



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Meeting Minutes - Draft

Planning Commission

Wednesday, February 18, 2026

5:30 PM

Council Chambers

Call to Order, Roll Call

Chairman Salazar-Garza called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting with Commissioners Miller & Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Munoz, Commissioners Miller and Budd (2.4.2026 meeting)

Commissioner Cantu made a motion to approve of the absences of Vice Chairman Munoz and Commissioners Miller & Budd (2.4.2026 meeting). Commissioner Jackson seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: February 4, 2026

Commissioner Esparza made a motion to approve the meeting minutes from February 4, 2026, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

1. [26-0231](#) February 4, 2026 Meeting Minutes

Attachments: [2.4.26 PC Meeting Minutes- DRAFT](#)

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

With Commissioner Hedrick abstaining, Chairman Salazar-Garza stated agenda items #2 & 8 would be presented first.

Andrew Dimas, Development Services introduced items #2 & 8 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.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2 & 8. Being none, public comment was closed.

Vice Chair Munoz made a motion to approve consent agenda items #2 & 8 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

Andrew Dimas, Development Services introduced items #3, 4, 5, 6, & 7 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.

Andrew Dimas, Development Services introduced items #9 into record. The plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced #10 into record. Ordinance rezoning a property at or near 7409 McArdle Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit. Staff recommends approval.

Chairman Salazar-Garza asked about agenda item #10. Andrew Dimas stated the rezoning request for the special permit is because the owner is installing a cell tower that will exceed the current MPH threshold. Chairman Salazar-Garza asked if there were any height restrictions and Andrew Dimas stated the UDC restrictions are more for fall dimensions and windstorm restrictions that the tower would need to meet.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #3, 4, 5, 6, 7, 9, & 10. Being none, public comment was closed.

Commissioner Budd made a motion to approve consent agenda items 3, 4, 5, 6, 7, 9, & 10. as presented by staff. Vice Chair Munoz seconded. Vote: All Aye. Motion passes.

A. Plats

- 2. [26-0247](#) PL8879
PRELIMINARY PLAT - RIVERSTONE TRAILS PHASE I
 (24.87 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: [PL8877PreliminaryPlatCoverTab](#)
 [PL8877 Closed Comment Report](#)
 [PL8877LatestFinalPlat](#)

- 3. [26-0199](#) PL9117
REPLAT - BROOKLYN ADDITION
 Lots 14R, Block G
 (0.5 Acres)

(District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.

- Attachments:** [PL9117ReplatCoverTab](#)
 [PL9117ClosedCommentReport](#)
 [PL9117LatestPlat](#)

4. [26-0226](#) PL9042
 REPLAT - SARATOGA INDUSTRIAL PLACE UNIT 2
 Lots 11R & 12R, Block 1
 (1.78 Acres)

(District 3) Generally located at 2334 Pollex Avenue, south of Saratoga Boulevard, and east of Ayers Street.

- Attachments:** [PL9042SaratogaInd.PlaceU2](#)
 [PL9042ClosedCommentReport](#)
 [PL9042LatestPlat \(2\)](#)

5. [26-0232](#) PL9118
 REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 1
 Lots 51-56, Block 1
 (0.60 Acres)

(District 1) Generally located at 502 Eighteenth Street, north of Mary Street, south of Marguerite Street, east of 19th Street, and west of 17th Street.

- Attachments:** [PL9118CDCBTranch1CoverTab](#)
 [PL9118ClosedCommentReport](#)
 [PL9118CDCBT1LatestPlat](#)

6. [26-0246](#) PL9126
 REPLAT - STEELE ADDITION
 Lot 63, Block 5
 (0.82 acres)

(District 1) Generally located at 2701 Agnes Street, north of Bluntzer Street, east of South Port Avenue, and west of Bluntzer Street.

- Attachments:** [PL9126ReplatCoverTab](#)
 [PL9126 Closed Comment Report](#)
 [PL9126LatestPlat](#)

7. [26-0248](#) PL9043
 FINAL - NEMEC TOWNE CENTER PHASE 2

Block 1
(25.34 acres)

(District 1) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

- Attachments:** [PL9043FinalPlatCoverTab](#)
[PL9043 Closed Comment Report](#)
[PL9043LatestFinalPlat](#)

8. [26-0254](#) PL9069
FINAL- MEADOW RIDGE SUBDIVISION
 (15.54 Acres)

(District 1) Generally located at 3402 County Road (C.R.) 52, north of C.R. 50, south of Northwest Boulevard, east of C.R. 69, and west of Highway 77.

- Attachments:** [PL9069MeadowRidgeCoverTab](#)
[PL9069ClosedCommentReport](#)
[PL9069LatestPlat](#)

B. Plat-Conditional Approval

9. [26-0253](#) PL9141
FINAL- PARK PID UNIT 2
Lot 11 Block 1
Conditional Approval
 (9.02 Acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

- Attachments:** [PL9141PARK PID U2CondCoverTab](#)
[PL9141ConditionalCommentReport](#)
[PL9141LatestFinalPlat](#)

C. Zoning

10. [26-0228](#) Zoning Case No. ZN9062, Gulfway Mobile Home Park (District 4). Ordinance rezoning a property at or near 7409 McArdle Road from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9062 Gulfway Mobile Home Park Staff Report](#)
[ZN9062 Gulfway Mobile Home PC PowerPoint Presentation \(2\)](#)

VI. Director's Report: None

VII Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:38 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL8889

MASTER PRELIMINARY – SUNSET RIDGE ESTATES

(109.109 acres)

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

Zoned: RS-22

Owner: ZBK, LLC.

Engineer/Surveyor: J. Perales Civil Engineering

The applicant proposes to master preliminary plat the lot and intends to develop 157 lots for residential use and 3 non-buildable lots throughout a 2-phased development, beginning February 2026 and ending September 2031. The submitted master preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL8889

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
01 MASTER PLAT APPLICATION.pdf
SWQMP REV.pdf
SUNSET RIDGE MASTER PRELIM PLAT REV2-3-26.pdf
UTILITY PLAN.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
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

[General Comments](#)

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Application	Note	Mina Trinidad : DS	Closed	SWQMP required to be submitted.	
2	Application	Note	Mina Trinidad : DS	Closed	Utility Plan required to be submitted.	
3	Application	Note	Mina Trinidad : DS	Closed	UDC 3.1.6.e: The notification shall list all missing or incomplete items and provide at least ten business days for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This OCL plat is not located along any foreseeably planned CCRTA service route.	
5	P001	Note	Mina Trinidad : DS	Closed	<p>12/17/25 Update: Ziba A: Closes within acceptable engineering standards.</p> <p>GIS: Plat does not close within acceptable engineering standards.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational as the following is not reviewed until Preliminary and Final phases)</p> <p>AEP: AEP Texas Distribution is requesting 5' electrical easement off every ROW in the subdivision.</p>	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved with PL8889 and has no additional comments.	
14	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Comments 1-10)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>1. 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> <p>2. The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <p>3. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>4. 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).</p> <p>5. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>6. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>7. Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8. Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>9. Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>10. All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p>	
15	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Comments 11-18)</p> <p>11. The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>12. The "Street Lighting Plan" shall indicate all existing streetlights within 500-ft (+/-) of proposed streetlights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>13. An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>14. 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>15. Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>16. Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age.</p> <p>-New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb-to-curb repair.</p> <p>-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>17. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards</p> <p>18. Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). For further information, please email ROWManagement@cctexas.com.</p> <p>A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of</p>	

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					<p>Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>A person / contractor / applicant shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6, and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.</p> <p>The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</p>	
17	P001	Note	Alex Harmon : DS	Closed	Provide easements on lot frontage of 10'. (front 5' UE and back 5' EE)	
24	P001	Note	Alex Harmon : DS	Closed	Although typical street cross sections are not required until the preliminary plat, note that this plat has two routes on the UTP - one adjacent to the plat and one through the plat. Any requested deviations will need a UTP amendment through ROW.	
32	P001	Note	Mina Trinidad : DS	Closed	(Informational) Planning: Property is currently not annexed nor zoned with the City.	
33	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational as fees are applied at Preliminary Plats)</p> <p>Parks and Recreation: 157 (Dwelling units proposed) x \$462.50 (Fee) = \$72,612.50</p> <p>Plat describes the proposed use of lots to convert to single-family residency. Total number of proposed dwelling units equals (157). As such appropriate fees have been applied, at a rate of \$462.50 by the 157 proposed units. If this number of proposed units changes, please update as to allow proper reflection of fees, if changes were to</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					occur. Parks and Recreation Fee Document is uploaded into your customer portal.	
34	P001	Note	Mina Trinidad : DS	Closed	Remove drainage arrows within Master Preliminary Plat.	
35	P001	Note	Mina Trinidad : DS	Closed	Number the general notes.	
36	P001	Note	Mina Trinidad : DS	Closed	Darken the phase line within the development. Ensure the phases allow for full lots.	
37	P001	Note	Mina Trinidad : DS	Closed	Narrow down the number of lots that are proposed for each phase.	
38	P001	Note	Mina Trinidad : DS	Closed	(Informational) C3 Primary Collector Street through property.	
39	P001	Note	Mina Trinidad : DS	Closed	(Informational) South of property in Flood Zone AE.	
40	P001	Note	Mina Trinidad : DS	Closed	(Informational) If a Homeowners Association is to be established, provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association.	
48	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire - Smith Choi: Fire Department would like to make the follow-up comments for the above-captioned plat. 1. Fire Department would require a 96 feet diameter for the temporary Cul-De-Sec in your phase 1 Development . Please show it on preliminary plat. 2. Fire Department would require 2 points of access for phase 1 that exceed 50 units lot and that 2 access point must meet the remoteness requirement of 2021 IFC. 3. Please clarify if Phantom Drive is existing or proposed. Fire Department may not accept proposed access. If it is existing and is used for second access, it must meet remoteness requirement. 4. As to Phase II Development, Fire Department require 96 feet diameter Cul-Del Sec . 5. Clarify the timeline of the future C3 Collector sheet. 6. Phase II Development also require two point of access as phase 1.	
49	P001	Note	Mina Trinidad : DS	Closed	Please see the following Traffic comments: ROADWAY MASTER PLAN: A2 Arterial (North / South), east side of proposed development, continuation of County Road 41 (Gilead Road) 50 FT ROW dedication proposed in the Plat - future	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>development on the east side would require the other 50 FT ROW dedication to complete full ROW dedication.</p> <p>ROW Dedication adhering to Roadway Master Plan - 100 FT ROW dedication, as per Roadway Master Plan (RPM)& Infrastructure Design Manual (IDM) Public improvements, construction required (half street) as per UDC Chapter 8 & IDM Chapter 6 Updated plat to show street typical for County Road 41 (Gilead Road) extension for review and approval (should show number of through lanes) Typical section as per IDM Table 6.2.2.b Non-Local Street Standards Table & UDC Section 8.2.1.B Street ROW Dimensional Standards for proposed extension of County Road 41 (Gilead Road) County Road 41 (Gilead Road) would require public improvements to meet external connectivity requirements outline in UDC Section 8.2.1.D. External Connectivity</p> <ul style="list-style-type: none"> o Two (2) points of external access, minimum, must be provided if the development has more between 81 to 160 buildable lots in a subdivision. o Three (3) points of external access, minimum, must be provided if the development has more than 161 buildable lots in a subdivision. <p>As per UDC Section 8.2.1.E Street layout. Add note: Block 4, Lots 1 – 15 & Block 9, Lots 1 – 16 prohibited driveway access to proposed A2 Arterial - County Road 41 (Gilead Road)</p> <p>C3 Collector (East / West), center of proposed development, connection to County Road 41 (Gilead Road) 75 FT ROW dedication proposed – for future C3 collector street ROW Dedication adhering to Roadway Master Plan - 75 FT ROW dedication, as per RMP & IDM Connectivity proposed for future development to the East & West (between County Road 41 & 43) Connectivity adhering to Roadway Master Plan, as per RMP & IDM Updated street typical to show number through lanes, as per IDM Table 6.2.2.b Non-Local Street Standards Table & UDC Section 8.2.1.B Street ROW Dimensional Standards</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Adhering to legacy UTP - 75 FT ROW dedication As per IDM Table 6.2.2.b Non-Local Street Standards Table & UDC Section 8.2.1.B Street ROW Dimensional Standards No on-street parking allocated for a C3 Collector, proposed section of roadway between Blocks 6 & 7 o Traffic recommends mitigations outline in Section 8.2.1.E Street Layout (#3) to accommodate proposed development fronting C3 collector. If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	
58	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Information purposes only: Although this subdivision is considered outside city limits. Consideration should be given to the minimum standards for fire protection as follows:</p> <p>Utility: Residential fire flow should have at least 750 GPM with fire hydrants spaced every 600 feet.</p> <p>Information: If a property gets platted that is OCL and within the City's CCN District for Water (drawn up by State Law), they are subject to obtaining water. If the feasibility of water is such that it can be required, the development is instructed to build out the water mains. If it is not feasible, other means of fire protection must be provided (Well/Tank/Pump etc.)</p> <p>503.2.3 Surface. Fire apparatus access roads should be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities and capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>IFC 2015 Sec. 503.2.1 Dimensions Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<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>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided by means of a 96-foot diameter cul-de-sac (Section 503.2 and Appendix D. Cul -de -Sac turning diameter shall be 96' minimum).</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>Note: The expression: "unobstructed" of the minimum required width of 20 feet means that no parking is allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If a resident wants to park a vehicle on the street, the minimum width of the street shall be 32 feet.</p>	
25	SWQMP	Note	Alex Harmon : DS	Closed	This is a snippet from the old master plan. The City Council adopted a new stormwater master plan in 2024.	
26	SWQMP	Note	Alex Harmon : DS	Closed	<p>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:</p> <p>-Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
27	SWQMP	Callout	Alex Harmon : DS	Closed	Verify EOR is okay with concentration for pre and post development being the same. Generally, Tc decreases with paved route vs meandering open fields.	
6	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Comments 1-6)</p> <ol style="list-style-type: none"> 1. While currently existing as an OCL tract, annexation is forthcoming and this plat will need to meet UDC, Water a Fire Standards 2. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 3. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 4. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 5. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 6. 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. 	
7	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comments 7-11)</p> <ol style="list-style-type: none"> 7. Note: An accessible road and a suitable water supply is required before going vertical with any structure. 8. 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. 9. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access 	

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					<p>road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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. 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>11. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in.</p>	
8	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comment 12)</p> <p>12. The street listed currently as "Temporary Turn-Around" labeled as a C-3 Collector and should be built as such.</p>	
9	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Comments 13 & 14)</p> <p>13. 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>14. 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>	
10	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comment 15-18)</p> <p>15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	

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					<p>16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>17. In accordance with the above requirements: C.R. 41 shall be developed to meet the requirements of a secondary entrance. This was discussed at a recent EA meeting. If the Developer wishes to install a gated entrance, there is nothing to stop the Kitty-Hawk subdivision from doing the same thing. Therefore CR 41 should be developed as an secondary entrance.</p> <p>18. 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 (no center medium). 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>	
11	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Comments 19 & 20)</p> <p>19. 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>20. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
28	U001	Callout	Alex Harmon : DS	Closed	fix this symbol. should it be a 0.51 and LOT 09?	
29	U001	Note	Alex Harmon : DS	Closed	Include estimated water usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (UDC 3.7)	

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30	U001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat	
19	P001	Note	Caleb Wong : STREET	Closed	PW STR: Just to confirm, will the streets be private? This was discussed in the EAM but we want to ensure if they are going to be private or not.	
20	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
21	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
22	P001	Note	Caleb Wong : STREET	Closed		
23	P001	Note	Caleb Wong : STREET	Closed	PW STR: Will CR 41 be built out to connect to the proposed streets?	
41	P001	Note	Justin Phung : STREET	Closed	PW STR: Please label any private streets to assist in reviewing.	
42	P001	Note	Justin Phung : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
43	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 41 is labeled as a secondary arterial (A2) per the Legacy Urban Transportation Plan. Please coordinate with the Public Works Traffic Department to ensure the proper ROW dedication is allocated. In addition, please provide a typical section for CR 41.	
44	P001	Note	Justin Phung : STREET	Closed	PW STR: 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. CoCC Standards don't show a Type "L" curb.	

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45	P001	Note	Justin Phung : STREET	Closed	PW STR: IDM Table 6.3.5N provides details for using PCCP for construction of the street while the typical section shows HMA being used. Please confirm and correct the typical section to show the proper typical section and notes.	
46	P001	Note	Justin Phung : STREET	Closed	PW STR: Please denote where the private maintenance ends for streets off the C3 collector.	
47	P001	Note	Justin Phung : STREET	Closed	PW STR: Will CR 41 be built out to S Staples St.?	
50	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - If street is private it must adhere to UDC 8.2.1.J Standards	
51	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
52	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
53	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
54	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
55	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
56	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide clarification on the construction and material used for the A2 median.	
57	P001	Note	Justin Phung : STREET	Closed	PW STR: Who will be responsible for the mowing of the A2 and C3 streets?	



MASTER PLAT APPLICATION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: _____ Grid/Map No.: _____
Planning Commission Hearing Date: _____

1. Applicant: Z. B. K., LLC
Telephone: (361) 510-8249 EMAIL: eric.zarghooni@gmail.com
Address: 31 E Bar le Doc Drive, Corpus Christi, TX 78414
Status of Applicant: Owner: XX Other: (specify) _____

2. Engineer/Surveyor: J. Perales Civil Engineering/Fred Hayden Telephone: (361) 728-7188
Address: 5866 S. Staples Street, #315, Corpus Christi, TX 78413 EMAIL: jperales@jperalesengineering.com
Contact Person: Juan Perales, Jr., P.E. Telephone: (361) 728-7188

3. Owner: Z.B.K., LLC Telephone: (361) 510-8249
Address: 31 E Bar le Doc Drive, Corpus Christi, TX 78414
Type of Ownership: Sole Partnership Corporation
Other: Limited Liability Company

4. Master Preliminary Plat:
Proposed Subdivision Name: Sunset Ridge Estates
Location: 601 F.M. 2444 Acreage: 109.109
Legal Description: 109.109 acres of a 157 acre tract out of the S 1/2 of Sect 30 & N 1/2 of Sect 33, Laureles Farm Tracts
Land Use: (Existing) agriculture (Proposed) single family residential
Zoning: (Existing) n/a - outside city limits (Proposed) RS-22 single family residential
Tax I.D. No.: 4250-0030-1012
Proposed No. of Lots: 160 total, 157 buildable
Reason for plat/replat: to develop the existing vacant land for single family residential use

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmlabs.infor.com/>

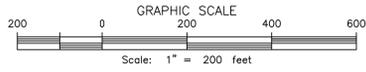
Office Use Only	Date Rcvd: _____	PRELIMINARY:	FINAL:	RECORDED:
	Received by: _____	Denied: _____	Denied: _____	Date: _____
	Filing Fee: _____	Approved: _____	Approved: _____	Volume: _____
	Recording Fee: _____			Page: _____
	Type Plat: _____			
	ADP: _____ CT: _____			
	Comments: _____			
District: _____				

SEE REVERSE SIDE

Master Preliminary Plat of Sunset Ridge Estates

BEING A TOTAL OF 109.109 ACRES OUT OF A 157 ACRE TRACT OUT OF THE SOUTH 1/2 OF SECTION 30 AND NORTH 1/2 OF SECTION 33 LAURELES FARM TRACTS AS DESCRIBED IN DOC. # 2022031868 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900



OLD SQUARE, LLC
61.680 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2021031571
O.P.R.N.C.T.

FOUR BABBA ENTERPRISE, LLC
74.468 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2016021077
O.P.R.N.C.T.

MEANEY, ETAL
PART OF 45.315 AC
OUT OF 157 AC
TRACT OUT OF S 1/2
SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2012025925
O.P.R.N.C.T.

FEMA
ZONE AE
MAX BFE 20.6

FEMA
ZONE X

FEMA
ZONE X

FEMA
ZONE AO
DEPTH 1 FT.

VICINITY MAP SCALE: N.T.S.

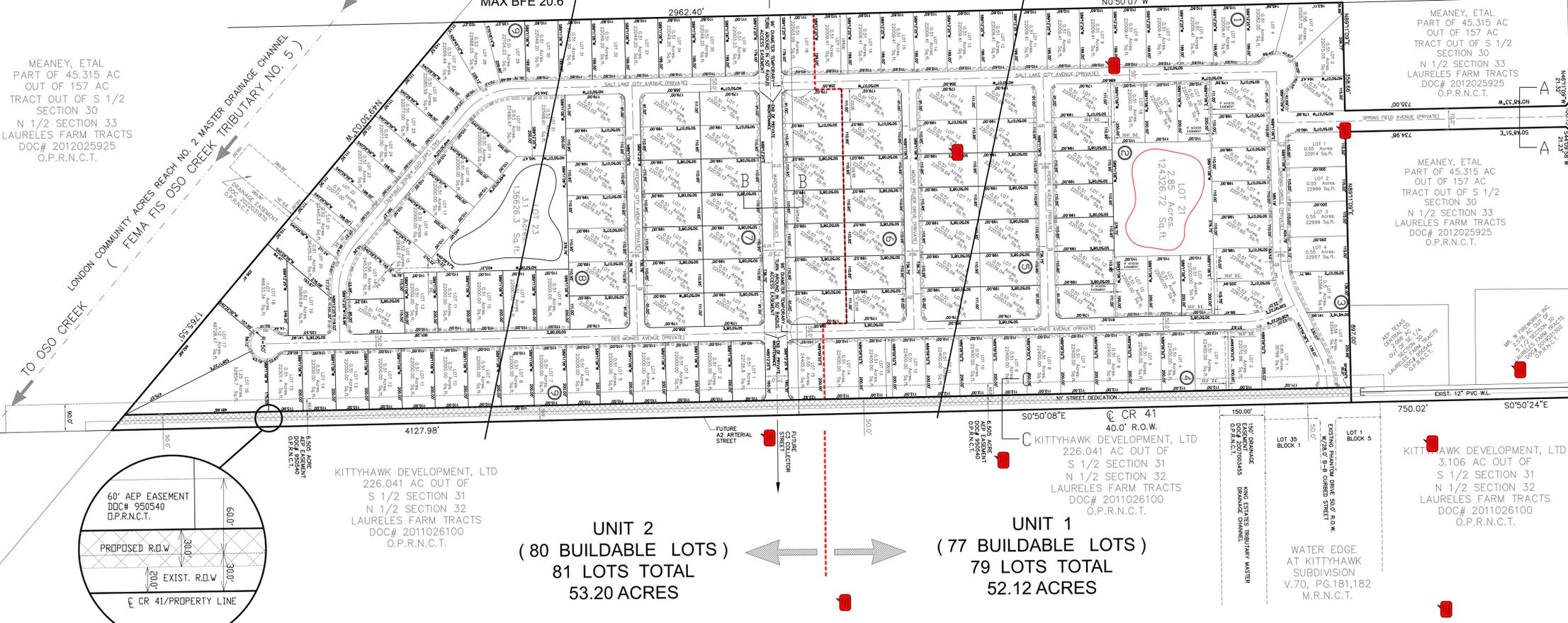
DWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
Corpus Christi, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
Corpus Christi, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
Corpus Christi, TX 78412

CURVE DATA SUMMARY

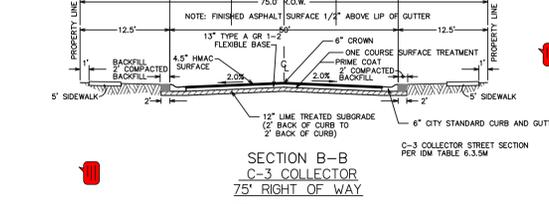
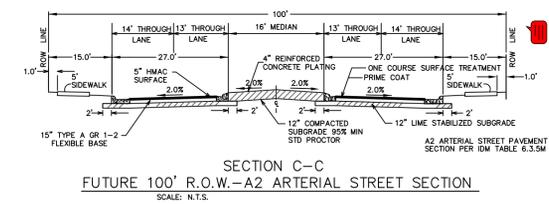
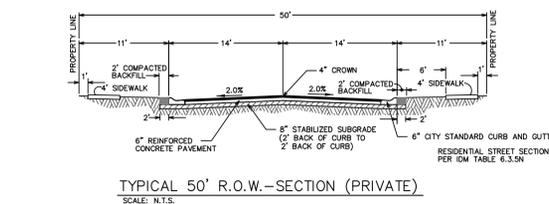
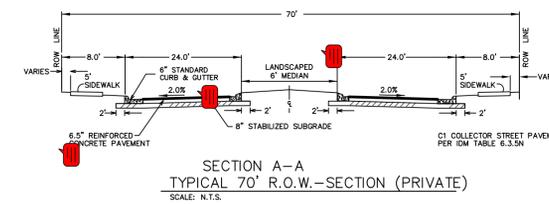
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.80'	20.00'	N44°10'31"E	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'48"	30.19'	20.00'	S44°03'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	90°02'32"	31.43'	20.00'	N44°11'09"E	28.29'
C11	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C12	89°57'28"	31.40'	20.00'	N45°48'51"W	28.27'
C13	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C14	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C15	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C16	48°39'56"	212.34'	250.00'	S25°10'05"E	206.02'
C17	48°39'56"	169.87'	200.00'	S25°10'05"E	164.81'
C18	41°17'32"	198.19'	275.00'	S70°08'49"E	193.93'
C19	41°17'32"	182.15'	225.00'	S70°08'49"E	158.67'
C20	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C21	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C22	45°14'23"	27.24'	34.50'	N21°51'26"E	26.54'
C23	89°57'28"	31.40'	20.00'	N89°41'05"E	70.41'
C24	45°14'23"	27.24'	34.50'	S23°22'57"E	26.54'
C25	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C26	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C27	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C28	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C29	89°57'27"	31.40'	20.00'	S45°48'51"E	28.27'
C30	90°02'33"	31.43'	20.00'	S44°11'09"E	28.29'
C31	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C32	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C33	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C34	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C35	25°10'14"	98.85'	225.00'	S13°25'11"E	98.06'
C36	25°10'14"	120.81'	275.00'	N13°25'15"W	119.84'
C37	90°00'00"	31.42'	20.00'	N18°19'15"E	28.28'
C38	90°00'00"	31.42'	20.00'	N71°00'22"W	28.28'
C39	20°47'59"	81.88'	225.00'	N74°23'37"E	81.23'
C40	22°08'05"	106.24'	275.00'	N75°03'40"E	105.58'
C41	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C42	25°24'32"	121.97'	275.00'	N76°29'42"E	120.84'
C43	25°11'30"	98.93'	225.00'	N76°35'21"E	98.14'
C44	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C45	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'
C46	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C47	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'

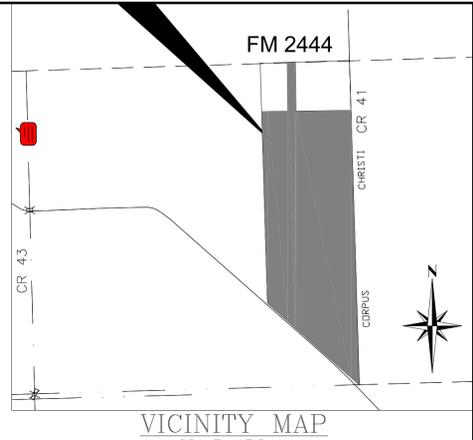
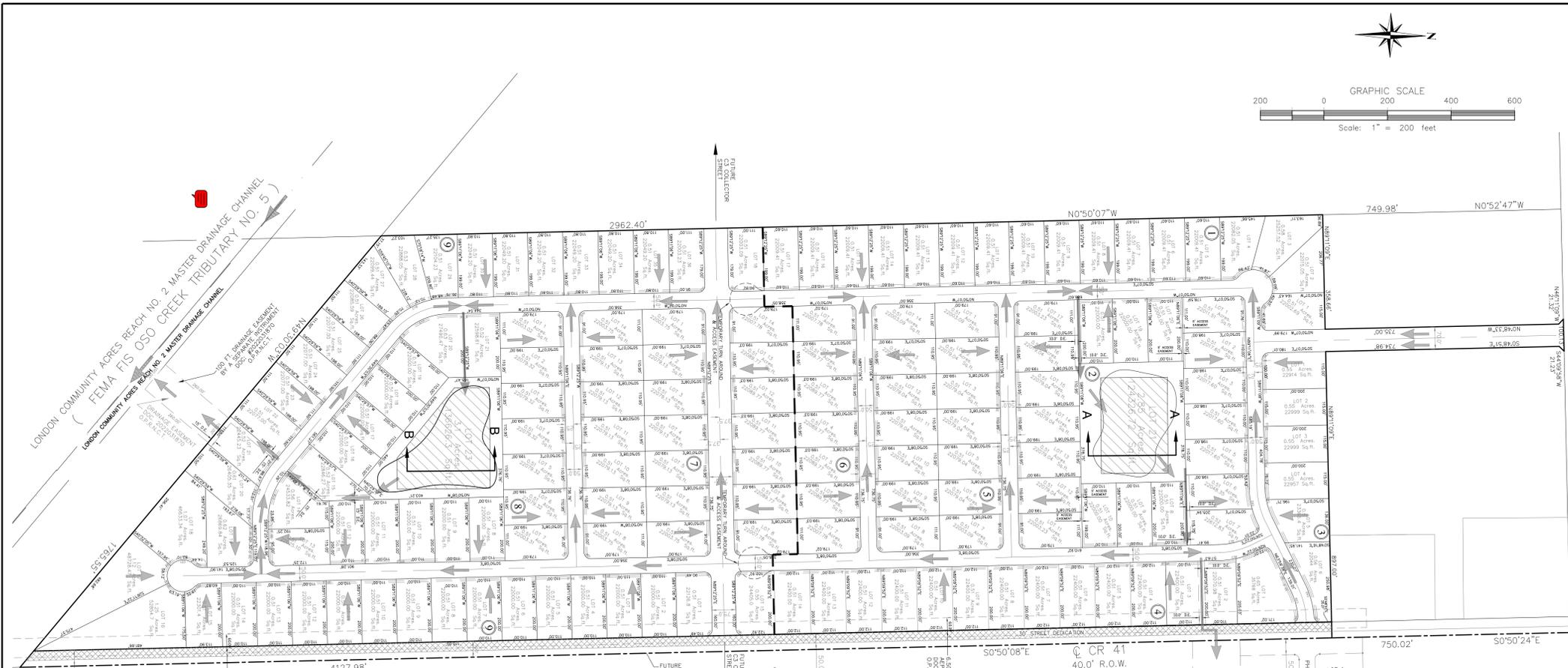


- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 109.109 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355005206, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA A0 WITH A DEPTH OF 1 FOOT. THE SOUTHERNMOST 24 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A MAXIMUM BASE FLOOD ELEVATION OF 20.6. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - YARD REQUIREMENTS AS CHANGED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO DEPEND AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGE TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - LOT 21, BLOCK 2 AND LOT 23, BLOCK 8 ARE TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).

- GENERAL NOTES CONT'D:**
- THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PROPOSED STREETS WITHIN THE DEVELOPMENT OTHER THAN THE PROPOSED C-3 COLLECTOR STREET WILL BE DESIGNATED AS PRIVATE STREETS TO BE MAINTAINED BY THE H.O.A.
 - THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
 - LOT 6 BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO CR 41 FROM LOT 6, BLOCK 3, LOTS 1 - 15, BLOCK 4, AND LOTS 1 - 16, BLOCK 9, SHALL BE PROHIBITED.
 - THE CONSTRUCTION OF THE PROPOSED C3 COLLECTOR STREET LABELLED AS MADISON AVENUE WILL BE PART OF UNIT 2 OF THE DEVELOPMENT. THE SCHEDULE OF CONSTRUCTION FOR UNIT 2 IS DESCRIBED IN NOTE 3 OF THE PHASING SCHEDULE SHOWN ON THE PLAT.
 - POTENTIAL POINTS OF EXTERNAL ACCESS AVAILABLE FOR UNIT 2 OF THE DEVELOPMENT WILL INCLUDE MADISON AVENUE EAST, MADISON AVENUE WEST, AND COUNTY ROAD 41 NORTH TO F.M. 2444 (SOUTH STAPLES STREET). ACTUAL EXTERNAL ACCESS POINTS USED FOR UNIT 2 WILL DEPEND ON EXISTING STREET IMPROVEMENTS AT THAT TIME.
 - ON STREET PARKING ON THE PROPOSED C3 COLLECTOR STREET (MADISON AVENUE) WILL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE C3 COLLECTOR STREET (MADISON AVENUE) RIGHT OF WAY WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE INDIVIDUAL LOTS FRONTING ON THE C3 COLLECTOR STREET (MADISON AVENUE).
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.

- PHASING SCHEDULE FOR SUNSET RIDGE ESTATES SUBDIVISION**
- THE TOTAL AREA OF THE PROPERTY IS 109.109 ACRES. PLANS ARE TO DEVELOP THE PROPERTY IN TWO PHASES. THE PHASES WILL BE IDENTIFIED AS 'SUNSET RIDGE ESTATES UNIT 1' AND 'SUNSET RIDGE ESTATES UNIT 2'.
 - SUNSET RIDGE ESTATES UNIT 1 WILL INCLUDE THE NORTHERLY 52.12 ACRE PORTION OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 79 LOTS. 77 OF THE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES, AND ONE LOT WILL BE DEDICATED FOR USE AS A COMMON AREA. THE PRELIMINARY PLAT FOR UNIT 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. PUBLIC IMPROVEMENT PLANS FOR UNIT 1 ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN FEBRUARY 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS SCHEDULED FOR SEPTEMBER 2026.
 - SUNSET RIDGE ESTATES UNIT 2 WILL INCLUDE THE REMAINING SOUTHERLY 53.20 ACRES OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 81 LOTS. 80 OF THESE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES. THE PRELIMINARY PLAT FOR UNIT 2 IS ANTICIPATED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN JANUARY 2026. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN OCTOBER 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS ANTICIPATED TO TAKE PLACE IN FEBRUARY 2027.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (CUC) #105540.
 - THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY FEBRUARY 2026.
 - PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY. ANTICIPATED WATER DEMAND FOR UNIT 2 IS 28,000 GALLONS PER DAY.
- MUNICIPAL WASTEWATER UTILITY SERVICE NOTES:**
- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.





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DATE:	10-06-25	SCALE:	1"=200'
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GENERAL NOTES

- EXISTING LAND USE IS CULTIVATED FARMLAND. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL DISTRICT WITH LOTS GREATER THAN 1/2 ACRE. THE SITE IS CURRENTLY OUTSIDE THE CORPUS CHRISTI CITY LIMITS. A PETITION FOR ANNEXATION IS UNDERWAY. REQUESTED ZONING OF PROPERTY IS RS-22, SINGLE FAMILY RESIDENTIAL USE.
- TOTAL ACRES OF THE PROPOSED SUBDIVISION IS 109.109 ACRES.
- ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE DETAILED CONSTRUCTION PLANS FOR THE SUBDIVISION.
- THE OVERALL PROPOSED DRAINAGE DESIGN IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S MASTER DRAINAGE PLAN.
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEO HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR JURISDICTIONAL BOUNDARIES WITHIN THE PROPERTY BOUNDARIES.
- THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, NOR IS UPSTREAM OR ADJACENT TO THE NEXUS RIVER WATER SUPPLY SOURCE FOR THE CITY OF CORPUS CHRISTI.
- PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0202G, DATED OCTOBER 13, 2022, NORTHERNMOST PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A ZONE AD SPECIAL FLOOD HAZARD AREA WITH DEPTH OF 1 FEET. SOUTHERNMOST PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A ZONE A1 SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS RANGING FROM 20.0 TO 20.6. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- ALL BEARINGS ARE GROUND BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 98) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

STORMWATER COLLECTION SYSTEM DESIGN CRITERIA

CITY ROAD 41 ALONG THE EASTERN BOUNDARY OF THE PROPERTY IS DESIGNATED AS AN A2 ARTERIAL IN THE CITY OF CORPUS CHRISTI TRANSPORTATION MASTER PLAN. THE CITY'S URBAN TRANSPORTATION PLAN ALSO CALLS OUT FOR THE EXTENSION OF A C3 LEVEL COLLECTOR STREET RUNNING FROM EAST TO WEST AT APPROXIMATELY THE MIDPOINT OF THE PROPERTY.

NO OTHER HIGHER SERVICE LEVEL STREETS ARE DESIGNATED WITHIN THE PROPERTY BOUNDARIES BY THE CITY OF CORPUS CHRISTI TRANSPORTATION MASTER PLAN. ALL OTHER STREETS WILL BE CONSIDERED AS LOCAL/NEIGHBORHOOD STREETS.

PER CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM), SECTION 3.0.3.b, A 5 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR LOCAL/NEIGHBORHOOD STREET STORMWATER CONVEYANCE SYSTEMS WITH DESIGN WATER SURFACE ELEVATION NOT TO EXCEED THE CURB LINE ELEVATION. PER SECTION 3.0.5.c, A 5 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR COLLECTOR STREET CONVEYANCE SYSTEMS WITH DESIGN WATER SURFACE ELEVATION TO BE CONTAINED WITHIN THE CONVEYANCE SYSTEM. PER SECTION 3.0.3.a, A 25 YEAR DESIGN STORM FREQUENCY IS TO BE USED FOR ARTERIAL STREET STORMWATER CONVEYANCE SYSTEMS WITH THE DESIGN WATER SURFACE ELEVATION NOT TO RESULT IN INUNDATION OF MORE THAN ONE TRAVEL LANE.

STORMWATER RUNOFF ESTIMATES

TOTAL PROPERTY AREA = 109.109 ACRES (WITH 3.789 ACRES ROW DEDICATION)
 UNIT 1 NET AREA = 52.12 ACRES
 UNIT 2 NET AREA = 53.20 ACRES

UNIT 1 AND UNIT 2 WILL HAVE SEPARATE DRAINAGE OUTFALLS. THE MASTER PLAN OUTFALL FOR UNIT 1 IS THE KING ESTATES TRIANGULAR MASTER DRAINAGE CHANNEL TO THE EAST OF THE PROPERTY. THE MASTER PLAN OUTFALL FOR UNIT 2 IS THE LONDON COMMUNITY ACRES REACH NO. 2 MASTER DRAINAGE CHANNEL JUST SOUTH OF THE PROPERTY. THIS OUTFALL IS ALSO DESIGNATED AS OSO CREEK TRIANGULAR NO. 5 IN THE FEMA FLOOD INSURANCE STUDY FOR NEXUS COUNTY.

BOTH DRAINAGE AREAS ARE LESS THAN 200 ACRES IN SIZE. THE RATIONAL METHOD WILL BE USED FOR STORMWATER RUNOFF CALCULATIONS.

EXISTING LAND USE IS CULTIVATED FARMLAND WITH CLAYEY SOIL AND OVERLAND SLOPE < 1%
 RUNOFF COEFFICIENT, C = 0.30 PER IDM TABLE 3.1
 PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL WITH LOTS GREATER THAN 1/3 ACRE IN SIZE AND OVERLAND SLOPE < 1%
 RUNOFF COEFFICIENT, C = 0.40 PER IDM TABLE 3.1
 RUNOFF LENGTHS FOR BOTH DETENTION POND DRAINAGE AREAS ARE APPROXIMATELY 1300 FT.
 ESTIMATED EXISTING RUNOFF VELOCITY = 0.8 FT/SEC
 EXISTING TC = 27.1 MINUTES
 ESTIMATED DEVELOPED RUNOFF VELOCITY = 1.4 FT/SEC
 DEVELOPED TC = 15.5 MINUTES
 PER THESE TC VALUES AND NOAA ATLAS 14, VOLUME 11, POINT PRECIPITATION FREQUENCY ESTIMATES FOR LATITUDE 27.8446° AND LONGITUDE -97.4236°
 IS EXISTING = 4.2 IN/HR
 IS EXISTING = 6.0 IN/HR
 IS EXISTING = 7.5 IN/HR
 IS DEVELOPED = 5.5 IN/HR
 IS DEVELOPED = 7.7 IN/HR
 IS DEVELOPED = 9.8 IN/HR
 CALCULATED EXISTING PEAK STORMWATER RUNOFF RATES FOR UNIT 1:
 OS EXISTING = 65.7 CFS
 OS EXISTING = 93.8 CFS
 OS EXISTING = 117.3 CFS
 CALCULATED DEVELOPED PEAK STORMWATER RUNOFF RATES FOR UNIT 1:
 OS DEVELOPED = 114.7 CFS
 OS DEVELOPED = 166.5 CFS
 OS DEVELOPED = 204.3 CFS
 CALCULATED EXISTING PEAK STORMWATER RUNOFF RATES FOR UNIT 2:
 OS EXISTING = 67.0 CFS
 OS EXISTING = 95.8 CFS
 OS EXISTING = 119.7 CFS
 CALCULATED DEVELOPED PEAK STORMWATER RUNOFF RATES FOR UNIT 2:
 OS DEVELOPED = 117.0 CFS
 OS DEVELOPED = 163.9 CFS
 OS DEVELOPED = 208.5 CFS

STORMWATER DETENTION DESIGN CRITERIA

PORTIONS OF THE DEVELOPMENT FALL WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY FEMA. DESIGN REQUIREMENTS WILL INCLUDE NO IMPACT TO THE BASE FLOOD ELEVATIONS AS SHOWN ON THE APPLICABLE FEMA FLOOD INSURANCE RATE MAPS. THEREFORE, DETENTION FACILITIES WILL BE DESIGNED TO ACCOMMODATE 100 YEAR FLOOD EVENT FLOW RATES.

THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT WILL INCLUDE TWO STORMWATER DETENTION PONDS, ONE FOR UNIT 1 AND ONE FOR UNIT 2 OF THE DEVELOPMENT.

CALCULATED DETENTION VOLUME REQUIREMENTS

DRAINAGE AREAS ARE LESS THAN 200 ACRES. THE U.S. SOIL CONSERVATION SERVICE TRIANGULAR UNIT HYDROGRAPH PROCEDURE WILL BE USED TO CALCULATE STORMWATER DETENTION REQUIREMENTS.
 $T_L = 2/3 \text{ TO BANK} = (2/3) (20.1 \text{ MIN}) = 18.1 \text{ MIN.}$
 $T_D = 8/3 \text{ TL} = (8/3) (18.1 \text{ MIN}) = 48.3 \text{ MIN.}$
 REQUIRED DETENTION VOLUMES
 $V = [(Q_{PEAK} \text{ DEVELOPMENT} - Q_{PEAK} \text{ EXISTING}) \times \text{CFS}] \times 60 \text{ (CMF/CFS)} \times \text{TD (MIN)} / (2.3) \text{ (CU FT)}$

FOR UNIT 1
 DETENTION100 = 128063 CUBIC FEET
 DETENTION100 = 128671 CUBIC FEET

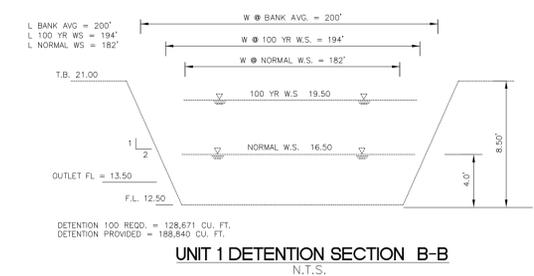
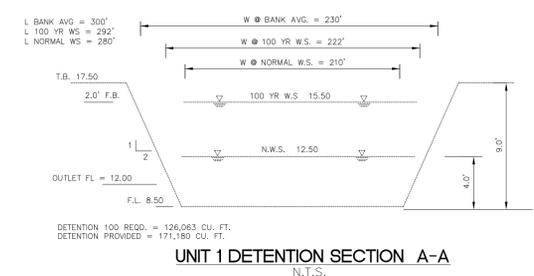
FOR UNIT 2
 DETENTION100 = 128671 CUBIC FEET

DETENTION VOLUME PROVIDED:

PRELIMINARY DETENTION CAPACITY OF THE UNIT 1 DETENTION AREA IS 185436 CUBIC FEET, BASED ON A 3 FOOT DEPTH OF STORAGE.
 UNIT 1 DETENTION CAPACITY EXCEEDS CAPACITY REQUIREMENTS FOR THE 100 YEAR FLOOD EVENT.
 PRELIMINARY DETENTION CAPACITY OF THE UNIT 2 DETENTION AREA IS 188840 CUBIC FEET, BASED ON A 3 FOOT DEPTH OF STORAGE.
 UNIT 2 DETENTION CAPACITY EXCEEDS CAPACITY REQUIREMENTS FOR THE 100 YEAR FLOOD EVENT.

UNIT 2 (80 BUILDABLE LOTS) 81 LOTS TOTAL 53.20 ACRES

UNIT 1 (77 BUILDABLE LOTS) 79 LOTS TOTAL 52.12 ACRES



Verify EOR is okay with concentration for pre and post development being the same. Generally, Tc decreases with paved route vs meandering open fields.

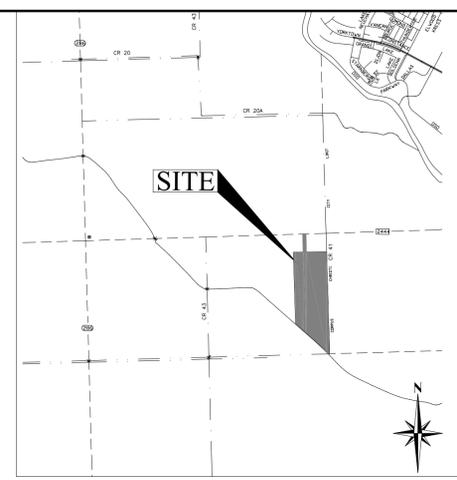
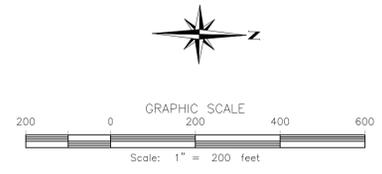
STORMWATER MANAGEMENT PLAN

SUNSET RIDGE ESTATES SUBDIVISION
 CORPUS CHRISTI, TEXAS

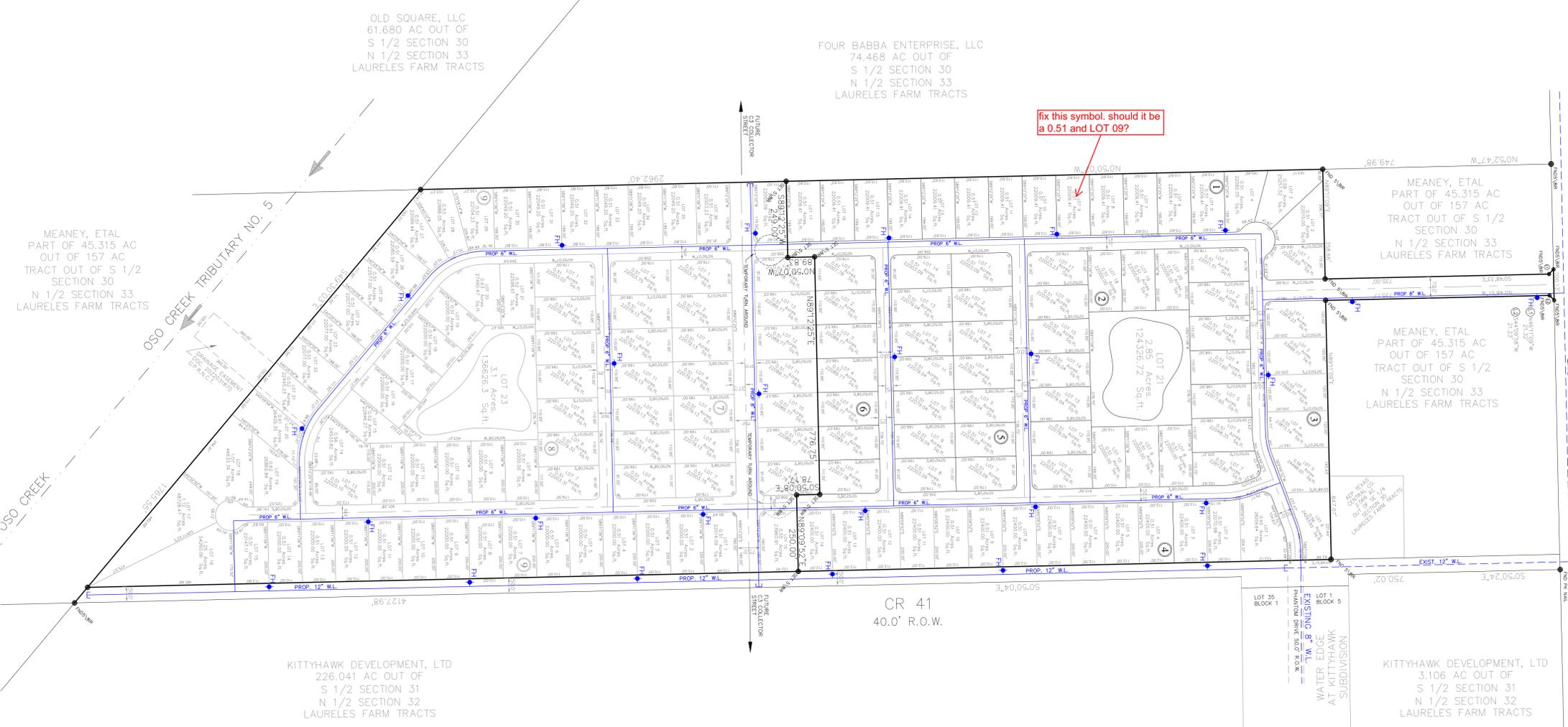
J. Perales Civil Engineering and Planning Services
 TBPE FIRM No. F-14207
 jperales@jperalesengineering.com
 5866 S. Staples St. Ste #315
 Corpus Christi, Texas 78411
 Tel: (361) 728-7188



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.60'	20.00'	N44°10'31"E	28.29'
C2	3°50'20"	19.80'	29.98'	S82°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'49"	30.19'	20.00'	S44°05'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C11	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C12	89°57'28"	31.40'	20.00'	N45°48'51"W	28.27'
C13	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C14	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C15	90°02'32"	31.43'	20.00'	S44°11'09"W	28.29'
C16	48°39'56"	212.34'	250.00'	S25°10'05"E	206.02'
C17	48°39'56"	169.87'	200.00'	S25°10'05"E	164.81'
C18	41°17'32"	198.19'	275.00'	S70°08'49"E	193.93'
C19	41°17'32"	162.15'	225.00'	S70°08'49"E	158.67'
C20	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C21	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C22	45°14'23"	27.24'	34.50'	N21°51'26"E	26.54'
C23	89°31'14"	78.12'	50.00'	N89°14'15"E	70.41'
C24	45°14'23"	27.24'	34.50'	S23°25'37"E	26.54'
C25	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C26	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C27	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C28	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C29	89°57'27"	31.40'	20.00'	S45°48'51"E	28.27'
C30	90°02'33"	31.43'	20.00'	S44°11'09"W	28.29'
C31	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C32	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C33	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C34	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C35	18°53'56"	74.22'	225.00'	N10°17'05"W	73.88'
C36	18°53'56"	90.71'	275.00'	N10°17'05"W	90.30'
C37	89°33'36"	46.89'	30.00'	S25°02'45"W	42.26'
C38	90°26'24"	41.33'	38.00'	N64°27'15"W	42.59'
C39	19°21'37"	76.03'	225.00'	S79°30'21"W	75.67'
C40	19°21'37"	92.92'	275.00'	S79°30'21"W	92.48'
C41	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C42	19°21'34"	92.92'	275.00'	N79°30'20"E	92.48'
C43	19°21'34"	76.02'	225.00'	N79°30'20"E	75.66'



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MUNICIPAL WATER UTILITY SERVICE NOTES

1. PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (PUC #10554).
2. THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY FEBRUARY 2026.
3. PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
4. ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY. ANTICIPATED WATER DEMAND FOR UNIT 2 IS 28,000 GALLONS PER DAY.

MUNICIPAL WASTEWATER UTILITY SERVICE NOTES

1. ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.

PRELIMINARY UTILITY PLAN

SUNSET RIDGE ESTATES

SUBDIVISION

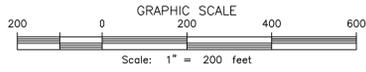
CORPUS CHRISTI, TEXAS

J. Perales Civil Engineering and Planning Services
 TBPE FIRM No. F-14207
 jperales@peralesengineering.com
 5866 S. Staples Street - # 315
 Corpus Christi, Texas 78426
 Tel: (361) 728-7188

Master Preliminary Plat of Sunset Ridge Estates

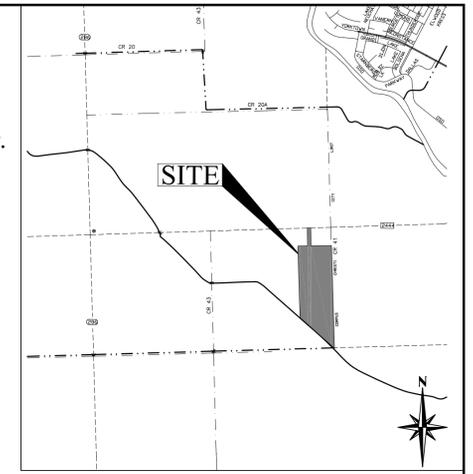
BEING A TOTAL OF 109.109 ACRES OUT OF A 157 ACRE TRACT OUT OF THE SOUTH 1/2 OF SECTION 30 AND NORTH 1/2 OF SECTION 33 LAURELES FARM TRACTS AS DESCRIBED IN DOC. # 2022031868 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS

Hayden
Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8900



OLD SQUARE, LLC
61.680 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2021031571
O.P.R.N.C.T.

FOUR BABBA ENTERPRISE, LLC
74.468 AC OUT OF
S 1/2 SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2016021077
O.P.R.N.C.T.



VICINITY MAP SCALE: N.T.S.

DWNER:
Z.B.K., LLC
31 E BAR LE DOC DR.
Corpus Christi, TX 78414

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
Corpus Christi, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR.
Corpus Christi, TX 78412

CURVE DATA SUMMARY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	64°44'23"	22.80'	20.00'	N44°10'31"E	28.29'
C2	37°50'20"	19.80'	29.98'	S62°00'43"E	25.48'
C3	0°00'01"	0.00'	61.31'	S45°48'14"W	119.02'
C4	50°22'01"	26.37'	30.00'	N26°20'34"W	25.53'
C5	86°29'48"	30.19'	20.00'	S44°03'01"W	27.41'
C6	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C7	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C8	89°58'47"	31.41'	20.00'	S45°49'31"E	28.28'
C9	90°01'13"	31.42'	20.00'	S44°10'29"W	28.29'
C10	90°02'32"	31.43'	20.00'	N44°11'09"E	28.29'
C11	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C12	89°57'28"	31.40'	20.00'	N45°48'51"W	28.27'
C13	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C14	89°57'28"	31.40'	20.00'	S45°48'51"E	28.27'
C15	90°02'32"	31.43'	20.00'	S44°11'09"E	28.29'
C16	48°39'56"	212.34'	250.00'	S25°10'05"E	206.02'
C17	48°39'56"	169.87'	200.00'	S25°10'05"E	164.81'
C18	41°17'32"	198.19'	275.00'	S70°08'49"E	193.93'
C19	41°17'32"	182.15'	225.00'	S70°08'49"E	158.67'
C20	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C21	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C22	45°14'23"	27.24'	34.50'	N21°51'26"E	26.54'
C23	89°57'28"	31.40'	20.00'	N89°41'05"E	70.41'
C24	45°14'23"	27.24'	34.50'	S23°22'57"E	26.54'
C25	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C26	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C27	89°57'27"	31.40'	20.00'	N45°48'51"W	28.27'
C28	90°02'33"	31.43'	20.00'	N44°11'09"E	28.29'
C29	89°57'27"	31.40'	20.00'	S45°48'51"E	28.27'
C30	90°02'33"	31.43'	20.00'	S44°11'09"E	28.29'
C31	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C32	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C33	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'
C34	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C35	25°10'14"	98.85'	225.00'	S13°25'11"E	98.06'
C36	25°10'14"	120.81'	275.00'	N13°25'15"W	119.84'
C37	90°00'00"	31.42'	20.00'	N89°41'05"E	28.28'
C38	90°00'00"	31.42'	20.00'	N71°00'22"W	28.28'
C39	20°47'59"	81.88'	225.00'	N74°23'37"E	81.23'
C40	22°08'05"	106.24'	275.00'	N75°03'40"E	105.58'
C41	64°42'46"	22.59'	20.00'	S45°49'29"E	28.28'
C42	25°24'13"	121.97'	275.00'	N76°24'42"E	120.84'
C43	25°11'30"	98.93'	225.00'	N76°35'21"E	98.14'
C44	94°22'15"	32.94'	20.00'	S48°01'16"E	29.34'
C45	86°57'51"	30.36'	20.00'	S42°38'46"W	27.53'
C46	90°01'14"	31.42'	20.00'	N44°10'29"E	28.29'
C47	89°58'46"	31.41'	20.00'	N45°49'31"W	28.28'

MEANEY, ETAL
PART OF 45.315 AC
OUT OF 157 AC
TRACT OUT OF S 1/2
SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2012025925
O.P.R.N.C.T.

MEANEY, ETAL
PART OF 45.315 AC
OUT OF 157 AC
TRACT OUT OF S 1/2
SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2012025925
O.P.R.N.C.T.

MEANEY, ETAL
PART OF 45.315 AC
OUT OF 157 AC
TRACT OUT OF S 1/2
SECTION 30
N 1/2 SECTION 33
LAURELES FARM TRACTS
DOC# 2012025925
O.P.R.N.C.T.

KITTYHAWK DEVELOPMENT, LTD
226.041 AC OUT OF
S 1/2 SECTION 31
N 1/2 SECTION 32
LAURELES FARM TRACTS
DOC# 2011026100
O.P.R.N.C.T.

KITTYHAWK DEVELOPMENT, LTD
3.106 AC OUT OF
S 1/2 SECTION 31
N 1/2 SECTION 32
LAURELES FARM TRACTS
DOC# 2011026100
O.P.R.N.C.T.

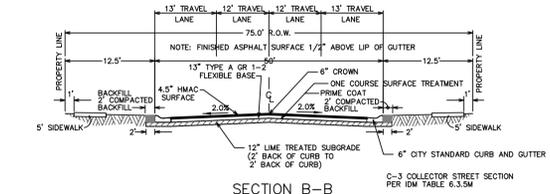
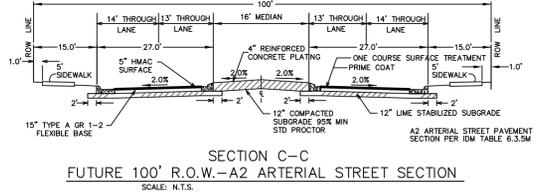
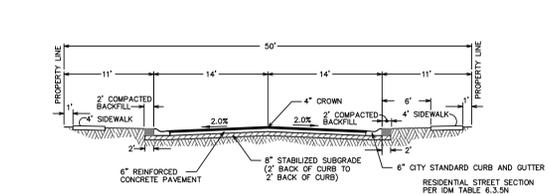
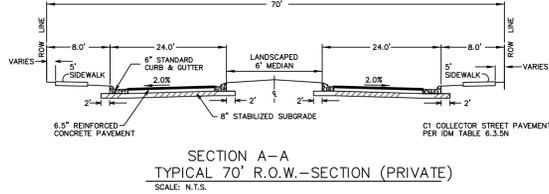
UNIT 2
(80 BUILDABLE LOTS)
81 LOTS TOTAL
53.20 ACRES

UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL
52.12 ACRES

- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 109.109 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355005206, DATED OCTOBER 13, 2022, THE NORTHERNMOST 37 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA A0 WITH A DEPTH OF 1 FOOT. THE SOUTHERNMOST 24 ACRES OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A MAXIMUM BASE FLOOD ELEVATION OF 20.6. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
 - YARD REQUIREMENTS AS DESIGNATED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGES TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - LOT 21, BLOCK 2 AND LOT 23, BLOCK 8 ARE TO BE DEDICATED AS A PRIVATE DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).

- GENERAL NOTES CONT'D:**
- THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CORPUS CHRISTI CITY LIMITS AND DOES NOT HAVE AN ESTABLISHED CITY OF CORPUS CHRISTI ZONING DISTRICT. THE PROPOSED LAND USE FOR THE ENTIRE PROPERTY IS SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-22 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
 - PROPOSED STREETS WITHIN THE DEVELOPMENT OTHER THAN THE PROPOSED C-3 COLLECTOR STREET WILL BE DESIGNATED AS PRIVATE STREETS TO BE MAINTAINED BY THE H.O.A.
 - THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
 - LOT 6 BLOCK 3 IS TO BE DEDICATED AS A COMMON AREA TO BE MAINTAINED BY THE H.O.A.
 - DIRECT ACCESS TO CR 41 FROM LOT 6, BLOCK 3, LOTS 1 - 15, BLOCK 4, AND LOTS 1 - 16, BLOCK 9, SHALL BE PROHIBITED.
 - THE CONSTRUCTION OF THE PROPOSED C3 COLLECTOR STREET LABELLED AS MADISON AVENUE WILL BE PART OF UNIT 2 OF THE DEVELOPMENT. THE SCHEDULE OF CONSTRUCTION FOR UNIT 2 IS DESCRIBED IN NOTE 3 OF THE PHASING SCHEDULE SHOWN ON THE PLAT.
 - POTENTIAL POINTS OF EXTERNAL ACCESS AVAILABLE FOR UNIT 2 OF THE DEVELOPMENT WILL INCLUDE MADISON AVENUE EAST, MADISON AVENUE WEST, AND COUNTY ROAD 41 NORTH TO F.M. 2444 (SOUTH STAPLES STREET). ACTUAL EXTERNAL ACCESS POINTS USED FOR UNIT 2 WILL DEPEND ON EXISTING STREET IMPROVEMENTS AT THAT TIME.
 - ON STREET PARKING ON THE PROPOSED C3 COLLECTOR STREET (MADISON AVENUE) WILL BE PROHIBITED.
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE C3 COLLECTOR STREET (MADISON AVENUE) RIGHT OF WAY WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE INDIVIDUAL LOTS FRONTING ON THE C3 COLLECTOR STREET (MADISON AVENUE).
 - MOWING AND MAINTENANCE OF VEGETATED STRIPS AND PUBLIC SIDEWALKS WITHIN THE WESTERN HALF OF THE FUTURE A2 ARTERIAL STREET (CR 41/OLEAD ROAD) RIGHT OF WAY ADJACENT TO THE SUNSET RIDGE ESTATES HOME OWNERS ASSOCIATION OR THEIR HEIRS OR ASSIGNS.

- PHASING SCHEDULE FOR SUNSET RIDGE ESTATES SUBDIVISION**
- THE TOTAL AREA OF THE PROPERTY IS 109.109 ACRES. PLANS ARE TO DEVELOP THE PROPERTY IN TWO PHASES. THE PHASES WILL BE IDENTIFIED AS 'SUNSET RIDGE ESTATES UNIT 1' AND 'SUNSET RIDGE ESTATES UNIT 2'.
 - SUNSET RIDGE ESTATES UNIT 1 WILL INCLUDE THE NORTHERLY 52.12 ACRE PORTION OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 79 LOTS. 77 OF THE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES, AND ONE LOT WILL BE DEDICATED FOR USE AS A COMMON AREA. THE PRELIMINARY PLAT FOR UNIT 1 IS SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. PUBLIC IMPROVEMENT PLANS FOR UNIT 1 ARE SCHEDULED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN DECEMBER 2025. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN FEBRUARY 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS SCHEDULED FOR SEPTEMBER 2026.
 - SUNSET RIDGE ESTATES UNIT 2 WILL INCLUDE THE REMAINING SOUTHERLY 53.20 ACRES OF THE PROPERTY AND WILL BE SUBDIVIDED INTO 81 LOTS. 80 OF THESE LOTS WILL BE BUILDABLE. ONE LOT WILL BE DEDICATED AS A PRIVATE DRAINAGE EASEMENT FOR STORMWATER DETENTION PURPOSES. THE PRELIMINARY PLAT FOR UNIT 2 IS ANTICIPATED TO BE SUBMITTED FOR REVIEW AND PROCESSING IN JANUARY 2026. CONSTRUCTION OF PUBLIC IMPROVEMENTS IS ANTICIPATED TO BEGIN IN OCTOBER 2026. COMPLETION OF PUBLIC IMPROVEMENTS AND SUBMITTAL OF FINAL PLAT DOCUMENTS IS ANTICIPATED TO TAKE PLACE IN SEPTEMBER 2031.
- MUNICIPAL WATER UTILITY SERVICE NOTES:**
- PER THE TEXAS PUBLIC UTILITY COMMISSION RECORDS/MAPS, THE PROPOSED DEVELOPMENT FALLS WITHIN THE BOUNDARIES OF THE CITY OF CORPUS CHRISTI CERTIFICATED AREA OF CONVENIENCE AND NECESSITY (CUC) #10554.
 - THE PROPERTY IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF CORPUS CHRISTI CITY LIMITS. ANNEXATION PROCEEDINGS THAT WILL EXTEND CITY LIMITS BOUNDARIES TO INCLUDE THE PROPOSED DEVELOPMENT ARE UNDERWAY AND ANTICIPATED TO BE COMPLETED BY FEBRUARY 2026.
 - PROPOSED WATER SERVICE TO THE DEVELOPMENT IS IN GENERAL ACCORDANCE WITH THE LONDON AREA DEVELOPMENT PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN.
 - ANTICIPATED WATER DEMAND FOR UNIT 1 IS 27,000 GALLONS PER DAY. ANTICIPATED WATER DEMAND FOR UNIT 2 IS 28,000 GALLONS PER DAY.
- MUNICIPAL WASTEWATER UTILITY SERVICE NOTES:**
- ACCESS TO THE EXISTING CITY OF CORPUS CHRISTI WASTEWATER COLLECTION SYSTEM IS NOT FEASIBLE FOR THIS DEVELOPMENT. DESIGN OF THE DEVELOPMENT WILL BE BASED ON THE USE OF ON SITE SEWAGE FACILITIES.



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL9162

PRELIMINARY – PARK PID UNIT 2

Lot 11, Block 1

(9.02 acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

Zoned: IL

Owner: IDV Park PID L.P.

Engineer/Surveyor: Pape-Dawson

The applicant proposes to preliminary plat the lot for industrial use. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9162

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
26_02_10_PR_PL_2106700-PLAT.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
1	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, so I have no comments.	
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment currently.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
9	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-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</p>	

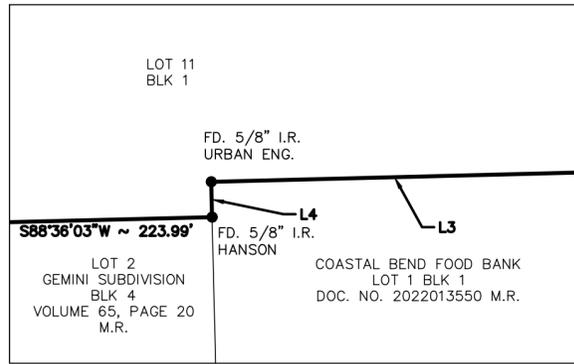
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>-912.2.3 (amendment) Proximity 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 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>Information/Note:</p> <p>-A water flow survey should be conducted to</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>	
10	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Moises Torres) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. 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. 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 - INFORMATIONAL DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS 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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Fatima Chavez) Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

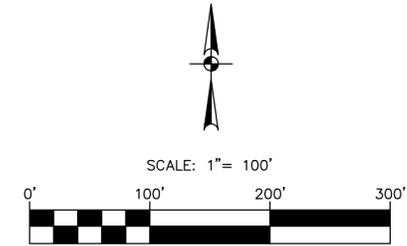
**PRELIMINARY PLAT OF
PARK PID UNIT 2
BLOCK 1 - LOT 11**

A 9.02 ACRE TRACT, SITUATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1; SAID 9.02 ACRE TRACT BEING ALL OF LOT 12B, BLOCK 1, PARK P.I.D. UNIT 1 A PLAT RECORDED IN DOCUMENT NUMBER 2020051751 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. A PORTION OF A 15.39 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017035617 OF THE SAID OFFICIAL PUBLIC RECORDS, AND A PORTION OF A 13.95 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2016041090 OF THE SAID OFFICIAL PUBLIC RECORDS.



DETAIL "A"
SCALE 1"=5'

LINE #	BEARING	LENGTH
L1	S88°36'00"W	96.47'
L2	S88°35'59"W	77.05'
L3	S88°33'32"W	172.90'
L4	S01°26'29"E	1.48'
L5	S88°35'59"W	68.93'
L6	S88°36'00"W	96.47'



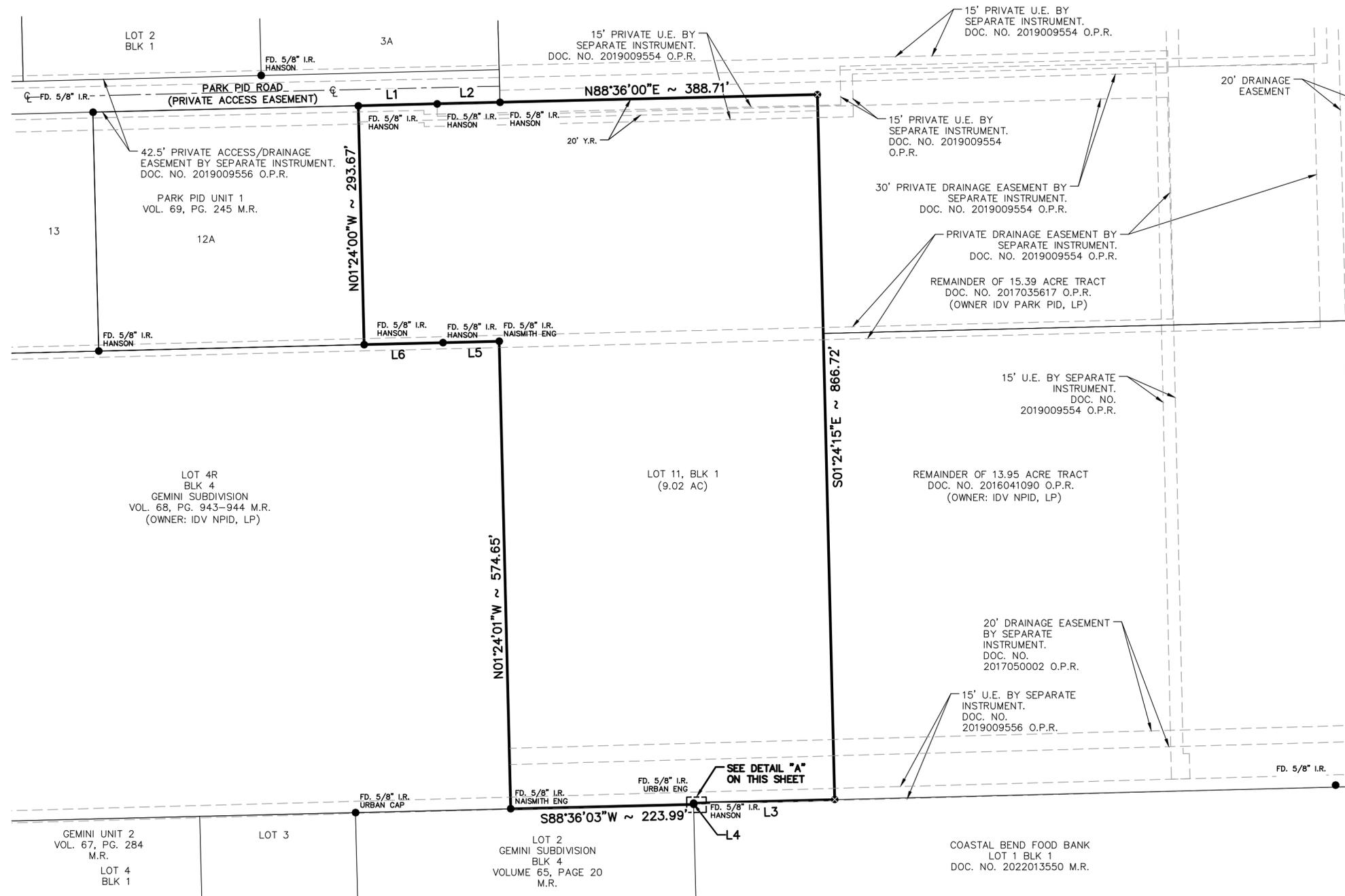
OWNER/DEVELOPER:
IDV PARK PID, LP
10375 RICHMOND AVE STE 1950
HOUSTON, TX 77042
TEL: (832) 500-5202
CONTACT: JARRAD COULTER

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E., CFM

PAPE-DAWSON
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

- PLAT BOUNDARY
- CENTERLINE
- - - EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- ⊗ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
- O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- AC ACRE(S)
- Y.R. YARD REQUIREMENT
- I.R./I.P. IRON ROD/IRON PIPE
- (PD) PAPE-DAWSON CAP
- ROW RIGHT-OF-WAY
- FM FARM-TO-MARKET
- BLVD BOULEVARD
- CR COUNTY ROAD
- FD. FOUND
- BLK BLOCK
- FT FEET
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- ⊕ CENTER LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL9136

REPLAT – Schatzel McMinn

Lots 1, Block 1

(0.17 Acres)

(District 1) Generally located at 317 S Carrizo Street, east of North Staples and north of Agnes Street.

Zoned: RM-3

Owners: Bruce Robert Longoria

Surveyor: Texas Geo Tech

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



Merged Document Report

Application No.: PL9136

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260111 Layout1.R1.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
1	PLAT10	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
2	PLAT10	Note	Mark Zans : LD	Closed	Please correct the name in the ownership certification. Should be Bruce Roberto Longoria	
3	PLAT10	Note	Mark Zans : LD	Closed	Correct name on the signature line.	
4	PLAT10	Note	Mark Zans : LD	Closed	Correct name on the notary public certification.	
5	PLAT10	Note	Mark Zans : LD	Closed	Park Fee: 1 lot x 462.50 = \$462.50	
6	PLAT10	Note	Mark Zans : LD	Closed	Change Chairperson to Chair	
7	PLAT10	Note	Mark Zans : LD	Closed	Change Michael Dice Title to Interim Assistant City Manager	

SCHATZEL McMINN, BLOCK 1, LOT 1

STATE OF TEXAS
COUNTY OF NUECES

I, BRUCE ROBERTO LONGORIA HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

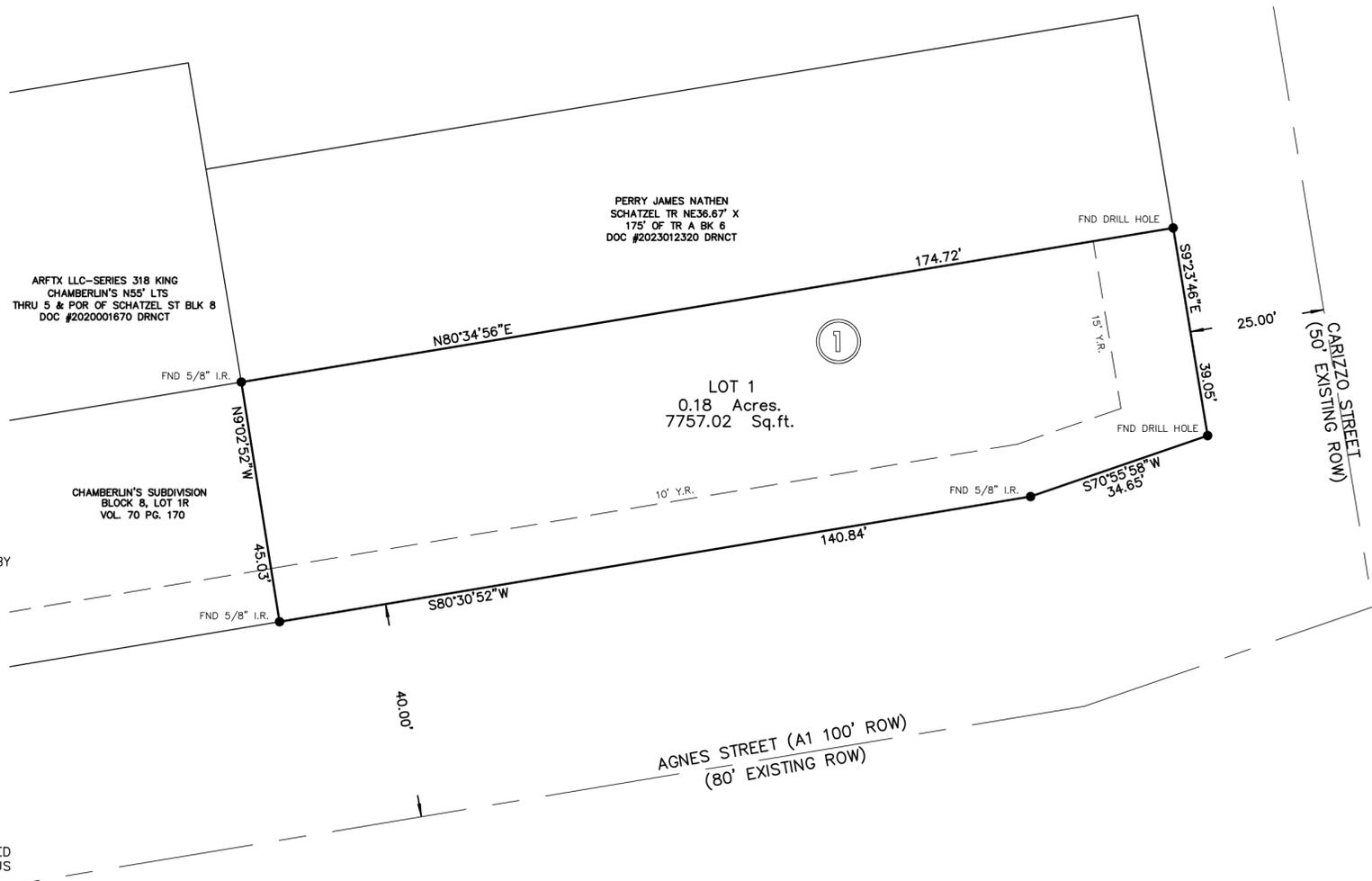
BRUCE ROBERTO LONGORIA OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE ROBERTO LONGORIA.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

MICHAEL DICE, INTERIM ASSISTANT CITY MANAGER

CYNTHIA S. GARZA, CHAIR

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

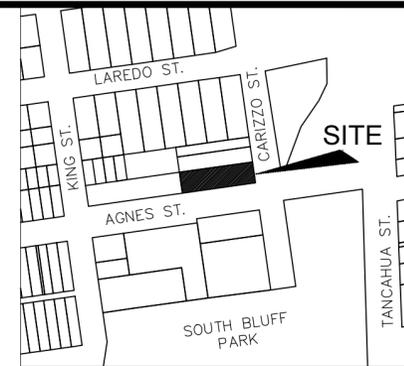
STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

BEING A FINAL PLAT OF SCHATZEL TRACT S34.76' OF NE105'X 175' OF MCMINN TRACT AKA TRACT B LESS POR TO ROW DESCRIBED IN DEED 2023003554, DEED RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING 0.178 ACRES OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1 NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.178 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. DEVELOPMENT STANDARDS USED ADHERE TO UDC 9.5.3 REGULATIONS FOR SINGLE FAMILY USE OF NONCONFORMING LOTS.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0320G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS CONTACT RECREATION" USE.
- 6) 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)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.BA, 8.2.B, AND ID1 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

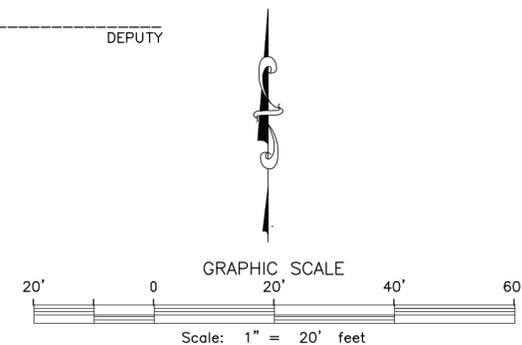
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2026

BY: _____
DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260111
FEBRUARY 6, 2026

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL9065

REPLAT – COME DREAM COME BUILD SUBDIVISION TRANCHE 2

Lots 39-43, Block 2

(0.58 Acres)

(District 1) Generally located at 508-522 19th Street, north of Mary Street, south of Agnes Street, east of 20th Street, west of 18th Street.

Zoned: RS-6

Owners: Come Dream Come Build

Surveyor: Halff Engineering

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



Merged Document Report

Application No.: PL9065

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
V- CDCB CDCB TRANCHE 2 PLAT-58432-002-HA-02162026_signed.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	Public easement is typically just shown as UE while Private UEs are typically PUE. Update for clarity as legend has both UE and PUE, but with PUE defined as Public.	
10	P001	Note	Bria Whitmire : DS	Closed	Update Certifications to Bria Whitmire, PE, CFM, CPM, ENV SP, CBO	
2	P001	Note	Mark Zans : LD	Closed	1. Please add Cynthia Salazar-Garza name 2. Chair as title 3. Add signature line	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Mark Zans : LD	Closed	<p>Since the city may still own some lots add certificate with the following language. We, City of Corpus Christi, Texas, do hereby certify that we are owners of lots 39-43 Come Dream Come Build Tranche 2 Subdivision, the property shown hereon, that all easements and rights-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</p> <p>Provide signature line for the signee from the city.</p>	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager.	
11	P001	Note	Mark Zans : LD	Closed	Park Fee: 5 lots x \$462.50 = \$2,312.50	
12	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: Informational only 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 any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). <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, 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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 - INFORMATIONAL 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) 	

STATE OF TEXAS
COUNTY OF NUECES

WE, COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE D/B/A COME DREAM COME BUILD HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 2026.

CHARLES N. MITCHELL
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES N. MITCHELL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

WE, CITY OF CORPUS CHRISTI, TEXAS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOTS 39-43, COME DREAM COME BUILD TRANCHE #2 SUBDIVISION, 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 UTILITES, AND WE ADOPT THIS PLAT FOR THE PURPOSE OF DESCRIPTION AND DEDICATION. THIS _____ DAY OF _____, 2026.

JEFF EDMONDS

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES N. MITCHELL, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, AMANDA M. JONAS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE. THIS SURVEY WAS COMPLETED ON AUGUST 13, 2025.

AMANDA M. JONAS R.P.L.S.
TEXAS LICENSE NO. 7010



STATE OF TEXAS
COUNTY OF NUECES

THE 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 _____, 20_____.

BRIA WHITMIRE, PE, CFM, CPM, ENV SP, CBO
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING AND ZONING COMMISSION ON THIS THE _____ DAY OF _____, 2026.

MICHAEL DICE INTERIM ASSISTANT CITY MANAGER
CYNTHIA SALAZAR-GARZA, CHAIR PLANNING COMMISSION

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 AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ 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 OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2026.

DOCUMENT NO: _____

KARA SANDS COUNTY CLERK

DEPUTY

PLAT OF COME DREAM COME BUILD TRANCHE #2 SUBDIVISION BLOCK 2, LOTS 39-43

BEING A REPLAT OF
LOTS 9-16 JASMIN ADDITION
AS SHOWN ON A MAP RECORDED IN VOLUME 5, PAGE 25
OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

E. VILLAREAL SURVEY
ABSTRACT NO. 01

LAWNVIEW ANNEX REPLAT
VOL. 31, PG 14
MAY 23, 1929
O.R.N.C.T.

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

LOT 19

LOT 20

LOT 18

LOT 21

LOT 17

LOT 22

(N 88°00' 00" E 127.41')
N 88°27'00" E 127.41'

LOT 16

LOT 23

LOT 43
0.117 ACRES
(5,097 SF)

LOT 15

LOT 24

N 88°27'00" E 127.44'

LOT 14

LOT 42
0.117 ACRES
(5,098 SF)

LOT 25

LOT 13

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

LOT 41
0.117 ACRES
(5,100 SF)

LOT 26

LOT 12

N 88°27'00" E 127.51'

PLAT OF JASMIN ADDITION
LOT 27A
68, PG. 765
JANUARY 27, 2017
M.R.N.C.T.

LOT 11

LOT 40
0.117 ACRES
(5,101 SF)

LOT 29

LOT 10

LOT 39
0.117 ACRES
(5,102 SF)

LOT 30

LOT 9

LOT 30
0.117 ACRES
(5,102 SF)

LOT 31

JASMIN ADDITION
VOL. 5, PG 25
MAY 23, 1929
O.R.N.C.T.

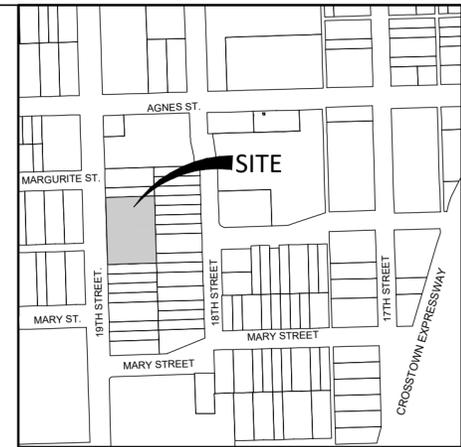
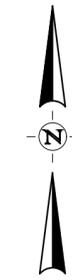
19TH STREET
(BULA STREET)
60' R.O.W.
VOL. A, PG. 13
M.R.N.C.T.

EXISTING ROW

EXISTING ROW

EXISTING ROW

EXISTING ROW



LOCATION MAP
NOT TO SCALE



100 NE LOOP 410, SUITE 200
SAN ANTONIO, TX 78216-4741
TEL (210) 798-1895
TBPELS SURVEYING FIRM #10029600

LEGEND

- B.S.L. BUILDING SETBACK LINE
- M.R.N.C.T. MAP RECORDS NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS NUECES COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- U.E. PUBLIC UTILITY EASEMENT
- SET 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF"
- FOUND 1" IRON PIPE UNLESS NOTED
- LOT LINE
- - - EASEMENT LINE
- ORIGINAL LOT LINE
- - - R.O.W. CENTERLINE
- - - R.O.W. LINE

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 0.585 ACRES (25,499 SQUARE FEET) OF LAND INCLUDING ANY DEDICATION.
3. CONSULT THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE / APPLICABLE ZONING CODE TO DETERMINE CURRENT CITY REQUIRED SETBACK / YARD REQUIREMENTS, WHICH MAY DIFFER FROM THE PLATTED BUILDING SETBACK LINE.
4. SET 1/2" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED HALFF AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. BASIS OF BEARING IS GRID NORTH. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83 (2011 ADJ., EPOCH 2010.00). ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE SURFACE ADJUSTMENT FACTOR OF 0.99996.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE OF THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN. ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
10. PER SECTION 9.2.1.E.3 OF THE CITY OF CORPUS CHRISTI UDC, THE LOTS SUBDIVIDED ON THIS PLAT ARE EXEMPT FROM UDC SECTION 9.5 NONCONFORMING LOTS OF RECORDS OF UNIFIED DEVELOPMENT CODE BECAUSE THE STRUCTURES WILL UTILIZE GRANT FUNDING THROUGH THE CITY OF CORPUS CHRISTI HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL9155

REPLAT – BRATTON PLACE UNIT 2

Lots 1A, 2A, and 3A, Block 2
(1.99 acres)

(District 3) Generally located at 5126 Weber Road, north of Tiger Lane and south of South Padre Island Drive (State Highway 358).

Zoned: CG-2

Owner: Phyllis C. Allen

Engineer: Urban DCCM

The applicant proposes to replat the property to continue their commercial 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.: PL9155

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P000073152.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
2	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
3	P002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
4	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
5	P002	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
6	P002	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) • 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). • 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.	
7	P002	Note	Mina Trinidad : DS	Closed	Remove "Preliminary" verbiage from plat.	
8	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees are to be applied as these lots are being created for a total of (3) for the purpose of commercial development. As no newly proposed dwelling units are to be created, no fees are to be applied.	
10	P002	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Roadway Master Plan.</p> <p>PLAT – REQUIRES ACTION: 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). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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. 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 withing utility easements. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Muni-code Chapter 49-30 for permit requirements.)</p>	
11	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: INFORMATIONAL: PLAT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS 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>	
12	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: -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. 2.Where a fire hydrant is located on the street, the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>-D103.5 Fire apparatus access road gates. If installed Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>-Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>-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>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>-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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P002	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</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>-507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>-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 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</p>	

STATE OF TEXAS
COUNTY OF NUECES

PHYLLIS C. ALLEN, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

BY: _____
PHYLLIS C. ALLEN, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHYLLIS C. ALLEN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, PAYTON C. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR DCCM, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2026

PAYTON C. JOHNSON
R.P.L.S. NO. 6961

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026. AT _____ O'CLOCK _____ M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2026.

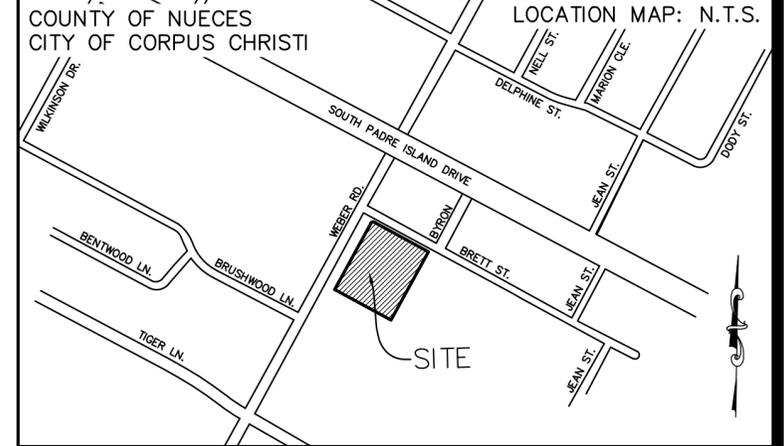
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Replat of Bratton Place Unit 2 Lots 1A, 2A, and 3A, Block 2

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TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

LEGEND:

—————	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
-----	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
—————	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
-----	YARD REQUIREMENT	VOL.	VOLUME
-----	EASEMENT	PG.	PAGE
○	SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
●	FOUND 5/8" REBAR	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
BS ●	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BRISTER SURVEYING"		
MAG ●	FOUND MAG NAIL WITH WASHER STAMPED "CEI ENG ASSOC INC"		
⊗	FOUND "X" MARK ON CONCRETE		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "CG-2" (GENERAL COMMERCIAL).
3. THE TOTAL AREA TO BE PLATTED CONTAINS 1.992 ACRES INCLUDING ANY DEDICATION.
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Revised: 02/12/2026
Submitted: 01/26/2026
SCALE: 1"=30'
JOB NO.: 0000073152
SHEET: 1 of 2
DRAWN BY: SAB

LEGEND:

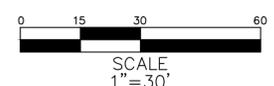
- | | | | |
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Replat of
Bratton Place Unit 2
Lots 1A, 2A, and 3A, Block 2

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C1	90°00'00"	10.00'	10.00'	15.71'	N73°39'03"E	14.14'



DCCM
 TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
 2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 URBAN.DCCM.COM

Revised: 02/12/2026
 Submitted: 01/26/2026
 SCALE: 1"=30'
 JOB NO.: 0000073152
 SHEET: 2 of 2
 DRAWN BY: SAB
 ©2025 by Urban Engineering
 urbansurvey1@urbaneng.com

LOTS 1-4, AND NORTH 15' OF LOT 5,
 BRATTON PLACE
 VOL. 23, PG. 36
 MAP RECORDS OF NUECES COUNTY, TEXAS
 (OWNER: EL MEJOR COMPROBADO COMPANY AND
 HERMANOS FERNANDEZ COMPANY)
 (DOC. NO. 2020022652, O.P.R.N.C.T.)

KIBBY LOT 3, BLOCK A,
 INDUSTRIAL SUBDIVISION
 VOL. 45, PG. 217
 MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

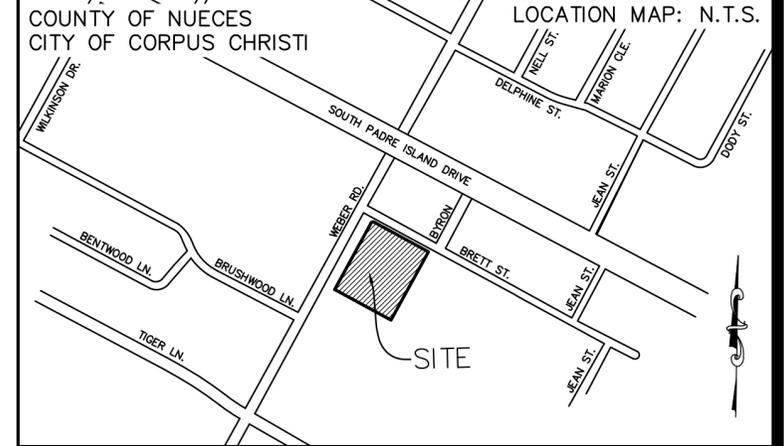
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PAYTON C. JOHNSON
R.P.L.S. NO. 6961

STATE OF TEXAS
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DEVELOPMENT SERVICES ENGINEER

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DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

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KARA SANDS
COUNTY CLERK

DEPUTY



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

LEGEND:

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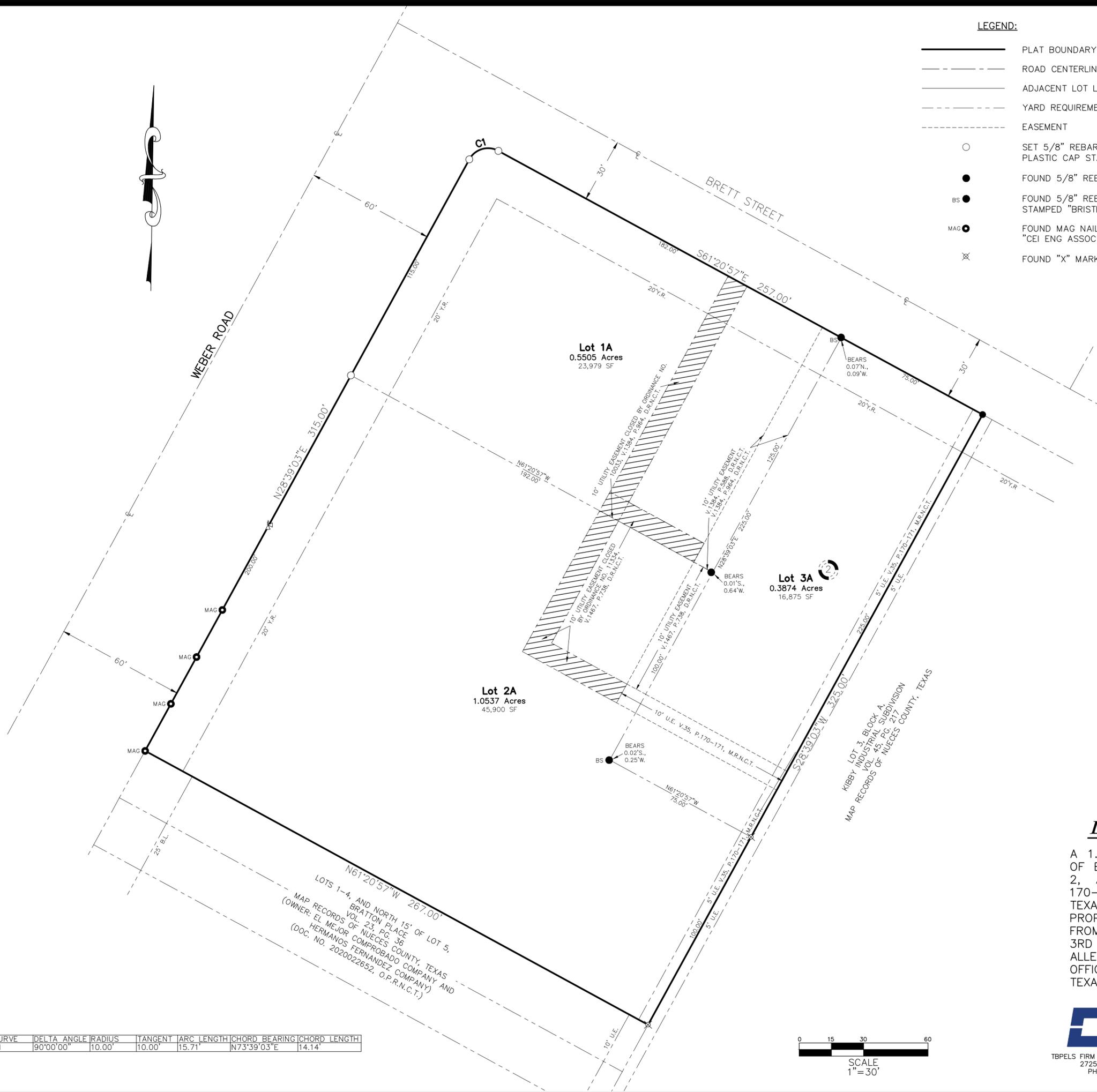
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Revised: 02/12/2026
Submitted: 01/26/2026
SCALE: 1"=30'
JOB NO.: 0000073152
SHEET: 1 of 2
DRAWN BY: SAB



LEGEND:

- | | | | |
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CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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 SHEET: 2 of 2
 DRAWN BY: SAB
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 urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL8123

PRELIMINARY – OSO VISTA SUBDIVISION UNITS 1 AND 2
(57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

Owner: V2 Ventures, LLC.

Engineer: Richard Voss

Background

In this first-time extension request, the applicant states, “We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.” The Planning Commission originally approved this Preliminary Plat on 2/21/2024. This request is for a 24-month extension.

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

GENERAL PLAT INFORMATION	
Plat Application	PL8123
Subdivision	Oso Vista Subdivision Units 1 and 2
Original Plat Approved	2/21/2024
Previous Time Extensions Granted	N/A
Date of Current Time Extension Request	2/19/2026
Expiration Date	2/21/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	“We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.”
Phasing	Yes

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	Yes
Staff Notes:	Bria Whitmire: "Construction has not begun because the

	reimbursement agreement must be finalized before any work can start, and that agreement could not be initiated until the construction plans were officially released. The resulting delay is reasonable and justified, in my opinion."
Are there any approved waivers? Does this time extension affect the waiver(s)?	N/A
Have there been any major redesigns or scope changes since final plat approval?	N/A
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	Michael San Miguel: "I received a Wastewater Reimbursement application for Oso Vista Subdivision Unit 1. I have requested clarification regarding the Cost Estimate and am currently awaiting their response. I have tentatively scheduled March 31, 2026, for Council's consideration."
If so, do costs need to be updated to today's rates and submitted for approval?	See above comment.
Is there evidence of substantial progress towards final plat approval?	No PIs or other progress provided to staff.

If approved, the new expiration date would be March 4, 2028 – 24 months from the date of the Planning Commission's approval of the extension.



6838 Greenwood Drive
Corpus Christi, TX 78415
361-854-1626 office
361-853-4696 fax

2/19/2026

Corpus Christi Development Services
Mina – minar@corpuschristitx.gov

Re: Oso Vista Preliminary Plat

Mina,

We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.

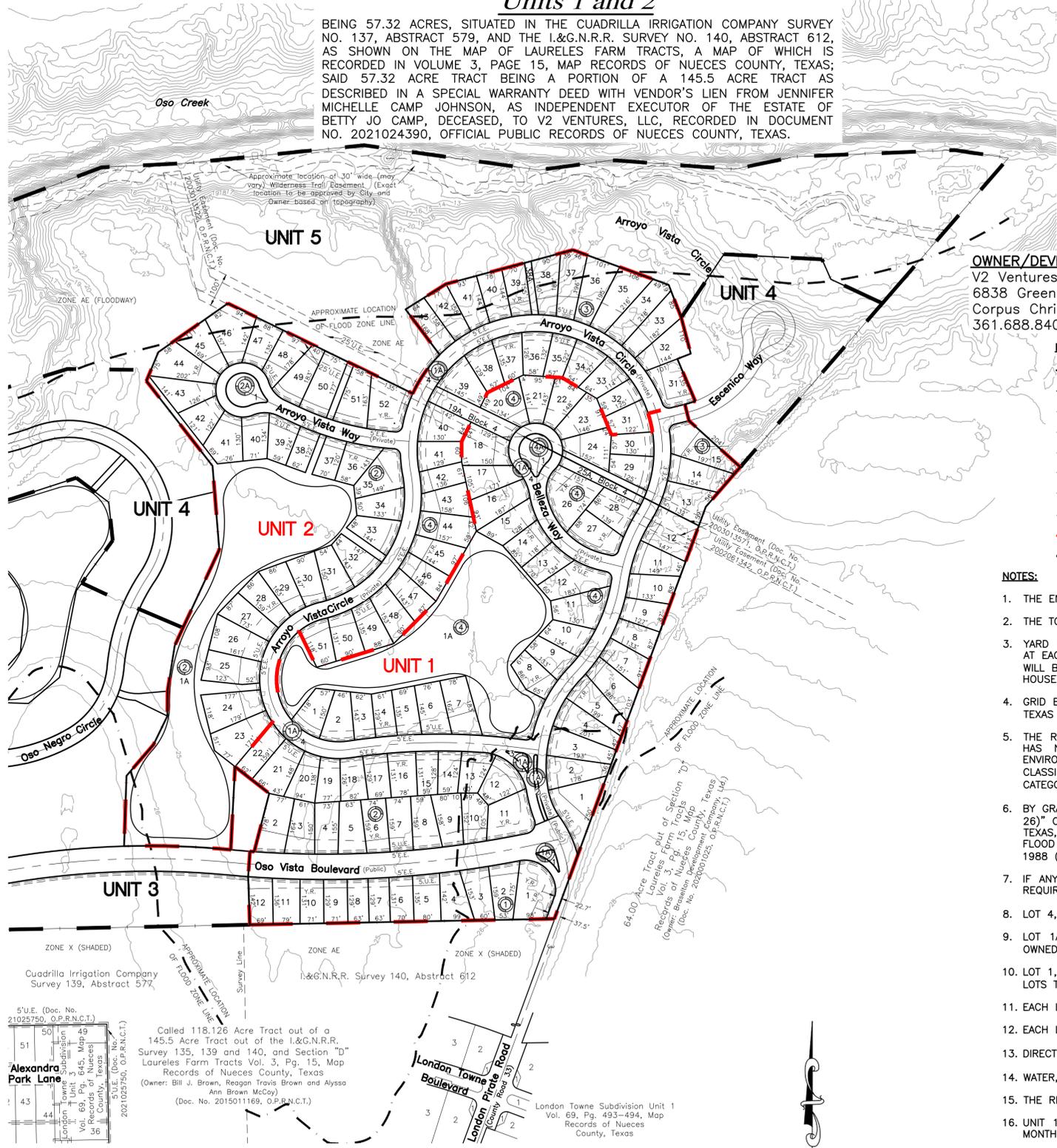
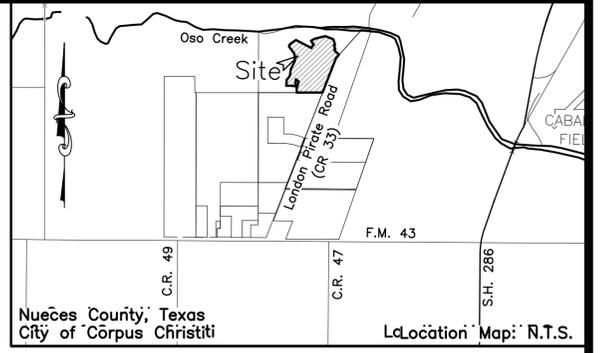
Thank you,
Richard Voss, VP

A handwritten signature in black ink, appearing to read "Richard Voss", is written below the typed name.

Preliminary Plat of Oso Vista Subdivision Units 1 and 2

PC APPROVED
2-21-2024

BEING 57.32 ACRES, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY NO. 137, ABSTRACT 579, AND THE I.&G.N.R.R. SURVEY NO. 140, ABSTRACT 612, AS SHOWN ON THE MAP OF LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 57.32 ACRE TRACT BEING A PORTION OF A 145.5 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM JENNIFER MICHELLE CAMP JOHNSON, AS INDEPENDENT EXECUTOR OF THE ESTATE OF BETTY JO CAMP, DECEASED, TO V2 VENTURES, LLC, RECORDED IN DOCUMENT NO. 2021024390, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



OWNER/DEVELOPER:
V2 Ventures, LLC
6838 Greenwood Drive
Corpus Christi, Texas 78415
361.688.8402

ENGINEER:
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101



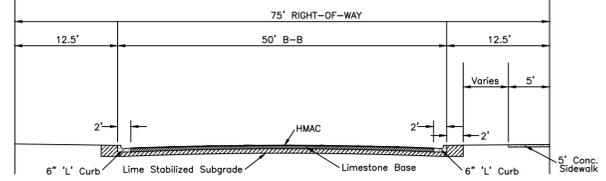
TPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR. CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANEING.COM

LEGEND:

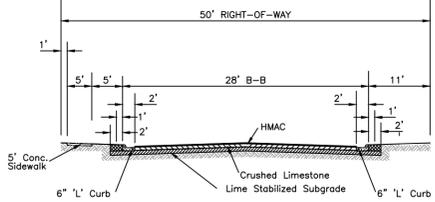
	PLAT BOUNDARY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	ROAD CENTERLINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	ADJACENT LOT LINE	Y.R.	YARD REQUIREMENT
	YARD REQUIREMENT	B.L.	BUILDING LINE
	EASEMENT	U.E.	UTILITY EASEMENT
	STORM SEWER	VOL.	VOLUME
	WATER LINE (PROPOSED)	PG.	PAGE
	WASTEWATER LINE (PROPOSED)		
	UNIT LINE		
	FLOOD LINE		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 57.32 ACRES OF LAND INCLUDING ANY DEDICATION.
3. YARD REQUIREMENTS VARY AS SHOWN. DUE TO SCALE OF PRELIMINARY PLAT, DIMENSIONS WILL BE PROVIDED AT EACH FINAL PLAT STAGE. YARD REQUIREMENTS ALONG THE SIDE OF THE LOT THAT THE HOUSE WILL FRONT, WILL BE A MINIMUM OF 25'. YARD REQUIREMENTS FOR CORNER LOTS WILL BE A MINIMUM OF 10' ON SIDE THAT HOUSE DOES NOT FRONT ON.
4. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
5. 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.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONES "X" AND "AE (EL 24)", "AE (EL 25)" AND "AE (E 26)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT UNIT.
8. LOT 4, BLOCK 1A (PRIVATE STREETS) WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
9. LOT 1A, BLOCK 2; LOT 1A, BLOCK 4 ARE DETENTION AREAS AND ARE NON-HABITABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. LOT 1, 2 AND 3, BLOCK 1A; LOT 1, BLOCK 2A; LOT 1, BLOCK 3A; AND LOT 1, BLOCK 4A; ARE NON-BUILDABLE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. EACH LOT SHALL CONFIRM TO RS-6 ZONING STANDARDS.
12. EACH LOT AREA SHALL COMPLY WITH RS-6 ZONING REQUIREMENTS.
13. DIRECT ACCESS FROM RESIDENTIAL LOTS ONTO LONDON PIRATE ROAD (COUNTY ROAD 33) IS PROHIBITED.
14. WATER, WASTEWATER LOT/ACREAGE FEE SHALL BE PAID PRIOR TO RECORDATION TO THE FINAL PLAT.
15. THE RETENTION PONDS WILL BE MAINTAINED BY THE DEVELOPER OR AN HOA.
16. UNIT 1 WILL BE DEVELOPED ONCE THE FINAL PLAT IS APPROVED. UNIT 2 IS DESIRED TO BE DEVELOPED 12 MONTHS AFTER UNIT 1 IS RECORDED, DEPENDING ON ABSORPTION RATES.
17. LOTS 1, 2 AND 3, BLOCK 1A; LOT 1A, BLOCK 2; LOT 1, BLOCK 2A; LOT 38A, BLOCK 3; LOTS 1A, 19A AND 25A, BLOCK 4; AND LOT 1, BLOCK 4A WILL BE OWNED/MAINTAINED BY THE HOA.
18. FRONT YARD SETBACKS VARY AS SHOWN. MINIMUM FRONT YARD SETBACK WILL BE 25' PER RS-6 ZONING REQUIREMENTS.
19. CITY OF CORPUS CHRISTI WILL HAVE ACCESS TO EXISTING WATER TRANSMISSION LINE VIA UTILITY EASEMENTS IN PRIVATE STREETS AND KNOCK BOX AT PRIVATE GATE LOCATION.



75' RIGHT-OF-WAY STREET
Not to Scale



TYPICAL 50' RIGHT-OF-WAY STREET SECTION
(Private Street)
Not to Scale



51	50	49
48	47	46
45	44	43
42	41	40
39	38	37
36	35	34

Called 118,126 Acre Tract out of a 145.5 Acre Tract out of the I.&G.N.R.R. Survey 135, 139 and 140, and Section "D" Laureles Farm Tracts Vol. 3, Pg. 15, Map Records of Nueces County, Texas (Owner: Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy) (Doc. No. 2015011169, O.P.R.N.C.T.)

London Towne Subdivision Unit 1 Vol. 69, Pg. 493-494, Map Records of Nueces County, Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Revised: 2/8/2024
Submitted: 11/8/2023
SCALE: 1"=200'
JOB NO.: 43457.C1.00
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey1@urbaneng.com



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting March 17, 2026

DATE: February 9, 2026
TO: Peter Zaroni, City Manager
FROM: Yvette Wallace
Interim Director of Development Services
YvetteDo@corpuschristitx.gov
(361) 826-3840

Ordinance amending the Unified Development Code (UDC) §8.4 and 8.5 to update Trust Fund Policy and participation agreements, and companion ordinance amending Chapter 14, Article XIII of the Corpus Christi Code to adopt water, wastewater, stormwater, and roadway impact fees effective October 1, 2026, and sunset Infrastructure Trust Fund

CAPTION:

Ordinance amending the Unified Development Code (UDC) §8.4 and 8.5 to update Trust Fund Policy and participation agreements, and companion ordinance amending Chapter 14, Article XIII of the Corpus Christi Code to adopt water, wastewater, stormwater, and roadway impact fees effective October 1, 2026, and sunset Infrastructure Trust Fund lot/acreage and pro-rata fees.

SUMMARY:

The Capital Improvement Advisory Committee (CIAC) recommends presenting City Council with two integrated actions:

1. Amend the UDC to streamline Trust Fund reimbursement/credit processes, clarify surcharge collection, and authorize City participation for wastewater lift stations.
2. Adopt Impact Fees for water, wastewater, stormwater (Oso Creek), and roadway infrastructure under Texas Local Government Code Chapter 395, effective October 1, 2026, and sunset existing Trust Fund lot/acreage and pro-rata fees to prevent duplicative charges.

BACKGROUND AND FINDINGS:

Impact Fees Transition: Chapter 395 authorizes impact fees to fund growth-related capital improvements. Following Council direction (2019) and adoption of Water, Wastewater, Stormwater, and Roadway Master Plans (2024), CIAC recommends implementing impact fees effective October 1, 2026.

Impact Fees

- April 2024- CIAC recommended total Assessed fees of \$1,662.00/ERU (equivalent residential unit). Assessed fees reflect proposed charges to development; adopted rates represent statutory maximums.

Infrastructure	Assessed	Adopted
Water	\$1,866.00/ERU	\$950.00/ERU
Wastewater	\$1,268.00/ERU	\$612.00/ERU
Commercial based on meter size		
Stormwater	\$30.54/KSF (thousand square feet)	\$100.00/ERU
Roadway	5% of Max Rate	\$0.00

Impact fees adopted under this ordinance will become effective on October 1, 2026, providing an orderly transition from the current Trust Fund system to the Chapter 395 framework.

Additionally, all existing Infrastructure Trust Fund lot, acreage, and pro-rata fees will be sunset and reduced to \$0.00 as of October 1, 2026, ensuring no duplicative charges once impact fees are implemented.

Trust Fund History: Since 1982, Trust Funds have reimbursed approximately \$41.5 million for water and wastewater infrastructure. Current structure includes four buckets; proposed amendments consolidate into two (Water and Wastewater), clarify eligibility, and formalize reimbursement agreements.

The proposed ordinance:

- Streamlines this into two buckets Water and Wastewater.
- Lift stations will no longer be eligible for reimbursement through Trust Funds and will instead be addressed through City participation agreements under UDC §8.4.
- Streamlines pro-rata fee collection and assessment
- Enhances requirements for submission documents; no longer allowing for design memorandum
- Limits extension to a one-time 12-month extension only if the project has begun. If development has not started the request for extension must be presented to City Council.
- No fee adjustment at this time with a fee revisit in FY28 to determine the level of solvency needed after the adjustments are made. All fees under the Trust Fund policy will continue to be indexed annually based on the ENR August Construction Index, effective each October 1.

Key Differences:

- Impact Fees:
 - Funded by developers, builders, and partially by the City through credits and statutory requirements.
 - Governed by Texas Local Government Code Chapter 395, meaning fee structures and requirements are subject to state law and can be adjusted by legislative action at any time.
 - Offers a standardized, state-regulated framework tied to adopted Master Plans and Capital Improvement Programs.
- Trust Fund:
 - Funded entirely by developers through lot, acreage, and pro-rata fees.
 - Adjustments and policy changes are controlled locally by City Council without state intervention.
 - Provides flexibility for local priorities but limited to developer contributions and reimbursement agreements.

ALTERNATIVES:

Approve Trust Fund amendments only (retain current funding model).

Approve Impact Fees and sunset Trust Funds (transition to Chapter 395 framework).

FISCAL IMPACT:

No immediate fiscal impact; future revenues will be dedicated to capital improvements per adopted plans.

RECOMMENDATION:

The Capital Improvement Advisory Committee (CIAC) recommends adoption of the proposed Trust Fund policy adjustments with no fee increase at this time and a scheduled revisit in FY28 to evaluate solvency and determine if adjustments are necessary.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation

Ordinance amending the Unified Development Code (UDC) §8.5 Trust Fund Policy to increase efficiency and effectiveness, and §8.4 to identify lift stations as eligible for participation agreements, and §1.11 to clarify language for surcharge collection.

WHEREAS, the Capital Improvement Advisory Committee has recommended amending the Trust Fund Policy as stated herein;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding this amendment of the City's Unified Development Code ("UDC"); and

WHEREAS, a public hearing was held during a meeting of the Planning Commission when said Commission recommended approval of the proposed UDC amendments, and with proper notice to the public, an additional public hearing was conducted during a meeting of the City Council, during which all interested persons were allowed to appear and be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. UDC Article 8 "Subdivision Design and Improvements", Section 8.5 "Trust Fund Policy", is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

§ 8.5 Trust Fund Policy

8.5.1. Water Trust Fund

8.5.1.A. Purpose

The purposes of the Water Trust Fund are ~~is~~:

1. ~~To~~ to encourage the orderly development of subdivisions within and surrounding the City.
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
3. ~~To~~ to establish an equitable system of spreading the cost of water line extensions required for development pursuant to the Water Master Plan.
4. ~~To~~ to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly water line extensions; and
5. ~~To~~ to establish a system of credits and reimbursements for developer-installed water line extensions meeting the Water Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Water infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is

ineligible for ~~water trust fund~~ reimbursement [from the Water Trust Fund](#), unless approved by [the City Council](#).

- ~~5. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.~~
- ~~6. In order to request funds for reimbursement from the Trust Funds, a reimbursement agreement application shall be submitted and include the following: planning commission approved plat, public improvement plans, cost estimate, application fee, and must be deemed complete before a date for City Council consideration will be scheduled.~~
- ~~7. City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this United Development Code. Water trust funds may be transferred to water or wastewater trust funds.~~
- ~~8. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.~~
- ~~9. Once every two years or as requested, City staff shall brief City Council on the fiscal status of the Trust Funds.~~

(Ordinance 032357, 02/23/2021)

8.5.1.B. Payment of Fees

1. Before any unit of a subdivision or single lot is completed and the final plat [is](#) recorded, the developer will be required to pay ~~to~~ the City [a the water](#) lot fee or acreage fee, ~~whichever is greater~~. [Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single-family and two-family residential properties.](#)
2. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay the City a water distribution line front-foot pro-rata fee.
3. A [water](#) surcharge will apply to all property, new or existing, when a service tap [or meter set](#) application is made.
4. [Separate from the trust fund, water tap/meter fees shall be paid to the City concurrently with any application for a tap or meter set. Corpus Christi Code Sec. 55-70 establishes the applicable water tap fee rates for installing meters on service lines.](#)
5. [These fees shall be applicable regardless of whether the property is located inside or outside the City limits.](#)
6. All [water](#) lot or acreage fees and water pro-rata fees will be paid to the developer Trust Fund prior to recordation of the subdivision plat.

7. Water lot and acreage fees, water pro-rata fees, and the water surcharge fees shall be deposited into the Water Trust Fund to reimburse developers for constructing arterial transmission mains, grid mains, and distribution mains in accordance with this Section.

~~Tap fees shall be paid to the City concurrently with the tap application for water service on individually-platted properties. These fees shall be applicable regardless of whether the properties are located inside or outside the City limits. Water service for outside the City limits only will be provided in accordance with the Municipal Code, Sections 55-110 through 55-119. (Ordinance 029376, 02/21/12)~~

~~2. The fees collected under this Section shall be deposited into two separate trust accounts as follows:~~

~~a. Lot and acreage fees and 75% of the surcharge fees shall be deposited into the Water Arterial Transmission and Grid Main Trust Fund for use in over-sizing grid mains, constructing arterial transmission mains and grid mains, and reimbursing developers for constructing arterial transmission mains and grid mains in compliance with the current Water Transmission Master Plan (Water Distribution System Standards):~~

~~b. Pro-rata fees for distribution mains and 25% of the surcharge fees will be deposited into the Distribution Mains Trust Fund for use in over-sizing distribution mains, constructing distribution mains, and reimbursing developers for over sizing and constructing distribution mains off-site.~~

~~3.8.~~ Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the August Construction Index published in the Engineering News Record and may automatically increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

9. The following categories of property are exempt from the water lot or acreage fees of this Section:

a. Property which is platted and has existing, metered, water service and is being replatted for the purpose of changing a building line, easement line, lot line, subdivision name, or as a result of a street, alley, or easement closure action, or for a similar reason. (If such property has metered service and an additional lot or lots are being created by platting, or if such metered service size is being changed, the provisions of this Section will apply to any such lot or lots created)

b. Property being platted within separate or independent water districts where such districts provide water and ensure that fire protection, water extensions, etc., are made to properties within such districts.

c. Property for which the lot or acreage fees have previously been paid through platting and such property is replatted, unless, at the time of replatting, the land use or density has changed, requiring a higher lot or acreage fee rate (the developer will then pay the City the difference in such higher and lower fee rate).

d. Property which has been contractually annexed prior to June 23, 1982; provided that, such property will not be eligible for reimbursement for water lines constructed or proposed to be constructed.

- e. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions (entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees).
- f. The exemption in this section only applies to water lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.
- ~~a. The Tap Fee Ordinance (Municipal Code, Section 55-70) separately establishes the applicable tap fee rates for installation of meters on service lines.~~

8.5.1.C. Credits and Reimbursements

1. Arterial Transmission and Grid Main Extensions

In the event the arterial transmission and grid main system are not in place when required for development, the developer may install that portion of arterial transmission and grid mains necessary to meet the ~~Water Distribution System, Current City Standards and Water Transmission Master Plan, and Fire Suppression Rating Schedule~~; provided, however, the grid system shall be developed as approximate 1-mile grids beyond the existing grid to ensure that sufficient service is available. Such arterial transmission and grid mains installed by the developer will be limited to the maximum of that which is required by current City standards to complete the next grid loop from the grid system in place or under construction prior to the developer's installation, i.e., if any portion of a grid loop is in place or under construction prior to the developer's installation, the developer may be reimbursed for completing that grid loop, plus up to a maximum of one additional grid loop, if such installation is required by current City standards.

2. Distribution Main Extensions

When a subdivision, single lot, or tract is developed within an existing grid or in the adjacent grid area, but is not adjacent to the grid main, the extension of a water line may be made to serve the property either by the City or the developer if such extension is necessary to meet the current City standards. Maximum developer credit or reimbursement will be limited to one-half mile (2,640 feet) of the installed distribution main. If the fee value of the property does not equal 50% of the off-site extension cost, the extension will not be made unless the developer provides the difference between the fee value and 50% of the off-site extension cost, which difference shall be non-reimbursable.

3. Water Trust Fund Reimbursement Agreement

- a. Developer may request a Water Trust Fund reimbursement agreement for the installation of arterial transmission and grid mains and/or distribution main extensions.
- b. To request reimbursement from the Water Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;

- h. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Water Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Water improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:

 - i. extend the Reimbursement Agreement once for an additional 12 months (subject to loss of priority for reimbursement);

 - a) If project completion is greater than 50%, the extension may be approved by the Director of Development Services;
 - b) If project completion is less than 50%, the extension may be granted by the Assistant City Manager of Development Services;
 - c) If the Director or Assistant City Manager does not grant the extension, a request for reconsideration may be requested for City Council consideration.
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - iv. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no more extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.
- k. The City's execution of a Water Trust Fund Reimbursement Agreement is as trustee of the Water Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Water Trust Fund Reimbursement Agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

4. Payment and Priority of Reimbursements

- a. If the developer installs such arterial transmission and grid mains or distribution main extensions subject to a reimbursement agreement, the developer shall be reimbursed for the actual installation cost that has been submitted to the Director of Development Services pursuant to the reimbursement agreement.
- b. Such reimbursement shall only be made when monies are available in and appropriated from the Water Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

5. Credit

- a. Where monies are not fully available and appropriated from the Water Trust Fund, the Developer may receive trust fund credits in lieu of outstanding reimbursement owed.
- b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, pro-rata fees, and surcharge fees. Credits for water infrastructure may be used for either water or wastewater lot and acreage fees, pro-rata fees, and surcharge fees.
- c. Trust fund credits are assignable with the written authorization of the Director of Development Services.

6. Residential Subdivisions

Subdivisions designed for residential use will include individual service to each lot in their water main layouts, which will be installed and tested with the water mains as required to conform to the current City Water Distribution System Standards.

8.5.1.D. Oversight

- 1. The Director of Development Services may transfer monies from one trust fund to the other in order to better carry out the purposes of this United Development Code. Water trust funds may be transferred to the wastewater trust fund, and wastewater trust funds can be transferred to the water trust fund.
- 2. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.
- 3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Trust Funds.

~~a. Credits~~

~~If the developer installs such arterial transmission and grid mains, the developer shall be credited for the actual installation cost up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such main and is approved.~~

b. Reimbursement

If the actual costs for installation of such arterial transmission and mains are greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Water Arterial Transmission and Grid Main Trust Fund for that portion of the arterial transmission and grid mains installed by the developer up to a maximum of that which is required by the Water Distribution System Standards to complete the next grid loop from the grid system in place or under construction prior to the developer's installation, i.e., if any portion of a grid loop is in place or under construction prior to the developer's installation, the developer may be reimbursed for completing that grid loop, plus up to a maximum of one additional grid loop, if such installation is required by the Water Distribution System Standards. Provided, however, in order to be reimbursed as set forth in this subsection:

- i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of such arterial transmission mains and grid main; and
- ii. If the location or size of the developer's proposed arterial transmission grid mains is not consistent with the City's Water Transmission Master Plan, Distribution System Standards, and the Fire Suppression Rating Schedule, the developer's application for reimbursement may not be considered until an amendment to the Water Distribution System Standards has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Water Distribution Systems Standards to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.

c. Plan Amendment and Submission Requirements

The submissions for draft amendments to the Water Distribution System Standards shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Distribution System Standards should contain a recommended sequencing of construction of transmission or grid main extensions:

d. Payment and Priority of Reimbursements

An arterial transmission and grid mains construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Such reimbursement only shall be made when monies are fully available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the arterial transmission and grid mains construction and reimbursement agreement is approved by the City Council.

2. Distribution Main Extensions

~~When a subdivision, single lot, or tract is developed within an existing grid or in the adjacent grid area, but is not adjacent to the grid main, the extension of a water line may be made to serve the property either by the City or the developer if such extension is necessary to meet the Water Distribution System Standards. The maximum extension shall be limited to one-half mile (2,640 feet). If the fee value of the property does not equal 50% of the off-site extension cost, the extension will not be made unless the developer provides the difference between the fee value and 50% of the off-site extension cost, which difference shall be non-reimbursable. (Ordinance 032357, 02/23/2021)~~

~~a. Credits~~

~~If the developer installs such distribution main, the developer shall be credited for the actual off-site installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such distribution main and is approved.~~

~~b. Reimbursement~~

~~If the actual costs for installation of such distribution main are greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Water Distribution Main Trust Fund for that portion of the distribution main installed by the developer up to the maximum extension criteria described. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of such distribution main; and~~
- ~~ii. If the location or size of the developer's proposed distribution main is not consistent with the City's Water Distribution System Standards and Fire Suppression Rating Schedule, the developer's application for reimbursement may not be considered until an amendment to the Water Distribution System Standards has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Water Distribution System Standards to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c. Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the Water Distribution System Standards shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed distribution main extensions. The draft amendment to the Water Distribution System Standards should contain a recommended sequencing of construction of distribution main extensions:~~

~~d. Payment and Priority of Reimbursements~~

~~A distribution main extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Such reimbursement only shall be made when monies are fully available in and appropriated from the Water Distribution Main Trust Fund. The order of reimbursement will be determined according to the date the distribution main extension construction and reimbursement agreement is approved by the City Council. In instances where properties are adjacent to a distribution main installed by others, a pro-rata fee per front foot will be charged for that portion of the main fronting the property, such amount to be paid when the property is developed.~~

~~3. Residential Subdivisions~~

~~Subdivisions designed for residential use will include in their water main layouts individual service to each lot to be installed and tested with the water mains as required to conform to the Water Distribution System Standards.~~

~~4. Exemptions~~

~~The following categories of property are exempt from the lot or acreage fees of this Section:~~

- ~~a. Property which is platted and has existing, metered, water service and is being replatted for the purpose of changing a building line, easement line, lot line, subdivision name, or as a result of a street, alley, or easement closure action, or for a similar reason. (If such property has metered service and an additional lot or lots are being created by platting, or if such metered service size is being changed, the provisions of this Section will apply to any such lot or lots created).~~
- ~~b. Property being platted within separate or independent water districts where such districts provide water and ensure that fire protection, water extensions, etc., are made to properties within such districts.~~
- ~~c. Property for which the lot or acreage fees previously have been paid through platting and such property is replatted, unless, at the time of replatting, the land use has changed requiring a higher lot or acreage fee rate (the developer will then pay the City the difference in such higher and lower fee rate).~~
- ~~d. Property which has been contractually annexed prior to June 23, 1982; provided that, such property will not be eligible for reimbursement for water lines constructed or proposed to be constructed.~~
- ~~e. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and assessed by such government subdivisions (entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees).~~

~~5. Exemption for Certain Padre Island Properties~~

~~Property previously owned by Padre Island Investment Corporation covered by the Water Agreement authorized by Ordinance No. 10169 of September 17, 1971, which incorporated by reference agreements related to the provision of water to Padre Island Investment Corporation property dated September 30, 1970 and January 5, 1968, other than Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subdivisions, is exempt from the lot or acreage fee provisions of this Section as having satisfied the provisions of that agreement; provided that, the area contained in Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subdivisions shall also be exempt from lot or acreage fees if: (Ordinance 032357, 02/23/2021)~~

- ~~a. The Developer records an election to pay an additional water tap fee published in the Development Services fee schedule contained in Chapter 14, Municipal Code, with respect to each lot which has an area of 1 acre or less and with respect to each lot which has an area in excess of 1 acre, developer shall pay an amount equal to the PIIC lot fee published in the Development Services fee schedule contained in Chapter 14, Municipal Code, plus an additional amount for each acre, or fraction thereof, that such lot exceeds 1 acre, calculated at the rate per acre published in the Development Services fee schedule contained in Chapter 14, Municipal Code, in lieu of lot or acreage fees, such sums being deposited into the Water Arterial Transmission and Grid Main Trust Fund (75%) and the Distribution Mains Trust Fund (25%) for use as provided for in paragraph B.2 above;~~
- ~~b. Such election to pay the additional tap fee in lieu of lot or acreage fees shall only apply to the replat or new plat of all or a portion of such property platted as Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subsequent to August 26, 2003, provided that such replat or new plat reduces the total demand on the water system and the number of lots in the area of the replat or new plat; and~~
- ~~c. The developer of Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II will be solely responsible for the costs of installing all water lines, including distribution mains, and arterial transmission or grid mains on- or off-site, required to service such subdivisions, that all such construction shall be completed in accordance with the platting and engineering requirements of the City, and that upon completion of construction and acceptance of such lines by the City, such improvements shall be owned and maintained by the City. The developer shall have no claim for reimbursement from the Water Arterial Transmission and Grid Main Trust Fund or the Water Distribution Main Trust Fund for any of the construction costs of water lines required for such subdivisions.~~

8.5.1.D. Main Not Within One Mile of Property

- ~~1. In areas where a treated water supply main is not within one mile, the developer shall construct wells in such a manner that an adequate supply of potable water and an adequate supply of water for fire protection shall be available to every lot in the subdivision meeting the then applicable standards of the adopted Fire Code. Such water supply system shall be constructed under the supervision of the City-County Health Department according to the aforesaid Distribution System Standards and shall also comply with the regulations of the State Board of Health in regard to such systems. The City Engineer, or his duly authorized representative, shall be responsible for determining that such well water supply systems comply with the requirements of this subsection.~~

- ~~2. No lot or acreage fee shall be paid if such land for which the fees are paid lies within an area exempted by the City Council from the payment of such fees. Such exempted areas shall be those determined by the City Council not likely to be served by City water services within the next 15 years. The City Council, with the advice of the Assistant City Manager of Development Services and the Planning Commission, may make such determinations whenever necessary. Any request for a determination of exemption, other than from the Assistant City Manager of Development Services, Planning Commission or the City Council, shall be submitted in writing to the Assistant City Manager of Development Services. The Assistant City Manager of Development Services shall make a recommendation to the Planning Commission and such request will be scheduled for Planning Commission hearing within 60 days after the filing of such request. Thereafter, the Planning Commission shall make its recommendation to the City Council, which shall make the final determination. The City Council may, at any time, cease to exempt any area previously exempted, and thereafter such fees shall apply. Owners of property for which a water lot or acreage fee has been paid under the conditions of this paragraph, may receive a refund of their pro-rata portions (based on the total lots or acreage) of the lot or acreage fee paid if, after 10 years, but not more than 20 years from the date of the filing of the plat, the owners of 50% of the property within said final plat petition the City Council for a hearing to determine whether the fees should be refunded. A refund may be made if the City Council finds:~~
- ~~a. The petitioners are the property owners of lots for which a water lot or acreage fee has been paid;~~
 - ~~b. No water lines serve the petitioners' property from the City's water system, from another governmental entity, or from existing water control districts or authorities which provide for the furnishing of water; and~~
 - ~~c. The property is not likely to be served with such water lines within five years:
 - ~~i. Any refunds shall only be made when monies are fully available in, and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the application for refund is approved by the City Council.~~
 - ~~ii. Governmental entities, water control districts, or authorities, other than the City, which have provided for the furnishing of an approved water supply to a tract of land for which a lot or acreage fee has been paid to the City may apply to the City for a reimbursement of the lot or acreage fee paid on such tract if such fee has not already been refunded to the lot owners. Any refunds only shall be made when monies are fully available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the application for reimbursements is approved by the City Council.~~~~
- ~~(Ordinance 031539, 09/24/2018)~~
- ~~iii. The foregoing shall apply with respect to exempting from payment or refunding of lot and acreage fees only and is not intended to exempt or waive any other platting or other requirements.~~

8.5.2. Wastewater Trust Fund

8.5.2.A. Purpose

The purposes of the Wastewater Trust Fund are is:

1. ~~To~~ to encourage the orderly development of subdivisions within and surrounding the City;
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
- ~~2.3.~~ ~~To~~ to establish an equitable system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;
- ~~3.4.~~ ~~To~~ to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and
- ~~4.5.~~ ~~To~~ to establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Wastewater infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for ~~wastewater trust fund~~ reimbursement from the Wastewater Trust Fund, unless approved by the City Council.
- ~~5. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations:~~
- ~~6. In order to request funds for reimbursement from the Trust Funds, a reimbursement agreement application shall be submitted and include the following: planning commission approved plat, public improvement plans, cost estimate, application fee, and must be deemed complete before a date for City Council consideration will be scheduled:~~
- ~~7. City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this Unified Development Code. Wastewater trust funds may be transferred to water or wastewater trust funds:~~
- ~~8. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges:~~
- ~~9. Once every two years or as requested, City staff shall brief City Council on the fiscal status of the Trust Funds:~~

(Ordinance 032357, 02/23/2021)

8.5.2.B. Payment of Fees

1. Before any unit of a subdivision, ~~or~~ single lot, ~~or tract which~~ is completed and the final plat is recorded, the developer will be required to pay the City the water lot fee or acreage fee. Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single- and two-family residential properties. ~~the lot or acreage fee, whichever is greater, shall be paid.~~
2. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay to the City a wastewater collection line front-foot pro-rata fee.
3. A wastewater surcharge per lot will be charged in addition to the water tap or meter set fee for service to each lot. The surcharge will apply to all property, new or existing, when an application for a wastewater service tap or meter set is made.
4. Separate from the trust funds, wastewater tap fees shall be paid to the City concurrently with any application for a wastewater tap. Corpus Christi Code Sec. 55-71 establishes the applicable tap fee rates for wastewater tapping. Tap fees will be paid to the City concurrently with the tap or meter set application for wastewater service on individually-platted lots or properties.
5. These fees shall be applicable regardless of whether the property is located inside or outside the City limits.
6. All wastewater lot or acreage fees and wastewater pro-rata fees will be paid into the developer Wastewater Trust Fund prior to the recordation of the subdivision plat.
7. Wastewater Lot and acreage fees, pro-rata fees, and surcharge fees will be deposited into the Wastewater Trust Fund to reimburse developers for constructing wastewater trunk lines, trunk force main lines, and collection lines in accordance with this Section.

- ~~2. A surcharge per lot will be charged in addition to the tap fee for service to each lot.~~
- ~~3. The surcharge will apply to all property, new or existing, when an application for a wastewater service tap is made. All lot or acreage fees and pro-rata fees will be paid to the City prior to the subdivision plat being recorded. (Ordinance 029376, 02/21/12)~~
- ~~4. Tap fees will be paid to the City concurrently with the tap application for wastewater service on individually-platted lots or properties.~~
- ~~5. These fees shall apply regardless of whether the properties are located inside or outside the City limits, except as provided in subparagraph 8.5.2.D.1, below:~~

8.5.2.C. Properties Within City Limits

~~All platted property within the City limits shall be served by a City-approved wastewater treatment system, as per Subsection 8.2.7.~~

8.5.2.D. Depositing of Fees

~~The fees collected under this Section will be deposited into two separate trust accounts as follows:~~

- ~~1. Lot and acreage fees and 75% of the surcharge fees will be deposited into the Wastewater Trunk System Trust Fund for use in constructing Wastewater Master Plan trunk lines, Master Plan lift~~

~~stations, and trunk force main lines and reimbursing developers for constructing Wastewater Master Plan trunk lines, Master Plan lift stations, and trunk force main lines.~~

~~2. Pro-rata fees and 25% of the surcharge fees will be deposited into the Wastewater Collection Line Trust Fund for use in over-sizing collection lines, constructing collection lines, and reimbursing developers for over-sizing and constructing collection lines off-site.~~

~~3.8. Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the [August Construction Index](#) published in the Engineering News Record [and may automatically increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.](#)~~

~~4. The Tap Fee Ordinance (Municipal Code, Section 55-70, et seq.) separately establishes the applicable tap fee rates.~~

8.5.2.E. Credits and Reimbursements

1. Wastewater Trunk Line Extensions

~~In the event the trunk line system is not in place when required for development, the developer may install that portion of the trunk line system necessary to meet the established design standards.~~

a. Credits

~~If the developer installs the wastewater trunk line, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of the trunk line and is approved.~~

b. Reimbursement

~~If the actual cost for installation of the wastewater trunk line is greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the trunk lines installed by the developer. Provided, however, in order to be reimbursed as set forth in this subsection:~~

~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the wastewater trunk line.~~

~~ii. If the location or size of the developer's proposed wastewater trunk line is not consistent with the City's applicable Wastewater Master Plan and Capital Improvement Program for the service area, the developer's application for reimbursement may not be considered until an amendment to the applicable Wastewater Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Wastewater Master Plan to the Assistant City Manager of Development Services if such is required. If Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

c. ~~Plan Amendment and Submission Requirements~~

~~The submission for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed trunk line extension. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of trunk system improvements:~~

d. ~~Payment and Priority of Reimbursement~~

~~A trunk line construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the wastewater trunk system construction and reimbursement agreement is approved by the City Council.~~

e. ~~Deferred Reimbursement~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the wastewater trunk line for which the credit was given, and an extension of the trunk line was not required to serve the land. (Ordinance 032357, 02/23/2021)~~

2. ~~Collection Line Extensions~~

~~When a subdivision, single lot, or tract is developed within an area where the Assistant City Manager of Development Services has determined that a collection line will serve such area, the extension of a collection line may be made to serve such property either by the City or the developer. Maximum developer reimbursement will be limited to 50% of the off-site extension cost. (Ordinance 032357, 02/23/2021)~~

a. ~~Credits~~

~~If the developer installs such collection line, the developer shall be credited for the actual off-site installation costs as well as any over-sizing beyond its needs and as required by the Assistant City Manager of Development Services, up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such collection line and is approved.~~

b. ~~Reimbursement~~

~~If the actual cost for installation of such collection line is greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the~~

~~Wastewater Collection Line Trust Fund for that portion of the collection line installed by the developer up to the maximum reimbursement criteria described. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i.—The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the collection line.~~
- ~~ii.—If the location or size of the developer’s proposed collection line is not consistent with the City’s applicable Master Plan, the developer’s application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c.—Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site that will be served by the proposed collection line extension. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of collection system improvements:~~

~~d.—Payment and Priority of Reimbursements~~

~~A collection line extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are fully available in and appropriated from the Collection Line Trust Fund. The order of reimbursement will be determined according to the date the collection main construction and reimbursement agreement is approved by the City Council. In instances where properties are adjacent to a collection line installed by others, unless privately-funded, a pro-rata fee per front foot will be charged for that portion of the line fronting the property, such amount to be paid when the property is platted.~~

~~e.—Deferred Reimbursements~~

~~If developer is owed funds from the Collection Line Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, subsequent lot or acreage fee credits from subsequent final plats filed with the County Clerk, which lands are within or contiguous to the boundaries of the preliminary plat of the originally developed property and which will be served by the wastewater collection line for which the original credit was given but will not be served by any trunk or collection line extension, may be credited to the outstanding amounts owed to the developer by the Collection Line Trust Fund until the total amount owed has been paid regardless of the order reimbursement. (Ordinance 032357, 02/23/2021)~~

f.—Residential Subdivisions

Subdivisions designed for residential use shall include collection lines laid out with individual service pre-taps to each lot up to the property line, to be installed in conformity with the currently adopted Wastewater standards.

3.—Wastewater Trunk Force Main Extensions

If a trunk force main system is not in place when required for development, the developer may install that portion of the trunk force main system necessary to meet currently adopted Wastewater standards and shall comply with the current adopted Wastewater Master Plan

a.—Credits

If the developer installs the wastewater trunk force main, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of the trunk force main and is approved by the Assistant City Manager of Development Services.

b.—Reimbursement

If the actual cost of installing a wastewater trunk force main is greater than the lot or acreage fee, the developer will be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the trunk force mains installed by the developer. No reimbursement shall be available for improvements installed or designed without the approval of the City. Provided, however, in order to be reimbursed as set forth in this subsection:

- i.—The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the wastewater trunk force main.
- ii.—If the location or size of the developer's proposed trunk force main is not consistent with the City's applicable Master Plan for the service area, the developer's application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation, and to the City Council for consideration.

c.—Plan Amendment and Submission Requirements

The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) in the area that will be serviced by the proposed trunk force main. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of trunk system improvements.

d. ~~Payment and Priority of Reimbursement~~

~~A trunk force main extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the wastewater trunk force main construction and reimbursement agreement is approved by the City Council.~~

e. ~~Deferred Reimbursement~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the trunk force main for which the credit was given, and an extension of the trunk force main was not required to serve the land. (Ordinance 032357, 02/23/2021)~~

4. ~~Wastewater Lift Station Installations~~

~~If a wastewater lift station is not in place or one that is in place is inadequate when required for development, the developer may install or upgrade the lift station to meet adopted City wastewater standards:~~

a. ~~Credits~~

~~If the developer installs or upgrades a lift station, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation or upgrading of the lift station and is approved:~~

b. ~~Reimbursement~~

~~If the actual cost of installing or upgrading a lift station is greater than the lot or acreage fee, the developer will be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the lift station installed or upgraded by the developer. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to installing or upgrading the lift station:~~
- ~~ii. If the location or size of the developer's proposed collection line is not consistent with the City's applicable Master Plan, the developer's application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the~~

~~Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration:~~

~~**c. Plan Amendment and Submission Requirements**~~

~~The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure in the area that will be serviced by the proposed lift station. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of system improvements:~~

~~**d. Payment and Priority of Reimbursement**~~

~~A lift station construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the waste water lift station construction and reimbursement agreement is approved by the City Council:~~

~~**e. Deferred Reimbursement**~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land is served by the lift station for which the credit was given, a new lift station additional trunk line extension was not required to serve the land, and the new development did not require the modification or expansion of the lift station serving the land. (Ordinance 032357, 02/23/2021)~~

8.5.2.F. Property Outside City Limits

When property requesting wastewater service in accordance with this policy is located outside the City limits, the property owner shall agree to annex or sign a contract to annex such property to the City prior to wastewater service being made available to the subdivision:

8.5.2.G. Exemptions

9. The following categories of property are exempt from the wastewater lot or acreage fees of this Section:

- 1. a. No Wastewater Trust Fund lot or acreage fee shall be paid if such land for which the fees are paid lies within an area exempted by the Director of Development Services or City Council from the payment of such fees. Such exempted areas shall be those determined not to be served by existing improvements, near-term improvements, or improvements to be installed within 10 years, as shown on the Wastewater Capital Improvement Plan. ~~by the~~

~~Director of Development Services or City Council to not likely to be served by City wastewater services within the next 15 years.~~

- ~~i.~~ i. The Director of Development Services may make such determination when the fees of the area being exempted are \$50,000 or less. City Council, with the advice of the ~~Director Assistant City Manager~~ of Development Services and the Planning Commission, may make such determinations whenever the fees of the area being exempted are more than \$50,000. Any request for a determination of exemption, other than from the Director of Development Services, Planning Commission, or the City Council, shall be submitted in writing to the Assistant City Manager of Development Services, along with the filing fee published in the Development Services Fee Schedule, Chapter 14, Municipal Code.
 - ~~ii.~~ ii. For areas with fees greater than \$50,000, the ~~Director Assistant City Manager~~ of Development Services shall make its recommendation to the Planning Commission, and such request will be scheduled for a Planning Commission hearing within 60 days after the filing of such request. Thereafter, the Planning Commission shall make its recommendation to the City Council, which shall make the final determination.
 - ~~iii.~~ iii. The City Council, may, at any time, cease to exempt any area previously exempted, and thereafter such fees shall apply.
- b. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions, shall be exempt from payment of acreage fees and surcharge fees described herein. Entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees.
- c. The exemption in this section only applies to wastewater lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.
10. ~~Owners of property for which a wastewater lot or acreage fee has been paid under conditions of this section paragraph, may receive a refund of their pro-rata portions (based on the total lots or acreage) of the lot or acreage fee paid if, after 10 15 years, but not more than 20 years from the date of the filing of the plat, the owners of 50% of the property within said final plat petition the City Council for a hearing to determine whether the fees should be refunded. A refund may be made if the City Council finds:~~
- ~~a.~~ a. ~~The petitioners are the property owners of lots for which a wastewater lot or acreage fee has been paid;~~
 - ~~b.~~ b. ~~No wastewater lines serve the petitioners' property from the City's wastewater system, from another governmental entity, or from existing wastewater control districts, or authorities which provide for the collection or treatment of sanitary sewage; and~~
 - ~~c.~~ c. ~~The property is not likely to be served with such wastewater lines within five years.~~

~~i.—Any refunds shall only be made when monies are fully available in, and appropriated from the Wastewater Trunk Line Trust Fund. The order of reimbursement will be determined according to the date the application for refund is approved by the City Council.~~

~~ii.—Governmental entities, wastewater control districts, or authorities other than the City which have provided for the collection or treatment of sanitary sewage to a tract of land for which a lot or acreage fee has been paid to the City may apply to the City for a reimbursement of the lot or acreage fee paid on such tract if such fee has not already been refunded to the lot owners. Any refunds only shall be made when monies are fully available in and appropriated from the Wastewater Trunk Line Trust Fund. The order of reimbursement will be determined according to the date the application for reimbursements is approved by the City Council~~

~~(Ordinance 031539, 09/24/2018)~~

~~iii.—The foregoing shall apply with respect to exempting from payment or refunding of lot and acreage fees only and is not intended to exempt or waive any other platting or other requirements.~~

~~2.—Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions, shall be exempt from payment of acreage fees and surcharge fees described herein. Entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees.~~

~~3.—The exemption in this section only applies lot or acreage fees to be deposited into the Wastewater Trunk Line Trust Fund. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.~~

8.5.2.H. No Double Credit

~~A lot or acreage fee for the same property may only be credited against either the Wastewater Trunk System Trust Fund or the Collection Line Trust Fund, but not against both trust funds.~~

~~(Ordinance 032357, 02/23/2021)~~

8.5.2.C. Wastewater Reimbursements and Credits

1. Wastewater Trunk Line Extensions

~~In the event the trunk line system is not in place when required for development, the developer may install that portion of the trunk line system necessary to meet the established design standards.~~

2. Wastewater Trunk Force Main Extensions

~~If a trunk force main system is not in place when required for development, the developer may install that portion of the trunk force main system necessary to meet currently adopted Wastewater standards and shall comply with the current adopted Wastewater Master Plan.~~

3. Collection Line Extensions

When a subdivision, single lot, or tract is developed within a service area as shown on the Wastewater Master Plan that will serve such area, the developer may extend a collection line to serve such property. Maximum developer credit or reimbursement will be limited to 50% of the off-site extension cost.

4. Wastewater Trust Fund Reimbursement Agreement

- a. Developer may request a reimbursement agreement for the installation of trunk line, force main, and/or collection line extensions.
- b. To request reimbursement from the Wastewater Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;
 - ii. approved public improvement plans (design memorandums do not qualify as public improvement plans);
 - iii. cost estimate for trunk line, force main, and/or collection line extensions; and
 - iv. an application fee.
- c. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Director of Development Services prior to the installation of such trunk line, force main, and collection line extension. The application must be deemed complete before a date is scheduled for consideration by the City Council.
- d. If the location or size of the developer's proposed trunk line, force main, and collection line extension is not consistent with the City's Wastewater Master Plan and Capital Improvement Plan Program, the developer's application for reimbursement may not be considered by City Council until an amendment to the current City Wastewater Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Director of Development Services. The submissions for draft amendments to the Wastewater Master Plan shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Roadway Master Plan and/or Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Wastewater Master Plan should include a recommended sequence of the construction of the wastewater system improvements.
- e. A reimbursement agreement must be approved by the City Council before the developer starts construction of wastewater improvements.
- g. The Developer shall be reimbursed by a lump sum upon completion of the wastewater improvements.
- f. For each reimbursement request, the Developer shall certify:
 - i. there are no known liens or bond claims outstanding as of the date of the reimbursement request;

- ii. all due and payable bills with respect to the installed Wastewater Infrastructure have been paid to date or are included in the amount requested in the current reimbursement request;
- iii. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Wastewater Infrastructure; and
- iv. releases from all Developer's contractors, subcontractors and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Wastewater Infrastructure installed; provided if any of the foregoing is not true and cannot be certified, Developer shall revise the certificate as appropriate and identify all exceptions to the requested certifications.
- i. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Wastewater Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Wastewater improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:
 - i. extend the Reimbursement Agreement for an additional 12 months (subject to loss of priority for reimbursement);
 - a) If project completion is greater than 50%, the extension may be approved by the Director of Development Services;
 - b) If project completion is less than 50%, the extension may be granted by the Assistant City Manager of Development Services;
 - c) If the Director or Assistant City Manager does not grant the extension, a request for reconsideration may be requested for City Council consideration.
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - IV. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no more extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.

k. The City's execution of a Wastewater Trust Fund Reimbursement Agreement is as trustee of the Wastewater Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Wastewater Trust Fund Reimbursement Agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

5. Payment and Priority of Reimbursements

a. If the developer installs such wastewater trunk line, force main, and collection line extensions subject to a reimbursement agreement, the developer shall be reimbursed from funds available from the Wastewater Trust Fund for that portion of the trunk line, force main, and collection line extension installed by the developer.

b. Such reimbursement shall only be made when monies are available in and appropriated from the Wastewater Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

6. Credit

a. Where monies are not fully available and appropriated from the Wastewater Trust Fund, the Developer may receive trust fund credit for outstanding reimbursement owed.

b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, pro-rata fees, and surcharge fees. Credits for wastewater infrastructure may be used for either water or wastewater lot and acreage fees, pro-rata fees, and surcharge fees.

c. Trust fund credits are fully assignable with the written consent of the Director of Development Services.

7. Residential Subdivisions

Subdivisions designed for residential use shall include collection lines laid out with individual service pre-taps to each lot up to the property line, to be installed in conformity with the currently adopted Wastewater standards.

8. Property Outside City Limits

When property requesting wastewater service in accordance with this policy is located outside the City limits, the property owner shall agree to annex or sign a contract to annex such property to the City prior to wastewater service being made available to the subdivision.

9. Properties Within City Limits

All platted property within the City limits shall be served by a City-approved wastewater treatment system, as per Subsection 8.2.7.

8.5.2.D. Oversight

1. The Director of Development Services may transfer monies from one trust fund to the other to better carry out the purposes of this United Development Code. Wastewater trust funds may be transferred to the water trust fund, and water trust funds can be transferred to the wastewater trust fund.
2. Once every two years, the City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the wastewater trust fund, and may, after a public hearing, adopt a new schedule of fees and charges.
3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Wastewater Trust Fund.

SECTION 3. UDC Article 8 “Subdivision Design and Improvements”, Section 8.4 “City Participation in Streets and Drainage Crossings”, is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

§ 8.4 City Development Agreements.

8.4.1. Streets

A. All Streets

1. City participation funds may be used to fund street projects and ROW or other improvements. City participation will be limited to a 30 percent reimbursement rate for the construction improvements. The oversizing of improvements, at the request of the City, may be eligible for a reimbursement rate not exceeding 100 percent of the cost for the required oversizing, as outlined in this section.
2. Participation shall comply with Texas Local Government Code §212.071 et seq.
3. The developer shall submit the Public Improvement Package to Development Services for review and acceptance.
4. The developer shall submit an infrastructure participation application, including all cost-supporting documentation, to Development Services.
5. The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.
6. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract

is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.

B. Drainage Crossings

Where crossings over drainage ways are necessary, the developer shall be required to construct the crossings at its expense if the ultimate bottom width of the drainage way does not exceed 15 feet. If two or more developers own property adjacent to the drainage way, they shall deposit an equal share of the estimated cost of the bridge or crossing. The crossing shall be constructed when all developers involved have deposited their share of the money for the construction. The City shall participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way exceeds 15 feet, the side slope is approved by the Assistant City Manager of Development Services and the following conditions are satisfied:

1. Before construction begins, available funds shall be appropriated and certified and the City Council shall authorize an infrastructure participation agreement.
2. Participation shall comply with Texas Local Government Code §212.071 et seq. The participation shall be an amount determined by multiplying a fraction comprised of the ultimate bottom width less 15 feet divided by the ultimate bottom width and the applicable construction costs. The City shall not under any condition participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way is 15 feet or less; nor will the City participate in an amount greater than the amount determined by the above formula if the property on one side is an existing street or any other public property; nor will the City participate if the bridge is located outside the City limits. In estimating the total cost of construction for bridge crossings, the plans shall include the structure, headwalls, retaining walls, embankments, roadways, pavement, curbs and gutter, sidewalk, railing and related drainage structures, testing and engineering and related project expenses within the drainage right-of-way excluding 10 feet of improvements on each outside edge of the right-of-way.
3. All engineering work shall be performed by the developer's Texas-licensed professional engineer and approved by the Assistant City Manager of Development Services. Participation by the City shall be limited to the total costs (inclusive of engineering fees) for the improvements required by the City. Anything in excess or more elaborate than the City's requirements will be at the developer's sole expense.

C. Wastewater Lift Stations

If a wastewater lift station is not in place or if the one that is in place is inadequate when required for development, the developer may be required to install or upgrade the lift station to meet the adopted City wastewater standards and Wastewater Master Plan. The City may participate in the construction or upgrade of a wastewater lift station.

1. Participation shall comply with Texas Local Government Code §212.071 et seq.
2. The developer shall submit an infrastructure participation application, including an approved public improvement plan and all cost-supporting documentation, to Development Services.

3. [The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.](#)
4. [The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \\$100,000 and a payment bond if the contract is in excess of \\$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.](#)

D. Other Public Improvements

Other public improvements may be considered for funding if they are consistent with the comprehensive plan or utility master plans and implement city initiatives including but not limited to incentivizing affordable or work force housing, walkable communities, mixed use projects in an area development plan designated for mixed use development, redevelopment of vacant buildings; streetscape enhancements along UTP streets, and rehabilitation of buildings with local, state or national historic designations.

SECTION 4. UDC Article 1 “General Provisions”, Section 1.11 “Definitions”, is amended by adding the following language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as delineated below:

Wastewater Surcharge: A fee to be charged in addition to sanitary sewer tap or meter set fees to be paid when the sanitary sewer tap or meter set fee is paid. The current surcharge is published in the Development Services fee schedule, Article XII, Chapter 14, Code of Ordinances.

Water Surcharge: A fee to be charged in addition to tap or meter set fees for single-family or duplex utility connections to be paid when the tap or meter set fee is paid. The current surcharge is published in the Development Services fee schedule, Article XII, Chapter 14, Code of Ordinances.

SECTION 5. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance is held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it may not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance be given full force and effect for its purpose.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

SECTION 7. This Ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary



CIAC Recommendations: Trust Fund/Impact Fees

March 17, 2026

Background

August 2019: City Council directed staff to re-examine Trust Funds and assess alternative funding sources for new infrastructure.

December 2019 - February 2020: A Utility Alternative Financing Study update was completed and presented to City Council. The study recommended transitioning from trust funds to impact fees, to fund infrastructure expansion.

February 2024: City Council recommended reassess the current Trust Fees with CIAC and CIAC sub-committee, to see if adjustments could be made for solvency.



Summary

The Capital Improvement Advisory Committee (CIAC) recommends presenting City Council with two integrated actions:

1. Adopt Impact Fees for water, wastewater, stormwater (Oso Creek), and roadway infrastructure under Texas Local Government Code Chapter 395, effective October 1, 2026, and sunset existing Trust Fund lot/acreage and pro-rata fees to prevent duplicative charges. (CIAC Recommendation April 2024)
1. Amend the UDC to streamline Trust Fund reimbursement/credit processes, clarify surcharge collection, and authorize City participation for wastewater lift stations. (CIAC Recommendation August 2025 and December 2025)



Trust Funds

Since 1982, Trust Funds have reimbursed approximately \$41.5 million for water and wastewater infrastructure. Current structure includes four buckets; proposed amendments consolidate into two (Water and Wastewater), clarify eligibility, and formalize reimbursement agreements.

Process:

Step 1: Plat & Fee Payment – Submit plat and pay applicable fees

Step 2: Public Improvement Plans – Provide approved plans and cost estimates

Step 3: Agreement & Approval – City Council approves reimbursement agreement

Step 4: Construction & Reimbursement – Build infrastructure; reimbursement or credits issued when funds are available



Impact Fees

Legislatively created in 1989, Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansion necessitated by and attributed to the new development.” Water, wastewater, Stormwater and Roadway Impact Fees are governed by Chapter 395 of the Texas Local Government Code to fund growth-related capital improvements.

Following Council direction (2019) and adoption of Water, Wastewater, Stormwater, and Roadway Master Plans (2024), CIAC recommended impact fees for City Council consideration.



CIAC Recommended Trust Fund Amendments

- Streamline from four buckets into two buckets Water and Wastewater.
- Lift stations will no longer be eligible for reimbursement through Trust Funds and will instead be addressed through City participation agreements under UDC §8.4.
- Streamlines pro-rata fee collection and assessment
- Enhances requirements for submission documents; no longer allowing for design memorandum
- Limits extension to a one-time 12-month extension only if the project has begun. If development has not started the request for extension must be presented to City Council.
- No fee adjustment at this time with a fee revisit in FY28.



CIAC RECOMMENDATIONS ON IMPACT FEES

April 2024- CIAC recommended total Assessed fees of \$1,662.00/ERU (equivalent residential unit).

Assessed fees reflect proposed charges to development; adopted rates represent statutory maximums.

Infrastructure	Assessed	Adopted
Water	\$1,866.00/ERU	\$950.00/ERU
Wastewater	\$1,268.00/ERU	\$612.00/ERU
Commercial based on meter size		
Stormwater	\$30.54/KSF (thousand square feet)	\$100.00/ERU
Roadway	5% of Max Rate	\$0.00



Comparison of Current Trust Fund Fees & CIAC Proposed Impact Fees

TRUST FUND		IMPACT FEE		
	ASSESSED		ADOPTED	ASSESSED
WATER		WATER	1SA	
Com-Lot	525.61		1866.00 per ERU	950.00 per ERU
Com-Acre	2106.84			
Res-Lot	266.47			
Res-Acre	1052.69			
Surcharge W	355.78			
Pro Rata W**	15.42 ft			
WASTE		WASTE	1SA	
Lot	575.39		1268.00 per ERU	612.00 per ERU
Acre	2300.1			
Surcharge VVW	405.56			
Pro Rata VVW**	17.83 ft			
STORMWATER		STORMWATER		
L	0		30.54 ksf	100.00 per ERU*
ROADWAY		ROADWAY	21SA	
	0		5% of Max Rate	0

*only for Single Family lots

**charged when existing platted lot



Comparison of Current Trust Fund Fees and CIAC Proposed Impact Fees

	Single-Family (48 Lots-9.158 Acres)					Multifamily (286 Units 9.56 Acres)				Commercial 2.61 Acreage		
Current Trust Fund Fees												
	Lot/Acreage	Pro-Rata	Surcharge	Total	Per Lot	Lot/Acreage	Pro-Rata	Surcharge	Total	Lot/Acreage	Surcharge	Total
Water	\$12,790.56	\$10,177.20	\$17,077.44	\$40,045.20	\$834.28	\$20,141.39	\$5,088.60	\$4,269.36	\$29,499.35	\$5,498.85	\$711.56	\$6,210.41
Wastewater	\$27,618.72	\$11,767.80	\$19,466.88	\$58,853.40	\$1,226.11	\$21,988.95	\$5,883.90	\$4,866.72	\$32,739.57	\$6,003.26	\$811.12	\$6,814.38
	Per Lot Total				\$2,060.39	Per Lot Total			\$62,238.92	Per Lot Total		\$13,024.79
Impact Fee (CIAC Recommendation)												
	Impact Fee		Total		Impact Fee		Total		Impact Fee		Total	
Water	\$45,600.00		\$45,600.00		\$271,700.00		\$235,600.00		\$4,750.00		\$4,750.00	
Wastewater	\$29,376		\$29,376.00		\$175,032.00		\$151,776.00		\$3,060.00		\$3,060.00	
Stormwater	\$4,800.00		\$4,800.00		\$0.00		\$0.00		\$0.00		\$0.00	
	Total Per Lot		\$1,662.00		Total Per Lot		\$387,376.00		Total Per Lot		\$7,810.00	



Key Differences

Trust Fund:

- Funded entirely by developers and builders through lot, acreage, and pro-rata fees.
- Adjustments and policy changes are controlled locally by City Council without state intervention.
- Provides flexibility for local priorities but limited to developer and builder contributions and reimbursement agreements.

Impact Fees:

- Funded by developers, builders, and partially by the City through credits and statutory requirements.
- Governed by Texas Local Government Code Chapter 395, meaning fee structures and requirements are subject to state law and can be adjusted by legislative action at any time.
- Offers a standardized, state-regulated framework tied to adopted Master Plans and Capital Improvement Programs.



Recommendation

The Capital Improvement Advisory Committee, and Development Services recommend:

Adoption of the proposed Trust Fund policy adjustments with no fee increase at this time; and a scheduled revisit of Trust Fund fees in FY28 to evaluate solvency and determine if adjustments are necessary.





Questions?