



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, January 21, 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: All commissioners in attendance at 1.7.2026 meeting

IV. Approval of Minutes: January 7, 2026

1. [26-0083](#) January 7, 2026 Meeting Minutes

Attachments: [1.7.26 PC Meeting Minutes- DRAFT](#)

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats

2. [26-0053](#) PL9077
REPLAT - Port Aransas Cliffs
Lot 65A Block 117
(0.24 Acres)

(District 2) Generally located at 208 Doddridge Street on the northeast corner of Doddridge Street and Aransas Street.

Attachments: [PL9077ReplatCoverTab](#)
[PL9077ClosedCommentReport](#)
[PL9077Latest Plat](#)

3. [26-0093](#) PL9085
REPLAT - El Oso Dormido
Lots 1R and 2, Block 1
(4.83 acres)

(District 4) Generally located at 2337 Yorktown Boulevard, south of Sera Street, east of Armani Street, and west of Roscher Road.

Attachments: [PL9085ReplatCoverTab](#)
[PL9085ClosedCommentReport](#)
[PL9085LatestPlat](#)

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

The following Public Hearing items will be considered individually.

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

4. [26-0082](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of Two Proposed C1 Collectors

Attachments: [RMP Amendment \(Project 1-AO 1-AN\) -PC-1.21.26](#)
[Presentation - Nemec Meadow -PC-1-21-26](#)

VII. Director's Report**VIII. Future Agenda Items****IX. Adjournment**

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, January 7, 2026

5:30 PM

Council Chambers

I. 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 all members in attendance.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Commissioner Teichelman (December 10, 2025)

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

IV. Approval of Minutes: December 10, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from December 10, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed

1. [25-1970](#) December 10, 2025 Meeting Minutes

Attachments: [12.10.25 PC Meeting Minutes- DRAFT](#)

V. Discussion and Possible Action (Items A & B)

A. Election of Vice Chairman

Chairman Salazar-Garza opened for nominations for Vice Chairman. Commissioner Hedrick made a motion to appoint Commissioner Munoz. Commissioner Miller seconded. Vote: All Aye. Motion passed.

B. 2025 Annual Board Report

Andrew Dimas, Development Services explained the Annual Report which needs to be completed yearly by the Planning Commission. Chairman Salazar-Garza completed the report needs to be reviewed and approved to by the Commissioners. Chairman Salazar-Garza opened for public comment. With none, public comment was closed. Commissioner Miller made a motion to approve the 2025 Annual Report has completed by Chairman Salazar-Garza. Commissioner Teichelman seconded. Vote: All Aye. Motion

passed.

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

Andrew Dimas, Development Services introduced items #2, 3, 4, & 5 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 item #7 into record and staff recommend approval for the rezoning request. He stated zoning #6 would be pulled from the consent agenda since the owner is present for public comment.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, & 7. Being none, public comment was closed.

Commissioner Munoz made a motion to approve consent agenda items #2, 3, 4, 5, & 7 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes

C. Plats

2. [25-1999](#) PL8891
PRELIMINARY - STRIPES CORPUS CHRISTI
Lot 1
(5.882 acres)

(District 3) Generally located at 6301 Highway 44 (Hwy 44), on the southwest corner of Hwy 44 and Heinsohn Road.

Attachments: [PL8891CoverTabPreliminary](#)
[PL8891 Closed Comment Report](#)
[PL8891LatestPrelimPlat](#)

3. [25-1942](#) PL9050
REPLAT - Brooklyn Addition
Lot 5R Block 81
(0.22 Acres)

(District 1) Generally located at 3705 Seagull Boulevard, east of Highway 181 and north of Churchdale Avenue.

Attachments: [PL9050ReplatCoverTab](#)
[PL9050ClosedCommentReport](#)
[PL9050LatestPlat](#)

4. [25-1998](#) PL9056

REPLAT - GENEVA HEIGHTS

Lot 1A, Block 2 (0.55 acres)

(District 1) Generally located at 3710 Leopard Street, east of Burke Drive and west of Lancaster Drive.

Attachments: [PL9056CoverTabReplat](#)
 [PL9056 Closed Comment Report](#)
 [PL9056LatestPlat](#)

5. [25-1973](#) PL9093
 FINAL- Waldron Estates Subdivision
 Lots 1-33 Block 1, Lots 1-42 Block 2, Lot 1 Block 3, Lot 1-2 Block 4, Lots 1-6 Block 5
 (17.28 Acres)

(District 4) Generally located at 601 Graham Road, north of Blossom Street and west of Waldron Road.

Attachments: [PL9093FinalPlatCoverTab](#)
 [PL9093ClosedDocReport](#)
 [PL9093LatestPlat](#)

D. Zoning

6. [25-2010](#) Zoning Case No. ZN8771, Jason Luby (District 2). Ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District; to the "CG-1" General Commercial District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8771 Jason Luby Text File Tab](#)
 [ZN8771 Jason Luby Staff Report](#)
 [ZN8771 Jason Luby PowerPoint Presentation](#)

Andrew Dimas, Development Services introduced item #6 into record regarding the ordinance rezoning a property at or near 2409 Viola Avenue from the "RS-6" Single Family 6 District; to the "CG-1" General Commercial District. Staff is recommending denial.

Vice Chair Munoz asked about where the CG-1 properties begin on the back side of the property. Andrew Dimas stated on the CG-1 properties strip begin at the corner of Ayers and Viola which stretches from Gollihar to SH 286. Commissioner Hedrick asked if there were commercially zoned properties on Viola St or were they only RS-6. Andrew Dimas stated the properties on Viola are all RS-6. Andrew Dimas stated the property in question was once used as a laydown yard when work was being done on the Ayers St. corridor. Commissioner Hedrick asked if Archer Dr. has direct access to the property.

Andrew Dimas stated it does not. Commissioner Miller asked if the building on the property was previously used for non-conforming use. Andrew Dimas stated it is hard to tell what it historically might have been used for since records only go back to 2016 permitting data. Due to this, there is no certainty what the building was once used for. Commissioner Hedrick asked if the applicant indicated what kind of business they want to put there to justify CG-1. Andrew Dimas stated they have discussed the options with the owner and mentioned even if they want to do a special permit, it will have to stay zoned for what the permit allows. Commissioner Teichelman asked what would need to be done with the two homes around the property. Andrew Dimas stated there would need to be a 15 ft buffer if the property is zoned CG-1.

With no questions from staff, Chairman Salazar-Garza opened for public comment on items #6.

Jason Luby stated the metal building was built in the 50s. The property had previously been used for car restoration. He stated there has been discrepancy with how the property is zone on the tax records. Stated they have been paying taxes on the property listed as commercial. Chairman Salazar-Garza asked what the intentions were with the property. He stated they are wanting to bring in some collector cars to work on them. He stated this has been done since his father bought the property. Commissioner Miller asked if this would be a business or hobby. Mr. Luby stated a bit of both. Commissioner Miller expressed his concern to Mr. Luby stating if the property is zoned broadly under CG-1 then it is possible if the property ever gets sold, the new owner has the potential do run a business not suited for the surrounding neighborhood.

With no other comments, Chairman Salazar-Garza closed public comment.

Vice Chair Munoz made a motion to approve staff's recommendation of denial on #6. Commissioner Miller seconded. Vote: All Aye. Motion passes

7. [25-2011](#) Zoning Case No. ZN9067, BRBG Investments, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 1001 FM (Farm-to-Market) 43 from the "FR" Farm Rural District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9067 BRBG Investments, LLC Text File Tab](#)
[ZN9067 BRBG Investments LLC Staff Report](#)
[ZN9067 BRBG Investments LLC Presentation](#)

VII. Director's Report

Andrew Dimas, Development Services welcomed the newly appointed commissioners, Michael Esparza and Jason Jackson, to the Planning Commission. He stated there would be onboard training to be completed in the next couple of months.

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:05 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
January 21, 2026

PL9077

REPLAT – Port Aransas Cliffs

Lot 65A Block 117

(0.24 Acres)

(District 2) Generally located at 208 Doddridge Street on the northeast corner of Doddridge Street and Aransas Street.

Zoned: RS-6

Owner: Mario and Maria Vazquez

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.: PL9077**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
251111 Layout1.R1.pdf
PL9077 TRC Comments.pdf

Comment Author Contact Information:

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

[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	Mark Zans : DS	Closed	Be advised that by marking the 30 day review time on the application that you may not have time to respond to comments and that the plat will be taken to PC with a recommendation of denial if there are open comments not yet addressed. To solve this issue please send a e-mail to me or respond that you would like to change to the 60 day review time.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW (Davin Davila) PLAT - REQUIRES ACTION: The proposed plat does not impact or alter the existing Roadway Master Plan. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) 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, and 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 Municode Chapter 49-30 for permit requirements.) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work pertaining to excavating, obstructing, closing, tapping into city infrastructure 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>	
13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW (Davin Davila) 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) The developer / applicant can reach out to rowmanagement@cctexas.com for further</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p> <p>The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter and 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 Municode Chapter 49-30 for permit requirements.)</p> <p>A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)</p> <p>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>	
14	P001	Note	Mina Trinidad : DS	Closed	Change Cynthia Garza signature block to "Cynthia Salazar-Garza, Chairperson"	
15	P001	Note	Mina Trinidad : DS	Closed	Change the dates on the plat to "2026"	
2	P001	Note	Mark Zans : LD	Closed	Change Michael dice title to Director.	
3	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Aransas Street.	
4	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Doddridge street.	
5	P001	Note	Mark Zans : LD	Closed	Provide block number (117)	
6	P001	Note	Mark Zans : LD	Closed	<p>Park Development fee: 1 lot x 462.50 = \$462.50. To be paid prior to recordation of plat.</p>	
7	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Doddridge street.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Sewer comments: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

STATE OF TEXAS
COUNTY OF NUECES

WE, MARIA ESTELLA VASQUEZ AND MARIO ALBERTO VASQUEZ, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING 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.

MARIA ESTELLA VASQUEZ OWNER

MARIO ALBERTO VASQUEZ OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARIA ESTELLA VASQUEZ AND MARIO ALBERTO VASQUEZ.

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.

CYNTHIA SALAZAR-GARZA, CHAIRMAN

MICHAEL DICE, DIRECTOR OF DEVELOPMENT SERVICES

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 XXTH DAY OF JANUARY 2026.

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

PORT ARANSAS CLFFS, BLOCK 117, LOT 65A

BEING A RE-PLAT OF THE SW 65 FT OF LOTS 60 THRU 64, BLOCK 117, PORT ARANSAS CLIFFS, AND A
15 FT STRIP OF LAND ADJACENT TO ARANSAS STREET, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI,
NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 51, MAP RECORDS OF
NUECES COUNTY, TEXAS, TOGETHER WITH A 15 FT STRIP OF LAND ADJACENT TO ARANSAS STREET AS
PER ORDINANCE No. 2530, DATED MARCH 13, 1961, RECORDED IN VOLUME 918, PAGE 390, DEED RECORDS
OF NUECES COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF NUECES

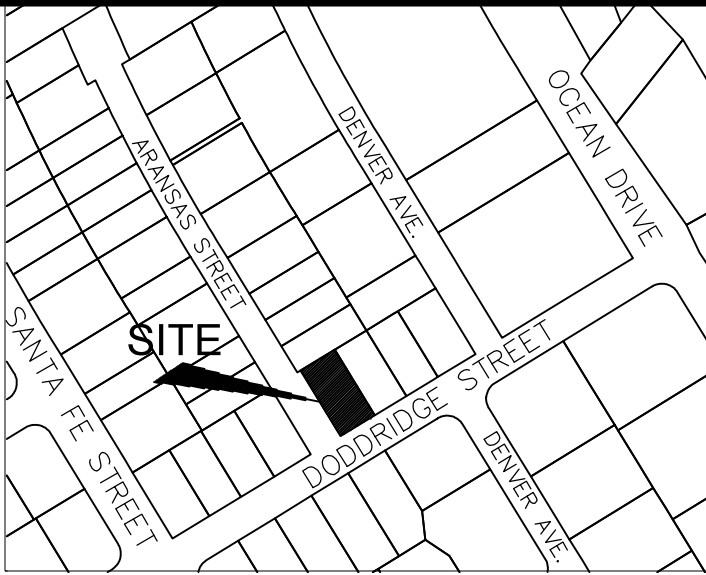
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY,
TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____
DAY OF _____, 2026, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF
_____, 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED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

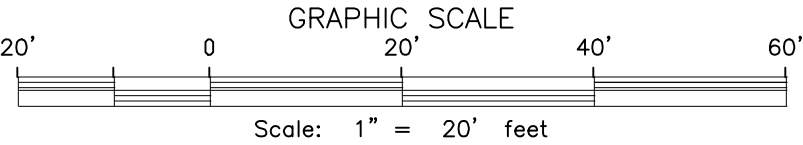
BY: _____
DEPUTY



LOCATION MAP NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.23 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.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0510G, 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 CORPUS CHRISTI BAY 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 8.2.8A, 8.2.8, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 251111
December 23, 2025

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
January 21, 2026

PL9085

REPLAT – El Oso Dormido

Lots 1R and 2, Block 1

(4.83 acres)

(District 4) Generally located at 2337 Yorktown Boulevard, south of Sera Street, east of Armani Street, and west of Roscher Road.

Zoned: RS-6

Owner: Kim Frost

Surveyor: Brister Surveying

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.: PL9085**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 12-19 Plat Pg 1.pdf
Updated 12-19 Plat Pg 2.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

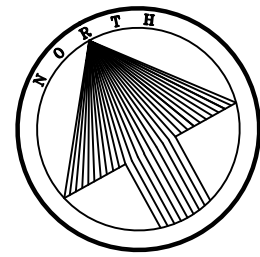
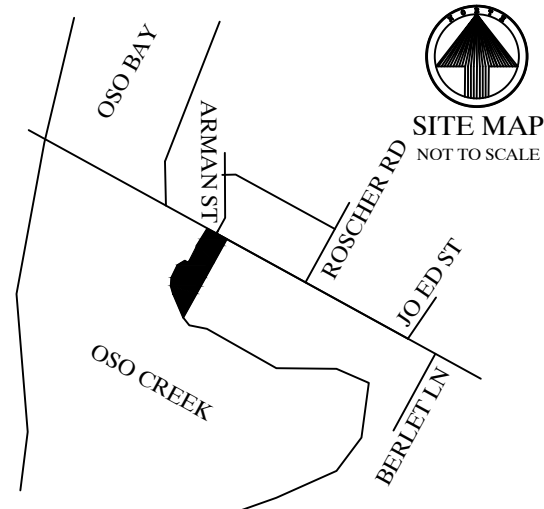
Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
4	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: Yes, unless private access is granted through Lot 1R. Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : DS	Closed	Be advised that by marking the 30 day review time on the application that you may not have time to respond to comments and that the plat will be taken to PC with a recommendation of denial if there are open comments not yet addressed. To solve this issue please send a e-mail to me or respond that you would like to change to the 60 day review time.	
3	P001	Note	Bria Whitmire : DS	Closed	<p>Update 12/24/25: Label private UE separately from the public UEs. For example, instead of 50' private UE, should show the (2) 15' UEs and then a 20' private UE across the panhandle to assure the private yard line is not placed in a public easement.</p> <p>Add a private U.E. for water service connection across Lot 1 to Lot 2 or provide public improvement plans for a waterline extension.</p> <p>Per UDC 3.8.5.D. Final Plat Review criteria: 4.The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
5	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments:</p> <ul style="list-style-type: none"> • The proposed plat does not impact or alter the existing Roadway Master Plan. • Proposed Driveway (construction exit / entrance) access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) • 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, and 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 Municode Chapter 49-30 for permit requirements.) 	

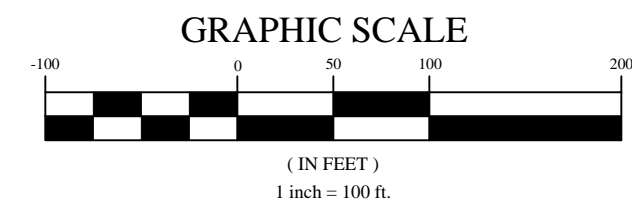
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<ul style="list-style-type: none"> • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work pertaining to excavating, obstructing, closing, tapping into city infrastructure, 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) • 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. • Please Acknowledge – additional metal beam guard fence (MBGF) public improvements may be required as part of their driveway access. • Public Works Traffic requests that contractor / developer coordinate any proposed haul route with Traffic / Right-of-Way (ROW) divisions. • This coordination is necessary due to the ongoing Bond project on Yorktown Boulevard between Rodd Field Road and the Oso Creek Bridge. 	
6	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments.</p> <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> <p>An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures.</p> <p>The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property..</p> <p>Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mark Zans : LD	Closed	CCW comment: •Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
8	P001	Note	Mark Zans : LD	Closed	Sewer comment: •Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). • There is no wastewater service for this area. • Note that use of existing septic system may be possible if approval is granted by the CC Health Department.	
9	P001	Note	Mark Zans : LD	Closed	Park development fee: 2 lots x 462.50 = \$925.00. To be paid prior to recording of plat.	
10	P001	Note	Mark Zans : LD	Closed	Fire comments: 1) Lot 1R cannot be a landlocked parcel. So, your 50 feet entrance at the roadway shall be extended to the Lot 1R 2) A minimum of 20 feet Fire apparatus access lane shall be provided to within 150 feet from any exterior parts of the proposed house. 3) Fire apparatus access lane must be able to carry 75,000 lbs. weight of fire Truck and be an all-weather surface. 4) When Fire apparatus access lane exceeds 150 feet, a turn-around must be provided. 5) In case Fire truck need to make turn, it must be 28 feet inner turning radius and 45 feet outer turning radius. 6) When any exterior part of the proposed house exceeds 600 feet from the public Fire Hydrant, you must provide one on-site Fire Hydrant.	
2	P001	Note	Mark Zans : LD	Closed	As per UDC 4.3.3 minimum lot width for RS-6 zoning is 50 feet. The panhandle of lot 1R needs to be 50' in width to conform to minimum lot width standard.	



PLAT OF
EL OSO DORMIDO
LOTS 1R & 2, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1, "EL OSO DORMIDO", AS SHOWN ON A MAP
RECORDED IN VOLUME 70, PAGES 555 - 556, MAP RECORDS OF NUECES COUNTY,
TEXAS, AND ALSO BEING OUT OF THE SAME TRACT DESCRIBED IN A DEED RECORDED
IN DOCUMENT NO. 2024021262, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



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

CAYO DEL OSO
SUBMERGED LAND TRACT E

RAMON DE YNOJOSA GRANT
ABSTRACT 411

REMAINDER OF LOT 7, SECTION 36
RETAINED BY SELLER AS PER
DEED DOC. NO. 2019037587
O.R.N.C.T.

RAMON DE YNOJOSA GRANT
ABSTRACT 411

TRACT III
9.79 ACRES
OUT OF LOT 8, SECTION 36
F.B. & E.F. & G.T.
VOL. "A", PGS. 41 - 43
M.R.N.C.T.
THE MOSTAGHASI
INVESTMENT TRUST
DOC. NO. 2019037587
O.R.N.C.T.

TRACT II
4.888 ACRES
OUT OF LOTS 7 & 8,
SECTION 36
F.B. & E.F. & G.T.
VOL. "A", PGS. 41 - 43
M.R.N.C.T.
ROEL VILLARREAL &
MARY ANN DE LA GARZA
DOC. NO. 2021000807
O.R.N.C.T.

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT SITE IS LOCATED IN FLOOD ZONE "AE" (EL 11 FEET) AND ZONE X (0.2%), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AS INDICATED ON PANEL NUMBER 48355C 0540 G, DATED OCTOBER 13, 2022, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205.
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED "BRISTER SURVEYING".
6. THE TOTAL PLATTED AREA IS 4.834 ACRES.
7. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTIONS OR ALTERATIONS OCCURRING ON SAID PROPERTY WILL COMPLY WITH 14 CFR, §77 (TITLE 14, PART 77), FEDERAL REGULATIONS. THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE (TITLE 14, PART 150) FEDERAL REGULATIONS.

LINE TABLE	
L1 =	N30° 56' 45"E 201.62'
L2 =	N11° 59' 18"E 91.04'
L3 =	N39° 52' 19"E 113.80'
L4 =	S58° 20' 52"E 39.03'
L5 =	N59° 32' 13"E 92.05'
L6 =	N25° 54' 52"E 147.16'
L7 =	N03° 31' 03"E 88.70'
L8 =	N26° 43' 05"W 83.71'
L9 =	N39° 16' 38"W 231.42'
L10 =	S28° 30' 37"W 177.00'

- = SET 5/8" RE-BAR
○ = FOUND 5/8" RE-BAR

CAYO DEL OSO
SUBMERGED LAND TRACT E



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Planning Commission Meeting of January 21, 2026

DATE: January 21, 2026

TO: Micheal Dice, Interim Assistant City Manager & Director of Development Services

FROM: Ernesto De La Garza, P.E., Interim Assistant City Manager & Director of Public Works
ErnestoD2@corpuschristitx.gov
(361) 826-1677

Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request– Removal of Two Proposed C1 Collectors

PURPOSE:

The purpose of this item is to address developer requests to amend the City’s Roadway Master Plan Map and the Urban Transportation Plan Map of Mobility CC, transportation elements of the Comprehensive Plan of the City of Corpus Christi, by deleting two proposed C1 Collectors, Project 1-AO and Project 1-AN. Project 1-AN and 1-AO impact the Meadow Ridge subdivision. Project 1-AO impacts the Nemec Towne Center Phase 2, Block 1 subdivision. Agents for both developments have requested both projects be removed from their respective sites.

BACKGROUND AND FINDINGS:

The Public Works Department oversees the City’s Transportation Master Plan “Mobility CC” which addresses the master planned transportation network in the City of Corpus Christi limits and the City’s Extraterritorial Jurisdiction (ETJ). The master plan is important and utilized for the following reasons:

- Designating the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to maintain a well-connected street network as the City grows;
- Creating a coordinated plan used by the City and other public agencies when making transportation planning and land acquisition decisions;
- Creating an efficient multi-modal system;
- Defining how roads will be designed and constructed.

Amendments to the plan require Planning Commission recommendation to City Council for action.

Meadow Ridge

The Public Works Department received an application to amend “Mobility CC” from MPM Development, the agent for the Meadow Ridge subdivision, on December 5, 2025. Meadow Ridge is an undeveloped tract (15.54-acres) located on the west side of IH 69 and north of County Road 52 within city limits (District 1). The development is proposed to consist of 89 dwelling units. The City’s Transportation Master Plan proposes a C1 Collector alignment (60-ft Right-of-Way dedication) within the development which is comprised of two separate projects:

1. Project 1-AN: 1400' E of CR 69 to 3105' E of CR 69
2. Project 1-AO: 3105' E of CR 69 to 4519' E of CR 69

MPM Development submitted a request for a Transportation Master Plan amendment to delete both projects. They also provided a Peak Hour Traffic (PHT) Form which projected 66 peak Hour AM trips and 88 peak hour PM trips. As part of the request, the developer stated AEP transmission lines easements and acceptance of a preliminary plat for Nemec Towne Center on October 1, 2025 without dedication of a master planned street.

A summary of the developer's request is summarized in the table below.

ID #	Classification	Limits	Proposed (Developer) Modification
Project 1-AN	C1 Collector	1400' E of CR 69 to 3105' E of CR 69	Deletion
Project 1-AO	C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion

City staff is recommending maintaining both projects on the Transportation Master Plan. However, Project 1-A0 is recommended to terminate at the (east) property line in a cul-de-sac. Staff support is based on the following:

1. The approved Preliminary Plat for River Ridge Unit 4 shows a proposed east/west connection created south of the AEP easement. This plat was approved in 2020 prior to the approval to the updated Transportation Master Plan in 2024 by City Council. Although the Right-of-Way dedication is shown to be 50-ft, it still maintains the intent of the newly adopted Transportation Master Plan.
2. Conformity to *Unified Development Code (UDC) Section 8.2.1.D. External Connectivity* which requires a minimum of two external access points for subdivisions with 81 to 160 buildable lots for the City's existing or future roadway network. The proposed plat only shows one access point onto County Road 52. This is also supported by initial comments from the Corpus Christi Fire Department requiring two points of access to meet Fire Code. Maintaining the Transportation Master Plan provides the second access point to allow connectivity to CR69.

<p>8.2.1.D. External Connectivity</p> <p>1. Existing streets in adjacent or adjoining areas shall be continued in a new subdivision consistent with the City's Urban Transportation Plan. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. Temporary turnarounds may be required to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. No temporary dead-end street shall be permitted in excess of 500 feet unless no other practical alternative is available.</p> <p>2. Subdivisions shall require sufficient external access points to the City's existing or future roadway network and shall be provided in accordance with Table 8.2.1.E.</p>									
<table border="1"> <caption>Table 8.2.1.E Subdivision External Access Points</caption> <thead> <tr> <th>Buildable Lots in Subdivision</th><th>Min. External Access Points Required</th></tr> </thead> <tbody> <tr> <td>80 or fewer</td><td>1</td></tr> <tr> <td>81 to 160</td><td>2</td></tr> <tr> <td>161 or more</td><td>3</td></tr> </tbody> </table>		Buildable Lots in Subdivision	Min. External Access Points Required	80 or fewer	1	81 to 160	2	161 or more	3
Buildable Lots in Subdivision	Min. External Access Points Required								
80 or fewer	1								
81 to 160	2								
161 or more	3								

<p>12=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> <p>Exceptions:</p> <p>1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.</p> <p>2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."</p> <p>13=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.</p> <p>Unless otherwise approved by the Fire Marshal. 14=Note=This plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.</p> <p>15=Plat=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>16=Plat=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>	12 et
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3. Conformity to *Unified Development Code (UDC) Section 8.2.1.E. Street Layout* which states the “...arrangement, character, extent, width, and location of all streets...conform to the Urban Transportation Plan...”

8.2.1.E. Street Layout

1. The arrangement, character, extent, width, and location of all streets shall:
 - a. Conform to the Urban Transportation Plan and any applicable area development plan; and
 - b. Be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed uses of the land to be served by such streets.
2. If a street is not shown in the Urban Transportation Plan or any applicable area development plan, the arrangement of streets in a subdivision shall provide for the continuation of an appropriate projection of existing streets in surrounding areas.

4. This projected design capacity falls within the threshold of a C1 Collector.
Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector is provided in the table below:

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

Nemec Towne Center Phase 2, Block 1

The Public Works Department received an application to amend “Mobility CC” from the Stratus firm, the agent for the Nemec Towne Center Phase 2, Block 1 subdivision, on December 17, 2025. Nemec Towne Center Phase 2, Block 1 subdivision is an undeveloped tract (25.343-acres) located on the west side of IH 69 and north of County Road 52. The development is located within City limits in District 1 and the site is planned for commercial use. The City’s Transportation Master Plan proposes a C1 Collector alignment (60-ft Right-of-Way dedication) within the development. The alignment is comprised of the following project:

1. Project 1-AO: 3105' E of CR 69 to 4519' E of CR 69

The Stratus firm submitted a request for a Transportation Master Plan amendment to delete Project 1-AO. They have also provided a Peak Hour Traffic (PHT) Form which projected 186.5 peak Hour AM trips and 276.2 peak hour PM trips. This projected design capacity falls within the threshold of a C1 Collector.

City staff is recommending removal of the project on the Transportation Master Plan. The commercial development will have access to two arterial roadways, IH69 frontage road and County Road 52. Additionally, removal will eliminate impacts of commercial development to adjacent residential developments.

A summary of the developer’s request is summarized in the table below.

ID #	Classification	Limits	Proposed Modification
Project 1-AO	C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion

ALTERNATIVES:

Denial of City Staff recommendations.

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends maintaining Project 1-AN on the master plan. Project 1-AON is recommended to be maintained from the limits of Project 1-AN to the (east) property line of the Meadow Ridge subdivision. Project 1-AO is recommended for removal from the Nemec Towne Center Phase 2, Block 1 subdivision.

LIST OF SUPPORTING DOCUMENTS:

Presentation
MTP Application Requests
Peak Hour Traffic (PHT) Forms



Transportation Master Plan (Mobility CC) Amendments

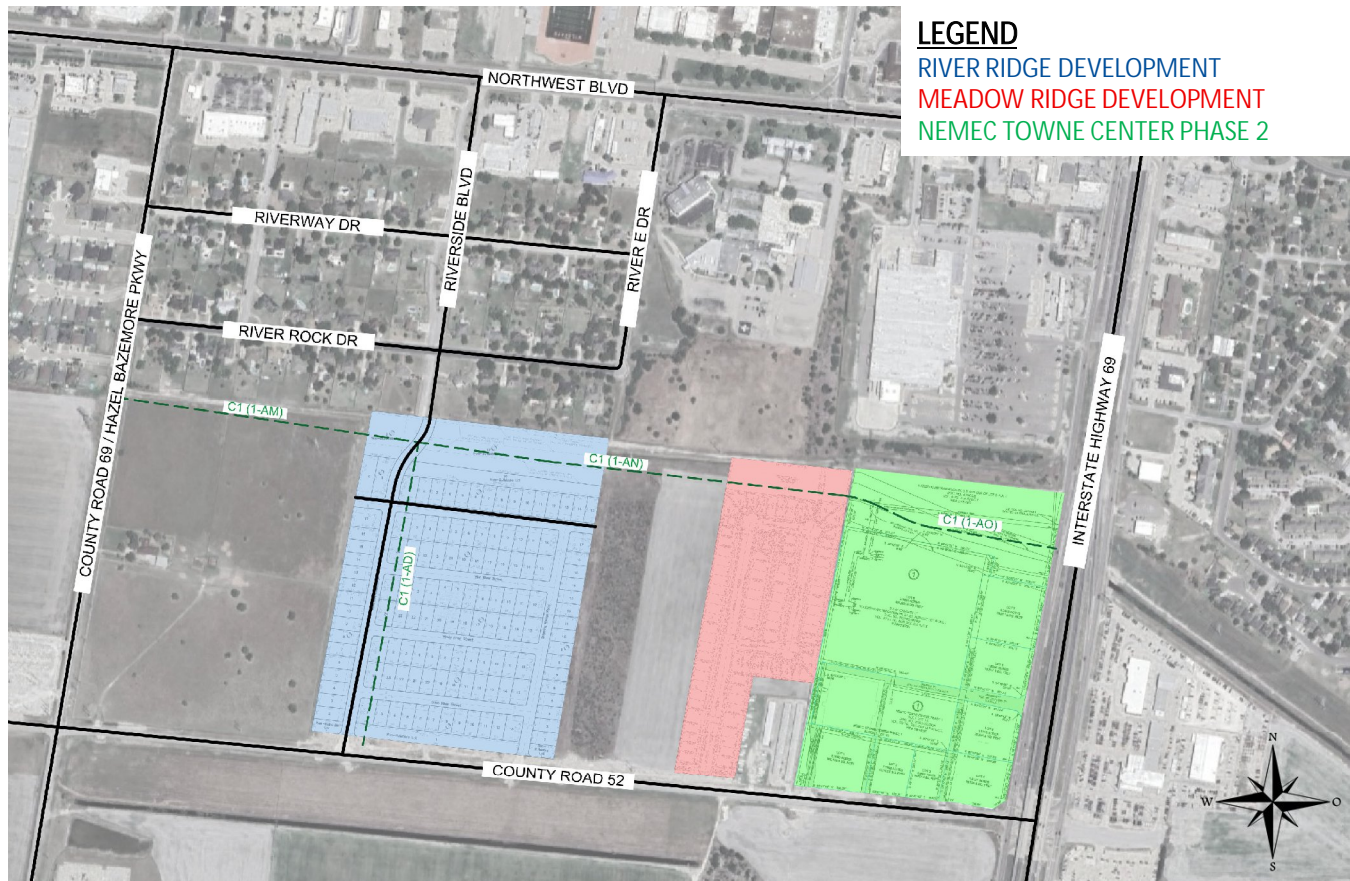
Planning Commission – January 21, 2026

BACKGROUND

- **Nemec Towne Center Phase 2, Block 1 Development**
 - Proposed Commercial Use
 - Peak AM Hour Trips – 186.5
 - Peak PM Hour Trips – 276.2
 - 25.343 Acres
- **Meadow Ridge Development**
 - Proposed Residential Use
 - Proposed Dwelling Units - 89
 - Peak AM Hour Trips - 66
 - Peak PM Hour Trips – 88
 - 15.546 Acres



BIRD'S EYE VIEW

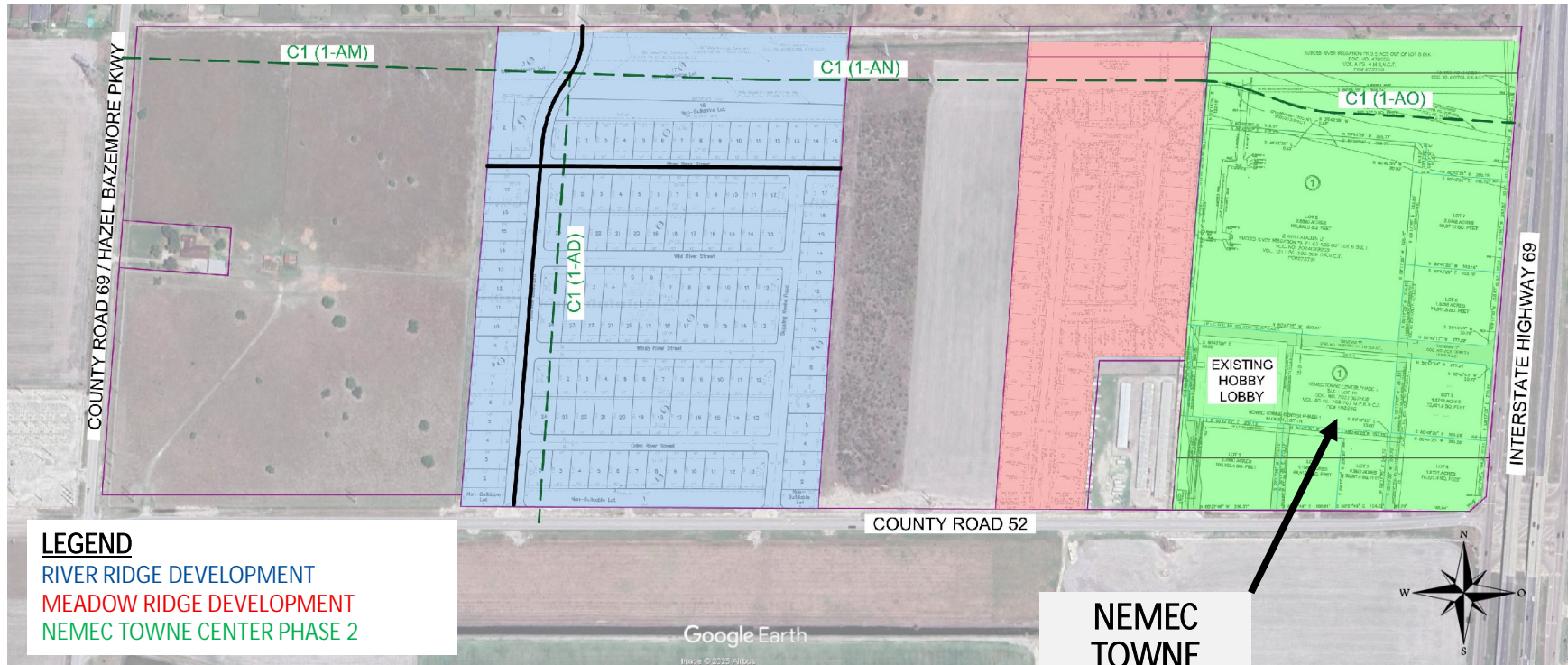


BACKGROUND

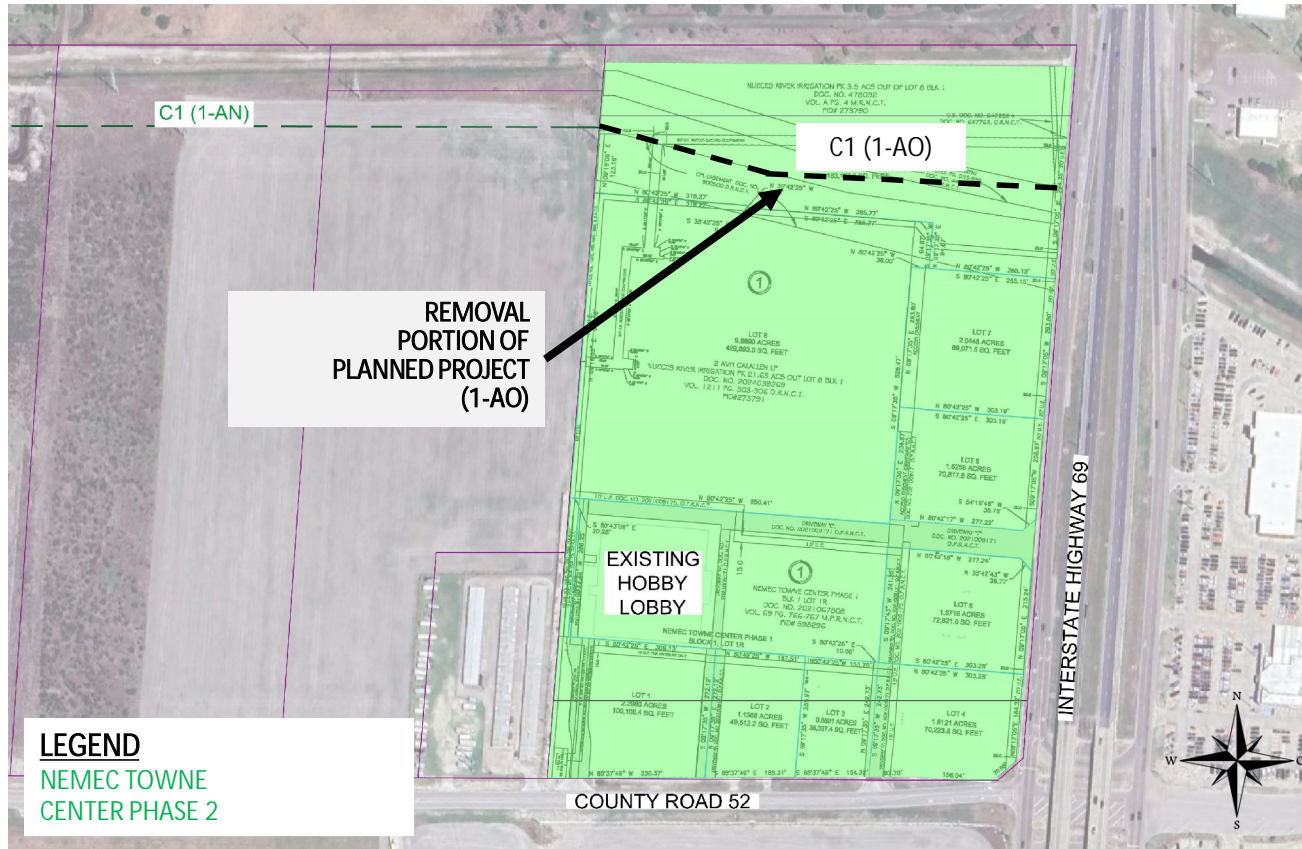
Development	RMP Project #	Classification	Limits	Developer Request
Nemec Towne Center Ph2	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion
Meadow Ridge	1-AN	Proposed C1 Collector	1400' E of CR69 to 3105' E of CR69	Deletion
Meadow Ridge	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion



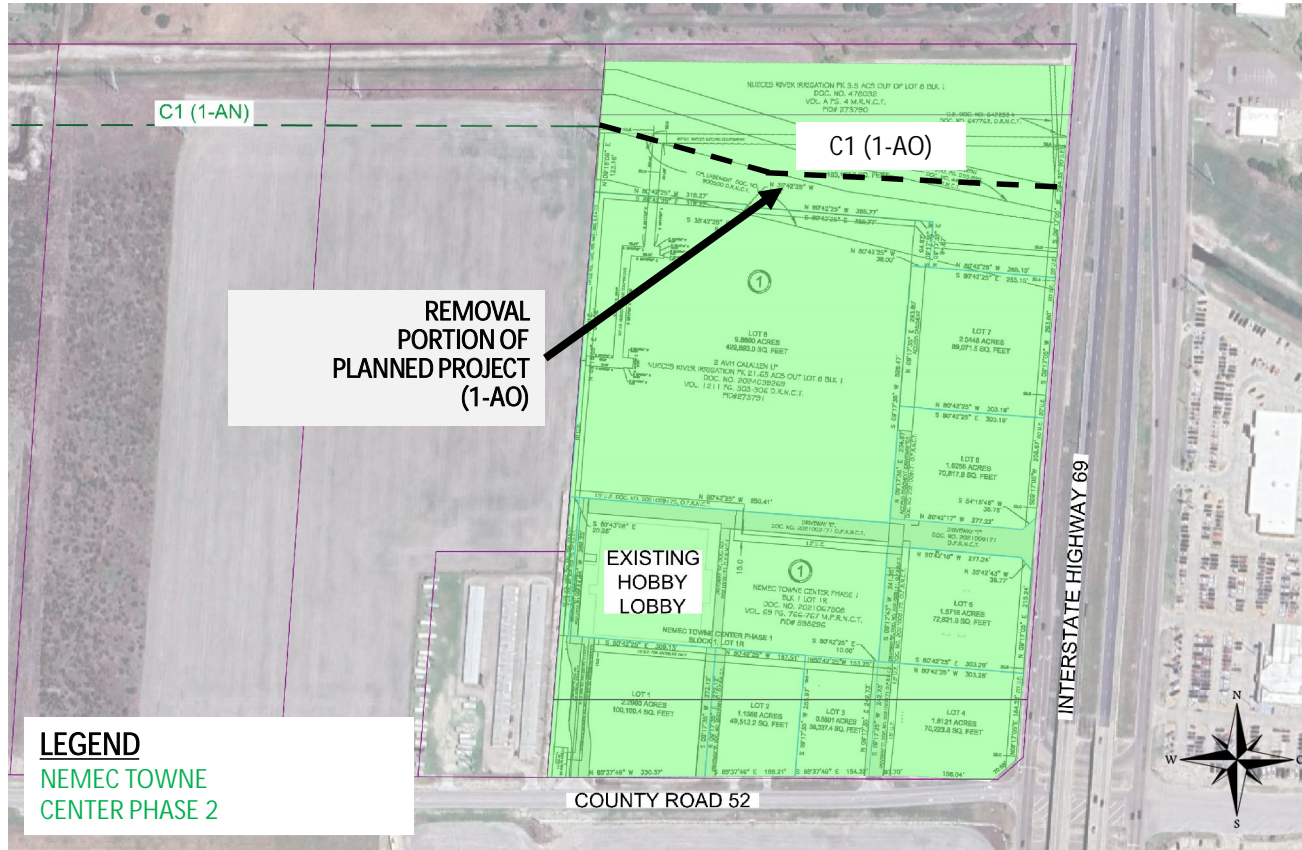
ROADWAY MASTER PLAN



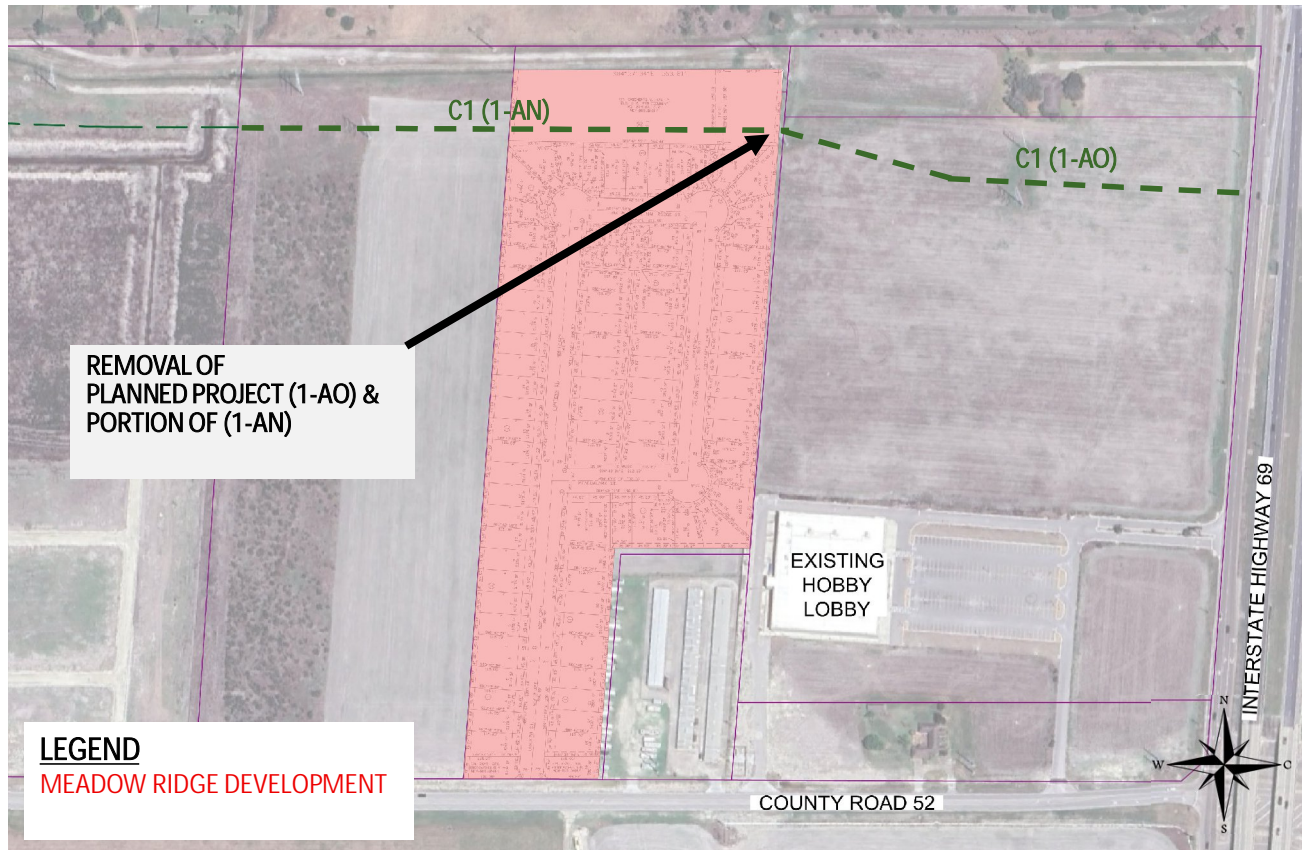
DEVELOPER REQUEST



PW STAFF RECOMMEDNATION



DEVELOPER REQUEST



9



FINDINGS

8.2.1.D. External Connectivity

- Existing streets in adjacent or adjoining areas shall be continued in a new subdivision consistent with the City's Urban Transportation Plan. Whenever connections to anticipated or proposed surrounding streets are required by this Section, the right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. Temporary turnarounds may be required to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency or service vehicles. No temporary dead- end street shall be permitted in excess of 500 feet unless no other practical alternative is available.
- Subdivisions shall require sufficient external access points to the City's existing or future roadway network and shall be provided in accordance with Table 8.2.1.E.

Table 8.2.1.E Subdivision External Access Points

Buildable Lots in Subdivision	Min. External Access Points Required
80 or fewer	1
81 to 160	2
161 or more	3

8.2.1.E. Street Layout

- The arrangement, character, extent, width, and location of all streets shall:
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1200D107.1 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.

Exceptions:

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- The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."

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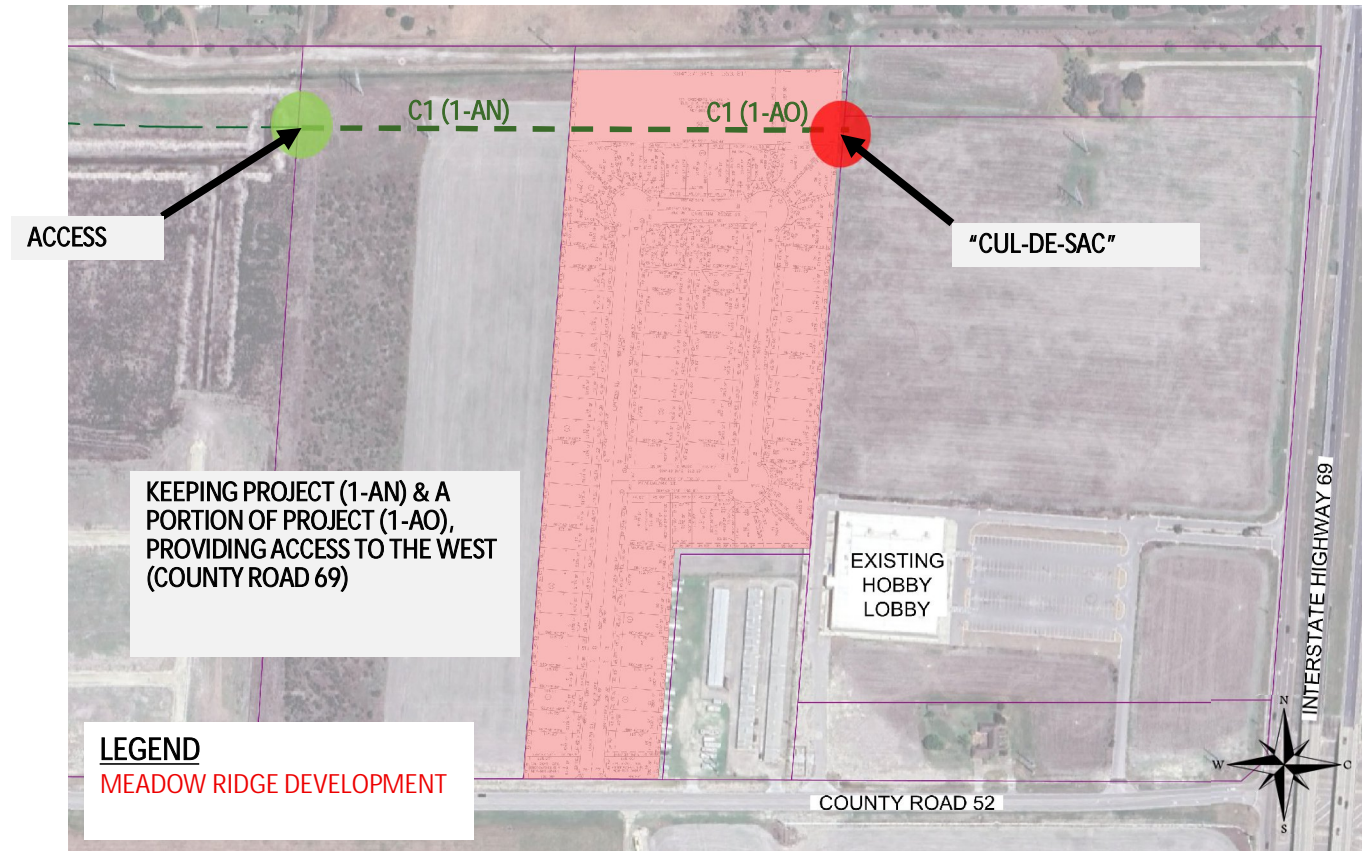
Unless otherwise approved by the Fire Marshal. 1400Note0This plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.

1500Plat0503.2.5 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.

1600Plat0Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.



PW STAFF RECOMMEDNATION



RECOMMENDATION

Development	RMP Project #	Classification	Limits	Staff Recommendation
Nemec Towne Center Ph2	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Deletion
Meadow Ridge	1-AN	Proposed C1 Collector	1400' E of CR69 to 3105' E of CR69	Maintain
Meadow Ridge	1-AO	Proposed C1 Collector	3105' E of CR69 to 4519' E of CR69	Maintain

- Delete Project 1-AO from Master Plan.
- Maintain Project 1-AN on the Master Plan.
- Maintain Project 1-AO within boundary of Meadow Ridge subdivision.
 - Maintains required access points for subdivisions with >81 lots (Per UDC Section 8.2.1.D. External Connectivity).
 - Maintains Fire Code requirements for two external access points for public safety.
 - Maintains west connectivity per the Master Plan.





Thank you!