



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, January 7, 2026

5:30 PM

Council Chambers

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

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

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

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

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

**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**

**B. 2025 Annual Board Report**

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

*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*

**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](#)

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**

**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@cctexas.com](mailto:jessicam2@cctexas.com), no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, December 10, 2025

5:30 PM

Council Chambers

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

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

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioner Munoz (November 12, 2025 meeting)

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

#### IV. Approval of Minutes: November 12, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from November 12, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

##### 1. [25-1845](#) November 12, 2025 Meeting Minutes

Attachments: [11.12.25 PC Meeting Minutes- DRAFT](#)

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

Chairman Salazar-Garza stated agenda item #7 would be pulled from the consent agenda and heard separately.

Andrew Dimas, Development Services introduced items #2, 3, 4, 5, & 6 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 #8 & 9 into record and staff recommend approval for the rezoning request.

Commissioner Miller wanted to make sure item #8 had been discussed with Ben Pollack. Andrew Dimas stated this had been cleared with Ben Pollack and that the rules regarding the military overlay will prevent further subdivision of nothing greater than one



unit per acre.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #2, 3, 4, 5, 6, 8, & 9.

Nicole Russell spoke in opposition for item #8.

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

Commissioner Hedrick asked how large the tract is for the owner. Andrew Dimas stated the land is non-conforming since it is only 4.98 acres. He also stated no additional homes can be built, this zoning is only to give the owner ability to add onto their property and make improvements. Currently there are two homes on the property.

Commissioner Miller made a motion to approve consent agenda items #2, 3, 4, 5, 6, 8, & 9.as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passes

**A. Plats**

2.     [25-1923](#)     PL8820  
                  **PRELIMINARY - THE LAKES AT NORTHWEST UNIT 3**  
                  (10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

**Attachments:**     [PL8820CoverTab](#)  
                          [PL8820 Closed Comment Report](#)  
                          [PL8820LatestPreliminaryPlat](#)

3.     [25-1802](#)     PL9037  
                  **REPLAT - Brooklyn Addition**  
                  Lot 6R Block 86  
                  (0.20 Acres)

(District 1) Generally located at 3202 Plum Street, north of Elm Street, and west of Seagull Boulevard.

**Attachments:**     [PL9037ReplatCoverTab](#)  
                          [PL9037ClosedCommentReport](#)  
                          [PL9037LatestPlat](#)

4.     [25-1843](#)     **PL9041**  
                  **REPLAT - La Palmera Mall**  
                  Lots 1A, 1B and 1C Block 1

(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArdle Road and west of South Staples Street.

**Attachments:**    [PL9041ReplatCoverTab](#)  
                              [PL9041ClosedCommentReport](#)  
                              [PL9041LatestPlat](#)

5.    [25-1847](#)    PL9064  
                  **REPLAT - H.F. Nolte Subdivision**  
                  Lot 5R    Block 2  
                  (0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

**Attachments:**    [PL9064ReplatCoverTab](#)  
                              [PL9064ClosedCommentReport](#)  
                              [PL9064UpdatedPlat](#)

6.    [25-1855](#)    PL9060  
                  **REPLAT - Don Patricio**  
                  Lot 46R Block L  
                  (0.28 Acres)

(District 4) Generally located at 1925 Orange Street, north of Division Road, south of Don Patricio Road, east of Sunglo Drive, and west of Crestmont Street.

**Attachments:**    [PL9060ReplatCoverTab](#)  
                              [PL9060ClosedCommentReport](#)  
                              [PL9060UpdatedPlat](#)

**B.    Zoning**

7.    [25-1860](#)    Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

**Attachments:**    [ZN8725 Coastal Dunes LLC Text File Tab](#)  
[ZN8725 Coastal Dunes LLC Staff Report](#)  
[ZN8725 Coastal Dunes LLC PowerPoint Presentation](#)  
[ZN8725 Coastal Dunes LLC Opposition Notices](#)

Andrew Dimas, Development Services introduced item #7 into record regarding the Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay.

Commissioner Miller asked if the 22 ft lot width is only for townhomes. Andrew Dimas stated that it is correct. Commissioner Miller stated he does not know how the developer can squeeze the parking spaces and the remaining landscape requirements. He asked if there were a previous development that has been able to conform to those standards. Andrew Dimas stated yes there are townhomes on Whitecap, Granada, and Running Light.

Commissioner Hedrick asked the PUD standards have to follow the master site plan. Andrew Dimas stated only very minimal changes can happen once the PUD has been approved.

Commissioner Cantu stated the concern is the beach access road regarding the possible flooding that can occur. He asked if the commission was able to approve the PUD with the requirement that the beach access road not be granted. Andrew Dimas stated in order to remove the beach access road the developer would have to request an RMP amendment prior to the PUD approval. Andrew Dimas stated again that it has been a year since the PC voted to keep the beach access road on the RMP. He mentioned with the approval of this zoning, the request for the removal of the beach access road can happen at any time before the case gets to council.

With no questions from staff, Chairman Salazar-Garza opened for public comment on item #7.

The following spoke in opposition to the rezoning during public comments:

Melissa Hackmaster  
Cindy Constanzo  
Don Tolleson  
Ted Constanzo  
Dana Sommers  
Jay Dyer  
Shannon Dyer  
Rob Watson  
Bill Sommers  
Mike Mansueto  
Casey Patterson

Dennis Karbach  
Mitch Boll  
Ron Wolfe  
Anne Hagelstein  
Connie Bains  
Rick Morrow  
Cheryl Walleck  
Chuck Crawford

Jeff Hudser, Coastal Dunes-Developer, stated they are against the beach access road like the citizens concerned in the audience today. The goal is to move forward with the PUD and what they are required to do.

Commissioner Miller asked if the installation of the access road is dictating any of the developer's request for the PUD. The developer stated no, the only reason they want to opt out of the beach access road is to not create more financial burden.

Commissioner Hedrick asked if the pond was going to remain. The developer stated it would stay untouched.

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

Commissioner Hedrick stated for the concerned citizens advocate TXDOT for the expansion of SH361 to possibly get pushed forward more quickly. This is a way to help the concerns of traffic handle more quickly.

Commissioner Munoz made a motion to approve agenda item #7 as presented by staff. Commissioner Budd seconded. Vote: Aye: Chairman Salazar-Garza, Commissioners Cantu, Munoz, Hedrick, & Budd; Nay: Commissioner Miller. Motion passes.

8. [25-1865](#) Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**Attachments:**     [ZN8987 Clint & Catherine Tucker Text File Tab](#)  
                              [ZN8987 Clint and Catherine Tucker Staff Report](#)  
                              [ZN8987 Clint and Catherine Tucker](#)

9. [25-1866](#) Zoning Case No. ZN9032, ZBK, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 601 FM (Farm-to-Market) Road 2444 from the "FR" Farm Rural District (upon annexation) to the "RS-22" Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff

recommends approval).

**Attachments:**     [ZN9032 ZBK LLC Text File Tab](#)  
                              [ZN9032 ZBK LLC Staff Report](#)  
                              [ZN9032 ZBK LLC PowerPoint Presentation](#)

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

With Commissioner Hedrick abstaining, Chairman Salazar-Garza stated agenda items #10 & 11 would be presented first.

Jorge Chavez, Public Works, introduced item #10 amending 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 modifying the proposed extension of Amanda Lane between FM1889 and 2115' E of County Road 73 from a proposed A2 Secondary Arterial to a proposed C1 Collector. City Staff recommends the following modifications to the Corpus Christi Transportation Master Plan "Mobility CC: Modify a proposed A2 Secondary Arterial to a proposed C1 Collector. This is the proposed extension of Amanda Lane, from 2115' E to 2975' E of Wright Movarek Rd (CR73), as identified on the Roadway Master Plan (Project Number 1-AI).

Andrew Dimas, Development Services introduced items #11 into record. The                    plat will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Commissioner Miller stated his concern that this could possibly create the same issue as on Fred's Folly. He stated that by creating these amendments we might be creating problems with development and future sales of lands.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #10 & 11.

Moses Mostagshi, stated the UTP have never truly had the alignment like it was supposed to (Ex. Lake Athens and Amanda Ln). Usually, the UTP places the road in the middle of property so owners to share the cost, expense, and easement that comes with this type of road.

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

Commissioner Munoz made a motion to approve consent agenda items #10 & 11 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

- 10.     [25-1913](#)     Amending the Roadway Master Plan Map (RMP) of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi,**

to remove a section of Amanda Lane (a proposed "A2" Arterial Street), located between FM (Farm-to-Market) 1889 and CR (County Road) 73.

**Attachments:**     [Riverstone Trails](#)  
[Presentation - Riverstone Trail Master -PC-12.10.25](#)  
[CoCC Roadway Master Plan\\_V1 adopted 1.30.24 \(1\)](#)  
[MTP Amendment App \(Amanda Lane\)](#)

11.    [25-1914](#)    PL8879  
                 **MASTER PRELIMINARY PLAT - RIVERSTONE TRAILS**  
                 (69.213 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:**     [PL8879CoverTab](#)  
[PL8879 Closed Comment Report](#)  
[PL8879LatestMasterPrelimPlat](#)

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 7:27 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2026**

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.

Zoned: IL

Owner: Heins 44 Retail Partners, Ltd.

Engineer/Surveyor: Bowman

The applicant proposes to preliminary plat the lot and intends to develop a convenience store with associated fuel pumps. The submitted Preliminary Plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



## **Merged Document Report**

**Application No.: PL8891**

Description :	
Address :	
Record Type :	PLAT

### Submission Documents:

<b>Document Filename</b>
202579326 - STRIPES CORPUS - PLAT r2 12.2.25.pdf
C7.0 UTILITY PLAN.pdf
Application for Land Subdivision_signed.pdf

### Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392

### [General Comments](#)



Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
23	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes 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>	

[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	Please resubmit necessary documents within 10 business days per 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."	
2	P001	Note	Mina Trinidad : DS	Closed	<p>Application for Land Subdivision Form required to be submitted.</p> <p>On the Application, if you are to select "30-day plat review" please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.</p>	
3	P001	Note	Mina Trinidad : DS	Closed	Storm Water Quality Management Plan (SWQMP) required to be submitted.	
4	P001	Note	Mina Trinidad : DS	Closed	<p>There appears to be a discrepancy between the property listed in the deed and referenced on the plat of "Lots 17 and 21."</p> <p>Please provide appropriate deed for properties being platted.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mina Trinidad : DS	Closed	Per emails, the applicant has requested the 30-day review tract. Please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	
7	P001	Note	Mina Trinidad : DS	Closed	Per Bria, coordinate with CCW about 2 manholes on property.	
8	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility.  Move plat heading to the top of the center of page.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 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. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). 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. 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.) Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>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>	
10	P001	Note	Mina Trinidad : DS	Closed	Remove signature blocks as Plat is a Preliminary Plat. Preliminary plats go to Planning Commission but do not get recorded, therefore, signature blocks are not necessary.	
11	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 Corpus Christi Municipal Code 49-112 (9) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>A person / contractor / applicant shall be held responsible for damage to and in public</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6, and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.</p> <p>The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: 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> <p>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. 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees applicable as the plat describes the creation of a Stripes Convenience Store along with a Gas Station. As no newly proposed Residential dwelling unit(s) are to be created, no fees are to be applied.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat of Stripes Corpus Christi closes within acceptable engineering standards.	
17	P001	Note	Mina Trinidad : DS	Closed	Increase site size on the location map to show surrounding street names.	
18	P001	Note	Mina Trinidad : DS	Closed	Remove signature blocks as Plat is a Preliminary Plat. Preliminary plats go to Planning Commission but do not get recorded, therefore, signature blocks are not necessary.	
19	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility. General note needs to follow City of Corpus Plat Guidelines for the "Receiving Waters" general note.  Add the Storm Water Receiving Waters general note on the plat.	
20	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility.  On side of plat ensure owners name, engineer's information, and surveyor's information is provided.	
22	P001	Callout	Alex Harmon : DS	Closed	Place a 15' UE along Heinsohn Rd per UDC 8.2.3.A.	
32	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
6	1	Free Text	Mina Trinidad : DS	Closed	X	
16	U004	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment for this plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
24	U004	Note	Alex Harmon : DS	Closed	<p>11/3/25 UPDATE:</p> <p>Comment response indicates it is on the Utility Plan - What sheet of utility plan shows the demands?</p> <p>Include estimated water and wastewater 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.</p>	
26	U004	Note	Alex Harmon : DS	Closed	<p>11/3/25 UPDATE: To be addressed on Pls.</p> <p>Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties.</p>	
30	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational as item will be required at Final Plat) CCW:</p> <p>1. Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards). CCW will review Public Improvements.</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). CCW will review wastewater as public improvements.</p>	
31	U004	Note	Mina Trinidad : DS	Closed	<p>12/18/2025 Update: (Edgar Diaz Ruiz) No additional comments at this time.</p> <p>11/18/2025 Update: Comment not addressed.</p> <p>CCW (Mikail Williams): Please provide water and wastewater demands.</p>	
33	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10-18</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11. 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>12. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. 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.</p> <p>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>14. 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> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>15. 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>16. 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>17. 503.3 Marking: Where required by the fire code</p>	

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					<p>official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shallbe 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>18. Commercial development of the property will require further Development Services review.</p>	
34	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10-18</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11. 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>12. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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>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>14. 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>	



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					<p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>15. 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>16. 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>17. 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>18. Commercial development of the property will require further Development Services review.</p>	
36	U004	Note	Mina Trinidad : DS	Closed	<p>Fire: Comments 1-3</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Although zoned IL, this site will be reviewed as a commercial development as a Stripes. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual.</p> <p>Fire hydrant every 300 feet and operational.</p> <p>3. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
27	U004	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.	
28	U004	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.	
29	U004	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Based on the Corpus Christi GIS Viewer, Hwy 44 is TxDOT jurisdiction. Please coordinate with TxDOT.	

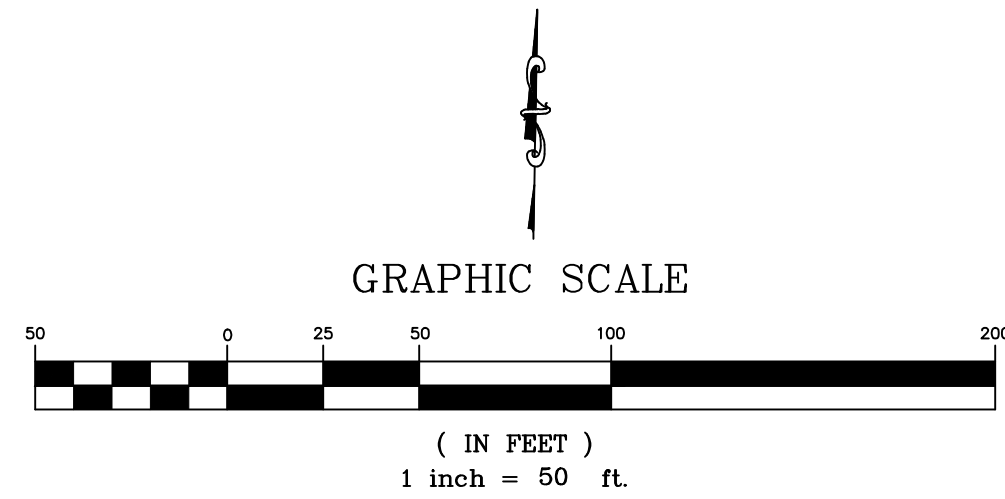


- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
  - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
  - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "TRANSGLOBAL SERVICES"
  - ⑤ = FOUND 1-1/2" IRON PIPE
  - ⑥ = FOUND BROKEN CONCRETE MONUMENT SET IN THE GROUND
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
  - △ = DELTA ANGLE
  - CHD BRG = CHORD BEARING
  - CHD DIST = CHORD DISTANCE

- SURVEYORS NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
  2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
  3. DIMENSIONS SHOWN ARE SURFACE.

*PLAT OF*  
*STRIPES CORPUS CHRISTI*

BEING 5.882 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



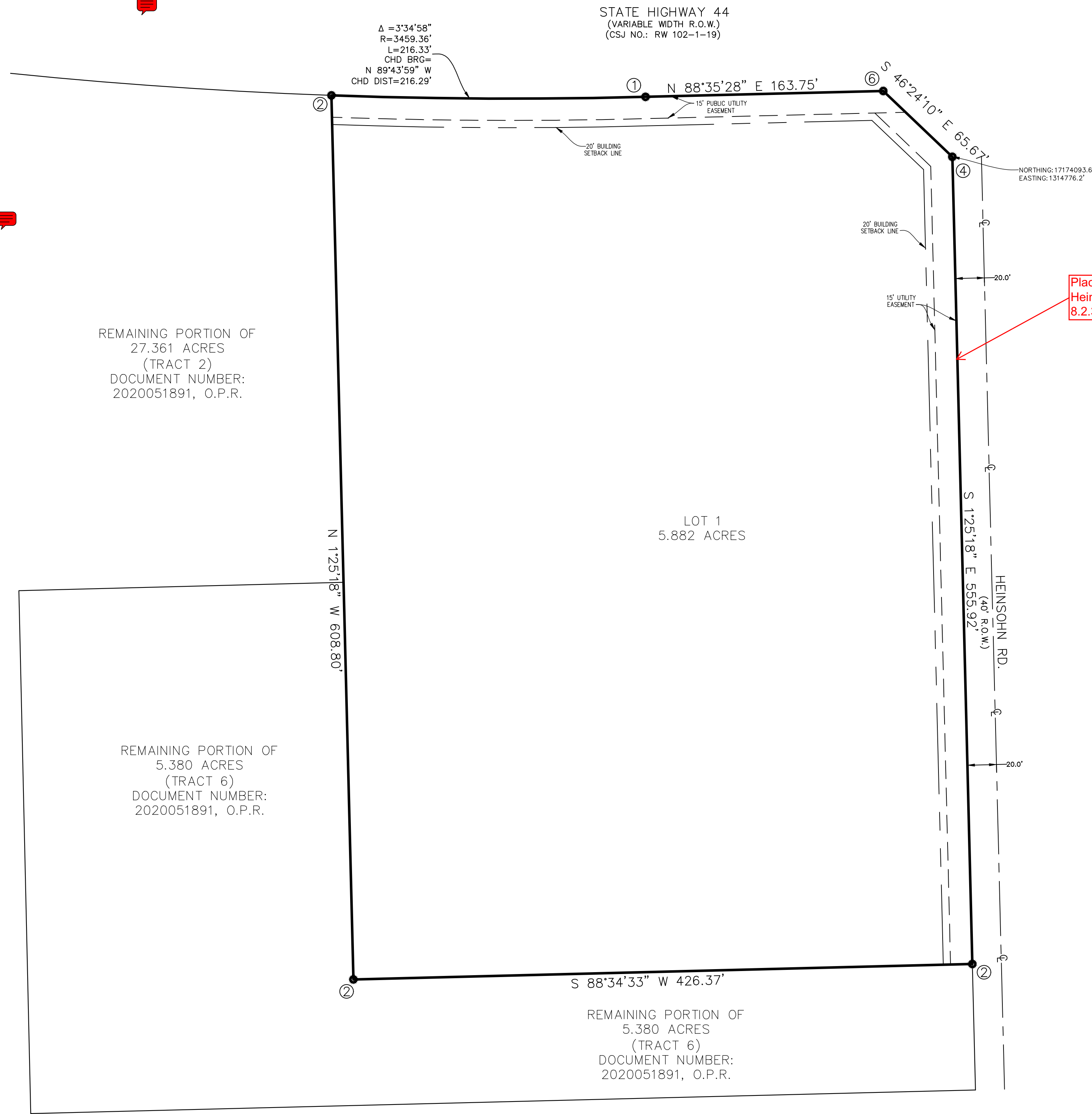
OWNER  
NAME: HEINS 44 RETAIL PARTNERS LTD, A TEXAS LIMITED PARTNERSHIP  
ADDRESS: 1207 ANTOINE DRIVE  
HOUSTON, TEXAS, 77055  
PHONE: 713-961-0280  
CONTACT: SHARON A. VICKERS

ENGINEER  
BOWMAN  
ADDRESS: 111 TOWER DRIVE, SUITE 325,  
SAN ANTONIO, TEXAS, 78232  
PHONE: 210-944-8681  
CONTACT: JAMIE HORA, PE

SURVEYOR  
SINCLAIR LAND SURVEYING INC.  
ADDRESS: 3411 MAGIC DRIVE,  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-341-4518  
CONTACT: LEMUEL T. SINCLAIR, RPLS

## GENERAL NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
2. MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
3. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
4. THE TOTAL PLATTED AREA IS 5.882 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
7. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
8. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY DOWNSTREAM DRAINAGE SYSTEM.
9. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
10. 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.



PROJECT ENGINEER:

**Bowman**

8122 DATAPoint RD., STE. 202  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-298-1600  
EMAIL: JHORA@BOWMAN.com  
TBPE Registration No.: F-14309

PROJECT SURVEYOR:



SINCLAIR LAND  
SURVEYING, INC.

3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO. 10089000



APPLICATION FOR LAND SUBDIVISION

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: Bowman (Jamie Hora)  
Telephone: (210) 298-1800 EMAIL: jhora@bowman.com  
Address: 111 Tower Drive, Suite 325, San Antonio, Texas 78232  
Status of Applicant: Owner: Other: (specify) Civil Engineering Consultant

2. Engineer/Surveyor: Engineer - Same as Applicant Telephone: ( )  
Address: EMAIL:  
Contact Person: Telephone: ( )

3. Owner: Heins 44 Retail Partners, Ltd. Telephone: (713) 961-0280  
Address: 1207 Antoine Drive, Houston Texas 77055  
Type of Ownership: Sole Partnership Corporation  
Other

4. Preliminary Plat: X Final Plat: Amending/Vacating Plat: Replat:  
Proposed Subdivision Name: Stripes Corpus  
Location: Southwest corner of Hwy 44 and Heinsohn Road Acreage: 5.882  
Legal Description: 5.882 acres out of lots 17 and 21, johnny c. wilson farm lots, city of corpus christi, nueces county  
Land Use: (Existing) Vacant (Proposed) Convenience Store & Gas Station  
Zoning: (Existing) Light Industrial (Proposed) Light Industrial  
Tax I.D. No.: 200061970  
Proposed No. of Lots: 1 Plat review: 30-day X 60-day  
Reason for plat/replat: Creating a lot

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

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

SEE REVERSE SIDE

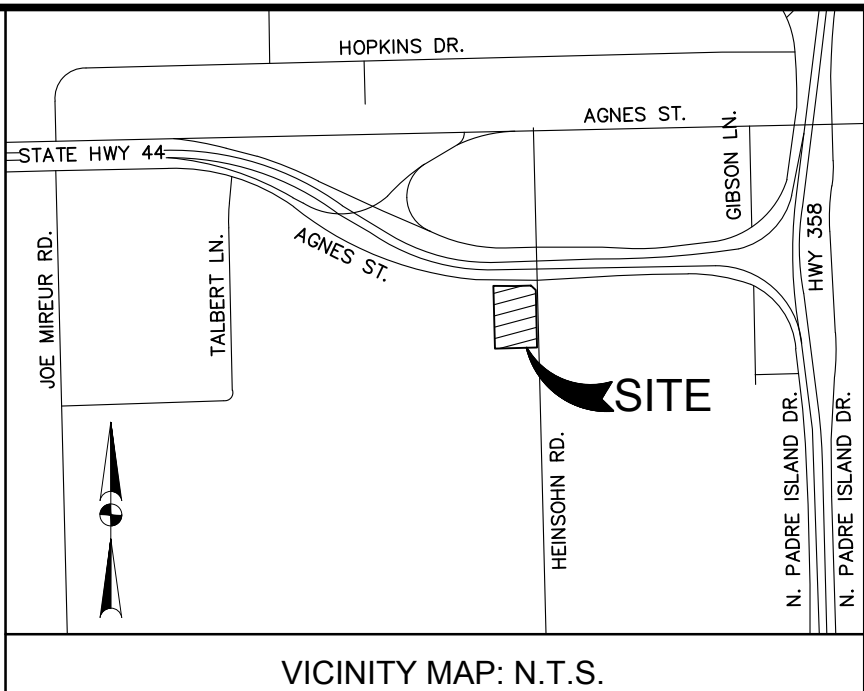
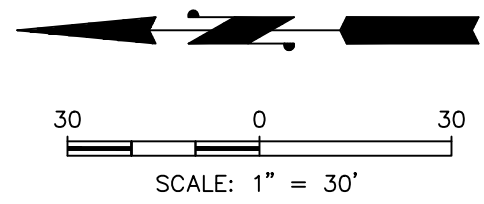


ESTIMATED UTILITY USAGE:

1. ESTIMATED WATER DEMAND IS 2,800 GALLONS/DAY.
2. ESTIMATED WASTEWATER DISCHARGE IS 2,100 GALLONS/DAY.

UTILITY COMPANY CONTACTS:

1. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, TO INCLUDE SERVICE LATERALS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES 48 HOURS PRIOR TO EVACUATION AND TO PROTECT THE SAME DURING CONSTRUCTION. CONTRACTOR SHALL CALL THE TEXAS ONE CALL SYSTEM FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY AT 1-800-545-6005.
- |            |                        |                |
|------------|------------------------|----------------|
| WATER      | CITY OF CORPUS CHRISTI | (361) 826-1877 |
| WASTEWATER | CITY OF CORPUS CHRISTI | (361) 826-1877 |
| ELECTRIC   | AEP TEXAS              | (361) 365-0022 |
| GAS        | CITY OF CORPUS CHRISTI | (361) 826-1877 |
| TELEPHONE  | AT&T                   | (844) 977-1216 |
| CABLE      | SPECTRUM               | (888) 406-7063 |



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X", AREAS OF MINIMAL FLOODING PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48355C03156, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, EFFECTIVE OCTOBER 13, 2022.

BENCHMARK NOTE :

- BENCHMARK #1  
SQUARE W/7"x7" SET ON CONCRETE  
ELEVATION = 42.79'
- BENCHMARK #2  
SQUARE W/7"x7" SET ON CONCRETE  
ELEVATION = 42.74'

LEGAL DESCRIPTION:

5.882 ACRES OUT OF LOT 17 AND LOT 21, JOHNNY C. WILSON, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, VOL 21, PG 12-13, MAP RECORDS.

LEGEND

- |  |   |
|--|---|
|  | PROP REDUCED PRESSURE ZONE BACKFLOW PREVENTER |
|  | PROP WATER METER                              |
|  | PROP REDUCER                                  |
|  | PROP CLEAN OUT                                |

WATER KEY NOTES:

1. INSTALL (PVT) 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE (RPZD) IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED INSIDE PROPERTY BOUNDARY AND OUTSIDE 15' P.U.E. PROVIDE 1" SCH 40 PVC STUB FOR IRRIGATION. SEE IRRIGATION PLANS FOR COORDINATION AND CONTINUATION. CITY OF CORPUS CHRISTI TO INSPECT PRIOR TO BACKFILL. SEE DETAIL ON SHEET C14.0.
2. CONTRACTOR TO COORDINATE WITH CITY PRIOR TO TAP OF EXISTING WATERLINE. INSTALL (PVT) 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTION DEVICE (RPZD) IN FREEZE AND THEFT PROOF ENCLOSURE LOCATED INSIDE PROPERTY BOUNDARY AND OUTSIDE 15' P.U.E. THE CITY OF CORPUS CHRISTI TO INSPECT PRIOR TO BACKFILL. SEE DETAIL ON SHEET C14.0.
3. STUB WATERLINE APPROX. 3' FROM EDGE OF BUILDING. VERIFY EXACT LOCATION. SEE PLUMBING PLANS FOR CONTINUATION.
4. WATER / UTILITY CROSSING. CONTRACTOR TO PROVIDE 2" (MIN) VERTICAL SEPARATION FROM SEWER AND WATER LINES. SEE DETAIL ON SHEET C14.0.
5. INSTALL TEE AND CONNECTION FOR COMMERCIAL FUEL LANE HOSE BIBS. REFERENCE ARCHITECTURAL AND FUELING PLANS FOR DETAILS.

SEWER KEY NOTES:

1. CONTRACTOR TO INSTALL PROPOSED (PVT) EONE W-SERIES FIBERGLASS SAN SEWER MANHOLE/LIFT STATION IN LANDSCAPE AREA. LIFT STATION TO BE EQUIPPED WITH DUAL GRINDER PUMPS AND SENTRY PROTECT PLUS DUPLEX ALARM PANEL (240V 1PH POWER REQUIRED). SEE LIFT STATION DETAILS ON SHEET C7.2.
2. INSTALL 6" CLEANOUT TO GRADE AT ALL BENDS. SEE DETAIL ON SHEET C14.0. ALL CLEANOUTS IN PAVEMENT AREA TO BE TRAFFIC DUTY.
3. CONNECT TO 4" SAN SWR LATERALS FROM BLDG AND SAMPLE WELL. REFER TO M.E.P. PLANS FOR SAMPLE WELL AND GREASE TRAP DETAILS AND CONTINUATION INTO BLDG.

DRY UTILITY KEY NOTES:

1. COORDINATE WITH ELECTRIC COMPANY FOR INSTALLATION OF SERVICE DROP POWER POLE TO SERVE PROPOSED STRIPES. INSTALL (1) 4" SCH 40 PVC CONDUIT WITH PULL STRING FOR PRIMARY UNDERGROUND ELECTRIC LINES TO PROPOSED TRANSFORMER AS CONCEPTUALLY SHOWN HEREON (FINAL LOCATIONS TO BE DETERMINED BY ELECTRICAL PROVIDER).
2. CONTRACTOR TO SUPPLY AND INSTALL (2) 3" SCH 40 PVC CONDUIT WITH PULL STRINGS FOR TELECOMMUNICATIONS SERVICE. COORDINATE WITH COMMUNICATIONS PROVIDER TO VERIFY REQUIREMENTS AND FINAL LOCATION. INSTALL ALL NECESSARY CONDUITS FOR UNDERGROUND SERVICES TO BUILDING PRIOR TO PAVING. REFER TO M.E.P. PLANS FOR CONTINUATION INSIDE BUILDING.
3. CONTRACTOR TO SUPPLY AND INSTALL (4) 3" SCH 40 PVC CONDUIT WITH PULL STRINGS FOR SECONDARY UNDERGROUND ELECTRIC LINES. CONTRACTOR TO LATER SUPPLY AND INSTALL SERVICE WIRE PER PLANS TO SERVE STORE IN COORDINATION WITH ELECTRIC PROVIDER.
4. PROPOSED 3-PHASE PAD MOUNTED TRANSFORMER TO BE INSTALLED BY ELECTRIC PROVIDER PER AGREEMENT WITH OWNER. CONTRACTOR TO CONSTRUCT TRANSFORMER CONCRETE PAD AND INSTALL BOLLARDS, IF APPLICABLE. CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER PER M.E.P. PLANS FOR ELECTRICAL AND EQUIPMENT REQUIREMENTS.
5. CONTRACTOR TO SUPPLY AND INSTALL (1) 4" GAS LINE CONDUIT WITH PULL STRING. CONTRACTOR TO COORDINATE WITH GAS PROVIDER TO LOCATE FINAL CONNECTION POINTS AND EQUIPMENT LOCATIONS. LOCATION OF GAS MAIN IS APPROXIMATE AND WILL REQUIRE EXTENSION BY GAS PROVIDER. CONTRACTOR/OWNER TO COORDINATE SERVICE WITH GAS PROVIDER.
6. CONTRACTOR TO INSTALL 1" COPPER AIR LINE FROM COMPRESSOR SHED TO COMMERCIAL FUEL LANE BIBS. REFERENCE ARCHITECTURAL/FUELING PLANS FOR DETAILS.

CAUTION NOTES:

- C1 CAUTION!!! OVERHEAD ELECTRIC LINES. USE EXTREME CAUTION DURING CONSTRUCTION.**
- C2 CAUTION!!! UNDERGROUND NATURAL GAS LINE. USE EXTREME CAUTION DURING CONSTRUCTION.**
- C3 CAUTION!!! UNDERGROUND WATER LINE. USE EXTREME CAUTION DURING CONSTRUCTION.**
- C4 CAUTION!!! UNDERGROUND FIBER OPTIC LINE. USE EXTREME CAUTION DURING CONSTRUCTION.**

NOTE:  
ALL BOUNDARY INFORMATION (INCLUDING PAVING LIMITS, GRADE ELEVATIONS, AND UTILITIES) WERE PROVIDED TO US ON JANUARY 23RD, 2025, VIA ELECTRONIC FILE, FROM SINCLAIR LAND SURVEYING, INC., (3411 MAGIC DR., SAN ANTONIO, TX 78229 (210-341-4518). CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



ALL SANITARY SEWER AND WATER WORK IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE COUNTY BUILDING INSPECTION DIVISION AND INSTALLED BY A LICENSED PLUMBER.

CONTRACTOR TO INCLUDE IN THEIR BID PRICE ALL FEES ASSOCIATED WITH WATER AND SEWER TAPPING, IMPACT, CONNECTION, AND INSPECTIONS.

ALL MATERIALS AND METHODS SHALL MEET THE CITY OF CORPUS CHRISTI STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO CONTACT THE CITY OF CORPUS CHRISTI AND TxDOT AT LEAST 48 HRS BEFORE STARTING CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION OF ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY BOWMAN, INC. BEFORE PROCEEDING FURTHER.

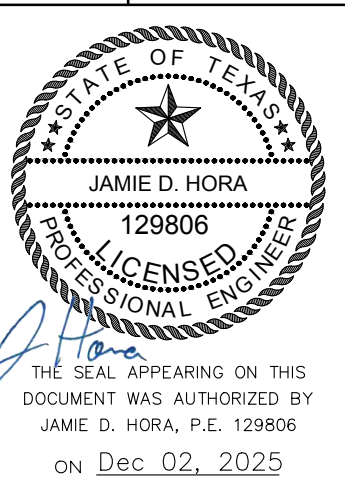
TRENCH EXCAVATION SAFETY PROTECTION:  
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL/DESIGN/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTORS IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

JOINT RESTRAINT NOTE:  
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL ENSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY THE DEVELOPER'S ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS WITH THE DEVELOPER'S ENGINEER.

REVISIONS		DATE
REVISION	DESCRIPTION	

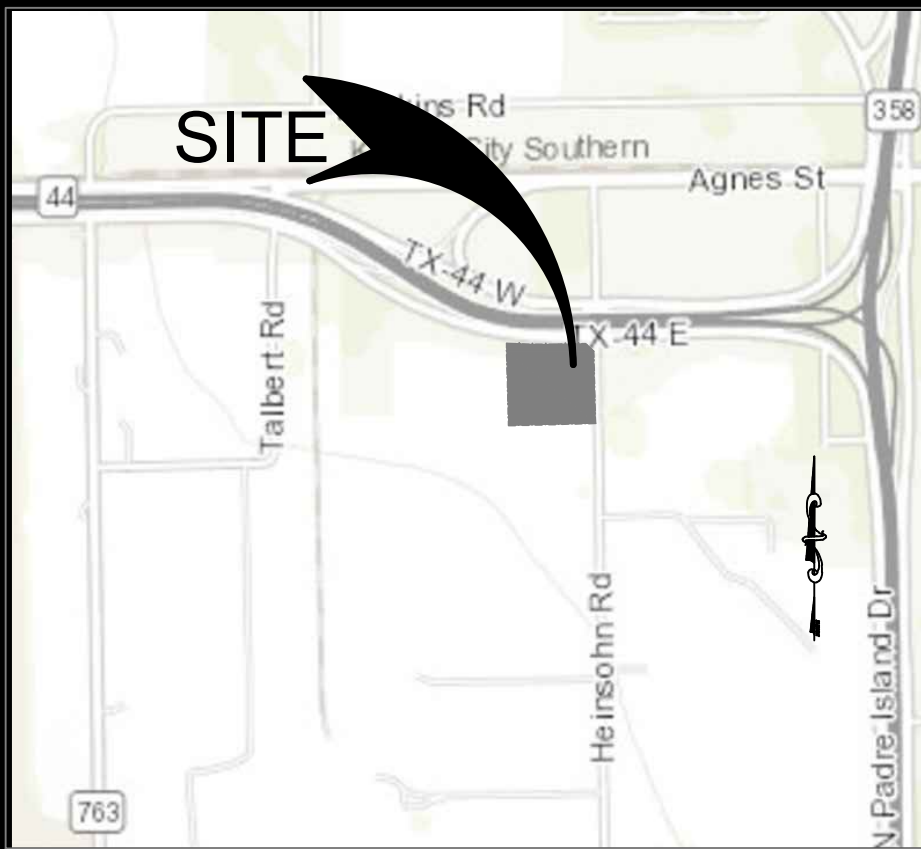
UTILITY PLAN

STRIPES #42773  
6301 STATE HWY 44  
CORPUS CHRISTI, TEXAS 78406



DESIGN	DRAWN	CHKD
JCM	JNG	JDH
DATE:	12/02/2025	
SCALE:	1" = 30'	
JOB No.	250449-01-028	
SHEET No.	C7.0	





LOCATION MAP  
NOT TO SCALE

## GENERAL NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
2. MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
3. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
4. THE TOTAL PLATTED AREA IS 5.882 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
7. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
8. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY DOWNSTREAM DRAINAGE SYSTEM.
9. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
10. 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.

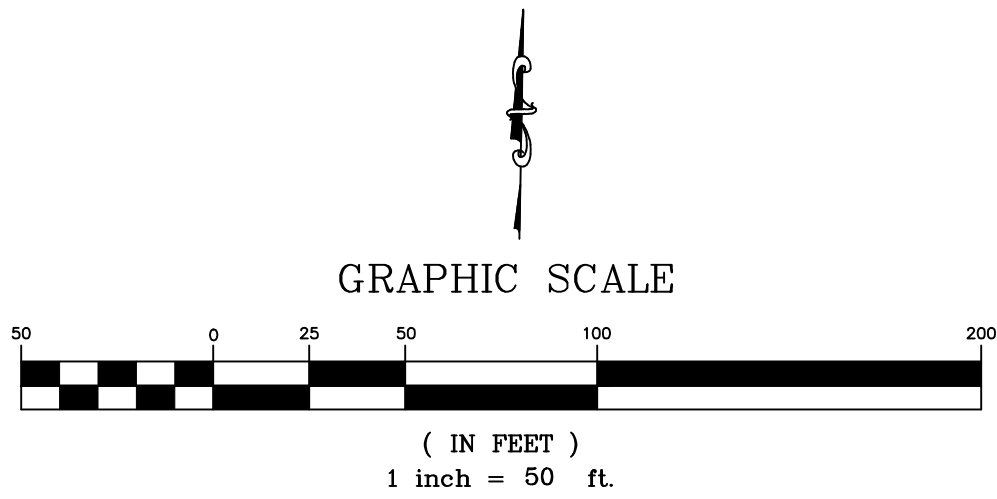
- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
  - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
  - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "TRANSGLOBAL SERVICES"
  - ⑤ = FOUND 1-1/2" IRON PIPE
  - ⑥ = FOUND BROKEN CONCRETE MONUMENT SET IN THE GROUND
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
  - △ = DELTA ANGLE
  - CHD BRG = CHORD BEARING
  - CHD DIST = CHORD DISTANCE

### SURVEYORS NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
3. DIMENSIONS SHOWN ARE SURFACE.

## PLAT OF STRIPES CORPUS CHRISTI

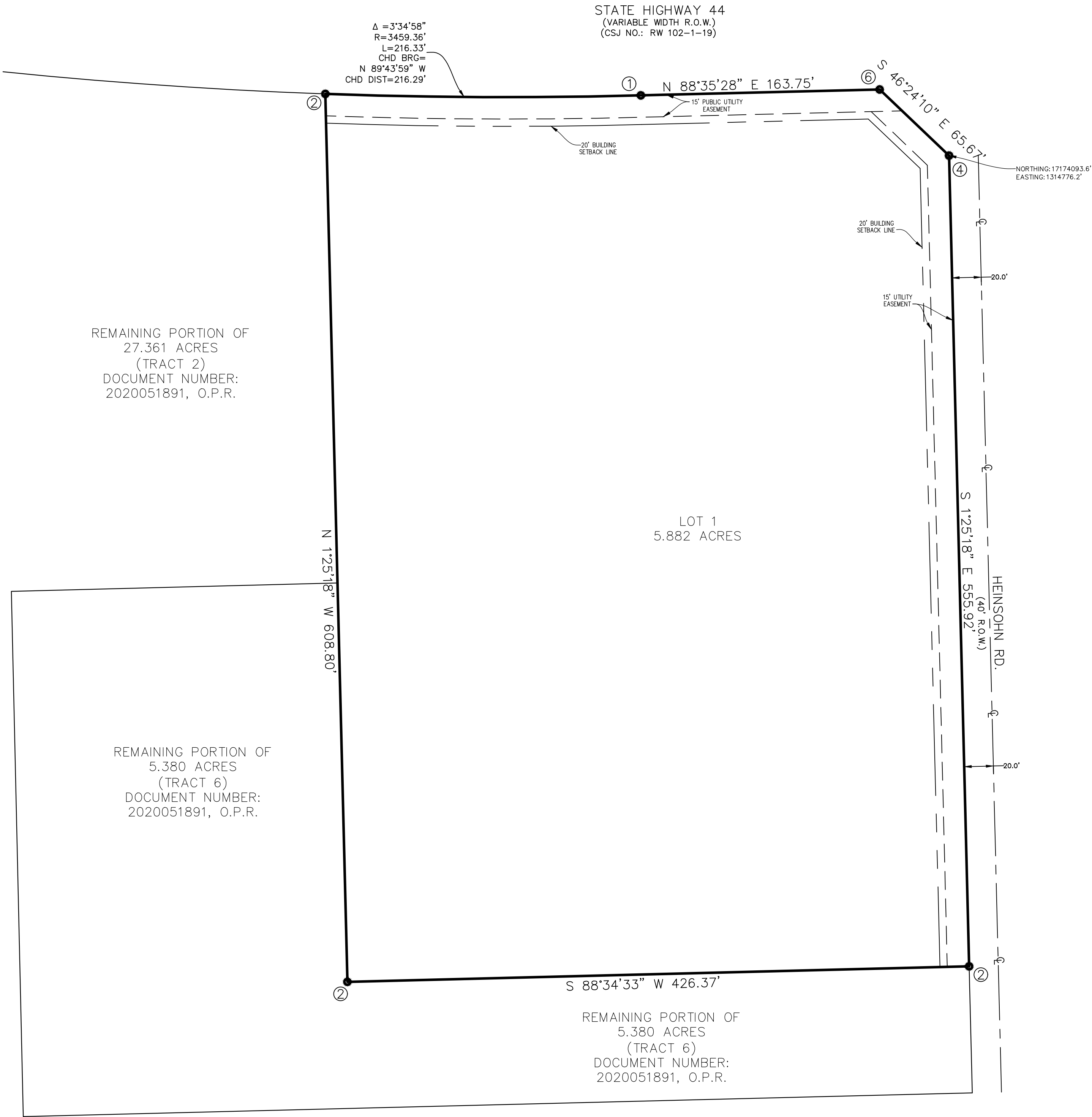
BEING 5.882 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



OWNER  
NAME: HEINS 44 RETAIL PARTNERS LTD, A TEXAS LIMITED PARTNERSHIP  
ADDRESS: 1207 ANTOINE DRIVE  
HOUSTON, TEXAS, 77055  
PHONE: 713-961-0280  
CONTACT: SHARON A. VICKERS

ENGINEER  
BOWMAN  
ADDRESS: 111 TOWER DRIVE, SUITE 325,  
SAN ANTONIO, TEXAS, 78232  
PHONE: 210-944-8681  
CONTACT: JAMIE HORA, PE

SURVEYOR  
SINCLAIR LAND SURVEYING INC.  
ADDRESS: 3411 MAGIC DRIVE,  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-341-4518  
CONTACT: LEMUEL T. SINCLAIR, RPLS



PROJECT ENGINEER:

**Bowman**

8122 DATAPoint RD., STE. 202  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-298-1600  
EMAIL: JHORA@BOWMAN.com  
TBPE Registration No.: F-14309

PROJECT SURVEYOR:



SINCLAIR LAND  
SURVEYING, INC.

3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO. 10089000

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**January 7, 2026**

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.

Zoned: CN-1

Owner: DGS Holdings & Investments LLC

Surveyor: Texas Geo Tech

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

**Merged Document Report****Application No.: PL9050**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

Document Filename
251007 Layout1.R1.pdf
251007 UTILITY.R1.pdf

**Comment Author Contact Information:**

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

**General Comments**

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



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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P002	Note	Alex Harmon : DS	Closed	Show 2" gas line on utility map.	
1	Utility	Note	Mark Zans : LD	Closed	Please change language to "was approved by the Planning Commission of the city of Corpus Christi, Texas"	
2	Utility	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director.	
3	Utility	Note	Mark Zans : LD	Closed	Add Cynthia Salazar-Garza name and title of Chair and provide signature line.	
4	Utility	Note	Mark Zans : LD	Closed	Add lot number (Lot 5R), and square footage of lot	
5	Utility	Note	Mark Zans : LD	Closed	Provide half street dimension.	
6	Utility	Note	Mark Zans : LD	Closed	At this time the alley way is not included in the property obtained by the owner and shall not be built or encroached upon.	
9	Utility	Note	Mark Zans : LD	Closed	At this time the alley way is not included in the property obtained by the owner and shall not be built or encroached upon.	
10	Utility	Note	Mark Zans : LD	Closed	<p>Traffic comments; Informational            PLAT – INFORMATIONAL            DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> <li>• Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>• 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)</li> <li>• 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.</li> </ul> <p>ROW CONSTRUCTION PERMITS</p> <ul style="list-style-type: none"> <li>• Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)               <ul style="list-style-type: none"> <li>o 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.</li> <li>o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> </ul> </li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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).</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.)</li> <li>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)</li> </ul>	
11	Utility	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 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>3 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4 Infor. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>5 Infor. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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</p> <p>6 Infor. 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.</p> <p>7 Infor. 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.</p> <p>8 Infor. 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.</p> <p>9 Infor. 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.</p> <p>10 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
12	Utility	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11 Infor. 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>feet 6 inches.</p> <p>12 Infor. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13 Infor. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</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>14 Infor. "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.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p> <p>15 Infor. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p> <p>16 Infor. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>17 Infor. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>18 Infor. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>19 Infor. D503.4 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>20 Infor. D503.3 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>	
13	Utility	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>21 Infor. 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>22 Infor. D503.2.5 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>23 Infor. 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.</p>	

Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators when

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>by the Fire Official. Methods of locking shall be submitted for approval by the fire code official.</p> <p>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>24 Infor. 106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.</p> <p>25 Infor. Note: The above cited references are for the purpose of providing minimal access into commercial property that will have sufficient width and will support the weight of fire apparatus.</p> <p>26 Plat Commercial development of the property will require further Development Services review.</p>	
14	Utility	Note	Mark Zans : LD	Closed	Please check lot numbers in the subtitle legal description. What happen to lot 6?	

STATE OF TEXAS  
COUNTY OF NUECES

WE, DGS HOLDINGS & INVESTMENTS, 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 \_\_\_\_\_ 2025.

MELISSA SALAZAR MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
MELISSA SALAZAR.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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 OF THE CITY OF CORPUS CHRISTI,  
TEXAS.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

CYNTHIA SALAZAR-GARZA, CHAIR

MICHAEL DICE, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

STATE OF TEXAS  
COUNTY OF NUECES

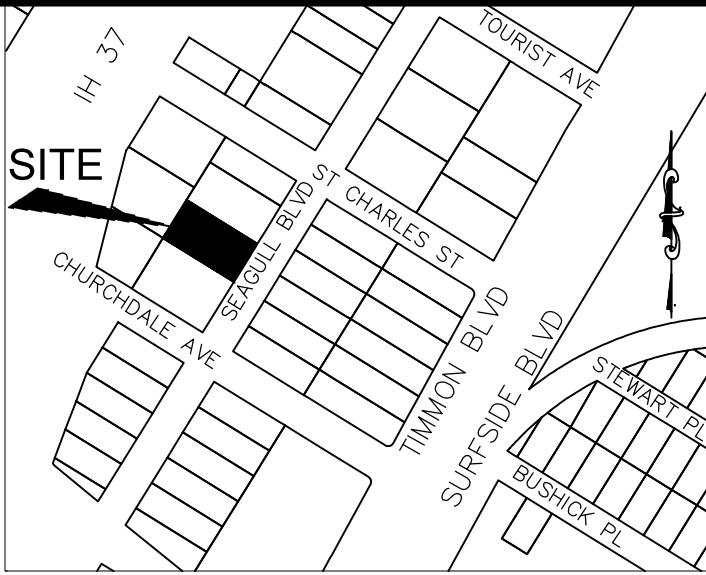
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 29TH DAY OF JULY 2025.

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

# BROOKLYN ADDITION, BLOCK 81, LOT 5R

BEING A RE-PLAT OF LOTS 5 AND SOUTH HALF OF LOT 7, BLOCK 81, BROOKLYN ADDITION, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 13, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.22 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 48355C0310G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE AREA OF SPECIAL FLOOD HAZARD WITH BFE (EL 10 FT)
- 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.B, AND IDM 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 \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

BY: \_\_\_\_\_ DEPUTY

GRAPHIC SCALE  
20' 0 20' 40' 60'  
Scale: 1" = 20' feet

**TEXAS GEO TECH**  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 251007  
December 1, 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2026**

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.

Zoned: CN-1

Owner: KFD Holdings-Robstown LLC

Engineer/Surveyor: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat three lots into one lot and intends to utilize the property for a commercial business, Domino's. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



**Merged Document Report****Application No.: PL9056**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

Document Filename
251015A UTILITY.R1.pdf
251015A Layout1.R2.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

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No, unless existing meter is not usable Fire hydrants: At site development 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	Alex Harmon : DS	Closed	<p>12/5/25 UPDATE: Comment response says this was addressed, however, it is not reflected on plat.</p> <p>Per UDC 8.2.3.A.4 increase rear easement from 5 ft to 7.5 ft.</p>	
8	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Davin Davila) 12/15/25 Update: ROW Department has reviewed and acknowledge the comments, and we do not have any further comments for this plat. The easement that will be closed on the lot, ROW Department has no objection.</p> <p>PLAT - REQUIRES ACTION: 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) 2. 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)</p> <p>INFORMATIONAL: PLAT DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS 3. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 4. 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. 5. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 6. 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>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>7. 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>8. 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>Removed per David Brink/TxDOT: 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>	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (David Brink) Leopard Street is no longer State-maintained. It has been formally turned over to the City of Corpus Christi.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT (Lucio Ramos) This plat is not on our state's trunkline system anymore, no comments.	
12	P001	Note	Mina Trinidad : DS	Closed	GIS: (Ziba Abbasian) Plat does not close within acceptable engineering standards.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: The plat in question describes the proposed land use for the plat to be used for a commercial institution. As no newly proposed dwelling units are to be created, no fees are to be applied.	
14	P001	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature to "Director" instead of "Secretary." This change will be for all plats moving forward.	
15	P001	Note	Mina Trinidad : DS	Closed	Change Cynthia Salazar's signature block to "Cynthia Salazar-Garca, Chairperson"	
16	P001	Note	Mina Trinidad : DS	Closed	Ensure Katherine Dain/Dean's last name is spelled correctly throughout plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops served by either bus Route 27 Leopard or Route 28 Leopard/Navigation.	
21	P001	Note	Mina Trinidad : DS	Closed	Correct "Leopard Street" label within site area location map.	
22	P001	Note	Mina Trinidad : DS	Closed	Insert arrow or notation indicating the shaded area is the site.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) Astound: No facilities within easement.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) Frontier: This area is not in Frontier area.	
26	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCPD has no objections.	
27	P001	Note	Mina Trinidad : DS	Closed	(Informational) Spectrum: Charter does not have any facilities in the easement being closed therefore we have no objection.	
28	P001	Note	Mina Trinidad : DS	Closed	15-foot corner yard requirement per CN-1 Neighborhood Commercial District standards.	
29	P001	Note	Mina Trinidad : DS	Closed	Increase site location map text and zoom more into subject property.	
5	U001	Note	Alex Harmon : DS	Closed	Verify alignment of 2" gas line. City records show it on subject lot not neighboring lot.	
6	U001	Note	Alex Harmon : DS	Closed	Show location of water meter that was found during site survey to verify no water construction is required.	
7	U001	Note	Alex Harmon : DS	Closed	Show stormwater line along Lancaster and Leopard	
11	U001	Note	Mina Trinidad : DS	Closed	<p>CCW: (Edgar Diaz Ruiz)</p> <p>12/15/25 Update:  1. Water construction is not required for platting (UDC1.2.1.D &amp; 8.2.6; Water Distribution Standards).  2. Wastewater construction is not required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p> <p>Please see below CCW's comments:  1. Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).  2. Wastewater construction is not required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p>	
17	U001	Note	Mina Trinidad : DS	Closed	Fire:	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>(Captain Mark Lewis)</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. A fire hydrant will likely be needed.</p> <p>3. 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>	
18	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Captain Mark Lewis) Comments 4-12</p> <p>4. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. In this instace, the fire hydrant across the street at Leopard and Up River is unavailable for our use.</p> <p>5. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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 source</p> <p>6. 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.</p> <p>7. 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>apparatus weighing at least 75,000 pounds.</p> <p>8. 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.</p> <p>9. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10. 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>11. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders</p> <p>12. 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>	
19	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Captain Mark Lewis) Comments 13-16</p> <p>13. 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>14. 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>15. Per Fire Code. Conveyor style pizza ovens are required to have built in suppression systems unless the cooking equipment meets the standards of UL710B.</p> <p>16. Commercial development of the property will require further Development Services review.</p>	
23	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Gas Department: (Keith Rodriguez) No comment for this plat.</p>	

STATE OF TEXAS  
COUNTY OF NUECES

WE, KFD HOLDINGS-ROBSTOWN, LLC, 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 \_\_\_\_\_ 2025.

KATHERINE DAIN GOVERNING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
KATHERINE DAIN.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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 OF THE CITY OF CORPUS CHRISTI,  
TEXAS.

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

MICHAEL DICE, DIRECTOR

CYNTHIA SALAZAR-GARZA, CHAIRPERSON

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

STATE OF TEXAS  
COUNTY OF NUECES

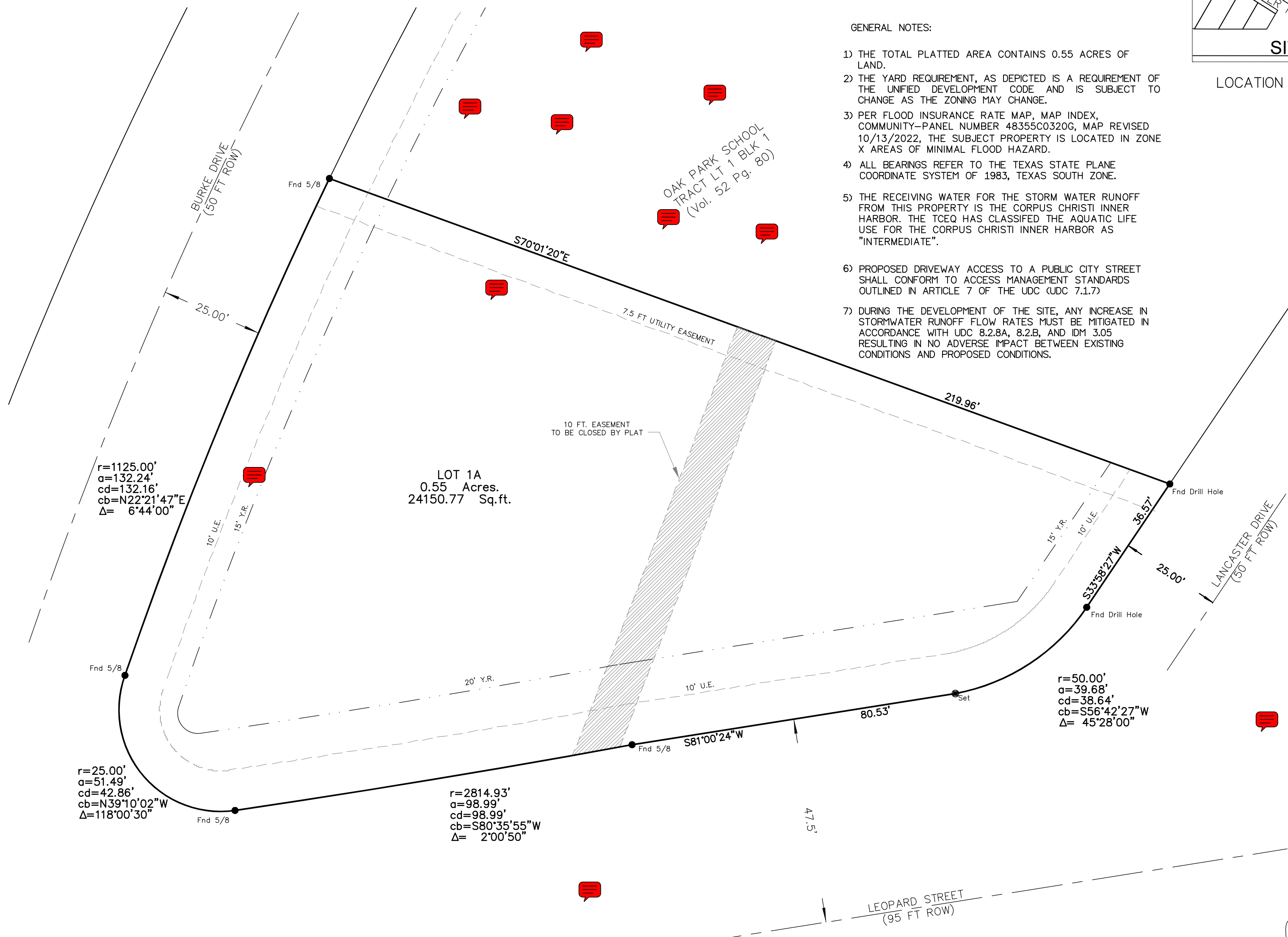
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE XXTH DAY OF NOVEMBER 2025.

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

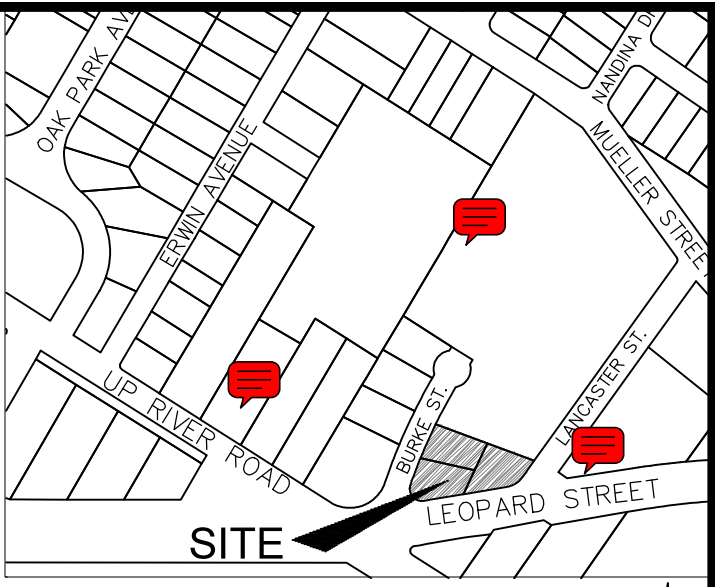
# GENEVA HEIGHTS, BLOCK 2, LOT 1A

BEING A RE-PLAT OF LOTS 1, 2 AND PORTION OF LOT 6, BLOCK 2, GENEVA HEIGHTS, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS.



## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.55 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 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 INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- 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.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



LOCATION MAP NOT TO SCALE

STATE OF TEXAS  
COUNTY OF NUECES

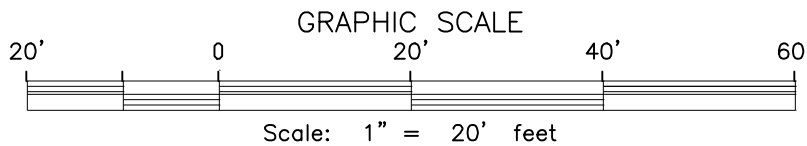
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

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 # 251015  
DECEMBER 17, 2025



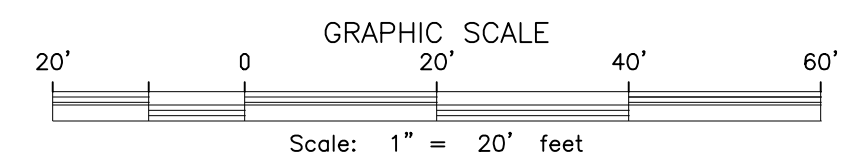
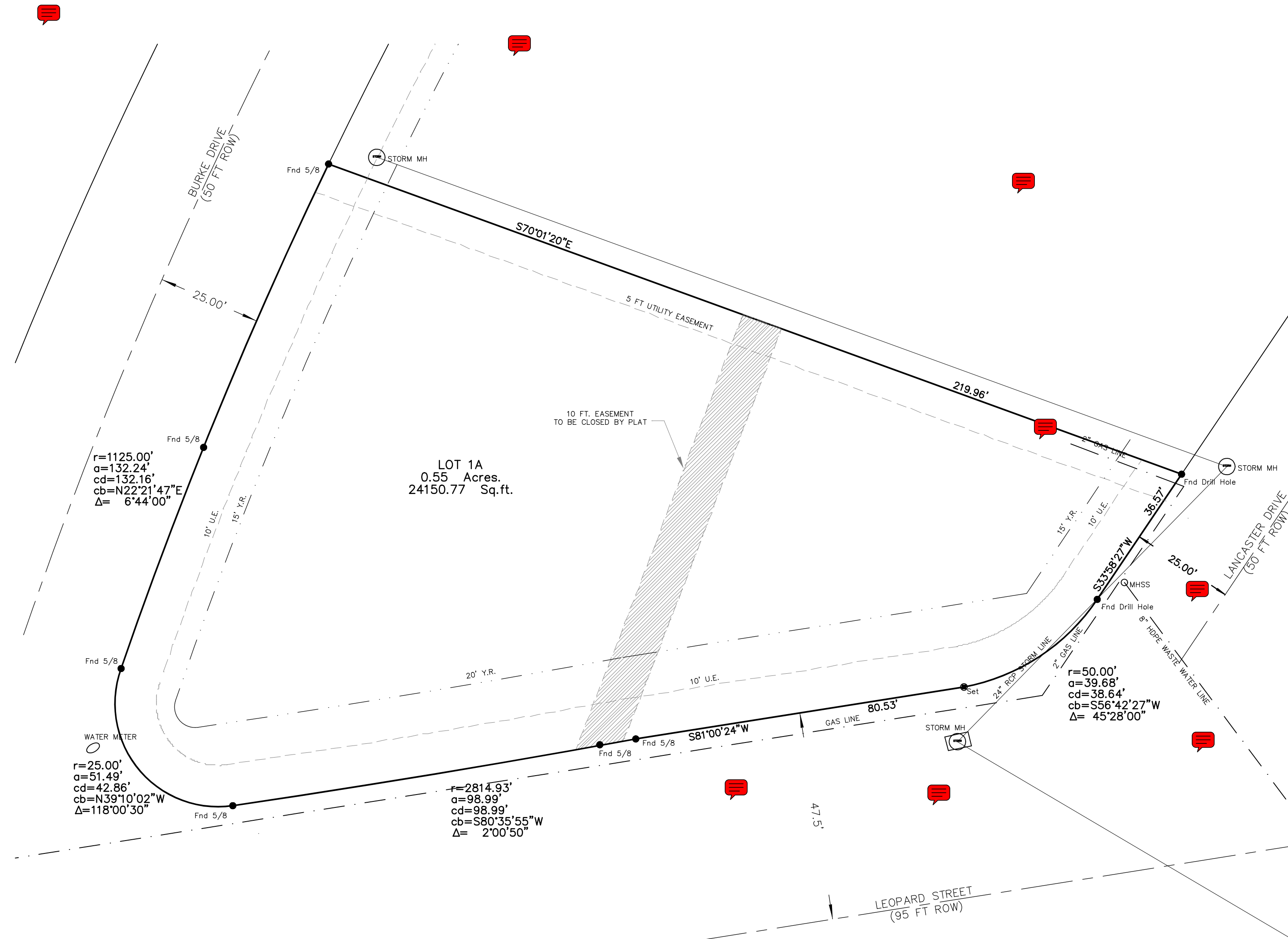
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1) PROPERTY HAS EXISTING SERVICE FOR WATER AND WASTE WATER. FIRE HYDRANT LOCATED ALONG LEOPARD STREET WEST OF BURKE DRIVE.

# UTILITY MAP



**TEXAS GEO TECH**  
**LAND SURVEYING, INC**  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 251015  
OCTOBER 27, 2025



STATE OF TEXAS  
COUNTY OF NUECES

WE, KFD HOLDINGS-ROBSTOWN, LLC, 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.

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KATHERINE DAIN GOVERNING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

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THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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COUNTY OF NUECES

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MICHAEL DICE, DIRECTOR

CYNTHIA SALAZAR-GARZA, CHAIRPERSON

STATE OF TEXAS  
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DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
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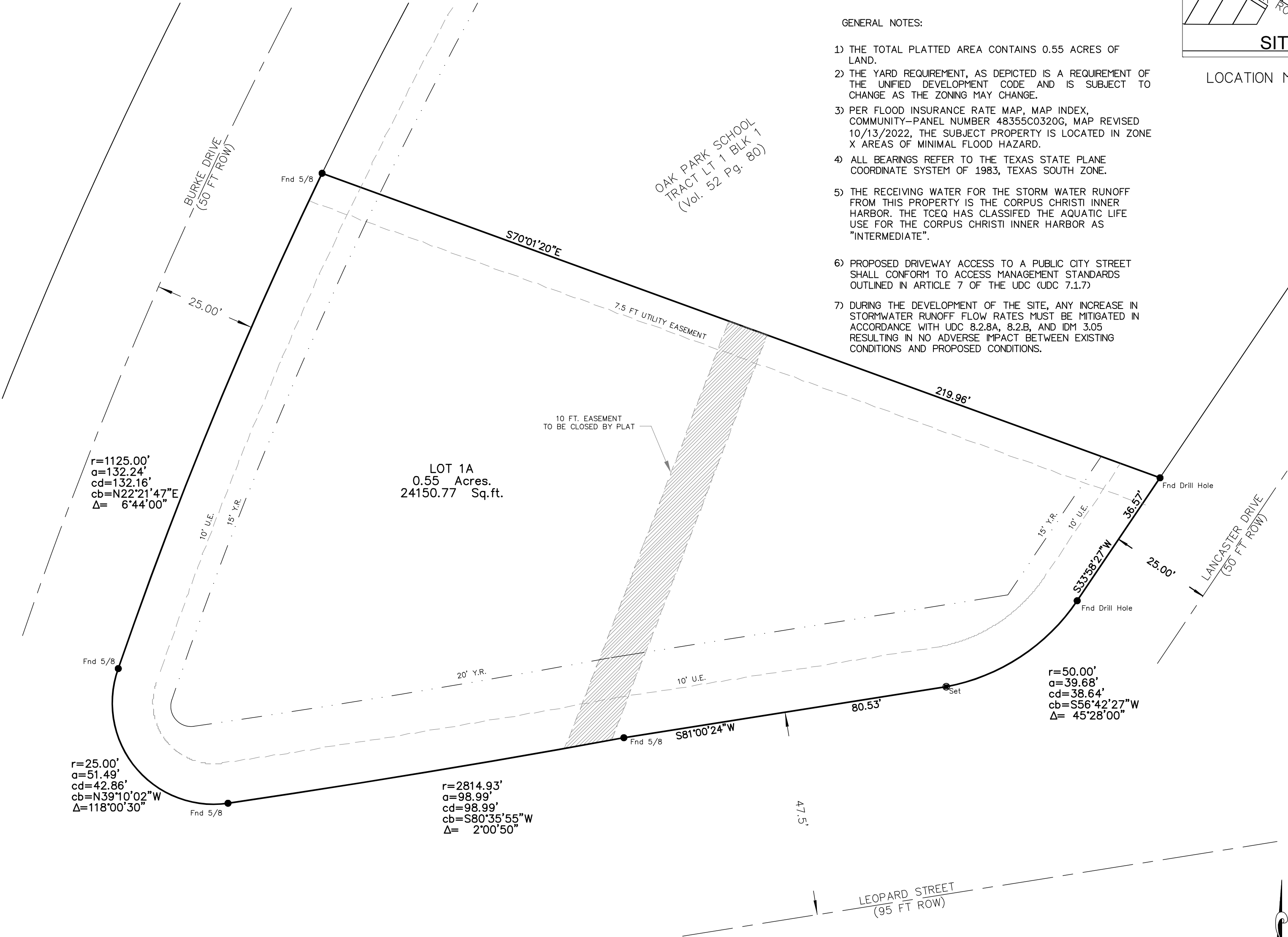
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JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

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COUNTY OF NUECES

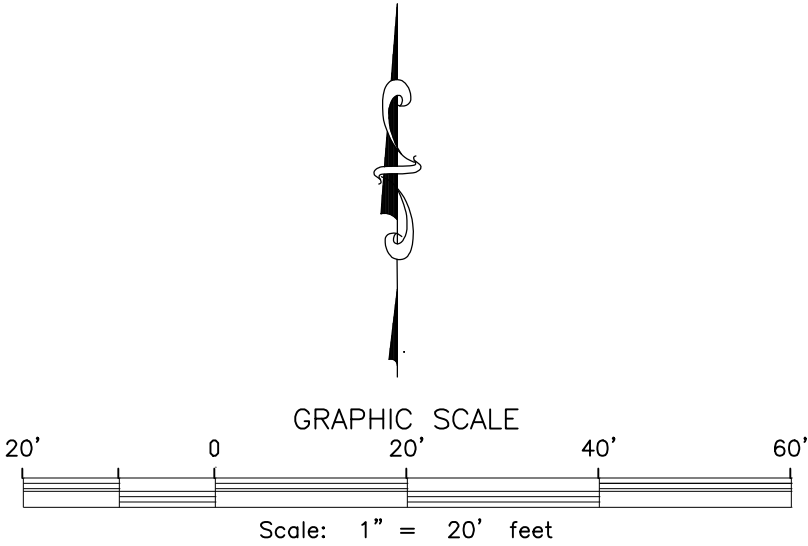
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KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

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 # 251015  
DECEMBER 17, 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2025**

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.

Zoned: RS-4.5/CG-2

Owner: Horizon Land Properties

Surveyor: Juan Perales Engineering

The applicant proposes to replat the property to develop existing land for single family and 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.: PL9093**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
FINAL PLAT-WALDRON ESTATES REV 12-12-25.pdf

**Comment Author Contact Information:**

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

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes 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**

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9	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 1, Block 3 Waldron Estates Subdivision.	
10	P001	Note	Alex Harmon : DS	Closed	Per Public Improvement Plans, place plat note that future storm water detention capacity of 8,475 cubic feet to be provided as part of development of Lot 1, Block 4, Waldron Estates Subdivision. these storm water detention facilities shall be maintained by the owner of Lot 1, Block 4, Waldron Estates Subdivision.	
11	P001	Callout	Alex Harmon : DS	Closed	Label as Private DE.Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 2, Block 4 Waldron Estates Subdivision.	
2	P001	Note	Mark Zans : LD	Closed	Gas company request 10' U/E on Lot 2 Blk. 4 along south property line and 10' U/E along west property line of Lot 2 Blk. 4 for the length of Lot 01 block 01	
4	P001	Note	Mark Zans : LD	Closed	Add to notes as #15 Access from Block 3 Lot 1, Block 4 Lot 1 and Block 4 Lot 2 to Liza Ln. is prohibited.	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director.	
6	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>1PlatFire comments based upon applicant stating that the use of the land will be single family residence with some commercial development.</p> <p>2NoteNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3PlatFire flow for residential areas require 750 GPM with 20 psi residual</p> <p>4Plat507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>5PlatMercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.</p> <p>6Plat507.5.1 (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</p>	

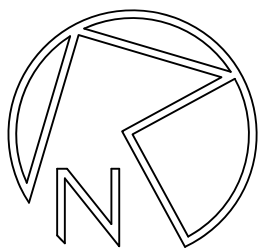
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>building on the premises at distances not exceeding 300 feet.</p> <p>7Plat507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>8Plat912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) 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>9Plat503.1.1 (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.</p> <p>10Plat503.1.1 (amendment): 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>	
7	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11Plat3310.1 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.</p> <p>12PlatD102.1 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.</p> <p>13Plat503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>14PlatD103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>15Infor. A. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>B 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>C. 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>16Infor. "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> <p>17Plat503.4 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>18Plat503.3 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>	
8	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #3</p> <p>19PlatD107.1 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>20Note During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					above requirements. The temporary turn-around may be removed upon completion of the street. 21□Note□Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.	
13	P001	Note	Mark Zans : LD	Closed	Water Department comments: •□Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). •□Approved A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase.	
14	P001	Note	Mark Zans : LD	Closed	Sewer Department: •□Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). A thorough review and comments of the proposed water and wastewater plan & profile to be address during Public Improvements Phase.  •□Approved	
15	P001	Note	Mark Zans : LD	Closed	Park Development fee: 81 Units x 462.50 = \$37,462.50	
16	P001	Note	Mark Zans : LD	Closed	Is there going to be a HOA for this development? Who will be maintaining the private drainage easements?	
17	P001	Note	Mark Zans : LD	Closed	Traffic comments: •□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 obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within	

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					the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	





SCALE: 1" = 100'

STATE OF TEXAS  
COUNTY OF NUECES

WE, HORIZON LAND PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF THE PUBLIC STREETS AND UTILITIES. AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MOHAMMAD REZAEI, MANAGER

\_\_\_\_\_  
RAYMOND SALLIUM, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD REZAEI, MANAGER, AND RAYMOND SALLIUM, MANAGER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES ARE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF NUECES

I, FRED C. HAYDEN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TEXAS LICENSE NO. 4486

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BRIA WHITMIRE, P.E., CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CYNTHIA SALAZAR-GARZA  
CHAIRMAN

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

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 \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
COUNTY CLERK

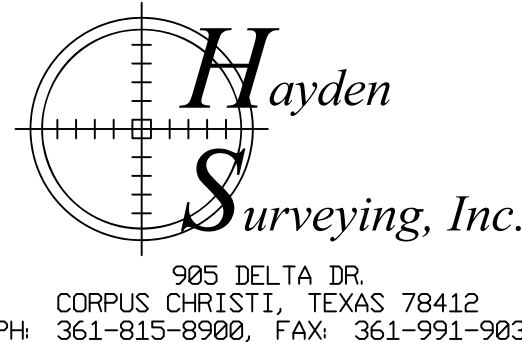
\_\_\_\_\_  
DEPUTY

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	27°22'47"	19.59'	41.00'	N75°46'45"W	20.18'
C2	136°23'26"	107.12'	45.00'	S16°27'23"E	86.32'
C3	27°22'47"	19.59'	41.00'	N42°51'58"E	20.18'
C4	90°00'00"	15.71'	10.00'	N16°22'42"W	14.14'
C5	90°25'09"	15.78'	10.00'	N73°24'49"W	14.19'
C6	90°00'00"	15.71'	10.00'	N16°22'37"W	14.14'
C7	89°35'46"	31.27'	20.00'	S73°25'11"W	28.18'
C8	90°20'23"	31.53'	20.00'	N16°36'44"W	28.37'
C9	89°54'28"	31.38'	20.00'	N73°30'41"E	28.26'
C10	90°09'22"	31.47'	20.00'	S16°27'23"E	28.32'
C11	90°20'23"	15.77'	10.00'	N16°36'44"W	14.18'
C12	89°39'37"	15.65'	10.00'	S73°23'16"W	14.10'
C13	89°39'37"	15.65'	10.00'	N73°23'16"E	14.10'
C14	90°20'23"	15.77'	10.00'	S16°36'44"E	14.18'
C15	90°11'58"	15.74'	10.00'	S73°39'26"W	14.17'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S61°14'35"E	10.97'

## FINAL PLAT OF WALDRON ESTATES

BEING A TOTAL OF 17.285 ACRES OUT OF LOT  
24, SECTION 48, FLOUR BLUFF AND ENCINAL  
FARM AND GARDEN TRACTS V.A, PG.41-43  
MAP RECORDS OF NUECES COUNTY, TEXAS



905 DELTA DR.  
CORPUS CHRISTI, TEXAS 78412  
PH: 361-815-8900, FAX: 361-991-9034

OWNER:  
HORIZON LAND PROPERTIES, LLC  
8926 CIRCUS DRIVE  
CORPUS CHRISTI, TX 78414

ENGINEER:  
J. PERALES ENGINEERING  
AND PLANNING SERVICES  
5866 S. STAPLES STREET, #315  
CORPUS CHRISTI, TX 78413

SURVEYOR:  
HAYDEN SURVEYING INC.  
905 DELTA DRIVE  
CORPUS CHRISTI, TX 78412



Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 1, Block 3 Waldron Estates Subdivision.

OWNER: JELLY AUTO  
RES LLC  
BLOCK 1

WALDRON ROAD SUBDIVISION  
V.67, PG.318  
M.R.N.C.T.

OWNER: CLOUDCROFT LAND  
VENTURES INC.  
2.33 ACRE TRACT OUT OF  
LOT 13, SECTION 55  
FLOUR BLUFF & ENCINAL FARM  
AND GARDEN TRACTS  
DOC# 2003039114 D.R.N.C.T.

OWNER: BOAT STORAGE VISTA LLC  
LOT 02, BLOCK 1, WALDRON ROAD  
SUBDIVISION  
V.69, PG.67 M.R.N.C.T.

OWNER: CLOUDCROFT LAND  
VENTURES INC.  
1.29 ACRE TRACT OUT OF  
LOT 13, SECTION 55  
FLOUR BLUFF & ENCINAL FARM  
AND GARDEN TRACTS  
DOC# 2003039114 D.R.N.C.T.

OWNER: ADAM & DELIA THOMAS  
LOT 5, BLOCK 1  
WALDRON ROAD SUBDIVISION  
V.67, PG.56  
M.R.N.C.T.

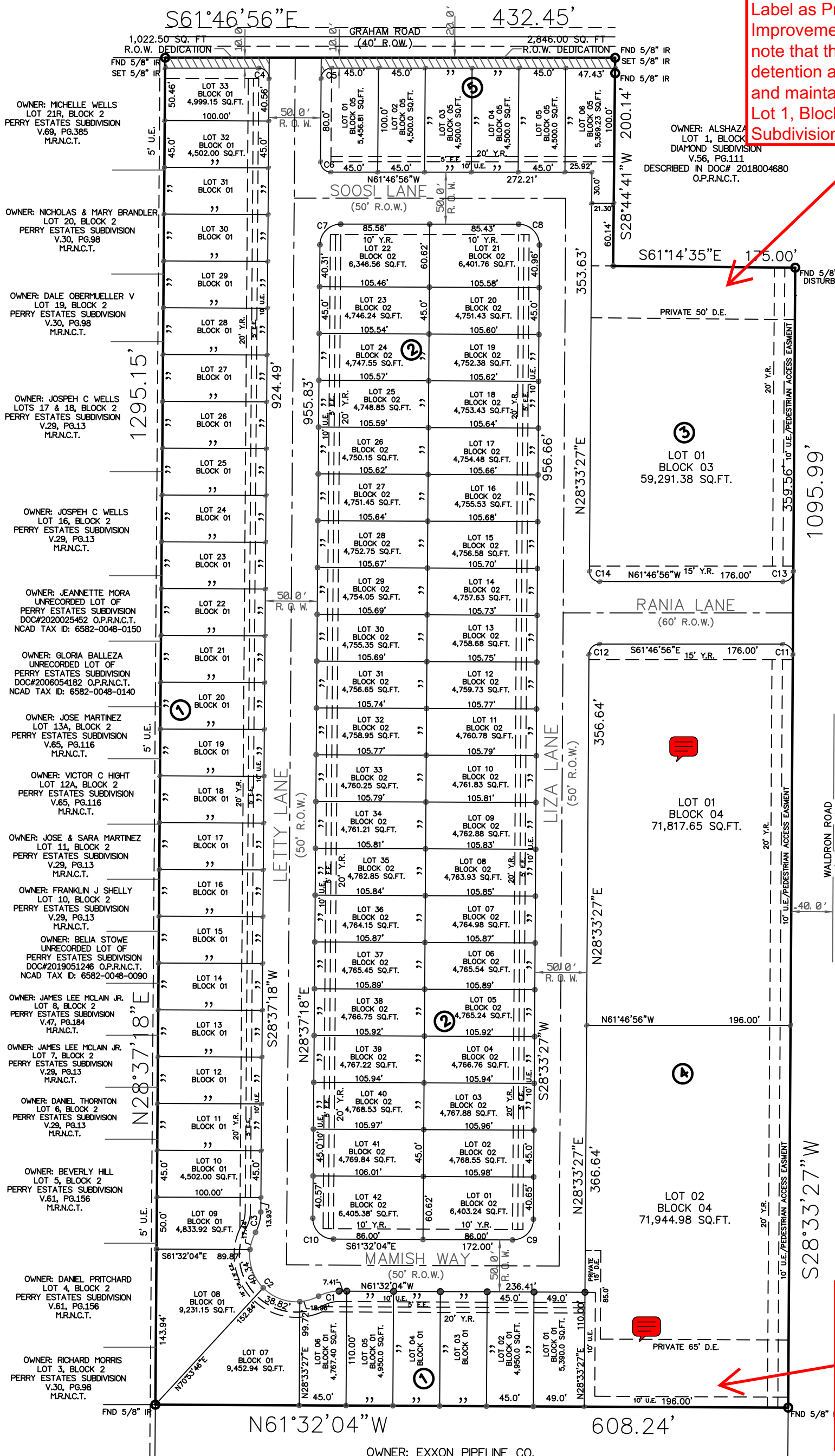
OWNER: ADAM & DELIA THOMAS  
LOT 6, BLOCK 1  
FLOUR BLUFF GARDENS NO.2  
V.36, PG.172  
M.R.N.C.T.

- PLAT BOUNDARY  
ROAD CENTER LINE  
ADJACENT LOT LINE  
YARD REQUIREMENT  
EASEMENT
- D.R.N.C.T. — DEED RECORDS OF  
NUECES COUNTY TEXAS  
M.R.N.C.T. — MAP RECORDS OF  
NUECES COUNTY TEXAS  
O.R.N.C.T. — OFFICIAL RECORDS OF  
NUECES COUNTY TEXAS
- Y. — YARD REQUIREMENT  
B.L. — BUILDING LINE  
U.E. — UTILITY EASEMENT  
E.E. — ELECTRICAL EASEMENT

### NOTES:

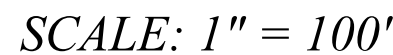
- TOTAL PLATTED AREA CONTAINS 17.285 ACRES OF LAND. (INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE EASEMENTS)
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- GRID BEARINGS AND DISTANCES SHOWN HEREIN 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 48355C0545G, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- YARD REQUIREMENTS AS DEPICTED 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 NDR 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.
- THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.
- THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
- THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.
- THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.
- 5.510 ACRES OF THE PROPERTY IS PROPOSED FOR GENERAL COMMERCIAL USE MEETING THE REQUIREMENTS OF THE CG-2 GENERAL COMMERCIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- 11.775 ACRES OF THE PROPERTY IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.
- ACCESS FROM LOT 1, BLOCK 3, LOT 1, BLOCK 4, AND LOT 2, BLOCK 4 TO LIZA LANE IS PROHIBITED.
- STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 1, BLOCK 3 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 3, WALDRON ESTATES SUBDIVISION.
- STORM WATER DETENTION FACILITIES SHALL BE PROVIDED BY THE OWNER OF LOT 1 BLOCK 4, WALDRON ESTATES SUBDIVISION AS PART OF DEVELOPMENT OF THE PROPERTY. THESE FACILITIES SHALL PROVIDE FOR A MINIMUM OF 8475 CUBIC FEET OF DETENTION CAPACITY. ANY AND ALL SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4, WALDRON ESTATES SUBDIVISION.
- STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 2, BLOCK 4 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 4, WALDRON ESTATES SUBDIVISION.

Label as Private DE. Per Public Improvements, also add plat note that this stormwater detention area is to be private and maintained by the owner of Lot 2, Block 4 Waldron Estates Subdivision.



OWNER: EXXON PIPELINE CO.  
5.88 ACRE TRACT OUT OF  
LOT 25, SECTION 48  
FLOUR BLUFF & ENCINAL FARM  
AND GARDEN TRACTS  
NCAD TAX ID: 2476-0048-2500



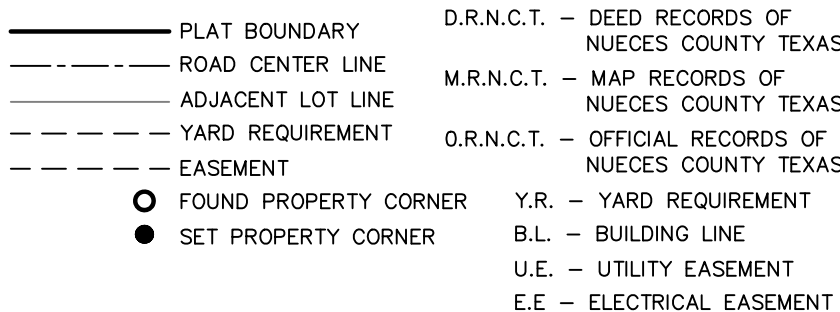


LINE TABLE		
NUM	BEARING	DISTANCE
L1	S61°14'35"E	10.97'

BEING A TOTAL OF 17.285 ACRES OUT OF LOT  
24, SECTION 48, FLOUR BLUFF AND ENCINAL  
FARM AND GARDEN TRACTS V.A, PG.41-43  
MAP RECORDS OF NUECES COUNTY,TEXAS



**SURVEYOR:**  
HAYDEN SURVEYING INC.  
905 DELTA DRIVE  
CORPUS CHRISTI, TX 78412



1. TOTAL PLATTED AREA CONTAINS 17.285 ACRES OF LAND  
(INCLUDES STREET DEDICATION, UTILITY, AND DRAINAGE  
EASEMENTS)

2. THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.

3. 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.

4. PER FLOOD INSURANCE RATE MAP NUMBER 48355C0545G, DATED OCTOBER 13, 2022, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

5. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

6. IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.

7. 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.

8. THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.

9. THIS PROPERTY DOES NOT ABUT ANY SUBMERGED LANDS BELONGING TO THE STATE OF TEXAS.

10. THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).

11. THERE ARE NO RECORDS OR EVIDENCE OF ANY PREVIOUSLY EXISTING SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER LAND USES OF ENVIRONMENTAL CONCERN ON THE PROPERTY.

12. THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY.

13. 5.510 ACRES OF THE PROPERTY IS PROPOSED FOR GENERAL COMMERCIAL USE MEETING THE REQUIREMENTS OF THE CG-2 GENERAL COMMERCIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.

14. 11.775 ACRES OF THE PROPERTY IS PROPOSED FOR SINGLE FAMILY RESIDENTIAL USE MEETING THE REQUIREMENTS OF THE RS-4.5 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AS STIPULATED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE.

15. ACCESS FROM LOT 1, BLOCK 3, LOT 1, BLOCK 4, AND LOT 2, BLOCK 4 TO LIZA LANE IS PROHIBITED.

16. STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 1, BLOCK 3 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 3, WALDRON ESTATES SUBDIVISION.

17. STORM WATER DETENTION FACILITIES SHALL BE PROVIDED BY THE OWNER OF LOT 1 BLOCK 4, WALDRON ESTATES SUBDIVISION AS PART OF DEVELOPMENT OF THE PROPERTY. THESE FACILITIES SHALL PROVIDE FOR A MINIMUM OF 8475 CUBIC FEET OF DETENTION CAPACITY. AND ALL SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, BLOCK 4, WALDRON ESTATES SUBDIVISION

18. STORM WATER MANAGEMENT AND DETENTION FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 2, BLOCK 4 AS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, BLOCK 4, WALDRON ESTATES SUBDIVISION.

WE, HORIZON LAND PROPERTIES, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF THE PUBLIC STREETS AND UTILITIES. AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS DAY OF 20

RAYMOND SALLIUM, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHAMMAD REZAEI, MANAGER, AND RAMYOND SALLUOM, MANAGER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES ARE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, FRED C. HAYDEN, JR., REGISTERED PROFESSIONAL LAND SURVEYOR FOR HAYDEN SURVEYING, INC. 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

TEXAS LICENSE NO. 4486

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 \_\_\_\_\_ 20\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CYNTHIA SALAZAR-GARZA  
CHAIRMAN

MICHAEL DICE  
DIRECTOR

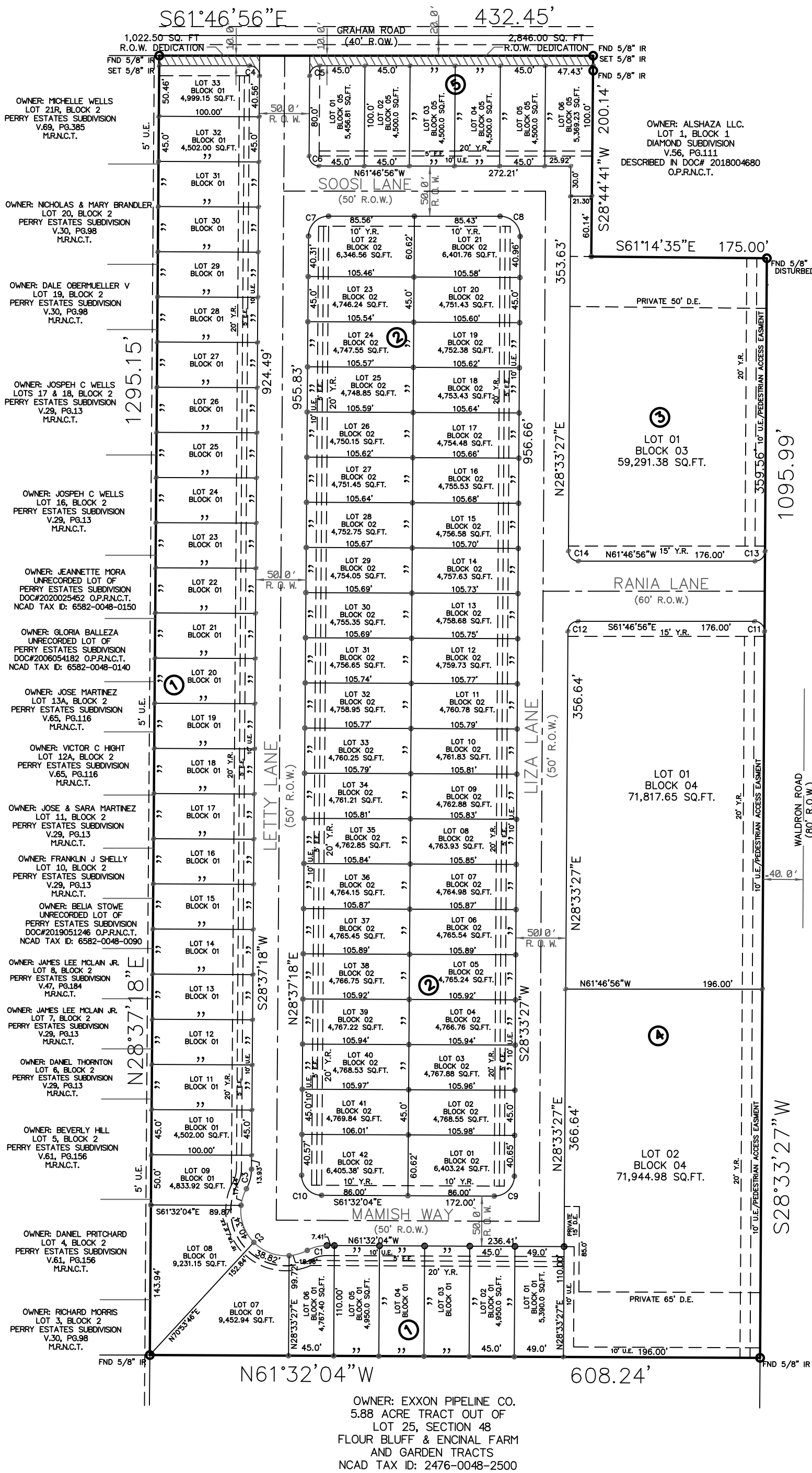
STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DOCUMENT NO.

KARA SANDS  
COUNTY CLERK

DEPUTY



## **Public Hearing - Rezoning for a property located at or near 2409 Viola Avenue**

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).



# ZONING REPORT

Case ZN8771

## APPLICANT & SUBJECT PROPERTY

**District:** 2

**Owner:** Jason Luby

**Applicant:** Jason Luby

**Address:** 2409- 2429 Viola Avenue, located along the south side of Viola Avenue, east of Ayers Street, and west of Blundell Drive. See map on the reverse side.

**Legal Description:** 61'x120' out of Lot 12, Block 4, Section C, Paisely Hoffman Subdivision; and Lots 1 through 4 of the Warnecke Subdivision,

**Plat Status:** The subject property is partially platted.

**Acreage of Subject Property:** 0.76 acre(s)

**Pre-Submission Meeting:** June 4, 2025

**Code Violations:** None

## ZONING REQUEST

**From:** "RS-6" Single-Family 6 District

**To:** "CG-1" General Commercial District

**Purpose of Request:** To allow for a vehicle service use.

## CORPUS CHRISTI COMPREHENSIVE PLAN

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

## Land Use

**ADP (Area Development Plan):** According to Plan CC, the subject property is located within the Bayside Area Development Plan (Adopted on December 10, 2024).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant, Medium-Density Residential	Medium-Density Residential, Commercial
North	"RS-6" Single-Family 6,	Medium-Density Residential	Medium-Density Residential
South	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
East		Medium-Density Residential	Medium-Density Residential
West	"CG-2" General Commercial District	Light Industrial	Light Industrial

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Viola Avenue	Service Area 9	“Local” Residential	-	-	1	1	None Reported	No improvements planned
Bicycle Mobility Plan								
The subject property is approximately 600 feet away from a proposed One-Way Cycle track along both sides of Gollihar Road.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 19 Ayers and 32S Sunday Southside Malls near Gollihar Road and Ayers Street, and Sunny Brook and Ayers Street.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				January 7, 2026				
Tentative City Council 1 <sup>st</sup> Reading				February 17, 2026				
Tentative City Council 2 <sup>nd</sup> Reading				February 24, 2026				
34	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

### Background:

The subject property is a 0.76-acre parcel out of the Bayside area, located interior to the Paisley Hoffman and Warnecke Subdivision, along the south side of Viola Avenue, a local residential road, and west of Ayers Street.

To the north are properties zoned "RS-6" Single-Family 6, with medium-density residential uses. To the south are properties zoned "RS-6" Single-Family 6 with medium-density residential uses, as are properties to the east. To the west are properties zoned "CG-2" General Commercial; however, and host light industrial uses.

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

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

The proposed rezoning is inconsistent with the City's Comprehensive Plan and its adopted components generally, however, particularly with the following Goals and Strategies for Decision Makers:

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

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

The proposed rezoning is inconsistent with the Bayside ADP and FLUM designation of medium-density residential.

**Staff Analysis:**

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

- The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will have a negative impact to the surrounding neighborhood.
  - The site is not appropriate for the uses to be permitted by the zoning district that would be applied by the proposed amendment.

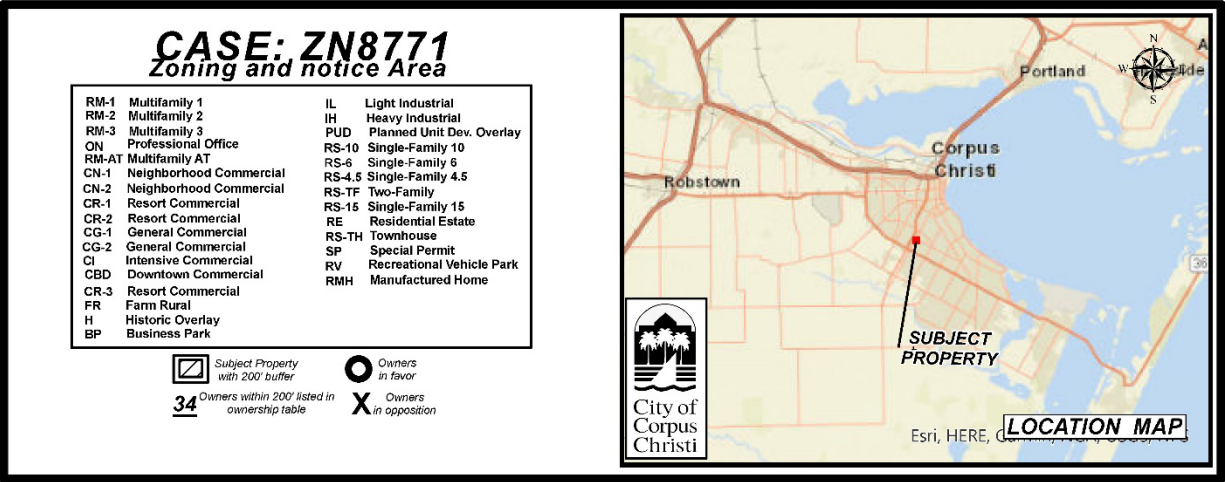
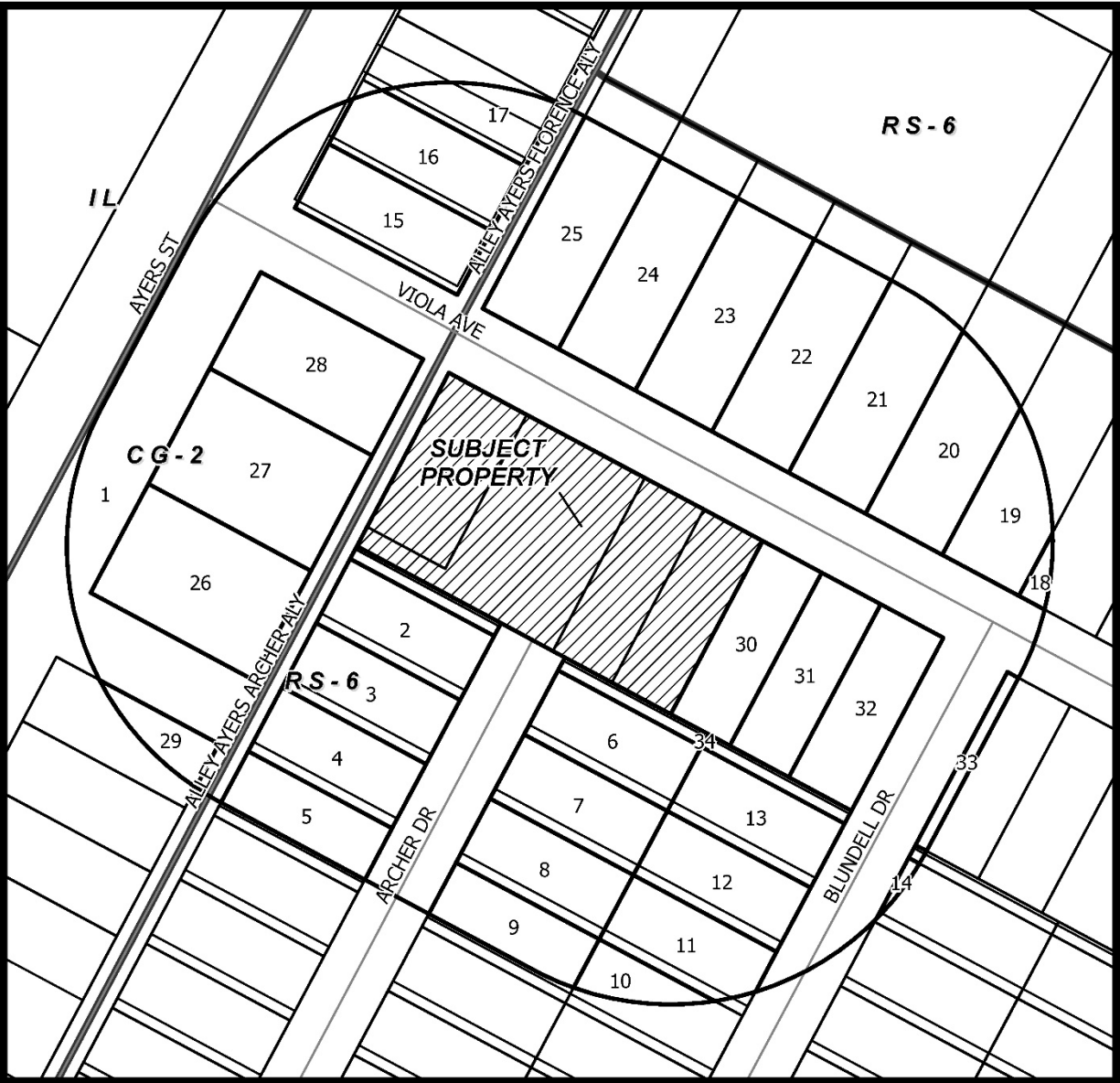
**Staff Recommendation:**

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-1" General Commercial District.

**Attachment(s):**

(A) Existing Zoning and Notice Area Map.

# (A) Existing Zonign and Notice Area Map





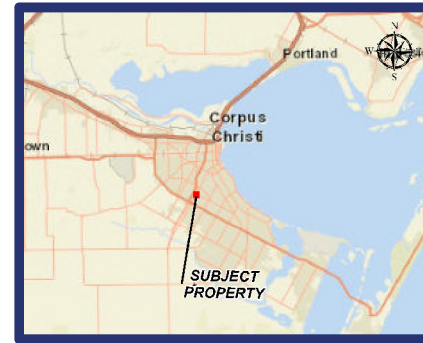
CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN8771,  
JASON LUBY**

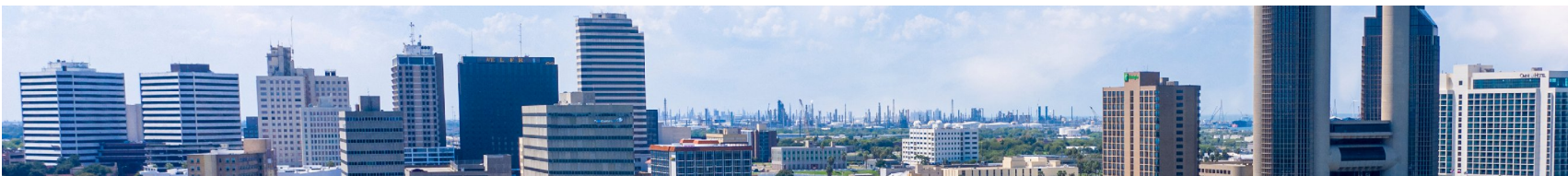
PLANNING COMMISSION, JANUARY 7, 2026



## JASON LUBY DISTRICT 2

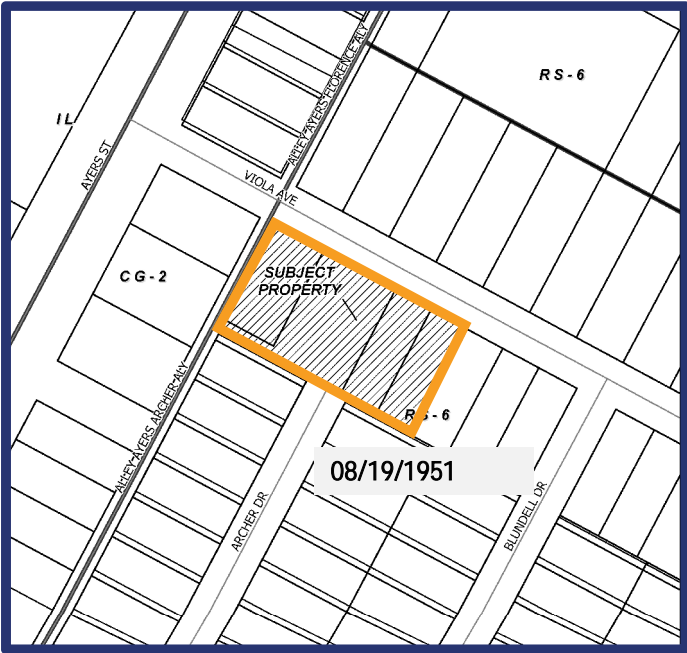


Rezoning a property at or near  
**2409-2429 VIOLA AVENUE**  
From the "RS-6" District  
to the "CG-1" District



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

# Zoning and Land Use



**Proposed Use:**

To allow a vehicle service use

**Area Development Plan:**

Bayside (Adopted Dec 10, 2024)

**Designated Future Land Use:**

Medium-Density Residential

**Existing Zoning District:**

"RS-6" Single-Family 6

	Existing Land Use	Zoning
Site	Medium-Density Residential, Vacant	"RS-6"
North	Commercial, Medium-Density Residential	"CG-2," "RS-6"
South	Medium-Density Residential	"RS-6"
East		
West	Commercial	"CG-2"



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

# Public Notification

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

 Notification Area

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

 In Favor: 0 (0.00%)

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



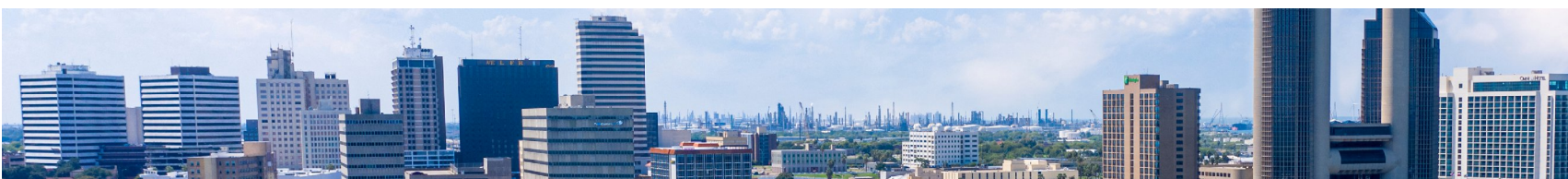
CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**



# Analysis & Recommendation

- The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area; therefore, will have a negative impact to the surrounding neighborhood.
  - The site is not appropriate for the uses to be permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS DENIAL**



**CITY OF CORPUS CHRISTI  
DEVELOPMENT  
SERVICES**



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

Thank you!

**Public Hearing - Rezoning for a property located at or near 1001 FM (Farm-to-Market) 43**

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).

# ZONING REPORT

Case # ZN9067

## APPLICANT & SUBJECT PROPERTY

**District:** 5 (Upon Annexation)

**Owner:** BRGB Investments LLC

**Applicant:** Rosanna Whidden

**Address:** 1001 FM (Farm-to-Market) Road 43, located along the south side of Farm-to-Market 43 (FM 43) Road, north of Hyde Park Drive, east of County Road 47 (CR 47), and west of Salevan Drive. See map on the reverse side.

**Legal Description:** 53.82 Acres out of the north half of the north half of section 4 of the Laureles Farm Tract

**Plat Status:** The subject property is not platted.

**Acreage of Subject Property:** 1 acre

**Pre-Submission Meeting:** August 20, 2025

**Code Violations:** None.

## ZONING REQUEST

**From:** "FR" Farm Rural District (Upon Annexation)

**To:** "CN-1" Neighborhood Commercial District

**Purpose of Request:** To allow a dental office.

## CORPUS CHRISTI COMPREHENSIVE PLAN

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

## Land Use

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

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

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North		Transportation (FM-43), Agricultural	
South		Low-Density Residential	Low-Density Residential
East		Agricultural	Commercial
West			

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM-43 (Weber Road)	Outside of Masterplan	"A3" Primary Arterial	#	#	1	1	None Reported	No Improvements Planned
Bicycle Mobility Plan								
The subject property is outside city limits, and approximately 3.5 miles west of the nearest mobility infrastructure near Weber Road and Saratoga Boulevard								
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provides service to the subject property.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				January 7, 2026				
Tentative City Council 1 <sup>st</sup> Reading				February 17, 2026				
Tentative City Council 2 <sup>nd</sup> Reading				February 24, 2026				
7	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

### Background:

The subject property is an acre-tract in the London Area, along FM-43 (Weber Road, within City limits), a primary arterial. It abuts a low-density residential subdivision along its southern boundary and is located along a designated commercial corridor. The surrounding properties are outside city limits with agricultural uses; except for the low-density residential subdivision to its south. The applicant is requesting a change in zoning from the "FR" Farm Rural District, to be granted upon annexation, to the "CN-1" Neighborhood Commercial District. The "CN-1" Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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

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

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



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

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

- Promote land development that enhances the character and opportunities of London.
  - Encourage compatible and appropriate land uses for long-term and sustainable growth patterns.

**Staff Analysis:**

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

- The proposed amendment is consistent with elements, goals and strategies of the City of Corpus Christi Comprehensive plan and the FLUM designation of commercial along FM-43 in the largely unincorporated London Area.
- The London area, unincorporated at the time of its area development plan adoption (and remains largely so), and with much anticipated growth, forecasted land uses and development patterns that the proposed rezoning aligns with.
- The proposed amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
  - With the recent trend of development in the London area, primarily residential in nature (although modest), there is a need to introduce commercial districts to support the growing London population to reduce travel for essential needs; a need expressed by the constituents during the drafting of the area development plan.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment. The proposed rezoning is a necessity to this evolving area and will not overwhelm the well sought-after character of the area at the chosen site.

**Permitting Process:**

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

**Staff Recommendation:**

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "FR" Farm Rural District, to be granted upon annexation, to the "CN-1" Neighborhood Commercial District.

**Attachment(s):**

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

## (A) Metes & Bounds Description and Exhibit

### STATE OF TEXAS COUNTY OF NUECES

Field notes of a 1.000 acre tract being out of a 143.20 acre tract described in a deed recorded in Document No. 2010044483, Official Public Records Nueces County, Texas. Said 1.000 acre tract also being out of the north quarter (1/4) of Section 4, "Laureles Farm Tracts", as shown on a map recorded in Volume 3, Page 15, Map Records Nueces County, Texas. Said 1.000 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar found in the north line of Lot 6, Block 1, "London Village", as shown on a map recorded in Volume 68, Pages 545 - 546, Map Records Nueces County, Texas, for the southwest corner of a 2.00 acre tract described in a deed recorded in Document No. 2023015166, Official Records Nueces County, Texas, and for the southeast corner of this survey, from **WHENCE** a 5/8" re-bar found in the west right of way of Salevan Drive and for the common east corner of Lots 7 & 8 of said "London Village" bears North 89° 11' 36" East, a distance of 310.20 feet.

**THENCE** with the common line of said Lots 5 and 6, Block 1, of said "London Village" and this survey, South 89° 11' 36" West, a distance of 145.07 feet to a 5/8" re-bar set in the north line of said Lot 5 and for the southwest corner of this survey.

**THENCE** North 00° 48' 24" West, at a distance of 250.32 feet pass a 5/8" re-bar set for the southwest corner of a 30' x 50' shared access easement surveyed this day by Brister Surveying, and in all a total distance of 300.32 feet to a 5/8" re-bar set in the common line of said 143.20 acre tract and the south right of way of Farm to Market 43, for the northwest corner of said shared access easement, and for the northwest corner of this survey, from **WHENCE** the intersection of the south right of way of Farm to Market 43 and the east right of way of County Road 47 and the northwest corner of said 143.20 acre tract bears South 89° 12' 55" West, a distance of 1,028.96 feet.

**THENCE** with the common line of the south right of way of Farm to Market 43, said 143.20 acre tract and this survey, North 89° 12' 55" East, a distance of 145.07 feet to a 5/8" re-bar found for the northwest corner of said 2.00 acre tract and for the northeast corner of this survey.

**THENCE** with the common line of said 2.00 acre tract and this survey, South 00° 48' 24" East, a distance of 300.26 feet to the **POINT of BEGINNING** of this tract, and containing 1.000 acre of land, more or less.

#### Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day September 23, 2025 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: September 25, 2025



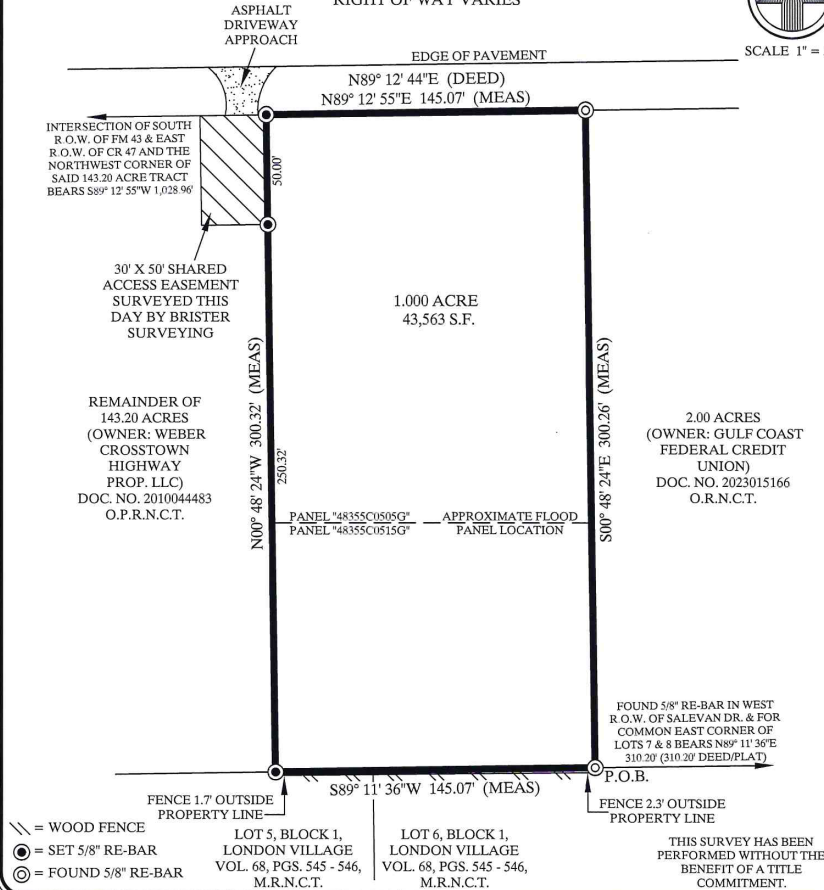
# SURVEY OF

A 1.000 ACRE TRACT BEING OUT OF A 143.20 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2010044483, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 1.000 ACRE TRACT ALSO BEING OUT OF THE NORTH QUARTER (1/4) OF SECTION 4, "LAURELES FARM TRACTS", AS SHOWN ON THE MAP RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS NUECES COUNTY, TEXAS.

## FARM TO MARKET 43 RIGHT OF WAY VARIES



SCALE 1" = 50'



## Brister Surveying

5506 Cain Drive  
Corpus Christi, Texas 78411  
Off 361-450-1800  
Fax 361-450-1802  
Bristersurveying@corpus.twcbr.com  
Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANELS 48355C 0505 G & 0515 G DATED OCTOBER 13, 2022 AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

SURVEY DATE SEPTEMBER 25, 2025



JOB NO. 251434-1

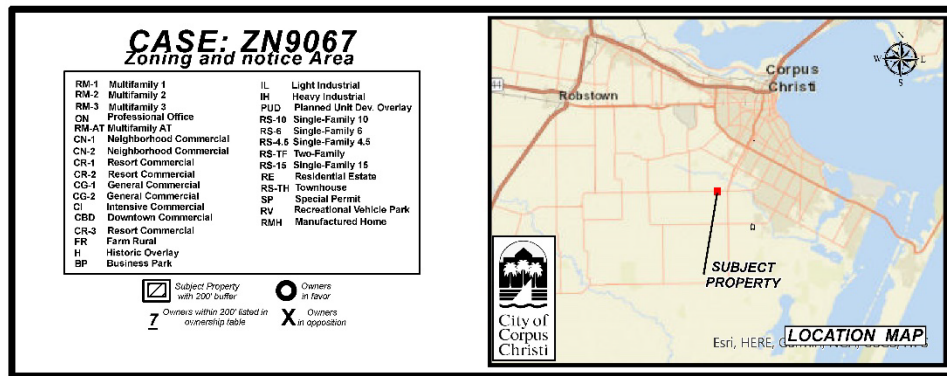
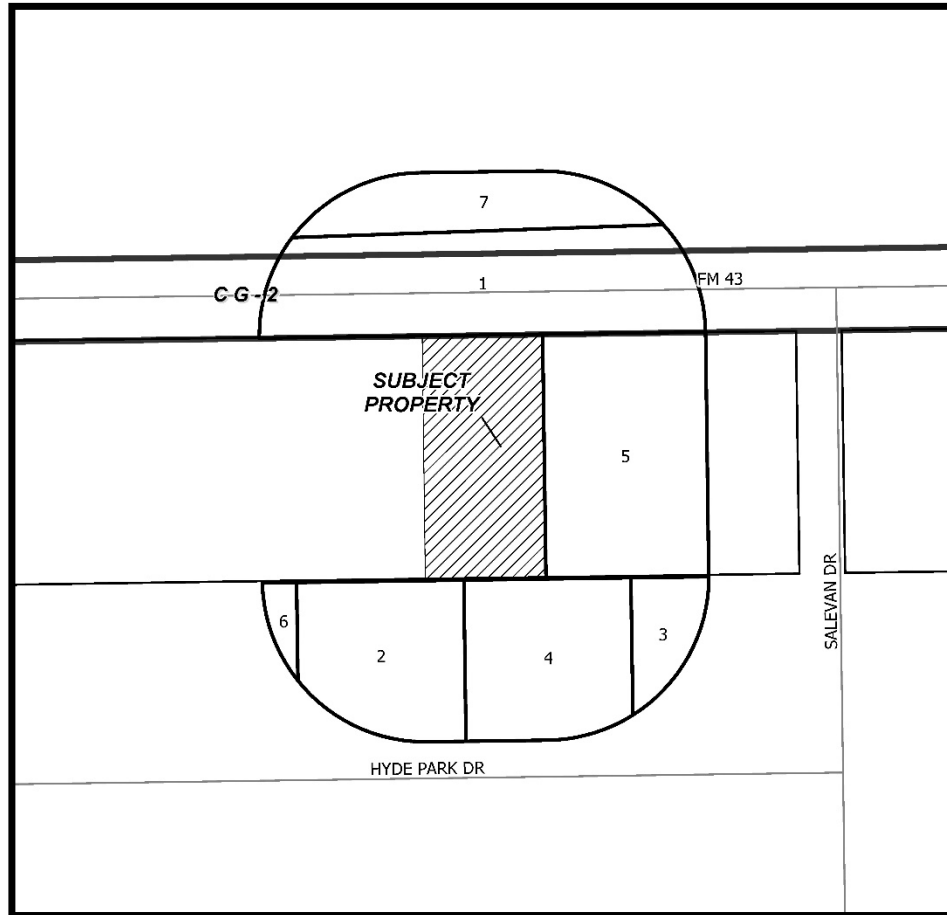
NOTES:  
1.) TOTAL SURVEYED AREA IS 1.000 ACRE  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.  
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

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

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY SEPTEMBER 23, 2025, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

## (B) Existing Zoning and Notice Area Map





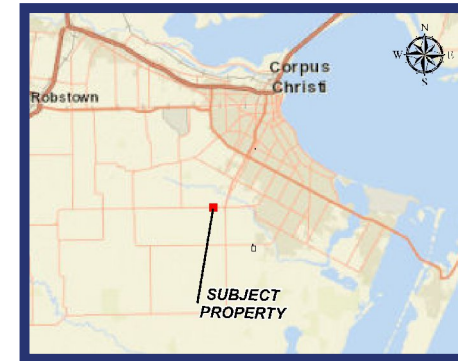


CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

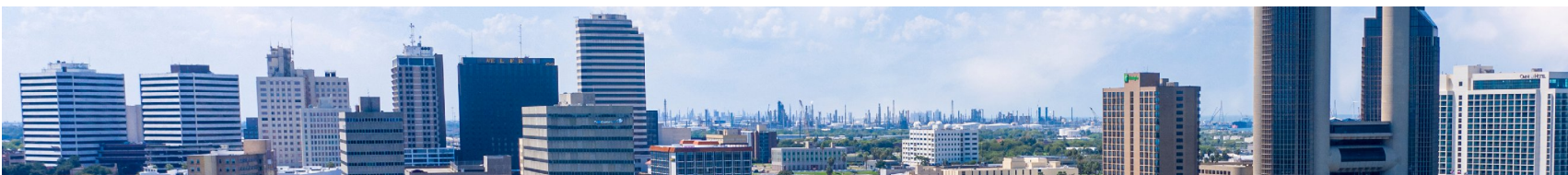
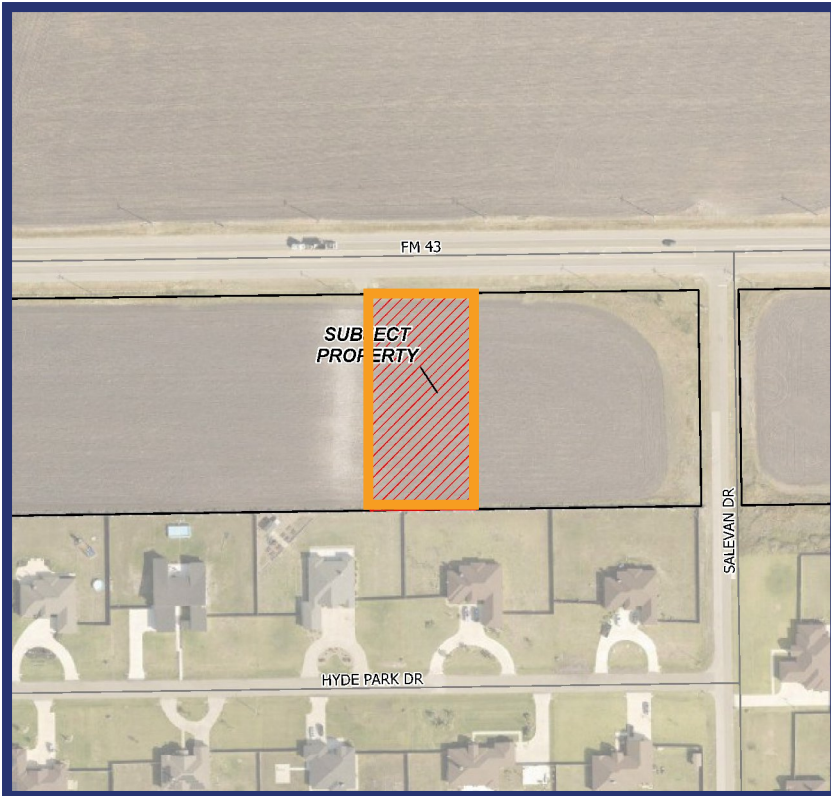
**ZN9067,  
BRBG INVESTMENTS**

PLANNING COMMISSION, JANUARY 7, 2026

## BRBG INVESTMENTS LLC DISTRICT 5

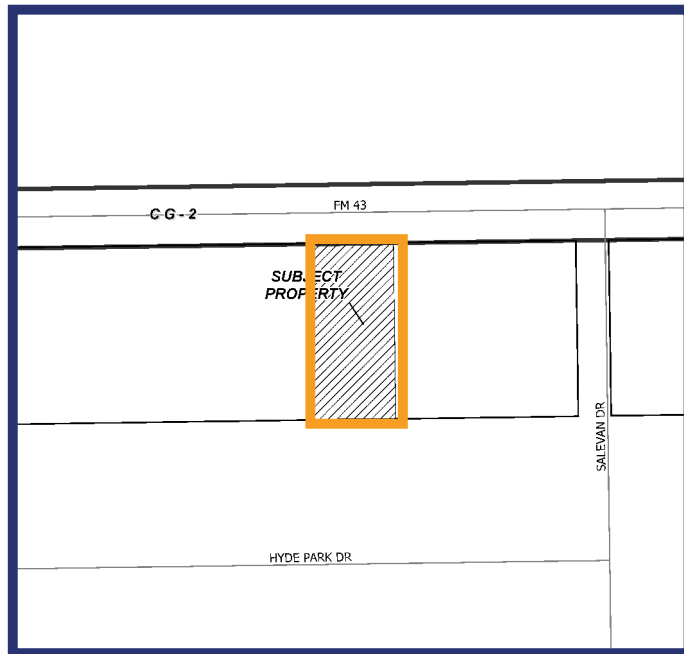


Rezoning a property at or near  
**1001 FM (FARM-TO-MARKET) 43**  
From the "FR" District  
(Upon Annexation)  
to the "CN-1" District



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

# Zoning and Land Use



## Proposed Use:

To allow a dental office use.

## Area Development Plan:

London (Adopted March 17, 2020)

## Designated Future Land Use:

Commercial

## Existing Zoning District:

"OCL"

	Existing Land Use	Zoning
Site	Agricultural	"OCL"
North	Transportation (FM-43), Agricultural	
South	Low-Density Residential	
East	Agricultural	
West	Agricultural	



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**



# Public Notification

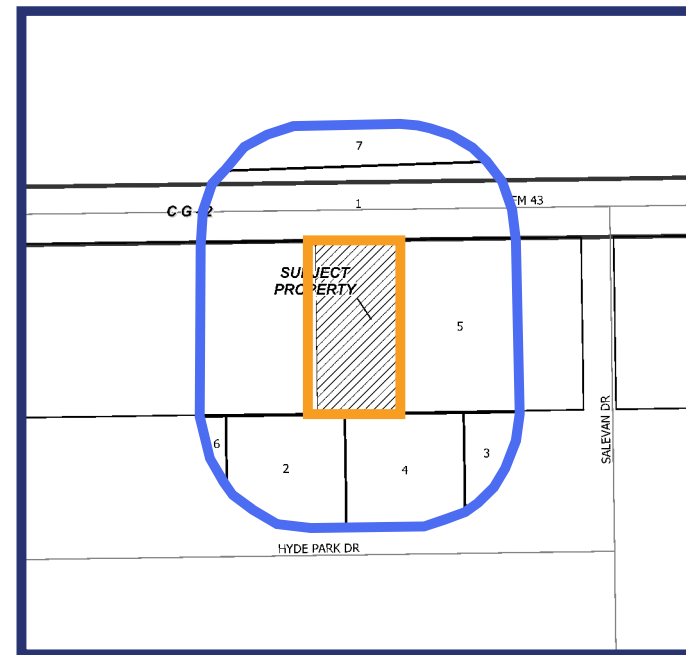
7 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

— Notification Area

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

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

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



CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**



# Analysis & Recommendation

- The proposed amendment is consistent with elements, goals and strategies of the City of Corpus Christi Comprehensive plan and the FLUM designation of commercial along FM-43 in the largely unincorporated London Area.
- The London area, unincorporated at the time of its area development plan adoption (and remains largely so), and with much anticipated growth, forecasted land uses and development patterns that the proposed rezoning aligns with.
- The proposed amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment. The proposed rezoning is a necessity to this evolving area and will not overwhelm the well sought-after character of the area at the chosen site.

## STAFF RECOMMENDS APPROVAL



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Thank you!