



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, August 5, 2026

5:30 PM

Council Chambers

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

- I. **Call to Order, Roll Call**
- II. **The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.**
- III. **Convene Beach Dune Committee (Planning Commission)**
- IV. **Call to Order, Roll Call**
- V. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See instructions for Item XIII). Comments are limited to three minutes.
- VI. **Approval of Absences: Vice Chairman Munoz (3.18.2026 meeting)**
- VII. **Approval of Beach Dune Committee Minutes: 3.18.2026 DRAFT Meeting Minutes**
 1. [26-0852](#) Beach Dune Committee Meeting Minutes DRAFT 3.18.2026
Attachments: [3.18.26 BEACH DUNE MEETING MINUTES-DRAFT](#)
- VIII. **Consent Public Hearing Discussion and Possible Action (Item A)**
 - A. **Public Hearing - Beachfront Construction Certificate for a property located at or near 106 Beach View Drive.**
 2. [26-1217](#) Case No. BD9253 EMMBH LLC. Request for a Beachfront Construction Certificate (Small-Scale) to authorize the installation of a 287-cubic-yard compensatory dune with 5,090 square feet of dune vegetation, to mitigate

adverse impacts to 287 cubic yards of dune materials with 5,028 square feet of dune vegetation created by the construction of a single-family structure and associated amenities, related to a 2021-approved Beachfront Construction Certificate. (Staff recommends approval).

Attachments: [BD9253 EMMBH LLC Staff Report](#)
[BD9253 EMMBH LLC Presentation](#)

- IX. **Director's Report**
- X. **Future Agenda Items**
- XI. **Adjournment of Beach Dune Committee**
- XII. **Reconvene Planning Commission Meeting**
- XIII. **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.**
- XIV. **Approval of Absences: Commissioner Teichelman (7.22.2026 meeting)**
- XV. **Approval of Minutes: July 22, 2026**
 - 3. [26-1226](#) July 22, 2026 Meeting Minutes DRAFT
 - Attachments: [7.22.26 PC Meeting Minutes- DRAFT](#)
- XVI. **Discussion and Possible Action: Election of Chairman and Vice Chairman**
- XVII. **Consent Public Hearing: Discussion and Possible Action (Item B & C)**

NOTICE TO THE PUBLIC: The following Consent Public Hearing consists of items in which City Staff has given a recommendation of approval. The Planning Commission has been furnished with background and support material on each item. All items will be acted upon by one vote without being discussed separately unless a Commissioner has requested to pull a specific item for individual consideration. In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

PAGEBREAK

B. Plats

4. [26-1233](#) PL9379
PRELIMINARY PLAT - ROYAL OAK SOUTH UNIT 2 AND UNIT 3
(47.15 Acres)
- (District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.
- Attachments:** [PL9379RoyalOakSouthPrelim2and3](#)
[PL9379PrelimClosedCommentrReport](#)
[PL9379LatestPrelimPlat](#)
5. [26-1176](#) PL9328
REPLAT - NORTHWEST ESTATES
Lots 1A &1B Block 9
(4.21 Acres)
- (District 1) Generally located at 14702 Northwest Boulevard, north of Northwest Boulevard, south of Powell Drive, west of Pinnacle Drive, and east of Trinity River Drive.
- Attachments:** [PL9328ReplatCoverTab](#)
[PL9328ClosedCommentReport](#)
[PL9328LatestPlat](#)
6. [26-1203](#) PL9247
FINAL - GRAHAM ROAD COMMERCIAL CENTER
Lots 1, 2, & 3, Block 1
(2.25 acres)
- (District 4) Generally located at 449 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.
- Attachments:** [PL9247CoverTabFinal](#)
[PL9247ClosedCommentReport](#)
[PL9247LatestPlat](#)
7. [26-1204](#) PL9248
FINAL - GRAHAM ROAD COMMERCIAL CENTER
Lots 1 & 2, Block 2
(2.25 acres)
- (District 4) Generally located at 401 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.
- Attachments:** [PL9248CoverTabFinal](#)
[PL9248ClosedCommentReport](#)

[PL9248LatestPlat](#)

8. [26-1242](#) PL9333
FINAL - ROYAL OAK SOUTH UNIT 2
(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9333RoyalOakSouthUnit2](#)
[PL9333ClosedCommentReport](#)
[PL9333LatestPlat](#)

9. [26-1243](#) PL9338
FINAL - ROYAL OAK SOUTH UNIT 3
(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Attachments: [PL9338RoyalOakSouthUnit3](#)
[PL9338ClosedcommentReport](#)
[PL9338LatestPlat](#)

C. Plat-Time Extension

10. [26-1244](#) 23PL1016
FINAL - Graham Estates
(20.00 acres)

Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016PlatExt.CoverTab](#)
[23PL1016RequesforPlatExt](#)
[23PL1016OrigPCActionLetter](#)
[23PL1016PCApprovedPlat](#)

XVIII Public Hearing: Discussion and Possible Action (Item D)

The following Public Hearing items will be considered individually

D. Zoning

11. [26-1215](#) Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3). Ordinance rezoning a property at or near 5514 Greenwood Drive from the "CG-2" General Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [ZN9079 MVR Construction Co Inc Ordinance](#)
[ZN9079 MVR Construction Co Inc Staff Report 1](#)
[ZN9079 MVR Construction Company Inc. Pwpt](#)

12. [26-1216](#) Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN9151 MVR Construction Co Inc. Staff Report \(4\)](#)
[ZN9151 MVR Construction Co Ordinance](#)
[ZN9151 MVR Construction Co Inc Pwpt](#)

XIX. Presentation: Budget Department

13. [26-1200](#) Proposed FY 2027 Capital Improvement Program (CIP) Budget

Attachments: [Agenda Memo Aug 5 - FY 2027 Capital Budget](#)
[FY 2027 Proposed Budget Presentation - Final](#)

XX. Director's Report

XXI. Future Agenda Items

XXII. Adjournment

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Final

Planning Commission

Wednesday, March 18, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.

III. Convene Beach Dune Committee (Planning Commission)

IV. Call to Order, Roll Call

Chairman Salazar-Garza recessed the meeting, and the Beach Dune Committee meeting was called to order at 5:32pm with Vice Chairman Munoz absent.

V. PUBLIC COMMENT: None.

VI. Approval of Absences: Chairman York and Commissioner Mandel (5.14.2025 Beach Dune Committee Meeting)

Commissioner Miller made a motion to approve of the absences of Chairman York and Commissioner Mandel (5.14.2025 meeting). Commissioner Budd seconded. Vote: All Aye. Motion passed.

VII. Approval of Beach Dune Committee Minutes: 5.14.2025 DRAFT Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from May 14, 2025, as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passed.

1. [26-0397](#) Beach Dune Committee Meeting Minutes DRAFT 5.14.2025

Attachments: [5.14.25 BEACH DUNE MEETING MINUTES-DRAFT](#)

VIII. Consent Public Hearing Discussion and Possible Action (Item A & B)

A. Public Hearing – Beachfront Construction Certificate for a property located at or near 6510 State Highway 361.

Andrew Dimas, Development Services introduced item #2 into record. A request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2.

Samira Lineberger, President of the Mustang Island Estates Homeowner's Association. Her concern is that the road will be impacting the dunes that are close to her property. These dunes are much bigger close to those properties compared to the ones down the way. She stated the dunes were previously platted 900ft down from the properties. She is hoping if the item passes provisions be placed when the roads are built for the safety of the surrounding area.

Commissioner Cantu asked if there had been a study conducted to make sure this location would create the least flooding impact. Andrew Dimas stated the road had been moved because the city deemed the area to be of more appropriate location for the beach access road with the most minimal impact.

Being no further discussion, Chairman Salazar-Garza closed public comment.

Commissioner Budd made a motion to approve agenda item #2 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

2. [26-0399](#) Case No. BD9109, City of Corpus Christi. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

Attachments: [BD9109 Staff Report - New Beach Access Road Combined](#)
[BD9109 Presentation New Beach Access Road](#)

B. Public Hearing – Beachfront Construction Certificate for a property located at or near 7213 State Highway 361.

Andrew Dimas, Development Services introduced items #3 into record. A request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

Commissioner Hedrick stated since this property has previously been presented, can we refresh what has been approved. Andrew Dimas said the master prelim plat has been approved and right now the phasing of the development is occurring. As the process moves forward at different stages this same property can possibly come back to the Dune Committee.

Commissioner Teichelman asked if the walkover was going to be size appropriate for golf cart width. Andrew Dimas stated the GLO concern is that the walkover weaves through in and over to cause the least impact on the dune. He stated the committee is mainly overseeing access regarding the walkover part.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #3. Being none, public comment was closed.

Commissioner Teichelman made a motion to approve consent agenda item #3 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

3. [26-0400](#) Case No. BD8951, Mustang Island LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a 10-foot-wide by approximately 450-foot-long dune walkover and mitigation and compensation to prepare a site for future development, seaward of the Beachfront Construction Line and Dune Protection Line. (Staff recommends conditional approval).

Attachments: [BD8951 Mustang Island LLC Staff Report](#)
[BD8951 Mustang Island LLC Presentation](#)

IX. Director's Report: None.

X. Future Agenda Items: None.

XI. Adjournment of Beach Dune Committee

With no other business to conduct, Chairman Salazar-Garza adjourned the Beach Dune Committee meeting at 5:52 pm and reconvened the Planning Commission meeting.

XII. Reconvene Planning Commission Meeting

XIII. PUBLIC COMMENT: None.

XIV. Approval of Absences: All commissioners were in attendance at the 3.4.2026 meeting.

XV. Approval of Minutes: March 4, 2026

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

4. [26-0403](#) March 4, 2026 Meeting Minutes

Attachments: [3.4.26 PC Meeting Minutes- DRAFT](#)

XVI. Consent Public Hearing: Discussion and Possible Action (Item C & D)

Andrew Dimas, Development Services introduced items #5, 6, 7, & 8 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items #9 & 10 into record. Plat time extensions have been reviewed by Staff, and the recommendation is denial for these agenda items.

Commissioner Teichelman asked why the recommendation is denial for the time extensions. Andrew Dimas stated there has not been forward progress on either of the projects. For Bridges Mill this would be a request for a fourth extension, and a third extension request for Schanen Estates.

Commissioner Hedrick asked if there was reasoning for the request and Andrew Dimas stated financial constraints by the developer.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #5, 6, 7, 8, 9, & 10.

Mike Mostagshi appeared on behalf of items #9 & 10. He stated Schanen Estates would be starting construction in two weeks. Bridges Mill would start in the next month if not granted a time extension.

Being no other questions or comments, Chairman Salazar-Garza closed public comment.

Commissioner Miller made a motion to approve consent agenda items # 5, 6, 7, & 8. as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

Commissioner Miller made a motion to approve a 12-month time extension for agenda item #9. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

Commissioner Teichelman made a motion to accept staff's recommendation of denial for the time extension on agenda item #10. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

C. Plats

5. [26-0395](#) PL9158
 REPLAT - GARDENDALE SUBDIVISION
 Lot 6R, Block 9
 (0.45 acres)

(District 3) Generally located at 5301 Cain Drive, north of Holly Road, east of Betty Jean Drive, and west of S Staples Street.

Attachments: [PL9158ReplatCoverTab](#)
 [PL9158 Closed Comment Report](#)
 [PL9158LatestPlat](#)

6. [26-0398](#) PL9101
 REPLAT - PADRE ISLAND CORPUS CHRISTI SECTION 4
 Lots 7RA and 7RB, Block 218
 (0.22 Acres)

(District 4) Generally located at 15521 Cruiser Street, north of Encantada Avenue, south of Whitecap Boulevard, east of Cuttysark Street, and west of Palmira Avenue.

Attachments: [PL9101PICCSec.4CoverTab](#)
 [PL9101ClosedCommentReport](#)
 [PL9101LatestPlat](#)

7. [26-0394](#) PL9147
 FINAL- LONDON VILLAGE SECTION 1
 Block 1, Lot 5
 (1.00 Acre)

(District 5) Generally located at the southeast corner of Farm to Market Road 43 and County Road 47 between County Road 47 and Salevan Drive.

Attachments: [PL9147CoverTab](#)
 [PL9147ClosedCommentReport](#)
 [PL9147LatestPlat](#)

8. [26-0405](#) PL9160
 REPLAT - BENT TREE UNIT 2
 Lots 10A, 10B, 13A & 13B, Block 7
 (3.47 Acres)

(District 3) Generally located at 2801 Cimarron Boulevard, at the northwest corner of Cimarron Boulevard and Saratoga Boulevard.

Attachments: [PL9160BentTreeU2CoverTab](#)
[PL9160ClosedCommentReport](#)
[PL9160LatestPlatPage1](#)
[PL9160LatestPlatPage2](#)

D. Plat-Time Extension

9. [26-0410](#) 22PL1091
 FINAL - SCHANEN ESTATES UNIT 13
 (10.06 Acres)

Generally located at 6229 Norchester Drive, north of Saratoga Boulevard, south of Wickersham Drive.

Attachments: [22PL1091PlarReportExtCoverTab](#)
[22PL1091CustomerExtRequest](#)
[22PL1091OrginialPCActionLetter](#)
[22PL1091ApprovedPlat](#)

10. [26-0411](#) 22PL1146
 FINAL - BRIDGES MILL VILLAGE UNIT 3
 (12.90 acres)

Generally located at 6102 Kostoryz, north of Saratoga Boulevard and east of Kostoryz Road.

Attachments: [22PL1146PlatExtensionCoverTab](#)
[22PL1146RequestPlatExtension](#)
[22PL1146OriginalPCActionLetter83024 \(3\)](#)
[22PL1146Approved plat 11-16-22](#)

XVII. Public Hearing: Discussion and Possible Action (Item E)

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

Jorge Chavez, Engineer-Public Works introduced item #11 into record amending the Corpus Christi Transportation Master Plan “Mobility CC” Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V).

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

The Coastal Dunes LLC Planned Unit Development is an undeveloped tract (34.12-acres) located between SH361 and the coastline. The development is proposed to consist of 143 lots that will be developed in a single phase. The development is located within City limits. Urban|DCCM, consultants for this development, submitted a request for a Transportation Master Plan amendment for the planned C1 Collector, identified as project 18-V on the Roadway Master Plan. As part of the justification request, the consultant noted the alignment, presence of jurisdictional wetlands, drainage concerns, and proximity to another planned beach access road (Beach Access Road 3). Beach Access Road 3 is identified as Project 18-AA on the Roadway Master Plan. It is located ½ -mile north of Project 18-V (located in Coastal Dunes development). Beach Access Road 3 was approved as part of Bond 2020 program and would function as an access point for emergency services where currently there is a 7-mile stretch of beach with no access point.

Commissioner Teichelman asked if the main reasoning for removing the beach access road was due to the vegetation in the wetlands close to the new development. Jorge Chavez stated the information given in the request is the wetland issues and a drainage issue along with the bond project in progress for another beach access road. This is a driving point for the developer's request to remove the road.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on item #11.

Stephen Grunewald with DCCM stated the construction of the road would impact .8-acre impact to wetlands along with causing a huge impact in the area as a whole. He stated the ridge dunes would be breached if the other section of road is built to access the beach. Lots of environmental hurdles to overcome if the beach access road remains on the roadway plan.

The following spoke in favor of the amendment to the Roadway Master Plan:

Charles Crawford
Casey Patterson
Mike Broker

Being no more comments or questions, Chairman Salazar closed public comment.

Commissioner Cantu made a motion to approve agenda items #11 as presented by staff. Commissioner Miller seconded. Vote: All Aye. Motion passes.

11. [26-0409](#) Corpus Christi Transportation Master Plan "Mobility CC" Developer Amendment Request- Removal of a Proposed C1 Collector (Project 18-V)

Attachments: [Project 18-V](#)
[Project 18-V](#)

XVIII. Director's Report

Andrew Dimas mentioned the upcoming DSTAG meeting scheduled for 4.13.2026. He stated the department is still taking applications to expand the structure of the advisory group.

XIX. Future Agenda Items: None.**XX. Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:31 pm.

SMALL-SCALE BEACHFRONT CONSTRUCTION FOR MITIGATION

CASE BD9253

APPLICANT & SUBJECT PROPERTY

Owner: EMMBH LLC

Applicant: Emmons Investments LLC

Address: 106 Beach View Drive, located along the east side of Beach View Drive, east of State Highway 361 (SH-361), west of the Gulf of Mexico, and north of Wilsons Cut Road.

Legal Description: Lot 16, Block 1, Beach View Estates

Plat Status: The property is platted.

Acreage of Subject Property: 0.88

Code Violations: None.

PURPOSE OF REQUEST

The purpose of the request is to complete the installation of a 287-cubic-yard compensatory dune and 5,090 square feet of dune vegetation, as originally authorized by the Beachfront Construction Certificate issued on February 8, 2021, which has since expired, to offset impacts from the construction of a single-family residence and its associated amenities, which resulted into the disturbance of dunes on the property.

Pursuant to the **City of Corpus Christi Municipal Code Section §10-18**, proposed construction seaward of the erosion area line, erosion area restriction line, shall be forwarded to the concurrent beach/dune committee.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission

March 18, 2026

42 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

APPLICABLE STATE STATUTES, LOCAL CODES, AND ORDINANCES

Construction Activities, Tex. Nat. Res §61.001, Corpus Christi Municipal Code §10-1

Defines "Construction Activities" as means causing or carrying out any building, bulkheading, filling, clearing, excavation, or substantial improvement to land or the size of any structure.

"Building" includes, but is not limited to, all related site work and placement of construction materials on the site. "Filling" includes, but is not limited to, disposal of dredged materials.

"Excavation" includes, but is not limited to, removal or alteration of dunes and dune vegetation and scraping, grading, or dredging a site. "Substantial improvements to land or the size of any structure" include, but are not limited to, the creation of vehicular or pedestrian trails, landscape work that adversely affects dunes or dune vegetation, and increasing the size of any structure.

Dune Protection Line, Tex. Nat. Res §62.051

Defines the "Dune Protection Line" as a line within 1,000 feet landward of the mean high tide of the Gulf of Mexico.

Requires construction seaward of the “Dune Protection Line” to apply for a **Dune Protection Permit**. *Jurisdiction: Nueces County for properties in Nueces County, City of Corpus Christi for Kleberg County.*

Beachfront Construction Line, Tex. Nat. Res §61.015, Corpus Christi Municipal Code §10.15, and UDC §3.14

Defines the “Beachfront Construction Line” as a line within 1,000 feet landward of the mean high tide or seaward of the first public road, **whichever is greater**.

Requires construction seaward of the Beachfront Construction Line to apply for a **Beachfront Construction Certificate**. *Jurisdiction: City of Corpus Christi*

Erosion Area Line

Corpus Christi Municipal Code §10.1

Defines the “Erosion Area Line” as an imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, **whichever is greater**.

Requires construction seaward of the Erosion Area Line to apply for a **Beachfront Construction Certificate**. *Jurisdiction: City of Corpus Christi (Beach/Dune Committee of the Planning Commission)*

Mitigation

Corpus Christi Municipal Code §10.29

Defines “Mitigation” as repairing, rehabilitating, or restoring affected dunes and dune vegetation.

Compensation

Corpus Christi Municipal Code §10.29

Defines “Compensation” as compensating for effects on dunes and dune vegetation by replacing or providing substitute dunes and dune vegetation. Compensation consists of replacement of the affected dunes or dune vegetation on the site where the dunes and dune vegetation were originally located.

Background:

The subject property is a 0.88-acre lot developed with a single-family residence and pool within the Padre/Mustang Island Area Development Plan boundaries and the Beach View Estates subdivision, located on the east side of State Highway 361 (SH-361) and north of Wilson’s Cut Channel. The lot fronts Beach View Drive, with the proposed construction occurring east of the developed portion of the parcel.

In 2021, the applicant obtained a Beachfront Construction Certificate for a single-family residence, swimming pool, a 6-foot-wide dune walkover, and compensatory dune work. Although the certificate was later amended to remove the walkover, the residence and pool were constructed; however, the required compensatory dune work—mitigating impacts to approximately 287 cubic yards of dune material and 5,020 square feet of dune vegetation—

was not completed. Because the certificate has since expired, a new application is required to authorize the outstanding mitigation work. Refer to Attachment B.

Construction activities, as defined in Texas Natural Resources Code §61.001 and Corpus Christi Municipal Code §10-1, involve building a compensatory dune at a 1:1 ratio using locally sourced material. The dune will be located approximately 160 feet landward of the line of vegetation and 300 feet landward of the mean high tide line. Refer to Attachment B.

Existing native vegetation, topsoil, and seed stock—matching species found in naturally occurring dunes—will be stored onsite and reused to vegetate the compensatory dune.

Per Municipal Code §10-18, Beachfront Construction applications must be forwarded to the Beach/Dune Committee for a hearing when construction is proposed seaward of the Erosion Area Line. A portion of the 287-cubic-yard compensatory dune will be located seaward of this line.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the request. Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.

Staff Recommendation:

After evaluation of the permit request information, supplemental documentation, and review of the proposed mitigation plan, staff recommends approval of the Small-Scale Beachfront Construction Certificate.

Attachment(s):

- (A) Existing Property Aerial Map
- (B) Site Map
- (C) Proposed Mitigation Map
- (D) Topographic Survey
- (E) Construction Ingress and Egress
- (F) General Land Office Comments
- (G) Approved Dune Protection Permit

(A) Exiting Property Aerial Map

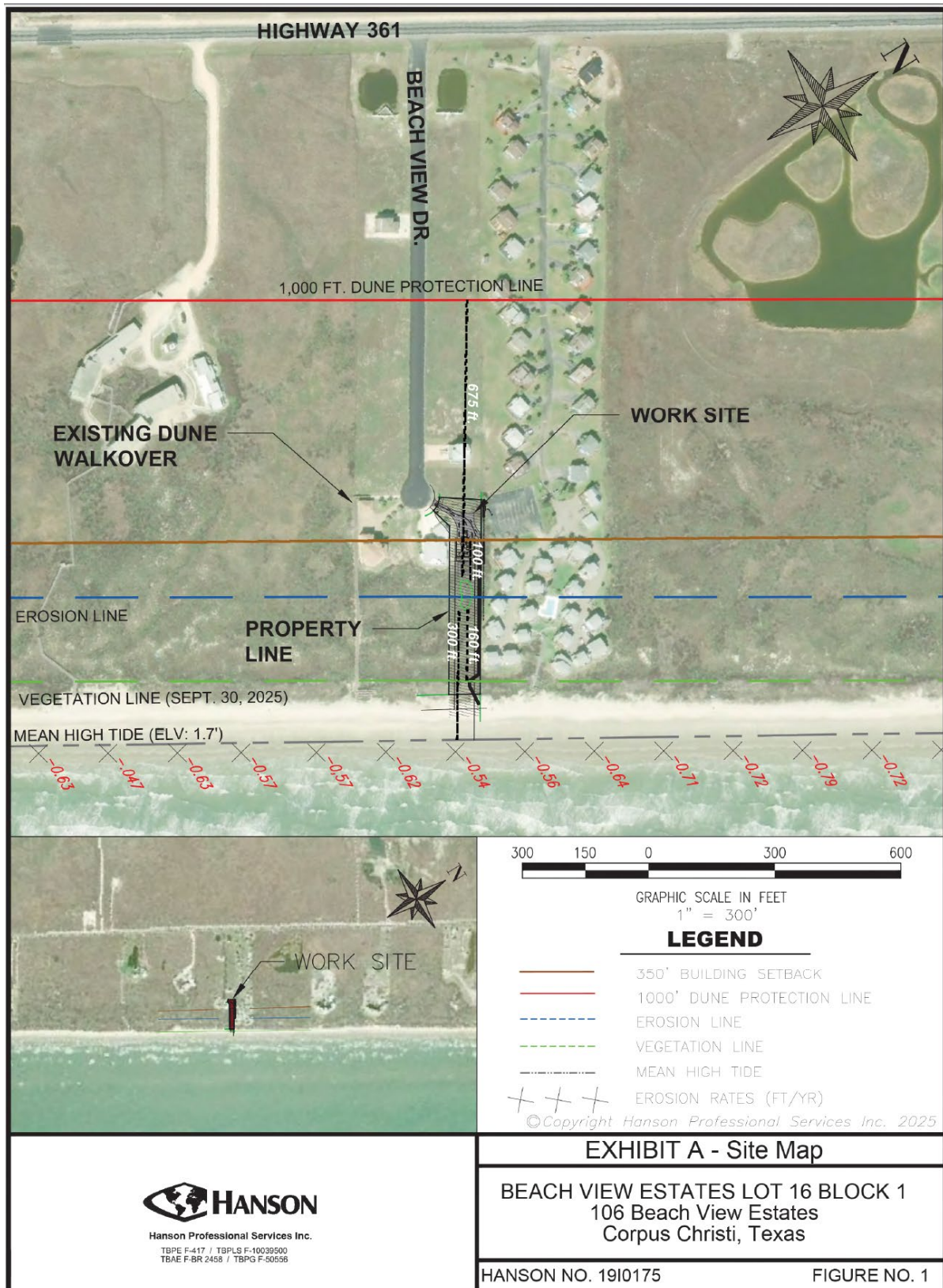


CASE: BD9253

- - - 350 ft Setback Line
- - - 200 ft Erosion Line
- - - Vegetation Line
- - - Mean High Tide
- - - Beachfront Const. Line



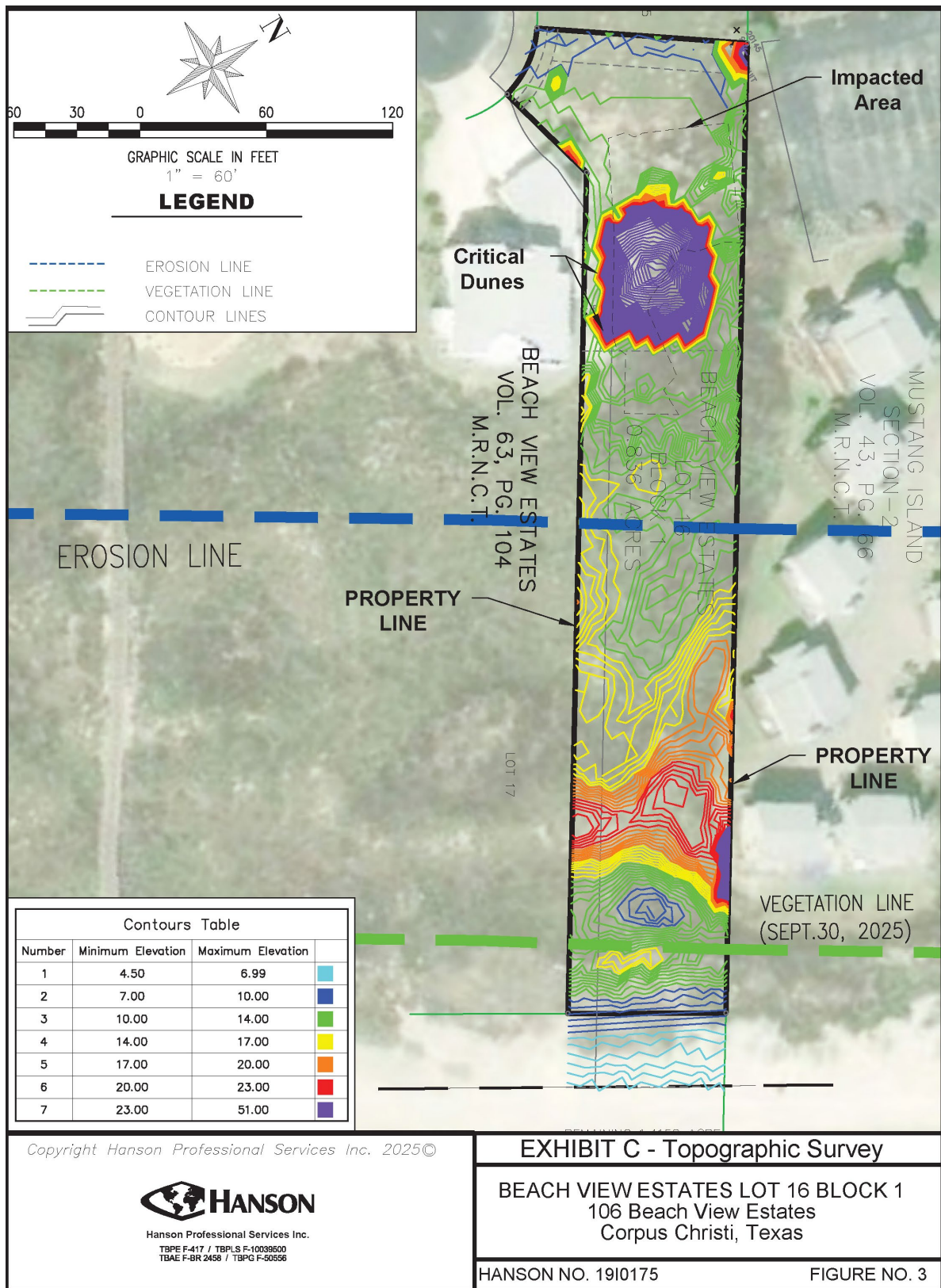
(B) Site Map



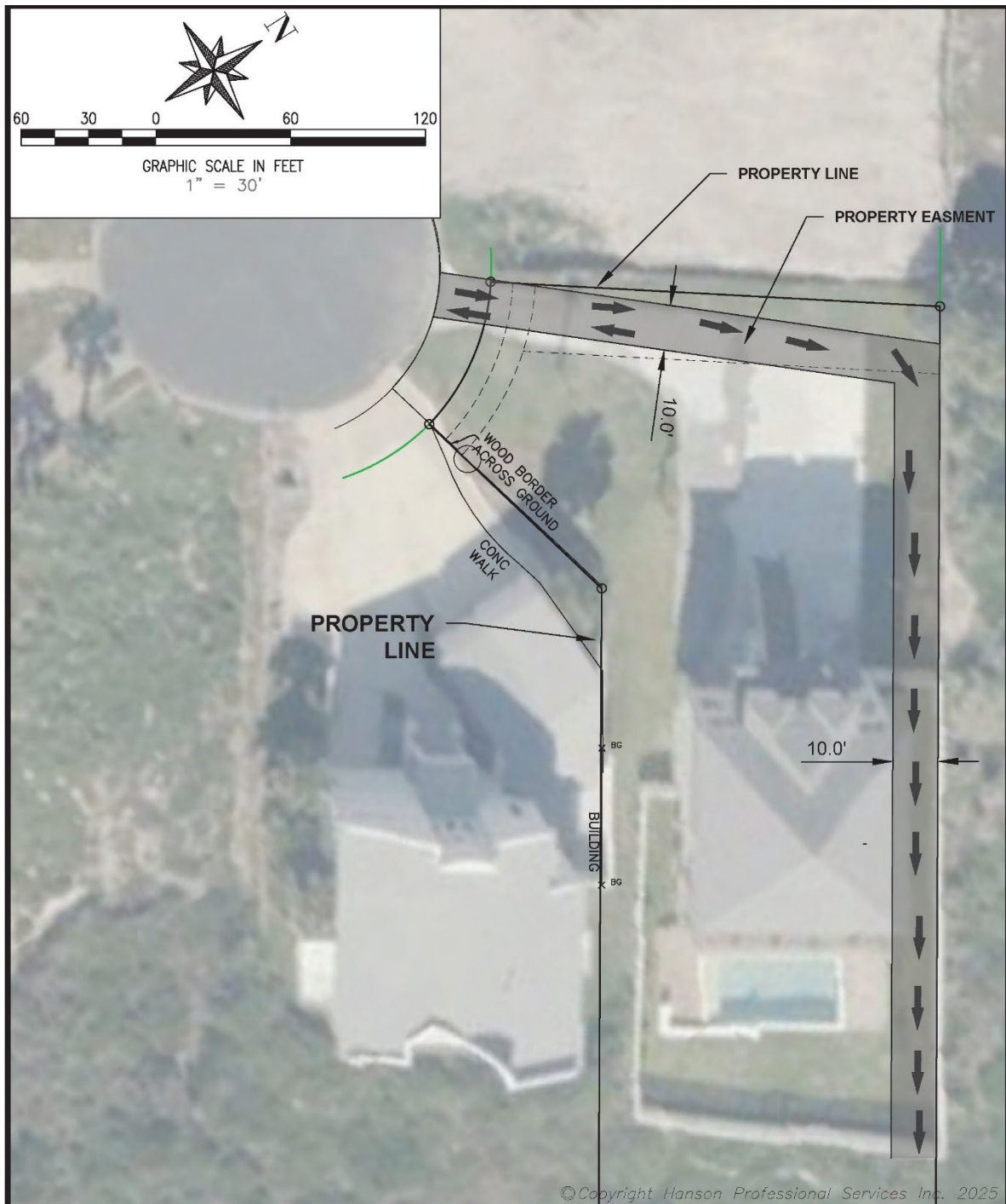
(C) Proposed Mitigation Map



(D) Topographic Survey



(E) Ingress/Egress



INGRESS/EGRESS

BEACH VIEW ESTATES LOT 16 BLOCK 1
106 Beach View Estates
Corpus Christi, Texas

HANSON NO. 19I0175

FIGURE NO. 2

(F) Texas General Land Office Comments



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

May 15, 2026

Via Electronic Mail

Saradja Registre
City Planner
City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Beachfront Construction Certificate in the City of Corpus Christi

Site Address: 106 Beach View Estates, Corpus Christi
Legal Description: Beach View Estates, Lot 16, Blk 1 and Mustang Island Section 2, 0.4158 acres out of Lot 51, Blk 1
Lot Applicant: Sandi Hart c/o Emmons Investments LLC
City Case No.: BD9253
GLO ID No.: BDCC-26-0068

Dear Ms. Registre:

The General Land Office (GLO) has reviewed the application materials for a Beachfront Construction Certificate (BCC) for the above-referenced location. The applicant previously obtained a BCC to construct a single-family residence with a swimming pool and a 6-foot-wide dune walkover for golf cart access, to adversely impact approximately 5,028 square feet of dune vegetation and 287 cubic yards of dunes, and to mitigate for those impacts with 5,090 square feet of dune vegetation and 287 cubic yards of dunes. The permittee built the single-family residence and pool but did not complete the required mitigation for the adverse impacts or the dune walkover, and the permit has since expired. The applicant proposes to complete the required mitigation for 5,090 square feet of dune vegetation and 287 cubic yards of dune material. According to the Bureau of Economic Geology, the area is eroding at a rate of four to five feet per year.

Based on the information provided to our office for review, we have the following comments:

- This application does not include the construction of the previously proposed dune walkover that was not constructed. If the applicant still wishes to construct the dune walkover the applicant must obtain a new or amended dune protection permit from Nueces County and a beachfront construction certificate from the City of Corpus Christi before construction commences.
- The City shall not issue a certificate authorizing construction unless the construction activities will minimize impacts on natural hydrology. Such projects shall not cause erosion of adjacent properties, critical dune areas, or the public beach.¹

¹ 31 Tex. Admin. Code § 15.6(h).

Ms. Registre
May 15, 2026
Page 2 of 2

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.² If you have any questions, please contact me at (512) 463-5234 or at lauren.medlin@glo.texas.gov.

Sincerely,



Lauren Medlin
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

² 31 Tex. Admin. Code § 15.3(t)(5).



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**BD9253,
EMMBH, LLC**

PLANNING COMMISSION, AUGUST 5, 2026



EMMBH, LLC



SMALL-SCALE BEACHFRONT
CERTIFICATE
106 BEACH VIEW DRIVE
FOR COMPENSATION



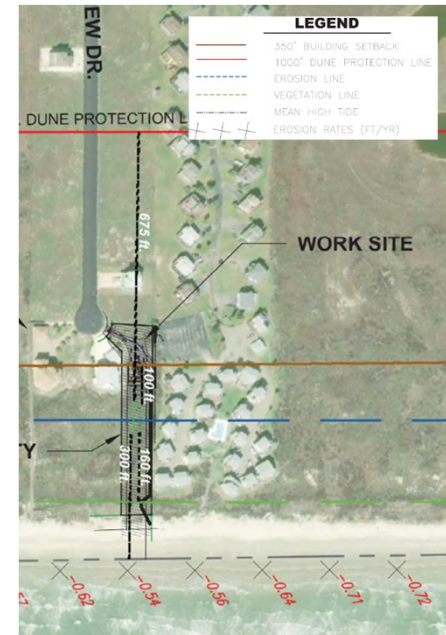
Definitions & Applicability

Beachfront construction certificate are forwarded to the Beach/Dune Committee when a proposed construction is seaward of the Erosion Area Line.

Beachfront Construction Certificate	Dune Protection Permit	Erosion Area Line
A line within 1,000 feet landward of mean high tide or seaward of the first public road, whichever is greater. Small Scale: Less than 5,000 SF and no more than 2 stories of habitable space Large Scale: Greater than 5,000 SF and 3 or more stories of habitable space, or a dune walkover Required: when construction is proposed seaward of the Beachfront Construction Line	A Line within 1,000 feet landward of the mean high tide of the Gulf of Mexico. Required: Requires construction seaward of the “Dune Protection Line” to apply for a Dune Protection Permit.	An imaginary line projected landward from the vegetation line into the future for a period of fifty (50) years determined by multiplying fifty (50) years by annual historical erosion or two hundred (200) feet, whichever is greater.



Proposed Compensation Plan



Public Notification

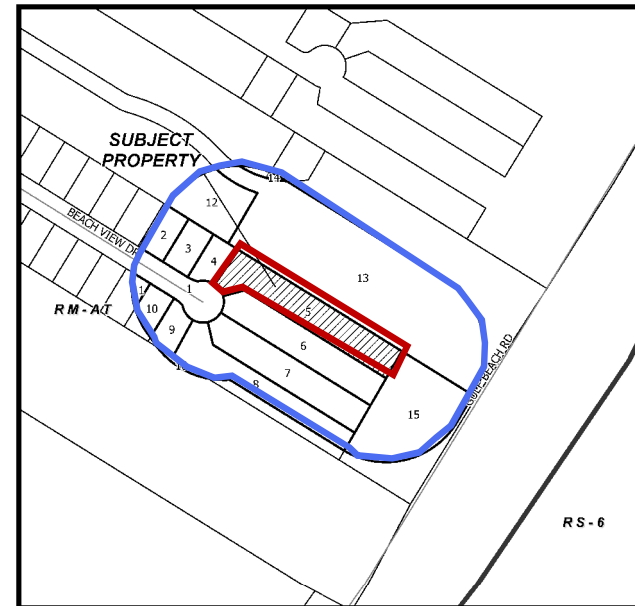
61 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 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.



Analysis & Recommendation

- Staff reviewed the subject property's background information and the applicant's purpose for the request. After evaluation of the permit request information, supplemental documentation, and review of the proposed comprehensive compensation and mitigation plan, staff recommends **approval**.
- Staff also observed that all the required findings for the Concurrent Beach/Dune Committee have been adequately met and the General Land Office's comments have been satisfied.
- The purpose of the request is to address adverse impacts to 287 Cubic Yard of dune. The original has expired; therefore, new authorization is required.

STAFF RECOMMENDS APPROVAL





Thank you!



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, July 22, 2026

5:30 PM

City Hall, 6th Floor Conference Room

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: Vice Chairman Munoz (7.8.2026 meeting)

Commissioner Hedrick made a motion to approve the absence Vice Chairman Munoz from the July 8, 2026, meeting. Commissioner Espara seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: July 8, 2026

Commissioner Esparza made a motion to approve the meeting minutes from July 8, 2026, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

[26-1135](#) July 8, 2026 Meeting Minutes DRAFT

Attachments: [7.8.26 PC Meeting Minutes- DRAFT](#)

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

Andrew, Development Services introduced section A 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 section B into record:

Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property

at or near 8225 Stillwell Lane from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Vice Chairman Munoz had a question on zoning case ZN9319 about the reducing of street size and if fire was good with the recommendation. Andrew Dimas stated TRC had fully reviewed and fire was approved of the changes to the street size.

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

Michelle Hollingsworth spoke on zoning case ZN9318 regarding the parking issue.

Commissioner Hedrick asked about the parking issue on zoning case ZN9318. Andrew Dimas stated that as part of the special permit, all parking would be onsite. With the type of business proposed for the site, there would not likely be a traffic issue.

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

Vice Chairman Munoz made a motion to approve items listed under A & B as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passes.

A. Plats

[26-1089](#) PL9335
REPLAT - NAVAL CENTER
Lot 15R Block 1
(0.74 Acres)

(District 4) Generally located at 337 Anchor Street, east of Anchor Street, west of Naval Air Station Drive, and north of South Padre Island Drive.

Attachments: [PL9335ReplatCoverTab](#)
[PL9335ClosedCommentReport](#)
[PL9335LatestPlat](#)

[26-1127](#) PL9325
REPLAT - MONTROSE PARK
Lot 39A, Block 6
(0.55 acres)

(District 1) Generally located at 2815 Ruth Street, north of Highland Avenue, east of Duncan Street, south of Ruth Street, and west of S Port Avenue.

Attachments: [PL9325ReplatCoverTab](#)
[PL9325LatestPlat](#)
[PL9325ClosedCommentReport](#)

[26-1088](#) PL9282
FINAL - 7BREW CORPUS CHRISTI
Lot 14R
(0.49 acres)

(District 4) Generally located at or near 1129 Waldron Road, north of Knickerbocker Street, east of Waldron Road, and south of South Padre Island Drive.

Attachments: [PL9282CoverTabFinal](#)
[PL9282ClosedCommentReport](#)
[PL9282LatestPlat](#)

[26-1140](#) PL8721
FINAL PLAT - SARATOGA RIDGE UNIT 2
(11.99 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8721FinalPlatCoverTab](#)
[PL8721ClosedCommentReport](#)
[PL8721LatestPlat](#)

[26-1141](#) PL8808
FINAL PLAT - SARATOGA RIDGE WEST UNIT 1 PUD
(12.21 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Attachments: [PL8808FinalPlatCoverTab](#)
[PL8808ClosedCommentReport](#)
[PL8808LatestPlat](#)

B. Zoning

[26-1100](#) Zoning Case No. ZN9318, K & CB Investments, LLC (District 2). Ordinance rezoning a property at or near 1720 2nd Street from the "RM-1" Multifamily District to the "RM-1/SP" Multifamily District with a Special Permit providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9318 K&CB Investments, LLC Staff Report](#)
[ZN9318 K & CB Investments Ordinance](#)
[ZN9318 K&CB Investments, LLC PC Pwpt](#)

[26-1098](#) Zoning Case No. ZN9319, CC Leopard, LLC (District 1). Ordinance rezoning a property at or near 8225 Stillwell Lane from the "IL" Light Industrial District to the "R-MH/PUD" Manufactured Home District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9319 CC Leopard, LLC Staff Report](#)
[ZN9319 CC Leopard, LLC Ordinance](#)
[ZN9319 CC Leopard, LLC PC Pwp](#)

[26-0956](#) Zoning Case No. ZN9336, Texas Tyler 31, LLC (District 3). Ordinance rezoning a property at or near 6316 Old Brownsville Road from the "FR" Farm Rural District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9336 Texas Tyler 31, LLC Staff Report](#)
[ZN9336 Texas Tyler 31, LLC Ordinance](#)
[ZN9336 Texas Tyler 31, LLC Pwpt](#)

[26-1133](#) Zoning Case No. ZN9334, Plaza Michoacana Inc. (District 3, Upon Annexation). Ordinance rezoning a property at or near 1221 Farm-to-Market Road 44 (Weber Road) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9334 Plaza Michoacana Inc. Staff Report](#)
[ZN9334 Plaza Michoacana Inc Ordinance](#)
[ZN9334 Michoacana Inc. Pwpt](#)

VI. Director's Report: Madam Chair Salazar-Garza and Former Commissioner Miller-Award & Recognition Presentation

VII. Future Agenda Items: None

VIII. Adjournment

With no other business being discussed, the meeting was adjourned at 5:45 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

PL9379

PRELIMINARY PLAT – ROYAL OAK SOUTH UNIT 2 AND UNIT 3
(47.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Zoned: RS-4.5

Owner: MPM Development, LP

Surveyor: Bass & Welsh Engineers

The applicant proposes to preliminary plat the property to create 244 lots. 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.: PL9379**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Prel 7-22-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

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

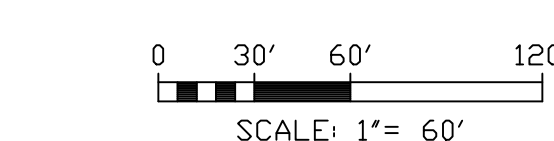
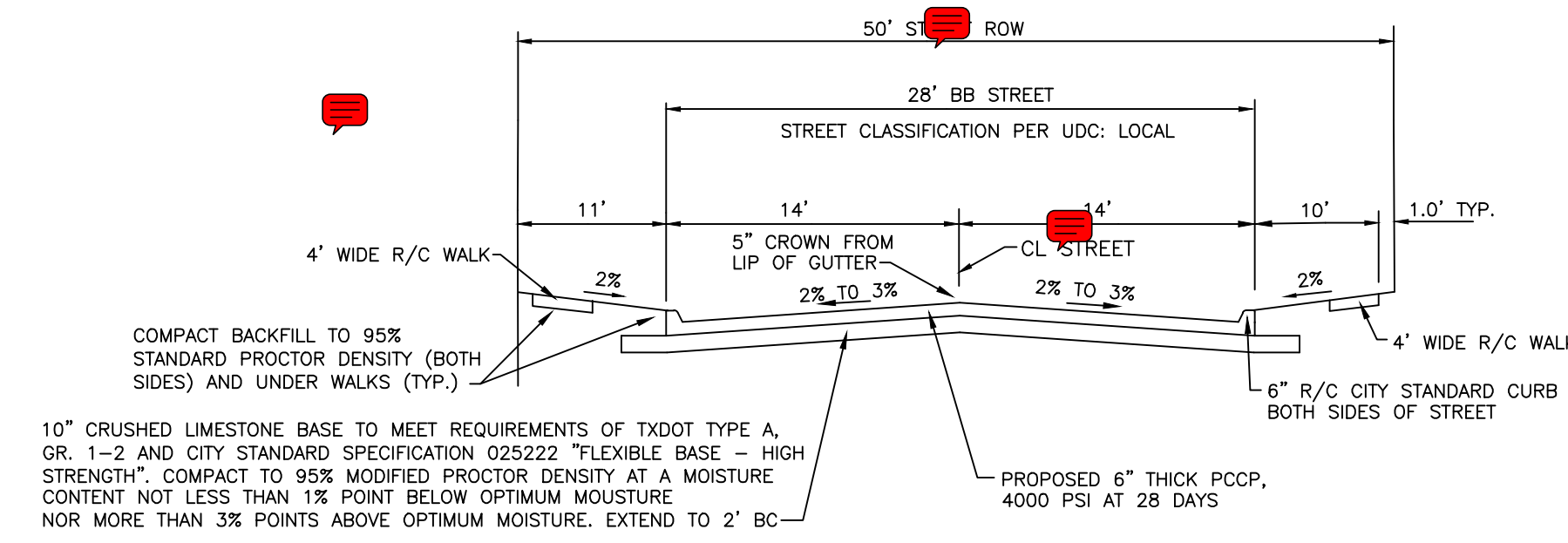
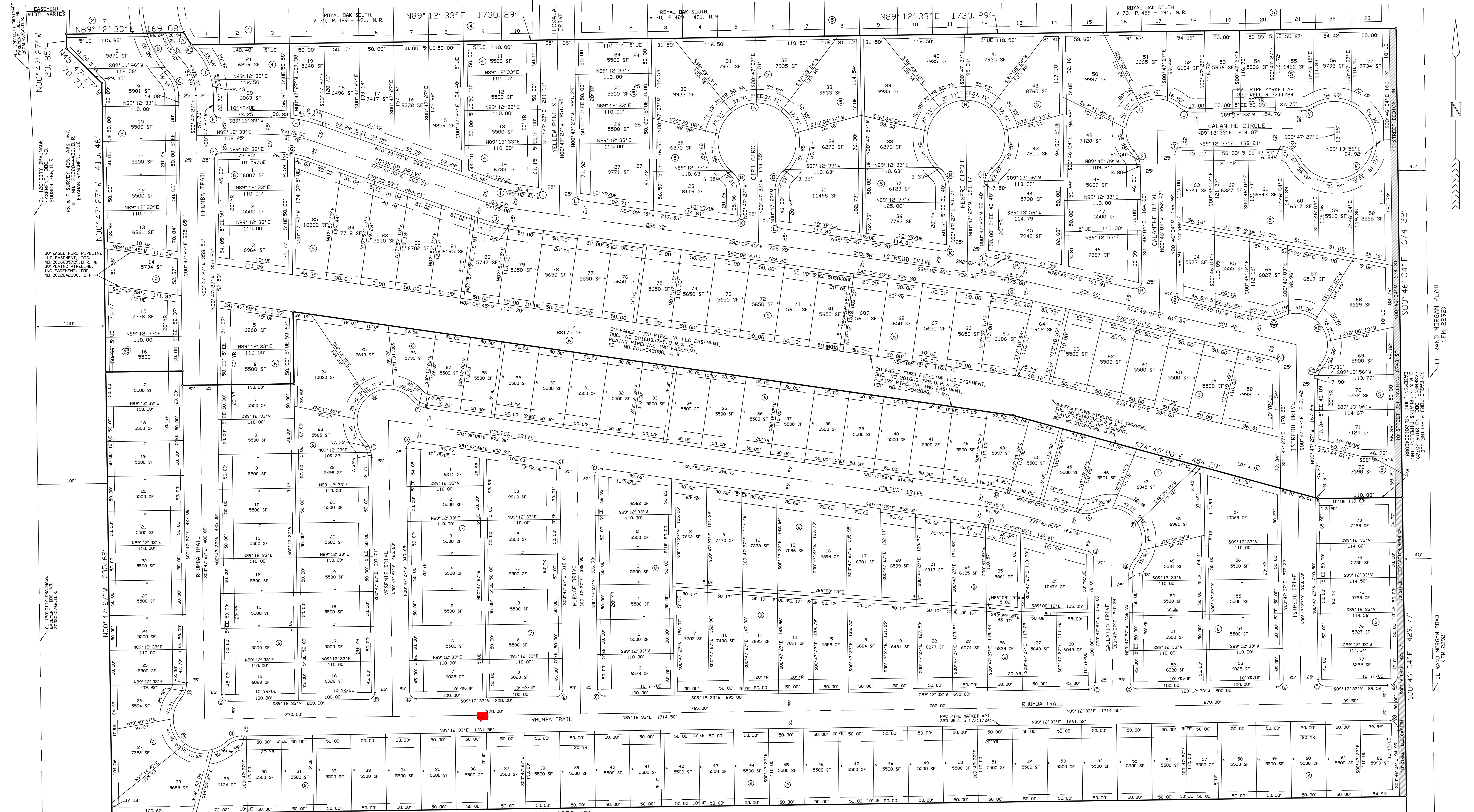
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					lot) D. Stormwater: yes, site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P001	Note	Mark Zans : LD	Closed	Provide street cross sections for all street types and include the sidewalks. for this preliminary plat.	
3	P001	Note	Mark Zans : LD	Closed	Traffic comments: PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. - oPlat as submitted is not approved. The property line shall be moved inward to clearly designated the ROW width. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). - oThe ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. - oThe developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. - oAny contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). •The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. - oAll work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Mark Zans : LD	Closed	Per UDC 8.2.4 block length cannot exceed 1600feet. Rhumba Trail block length is 1661.58"	
7	P001	Note	Mark Zans : LD	Closed	Fire comments#1 Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 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. 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. 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.	
8	P001	Note	Mark Zans : LD	Closed	Fire comments #2 Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. Note: The turning radius for fire apparatus should	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 503.3 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. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.	
9	P001	Note	Bria Whitmire : LD	Closed	Stormwater comments: While the applicant has acknowledged our comments, they have deferred nearly all detailed engineering requirements to the Public Infrastructure (PI) phase by stating "PI's conform to UDC and IDM requirements". Therefore, these comments are not yet resolved and must be formally carried forward. Please include the following conditions, noting that all comments must be fully addressed and approved during the PI phase prior to final plat recordation:	

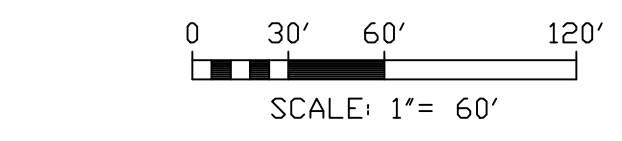
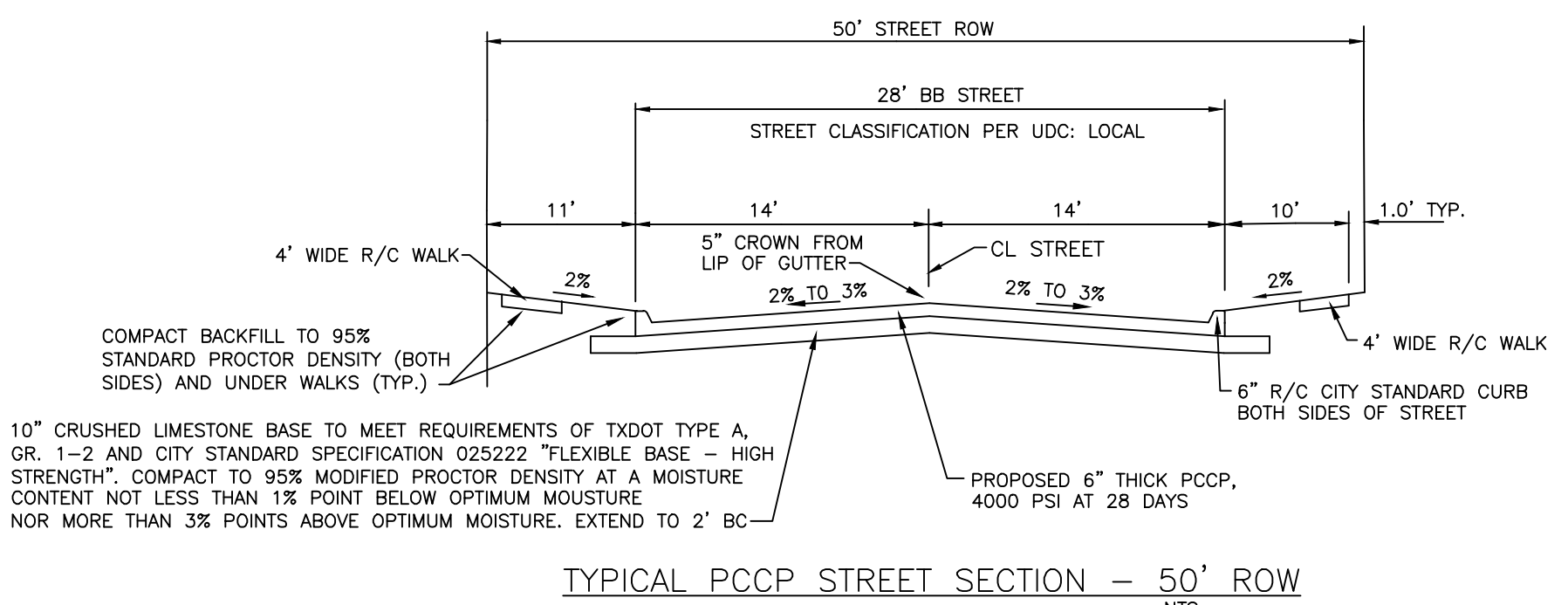
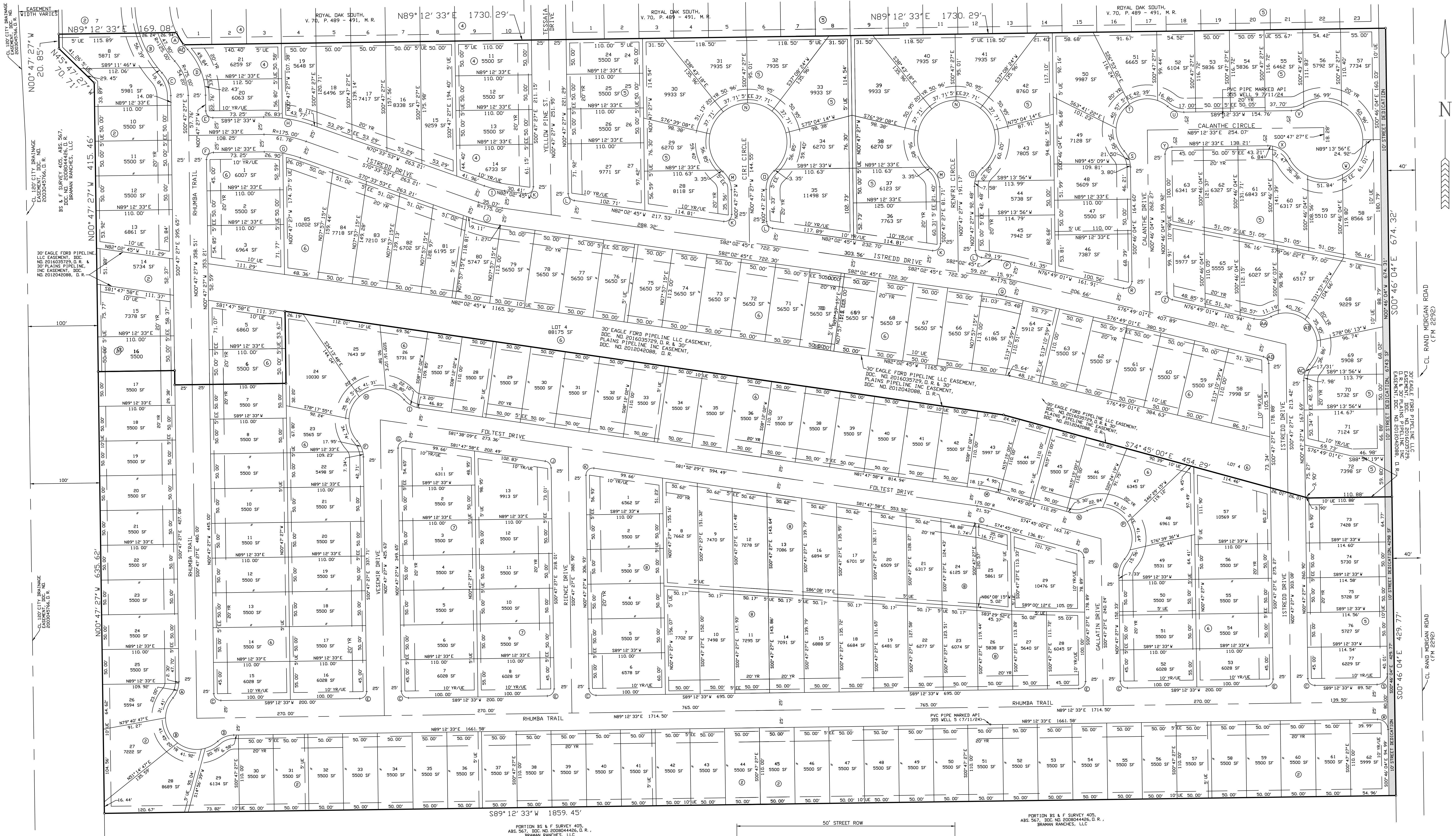
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	P001	Note	Mark Zans : LD	Closed	Parks comment: Based on the number of lots provided, fees have been applied in turn for the proposed dwelling unit(s) per lot. If there is an update to the number of dwelling units proposed, either increase or decrease, fees are to be updated in order to charge the corrected fees for the project scope. 244 Lots x 462.50 = \$112,850.00	
11	P001	Note	Mark Zans : LD	Closed	Traffic : Updated comments 7/27/2026: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The property line shall be moved inward to clearly designated the ROW width. o□The plat did provide adequate ROW dedication as required per the RMP. PEAK HOUR TRAFFIC / TIA: Rejected •□Peak Hour Traffic (PHT) form submitted previously was incomplete. Proposed Land Use total is not filled in.	
5	P001	Note	Caleb Wong : STREET	Closed	PW STR: IDM Table 6.2.2.B Non-Local Street Standards or Table 6.2.2.C Rural Street Standards, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
6	P001	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please provide geotech validating typical sections and refer to IDM when constructing pavement section.	
12	P001	Note	Caleb Wong : STREET	Closed	PW STR: PW Streets will accept the preliminary plat. However, approval of the plat does not approve the layout of the roadways and the typical sections. These will be reviewed in depth in the Public Improvement Plans. For the typical sections, please provide the geotechnical report used for our review.	



BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
ROYAL OAK SOUTH UNITS 2 & 3
CORPUS CHRISTI, NUECES CO., TX

DWN.	_____	PLOT SCALE:	1" = 100'	COM. NO.	PREL
CHK.	N. WELSH	SCALE (H):	SAME	JOB NO.	26020
		SCALE (V):	NONE		
		DATE PLOTTED	07/22/26	SHEET	1 OF 1



BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

PRELIMINARY PLAT
ROYAL OAK SOUTH UNITS 2 & 3
CORPUS CHRISTI, NUECES CO., TX

DWN.	PLOT SCALE:	1" = 100'	COM. NO.	PREL
CHK.	SCALE (H):	SAME	JOB NO.	26020
	SCALE (V):	NONE		
	DATE PLOTTED	07/22/26	SHEET	1 OF 1

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026

PL9328

REPLAT – NORTHWEST ESTATES

Lots 1A & 1B Block 9

(4.21 Acres)

(District 1) Generally located at 14702 Northwest Boulevard, north of Northwest Boulevard, south of Powell Drive, west of Pinnacle Drive, and east of Trinity River Drive.

Zoned: CN-1,CN-2, CG-2

Owners: Rick's Homes LLC

Surveyor: Bass & Welch Engineering

The applicant proposes to replat to create 2 lots for commercial development. 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.: PL9328**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT 7-13-26.pdf

Comment Author Contact Information:

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

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
10	P001	Note	Bria Whitmire : DS	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	
11	P001	Note	Bria Whitmire : DS	Closed	Update 7.9.26: Provide document number of recorded agreement as provided document is a draft and provide space in plat note for this number to be noted. Provide Private Utility Easement along rear of lot 1B for lot 1A's sewer connection to public infrastructure on Pinnacle	
12	P001	Note	Bria Whitmire : FD	Closed	Update 7.9.26: Provide document number of recorded agreement as provided document is a draft and provide space in plat note for this number to be noted. Provide private drainage easement on lot 1B for lot 1A to access to public inlet	
13	P001	Note	Bria Whitmire : FD	Closed	SWQMP and Utility Plan provided in previous submittal dated 5.11.2023 provided details of private storm pipe and sanitary sewer easement unsure why this submittal has been simplified.	
14	P001	Note	Bria Whitmire : FD	Closed	Add note that site development must mitigate any increase of runoff as post development runoff cannot exceed pre development runoff.	
2	P001	Note	Mark Zans : LD	Closed	Stormwater comment: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land. -An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactful land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall.	
3	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager	
4	P001	Note	Mark Zans : LD	Closed	Please provide documents for the easements and covenants at the time of recording for this plat.	
5	P001	Note	Mark Zans : LD	Closed	Fire comments #1 Please see Fire Comments below for PL9382 Northwest Estates Block 9 Lots 1A & 1B. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. Hotel construction will be reviewed as commercial property. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 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. 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. 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 supply (if	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					required). 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. 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. 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. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. 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.	
6	P001	Note	Mark Zans : LD	Closed	Fire comments #2 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. "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." "Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. 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." 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 503.3 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. D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.) D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note:	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)" R313.1 Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D. Commercial development of the property will require further Development Services review. Fire Protection Systems, Fire Alarm, and UG Fire Lines are submitted directly to Fire Marshal's office for plan review.	
7	P001	Note	Mark Zans : LD	Closed	TxDOT comments: Informational - TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). - Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. - If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. - Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
8	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject plat: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					the existing Transportation Master Plan. - o The plat did provide adequate ROW dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). - o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. - o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. - o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. - o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. - o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) - o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov - o Right of Way Utility and Leasing Information System DRIVEWAY ACCESS • Proposed Driveway access to public City Street	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) - Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. PEAK HOUR TRAFFIC / TIA: - Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.	

1. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.
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. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUCES RIVER UPSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUCES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUCES RIVER AS "HIGH". TCEQ HAS ALSO CATEGORIZED THE NUCES RIVER AS "CONTACT RECREATION" USE. ADDITIONAL WATER QUALITY PROTECTION MEASURES SHOULD BE OBSERVED FOR THIS RECEIVING WATER DUE TO THE TCEQ DESIGNATION AS A "PUBLIC WATER SUPPLY".
5. ALL OF THE SUBJECT SITE IS IN ZONE X "OTHER AREAS" ACCORDING TO FEMA MAP NO. 4835C0260G, EFFECTIVE DATE OCTOBER 13, 2022.
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. THE TOTAL PLATTED AREA CONTAINS 4.219 ACRES OF LAND.
8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
9. LEGAL DESCRIPTION: A 4.219 ACRE TRACT OF LAND, MORE OR LESS, A REPLAT OF NORTHWEST ESTATES BLOCK 9, LOT 1, A MAP OF WHICH IS RECORDED IN VOLUME 52, PAGES 55 AND 56, MAP RECORDS, NUCES COUNTY, TEXAS.
10. EASEMENTS FOR RECIPROCAL ACCESS, INGRESS AND EGRESS ON EXISTING DRIVEWAYS, AND FOR ONSITE UTILITIES (WATER, WASTEWATER, SANITARY SEWER, STORMWATER AND ANY OTHER UTILITY SERVICES) ARE PROVIDED IN A DECLARATION OF EASEMENTS AND COVENANTS, DOC. NO. 2026024167, D.R.
11. SITE DEVELOPMENT MUST MITIGATE ANY INCREASE OF RUNOFF AS POST DEVELOPMENT RUNOFF CANNOT EXCEED PRE-DEVELOPMENT RUNOFF.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

PL9247

FINAL – GRAHAM ROAD COMMERCIAL CENTER

Lots 1, 2, & 3, Block 1
(2.25 acres)

(District 4) Generally located at 449 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Zoned: CG-2

Owner: CC Storage & CC Boat Launch

Engineer/Surveyor: Terra Firma Colorado

The applicant proposes to final plat the lot and intends to utilize the property for vehicle sales. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

**Merged Document Report****Application No.: PL9247**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9247_GRCC_Submittal 4_Plat.pdf

Comment Author Contact Information:

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mina Trinidad : DS	Closed	05/12/26 Update: Two final plats have been submitted. On each final plat they should illustrate only the relevant lots to be platted. The subheading should relate only to the lots being platted as well. Illustrate only the lots being subdivided by this plat PL9247, at 449 Graham Rd.	
2	P001	Note	Mina Trinidad : DS	Closed	Remove "Preliminary" verbiage from plat.	

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3	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP: The overhead powerline near this parcel is owned and operated by LCRA therefore AEP Transmission has no comment on the subject plat.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Plat closes within acceptable engineering standards.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
7	P001	Note	Mina Trinidad : DS	Closed	7/21/26 Update: Owner name required to be consistent throughout document. Can also remove the "Land Title Survey" information at the top of the plat to avoid confusion with Boat Stop Storage name. Nueces County Appraisal District (NCAD): Our records indicate that the owner of 2476-0055-1304 is CC STORAGE & CC BOAT LAUNCH per document 2025021400.	
8	P001	Note	Mina Trinidad : DS	Closed	Illustrate only the block number within a circle for better visibility. Lot numbers are not required to be within a circle.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 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.	

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					912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 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. 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. 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. An accessible road and a suitable water supply is required once construction materials are brought on site.	

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					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.	
12	P001	Note	Mina Trinidad : DS	Closed	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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." 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." 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 503.3 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.	

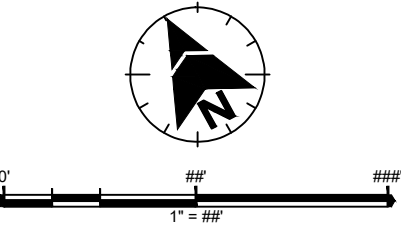
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.) 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. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." 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." 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	

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					in sections D103 shall always be maintained. 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. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.) 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. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
14	P001	Note	Mina Trinidad : DS	Closed	5/14/26 Update: CCW has reviewed the applicant's responses to our comments and finds their proposed upgrades to the existing water and wastewater systems acceptable. We would also recommend installing a manhole along the pressure sewer service lines to help prevent potential system backups. CCW: (Fatima C.) Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater: Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	

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15	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees due as reasoning for plat is listed as "Potential future sale of individual lots." Proposed land tract's land use shows the proposal of the land use may be used for spaces with examples of offices, auto parts dealerships, etc.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. TRAFFIC – PEAK HOUR TRAFFIC / TIA:	

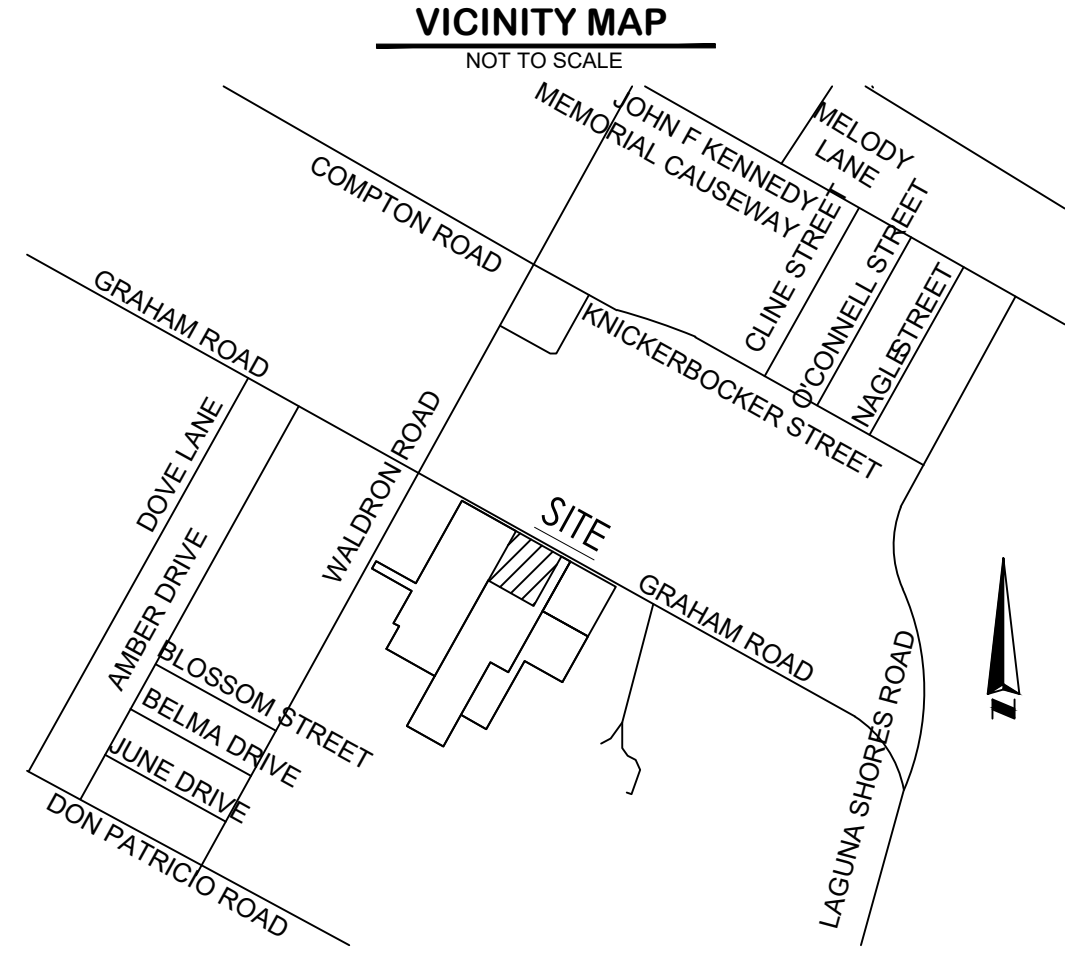
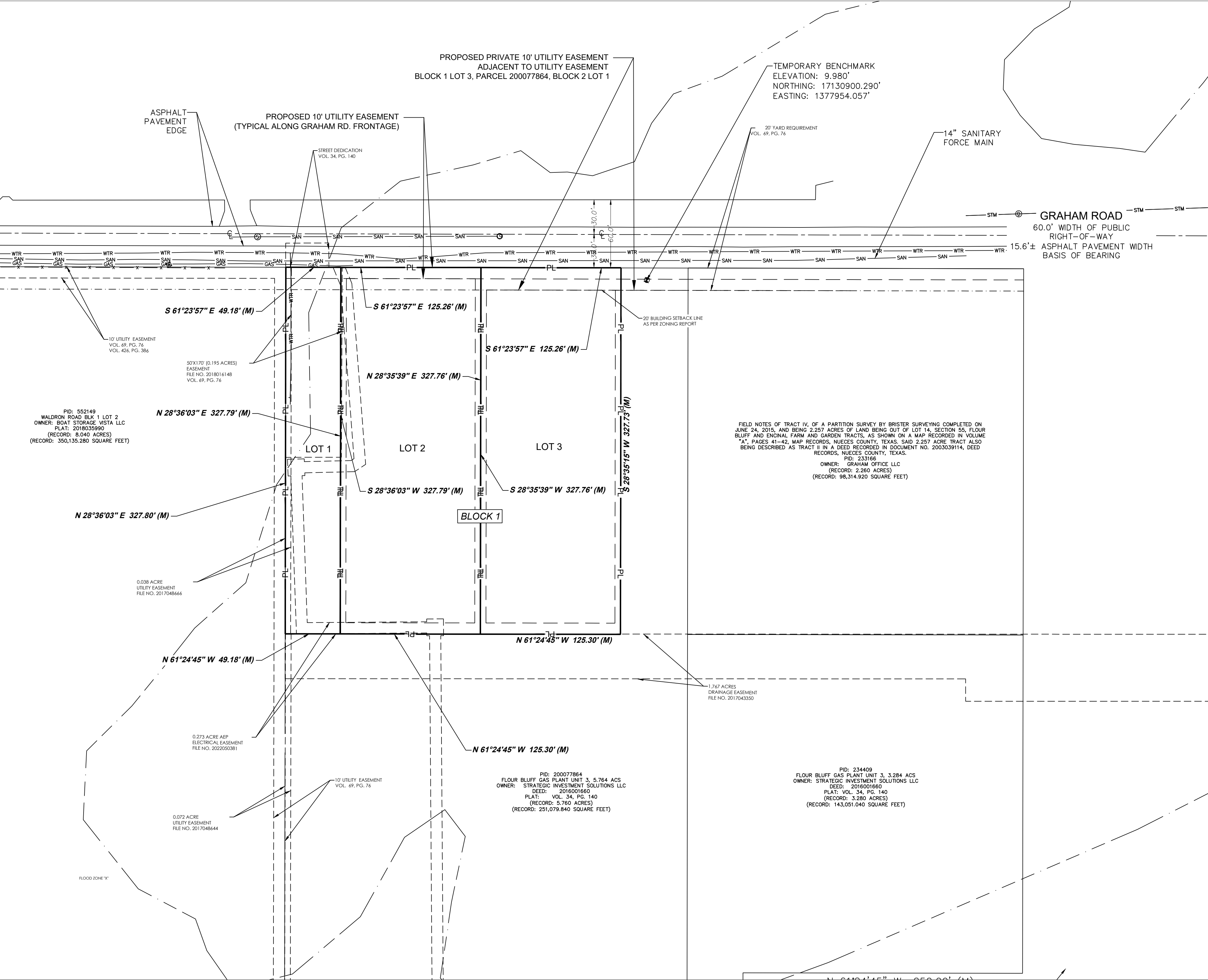
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.	
20	P001	Note	Mina Trinidad : DS	Closed	On the vicinity map, include only the site to be platted by this final plat.	
21	P001	Note	Mina Trinidad : DS	Closed	7/21/26 Update: Owner's actual name required instead of "I, Owner, do hereby..." Include owner's name on owner signature block.	
22	P001	Note	Mina Trinidad : DS	Closed	Include Bria Whitmire, P.E., CFM, CPM, Development Services Engineer name on signature block.	
23	P001	Note	Mina Trinidad : DS	Closed	07/21/26 Update: Revise signature block. Planning Commission signature block should read: Cynthia Salazar-Garza Chairperson Include Planning Commission signature blocks: Cynthia Salazar-Garza Chairperson Michael Dice Director	
24	P001	Note	Mina Trinidad : DS	Closed	Include Kara Sands, County Clerk signature block	
25	P001	Note	Mina Trinidad : DS	Closed	On plat heading list out lots, "Block 1, Lot 1, 2, & 3"	
18	P001	Note	Bria Whitmire : ENG	Closed	Update 5.14.26: While the plans are included with the plat, the public improvement plans need to be submitted as a separate PI application through the portal with associated fees paid prior to plat approval. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential)	

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					C. Wastewater: yes (EACH lot must have individual access to a public main, or protected private wastewater easement for private line, or approved septic) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
19	P001	Note	Bria Whitmire : ENG	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	



PLAT OF
GRAHAM ROAD COMMERCIAL CENTER
BLOCK 1, LOTS 1, 2, & 3

BEING A REPLAT OF A 2.255 ACRE TRACT OF LAND OUT OF LOTS 13 AND 14, BLOCK 55 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- CHAIN LINE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- FLOOD LINE
- GAS
- UNDERGROUND GAS LINE
- SAN
- UNDERGROUND SANITARY SEWER LINE
- STM
- UNDERGROUND STORM SEWER LINE
- WTR
- UNDERGROUND WATER LINE
- COMM - COMM
- UNDERGROUND COMMUNICATION LINE
- MONUMENT FOUND (AS NOTED)
- (R)
- RECORDED CALL
- (M)
- MEASURED CALL
- (CM)
- CONTROL MONUMENT
- C
- CENTERLINE SYMBOL
- PS
- PARKING SPACES
- BHL
- BUILDING HEIGHT LOCATION
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- FENCE GATE POST
- GAS PIPELINE MARKER
- CONTROL POINT # (GCP)
- GUY WIRE
- KEY PAD
- LIGHT POLE
- METAL POWER POLE
- POWER POLE
- PETROLEUM PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WATER METER
- TEMPORARY BENCHMARK SYMBOL
- GAS VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- POSSIBLE ENCROACHMENT

GENERAL SURVEY NOTES

- This survey is based on information shown on a title report prepared by Fidely National Title Insurance Company, G.F. No. 24-532945-CH, effective date March 26, 2025, 8:00 AM, issue date April 4, 2025, and all schedule b exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- Subject tract has direct driveway access to Graham Road, duly dedicated to public right of ways.
- There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All iron rods set are 1/2" rebar with a yellow plastic cap marked "Elizondo Assoc #6386".
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues.

No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.

The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.

The dimensions and area of the building shown are based on the building's exterior footprint at ground level.

SURVEYOR

ELIZONDO & ASSOCIATES
11153 WESTWOOD LOOP, STE 120
SAN ANTONIO, TX 78253
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ENGINEER

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970-625-9740
austin@terrafirmacolorado.org

OWNER

CC STORAGE & CC BOAT LAUNCH
PO BOX 14083
CHICAGO, IL 60614
CONTACT: JOHN HARPER
440-539-9605
jharper@outing.com

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED AS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO.: 24-532945-CH, WITH AN EFFECTIVE DATE OF MARCH 26, 2025, 8:00 AM.

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X-SHADED", ZONE "AE" AND ZONE "VE" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 485464 AND MAP NO. 48355C0545G, DATED OCTOBER 13, 2022.

ZONE "X" - DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

ZONE "VE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED.

(NAME)
REPRESENTATIVE, CC STORAGE & CC BOAT LAUNCH

STATE OF TEXAS
COUNTY OF NUECES

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

STATE OF TEXAS
COUNTY OF NUECES

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

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY _____

Enrique C. Elizondo
RPLS: #6386

PLAT NO: _____

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

PL9248

FINAL – GRAHAM ROAD COMMERCIAL CENTER

Lots 1 & 2, Block 2
(2.25 acres)

(District 4) Generally located at 401 Graham Road, east of Waldron Road, south of Graham Road, and west of Laguna Shores Boulevard.

Zoned: CC

Owner: Graham Office, LLC.

Engineer/Surveyor: Terra Firma Colorado

The applicant proposes to final plat the lot and intends to utilize the property for vehicle sales. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

**Merged Document Report****Application No.: PL9248**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PL9248_GRCC_Submittal 4_Plat.pdf

Comment Author Contact Information:

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mina Trinidad : DS	Closed	05/12/26 Update: Two final plats have been submitted. On each final plat they should illustrate only the relevant lots to be platted. The subheading should relate only to the lots being platted as well. Illustrate only the lots being subdivided by this plat PL9248, at 401 Graham Rd.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational." 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 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. D102.1 Access and loading. Facilities, buildings,	

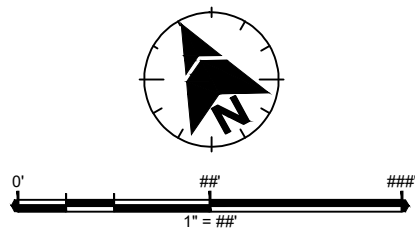
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 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. An accessible road and a suitable water supply is required once construction materials are brought on site.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: 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. 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street." 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	

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					turn." 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 503.3 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. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.) 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. Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
5	P001	Note	Mina Trinidad : DS	Closed	5/14/26 Update: CCW has reviewed the applicant's responses to our comments and finds their proposed upgrades to the existing water and wastewater systems acceptable. We would also recommend installing a manhole along the pressure sewer service lines to help prevent potential system backups. CCW: (Fatima C.) Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards), but I would recommend upgrading the existing 6" ACP line.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Wastewater: Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
11	P001	Note	Mina Trinidad : DS	Closed	Remove "Preliminary" verbiage from plat.	
12	P001	Note	Mina Trinidad : DS	Closed	Illustrate only the block number within a circle for better visibility. Lot numbers are not required to be within a circle.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees due as reasoning for plat is listed as "Potential future sale of individual lots." Proposed land tract's land use shows the proposal of the land use may be used for spaces with examples of medical office, paint store, etc.	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.	

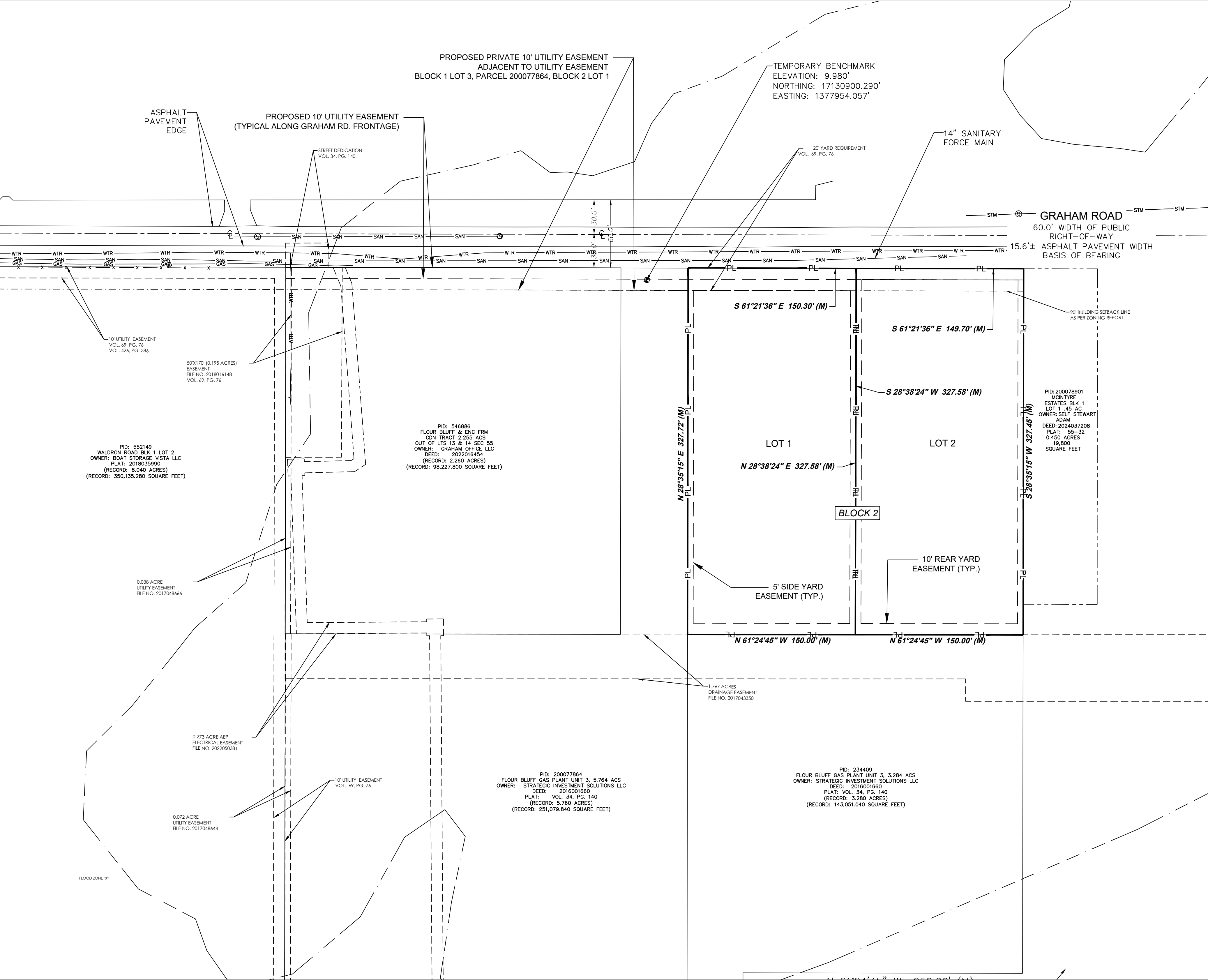
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. TRAFFIC – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
17	P001	Note	Bria Whitmire : DS	Closed	Update 5.14.26: While the plans are included with the plat, the public improvement plans need to be submitted as a separate PI application through the portal with associated fees paid prior to plat approval. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					individual access to a public main, or protected private wastewater easement for private line, or approved septic) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
19	P001	Note	Mina Trinidad : DS	Closed	07/21/26 Update: Revise signature block. Planning Commission signature block should read: Cynthia Salazar-Garza Chairperson Include Planning Commission signature blocks: Cynthia Salazar-Garza Chairperson Michael Dice Director	
20	P001	Note	Mina Trinidad : DS	Closed	Include Kara Sands, County Clerk signature block	
21	P001	Note	Mina Trinidad : DS	Closed	Include Bria Whitmire, P.E., CFM, CPM, Development Services Engineer name on signature block.	
22	P001	Note	Mina Trinidad : DS	Closed	7/21/26 Update: Owner's actual name required instead of "I, Owner, do hereby..." Include owner's name on owner signature block.	
23	P001	Note	Mina Trinidad : DS	Closed	On the vicinity map, include only the site to be platted by this final plat.	
18	P001	Note	Bria Whitmire : ENG	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	

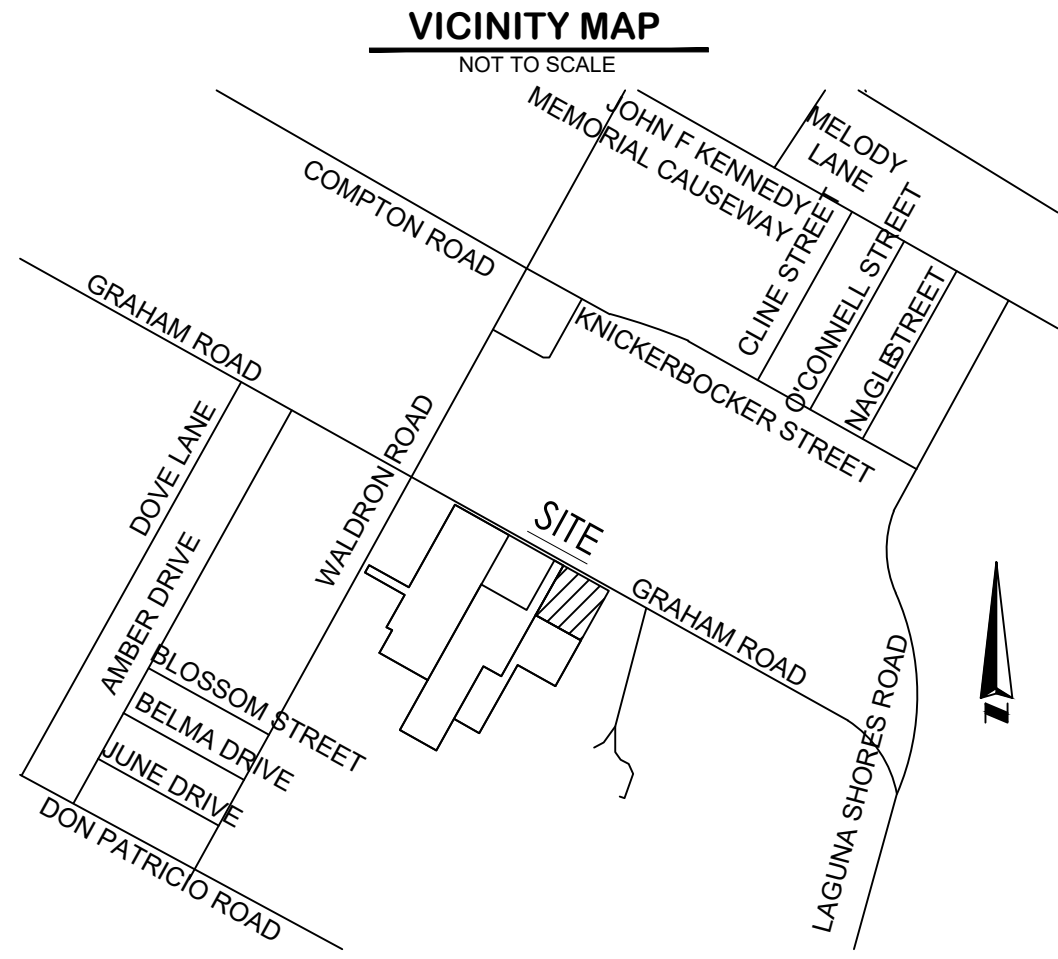


PLAT OF
GRAHAM ROAD COMMERCIAL CENTER
BLOCK 2, LOTS 1 AND 2

BEING A REPLAT OF A 2.257 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 55 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 41-42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS



ALTA/NSPS LAND TITLE SURVEY
BOAT STOP STORAGE
501 GRAHAM ROAD
CORPUS CHRISTI, NUECES COUNTY, TEXAS 78418



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- CHAIN LINE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- FLOOD LINE
- GAS UNDERGROUND GAS LINE
- SAN UNDERGROUND SANITARY SEWER LINE
- STM UNDERGROUND STORM SEWER LINE
- WTR UNDERGROUND WATER LINE
- COMM COMM UNDERGROUND COMMUNICATION LINE
- MONUMENT FOUND (AS NOTED)
- (R) RECORDED CALL
- (M) MEASURED CALL
- (CM) CONTROL MONUMENT
- C CENTERLINE SYMBOL
- P PARKING SPACES
- BHL BUILDING HEIGHT LOCATION
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- FENCE GATE POST
- GAS PIPELINE MARKER
- CONTROL POINT # (GCP)
- GUY WIRE
- KEY PAD
- LIGHT POLE
- METAL POWER POLE
- POWER POLE
- PETROLEUM PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- WATER METER
- TEMPORARY BENCHMARK SYMBOL
- GAS VALVE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- POSSIBLE ENCROACHMENT

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- Subject tract has direct driveway access to Graham Road, duly dedicated to public right of ways. There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All iron rods set are 1/2" rebar with a yellow plastic cap marked "Elizondo Assoc #6386".
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues.
- No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on the property.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- All reciprocal easement agreements ("reals") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
- Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.
- Unless shown otherwise, no visible evidence of substantial areas of refuse were observed at the time the fieldwork was performed.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- The distance shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. The certificate of insurance to be furnished upon request.

SURVEYOR

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austin@terrafirmacolorado.org

OWNER

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PO BOX 14083
CHICAGO, IL 60614
CONTACT: JOHN HARPER
440-539-9605
jharper@outing.com

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED AS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO.: 24-632945-CH, WITH AN EFFECTIVE DATE OF MARCH 26, 2025, 8:00 AM.

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE "X", ZONE "X-SHADED", ZONE "AE" AND ZONE "VE" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NUMBER 485464 AND MAP NO. 48355C0545G, DATED OCTOBER 13, 2022.

ZONE "X" = DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" = AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOOD PLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

ZONE "VE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S CERTIFICATION

To: AMP SHC Mortgage Lender, LLC, A Delaware Limited Liability Company, Its Successors and/or Assigns; Gohomeport Acquisitions, LLC, A Delaware Limited Liability Company, A Delaware Limited Liability Company, and Its Affiliates, Successors and Assigns; As to Tract 1: Boat Storage Properties, LLC, A Texas Limited Liability Company, Formerly Known as Boat Storage Partners - Flour Bluff, LLC, A Texas Limited Liability Company, Successor by Merger of Boat Storage Property (Arlington), LLC, A Texas Limited Liability Company as to Tract 2: Boat Storage-Vista, LLC Strategic Investment Solutions, LLC, Graham Office, LLC, A Texas Limited Liability Company as to Tract 3: Boat Stop Dock 186163, LLC as to Tract 4: Graham Office, LLC, A Texas Limited Liability Company; Fidely National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on 02/24/2026

Date: 02/25/2026

Enrique C. Elizondo
RPLS: #6386

STATE OF TEXAS
COUNTY OF NUECES

AS A REPRESENTATIVE OF GRAHAM OFFICE, LLC, I DO HEREBY CERTIFY THAT THE COMPANY IS THE OWNER 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 PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION THIS DAY OF 2026.

REPRESENTATIVE, GRAHAM OFFICE, LLC

STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

_____(NAME)
LICENSE NO. _____

STATE OF TEXAS
COUNTY OF NUECES

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

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL DICE
DIRECTOR

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

PLAT NO: _____

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

PL9333

FINAL – ROYAL OAK SOUTH UNIT 2

(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Zoned: RS-4.5

Owner: MPM Development, LP

Surveyor: Bass & Welsh Engineers

The applicant proposes to preliminary plat the property to create 100 lots. 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.: PL9333**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
UTILITY PLANS.pdf
PLAT SH 1-3 7-2-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Valeria Merida	valeriam@corpuschristitx.gov	-
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Valeria Merida : DS	Closed	Additional Information Required: - A completed and signed application form must be submitted. -A separate labeled Utility Plan required -SWQMP (Storm Water Quality Management Plan)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
28	P001	Note	Bria Whitmire : DS	Closed	Update 7.9.26: Per UDC, Preliminary Plat required. No preliminary plat found. Provide documentation that it was not needed.	
30	P001	Note	Bria Whitmire : DS	Closed	PI's submitted under PI9332 Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: yes (site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow) E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
29	ROS BASE-WW (2)	Note	Bria Whitmire : DS	Closed	As this includes all of Units 2 and 3, highlight or add notes concerning specifically Unit 2's temporary stub outs and/or cul-d-sacs for Unit 3.	
4	P001	Note	Mark Zans : LD	Closed	Gas Company comments: gas company request 5' U/E at the following locations: 1. Five-foot U/E along north property line of Lot 8 Block 2 2. Five-foot U/E along east side of Lot 81 Block 6. 3. Five-foot U/E along east property line of Lot 76 Block 6 4. five-foot U/E along the east property line of Lot 70 Block 6 5.Five - foot U/E along the east property line of Lot 64 Block 6 6. Five-foot U/E along the south property line of 47 Block 5	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dive title to Interim Asst. City Manager	
6	P001	Note	Mark Zans : LD	Closed	Hatch street dedication area and provide square footage of area.	
7	P001	Note	Mark Zans : LD	Closed	Add note that Lot 14 Block 2, Lot 4 Block 6, and Lot 72 Block 5 are unbuildable lots due to easements.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P001	Note	Mark Zans : LD	Closed	Stormwater comments #1: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactful land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall. -Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)" Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.	
21	P001	Note	Mark Zans : LD	Closed	Stormwater comments #2: Storm Water Note #4 states: "MITIGATION OF STORAGE WILL OCCUR IN THE STREETS PRIOR TO BEING RELEASED TO THE DITCH." Comment: (Please confirm in PI phase) □The IDM dictates strict allowable flow depths during design storms (e.g., the 5-year storm must remain within the curbs, and the 100-year storm must not exceed the right-of-way lines or exceed a depth that threatens finished floor elevations). □Relying on street storage for mitigation requires	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					a comprehensive 100-year ponding and street capacity analysis to verify that maximum depth limits are not breached, and emergency vehicle access is maintained Storm Water Note #5 states that the underground conduits will be phased and will "initially discharge into a temporary ditch that outfalls into the existing drainage channel." (1)□Comment: (Please confirm in PI phase) •□Provide dedicated construction details, cross-sections, and temporary drainage easements (TDE) for this interim ditch. •□A phasing analysis must prove that intermediate phases will not overwhelm downstream segments before the final underground network is fully built out and tied into the ultimate channel. •□Temporary erosion and sediment controls (SWPPP) must explicitly account for the stabilization of this temporary channel.	
22	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject plat: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. - o□Plat as submitted is rejected. The PL shall be moved inward to clearly designated the ROW width. - o□The plat did provide adequate ROW dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). - o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. - o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. - o□Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					•The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. - oAll work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) (TXDOT ACCESS MANAGEMENT / ROW) - For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. - oEric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov •TXDOT ROW process is the RULIS program (utility tie-ins) - oDavid Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov - oRight of Way Utility and Leasing Information System - DRIVEWAY ACCESS •Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. - PEAK HOUR TRAFFIC / TIA: •Peak Hour Traffic (PHT) form is incomplete. Proposed Land Use total is not filled in. - STREETLIGHT SUBMITTALS -Comments (IDM) - A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. A. Streetlight Plan (New Residential Subdivisions) •A street lighting plan will be required prior to approval of the subdivision. •Provide the location, type, spacing and mounting height of all proposed lighting. •Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.	
23	P001	Note	Mark Zans : LD	Closed	TxDot comments:	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					- TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). - Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. - If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. - Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
24	P001	Note	Mark Zans : LD	Closed	Park Development Fee: Park fees applied as units for newly proposed dwelling units for lots designated marked applicable. (100) proposed dwelling units, as such, fees are to be applied for park development fees based on the number of proposed units described on site. 100 units x 462.50 = \$46,250.00	
25	P001	Note	Mark Zans : LD	Closed	Fire comments #1: Please see Fire's Comments for PL9333 Royal Oak South Unit 2. All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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. 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. Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28ft. 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. 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.	
26	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
31	P001	Note	Mark Zans : LD	Closed	If no preliminary plat was found, then provide street cross section on this plat.	
32	P001	Note	Mark Zans : LD	Closed	Updated comment 7/15/2026: "While the applicant has acknowledged our comments, they have deferred nearly all detailed engineering requirements to the Public Infrastructure (PI) phase by stating "PI's conform to UDC and IDM requirements". Therefore, these comments are not yet resolved and must be formally carried forward. Please include the following conditions, noting that all comments must be fully addressed and approved during the PI phase prior to final plat recordation"	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Justin Phung : STREET	Closed	PW STR: IDM Table 6.2.2.B Non-Local Street Standards or Table 6.2.2.C Rural Street Standards, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 7/10/2026 - PW STR: Street cross section not on the provided plat. Please add. 7/28/2026 - PW STR: Typical section on preliminary plat	
9	P001	Note	Justin Phung : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please provide geotech validating typical sections and refer to IDM when constructing pavement section.	
10	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses. 7/10/2026 - PW STR: We will review PI. However, street cross section on plat is still required and must meet requirements. 7/28/2026 PW STR: Typical sections on preliminary plat	
11	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
12	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
14	P001	Note	Justin Phung : STREET	Closed	PW STR: Plans do not specify type of concrete and type of reinforcement used for concrete roadway. Please provide a joint plan prior to paving. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	P001	Note	Justin Phung : STREET	Closed	PW STR: Being that this roadway is being proposed in concrete, Public Works recommends utilizing a mono-curb or a statement that requires the curb and gutter joints match the pavement joints along with a jointing detail that outlines the dowel size and spacing along with any other criteria. Please refer to the City of Corpus Christi Concrete Pavement Standard Details for Curb Detail to be used.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.6A, Construction joint spacing should not exceed 15 ft in either the longitudinal or transverse direction.	
17	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide joint layout detail sheet. Or make it that it shall be submitted prior to placing concrete roadway. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
18	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
19	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	

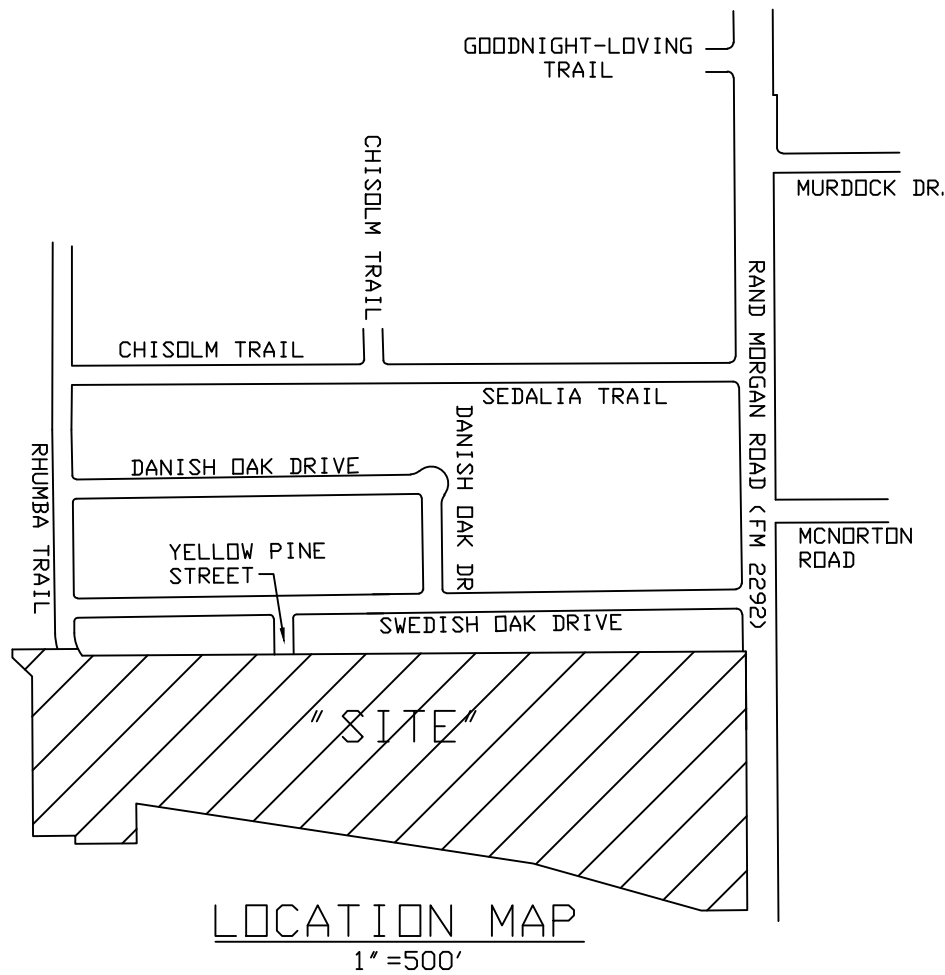
PLAT OF
ROYAL OAK SOUTH UNIT 2

A 22.153 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/2/26
COMP. NO.: PLAT-SH1
JOB NO.: 26020
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3



LEGEND:

DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 THE ____ DAY OF _____, 20____ AT _____ O'CLOCK _____M. IN THE MAP RECORDS OF SAID COUNTY IN

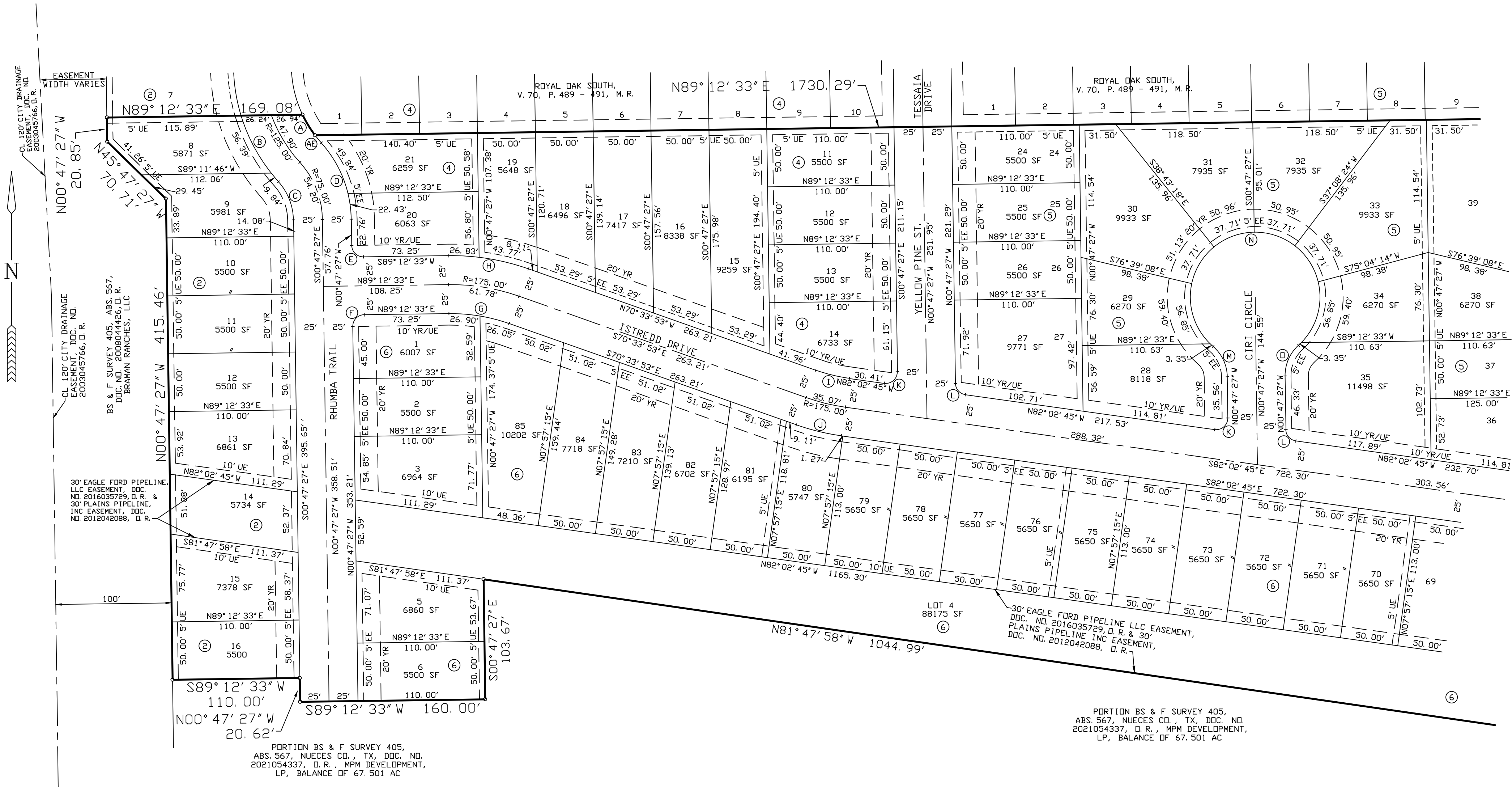
VOLUME ____PAGE ____INSTRUMENT NUMBER ____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS

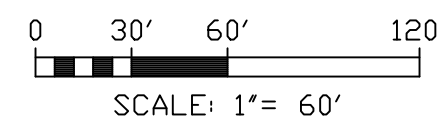
NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 22.153 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
6. THE TOTAL PLATTED AREA CONTAINS 22.153 ACRES OF LAND INCLUDING STREET DEDICATIONS.
7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
8. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
9. LOT 14 BLOCK 2, LOT 4 BLOCK 6, AND LOT 72 BLOCK 5, ARE UNBUILDABLE LOTS DUE TO EASEMENTS.



CURVE DATA

(A) D=11°53'26\"	(D) D=41°24'34\"	(G) D=20°13'34\"	(J) D=11°28'52\"	(M) D=48°45'01\"	(AB) D=04°55'10\"
R=100.00'	R=100.00'	R=150.00'	R=200.00'	R=35.00'	R=100.00'
T=10.41'	T=37.80'	T=26.75'	T=20.11'	T=15.86'	T=4.30'
L=20.75'	L=72.27'	L=52.95'	L=40.08'	L=29.78'	L=8.59'
CB=S31°20'08\"	CB=N21°29'44\"	CB=S80°40'40\"	CB=S76°18'19\"	CB=S25°09'58\"	CB=S39°44'26\"
CH=20.72'	CH=70.71'	CH=52.68'	CH=40.01'	CH=28.89'	CH=8.58'
(B) D=25°17'52\"	(E) D=90°00'00\"	(H) D=20°13'34\"	(K) D=98°44'42\"	(N) D=277°30'03\"	
R=150.00'	R=10.00'	R=10.00'	R=10.00'	R=56.00'	
T=33.66'	T=10.00'	T=35.67'	T=11.66'	T=49.11'	
L=66.23'	L=15.71'	L=70.60'	L=17.23'	L=271.22'	
CB=S29°30'05\"	CB=N45°47'27\"	CB=N80°40'40\"	CB=S48°34'54\"	CB=S89°12'33\"	
CH=65.69'	CH=14.14'	CH=70.24'	CH=15.18'	CH=73.85'	
(C) D=41°24'34\"	(F) D=90°00'00\"	(I) D=11°28'52\"	(L) D=81°15'16\"	(P) D=48°45'01\"	
R=50.00'	R=10.00'	R=150.00'	R=10.00'	R=35.00'	
T=18.90'	T=10.00'	T=15.08'	T=8.58'	T=15.86'	
L=36.14'	L=15.71'	L=30.06'	L=14.18'	L=29.78'	
CB=S21°29'44\"	CB=N44°12'33\"	CB=S76°18'19\"	CB=N41°25'06\"	CB=N23°35'04\"	
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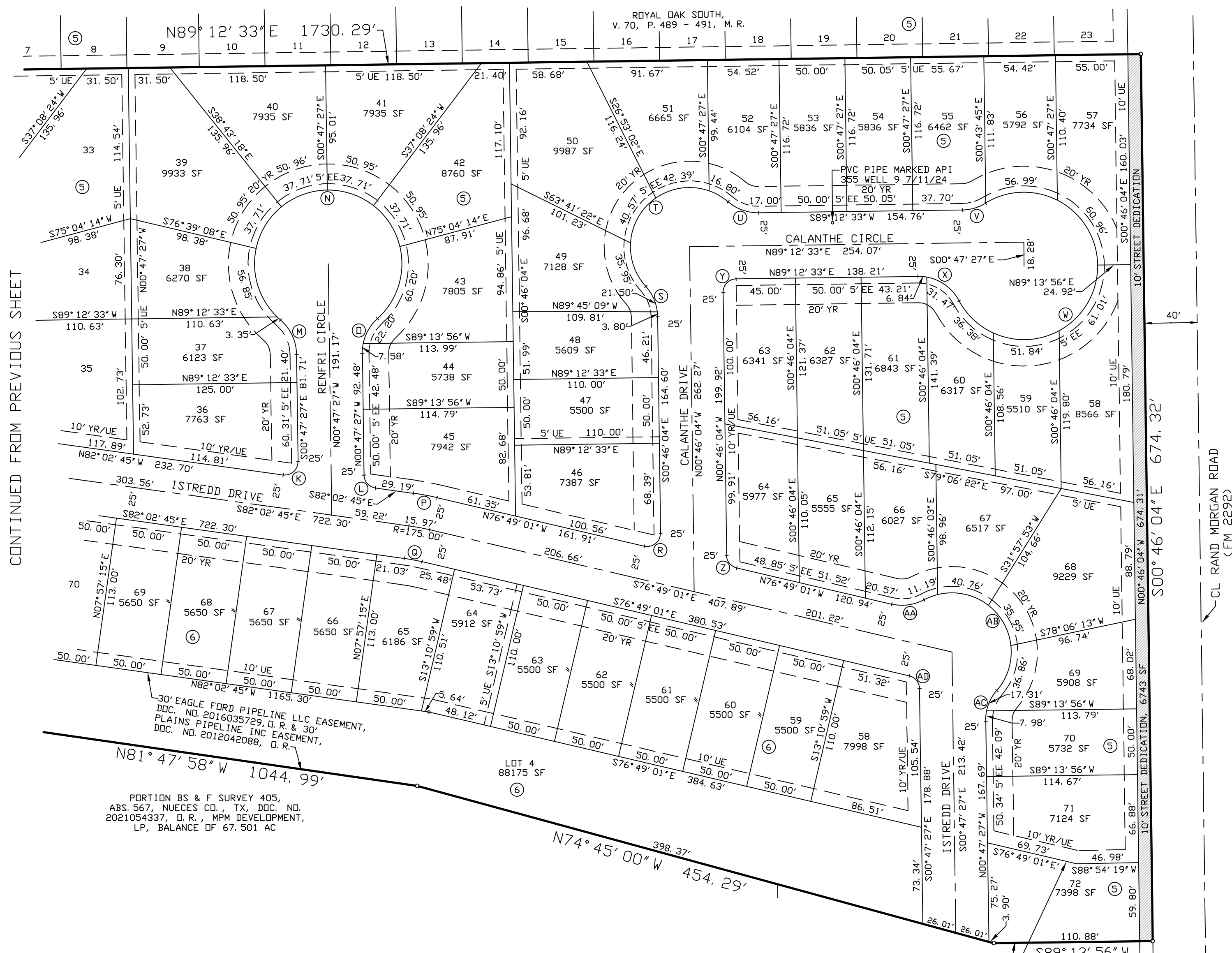


PLAT OF
ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

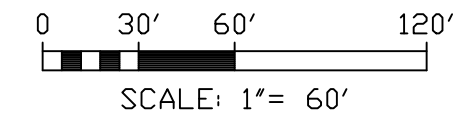
DATE PLOTTED: 7/2/26
CMP. NO. PLAT SH2
JOB NO.: 26020
SCALE: 1\"/>

CONTINUED ON FOLLOWING SHEET



CONTINUED FROM PREVIOUS SHEET

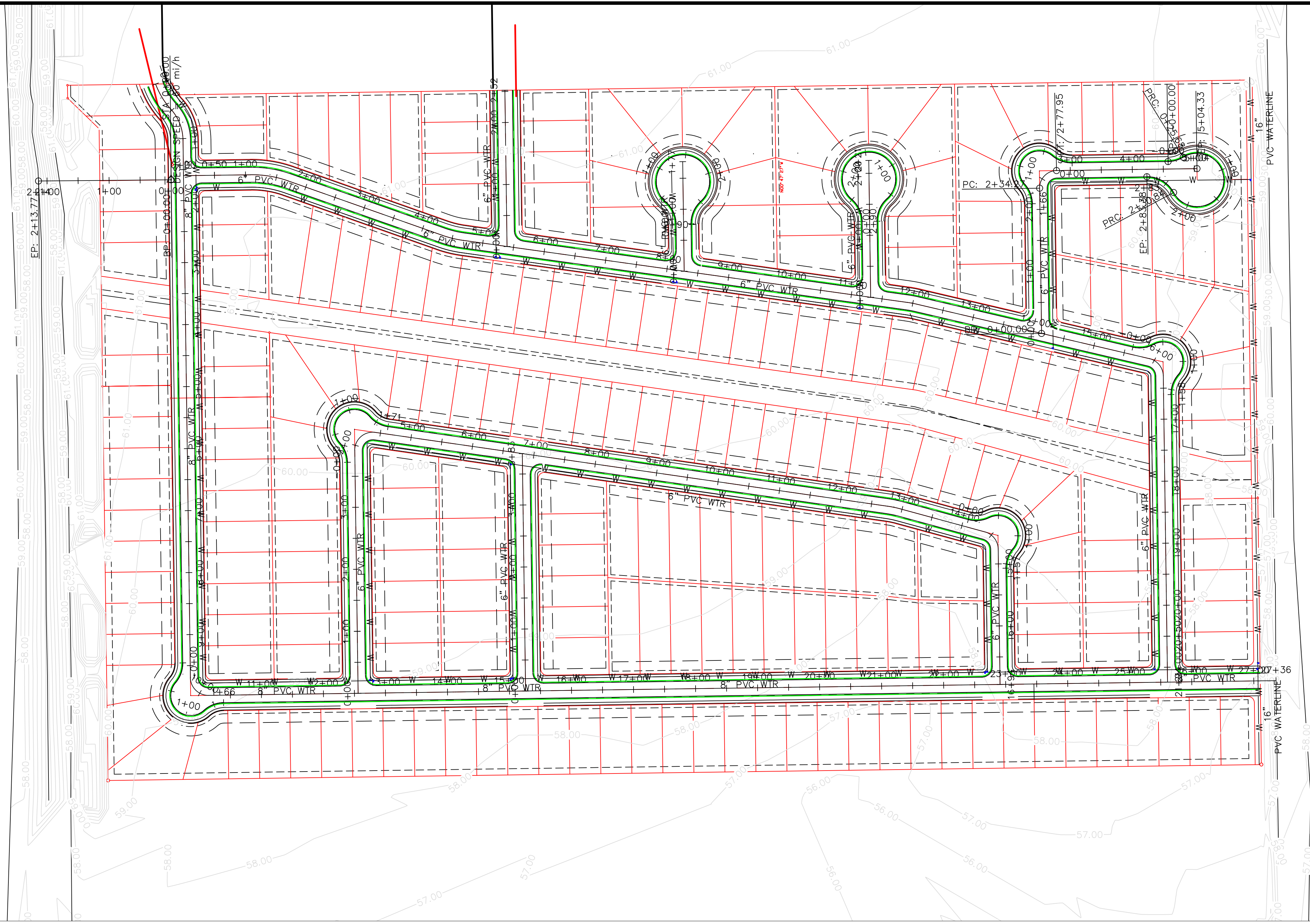
CURVE DATA									
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(K) D=98° 44' 42" R=10.00' T=11.66' L=17.23' CB=S48° 34' 54" W CH=15.18'	(N) D=277° 30' 03" R=56.00' T=49.11' L=271.22' CB=S89° 12' 33" W CH=73.85'	(Q) D=05° 13' 44" R=150.00' T=6.85' L=13.69' CB=S79° 25' 53" E CH=13.68'	(T) D=172° 47' 46" R=45.00' T=714.87' L=135.71' CB=S44° 13' 15" W CH=89.82'	(W) D=273° 22' 11" R=56.00' T=52.80' L=267.19' CB=N15° 14' 16" E CH=76.83'	(Z) D=76° 02' 57" R=10.00' T=7.82' L=13.27' CB=N38° 47' 32" W CH=12.32'	(AD) D=76° 01' 34" R=10.00' T=7.82' L=13.27' CB=S38° 48' 14" E CH=12.32'	(AA) D=41° 24' 31" R=35.00' T=13.23' L=25.30' CB=S59° 26' 03" E CH=24.75'	(AD) D=76° 01' 34" R=10.00' T=7.82' L=13.27' CB=S38° 48' 14" E CH=12.32'	(AA) D=41° 24' 31" R=35.00' T=13.23' L=25.30' CB=S59° 26' 03" E CH=24.75'
(L) D=81° 15' 16" R=10.00' T=8.58' L=14.18' CB=N41° 25' 06" W CH=13.02'	(D) D=48° 45' 01" R=35.00' T=15.86' L=29.78' CB=N23° 35' 04" E CH=28.89'	(R) D=103° 57' 03" R=10.00' T=12.79' L=18.14' CB=S51° 12' 28" W CH=15.75'	(U) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N70° 05' 10" W CH=24.75'	(X) D=62° 42' 49" R=35.00' T=21.33' L=38.31' CB=N70° 05' 10" W CH=36.43'	(AA) D=41° 24' 31" R=35.00' T=13.23' L=25.30' CB=S59° 26' 03" E CH=24.75'	(AD) D=76° 01' 34" R=10.00' T=7.82' L=13.27' CB=S38° 48' 14" E CH=12.32'	(AA) D=41° 24' 31" R=35.00' T=13.23' L=25.30' CB=S59° 26' 03" E CH=24.75'	(AD) D=76° 01' 34" R=10.00' T=7.82' L=13.27' CB=S38° 48' 14" E CH=12.32'	(AA) D=41° 24' 31" R=35.00' T=13.23' L=25.30' CB=S59° 26' 03" E CH=24.75'



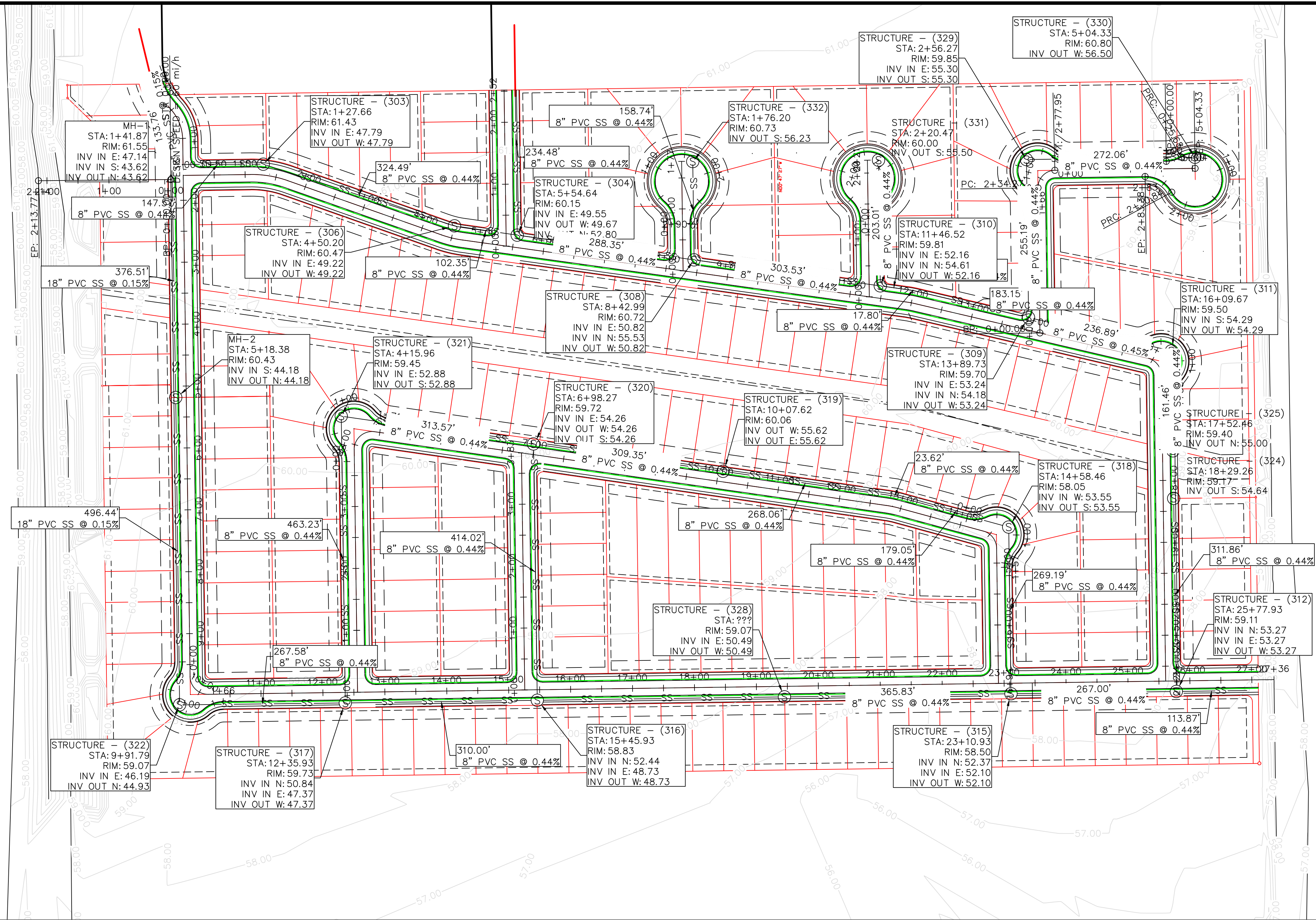
PLAT OF
ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

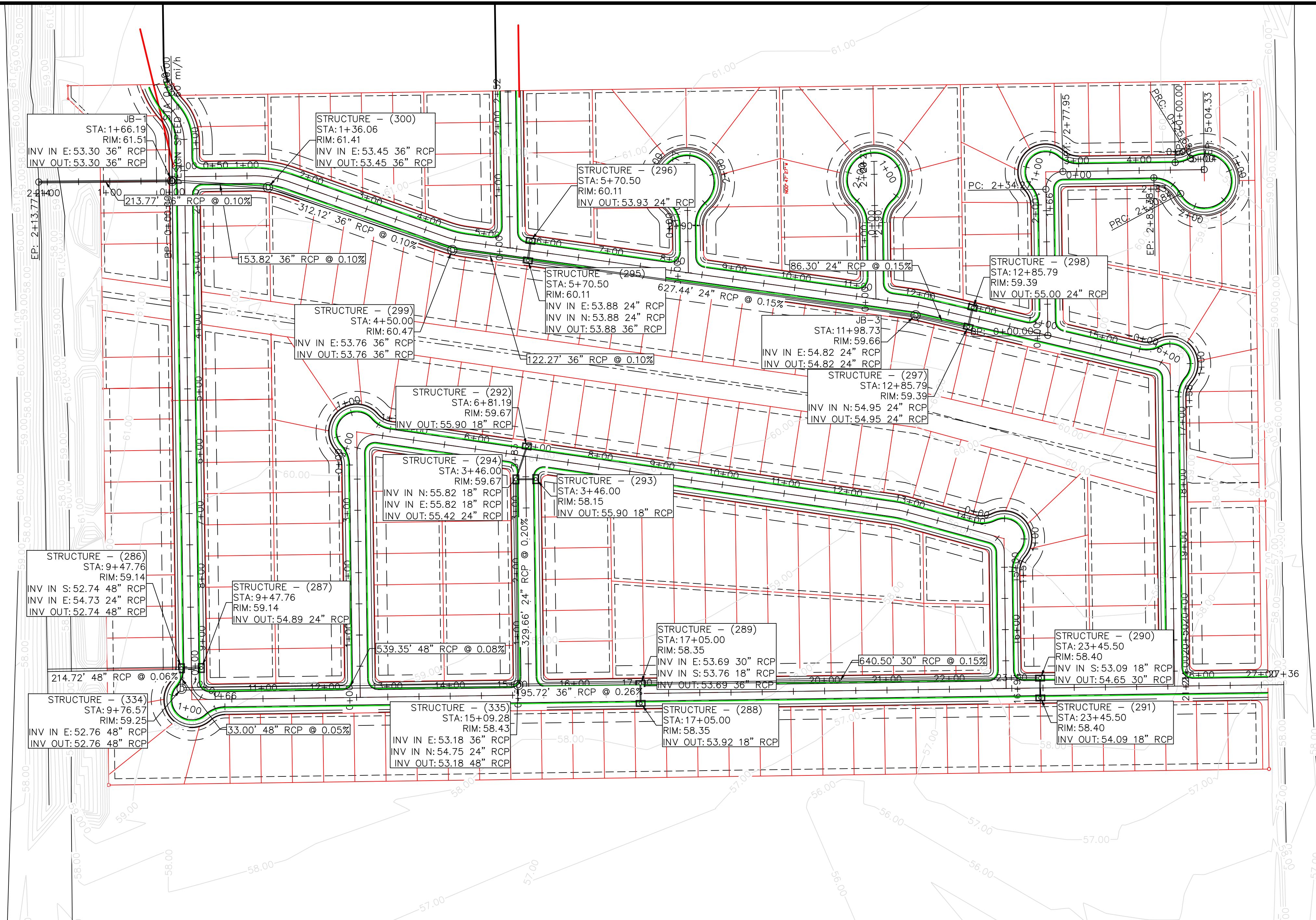
DATE PLOTTED: 7/2/26
COMP. NO. PLAT SH3
JOB NO. 26020
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 3 OF 3



ROYAL OAK SOUTH UNIT 2 CORPUS CHRISTI, TX	WATER PLAN		T&S ENGINEERING CIVIL • WINDSTORM • CONSULTING F-19879 6837 SIR MOSES CORPUS CHRISTI, TX 78414
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ROYAL OAK SOUTH UNIT 2 CORPUS CHRISTI, TX	WASTEWATER PLAN		 T&S ENGINEERING CIVIL • WINDSTORM • CONSULTING EST. 1987 6837 SIR MOSES CORPUS CHRISTI, TX 78414
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[illegible]

ROYAL OAK SOUTH UNIT 2 CORPUS CHRISTI, TX	STORM WATER PLAN		T&E ENGINEERING CIVIL • WINDSTORM • CONSULTING F19879 6837 SIR MOSES CORPUS CHRISTI, TX 78414
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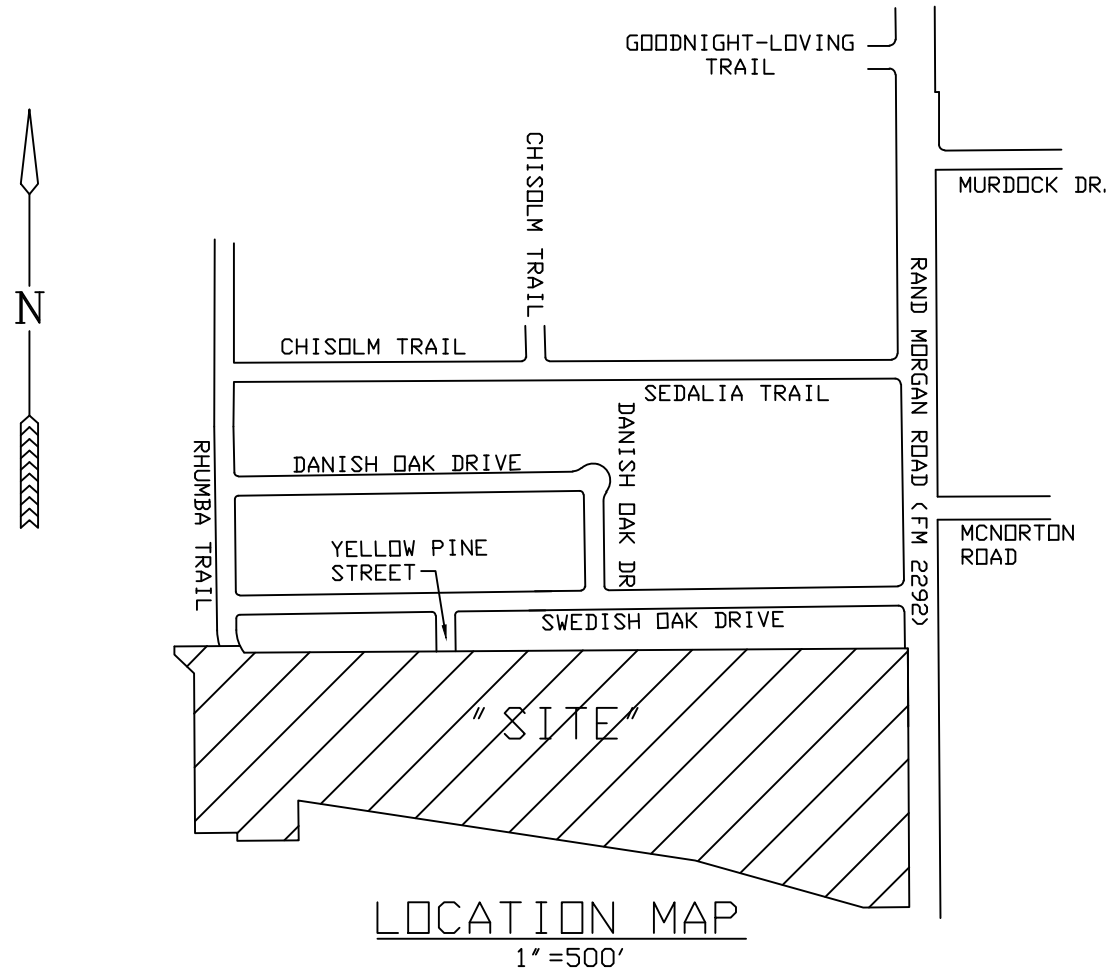
PLAT OF
ROYAL OAK SOUTH UNIT 2

A 22.153 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/2/26
COMP. NO.: PLAT-SH1
JOB NO.: 26020
SCALE: 1" = 60'
PLOT SCALE: SAME
SHEET 1 OF 3



LEGEND:

DE	DRAINAGE EASEMENT
D.R.	DEED RECORDS, NUECES CO., TX
M.R.	MAP RECORDS, NUECES CO., TX
O.R.	OFFICIAL RECORDS, NUECES CO., TX
UE	UTILITY EASEMENT

NOTES

- SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
- LEGAL DESCRIPTION: A 22.153 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
- THE TOTAL PLATTED AREA CONTAINS 22.153 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
- LOT 14 BLOCK 2, LOT 4 BLOCK 6, AND LOT 72 BLOCK 5, ARE UNBUILDABLE LOTS DUE TO EASEMENTS.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,

DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 THE ____ DAY OF _____, 20____ AT

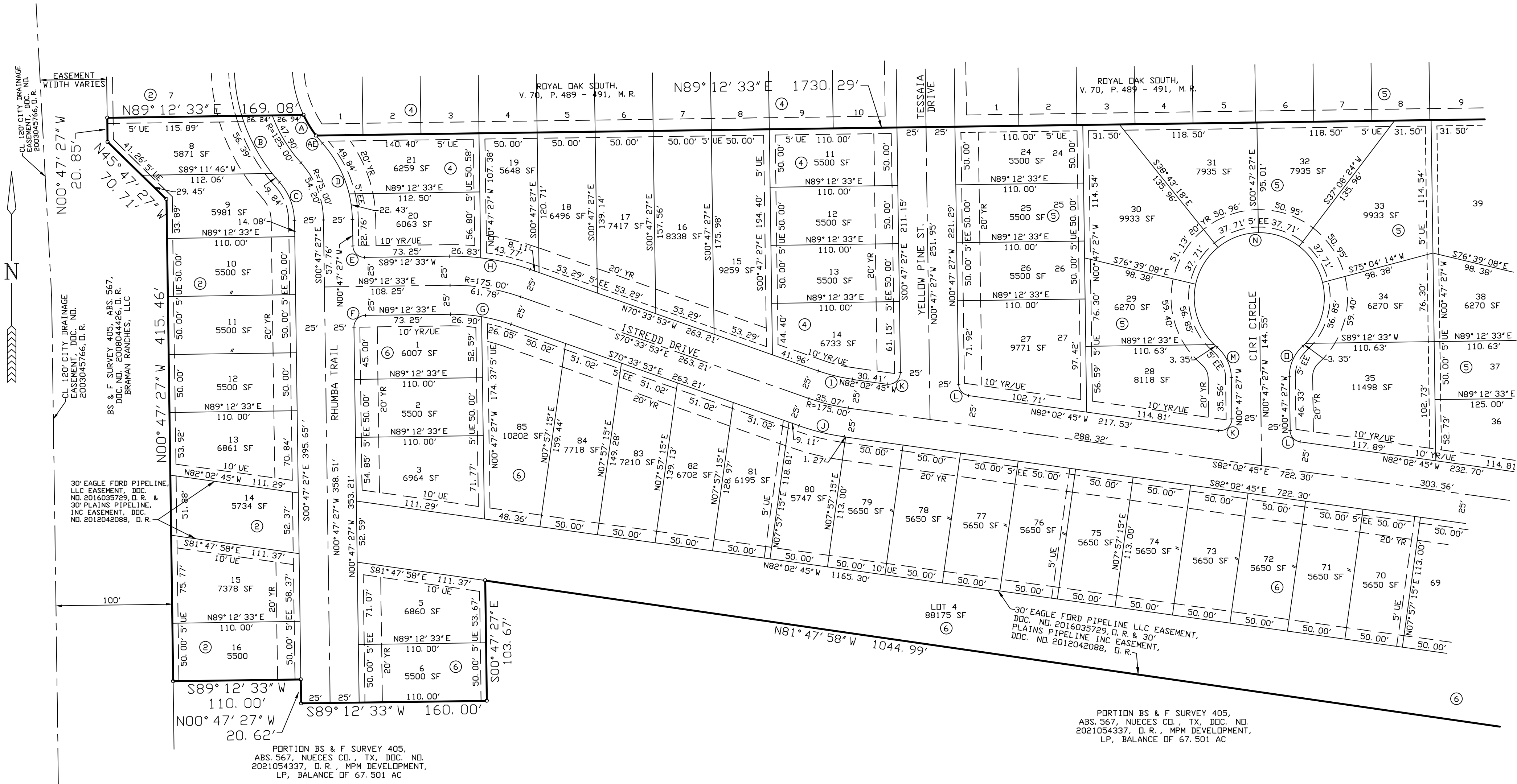
____ O'CLOCK _____M. IN THE MAP RECORDS OF SAID COUNTY IN

VOLUME ____PAGE ____INSTRUMENT NUMBER _____. WITNESS
MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR
LAST WRITTEN.

BY:

DEPUTY

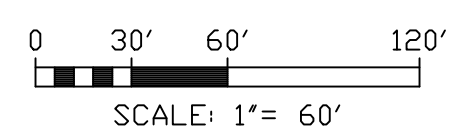
KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



CONTINUED ON FOLLOWING SHEET

CURVE DATA

(A) D=11°53'26" R=100.00' T=10.41' L=20.75' CB=S31°20'08"E CH=20.72'	(D) D=41°24'34" R=100.00' T=37.80' L=72.27' CB=N21°29'44"W CH=70.71'	(G) D=20°13'34" R=150.00' T=26.75' L=52.95' CB=S80°40'40"E CH=52.68'	(J) D=11°28'52" R=200.00' T=20.11' L=40.08' CB=S76°18'19"E CH=40.01'	(M) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=S25°09'58"E CH=28.89'	(AB) D=04°55'10" R=100.00' T=4.30' L=8.59' CB=S39°44'26"E CH=8.58'
(B) D=25°17'52" R=150.00' T=33.66' L=66.23' CB=S29°30'05"E CH=65.69'	(E) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N45°47'27"W CH=14.14'	(H) D=20°13'34" R=150.00' T=35.67' L=70.60' CB=N80°40'40"W CH=70.24'	(K) D=98°44'42" R=10.00' T=11.66' L=17.23' CB=S48°34'54"W CH=15.18'	(N) D=277°30'03" R=56.00' T=49.11' L=271.22' CB=S89°12'33"W CH=73.85'	
(C) D=41°24'34" R=50.00' T=18.90' L=36.14' CB=S21°29'44"E CH=35.36'	(F) D=90°00'00" R=10.00' T=10.00' L=15.71' CB=N44°12'33"E CH=14.14'	(I) D=11°28'52" R=150.00' T=15.08' L=30.06' CB=S76°18'19"E CH=30.01'	(L) D=81°15'16" R=10.00' T=8.58' L=14.18' CB=N41°25'06"W CH=13.02'	(P) D=48°45'01" R=35.00' T=15.86' L=29.78' CB=N23°35'04"E CH=28.89'	



PLAT OF
ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404	DATE PLOTTED: 7/2/26 CMP. NO. PLAT SH2 JOB NO.: 26020 SCALE: 1" = 60' PLOT SCALE: SAME SHEET 2 OF 3
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30' EAGLE FORD PIPELINE LLC
EASEMENT, DDC. NO. 2016033729,
O. R. & 30' PLAINS PIPELINE INC
EASEMENT, DDC. NO. 2012042088, O. R.

PORTION BS & F SURVEY 405,
ABS. 5677, NUCCS CD, TX., DDC. NO.
2021054337, O. R. MPM DEVELOPMENT,
J.P., BALANCE OF 67.501 AC



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

PL9338

FINAL – ROYAL OAK SOUTH UNIT 3

(22.15 Acres)

(District 1) Generally located at 1621 Rand Morgan Road, west of Rand Morgan Road, and south of Swedish Oak Drive.

Zoned: RS-6

Owner: MPM Development, LP

Surveyor: Bass & Welsh Engineers

The applicant proposes to preliminary plat the property to create 144 lots. 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.: PL9338**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT SH 1-3 7-3-26.pdf
SWQMP (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
29	P001	Note	Bria Whitmire : DS	Closed	Update 7.9.26: Per UDC, Preliminary Plat Required. No preliminary plat found. Provide documentation that it was not needed.	
30	P001	Note	Bria Whitmire : DS	Closed	PI's submitted under PI9339 Improvements Required for Recordation, per	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: yes (site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow) E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
28	P002	Note	Bria Whitmire : DS	Closed	While Oso Creek is identified as the ultimate receiving water body, delineate the route of runoff to ultimate outfall. This information will be used to determine the ultimate capacity for water quality treatment at an ultimate outfall station. Also identify any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. Areas of investigation should include, but are not limited to, water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.	
4	P001	Note	Mark Zans : LD	Closed	TxDot comments: Informational only TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). - Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. - If the owner responsible for maintaining the permanent stormwater or	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
5	P001	Note	Mark Zans : LD	Closed	Gas Company comments: 1.Five-foot U/E along the east side of lot 31 Block 2. 2. Five-foot U/E along the east side of lot 36 Block 2. 3.Five -foot U/E along the east side of lot 28 Block 6 4. Five-foot U/E along the east side of lot 41 Block 2 5.five-foot U/E along the east side of lot 33 block 6. 6. Five-foot U/E along the east side of lot 44 Block 6 7.Five-foot U/E along the south side of lot 50 Block 6 8. Five foot U/E along the east side of lot 57 Block 2,	
6	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager	
7	P001	Note	Mark Zans : LD	Closed	Hatch the street dedication area and provide square footage of area.	
8	P001	Note	Mark Zans : LD	Closed	Comment page 2: Be aware that per UDC 8.4.2A that block lengths cannot exceed 1600 feet.	
9	P001	Note	Mark Zans : LD	Closed	Comment page 3: Be aware that per UDC 8.4.2A that block lengths cannot exceed 1600 feet..	
22	P001	Note	Mark Zans : LD	Closed	Stormwater comments #1: Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal: An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					for rezoning, the most impactful land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall. -Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)" Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.	
23	P001	Note	Mark Zans : LD	Closed	Stormwater comments #2: Storm Water Note #4 states: "MITIGATION OF STORAGE WILL OCCUR IN THE STREETS PRIOR TO BEING RELEASED TO THE DITCH." Comment: (Please confirm in PI phase) •The IDM dictates strict allowable flow depths during design storms (e.g., the 5-year storm must remain within the curbs, and the 100-year storm must not exceed the right-of-way lines or exceed a depth that threatens finished floor elevations). •Relying on street storage for mitigation requires a comprehensive 100-year ponding and street capacity analysis to verify that maximum depth limits are not breached, and emergency vehicle access is maintained Storm Water Note #5 states that the underground conduits will be phased and will "initially discharge into a temporary ditch that outfalls into the existing drainage channel." (1)Comment: (Please confirm in PI phase) •Provide dedicated construction details, cross-sections, and temporary drainage easements (TDE) for this interim ditch. •A phasing analysis must prove that intermediate phases will not overwhelm downstream segments before the final underground network is fully built out and tied into the ultimate channel. •Temporary erosion and sediment	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					controls (SWPPP) must explicitly account for the stabilization of this temporary channel.	
24	P001	Note	Mark Zans : LD	Closed	Traffic comments: Please see below the Traffic / ROW comments for the above subject plat: PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. oPlat as submitted is rejected. The PL shall be moved inward to clearly designated the ROW width. oThe plat did provide adequate ROW dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). oThe ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. oThe developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. oAny contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). •The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. oAll work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •The developer / applicant can reach out to TXDOT for further assistance regarding the	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					construction in their ROW. - o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) - o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov - o Right of Way Utility and Leasing Information System DRIVEWAY ACCESS • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. – PEAK HOUR TRAFFIC / TIA: • Peak Hour Traffic (PHT) form is incomplete. Proposed Land Use total is not filled in. STREETLIGHT SUBMITTALS -Comments (IDM) A streetlight plan must be submitted to the City's Traffic Engineering Division for review and approval prior to the approval of a site plan, public improvement construction plan, or Capital Improvement Project Construction plan. The following is required with a streetlight plan submittal. A. Streetlight Plan (New Residential Subdivisions) • A street lighting plan will be required prior to approval of the subdivision. • Provide the location, type, spacing and mounting height of all proposed lighting. • Property lines, streets, sidewalks, easements, trees should be clearly identified and labeled.	
25	P001	Note	Mark Zans : LD	Closed	Park development fee: Park fees applied as based on the number or proposed dwelling units marked on project scope. As such, fees are applied based on the (144 units). If there are any differences or adjustments made, please contact in order to adjust fees based on any additional or subtracted plats that may not be listed. 144 unit x 462.50 = \$66,600.00	
26	P001	Note	Mark Zans : LD	Closed	Fire comments #1: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					600 feet apart. 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. 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. 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. Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28ft. 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.	
27	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					in sections D103 shall always be maintained. 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. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: 1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.	
31	P001	Note	Mark Zans : LD	Closed	If no preliminary plat was found, then provide street cross section on this plat.	
32	P001	Note	Mark Zans : LD	Closed	Updated comment: 7/15/2026 "While the applicant has acknowledged our comments, they have deferred nearly all detailed engineering requirements to the Public Infrastructure (PI) phase by stating "PI's conform to UDC and IDM requirements". Therefore, these comments are not yet resolved and must be formally carried forward. Please include the following conditions, noting that all comments must be fully addressed and approved during the PI phase prior to final plat recordation"	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	P001	Note	Justin Phung : STREET	Closed	PW STR: IDM Table 6.2.2.B Non-Local Street Standards or Table 6.2.2.C Rural Street Standards, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 7/10/2026 PW STR: Street cross section not on provided plat. Please add.	
11	P001	Note	Justin Phung : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please provide geotech validating typical sections and refer to IDM when constructing pavement section.	
12	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses. 7/10/2026 - PW STR: We will review PI. However, street cross section on plat is still required and must meet requirements. 7/28/2026 PW STR - Typical section on preliminary plat	
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
14	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
15	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Plans do not specify type of concrete and type of reinforcement used for concrete roadway. Please provide a joint plan prior to paving. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
17	P001	Note	Justin Phung : STREET	Closed	PW STR: Being that this roadway is being proposed in concrete, Public Works recommends utilizing a mono-curb or a statement that requires the curb and gutter joints match the pavement joints along with a jointing detail that outlines the dowel size and spacing along with any other criteria. Please refer to the City of Corpus Christi Concrete Pavement Standard Details for Curb Detail to be used.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.6A, Construction joint spacing should not exceed 15 ft in either the longitudinal or transverse direction.	
19	P001	Note	Justin Phung : STREET	Closed	PW STR: Please provide joint layout detail sheet. Or make it that it shall be submitted prior to placing concrete roadway. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
20	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
21	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	

PLAT OF
ROYAL OAK SOUTH UNIT 3
A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
FILE: PLAT-SH1
JOB NO: 26021
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

DE DRAINAGE EASEMENT
D.R. DEED RECORDS, NUECES CO., TX
M.R. MAP RECORDS, NUECES CO., TX
O.R. OFFICIAL RECORDS, NUECES CO., TX
UE UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

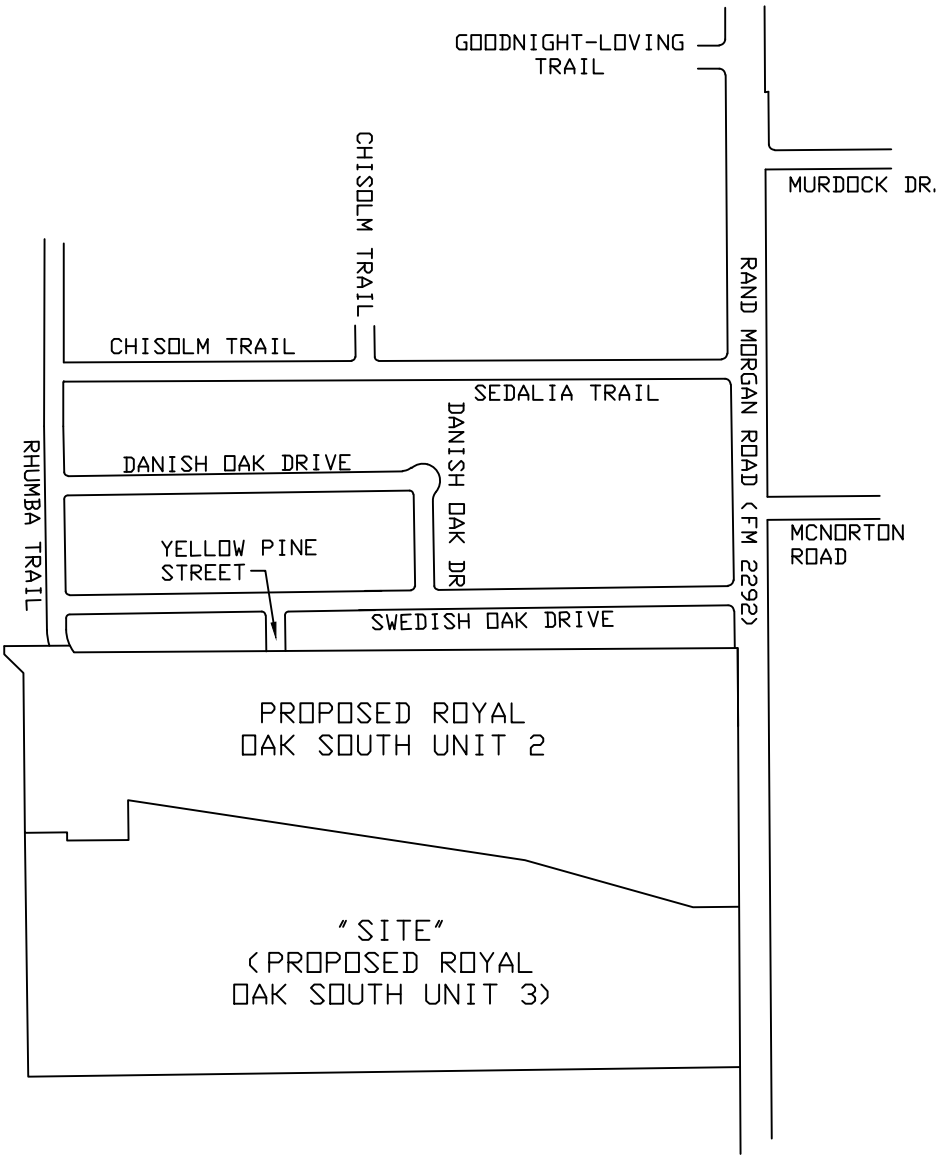
INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ M. IN THE ____ RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____ MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT _____ IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE ____ AND YEAR ____ LAST WRITTEN.

BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP

1" = 500'



SCALE: 1" = 500'

NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
5. THE TOTAL PLATTED AREA CONTAINS 25.087 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



CURVE DATA					
Ⓐ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S19° 54' 50" W CH=24.75'	Ⓒ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'	Ⓔ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N44° 12' 33" W CH=14.14'
Ⓑ	D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S45° 47' 27" E CH=89.82'	Ⓓ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N68° 30' 16" E CH=24.75'	Ⓕ	D=98° 59' 29" R=10.00' T=11.71' L=17.28' CB=N48° 42' 18" E CH=15.21'
Ⓗ	D=181° 48' 38" R=45.00' T=2847.73' L=142.79' CB=S48° 42' 17" W CH=89.99'	Ⓙ	D=81° 00' 31" R=10.00' T=8.54' L=14.14' CB=S41° 17' 43" E CH=12.99'		

PORTION BS & F SURVEY 405,
ABS. 567, DOC. NO. 2008044426, D. R.,
BRAMAN RANCHES, LLC

0 25' 50' 100'

SCALE: 1"= 50'

PLAT OF
ROYAL OAK SOUTH UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
CMP. NO. PLAT SH2
JOB NO.: 26021
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 2 OF 3

CONTINUED FOLLOWING SHEET

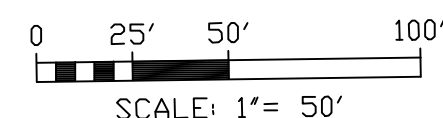
CONTINUED FOLLOWING SHEET

CONTINUED FROM PREVIOUS SHEET



CURVE DATA

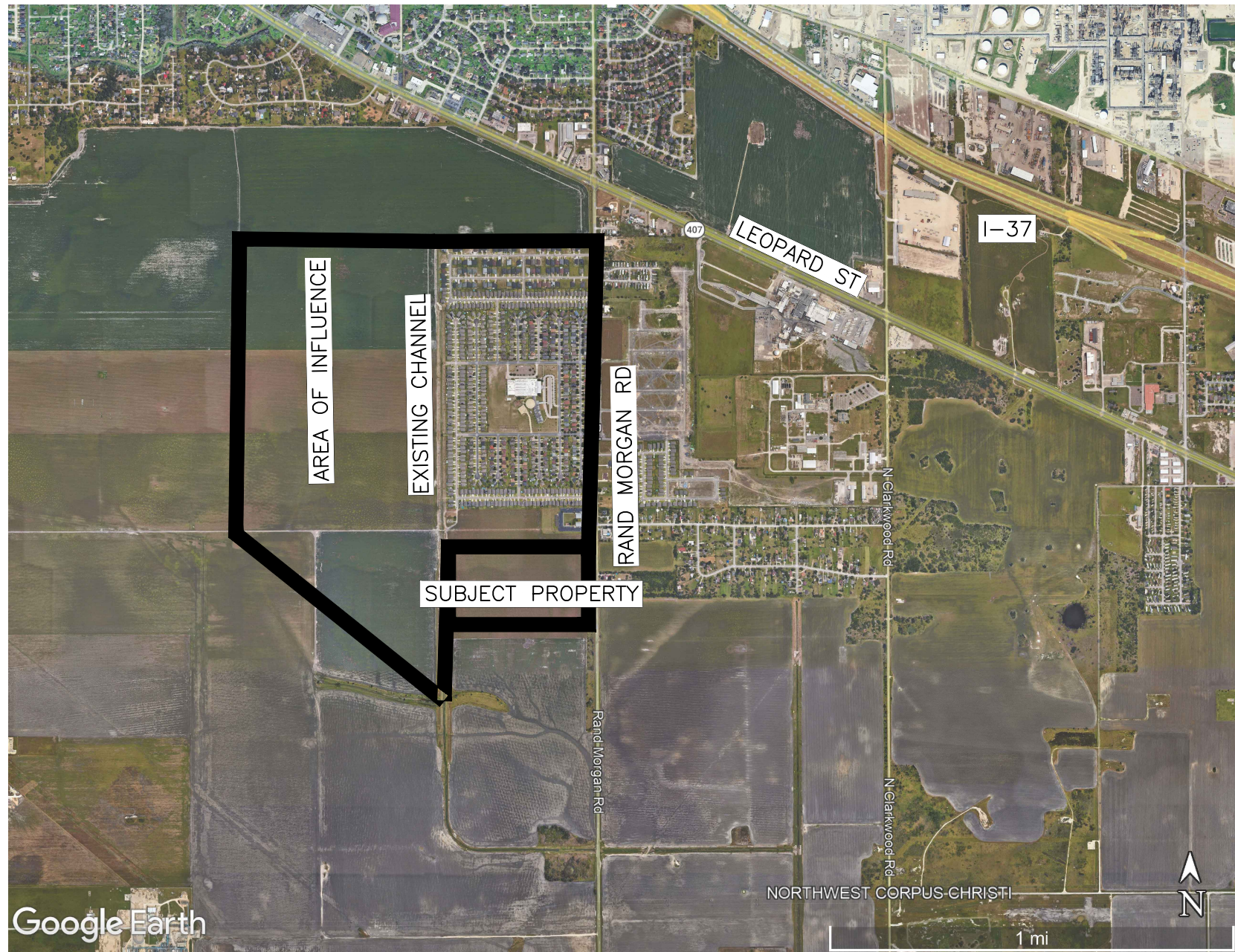
- | | | | | |
|---|--|---|--|---|
| (C)
D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=N45° 47' 27" W
CH=14. 14' | (L)
D=07° 02' 58"
R=150. 00'
T=9. 24'
L=18. 46'
CB=S78° 16' 29" E
CH=18. 44' | (N)
D=41° 24' 35"
R=35. 00'
T=13. 23'
L=25. 30'
CB=S84° 32' 43" W
CH=24. 75' | (P)
D=156° 46' 42"
R=45. 00'
T=219. 01'
L=123. 13'
CB=N37° 46' 14" W
CH=88. 16' | (R)
D=90° 01' 23"
R=15. 00'
T=15. 01'
L=23. 57'
CB=N45° 46' 45" W
CH=21. 22' |
| (E)
D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=S44° 12' 33" W
CH=14. 14' | (M)
D=07° 02' 58"
R=200. 00'
T=12. 32'
L=24. 61'
CB=N78° 16' 29" W
CH=24. 59' | (D)
D=73° 57' 33"
R=10. 00'
T=7. 53'
L=12. 91'
CB=S37° 46' 14" E
CH=12. 03' | (Q)
D=41° 24' 35"
R=35. 00'
T=13. 23'
L=25. 30'
CB=N19° 54' 50" E
CH=24. 75' | (S)
D=89° 58' 37"
R=15. 00'
T=14. 99'
L=23. 56'
CB=S44° 13' 15" W
CH=21. 21' |



PLAT OF
ROYAL OAK SOUTH UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
COMP. NO.: PLAT SH3
JOB NO.: 26021
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 3 OF 3



STORM WATER QUALITY ANALYSIS

1. THE TOTAL DEVELOPED LAND AREA CONTAINS APPROXIMATELY 46.32 ACRES.

2. THE TOTAL CONTRIBUTING AREA TO THE EXISTING DITCH IN THIS SECTION IS 523.32 ACRES

3. THE LAND USE WILL BE SINGLE FAMILY RESIDENTIAL.

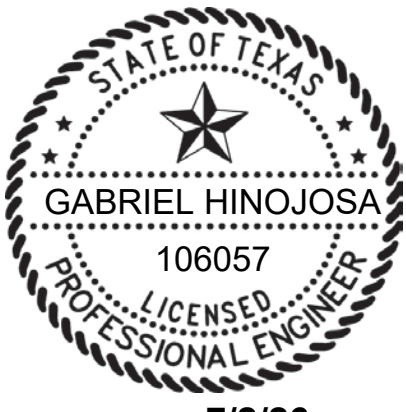
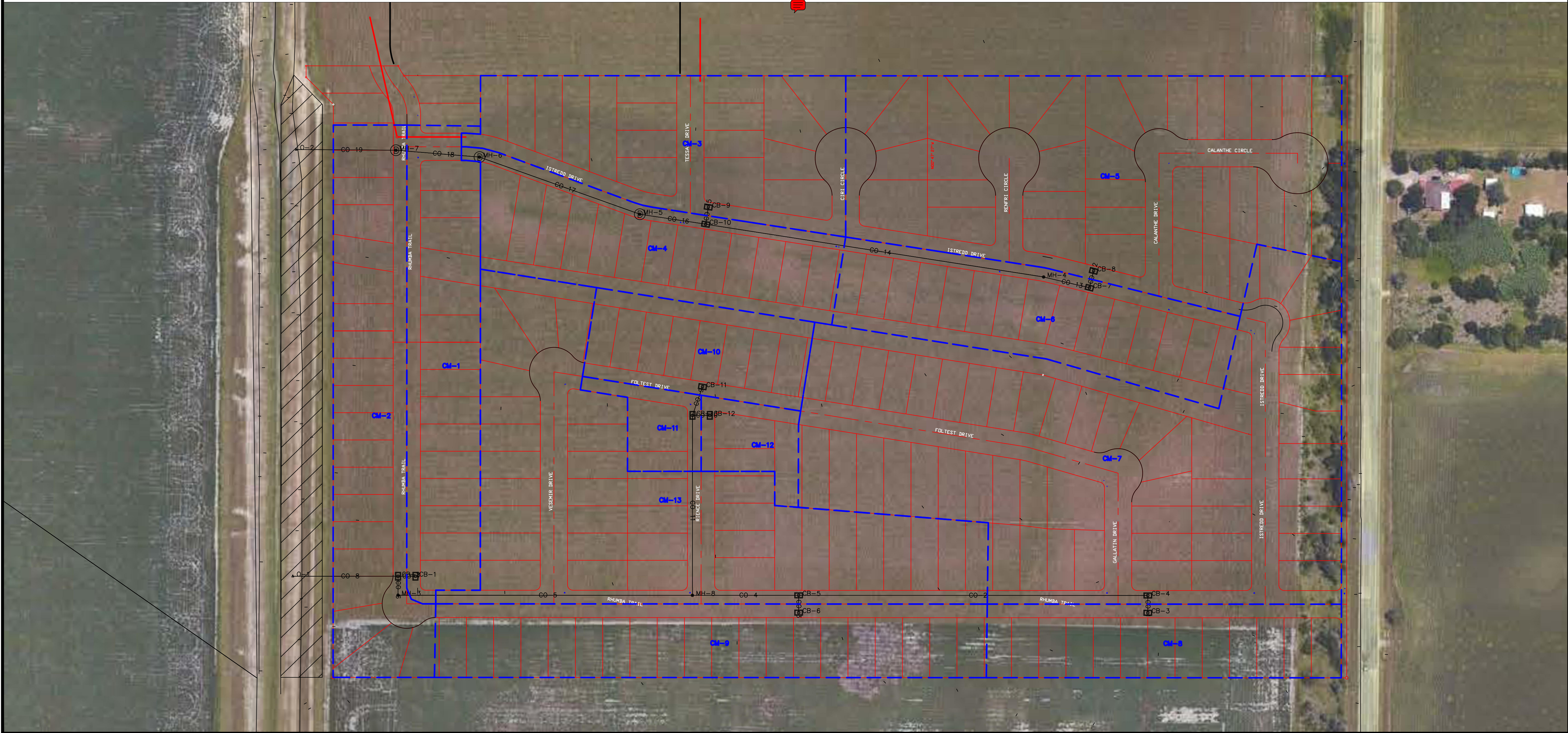
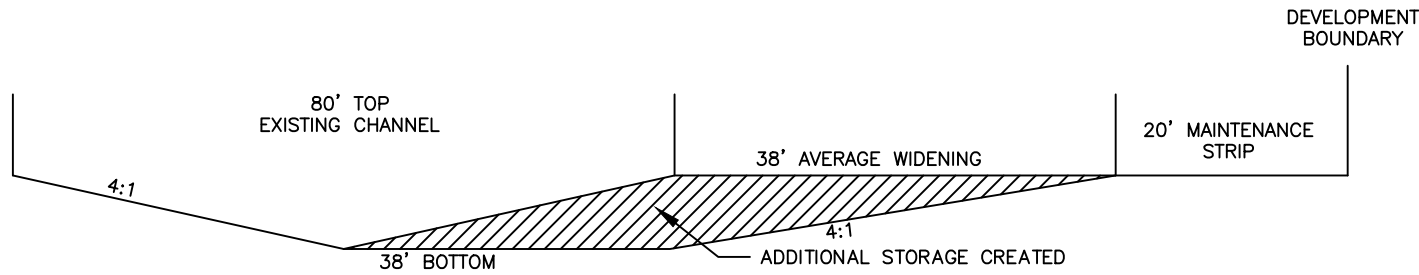
4. STORM WATER RUNOFF CALCULATIONS:

PRE-DEVELOPMENT	POST-DEVELOPMENT
A= 523.32 AC	A= 523.32 AC
Tc= 127.8 MIN	Tc= 127.8 MIN
C= VARIES ON AREA	C= VARIES ON AREA
I5= 1.52 IN/HR	I5= 1.52 TO 3.93 IN/HR
I100= 2.96 IN/HR	I100= 2.96-7.21 IN/HR
Q5= 322.73 CFS	Q5 UNDERGROUND SYSTEM= 326.84 CFS
Q100= 714.19 CFS	Q100 UNDERGROUND SYSTEM = 588.46 CFS

ADDITIONAL STORAGE REQUIRED
548,286.6 CF

MITIGATION OF STORAGE WILL OCCUR IN THE STREETS PRIOR TO BEING RELEASED TO THE DITCH. THE DITCH WILL BE WIDENED TO HANDLE THE ADDITIONAL VOLUME ONCE RELEASED INTO THE DITCH. THE WIDENING DECREASES THE 100YR FLOW AND HGL UPSTREAM AND DOWNSTREAM OF THE DEVELOPMENT. 800 FEET UPSTREAM AND DOWNSTREAM WERE USED IN THE HYDRAULIC MODEL.

5. RUNOFF WILL BE CARRIED IN CURB & GUTTER AND COLLECTED BY INLETS CONNECTED TO UNDERGROUND CONDUITS. THE CONDUITS WILL BE PHASED WITH DEVELOPMENT. THE CONDUITS WILL DISCHARGE INTO THE DRAINAGE CHANNEL DURING EACH UNIT'S COMPLETION.
6. ALL INLETS ARE SIZED FOR THE 5YR STORM EVENT.
7. ALL RUNOFF WILL ULTIMATELY BE CONVEYED TO OSO CREEK.
8. ADDITIONAL STORAGE REQUIRED WILL BE ACHIEVED BY WIDENING THE EXISTING DRAINAGE CHANNEL.



TEC ENGINEERING
CIVIL • WINDSTORM • CONSULTING
E.19879
6837 SIR MOSES
CORPUS CHRISTI, TX 78414



ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, TX
DRAINAGE PLAN/SWQMP
PUBLIC IMPROVEMENTS

HYDRAULIC CALCULATION ANALYSIS

1. THE ATTACHED 5YR STORM DATA WAS CALCULATED USING CIVILSTORM HYDRAULIC MODEL.
2. MODEL WAS CONDUCTED USING A FREE FLOW ANALYSIS AT THE OUTFALLS.
3. Tc FOR DRAINAGE AREAS WERE DETERMINED FROM THE NEWLY ADOPTED MASTER PLAN AND FOLLOWING PREVIOUSLY APPROVED PUBLIC IMPROVEMENT PLANS USING THE SAME Tc.
4. CURB INLETS IN SAG CONFIGURATION WERE DETERMINED USING THE TXDOT HYDRAULIC DESIGN MANUAL:

$$Q = C_w(L + 1.8W)y^{1.5}$$

Equation 10-14.

5. CURB AND GUTTER FLOW AND ASSOCIATED DEPTH OF FLOW WERE DETERMINED USING THE TXDOT HYDRAULIC DESIGN MANUAL:

$$y = z \left(\frac{QnS_x}{S^{1/2}} \right)^{3/8}$$

Equation 10-1.

6. ALL CURB INLETS AND CURB AND GUTTER MEET ALL IDM REQUIREMENTS.

DRAINAGE AREAS

Label	Outflow Element	Scaled Area (acres)	Runoff Coefficient (Rational)	Time of Concentration (hours)	Flow (Maximum) (cfs)	Gutter Flow Depth (in)
QM-1	CB-1	2.626	0.5	0.5	2.1	2.64
QM-2	CB-2	3.308	0.5	0.5	2.65	2.88
QM-3	CB-9	3.561	0.5	0.5	2.85	2.96
QM-4	CB-10	2.708	0.5	0.5	2.17	2.68
QM-5	CB-8	7.401	0.5	0.5	5.92	3.90
QM-6	CB-7	2.788	0.5	0.5	2.23	2.70
QM-7	CB-4	9.753	0.5	0.5	7.8	4.32
QM-8	CB-3	2.016	0.5	0.5	1.61	2.39
QM-9	CB-6	3.137	0.5	0.5	2.51	2.83
QM-10	CB-11	1.535	0.5	0.5	1.23	2.16
QM-11	CB-13	0.515	0.5	0.5	0.41	1.43
QM-13	CB-5	6.392	0.5	0.5	5.11	3.69
QM-12	CB-12	0.58	0.5	0.5	0.46	1.50
QM-15	CS-1	165	0.35	2.13	91.53	
QM-16	CS-1	170	0.5	1	135.99	
QM-17	CS-4	100	0.35	2.13	55.47	
QM-18	CS-6	42	0.35	2.13	23.3	

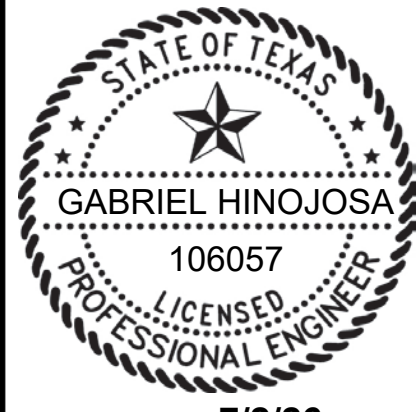
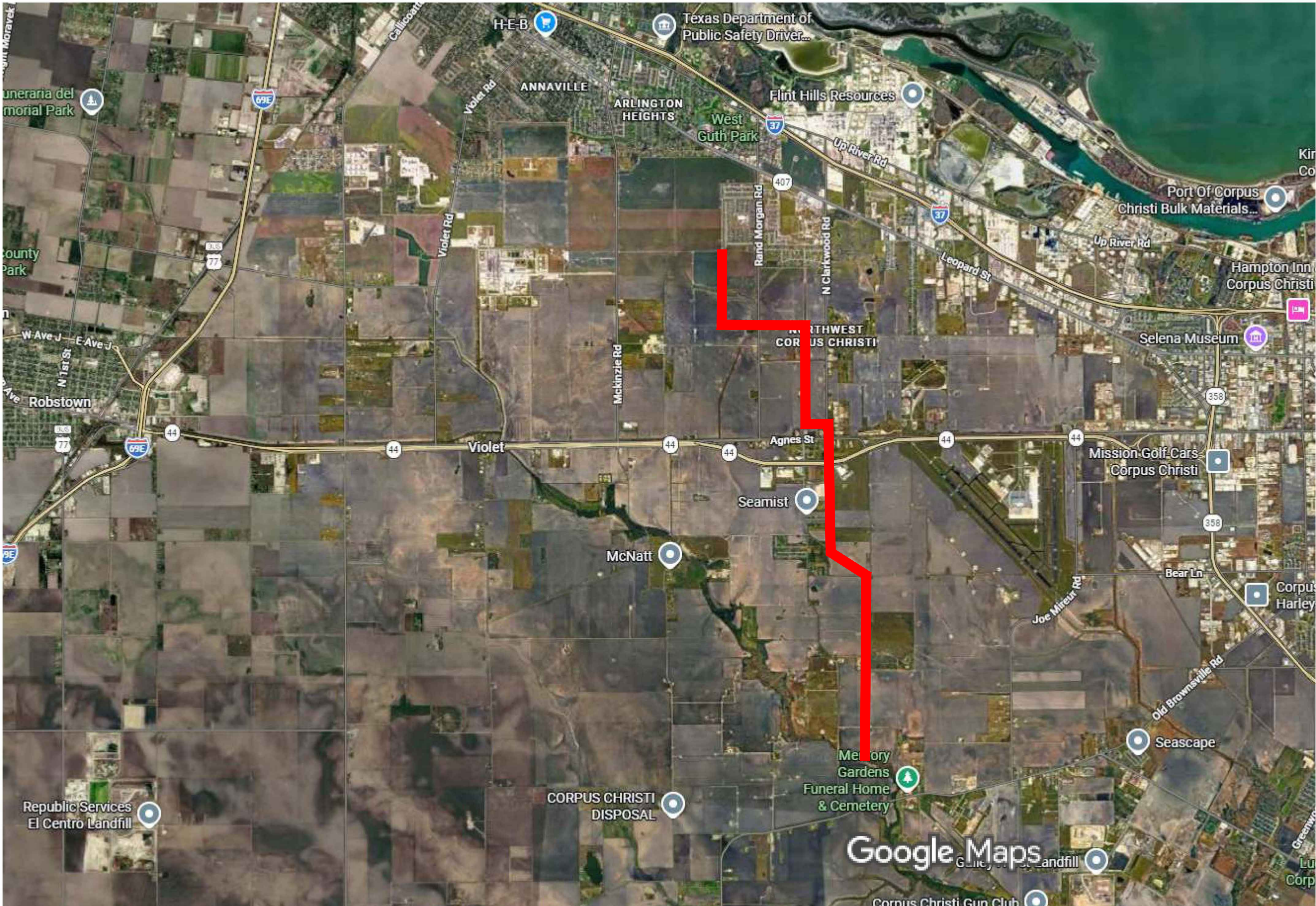
Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)	Curb Opening Length (ft)
CB-1	59.14	54.89	58.23	5
CB-2	59.14	52.74	58.24	5
CB-3	58.65	54.71	58.65	5
CB-4	58.65	54.65	58.65	15
CB-5	58.55	53.69	58.55	15
CB-6	58.55	53.92	58.55	10
CB-8	59.39	55	58.81	15
CB-7	59.39	54.95	58.79	5
CB-10	60.11	53.88	58.67	5
CB-9	60.11	53.93	58.67	10
CB-11	59.67	55.9	58.49	5
CB-13	59.67	55.42	58.49	5
CB-12	59.67	55.92	58.49	5

DRAINAGE NODES

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)
MH-3	59.25	52.76	58.3
MH-4	59.54	54.82	58.76
MH-5	60.35	53.76	58.62
MH-6	61.29	53.45	58.55
MH-7	61.51	53.3	58.5
MH-8	58.64	53.18	58.49

Label	Elevation (Ground) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)
O-3	60	51.7	55.53

OVERALL DRAINAGE MAP



J&T ENGINEERING
CIVIL • WINDSTORM • CONSULTING
F.19879

6837 SIR MOSES
CORPUS CHRISTI, TX 78414



ROYAL OAK SOUTH UNIT 2
CORPUS CHRISTI, TX

DRAINAGE PLAN/SWQMP
PUBLIC IMPROVEMENTS

3

PLAT OF
ROYAL OAK SOUTH UNIT 3
A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F
SURVEY 405, ABS. 567, NUECES COUNTY, TX
CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF _____ THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 20____.

MOSSA MOSTAGHASI, PRESIDENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, PRESIDENT OF MPM DEVELOPMENT, LP.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE ____ DAY OF _____, 20____.

NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, _____ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ (NAME),
_____ (TITLE), OF _____.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

BASS & WELSH ENGINEERING
TX SURVEY REG. NO 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
FILE: PLAT-SH1
JOB NO: 26021
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 3

LEGEND:

DE DRAINAGE EASEMENT
D.R. DEED RECORDS, NUECES CO., TX
M.R. MAP RECORDS, NUECES CO., TX
O.R. OFFICIAL RECORDS, NUECES CO., TX
UE UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF NUECES §

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

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

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON
CYNTHIA SALAZAR-GARZA

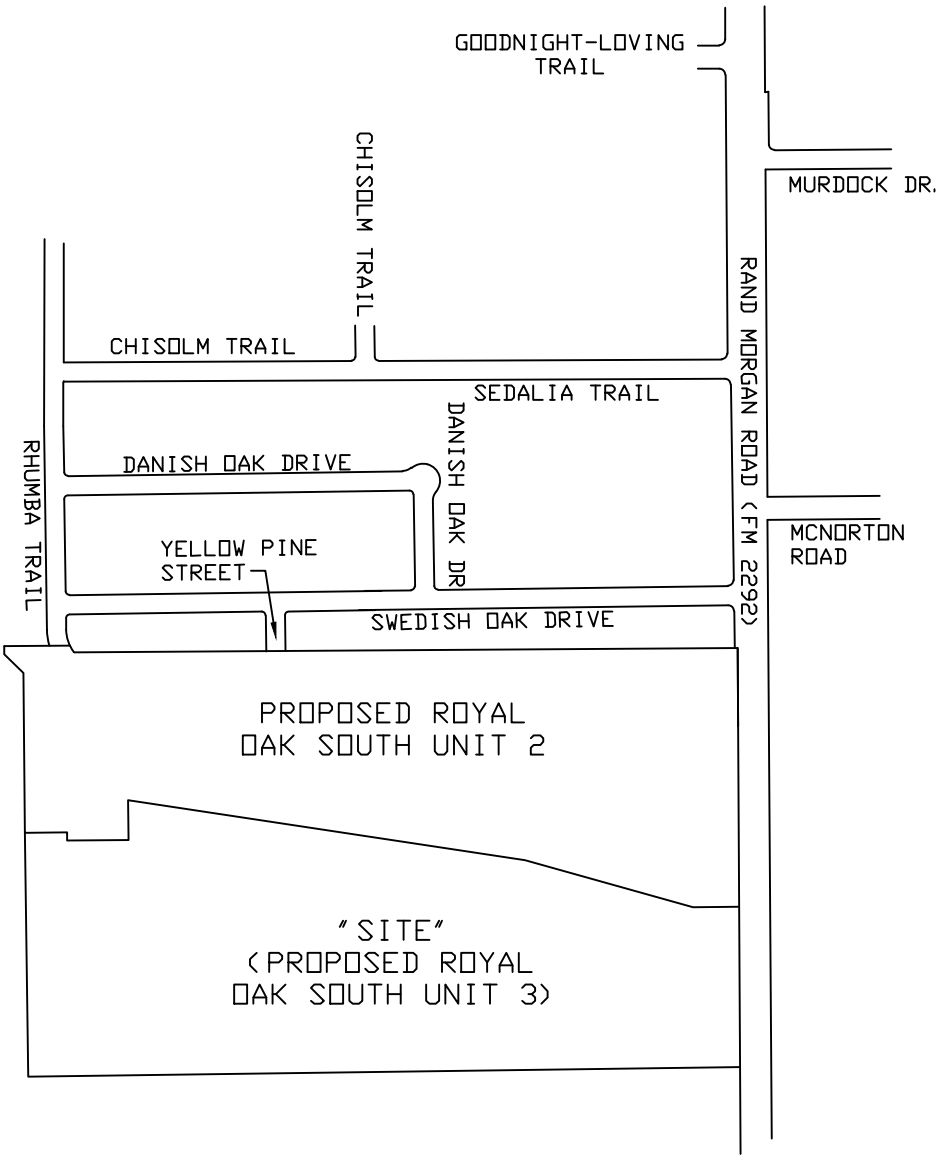
INTERIM ASSISTANT CITY MANAGER
MICHAEL DICE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 THE ____ DAY OF _____, 20____ AT
____ O'CLOCK ____ M. IN THE MAP RECORDS OF SAID COUNTY IN
VOLUME ____ PAGE ____ INSTRUMENT NUMBER ____.
MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR
LAST WRITTEN.

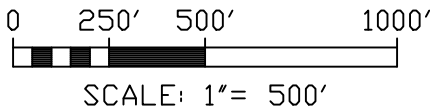
BY: _____
DEPUTY

KARA SANDS, CLERK
COUNTY COURT
NUECES COUNTY, TEXAS



LOCATION MAP

1" = 500'



NOTES

1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, OTHER AREAS, MAP NO. 48355C0285G (10/13/2022).
5. LEGAL DESCRIPTION: A 25.087 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BS & F SURVEY 405, ABS. 567, NUECES COUNTY, TX.
5. THE TOTAL PLATTED AREA CONTAINS 25.087 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. ALL DRIVEWAYS TO RESIDENTIAL AND COLLECTOR PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.



CURVE DATA					
Ⓐ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S19° 54' 50" W CH=24.75'	Ⓒ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'	Ⓔ	D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N45° 47' 27" W CH=14.14'
Ⓑ	D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S45° 47' 27" E CH=89.82'	Ⓓ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N68° 30' 16" E CH=24.75'	Ⓕ	D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S21° 29' 44" E CH=24.75'
Ⓗ	D=181° 48' 38" R=45.00' T=2847.73' L=142.79' CB=S48° 42' 17" W CH=89.99'	Ⓙ	D=81° 00' 31" R=10.00' T=8.54' L=14.14' CB=S41° 17' 43" E CH=12.99'	Ⓚ	D=98° 59' 29" R=10.00' T=11.71' L=17.28' CB=N48° 42' 18" E CH=15.21'

PORTION BS & F SURVEY 405,
ABS. 567, DOC. NO. 2008044426, D. R.,
BRAMAN RANCHES, LLC

0 25' 50' 100'

SCALE: 1"= 50'

PLAT OF
ROYAL OAK SOUTH UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TX

BASS & WELSH ENGINEERING
TX SURVEY REG. NO. 100027-00, TX ENGINEERING
REG. NO. F-52, 3054 S. ALAMEDA STREET,
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 7/3/26
CMP. NO. PLAT SH2
JOB NO.: 26021
SCALE: 1"= 50'
PLAT SCALE: SAME
SHEET 2 OF 3

CONTINUED FOLLOWING SHEET

CONTINUED FROM PREVIOUS SHEET



CURVE DATA

-

DATE PLOTTED: 7/3/26
COMP. NO.: PLAT SH3
JOB NO.: 26021
SCALE: 1" = 50'
PLAT SCALE: SAME
SHEET 3 OF 3

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

23PL1016

FINAL – Graham Estates

(20.00 acres)

Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Owner: Superior N & R Development, LLC

Surveyor: Munoz Engineering

Background

In this 3rd time extension request, the applicant states, "This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions." The Planning Commission originally approved this Final Plat on September 20, 2023, with the first-time extension approved on 9/12/2024, and the second on 9/29/2025. This 3rd request is for a 12-month extension.

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

GENERAL PLAT INFORMATION	
Plat Application	23PL1016
Subdivision	Graham Estates
Original Plat Approved	9/20/2023
Previous Time Extensions Granted	2
Date of Current Time Extension Request	7/10/2026
Expiration Date	8/6/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	This request is being made for the same reasons as the prior extensions, primarily due to continued difficulty obtaining financing as a result of current economic conditions.
Phasing	No

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	No

Staff Notes:	Plat approval prior to PI's being required for recordation (Ord. 033317 3/25/2024)
Are there any approved waivers? Does this time extension affect the waiver(s)?	No
Have there been any major redesigns or scope changes since final plat approval?	Hammerheads are no longer accepted, and excessive block lengths
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	No
If so, do costs need to be updated to today's rates and submitted for approval?	No
Is there evidence of substantial progress towards final plat approval?	No - PI 8042 – PI Approved. No construction has started on the site.

If approved, the new expiration date would be August 5, 2027 – 12 months from the date of the Planning Commission's approval of the extension.

From: [Cindy Alvarado](#)
To: [Mark Zans](#)
Cc: rickmostaghazi@gmail.com
Subject: Plat Extension - Graham Estates 20 acres
Date: Thursday, July 9, 2026 4:10:20 PM

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Warning: Replies to this message will go to cindy_alvarado@yahoo.com. If you are unsure this is correct please contact the Helpdesk at 826-3766.

Dear Mr. Zans,

I hope this message finds you well.

On behalf of **Superior N & R Development LLC**, located at **4833 Saratoga Blvd., PMB 423, Corpus Christi, TX 78413**, I am respectfully requesting an extension of the expiration date for the **Graham Estates Final Plat – 20 Acres (Case No. 23PL1016)**.

We are requesting that the expiration date be extended **from August 20, 2026, to August 20, 2027**. The plat is approximately **20 acres** and is located on **Graham Road**.

The reason for this request is that, due to current economic uncertainties, we have not yet been able to secure the necessary financing to proceed with the development.

We appreciate your consideration of this request. Please let me know if any additional information or documentation is needed, and kindly advise where we may deliver any required payment.

Thank you for your time and assistance. We appreciate your consideration and look forward to your favorable response.

Sincerely,

Superior N & R Development LLC
4833 Saratoga Blvd., PMB 423
Corpus Christi, TX 78413



Sept. 21, 2023

Superior N & R Development, LLC
4833 Saratoga Blvd. PMB 423
Corpus Christi, TX 78413

RE: 23PL1016
Graham Estates Final Plat
(Final Plat. – 20.00 ACRES)

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **September 20, 2023**, the Planning Commission held a public hearing on your land subdivision located west of Waldron and south of Graham Rd.. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **September 20, 2024**.

Please note this letter will be the only notification of the plat expiration date. A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

Requirements/Fees/Credits	Fees
Recording fee for one page: 115.00 (+ \$50.00 for any additional pages)	\$215.00
Single Family Lot Water Fee: 93 Lots x 220.22. = \$20,480.46	\$20,480.46
Single Family Lot Wastewater Fee: 93 Lots x 475.33 = \$44,205.69	\$44,205.69
Pro Rata Fee Waterline 660 L.F. x \$12.74/LF = \$8,408.40	\$8,408.40
Final Plat Addressing Fee:	\$110.00
Development Service Total Surcharge fees:	\$3,303.87
Park Development Fee; 93 Lots x 462.50	\$43,012.50
Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
CD (Include the plat in .pdf AND .dwg formats)	
Provide a <u>tax certificate</u> with submittal of the original tracing indicating all taxes are current.	
Any other requirements required prior to recordation.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO\MZ
cc: Govind Dev. Company

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 10-16-2025**13:39:46****Final Report - Approved****Application No. 23PL1016****Description :****Address :****Record Type : PLAT****Document Filename : PC APPROVED 23PL1016 200030 - PLAT - GRAHAM ESTATES - PLAT9123.pdf****Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Elena Buentello	elenab@cctexas.com	361-826-3598

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
4	P1	Note	Elena Buentello : DS	Open	ACTION LETTER TIME EXTENSION REQUEST EXPIRATION DATE: August 2, 2025 On August 2, 2025, the Planning Commission held a public hearing regarding the time extension request for this plat. Following review of the submitted materials and consideration of public testimony, the Planning Commission approved the time extension. The plat must be recorded with the Nueces County Clerk's Office no later than August 2, 2026. To initiate recordation, please bring the following items in person to the Development Services Department. Staff will submit the materials to the County Clerk's Office on your behalf: • One (1) full-size original plat (18" x 24") with original, notarized signatures • Any additional items requested by staff at the time of recordation

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
					In addition, the following must be completed by the applicant through the customer portal: • Upload .dwg files associated with this plat • Payment of any unpaid balance, including lot/acreage, park development, and recordation fees Important Note: This letter serves as your official notification of the plat expiration date. A final plat does not expire if construction of required improvements has commenced and substantial progress is actively being made toward their completion

Zoning Case No. ZN9079, MVR Construction Company Inc. (District 3).

Ordinance rezoning a property at or near 5514 Greenwood Drive from the “CG-2” General Commercial District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

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

SECTION 1. The Unified Development Code (“UDC”) and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 134.53 acres out of Lot 3, 4, 5, and 6, Section 4, Bohemian Colony Lands, as described and shown in Exhibit “A”, from:

the “CG-2” General Commercial District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay.

The subject property is located at or near **5514 Greenwood Drive**. Exhibit A, metes and bounds and Exhibit B, a map, are attached to and incorporated in this ordinance.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. Planned Unit Development Guidelines and Master Site Plan: The Owners shall develop the properties in accordance with the Planned Unit Development (PUD) Guidelines and Master Site Plan, attached as Exhibit C, and to the satisfaction of the Technical Review Committee (TRC).

2. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. Time Limit: An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

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

SECTION 7. This ordinance shall become effective upon publication.

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

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

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A



Project No. 250503
March 31, 2026

EXHIBIT A
134.53 ACRE
ZONING TRACT

STATE OF TEXAS §
COUNTY OF NUECES §

FIELDNOTES, for a 134.53 Acre Zoning Tract, situated in the Enrique Villareal Survey, Abstract No.1, Nueces County, Texas, out of Lot 3,4,5, and 6, Section 4, Bohemian Colony Lands, as shown by Plat, recorded in Volume A, Page 48, Map Records of Nueces County, Texas, comprising portions of a called 81.76 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2022041944, Official Public Records of Nueces County, Texas, a portion of a called 52.269 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2025000632, Official Public Records of Nueces County, Texas, and portions of a called 29.725 Acre Tract, referenced as Tract I and a called 4.915 Acre Tract referenced as Tract II, as described in a General Warranty Deed from South Padre Investment, LP to MVR Construction Company, Inc. recorded in Document No. 2026006899, of the said Official Public Records; said 134.53 Acre Zoning Tract being more fully described by metes and bounds as follows:

BEGINNING, at a Nail Found in Concrete, for a common corner of a called 3 Acre Tract, as described in a Warranty Deed with Vendor's Lien, from James B. Ragan to Maldonado Joint Ventures, recorded in Document No. 2013037438, said Official Public Records, and the said 52.269 Acre Tract;

THENCE, North 61°48'51" West, at 500.24 Feet pass a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for the common corner of Holly Road Industrial Tracts, Lot 2, Section 1, as shown by Plat, recorded in Volume 28, Page 40, said Map Records, and the said 3 Acre Tract, at 998.16 Feet pass a 1 Inch Pipe Found, for a common corner of Holly Road Industrial Tracts, Lot 1, Block 2, as shown by Plat, recorded in Volume 61, Page 182, said Map Records, and the said Holly Road Industrial Tracts, Lot 2, Section 1, at 1185.49 Feet pass a common corner of the said 81.76 Acre Tract and the said 52.269 Acre Tract, in all 1333.44 Feet, to a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for a common corner of the said Holly Road Industrial Tracts, Lot 1, Block 2, and the said 81.76 Acre Tract;

THENCE, over and across the said 81.76 Acre Tract and the said 52.269 Acre Tract, with the boundary of this Tract for the following (6) calls:

- 1) North 28°43'54" East, 11.31 Feet;
- 2) North 61°19'41" West, 967.38 Feet;
- 3) North 28°40'19" East, 1864.00 Feet;
- 4) South 61°19'41" East, 750.00 Feet;
- 5) North 28°40'19" East, 380.19 Feet;

TBPELS FIRM NO. 10194750
WWW.CARRLANDSURVEY.COM

HEADQUARTERS
6537 S. STAPLES ST. STE. 125 #357
CORPUS CHRISTI, TX 78413
361.248.1850

J.CARR
LAND SURVEYING
BRANCH OFFICE
701 N. US HWY 281 STE. H #193
MARBLE FALLS, TX 78654
830.321.4569



- 6) South 61°52'08" East, at 1034.12 Feet pass a 5/8 Inch Iron Rod Found, for an inner ell corner of the said 52.269 Acre Tract, in all 1094.12 Feet, to a 5/8 Inch Iron Rod with cap stamped "Brister Surveying" Found, for a common corner of the said 29.725 Acre Tract and the said 52.269 Acre Tract;

THENCE, North 28°40'19" East, with the Northwest boundary of the said 29.725 Acre Tract, 60.00 Feet, to the common corner of Lot 11, Block 3, S.P.I.C.E. Plaza, as shown by Plat, recorded in Volume 61, Page 44, said Map Records, and the said 29.275 Acre Tract;

THENCE, South 61°52'08" East, with the common boundary of the said Lot 11, Block 3 and the said 29.725 Acre Tract, at 777.23 Feet, pass the East corner of the said 29.275 Acre Tract, at 842.10 Feet pass a 5/8 Inch Iron Rod Found, for the common corner of the said Lot 11 and Lot 1, Block 1, Dealemart Corpus Christi, as shown by Plat, recorded in Volume 70, Page 346, said Map Records, in all 859.97 Feet, to a 1/2 Inch Iron Rod with blue cap stamped "JCARR 6458" Set, for the East corner of the said 4.915 Acre Tract and this Tract, **from whence** a TXDOT Type II Monument Found, on the Northwest Right-of-Way of SH 286 Crosstown Expressway, for the South corner of the said Lot 1, Block 1 bears South 61°52'08" East, 782.23 Feet;

THENCE, South 28°40'19" West, with the Southeast boundary of the said 4.915 Acre Tract, 2322.64 Feet, to the South corner of this Tract, **from whence** a 1/2 Inch Iron Rod with blue cap stamped "JCARR 6458" Set, on the Northeast Right-of-Way of Holly Road, for the South corner of the said 4.915 Acre Tract bears South 28°40'19" West, 257.35 Feet;

THENCE, North 61°19'41" West, 343.24 Feet;

THENCE, North 61°19'33" West, 60.00 Feet, to the **POINT OF BEGINNING**, containing 134.53 Acres (5,860,310 SqFt) of Land, more or less.

Grid bearings and distances herein are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless the fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Exhibit B of the Zoning Tract described herein.



James D. Carr

James D. Carr, RPLS
TX License No. 6458

Date: 03/31/2026

J.CARR
LAND SURVEYING

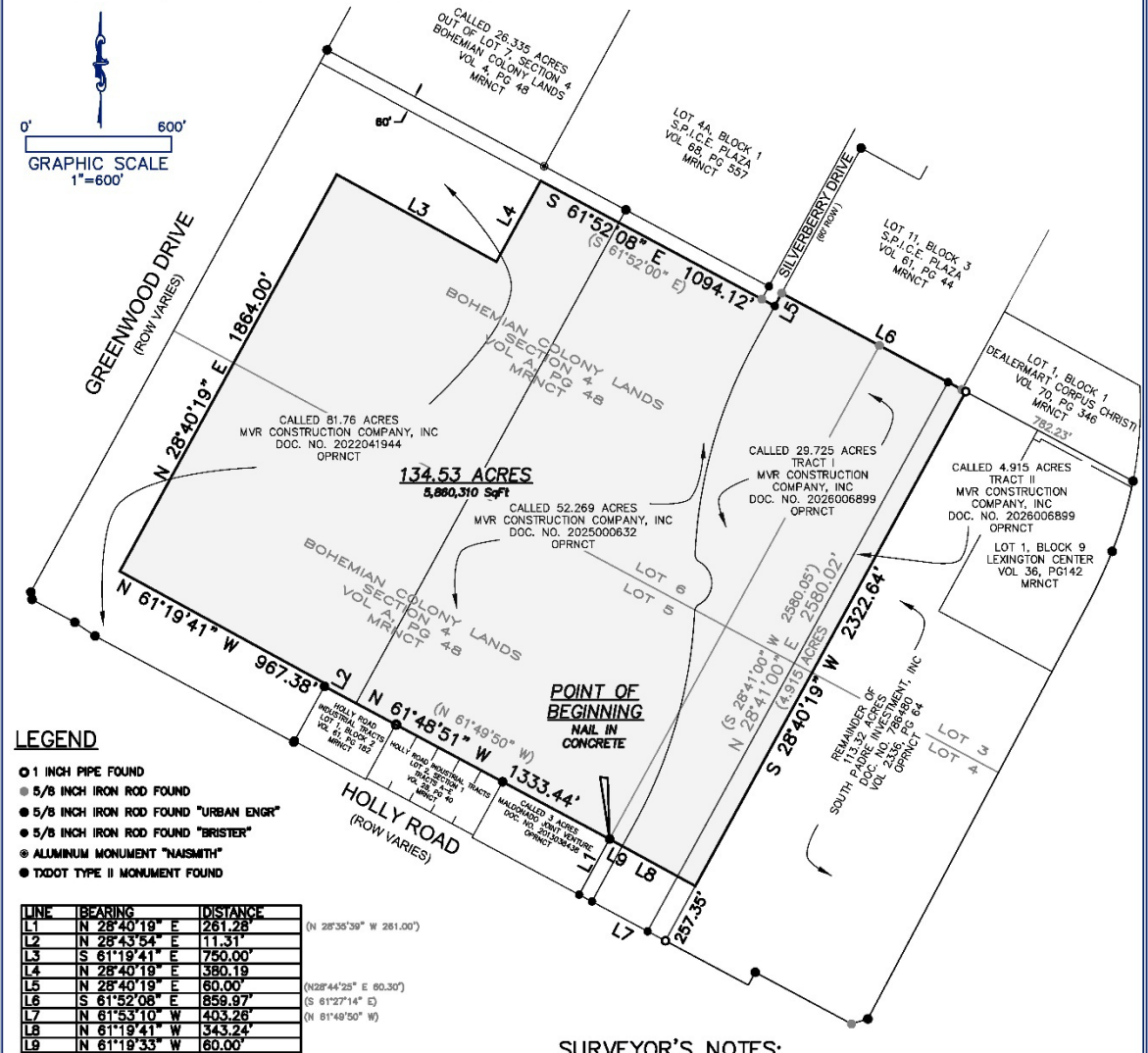
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EXHIBIT B

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SURVEYOR'S NOTES:

- 1.) Grid bearings and distances hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00. (Record Bearing/Distance)
- 2.) The purpose of this Exhibit is for Re-Zoning, and a subdivision based on this depiction may be in violation of the current subdivision ordinance per the local authority.

DRAWN BY: JDC SCALE: 1"=600' JOB NO: 250503-2 DATE: REV260331 1 of 1

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EXHIBIT B

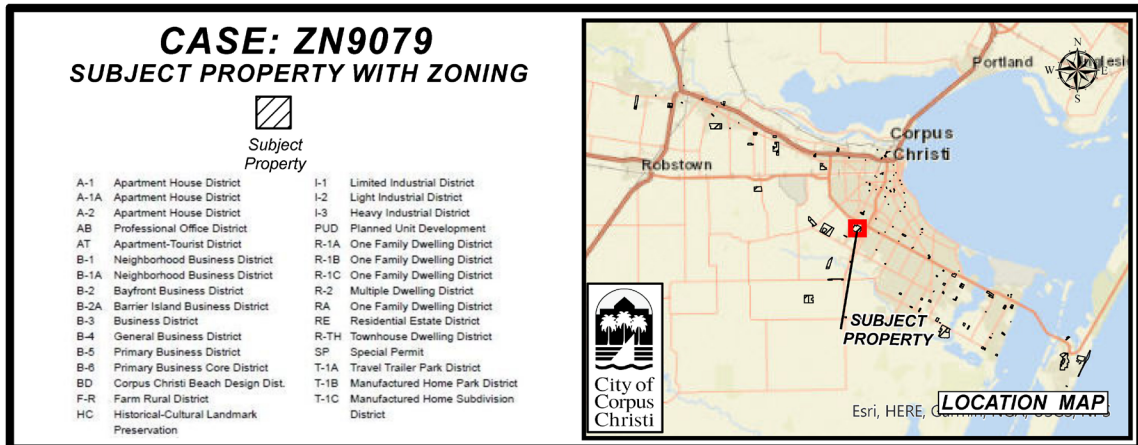
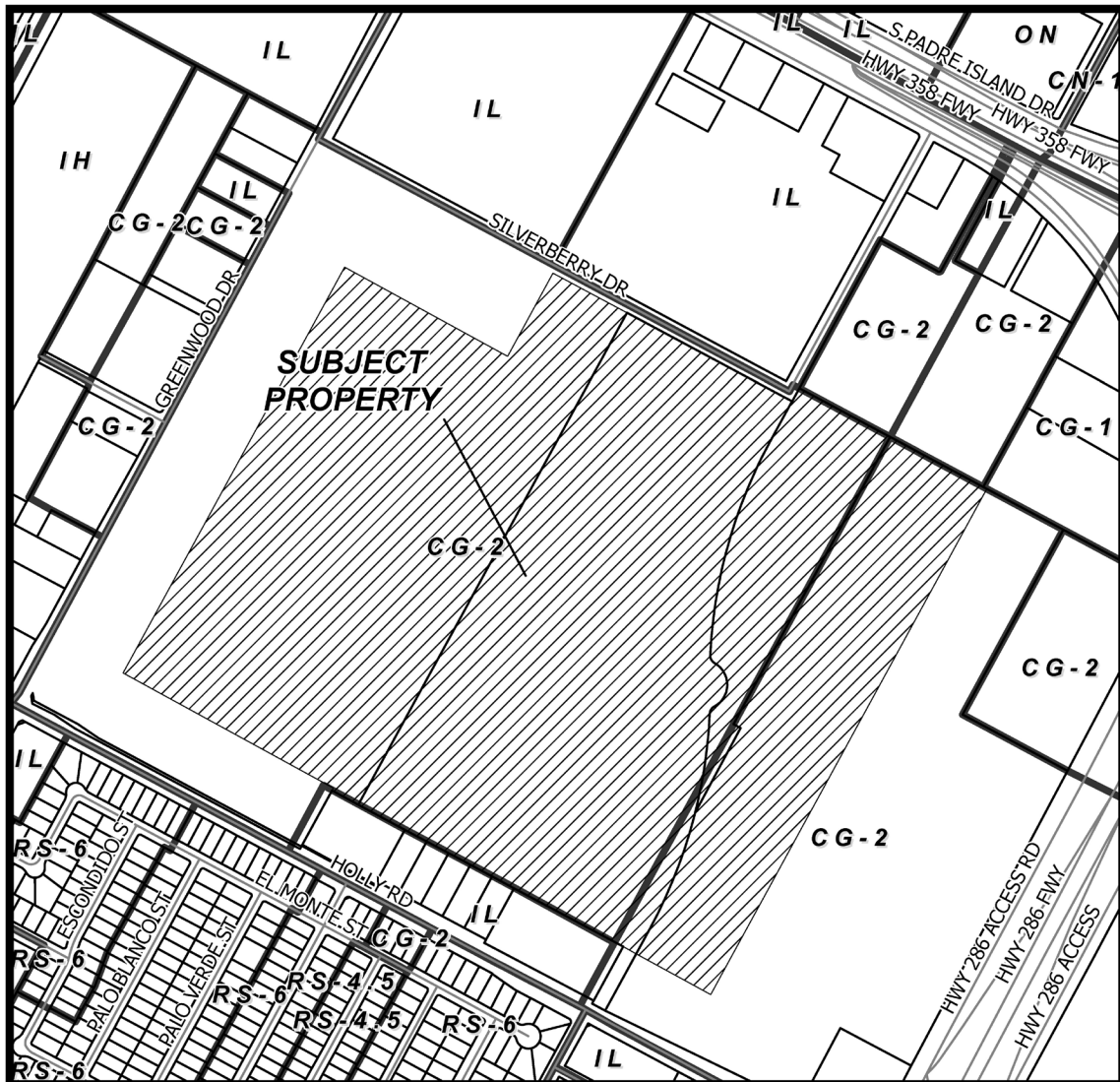


EXHIBIT C

Holly Estates P.U.D. Summary

DEVELOPMENT DESCRIPTION

MVR Construction proposes to develop the Holly Estates (PUD) on a vacant tract of land located south of the intersection of Greenwood Drive and Holly Road. The proposed development will consist of 920 single-family lots, 1 multi-family lot and 11 commercial lots.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property. The current zoning is CG-2. The concept for the Holly Estates P.U.D is to incorporate single-family, multi-family and commercial lots. The requested deviations are for all single-family homes, ranging from 4,000 to 4,320 square feet, which are less than the typical RS-4.5 minimum.

The property to the West includes a church and automotive zoned CG-2. The property to the south is fully developed single family residential subdivisions, zoned RS-6. The property to the North includes commercial development and is zoned IL. The property to the east is vacant farm land and is zoned CG-2.

VICINITY AND LOCATION

The subject property is located in Corpus Christi, south of the intersection of Greenwood Drive and Holly Road.

SITE PLAN & LOT LAYOUT

A Master Site Plan is provided which illustrates the proposed layout of lots. The total area to be platted in multiple phases contains 168.64 acres of land out of which 134.53 acres of land is to be rezoned. The purpose of the request is to rezone from commercial CG-2 to residential RS 4.5 and develop the Holly Estates PUD land with specific deviations to accommodate the unique size and shape of the land. Major collector streets are proposed within this subdivision which connects Greenwood Drive, Holly Road and Silverberry Drive. The typical sizes of the proposed residential lots will be 40'x100', 45'x96', 45'x100', 50'x96', 50'x100'. Future phases are anticipated every two years and will have 50-100 lots each. A multi-family lot is proposed adjacent to the existing TxDOT office. Commercial lots are proposed adjacent to Holly Road and Greenwood Drive. Detention ponds will be provided along the proposed collector R.O.W.

DEVELOPMENT DEVIATIONS

Deviations from the subdivision standards are as follows:

1. The minimum lot area is reduced to 4,000 square feet.
2. The minimum lot width is reduced to 40-feet.
3. The maximum block length is increased to 2,300 feet.

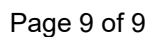
Holly Estates P.U.D. Summary

TABLES

PUD Deviations		
Item	RS 4.5	PUD
Minimum Lot Area (single-family)	4,500	4,000
Minimum lot width	45 ft.	40 ft.
Minimum Setback (YR) - Street (Front)	20 ft.	20 ft.
Minimum Setback (YR) - Side (single)	5 ft.	5 ft.
Minimum Setback (YR) - Rear	5 ft.	5 ft.
Maximum Block Length	1,600 ft.	2,300 ft.

Proposed Land Use Area Breakdown		
Land use	Area (SF)	% of PUD area
Proposed single-family area	5,930,075	82%
Proposed multi-family area	389,890	5%
Proposed commercial area	907,510	13%
Property area in PUD	7,227,475	100%

Proposed Lot Breakdown	
Lot Type	No. Lots
Single-family	920
Multi-family	1
Commercial	11



ZONING REPORT

CASE ZN9079

APPLICANT & SUBJECT PROPERTY

District: 3

Owner: MVR Construction Company Inc.

Applicant: MVR Construction Company Inc.

Address: 5514 Greenwood Drive, located along the east side of Greenwood Drive, the north side of Holly Road, the south side of Silverberry Drive, south of South Padre Island Drive (State Highway 358), and west of State Highway 286 (Crosstown Expressway).

Legal Description: 134.53 acres out of Lot 3, 4, 5, and 6, Section 4, Bohemian Colony Lands

Plat Status: The subject property is not platted.

Acreage of Subject Property: 134.53 acres. Refer to Attachment A, Metes and Bounds.

Date Application Deemed Complete: July 15, 2026

Code Violations: None.

ZONING REQUEST

From: "CG-2" General Commercial District

To: "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay

Purpose of Request: To allow a residential subdivision with lot size deviations.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

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

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD district of NOLF (Naval Outlying Landing Field) Cabaniss.

Zoning District		Existing Land Use	Future Land Use
Site	"CG-2" General Commercial	Agricultural	Mixed-Use
North		Agricultural, Commercial	
South		Agricultural, Light Industrial, Commercial	
East		Commercial	

West	“CG-2” General Commercial, “IL” Light Industrial		Agricultural		Mixed-Use			
UTILITY MASTER PLANS								
Service	Existing Conditions			Master Plan Improvements				
Water	A 12-inch PVC (active and public) distribution line along the north side of Silverberry Drive.			No Planned Improvements.				
Wastewater	A 10-inch PVC (active and public) gravity main line exists along the north side of Silverberry Drive.			Future force main planned along Silverberry Drive.				
Stormwater	A 24-inch RCP (active and public) stormwater pipe exists along the north side of Silverberry Drive.			Planned improvements (culvert) proposed along Silverberry Drive				
Gas	A 6-inch WS (active) grid main exists along the north side of Silverberry Drive.			Not applicable.				
ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Silverberry Drive	7	“Local”	-	-	1	1	No Data	Intersection Improvements
Silverberry Drive (Proposed & Unbuilt)	7	“C1” Minor Residential Collector	-	-	-	-	Not Built	No Improvements Planned
Martin Street (Proposed & Unbuilt)	7	“C1” Minor Residential Collector	-	-	-	-	Not Built	No Improvements Planned
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route 24S, Los Encinos/ Kostoryz, with stops along the west side of Greenwood Drive and south of Holly Road.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					August 5, 2026			
City Council 1 st Reading					September 8, 2026			
City Council 2 nd Reading					September 15, 2026			
12	Notices mailed to property owners within 200 feet of the subject property							

0	In Opposition	1	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

The subject property consists of a 134.53-acre undeveloped parcel located within a 168.64-acre parent tract inside the Westside Area Development Plan boundaries. The parent tract is situated between South Padre Island Drive, Greenwood Drive (abutting its western boundary), Holly Road (abutting its southern boundary), and State Highway 286 (Crosstown Expressway). The remaining portions of the parent tract—primarily strips along Greenwood Drive, an A1-class arterial, and Holly Road, an A2-class arterial—are planned for commercial development under the existing “CG-2” General Commercial District, including one multifamily development.

The surrounding sub-area has been characterized by medium-density residential development since the early 1980s. Following annexation, most of the area was assigned the “RS-6” Single-Family District, facilitating residential subdivision activity. In contrast, the parent tract was rezoned to “CG-2” General Commercial District in 1984. The recently adopted Roadway Master Plan identifies two future “C1” Minor Residential Collectors: one curving to connect Greenwood Drive and Silverberry Drive, and another connecting Martin Street to State Highway 286 (Crosstown Expressway).

Properties to the north, south, east, and west are zoned “CG-2” General Commercial District and contain a mix of agricultural, commercial, and light industrial land uses. The subject property abuts portions of the remainder of the parent tract along its western, eastern, and select southern boundary segments.

The applicant is requesting a zoning change, including a Planned Unit Development (PUD) Overlay, to allow a medium-density residential subdivision with deviations from minimum lot size standards. The “RS-4.5” Single-Family 4.5 District requires a minimum lot size of 4,500 square feet and a minimum lot width of 45 feet, whereas the proposed PUD would permit a minimum lot size of 4,000 square feet and a minimum width of 40 feet. The site plan also includes a street that exceeds the max block length per UDC 8.2.4.A. Full buildout of the parent tract is anticipated to include approximately 950 single-family lots, and outside of the area of request, 12 commercial lots, with one of the commercial lots planned for multifamily development.

The “RS-4.5” Single-Family 4.5 District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

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

The proposed rezoning is consistent with the *Housing & Neighborhood* and *Future Land Use, Zoning, and Urban Design* elements of the City of Corpus Christi Comprehensive Plan.

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

The proposed rezoning is consistent with the Westside ADP; however, while inconsistent with the future land use designation of Mixed-Use, the area of request is a portion to a larger development to include commercial and multi-family land uses along Holly Road and Greenwood Drive.

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use.
 - The rezoning request is part of a broader mixed-use development. This inconsistency does not preclude approval.
 - The applicant's request supports the Comprehensive Plan goal of encouraging residential infill development within or adjacent to existing neighborhoods; and it also aligns with the Westside Area Development Plan's Revitalization vision theme, which encourages a mix of new development on large parcels, the activation of infill sites, which will expand opportunities for local businesses, and serve as a catalyst for the area.
 - Public input collected through the Area Development Plan's online survey during drafting of the document identified single-family housing as a most needed housing option.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The sub-area is characterized by medium-density residential development activities that dates to the 1980s; a pattern that continues.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
 - The Planned Unit Development (PUD) has been reviewed by the Technical Review Committee, including evaluation of a Level 1 Traffic Impact Analysis for the mixed-use development, and has been found acceptable.
 - The PUD proposes deviations to minimum lot standards: a minimum lot size of 4,000 square feet and a minimum lot width of 40 feet, rather than the required 4,500-square-foot minimum lot size and 45-foot minimum width.
 - The current site plan reflects a net density of approximately 8.83 units per acre, which falls within the medium-density range of 8–13 units per acre.

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 "CG-2" General Commercial District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit
- (B) Aerial Map
- (C) Planned Unit Development Plan
- (D) Existing Zoning and Notice Area Map
- (E) Surrounding Properties Notification Roster

(A) Metes & Bounds



Project No. 250503
March 31, 2026

EXHIBIT A
134.53 ACRE
ZONING TRACT

STATE OF TEXAS §
COUNTY OF NUECES §

FIELDNOTES, for a 134.53 Acre Zoning Tract, situated in the Enrique Villareal Survey, Abstract No.1, Nueces County, Texas, out of Lot 3,4,5, and 6, Section 4, Bohemian Colony Lands, as shown by Plat, recorded in Volume A, Page 48, Map Records of Nueces County, Texas, comprising portions of a called 81.76 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2022041944, Official Public Records of Nueces County, Texas, a portion of a called 52.269 Acre Tract, as described in a Special Warranty Deed from BOCO Development Company, LLC to MVR Construction Company, Inc., recorded in Document No. 2025000632, Official Public Records of Nueces County, Texas, and portions of a called 29.725 Acre Tract, referenced as Tract I and a called 4.915 Acre Tract referenced as Tract II, as described in a General Warranty Deed from South Padre Investment, LP to MVR Construction Company, Inc. recorded in Document No. 2026006899, of the said Official Public Records; said 134.53 Acre Zoning Tract being more fully described by metes and bounds as follows:

BEGINNING, at a Nail Found in Concrete, for a common corner of a called 3 Acre Tract, as described in a Warranty Deed with Vendor's Lien, from James B. Ragan to Maldonado Joint Ventures, recorded in Document No. 2013037438, said Official Public Records, and the said 52.269 Acre Tract;

THENCE, North 61°48'51" West, at 500.24 Feet pass a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for the common corner of Holly Road Industrial Tracts, Lot 2, Section 1, as shown by Plat, recorded in Volume 28, Page 40, said Map Records, and the said 3 Acre Tract, at 998.16 Feet pass a 1 Inch Pipe Found, for a common corner of Holly Road Industrial Tracts, Lot 1, Block 2, as shown by Plat, recorded in Volume 61, Page 182, said Map Records, and the said Holly Road Industrial Tracts, Lot 2, Section 1, at 1185.49 Feet pass a common corner of the said 81.76 Acre Tract and the said 52.269 Acre Tract, in all 1333.44 Feet, to a 5/8 Inch Iron Rod with cap stamped "Urban Engr" Found, for a common corner of the said Holly Road Industrial Tracts, Lot 1, Block 2, and the said 81.76 Acre Tract;

THENCE, over and across the said 81.76 Acre Tract and the said 52.269 Acre Tract, with the boundary of this Tract for the following (6) calls:

- 1) North 28°43'54" East, 11.31 Feet;
- 2) North 61°19'41" West, 967.38 Feet;
- 3) North 28°40'19" East, 1864.00 Feet;
- 4) South 61°19'41" East, 750.00 Feet;
- 5) North 28°40'19" East, 380.19 Feet;

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JCARR
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BRANCH OFFICE
701 N. US HWY 281 STE. H #193
MARBLE FALLS, TX 78654
830.321.4569



- 6) South 61°52'08" East, at 1034.12 Feet pass a 5/8 Inch Iron Rod Found, for an inner ell corner of the said 52.269 Acre Tract, in all 1094.12 Feet, to a 5/8 Inch Iron Rod with cap stamped "Brister Surveying" Found, for a common corner of the said 29.725 Acre Tract and the said 52.269 Acre Tract;

THENCE, North 28°40'19" East, with the Northwest boundary of the said 29.725 Acre Tract, 60.00 Feet, to the common corner of Lot 11, Block 3, S.P.I.C.E. Plaza, as shown by Plat, recorded in Volume 61, Page 44, said Map Records, and the said 29.275 Acre Tract;

THENCE, South 61°52'08" East, with the common boundary of the said Lot 11, Block 3 and the said 29.725 Acre Tract, at 777.23 Feet, pass the East corner of the said 29.275 Acre Tract, at 842.10 Feet pass a 5/8 Inch Iron Rod Found, for the common corner of the said Lot 11 and Lot 1, Block 1, Dealermart Corpus Christi, as shown by Plat, recorded in Volume 70, Page 346, said Map Records, in all 859.97 Feet, to a 1/2 Inch Iron Rod with blue cap stamped "JCARR 6458" Set, for the East corner of the said 4.915 Acre Tract and this Tract, **from whence** a TXDOT Type II Monument Found, on the Northwest Right-of-Way of SH 286 Crosstown Expressway, for the South corner of the said Lot 1, Block 1 bears South 61°52'08" East, 782.23 Feet;

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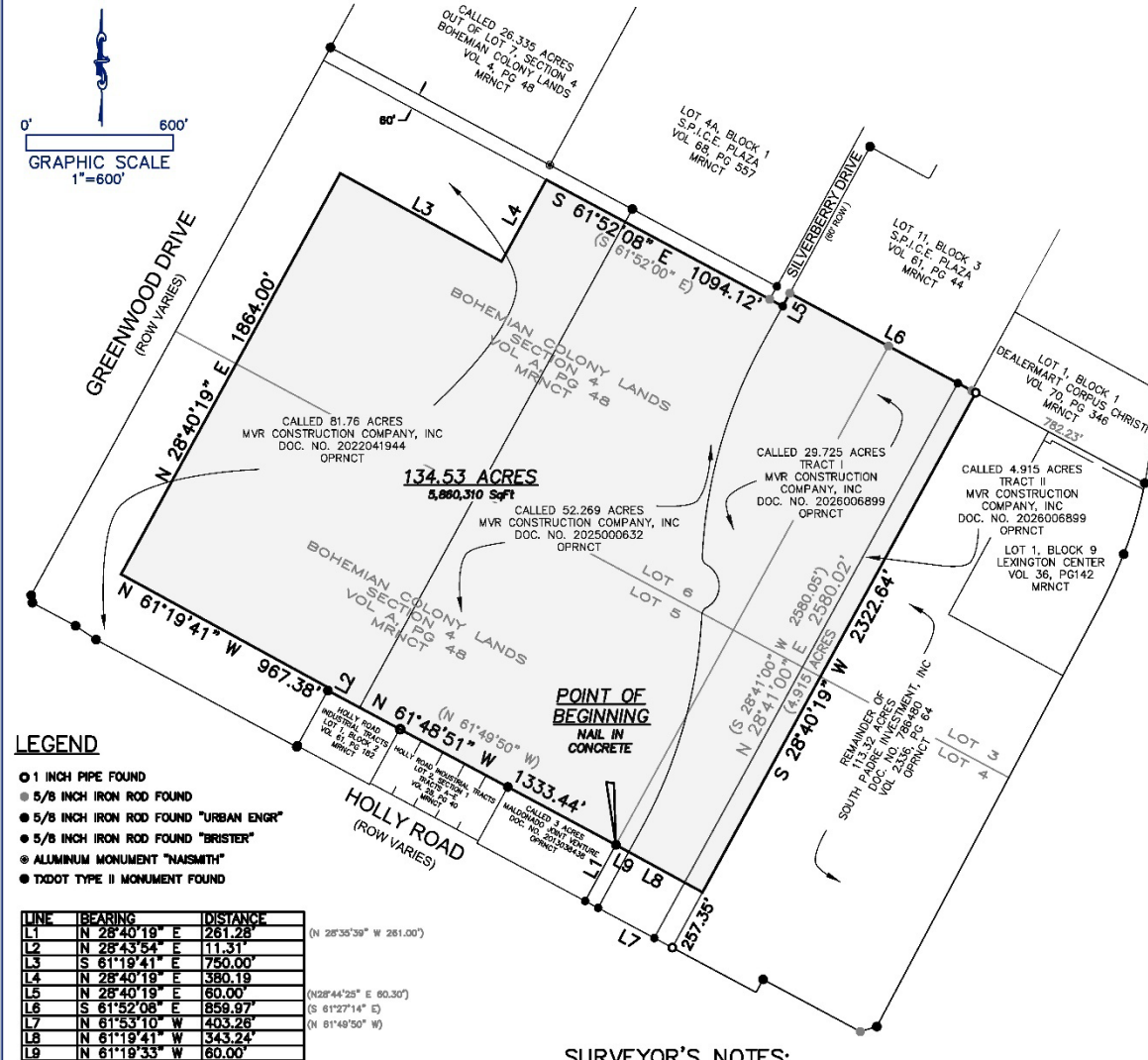
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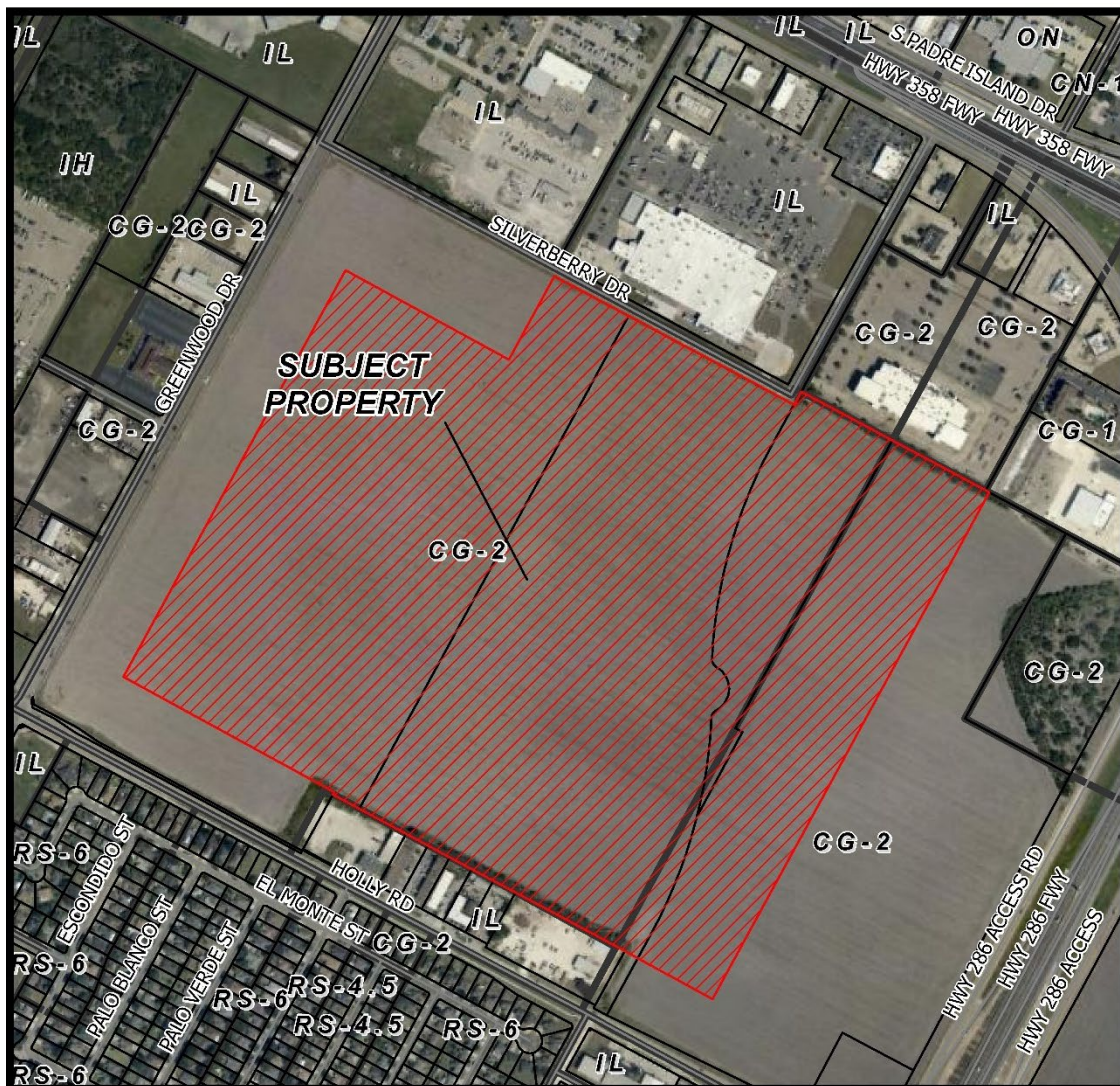


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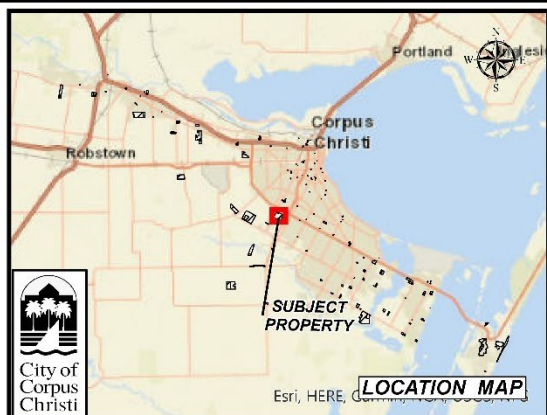
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830-321-4569
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(B) Aerial Map



CASE: ZN9079

Aerial View



(C) Planned Unit Development Plan

Holly Estates P.U.D. Summary

DEVELOPMENT DESCRIPTION

MVR Construction proposes to develop the Holly Estates (PUD) on a vacant tract of land located south of the intersection of Greenwood Drive and Holly Road. The proposed development will consist of 920 single-family lots, 1 multi-family lot and 11 commercial lots.

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The property to the West includes a church and automotive zoned CG-2. The property to the south is fully developed single family residential subdivisions, zoned RS-6. The property to the North includes commercial development and is zoned IL. The property to the east is vacant farm land and is zoned CG-2.

VICINITY AND LOCATION

The subject property is located in Corpus Christi, south of the intersection of Greenwood Drive and Holly Road.

SITE PLAN & LOT LAYOUT

A Master Site Plan is provided which illustrates the proposed layout of lots. The total area to be platted in multiple phases contains 168.64 acres of land out of which 134.53 acres of land is to be rezoned. The purpose of the request is to rezone from commercial CG-2 to residential RS 4.5 and develop the Holly Estates PUD land with specific deviations to accommodate the unique size and shape of the land. Major collector streets are proposed within this subdivision which connects Greenwood Drive, Holly Road and Silverberry Drive. The typical sizes of the proposed residential lots will be 40'x100', 45'x96', 45'x100', 50'x96', 50'x100'. Future phases are anticipated every two years and will have 50-100 lots each. A multi-family lot is proposed adjacent to the existing TxDOT office. Commercial lots are proposed adjacent to Holly Road and Greenwood Drive. Detention ponds will be provided along the proposed collector R.O.W.

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1. The minimum lot area is reduced to 4,000 square feet.
2. The minimum lot width is reduced to 40-feet.
3. The maximum block length is increased to 2,300 feet.

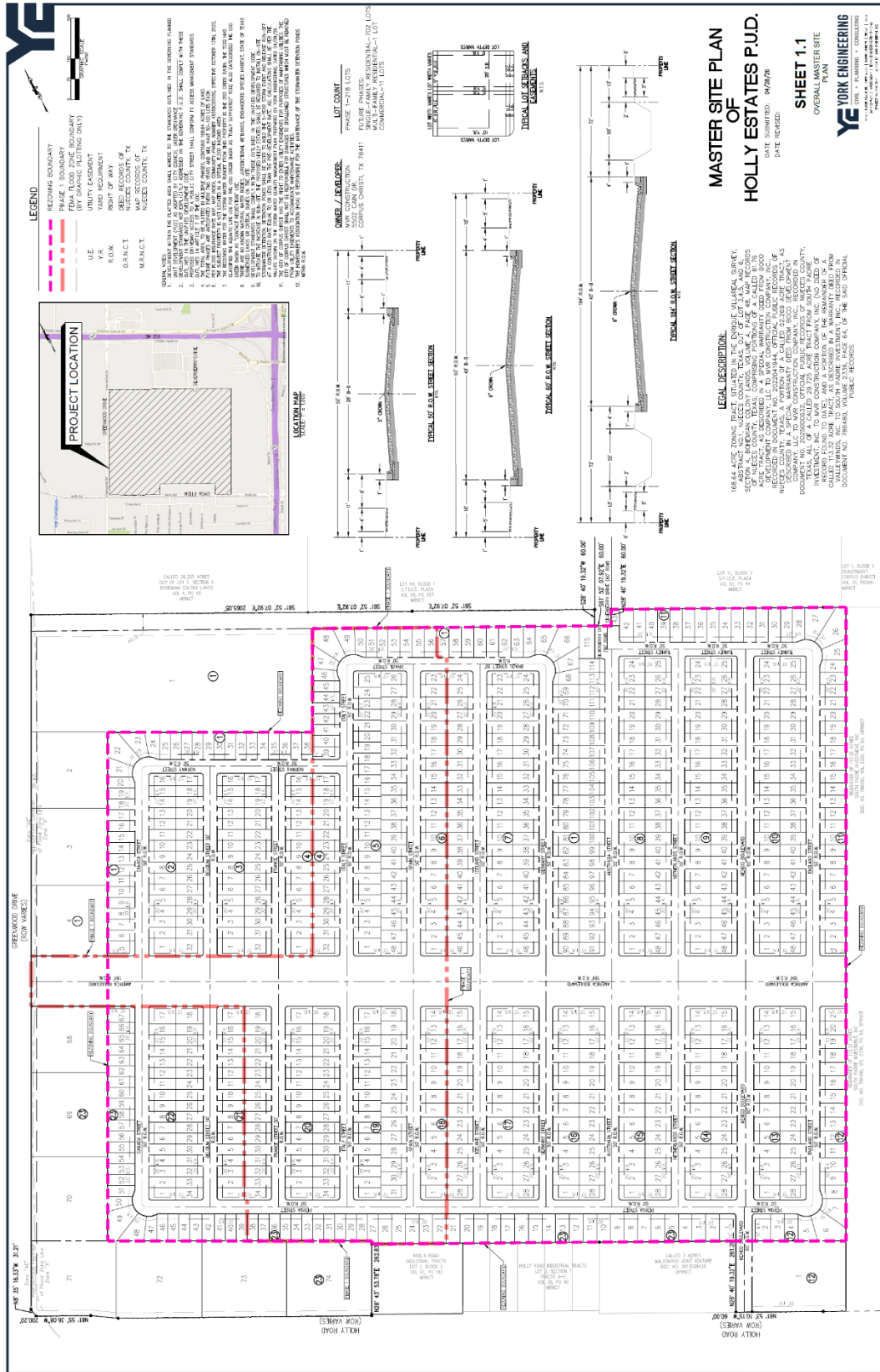
Holly Estates P.U.D. Summary

TABLES

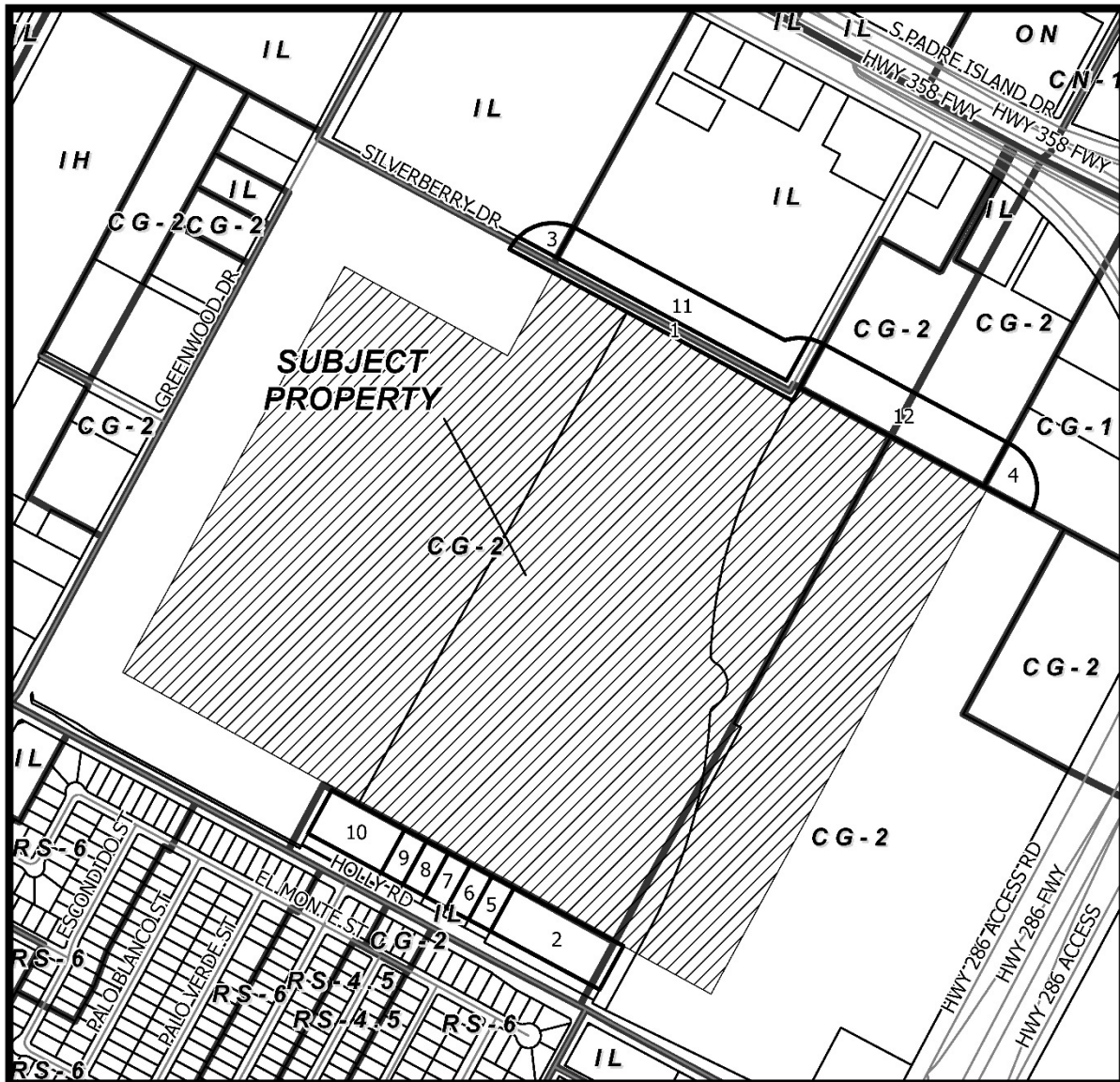
PUD Deviations		
Item	RS 4.5	PUD
Minimum Lot Area (single-family)	4,500	4,000
Minimum lot width	45 ft.	40 ft.
Minimum Setback (YR) - Street (Front)	20 ft.	20 ft.
Minimum Setback (YR) - Side (single)	5 ft.	5 ft.
Minimum Setback (YR) - Rear	5 ft.	5 ft.
Maximum Block Length	1,600 ft.	2,300 ft.

Proposed Land Use Area Breakdown		
Land use	Area (SF)	% of PUD area
Proposed single-family area	5,930,075	82%
Proposed multi-family area	389,890	5%
Proposed commercial area	907,510	13%
Property area in PUD	7,227,475	100%

Proposed Lot Breakdown	
Lot Type	No. Lots
Single-family	920
Multi-family	1
Commercial	11



(D) Existing Zoning and Notice Area Map



CASE: ZN9079

Zoning and notice Area

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	



12 Owners within 200' listed in ownership table



Owners in favor



Owners in opposition



(E) Surrounding Property Notifications Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street	Corpus Christi	TX	78415		ZN9079	164360.6232	19.16830815
2	084700040050	MALDONADO JOINT VENTURE	3510 N LOOP 1604 E	SAN ANTONIO	TX	78247-2303	BOHEMIAN COLONY LANDS 2.88 ACS OUT OF LT 5 BK 4	ZN9079	99844.3799	13.7498004
3	084700040072	TEXAS HIGHWAY DEPT	1701 S PADRE ISLAND DR	CORPUS CHRISTI	TX	78416	BOHEMIAN COLONY LANDS 26.335 ACS OUT OF LT 7 SEC 4	ZN9079	17668.3621	2.424888256
4	204100010010	DEALERWART CORPUS REAL ESTATE LLC	2633 S Padre Island Dr	Corpus Christi	TX	78415-1803	BOHEMIAN COLONY LANDS RIK 1 LOT 1	ZN9079	34486.0524	4.74815401
5	350300010010	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT A SEC 1	ZN9079	20804.0559	2.754804789
6	350300010020	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT B SEC 1	ZN9079	19959.5799	2.754236588
7	350300010030	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT C SEC 1	ZN9079	19959.7824	2.7542716275
8	350300010040	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT D SEC 1	ZN9079	19967.4735	2.752521188
9	350300010050	CBH EQUITY LLC	PO Box 270117	Corpus Christi	TX	78427-0117	HOLLY RD IND TR LT E SEC 1	ZN9079	19963.1275	2.749168444
10	350300020010	HAYNES ISABELLE MARIE	3360 SAN ANTONIO ST	CORPUS CHRISTI	TX	78411-1453	HOLLY ROAD INDUSTRIAL TRACT 1.93 ACS OUT OF LT 1 BK 2	ZN9079	66804.6934	9.199628784
11	834000010010	WAL-MART STORES #03-0470	P O BOX 8050 MS 0555	BENTONVILLE	AR	72712-8050	SPICE PLAZA BLK 1 LOT 4A	ZN9079	149657.6553	20.60970173
12	834000030110	STORE SPE STARPLEX LLC	11500 Ash St	LEAWOOD	KS	66211-7804	SPICE PLAZA BLK 3 LOT 11 14.572	ZN9079	168439.6922	23.19621946
									726151.4857	100

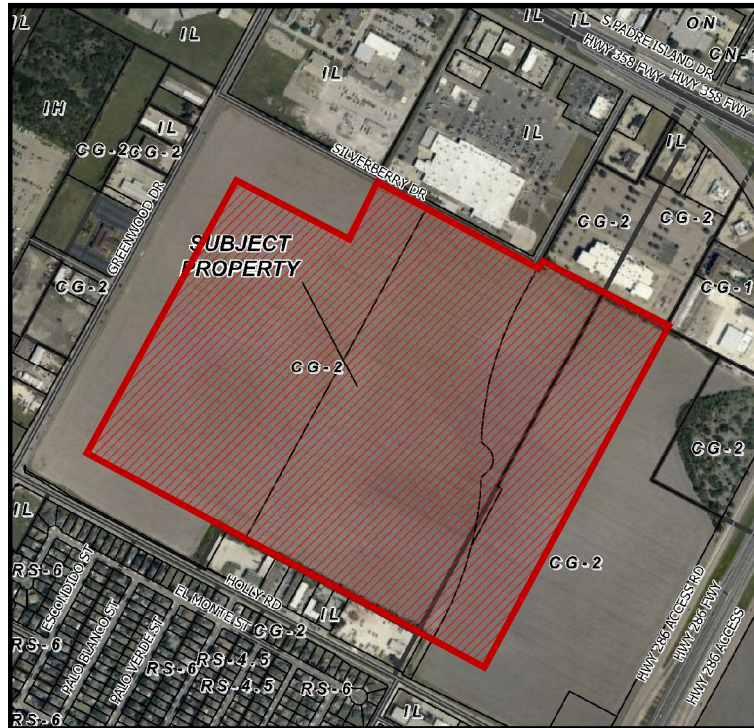
						1-MILE RADIUS OF SCHOOLS
ES21 Current Principal	Los Encinos SES Elementary School		1826 Frio	TX	78417	
HS6 Current Principal	Moody High School		1818 Trojan	TX	78416	



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9079
MVR CONSTRUCTION COMPANY,
INC**

PLANNING COMMISSION, AUGUST 5, 2026



MVR CONSTRUCTION COMPANY, INC DISTRICT 3

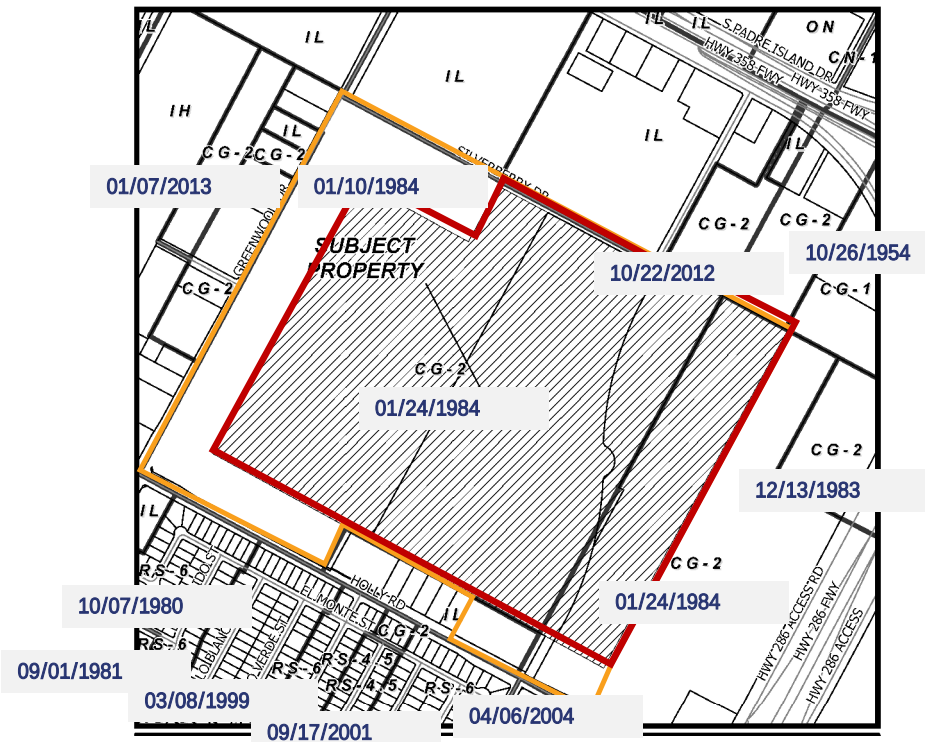


Rezoning a property at or near
5514 Greenwood Drive
From the “CG-2” General Commercial
To the “RS-4.5/PUD” Single-Family 4.5
with a Planned Unit Development Overlay



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a residential subdivision with development standards deviations.

Area Development Plan:

Westside (Adopted January 10, 2023.)

Designated Future Land Use:

Mixed-use

Existing Zoning District:

"CG-2" General Commercial District

	Zoning District	Existing Land Use
Site	"CG-2" General Commercial	Agricultural
North	"CG-2" General Commercial, "IL" Light Industrial	Agricultural, Commercial
South		Agricultural, Light Industrial, Commercial
East	"CG-2" General Commercial	Agricultural
West		



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Public Notification

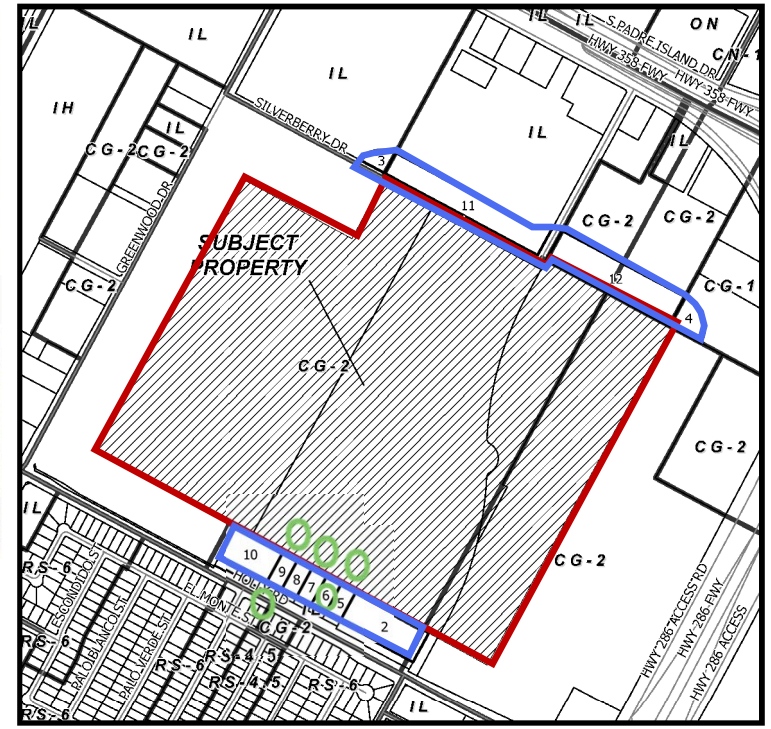
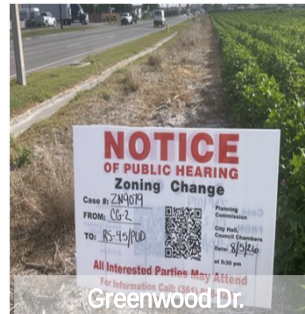
12 Notices mailed inside the 200' buffer
2 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0%
Separate Opposed Owners: (0)

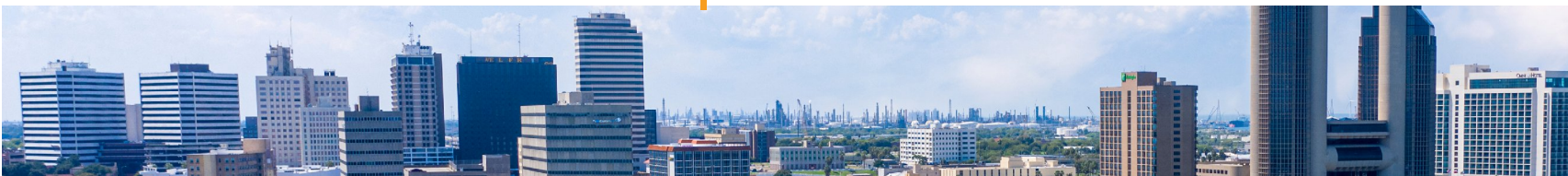
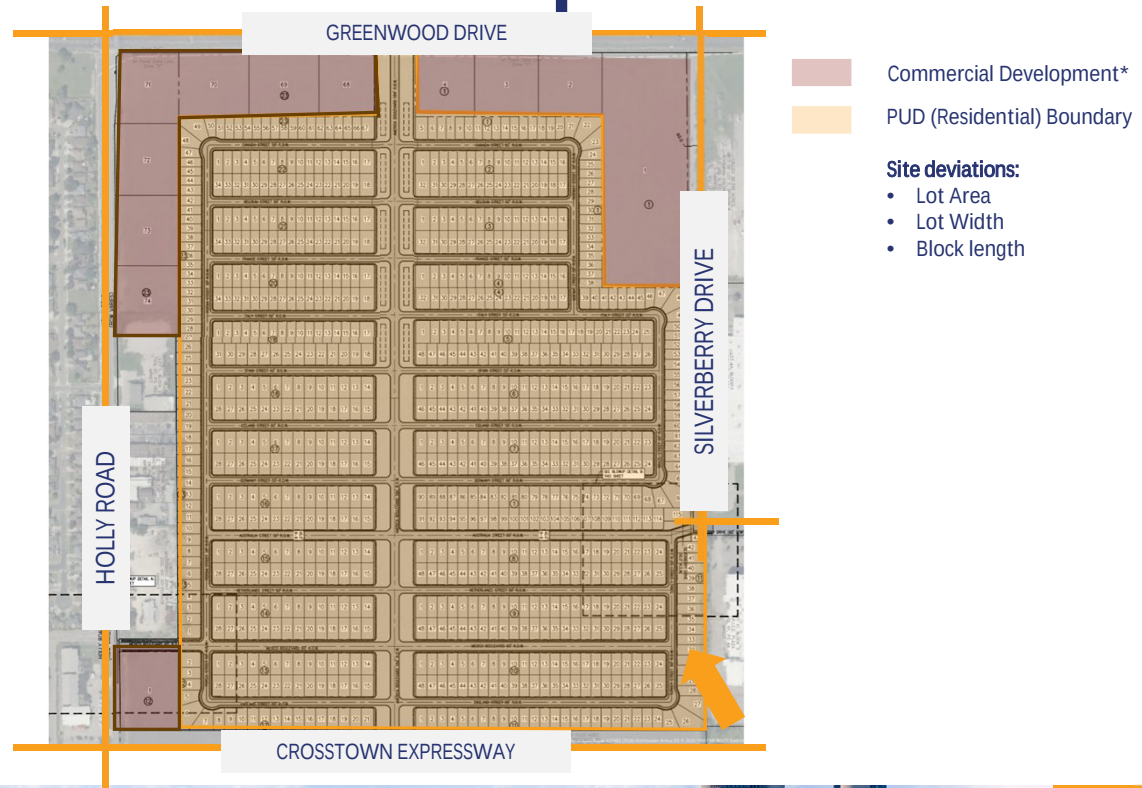
 In Favor: 11%

*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**

Parent Development

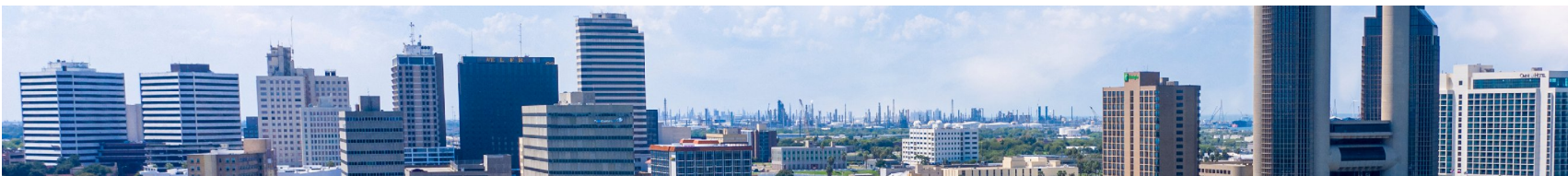


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the future land use designation of mixed-use.
 - The request is part of a larger mixed-use development that will incorporate single-family residential, commercial, and multifamily uses. This inconsistency does not preclude approval.
 - The applicant's request agrees with the Comprehensive Plan and Westside Area Development in support of infill development.
- The 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 uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL TO THE
“RS-4.5/PUD” SINGLE-FAMILY 4.5 DISTRICT WITH
A PLANNED UNIT DEVELOPMENT OVERLAY**



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9151

APPLICANT & SUBJECT PROPERTY

District: 3

Owner: MVR Construction Co. Inc.

Applicant: MVR Construction Company Inc.

Address: 6201 Greenwood Drive, located along the west side of Greenwood Drive, north of Saratoga and Days End Drive, south of Frio Street, and east of Los Robles Drive.

Legal Description: 14.483-acre tract out of Lots 1 and 2, Block 6, Bohemian Colony Lands

Plat Status: The subject property is per MRNCT (Map Records of Nueces County, Texas) Volume A, Page 48.

Acreage of Subject Property: 4.37 acres. Refer to Metes and Bounds attachment.

Pre-Submission Meeting: January 16, 2026

Code Violations: None.

ZONING REQUEST

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

To: "CN-1" Neighborhood Commercial District with a Special Permit

Purpose of Request: To allow for the construction of a Warehouse and Freight Movement use; particularly a warehouse with aggregate storage.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

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

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Agricultural	Medium-Density Residential
North	"RS-6" Single-Family 6, "RS-4.5" Single-Family 4.5	Agricultural, Medium-Density Residential	
South	"RS-4.5" Single-Family 6, "RM-1" Multifamily, "CN-1" Neighborhood Commercial	High-Density Residential	Medium-Density Residential

2	In Opposition	0	In Favor
0.99%	In Opposition	2	Individual Property Owners in Opposition

Background:

The subject property is a 4.37-acre undeveloped property within the Westside Area Development, located along the west side of Greenwood Drive, an “A1” Minor Arterial Road, and north of a drainage way. Its surroundings are characterized primarily by medium-density residential developments. A third of the property lies within a FEMA floodway.

To the north properties are zoned “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District with medium-density residential land uses. To the south, properties are zoned “RS-4.5” Single-Family 4.5 District, “RM-1” Multifamily District, and “CN-1” Neighborhood Commercial District. Land uses range to Agricultural and Medium-Density Residential. To the east, properties are zoned “CN-1” Neighborhood Commercial with Medium- and High-Density Residential uses. To the west, properties are zoned “RS-4.5” Single-Family 4.5 District with Medium-Density Residential land uses and vacant land.

The applicant is requesting a change of zoning to allow for the development of a storage yard, which will include two 10,000-square-foot pre-engineered metal buildings for equipment, tools, construction materials, and limited office space. Refer to attached site plan.

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 inconsistent with the following Elements, Goals and Strategies for Decision Makers:

- 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.
- Corpus Christi has well-designed neighborhoods and environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is inconsistent with the Area ADP and the 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 future land use designation of medium-density residential.
- Staff considered the inconsistencies with the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit with conditions that address the operational characteristics of a warehouse with outdoor storage.
 - Those constraints increase the complexity of developing the property with uses permitted in the current zoning district, substantially affecting the feasibility of developing the site.

Staff Recommendation: Denial

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 "CN-1/SP" Neighborhood Commercial District with a Special Permit subject to the following conditions:

- 1. USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space.
- 2. DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
- 3. PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
- 4. LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
- 5. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
- 6. BUFFER YARD:** Type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent. An 8-foot noise attenuation wall is required along property lines shared with single-family residences.
- 7. LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
- 8. SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
- 9. NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
- 10. HOURS OF OPERATION:** Hours of operation shall be limited to 7:00 AM to 5:00 PM.
- 11. TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
- 12. OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements.

Attachments:

- (A) Metes & Bounds.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan.
- (D) Surrounding Property Owners Notification Roster

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS

JOB NO. 09-3371

COUNTY OF NUECES

10.105 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 2, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 22.551 acre tract of land as recorded and conveyed in Clerk's File No. 2007011366 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 20, Block 2, Ever Green Estates Unit 1 as recorded in Volume 67, Pages 638-639 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 20 minutes 00 seconds WEST 492.00 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said 22.551 acre tract;

THENCE, along the Southwest boundary line of said 22.551 acre tract, NORTH 60 degrees 40 minutes 00 seconds WEST 965.33 feet to a 5/8 inch iron rod set for West corner of this tract;

THENCE, along the Northwest boundary line of this tract, NORTH 45 degrees 21 minutes 51 seconds EAST 511.88 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of said Ever Green Estates Unit 1;

THENCE, along the Southwest boundary line of said Ever Green Estates Unit 1, SOUTH 60 degrees 40 minutes 07 seconds EAST 823.97 feet to the point of beginning and containing 10.105 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 2nd day of July, 2010.


Ronald A. Voss,
Registered Professional Land Surveyor No. 2293



STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 09-3371

4.378 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 16.312 acre tract of land as recorded and conveyed in Clerk's File No. 231107, Volume 1787, Page 57 of the Deed Records of Nueces County, Texas, same being Tract 1 as recorded and conveyed in Document No. 2009037308 of the Substitute Trustee's Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same lying NORTH 60 degrees 40 minutes 00 seconds WEST 10.00 feet from the South corner of Lot 1, Block H, Las Palmas Unit 2, Section 1 as recorded in Volume 23, Page 68 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 15 minutes 45 seconds WEST 178.94 feet to a 5/8 inch iron rod found for the South corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 16 seconds WEST 789.86 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE, NORTH 29 degrees 02 minutes 00 seconds EAST 39.50 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 03 seconds WEST 351.95 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, NORTH 28 degrees 04 minutes 02 seconds EAST 139.54 feet to a 5/8 inch iron rod set for the North corner of this tract, same lying in the Northwest right-of-way margin of Los Robles Drive, same being the West corner of said Las Palmas Unit 2, Section 1;

THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

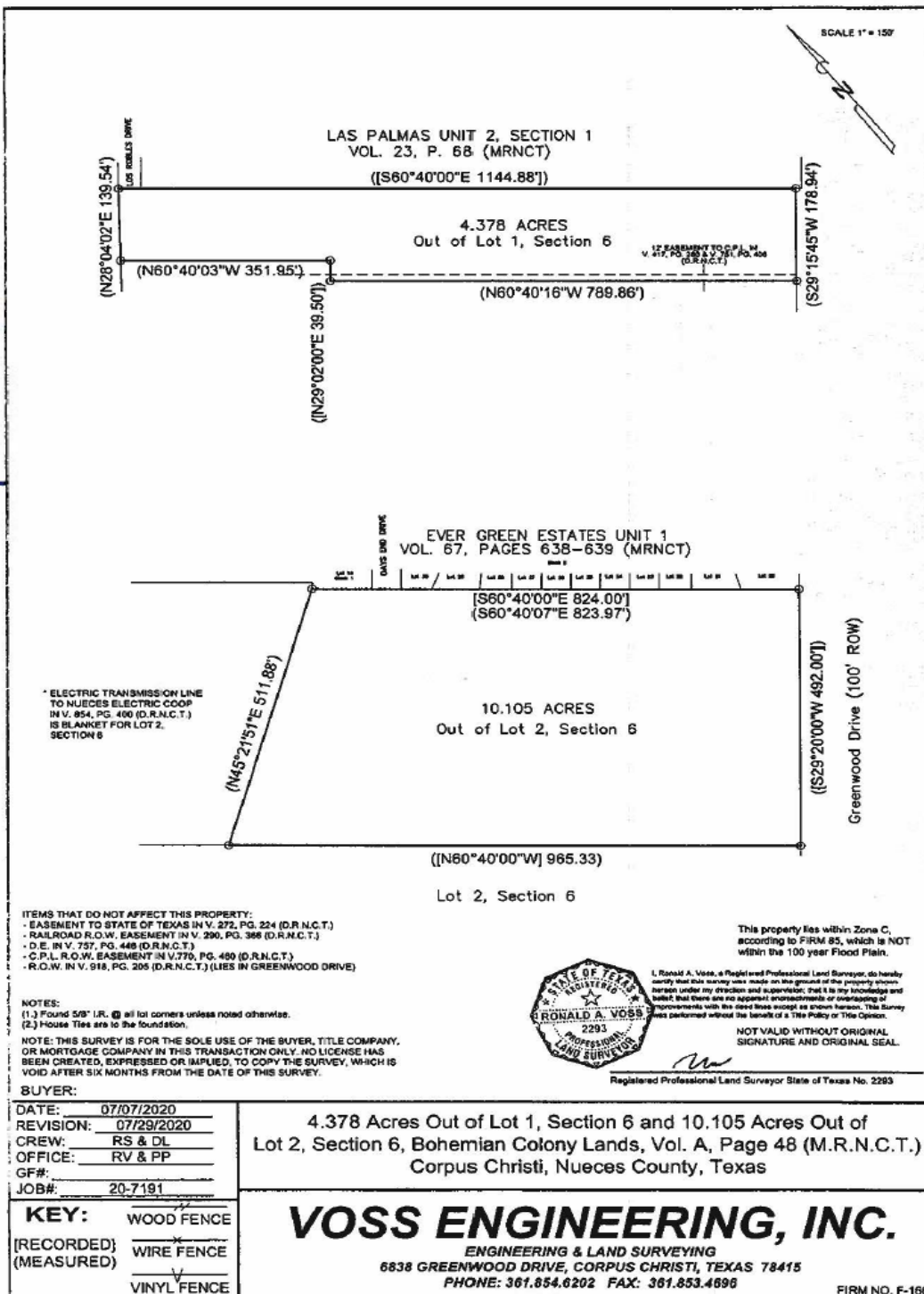
I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

Dated this the 2nd day of July, 2010.

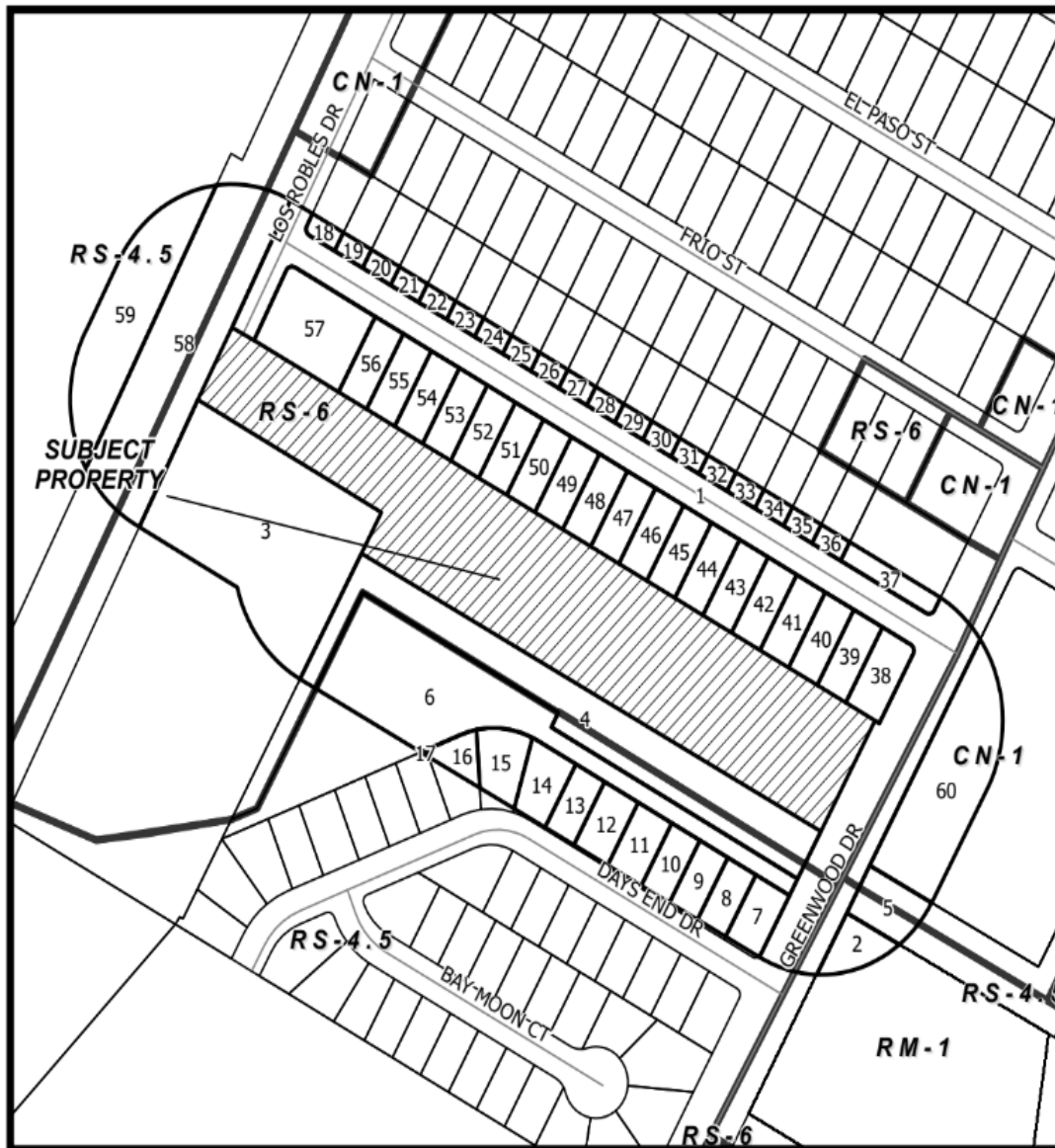

Ronald A. Voss,
Registered Professional Land Surveyor No. 2293

SEAL:





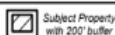
(B) Existing Zoning and Notice Area Map



CASE: ZN9151

Zoning and notice Area

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



60 Owners within 200' listed in ownership table



Owners in favor

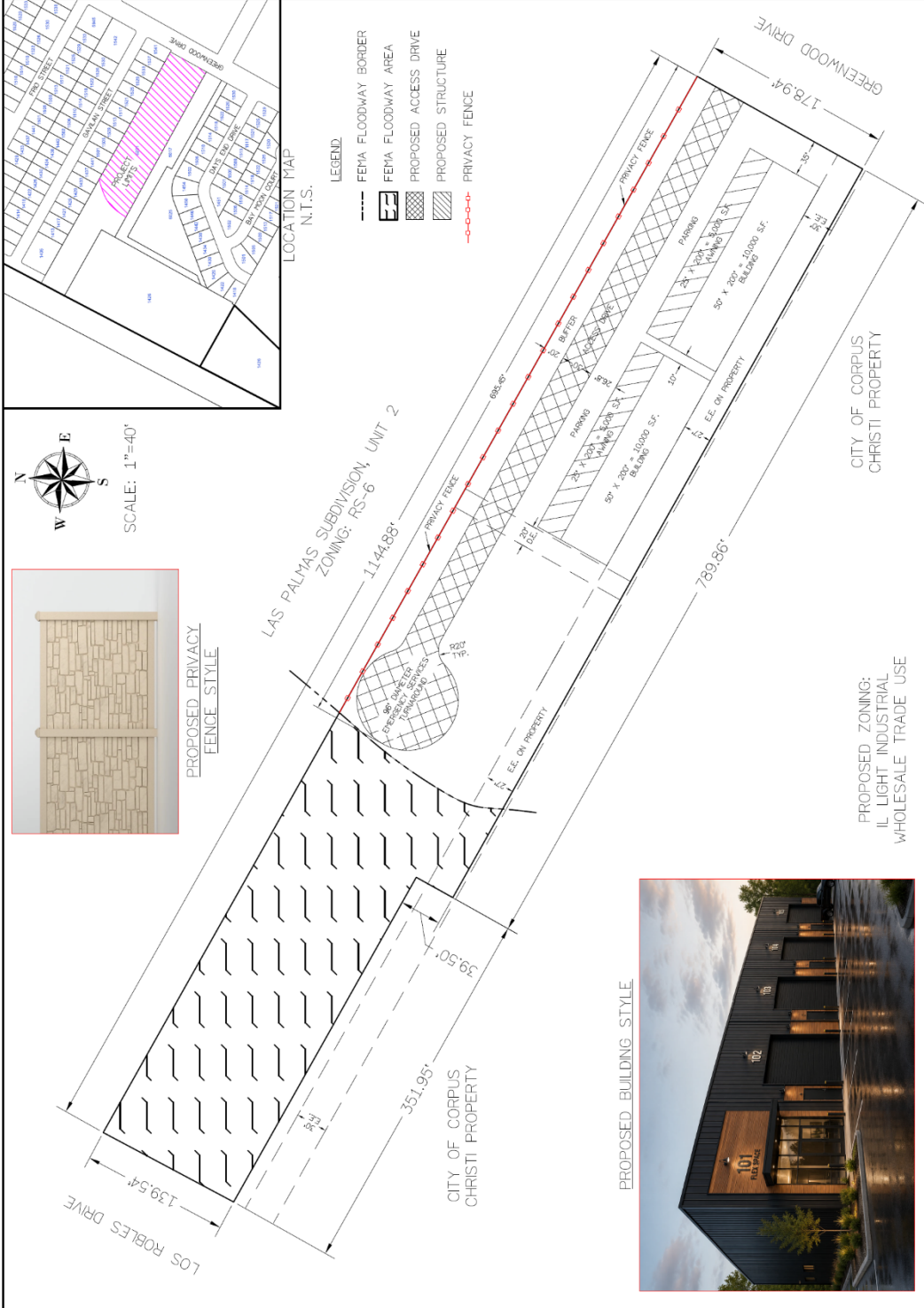


Owners in opposition



Site Plan	MVR Warehouse & Office Buildings 6201 Greenwood Drive, Corpus Christi, TX 78417 Las Palmas Unit 2, Lot 1, Section 6
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DRAWN BY: VNP	DATE: 2026-06-23	SCALE: 1" = 40'	DRAWING #: 260100 - SP_VERSION 4	PAGE: 1
APPROVED BY: JP				



(D)Surrounding Property Owners Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	1 Renee Couture	AVANTI AT GREENWOOD LP	2525 HYCKA Street	AUSTIN	TX	78759-9001	AVANTI AT GREENWOOD ADDITION BLK 1 LOT 1A	ZN915	112959.2	17.423023153
2	032000010010	CITY OF CORPUS CHRISTI	3933 STEEVE AVE	CORPUS CHRISTI	TX	78408	BOHEMIAN COLONY LANDS 484 ACS OUT OF LITS 1 & 2 SEC 6	ZN915	5678.259	0.873824662
3	084700060013	CITY OF CORPUS CHRISTI	PO BOX 9277	CORPUS CHRISTI	TX	78408	BOHEMIAN COLONY LANDS 964 ACS OUT OF LITS 1 & 2 SEC 6	ZN915	5678.259	11.058653811
4	084700060016	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78408	BOHEMIAN COLONY LANDS 1.461 ACS OUT LITS 6 & 7 SEC 7 (DI	ZN915	55012.88	0.8458283811
5	084700070073	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78408	BOHEMIAN COLONY LANDS 1.461 ACS OUT LITS 6 & 7 SEC 7 (DI	ZN915	55012.88	1.207155842
6	233900010000	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1 (DRAINAGE ROW)	ZN915	7826.455	8.205376826
7	233900010010	JONES FELICIA	1530 DAVIS END DR	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1	ZN915	5893.419	0.909011302
8	233900010020	WILLIAM JULIAN & WF VANESSA V	1526 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 2	ZN915	4931.287	0.909011302
9	233900010030	PAKOS ASHLEY NICOLE AND HALEY NICOLE SALINAS	1522 DAVIS END DR	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 3	ZN915	4948.057	0.763196962
10	233900010040	LEWIS "TROTTER JAMILAH	1518 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4	ZN915	4964.752	0.763196962
11	233900010050	ESPINOZA MARK A	1514 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 5	ZN915	5979.769	0.922330124
12	233900010060	GARZA JANETTE L	1510 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 6	ZN915	6003.839	0.926042584
13	233900010070	CASTRO STEPHEN ANDREW	1506 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 7	ZN915	5147.397	0.793943575
14	233900010080	MOSLEY BRANDY LANE	1502 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 8	ZN915	6688.116	1.0315867
15	233900010090	LOERA JAVIER G AND	1454 DAVIS END DR	CORPUS CHRISTI	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 9	ZN915	7015.939	1.082150726
16	233900010100	LUNA ERNESTO & WFE ANA LIE	1450 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 10	ZN915	3663.889	0.365314884
17	233900010110	FOLLOWELL TERRY D DON	1446 DAVIS End Dr	CORPUS CHRISTI	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 11	ZN915	47.3121	0.007297503
18	423000070230	GONZALEZ RODOLFO	1425 Gavilan St	CORPUS CHRISTI	TX	78417-2822	LAS PALMAS UNIT 2 SEC 1 LT 23 BK G	ZN915	1580.734	0.243815108
19	423000070240	ORTIZ GUADALUPE A (LE)	1410 GAVILAN ST	CORPUS CHRISTI	TX	78417-2823	LAS PALMAS UNIT 2 SEC 1 LT 24 BK G	ZN915	1459.059	0.225047882
20	423000070250	HOANG JENNIFER	1410 GAVILAN ST	CORPUS CHRISTI	TX	78417-2823	LAS PALMAS UNIT 2 SEC 1 LT 25 BK G	ZN915	1460.974	0.225343239
21	423000070265	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI	TX	78415-3055	LAS PALMAS UNIT 2 SEC 1 LT 26 BK G	ZN915	1462.924	0.225644011
22	423000070270	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI	TX	78415-3055	LAS PALMAS UNIT 2 SEC 1 LT 27 BK G	ZN915	1464.875	0.225944884
23	423000070280	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI	TX	78415-3055	LAS PALMAS UNIT 2 SEC 1 LT 28 BK G	ZN915	1466.811	0.226243487
24	423000070290	DIAZ YANEZ EVADELINA	1426 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 29 BK G	ZN915	1468.726	0.226538829
25	423000070300	GARCIA JOSE NOL ET UX	1430 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 30 BK G	ZN915	1469.915	0.226722299
26	423000070310	LONG JAVIER	1438 Gavilan St	CORPUS CHRISTI	TX	78417-2823	LAS PALMAS UNIT 2 SEC 1 LT 31 BK G	ZN915	1471.898	0.227028053
27	423000070320	VILLARREAL RICHARD	1434 Gavilan St	CORPUS CHRISTI	TX	78417-2823	LAS PALMAS UNIT 2 SEC 1 LT 32 BK G	ZN915	1474.562	0.227439092
28	423000070330	MONDRAGON RUBEN ET UX	1442 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 33 BK G	ZN915	1476.503	0.22773846
29	423000070340	ROCHA SOLIS JUAN S AND WF SANDRA E MARTINEZ	1502 GAVILAN ST	CORPUS CHRISTI	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 34 BK G	ZN915	1478.45	0.228038873
30	423000070350	GONZALEZ JUANA AND	LUCILA PERCEDES GON	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 35 BK G	ZN915	1480.391	0.228338009
31	423000070360	GARCIA ROSEMARY BLANCO	1518 Gavilan St	CORPUS CHRISTI	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 36 BK G	ZN915	1482.392	0.228635892
32	423000070370	MONTELONGO MANUEL & WF MARIA V	1513 Frio St	CORPUS CHRISTI	TX	78417-2820	LAS PALMAS UNIT 2 SEC 1 LT 37 BK G	ZN915	1484.264	0.228935514
33	423000070380	GARCIA ROSEMARY BLANCO	1522 Gavilan St	CORPUS CHRISTI	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 38 BK G	ZN915	1486.215	0.229236348
34	423000070390	MANRIQUE ALEXANDER J	1522 Gavilan St	CORPUS CHRISTI	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 39 BK G	ZN915	1517.937	0.234129204
35	423000070400	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI	TX	78469	LAS PALMAS UNIT 2 SEC 1 LT 40 BK G	ZN915	1519.962	0.23444159
36	423000070410	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI	TX	78469	LAS PALMAS UNIT 2 SEC 1 LT 41 BK G	ZN915	1521.822	0.2344728465
37	423000070420	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI	TX	78469	LAS PALMAS UNIT 2 SEC 1 LT 42, 43 & 44 BK G	ZN915	4825.22	0.744250368
38	423000080010	JIMENEZ ASHLEY NICOLE & MARGARITA ESCALANTI	1541 Gavilan St	CORPUS CHRISTI	TX	78417-2800	LAS PALMAS UNIT 2 SEC 1 LT 1 BK H	ZN915	7176.88	1.106974517
39	423000080020	BASALDU RUBEN AND FRANCISCA WFE	1537 GAVILAN ST	CORPUS CHRISTI	TX	78417-2800	LAS PALMAS UNIT 2 SEC 1 LT 2 BK H	ZN915	6118.678	0.943755661
40	423000080030	CANTU LAURA S	1533 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 3 BK H	ZN915	6119.959	0.943953229
41	423000080040	CANTU LAURA S	1533 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 4 BK H	ZN915	6120.674	0.944006345
42	423000080050	CANTU LAURA S	1533 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 5 BK H	ZN915	6121.168	0.944139723
43	423000080060	GALLEGOS SONIA	1521 Gavilan St	CORPUS CHRISTI	TX	78417-2800	LAS PALMAS UNIT 2 SEC 1 LT 6 BK H	ZN915	6120.543	0.944043106
44	423000080070	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI	TX	78417-3001	LAS PALMAS UNIT 2 SEC 1 LT 7 BK H	ZN915	6000.004	0.925451113
45	423000080080	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI	TX	78417-3001	LAS PALMAS UNIT 2 SEC 1 LT 8 BK H	ZN915	6000.057	0.925454935
46	423000080090	MARTINEZ ABLE ELUX DORA	4060 Jupiter St	Rio Grande	TX	78582-5646	LAS PALMAS UNIT 2 SEC 1 LT 9 BK H	ZN915	6000.025	0.925454368
47	423000080100	SOSA ERNESTO N & WF SOCORRO ECHAVARRIA	1505 Gavilan St	CORPUS CHRISTI	TX	78417-2800	LAS PALMAS UNIT 2 SEC 1 LT 10 BK H	ZN915	6000.008	0.925451792
48	423000080110	RAMOS BRENDA	1501 Gavilan St	CORPUS CHRISTI	TX	78417-2800	LAS PALMAS UNIT 2 SEC 1 LT 11 BK H	ZN915	6000.014	0.925432656
49	423000080120	INCLAN GILBERT J	1441 Gavilan St	CORPUS CHRISTI	TX	78417-2822	LAS PALMAS UNIT 2 SEC 1 UNDIV INT IN LT 12 BK H	ZN915	6000.083	0.925463567
50	423000080130	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 BURGATE Farm	San Antonio	TX	78228-6616	LAS PALMAS UNIT 2 SEC 1 LT 13 BK H	ZN915	6000.02	0.925453674
51	423000080140	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 BURGATE Farm	San Antonio	TX	78228-6616	LAS PALMAS UNIT 2 SEC 1 LT 14 BK H	ZN915	6002.111	0.925776085
52	423000080150	GONZALEZ VIVIANA	1422 Frio St	CORPUS CHRISTI	TX	78417-2819	LAS PALMAS UNIT 2 SEC 1 LT 15 BK H	ZN915	6011.6	0.927239654
53	423000080160	VIOLA GONZALEZ	1422 Frio St	CORPUS CHRISTI	TX	78416	LAS PALMAS UNIT 2 SEC 1 LT 16 BK H	ZN915	6000.094	0.925465026
54	423000080170	LUNA OLGA	2033 TOBEN	CORPUS CHRISTI	TX	78412	LAS PALMAS UNIT 2 SEC 1 LT 17 BK H	ZN915	6000.02	0.925453674
55	423000080180	HERNANDEZ BEULAH LUNA (LE)	1417 GAVILAN ST	CORPUS CHRISTI	TX	78417-2822	LAS PALMAS UNIT 2 SEC 1 LT 18 BK H	ZN915	6000.037	0.925453674
56	423000080190	ALVAREZ ELOY AND WF DORIS ALVAREZ	1413 Gavilan St	CORPUS CHRISTI	TX	78417-2822	LAS PALMAS UNIT 2 SEC 1 LT 19 BK H	ZN915	6000.037	0.925456234
57	423000080200	VILLARREAL VICENTE	1405 Gavilan St	CORPUS CHRISTI	TX	78417-2822	LAS PALMAS UNIT 2 SEC 1 LITS 20 THRU 22 BK H	ZN915	18250.36	2.814968241
58	742500000584	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78469-9277	ROBERTSON WM J FARM TRS 18.54 ACS OUT OF E PT OF BRITTO ACNS	ZN915	55191.49	8.512938182
59	742500000585	CITY OF CORPUS CHRISTI	1201 Leopard St	CORPUS CHRISTI	TX	78401-2162	ROBERTSON WM J FARM TRS 130.44 ACS OUT OF E PT OF 508 AC	ZN915	30410.59	4.690282372
60	905700020010	TG 110 VILLAGE AT GREENWOOD GP LLC	3419 Nacogdoches Rd	San Antonio	TX	78217-3378	VILLAGE AT GREENWOOD SUBDIVISION BLK 2 LOT 1	ZN915	33979.41	5.241043076
1-mile radius of schools										
E521	Current Principal	Los Encinos SES Elementary School	TX			78417-11-878-1753				
Total: 60										

Zoning Case No. ZN9151, MVR Construction Co. Inc (District 3).

Ordinance rezoning a property at or near 6201 Greenwood Drive from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

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

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property, being 4.378 Acres, described as 14.483-acre tract out of Lots 1 and 2, Block 6, Bohemian Colony Lands, as shown in Exhibit "A" and "B", from:

the **"RS-6" Single-Family 6 District** to the **"CN-1/SP" Neighborhood Commercial District with a Special Permit.**

The subject property is located at or near **6201 Greenwood Drive**. Exhibit A, a metes and bounds, and Exhibit B, a map, are attached to and incorporated in this ordinance.

The Special Permit granted in this Section of this ordinance is subject to the following conditions:

1. **USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space.
2. **DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
3. **PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
4. **LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
5. **DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or complements the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.

6. **BUFFER YARD:** A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent. An 8-foot noise attenuation wall is required along property lines shared with single-family residences.
7. **LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
8. **SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
9. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **HOURS OF OPERATION:** Hours of operation shall be limited to 7:00 AM to 5:00 PM.
11. **TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
12. **OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

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

SECTION 7. This ordinance shall become effective upon publication.

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

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

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

EXHIBIT A

STATE OF TEXAS

JOB NO. 09-3371

COUNTY OF NUECES

10.105 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 2, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 22.551 acre tract of land as recorded and conveyed in Clerk's File No. 2007011366 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 20, Block 2, Ever Green Estates Unit 1 as recorded in Volume 67, Pages 638-639 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 20 minutes 00 seconds WEST 492.00 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said 22.551 acre tract;

THENCE, along the Southwest boundary line of said 22.551 acre tract, NORTH 60 degrees 40 minutes 00 seconds WEST 965.33 feet to a 5/8 inch iron rod set for West corner of this tract;

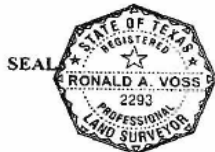
THENCE, along the Northwest boundary line of this tract, NORTH 45 degrees 21 minutes 51 seconds EAST 511.88 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of said Ever Green Estates Unit 1;

THENCE, along the Southwest boundary line of said Ever Green Estates Unit 1, SOUTH 60 degrees 40 minutes 07 seconds EAST 823.97 feet to the point of beginning and containing 10.105 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 2nd day of July, 2010.


Ronald A. Voss,
Registered Professional Land Surveyor No. 2293



STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 09-3371

4.378 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 16.312 acre tract of land as recorded and conveyed in Clerk's File No. 231107, Volume 1787, Page 57 of the Deed Records of Nueces County, Texas, same being Tract 1 as recorded and conveyed in Document No. 2009037308 of the Substitute Trustee's Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same lying NORTH 60 degrees 40 minutes 00 seconds WEST 10.00 feet from the South corner of Lot 1, Block H, Las Palmas Unit 2, Section 1 as recorded in Volume 23, Page 68 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 15 minutes 45 seconds WEST 178.94 feet to a 5/8 inch iron rod found for the South corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 16 seconds WEST 789.86 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE, NORTH 29 degrees 02 minutes 00 seconds EAST 39.50 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 03 seconds WEST 351.95 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, NORTH 28 degrees 04 minutes 02 seconds EAST 139.54 feet to a 5/8 inch iron rod set for the North corner of this tract, same lying in the Northwest right-of-way margin of Los Robles Drive, same being the West corner of said Las Palmas Unit 2, Section 1;

THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

Dated this the 2nd day of July, 2010.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293

SEAL:



X

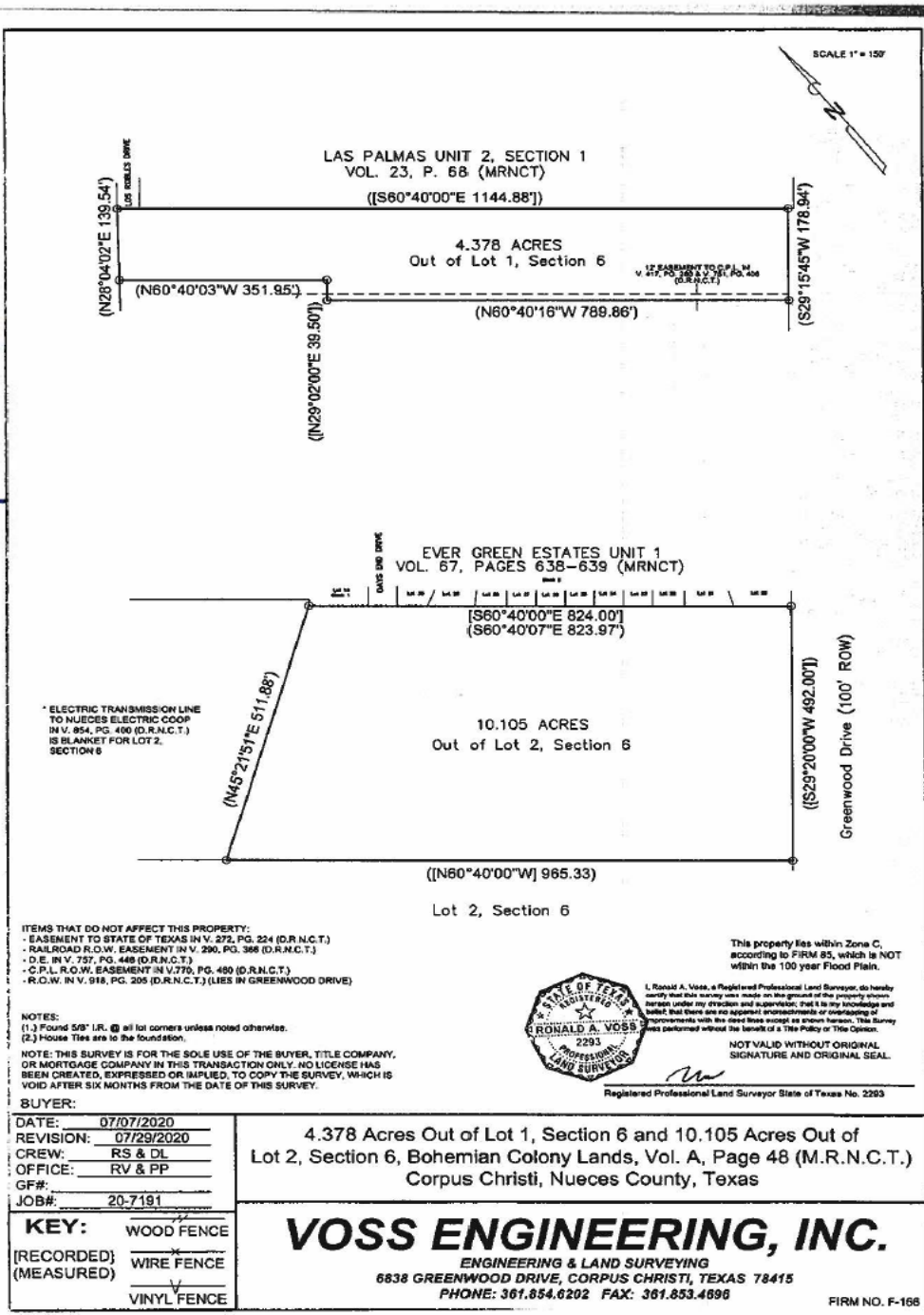
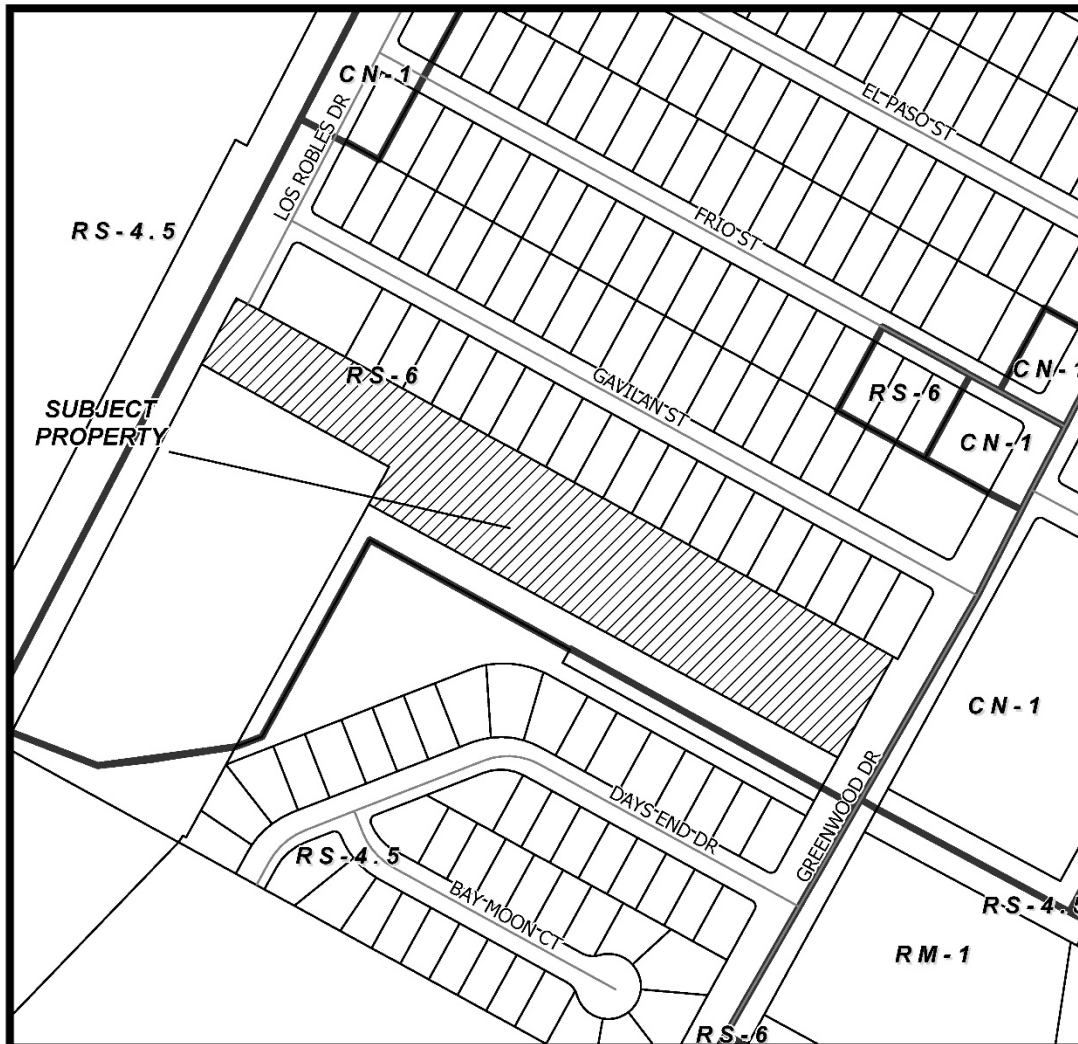


EXHIBIT B



CASE: ZN9151
SUBJECT PROPERTY WITH ZONING

Subject Property

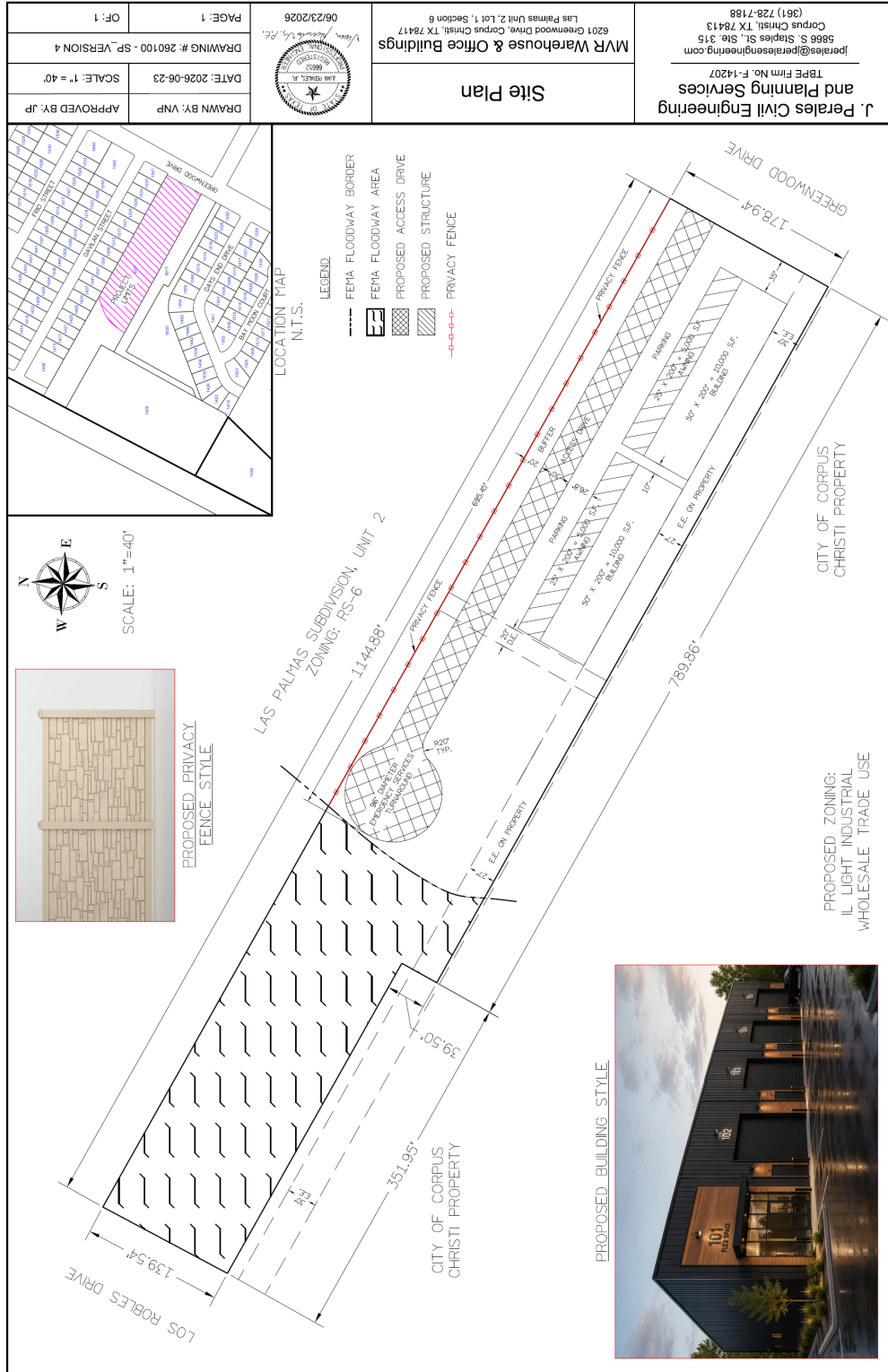
A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

LOCATION MAP

City of Corpus Christi

Esri, HERE, DeLorme

Page 7 of 7





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9151
MVR Construction
Company, Inc.**

PLANNING COMMISSION, August 5, 2026

MVR Construction Co. Inc. DISTRICT 3

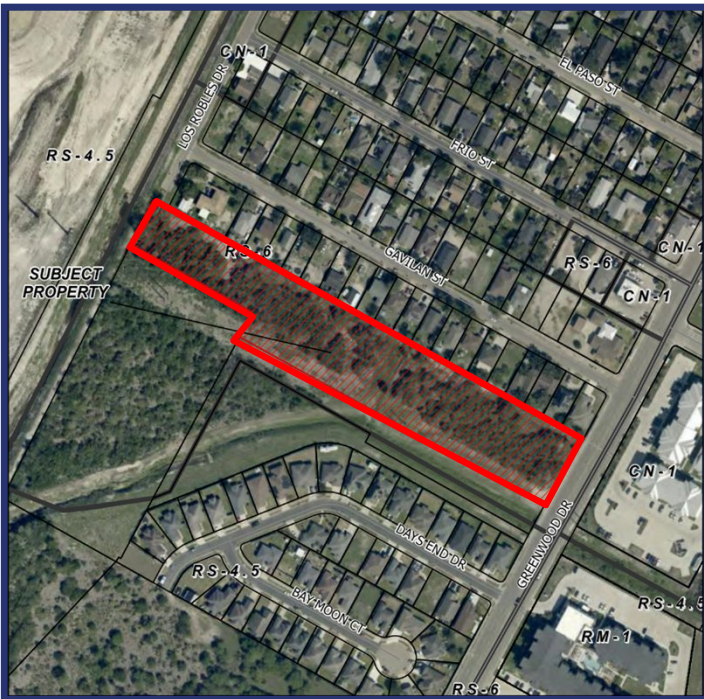


Rezoning a property at or near

6201 Greenwood Drive

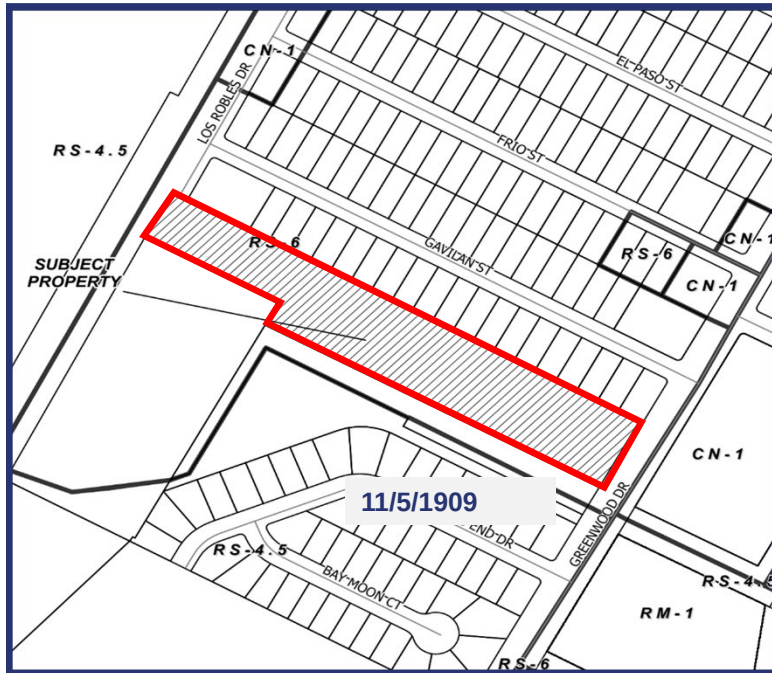
From the “RS-6” Single-Family 6 District

To the “CN-1” Neighborhood Commercial District with a
Special Permit



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a warehouse use.

Area Development Plan:

Westside Area Development Plan
(Adopted on January 10, 2023)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6 District

	Existing Land Use	Zoning District
Site	Agricultural	"RS-6" Single-Family 6
North	Agricultural, Medium-Density Residential	"RS-6" Single-Family 6, "RS-4.5" Single-Family 4.5
South	High-Density Residential	"RS-4.5" Single-Family 4.5, "RM-1" Multifamily, "CN-1" Neighborhood Commercial
East	Medium- and High-Density Residential	"CN-1" Neighborhood Commercial
West	Agricultural, Vacant	"RS-4.5" Single-Family 4.5

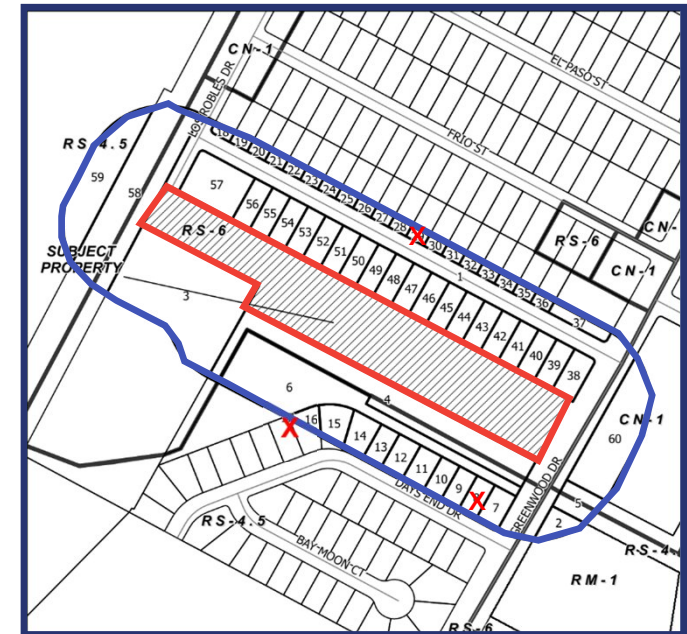


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Public Notification

60 Notices mailed inside the 200' buffer
1 Notices mailed outside the 200' buffer

- Notification Area
- X Opposed: 3 (0.99%)
Separate Opposed Owners: (3)
- O In Favor: 0 (0.00%)



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



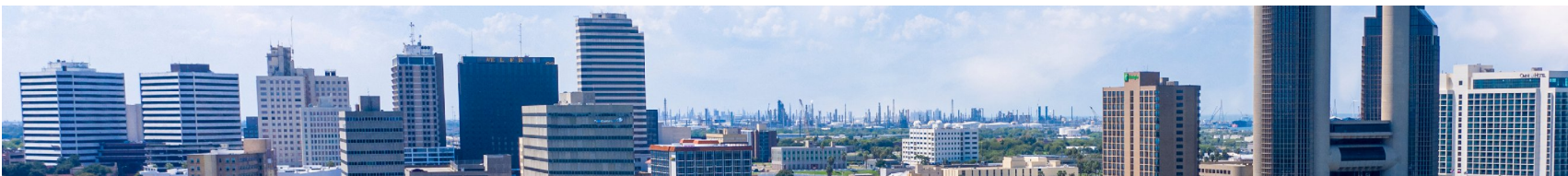
**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

Analysis & Recommendation

The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential.

- Staff considered the inconsistencies to the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit that addresses the visual and operational characteristics of a warehouse with aggregate storage use.

**STAFF RECOMMENDS DENIAL,
TO THE “CN-1/SP” NEIGHBORHOOD COMMERCIAL DISTRICT
WITH A SPECIAL PERMIT**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Applicants Request Special Permit Conditions

USE: The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a warehouse including office space, with aggregate storage per UDC (Unified Development Code).

DEVELOPMENT STANDARDS: Development standards shall be per the attached site plan.

BUFFER YARD: A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.

SIGNAGE: One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.

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

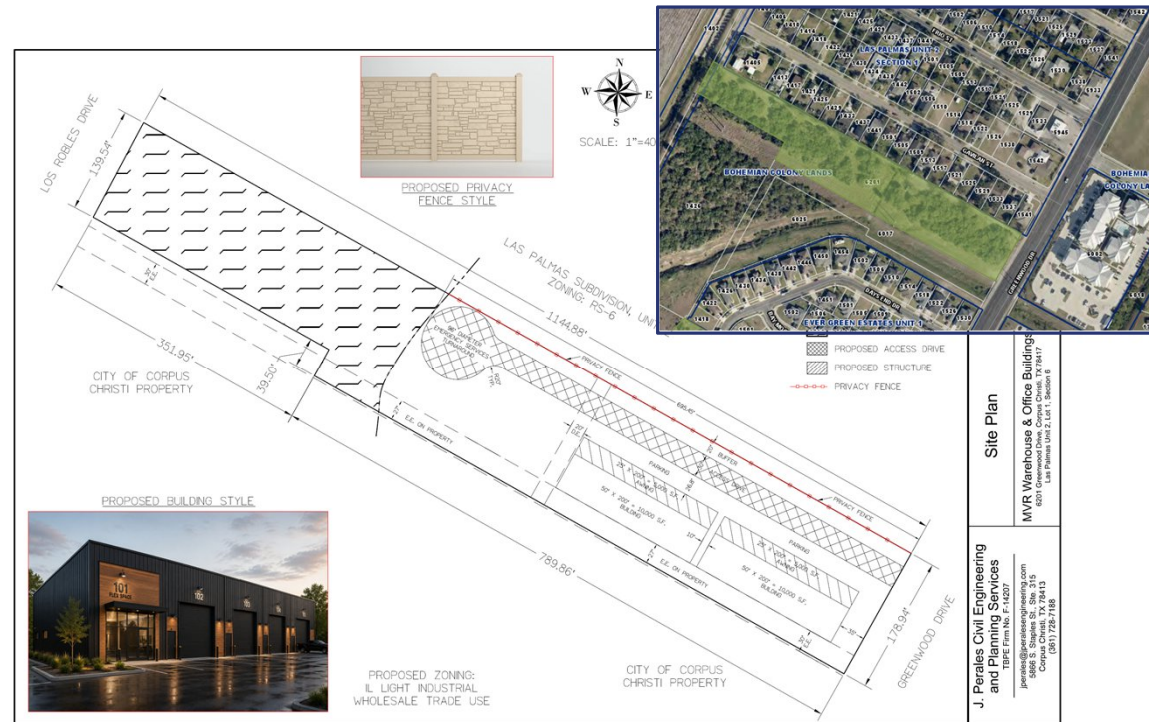
HOURS OF OPERATION: Hours of operation shall be limited to 07:00 AM to 07:00 PM.

OTHER REQUIREMENTS: These conditions do not preclude compliance with other applicable codes.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Site Plan



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

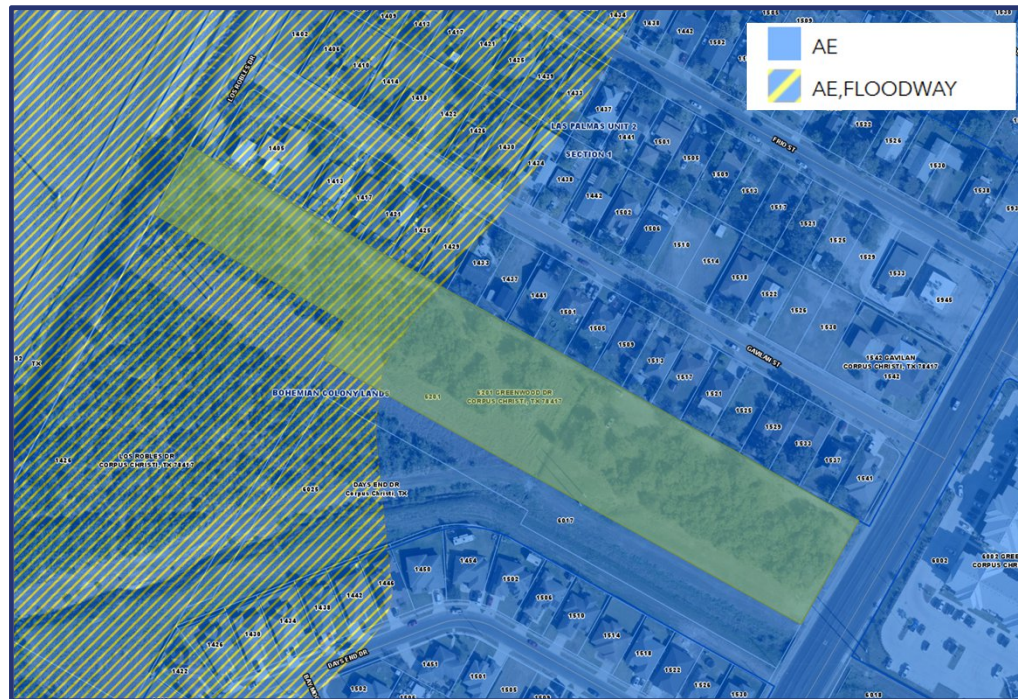
Staff Recommendation: Special Permit Conditions

1. **USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space.
2. **DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
3. **PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
4. **LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
5. **DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or complements the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
6. **BUFFER YARD:** Type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent. An 8-foot noise attenuation wall is required along property lines shared with single-family residences.
7. **LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
8. **SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
9. **NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
10. **HOURS OF OPERATION:** Hours of operation shall be limited to 7:00 AM to 5:00 PM.
11. **TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
12. **OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements.

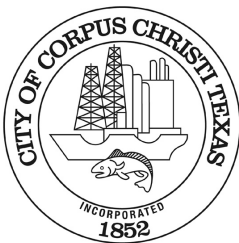


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Flood Zones



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



AGENDA MEMORANDUM

For the Planning Commission Meeting of August 5, 2026

DATE: August 5, 2026

TO: Honorable Planning Commission

THRU: Amy Rodriguez, Director of Management & Budget
AmyC1@corpuschristitx.gov
(361) 826-3792

FROM: Rudy Pena, Jr., Capital Budget Manager
RudyP2@corpuschristitx.gov
(361) 826-3242

Proposed FY 2027 Capital Improvement Program (CIP) Budget

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Rudy Peña	Capital Budget Manager	Management & Budget

OUTSIDE PRESENTER(S):

None

CAPTION:

Proposed FY 2027 Capital Improvement Program (CIP) Budget.

PURPOSE:

The purpose of this item is to present the Proposed FY 2027 Capital Improvement Program (CIP) Budget to the Planning Commission. Planning Commission recommendation to City Council will take place on August 19th, 2026.

BACKGROUND:

The Proposed Fiscal Year 2027 Capital Improvement Program Budget contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

LIST OF SUPPORTING DOCUMENTS:

Proposed FY 2027 Capital Improvement Program (CIP) Budget book to be distributed during the Planning Commission meeting.



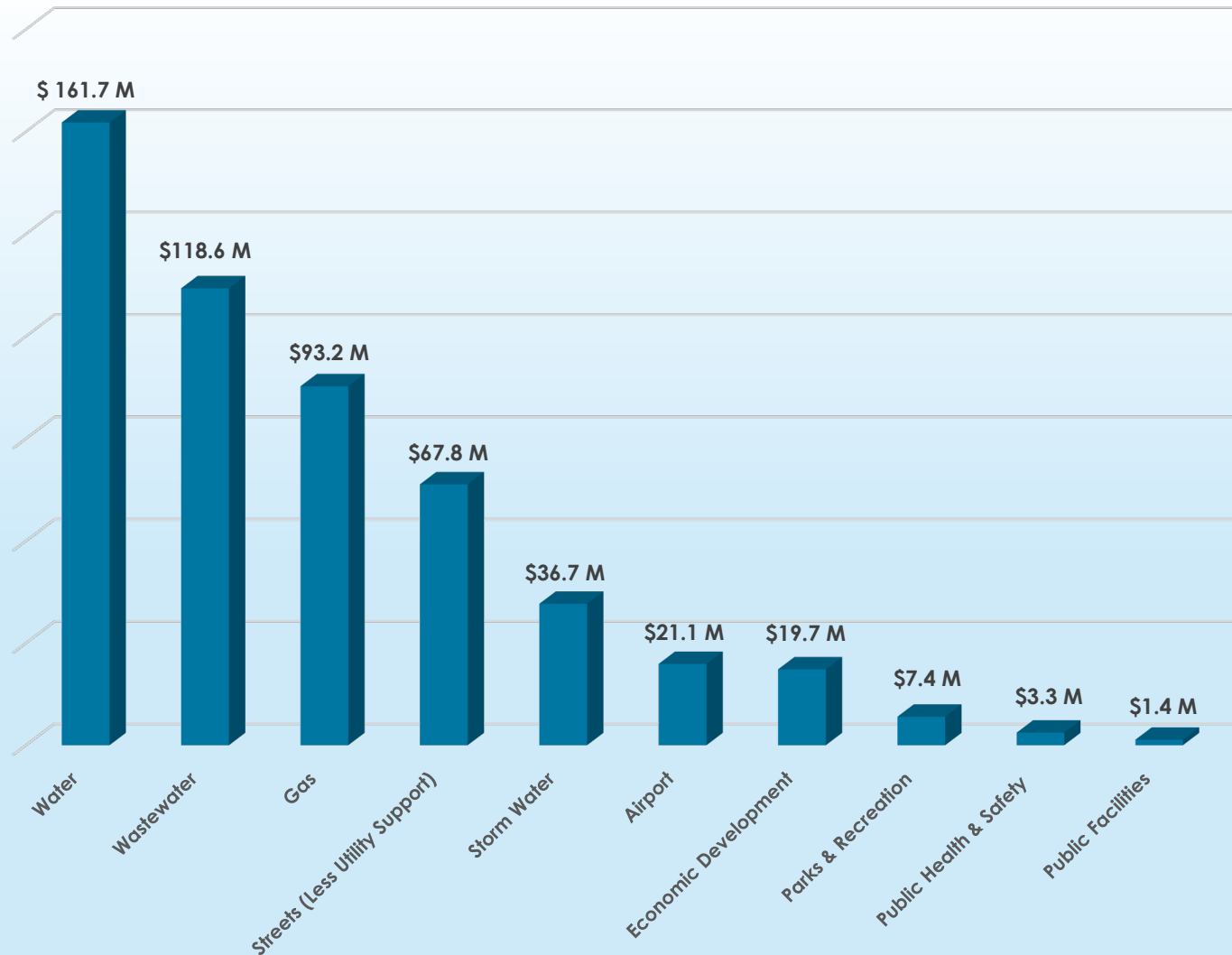
City of Corpus Christi

FY 2027 Proposed Capital Budget



PRESENTED BY: OFFICE OF MANAGEMENT & BUDGET

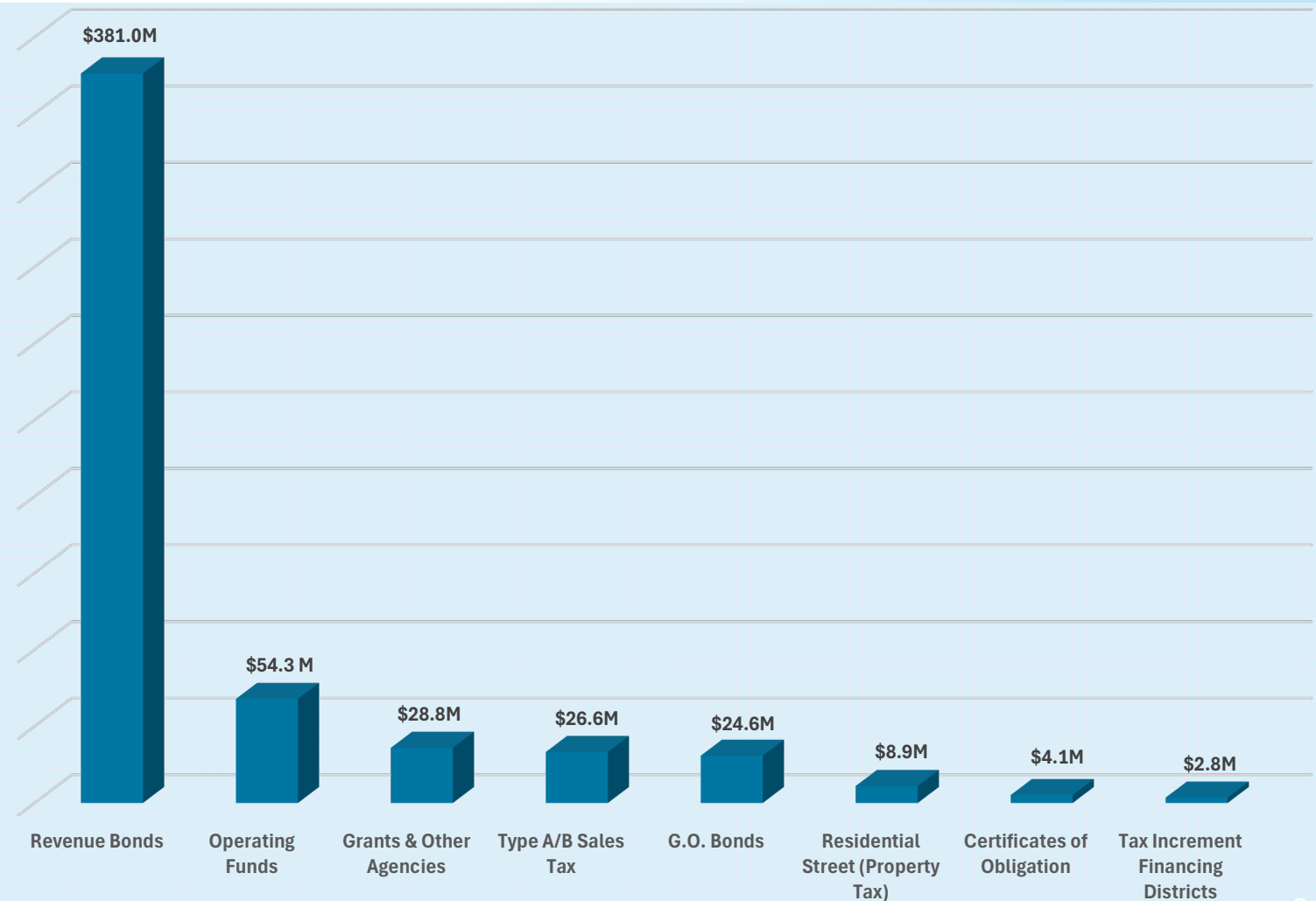
CIP Total by Program



CIP Total by Program	Amount \$	% of Total
Water	\$ 161,662,178	30.4%
Wastewater	118,641,915	22.3%
Gas	93,241,906	17.6%
Streets (Less Utility Support)	67,799,144	12.8%
Storm Water	36,748,246	6.9%
Airport	21,127,469	4.0%
Economic Development	19,714,068	3.7%
Parks & Recreation	7,398,919	1.4%
Public Health & Safety	3,264,899	0.6%
Public Facilities	1,420,837	0.3%
Total FY 2027 Capital Uses	\$ 531,019,581	100%

Funding Sources	Amount	% of Total
Revenue Bonds	\$ 381,040,190	71.8%
Operating Funds	54,283,998	10.2%
Grants & Other Agencies	28,765,895	5.4%
Type A/B Sales Tax	26,578,830	5.0%
G.O. Bonds	24,648,646	4.6%
Residential Street (Property Tax)	8,850,000	1.7%
Certificates of Obligation	4,090,530	0.8%
Tax Increment Financing Districts	2,761,492	0.5%
Total FY 2027 Capital Uses	\$ 531,019,581	100%

Funding Sources



Airport

■ Program Highlights

- International Drive Rehabilitation
- Parking Lot Improvements
- Taxiway Kilo

■ Funding Sources

- Airport Fund
- Grant - Federal Aviation Administration (FAA)
- Customer Facility Charge (CFC)



Economic Development

► Program Highlights

- Museum HVAC Systems Improvements
- Floodwall Upgrades at Science Museum
- Hilliard Center Structural Repairs & Life Safety Improvements

► Funding Sources

- Type B Sales Tax
- TIRZ #2
- Convention Center Complex



Parks & Recreation

■ Program Highlights

- Holly Road Train Trestle to Tourism Trail
- Sherrill Veterans Memorial Park Military Monument Phase III
- Zahn Rd. Lifeguard and Restroom Facility

■ Funding Sources

- G.O. Bond 2024
- TxDOT



Public Facilities

Program Highlights

- City Hall Emergency Power System
- Heavy Equipment Facility Renovation & Vehicle Maintenance Apron
- Development Services Remodel & Parking

Funding Sources

- Asset Management – Facilities Fund
- Certificates of Obligation (Prior)



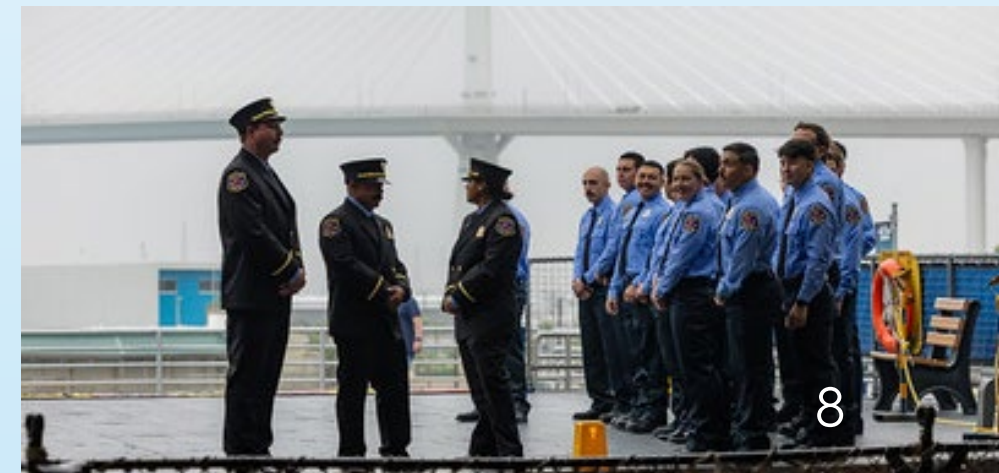
Public Health & Safety

■ Program Highlights

- Police Department Headquarters Roof Repair
- Fire Station #8 & Fire Station #10
- C.F. Valenzuela Landfill Sector 3B Cell Development

■ Funding Sources

- Asset Management – Facilities Fund
- Grant – Texas Division of Emergency Management (TDEM)
- Certificates of Obligation (New)



Streets

► Program Highlights

- Alameda St. (Texan to Doddridge)
- Flour Bluff Drive (Yorktown to Don Patricio)
- Holly Road (Paul Jones to Ennis Joslin)

► Funding Sources

- G.O. Bond 2024
- Residential Street Property Tax
- Type B Sales Tax



Gas

■ Program Highlights

- Gas Department Annex Office
- Rockport Gas Line Replacement
- Underground Natural Gas Storage

■ Funding Sources

- Grant – Natural Gas Distribution Infrastructure Safety and Modernization (NGDISM)
- Revenue Bonds



Storm Water

■ Program Highlights

- La Volla Creek Improvements
- Encantada Avenue Culvert Replacement
- Public Works Facility

■ Funding Sources

- Grant – Texas Division of Emergency Management (TDEM)
- Revenue Bonds



Wastewater

- Program Highlights

- Broadway WWTP Third Clarifier
- Citywide Lift Station Repair
- Hewitt/Santa Fe Wastewater Line Upsizing to Oso WRP

- Funding Sources

- PAYGO
- Revenue Bond



Water

► Program Highlights

- ONSWTP – Multiple Upgrades & Improvements
- Elevated Water Storage Tank – Calallen Pressure Plane
- Citywide Large and Small Diameter Line Replacements

► Funding Sources

- PAYGO
- Revenue Bond

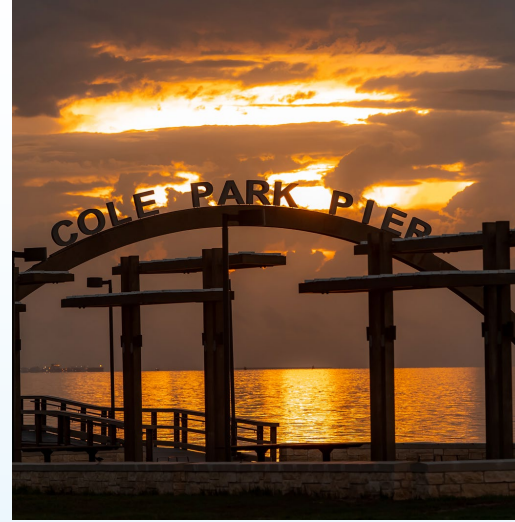




➡ QUESTIONS?

The FY 2027 Capital Budget is available to the public in a hard copy at all library branches and at the City Secretary's office. It is available online at the following link [Capital Budget](#) and you can also scan the QR.





Thank you

► RUDY PEÑA | RUDYP2@CORPUSCHRISTITX.GOV | 361-826-3242