City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, June 10, 2026 | **5:30 PM** | **Council Chambers**

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Vice Chairman Munoz, Commissioners Miller & Teichelman (5.13.2026 meeting)

IV. Approval of Minutes: May 13, 2026

1. 26-0816 May 13, 2026 Meeting Minutes DRAFT

Attachments: 5.13.26 PC Meeting Minutes- DRAFT

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats

2. 26-0750 PL9185
PRELIMINARY - PALMS AT GOLLIHAR ROAD
Lot 24, Block 1
(5.25 acres)

(District 3) Generally located at 1753 Gollihar Road, on the southeast corner of Gollihar Road and Greenwood Drive.

Attachments: PL9185CoverTab
PL9185 Closed Comment Report
PL9185LatestPrelimPlat

3. 26-0894 PL9307
PRELIMINARY - FARIAS TRACT
(522.15 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Attachments: PL9307PrelimPlatappcoverTab
PL9307ClosedCommentReport
PL9307LatestPrelimPlat

4. 26-0771 PL9259
REPLAT - LEXINGTON VILLAGE
Lot 6R
(0.68 acres)

(District 3) Generally located at 2901 South Padre Island Drive, north of Sacky Drive, east of Richter Street, south of South Padre Island Drive, and west of Kostoryz Road.

Attachments: PL9259ReplatCoverTab
PL9259ClosedCommentReport
PL9259LatestPlat

5. 26-0795 PL9274
REPLAT - BROOKLYN ADDITION
Lot 1R Block 82
(0.73 Acres)

(District 1) (REPLAT) Generally located at 502 Burleson Street, north of Burleson Street, south of Churchdale Street, east of Interstate Highway 181, and west of Surfside Boulevard.

Attachments: PL9274ReplatCoverTab
PL9274ClosedCommentReport

PL9274LatestPlat

6. 26-0796 PL9167

REPLAT - OCEAN BREEZE SUBDIVISION
(12.01 Acres)

(District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.

Attachments: PL9167ReplatCoverTab
PL9167ClosedCommentReport
PL9167LatestPlat

7. 26-0877 PL9201

REPLAT - CENTURY SUBDIVISION
Lot 2A Block 1
(12.73 Acres)

(District 4) Generally located at 6685 South Padre Island Drive, north of Williams Drive, east of Daly Drive and west of Nile Drive.

Attachments: PL9201FinalCoverTab
PL9201ClosedCommentReport
PL9201LatestPlat

8. 26-0766 PL9153

FINAL- OSO RANCH UNIT 1B
(16.73 Acres)

(District 4) (FINAL) Generally located at 2449 Flour Bluff Drive, north of Glenoak Drive, south of Pleasant Drive, and west of Flour Bluff Drive.

Attachments: PL9153FinalPlatCoverTab
PL9153 ClosedCommentReport
PL9153LatestPlat

9. 26-0798 PL9273

FINAL - FLOUR BLUFF NO.2
Lots 2B and 2A Block 5
(0.51 Acres)

(District 4) (FINAL) Generally located at 727 and 729 Claride Street, north of Lakeside Drive, east of Military Drive, south of Claride Street, and west of Naval Air Station Drive

Attachments: PL9273FINALCoverTab
PL9273ClosedCommentReport
PL9273LatestPlat

10. 26-0779 PL9241

FINAL - OSO POINTE
(20.07 acres)

(District 4) Generally located at 2401 Flour Bluff Drive, at the southeast intersection of Flour Bluff Drive and Purdue Road.

Attachments: PL9241CoverTabFinal
PL9241 Closed Comment Report
PL9241LatestFinalPlat

11. 26-0778 PL9205

FINAL - RIVERSTONE TRAILS PHASE I
(24.87 acres)

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

Attachments: PL9205CoverTabFinal
PL9205 Closed Comment Report
PL9205LatestFinalPlat

12. 26-0874 PL8980

FINAL - CAROLINE'S HEIGHTS UNIT 3
(10.80 Acres)

(District 5) Generally located on the southeast corner of Farm-to-Market Road 2444 and County Road 43.

Attachments: PL8980FinalCoverTab
PL8980ClosedCommentReport
PL8980LatestPlatpg12

13. 26-0875 PL9209

FINAL - WALDRON ROAD SUBDIVISION
Block 1 Lot 4
(1.28 Acres)

(District 4) Generally located at 1521 Waldron Road, south of Graham Road, and west of Amber Drive.

Attachments: PL9209FinalCoverTab
PL9209ClosedCommentReport
PL9209LatestPlat

14. 26-0876 PL9207
FINAL - 100 SOUTH PADRE
Block 1 Lot 3
(5.01 Acres)

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

Attachments: PL9207FinalCoverTab
PL9207ClosedCommentReport
PL9207LatestPlatpg.1

15. 26-0895 PL9308
FINAL PLAT - FARIAS TRACTS
LOTS 1 & 2 BLOCK 1
(338.38 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Attachments: PL9308FinalPlatCoverTab
PL9308ClosedCommentReport
PL9308LatestFinalPlat

B. Zoning

16. 26-0775 Zoning Case No. ZN9250, Morehead Dotts Ryback, Inc. (District 2). Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9250 Morehead Dotts Rybak Staff Report
ZN9250 Morehead Dotts Rybak Pwpt

17. 26-0776 Zoning Case No. ZN9255, House Finder TX, LLC. (District 1). Ordinance rezoning a property at or near 556 Virginia Avenue from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9255 House Finder TX, LLC Staff Report
ZN9255 House Finder TX, LLC Pwpt

18. 26-0799 Zoning Case No. ZN9184, Gonzales Adolph Et als. (District 3). Ordinance rezoning a property at or near 1753 Gollihar Road from the "RS-6" Single Family 6 District to the "RM-1" Multifamily District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9184 Gonzales Adoph Etals Staff Report (1)

ZN9184 Gonzales Adolph Etals Pwpt (2) (3)

19. 26-0800 Zoning Case No. ZN9194, Miller Street Holdings, LLC (District 1). Ordinance rezoning a property at or near 3641 Mueller Street from the "CN-1" Neighborhood Commercial 1 District to the "CN-1/SP" Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9194 Miller Street Holdings LLC Staff Report

ZN9194 Miller Street Holdings LLC Pwpt

20. 26-0886 Zoning Case No. ZN9187, MVR Constriction Co. (District 3). Ordinance rezoning a property at or near 5040 Rockford Drive from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9187 MRV Construction Co. Staff Report

ZN9187 MVR Construction Co. Pwpt Without Notes

21. 26-0890 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 "IL" Light Industrial District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the "CN-1/SP" Neighborhood Commercial District with a Special Permit).

Attachments: ZN9151 MVR Construction Co Inc. Staff Report

ZN9151 MVR Construction Co Inc Pwpt

22. 26-0891 Zoning Case No. ZN9288, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9288 Coastal Dunes LLC Staff Report

ZN9288 Coastal Dunes LLC PowerPoint

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

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

City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, May 13, 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, Commissioners Miller & Teichelman absent.

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Munoz (4.29.2026 meeting)

Commissioner Hedrick made a motion to approve the absence of Vice Chairman Munoz from the April 29, 2026, meeting. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: April 29, 2026

Commissioner Budd made a motion to approve the meeting minutes from April 29, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. 26-0742 April 29, 2026 Meeting Minutes

Attachments: 4.29.26 PC Meeting Minutes- DRAFT

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

Andrew Dimas, Development Services introduced items #2 and 3 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 #4 into a record. Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and Planned Unit Development Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Chairman Salazar-Garza asked by the zoning case is requesting the PUD. Andrew

Dimas stated the reasoning is that the developer is asking for multiple housing types within specific blocks, allowing for single family houses which is currently not allowed in the "CR-2" district, flexibility of number of lots sizes, and adjustments of roadway widths. Chairman Salazar-Garza asked if the single-family homes would mirror the "RS- 4.5" district and Andrew Dimas stated yes.

Commissioner Hedrick has about the special permit timeframe and what needs to be done to stay open. Andrew Dimas stated in the case the PUD has a 12-to-24-month timeframe unlike in other cases the code limits special permits to 12 months but can be extended as part of an ordinance. Only in the case of special permits does a building permit need to be issued for the special permit part of the zoning to stay alive. Commissioner Hedrick stated if on-site infrastructure occurs on the PUD will continue to be valid and Andrew Dimas agreed.

Chairman Salazar-Garza asked about the latest version of the plat regarding the entry and exits on site. Andrew Dimas stated there would be three points of access in the development.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

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

A. Plats

2. 26-0665 PL9236
REPLAT - LAMAR PARK 6
Lot 9A, Block 20
(0.26 Acres)

(District 2) Generally located at 329 Williamson Place, north of Aberdeen Avenue and east of Santa Fe Street.

Attachments: PL9236ReplatCoverTab
PL9236CosedCommentReport
PL9236LatestPlat

3. 26-0669 PL9219
REPLAT - COUNTRY ESTATES SUBDIVISION NO. 2
Lots 23A, 23B, 24A, 24B, Block 2
(0.50 Acres)

(District 1) (REPLAT) Generally located at 12937 Hearn Road, south of Leopard Street, east of Interstate Highway 69 (IH 69), and west of Callicoatte Road.

Attachments: PL9219ReplatCoverTab
PL9219ClosedCommentReport
PL9219LatestPlat

B. Zoning

4. 26-0741 Zoning Case No. ZN8979, Gulfshores Joint Venture (District 4). Ordinance rezoning a property at or near 14902 St Bartholomew Avenue from the “CR-2/IO” Resort Commercial District with the Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with the Island Overlay and Planned Unit Development Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN8979 Gulfshores Joint Venture Text File Tab
ZN8979 Gulfshores Joint Venture Staff Report
ZN8979 Gulfshores Joint Venture Pwpt (3)

VI. Director's Report: None.

VII. Future Agenda Items: None.

Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:40 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9185
PRELIMINARY – PALMS AT GOLLIHAR ROAD
Lot 24, Block 1
(5.25 acres)

(District 3) Generally located at 1753 Gollihar Road, on the southeast corner of Gollihar Road and Greenwood Drive.

Zoned: RS-6

Owner: Adolph Gonzales, Etals.

Engineer/Surveyor: BGE, Inc.

The applicant proposes to preliminary plat the lot and intends to develop low-rise apartments, projecting 64 units. This plat is currently in the rezoning process, requesting the “RM-1” Multifamily District. The submitted Re-plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-05-2026
08:39:06

Merged Document Report

Application No.: PL9185

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT_26-00298_Prelim_2026-04-27.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along two existing CCRTA bus routes; PTN Route 19G Ayers/Greenwood and Route 25 Gollihar/Greenwood however not immediately adjacent to any bus route service stops.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
7	P001	Note	Mina Trinidad : DS	Closed	Update 04/01/26: PHT form submitted by DS staff. Pending Traffic comments. Traffic/ROW: (Moises T.) PW-Traffic rejects PL9185 (Preliminary Plat) Palms at Gollihar Road (1753 Gollihar Rd). No Peak Hour Traffic (PHT) Form has been submitted.	
8	P001	Note	Mina Trinidad : DS	Closed	Ensure all general plat notes are completed.	
9	P001	Note	Mina Trinidad : DS	Closed	Depict the block number inside a circle within the plat boundaries for better visibility.	
10	P001	Note	Mina Trinidad : DS	Closed	Ensure address is completed on the plat.	
11	P001	Note	Mina Trinidad : DS	Closed	Survey information not required to be on the plat.	
12	P001	Note	Mina Trinidad : DS	Closed	Include property recordation history (1st line of the property description) as a subheading to the plat.	
13	P001	Note	Mina Trinidad : DS	Closed	Update 4/29/26: Plat closes within acceptable engineering standards. GIS: (Ziba A.) It appears that the bearing and distance are missing for the segment highlighted in yellow in the attachment (added image to "Attachments") Could you please send the complete plat so I can finish the closure check?	
14	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements. Fire flow for residential areas require 750 GPM	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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. 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. 503.1.1 (amendment): During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.	
15	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) 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. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result	

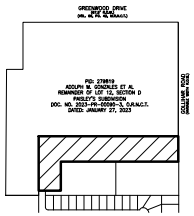
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn. During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street. -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.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: 64 Dwelling Units x $462.50 Fee = $29,600.00 Total Fees are to be applied by the number of newly proposed dwelling units to be created view project scope. This number includes (36 Units - Bldg Type 1), and (28 Units - Bldg Type 2). For a total of (64) newly proposed dwelling units. This number is indicated on page 4 of the TRC documents. If this number changes, please contact in order to adjust fees to the correct amount in cases of additional units, or units less than the amount indicated on said plat.	
17	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) 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. 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. EXCAVATION IN NEW OR STREETS IN GOOD CONDITION. Any street excavation/cut shall repair not only the impacted trench but also New street (Any street 0-6 years and PCI ≥ 80) Width: Curb to Curb Length: 25 FT beyond the outer most edge of excavation in both directions Thickness: to match existing thickness	

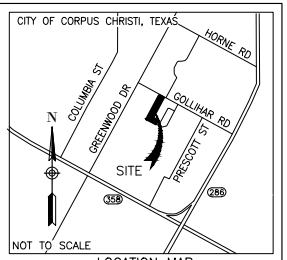
PRELIMINARY PLAT OF

PALMS AT GOLLIHAR ROAD

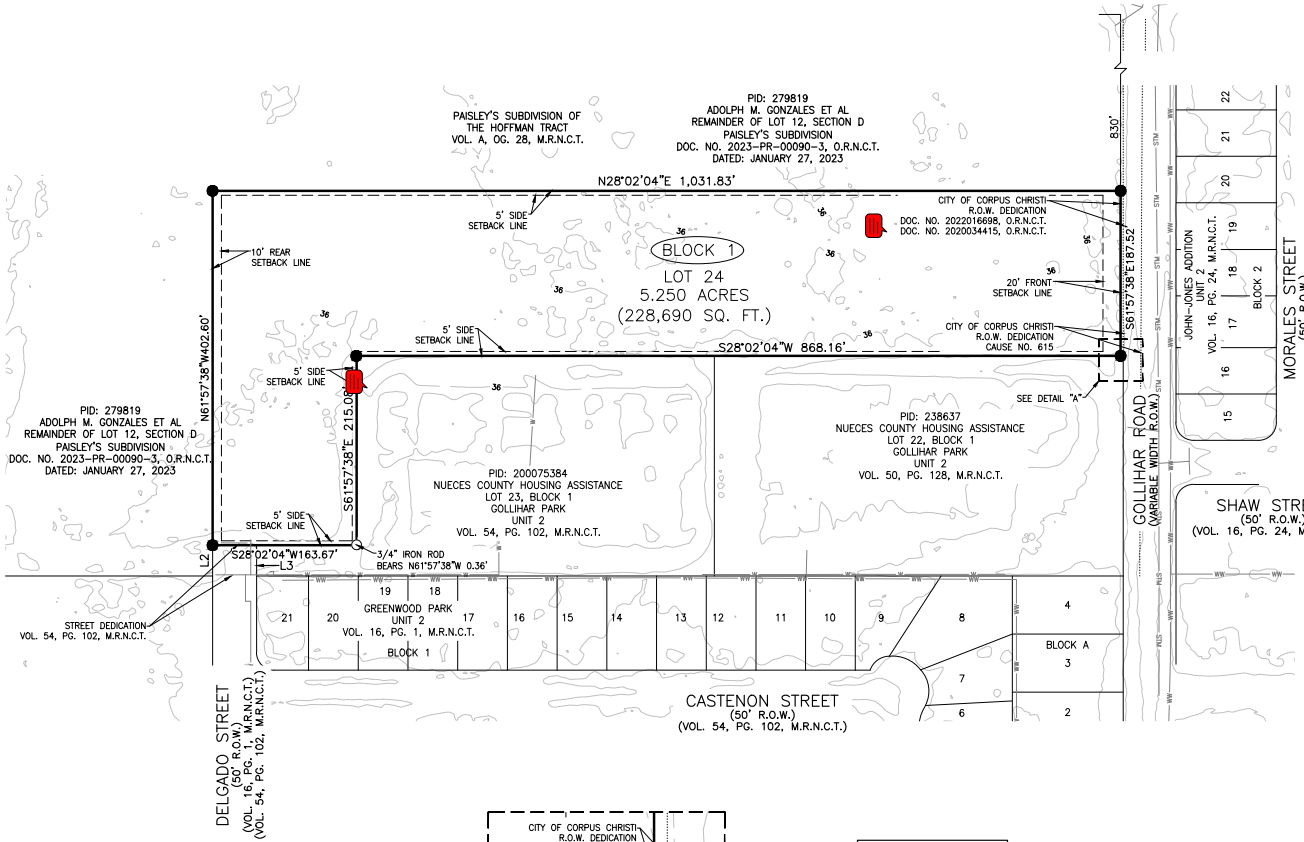
BEING A 5.250–ACRE (228,690 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 12, SECTION "D", PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 28, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS CONVEYED TO ADOLPHO M. GONZALEZ A/K/A ADOLPH GONZALEZ (UNDIVIDED 1/5 INTEREST); MARIA ISABEL GONZALEZ PALACIOS A/K/A MARY ISABEL GONZALEZ PALACIOS A/K/A ISABEL PALACIOS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF ROSE GONZALEZ, DECEASED, CAUSE NO. 42108–1, PROBATE COURT RECORDS OF NUECES COUNTY (UNDIVIDED 1/5 INTEREST); JOHN JOE GONZALEZ AKA JOHN J. GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOE M. GONZALEZ, DECEASED, CAUSE NO. 39204–3, PROBATE COURT RECORDS OF NUECES COUNTY, AND RICHARD CHARLES GONZALEZ AKA RICHARD C. GONZALEZ AND MARIA ISABEL GONZALEZ (UNDIVIDED 1/5 INTEREST); ALFONSO GONZALES, JR., ADMINISTRATOR OF THE ESTATE OF ALFONSO M. GONZALES, DECEASED, CAUSE NO. 38890–3, PROBATE COURT RECORDS OF NUECES COUNTY, AND ALFONSO M. GONZALES, INDIVIDUALLY, AND ERIC GONZALES (UNDIVIDED 1/5 INTEREST); AND ANNA ELISABET GONZALES AND ROXANNA M. GONZALES–SOZA (UNDIVIDED 1/5 INTEREST), CAUSE NO. 2023–PR–00090–3.

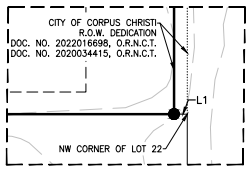


PARENT TRACT DETAIL
NOT TO SCALE



LOCATION MAP





DETAIL "A"
SCALE 1"=20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°02'04"E	3.00
L2	S61°57'38"E	34.85
L3	S61°57'38"E	34.85

LEGEND

○	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●	SET 1/2" IRON ROD W/ RED PLASTIC CAP STAMPED "ESP PROP COR" (UNLESS OTHERWISE NOTED)
O.R.N.C.T.	OFFICIAL RECORD OF NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
R.O.W.	RIGHT–OF–WAY
VOL.	VOLUME
PG.	PAGE
Y.R.	YARD REQUIREMENT
W	WATER LINE
WW	WASTE WATER LINE
STM	STORM WATER LINE
	EASEMENT

ADDRESS: 1753 GOLLIHAR RD. CORPUS CHRISTI TX, 78416

OWNER: PROSPERA HOUSING COMMUNITY SERVICES
3419 NACODOCHES RD.
SAN ANTONIO, TX 78217

R.P.L.S.: MICHAEL J. VANDERSTAPPEN
TEXAS REGISTRATION NO. 6594
ESP ASSOCIATES, INC.
MVANDERSTAPPEN@ESPASSOCIATES.COM

ENGINEER: DAVID BABINEAUX
TEXAS REGISTRATION NO. 127935
BGE, INC.
DBABINEAUX@BGEINC.COM

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATE: 4/27/2026

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 5.250 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. SET IRON RODS WITH RED PLASTIC CAPS STAMPED "ESP PROP. COR." AT ALL LOT CORNERS EXCEPT WHERE NOTED.
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7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "AE" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G & 48355C0510G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THIS SUBDIVISION IS CURRENTLY ZONED AS AG–OPEN LAND AND PROPOSED RM–1 ZONING.
10. ELEVATION DATA IS SHOWN HEREON ACCORDING TO THE MOST CURRENT GIS DATA PROVIDED BY TNRIS (TEXAS NATURAL RESOURCES INFORMATION SYSTEM) AT THE TIME OF THIS PLAT.

ESP Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271

TBPELS #10194036
www.espassociates.com

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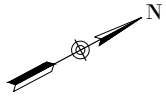


SCALE 1"=100'
PREVAILING BREEZE = SSE
DATE: 2/20/2026

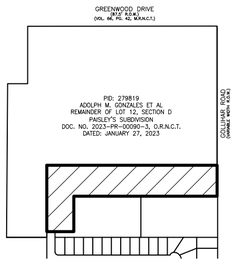
R:\26–00298\Survey\dwg\PLAT_26–00298.dwg

JOB No. 26–00298 DATE OF PREPARATION: 4/27/2026

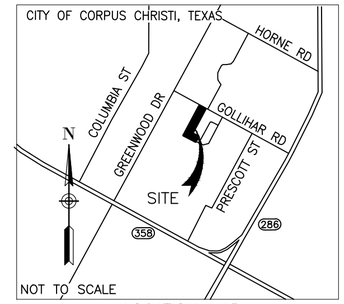
PRELIMINARY PLAT OF

PALMS AT GOLLIHAR ROAD

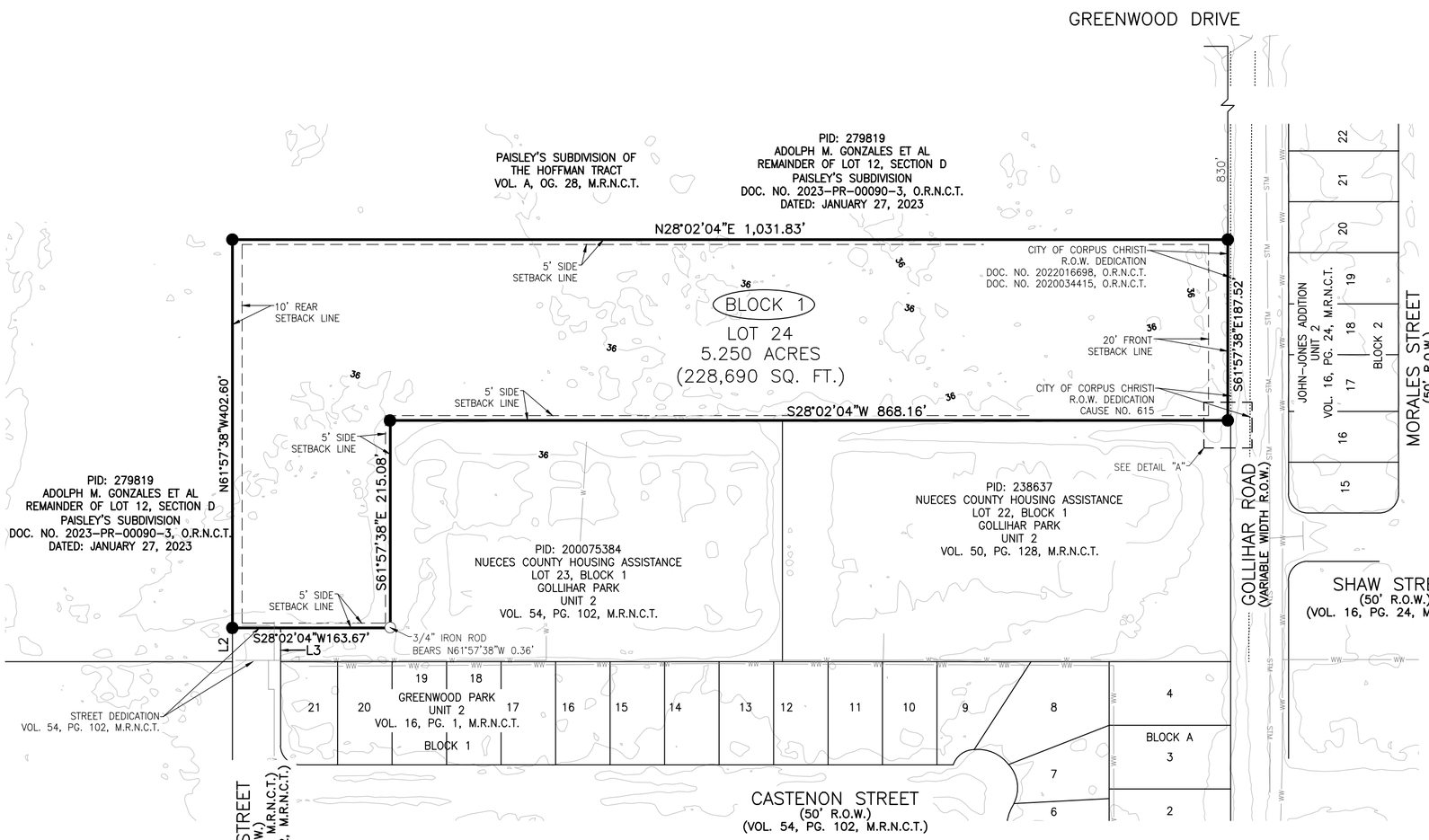
BEING A 5.250-ACRE (228,690 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 12, SECTION "D", PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 28, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS CONVEYED TO ADOLPHO M. GONZALEZ A/K/A ADOLPH GONZALEZ (UNDIVIDED 1/5 INTEREST); MARIA ISABEL GONZALEZ PALACIOS A/K/A MARY ISABEL GONZALEZ PALACIOS A/K/A ISABEL PALACIOS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF ROSE GONZALEZ, DECEASED, CAUSE NO. 42108-1, PROBATE COURT RECORDS OF NUECES COUNTY (UNDIVIDED 1/5 INTEREST); JOHN JOE GONZALEZ AKA JOHN J. GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOE M. GONZALEZ, DECEASED, CAUSE NO. 39204-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND RICHARD CHARLES GONZALEZ AKA RICHARD C. GONZALEZ AND MARIA ISABEL GONZALEZ (UNDIVIDED 1/5 INTEREST); ALFONSO GONZALES, JR., ADMINISTRATOR OF THE ESTATE OF ALFONSO M. GONZALES, DECEASED, CAUSE NO. 38890-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND ALFONSO M. GONZALES, INDIVIDUALLY, AND ERIC GONZALES (UNDIVIDED 1/5 INTEREST); AND ANNA ELISABET GONZALES AND ROXANNA M. GONZALES-SOZA (UNDIVIDED 1/5 INTEREST), CAUSE NO. 2023-PR-00090-3.

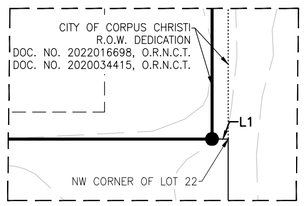


PARENT TRACT DETAIL
NOT TO SCALE



LOCATION MAP





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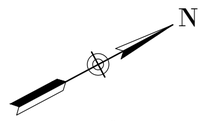

SCALE 1"=100'
PREVAILING BREEZE = SSE
DATE: 2/20/2026

LEGEND

○	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
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R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
Y.R.	YARD REQUIREMENT
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TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9307
PRELIMINARY – FARIAS TRACT
(522.15 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Zoned: FR, RS-6, OCL

Owner: Beacon Point Capital, LLC

Surveyor: Pape-Dawson

The applicant proposes to plat the property to obtain building permit. 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.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 06-02-2026 16:12:37

Merged Document Report

Application No.: PL9307

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260602 Farias Tract Preliminary Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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
3	P001	Note	Mark Zans : DS	Closed	Please remove all language and certificates associated with final plat. Preliminary plats do not get recorded.	
5	P001	Note	Mark Zans : DS	Closed	Please revise note #1. There are lots that are outside of the city limits.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mark Zans : LD	Closed	Lower Colorado River Authority - This property contains an LCRA transmission line and easement. LCRA would have no comment on the proposed plat, however we would need to review plans for any improvements proposed for the LCRA transmission easement. Please direct the responsible party my way and I'll get them started with our encroachment review process.	
8	P001	Note	Mark Zans : LD	Closed	Fire comments #1 Please see Fire Comments for PL9307 Farias Tract Preliminary Plat. 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
9	P001	Note	Mark Zans : LD	Closed	Fire comments #2 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
10	P001	Note	Mark Zans : LD	Closed	Please revise note #1. There are lots that are outside of the city limits.	
11	P001	Note	Mark Zans : LD	Closed	Traffic comments#2:	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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 shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • Proposed driveway details &	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. Moises Torres 361-826-3552	
12	P001	Note	Mark Zans : LD	Closed	Stormwater comments: This plat is approved subject to the condition that any future development or construction upon this site shall require full mitigation of increased post-development stormwater runoff. A detention pond has been proposed and noted as designed with respect to the ultimate condition, which includes development of the entire tract to prevent any adverse impacts associated with the development of this property. All increases in post-development stormwater runoff must be mitigated in accordance with UDC 8.2.A, 8.2.8.B, and IDM 3.05, resulting in no adverse impacts between existing conditions and proposed conditions. 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. Note on private facilities: If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	

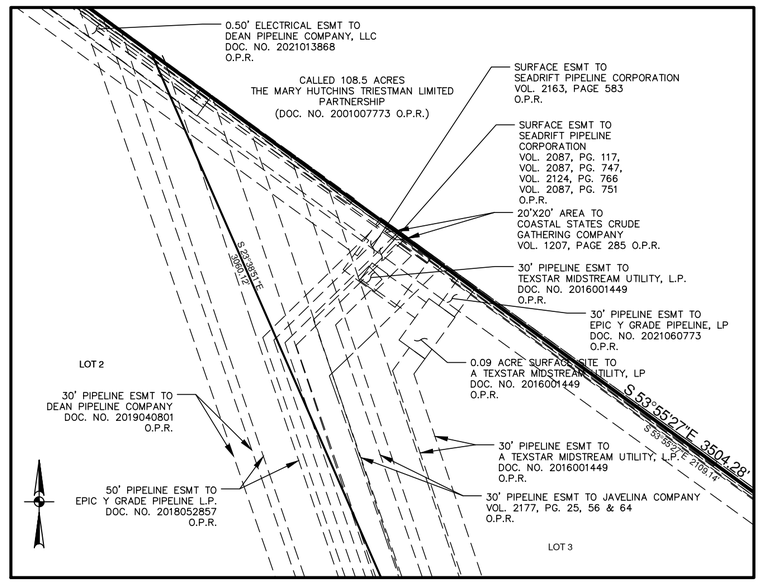
FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFFERED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFFERED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL OF A CALLED 145.33 ACRE TRACT, DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025042436 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE GREGORIO FARIAS SURVEY, SURVEY NUMBER 599, ABSTRACT 592, OF NUECES COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S51°48'00"E	487.55'
L2	S9°39'12"W	267.25'
L3	N53°57'48"W	232.96'
L4	S9°39'12"W	313.18'
L5	S53°57'48"E	232.96'
L6	N80°20'48"W	208.70'
L7	S9°39'12"W	268.43'
L8	S9°33'24"W	578.20'
L9	S9°39'12"W	21.41'
L10	S53°55'27"E	118.76'
L11	S53°22'49"E	25.01'
L12	N36°36'57"E	164.42'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	915.95'	36°41'34"	N17°27'19"E	576.61'	586.59'



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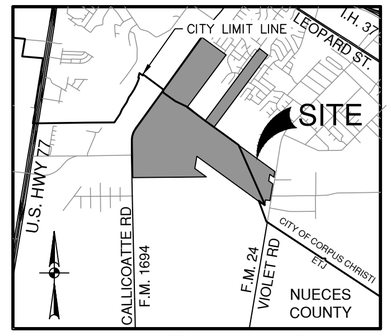
NOT TO SCALE



LOCATION MAP

NOT-TO-SCALE

OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

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

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

LEGEND

	EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
VAR WID	VARIABLE WIDTH
CATV	CABLE TV
ELEC	ELECTRIC
TELE	TELEPHONE
HOA	HOMEOWNERS ASSOCIATION
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
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M.R.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
INST. NO.	INSTRUMENT NUMBER
AC	ACRE(S)
ESMT	EASEMENT
I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE. [RECORD BEARING/DISTANCE].

NOTES:

1. THE PROPERTY PARTIALLY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 522.156 ACRE(S) OF LAND.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 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 IN THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0280G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
6. PROPERTY MUST COMPLY WITH TCM DRIVEWAY/TRAFFIC ACCESS MANAGEMENT PLAN

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FARIAS TRACT
Civil Job No. 2106800 ; Survey Job No. 2106800
Date: Jun 01, 2026, 4:33pm User ID: epasey
File: P:\210\68\00\Design\Civil\Plat\P1_2106800-Prelim.dwg

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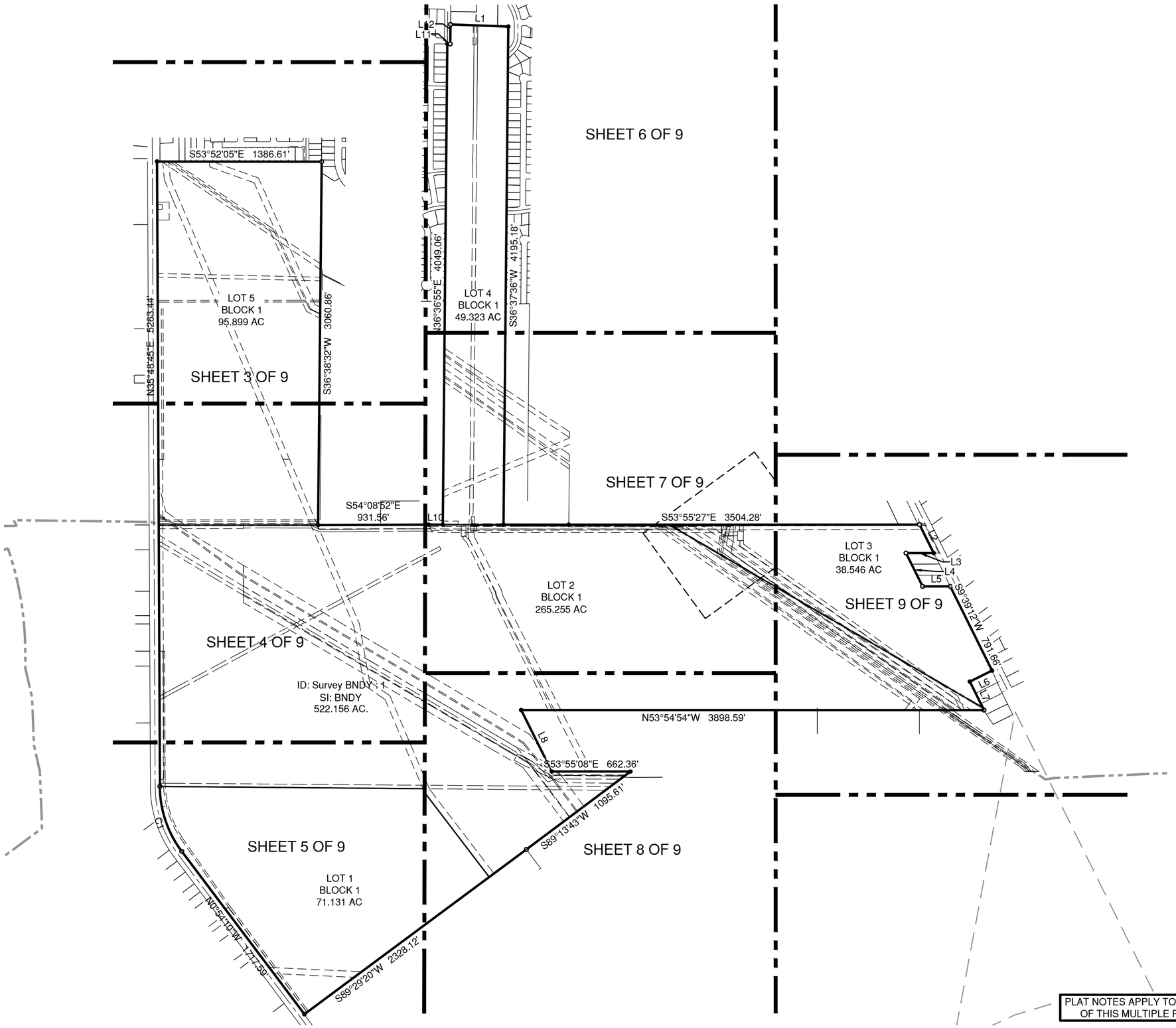

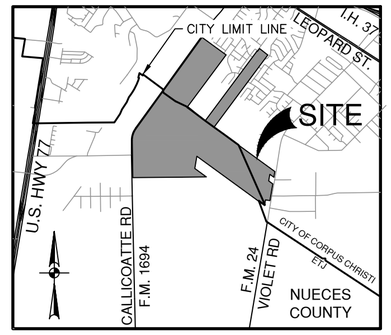

LOCATION MAP

NOT–TO–SCALE

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MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

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

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

LEGEND

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	CITY OF CORPUS CHRISTI LIMITS
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0' 600' 1,200' 1,800'

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SHEET 2 OF 9

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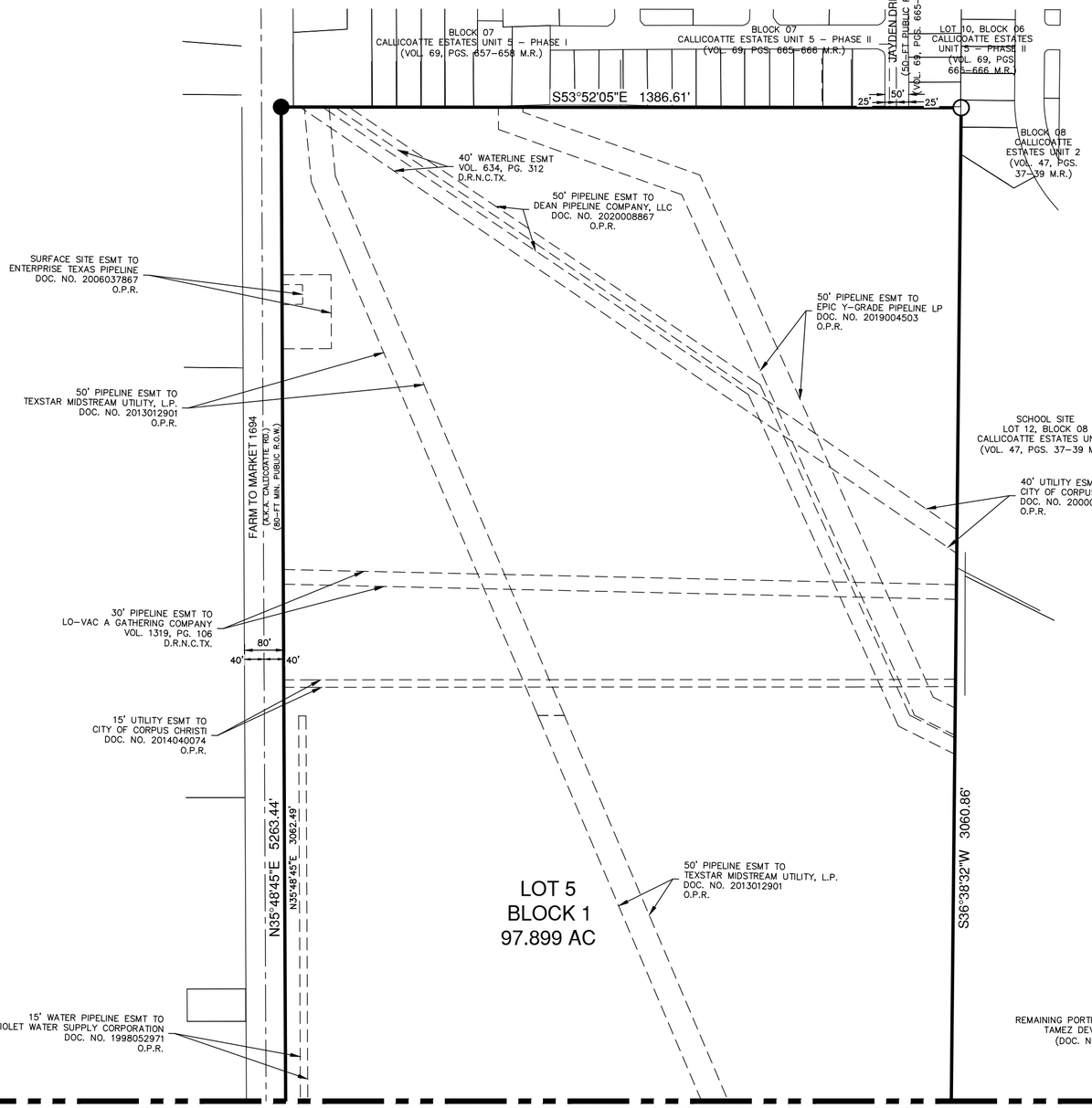

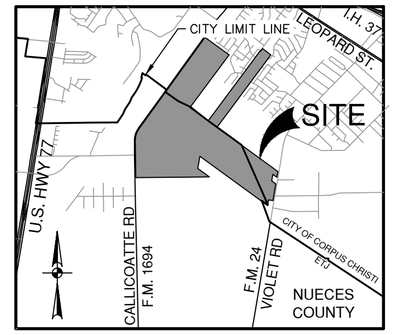

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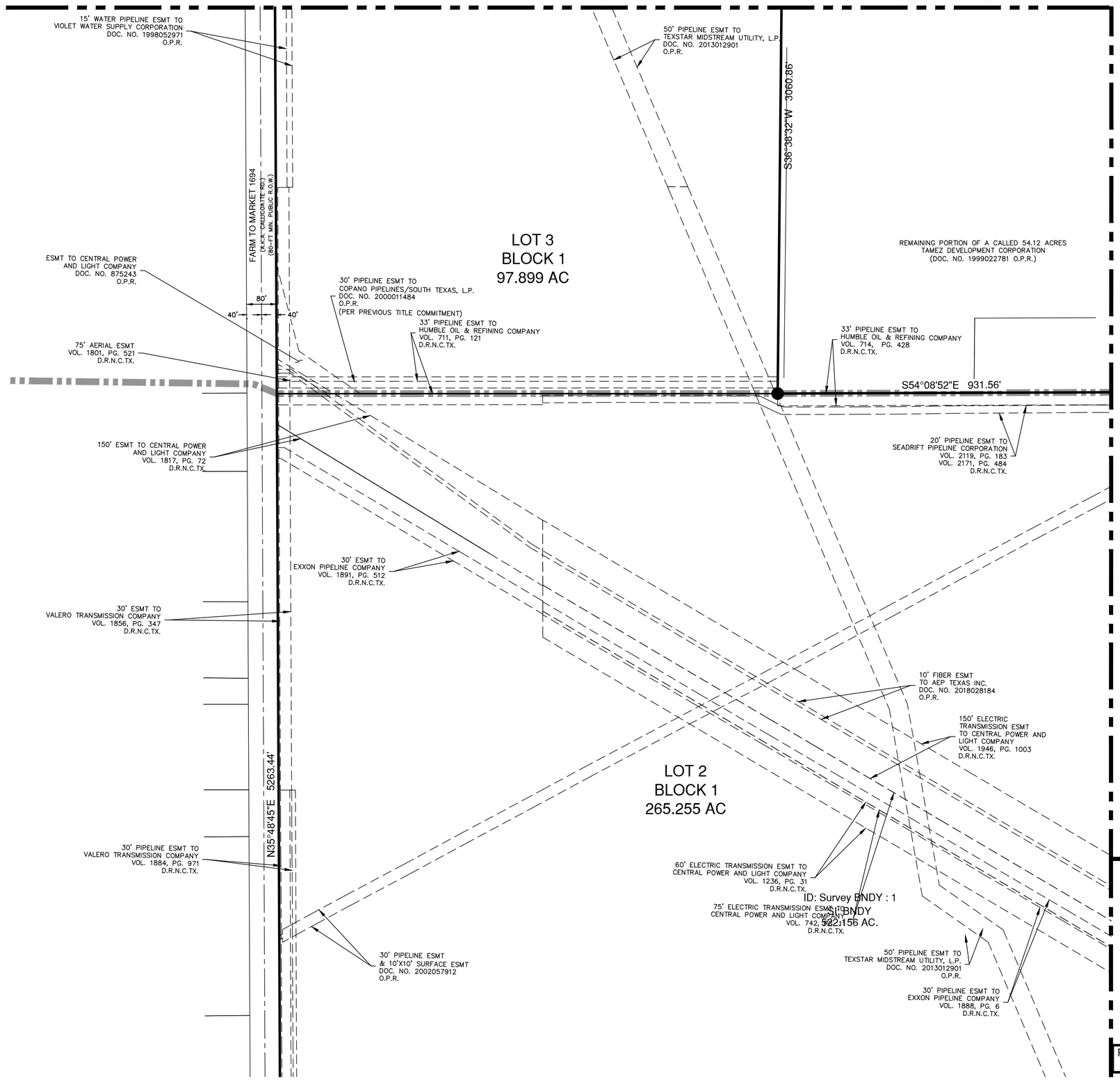

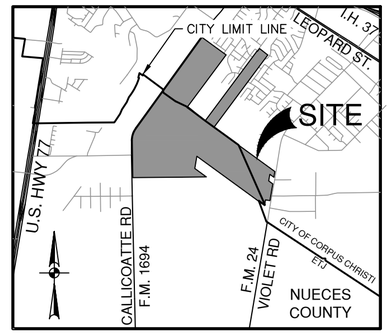

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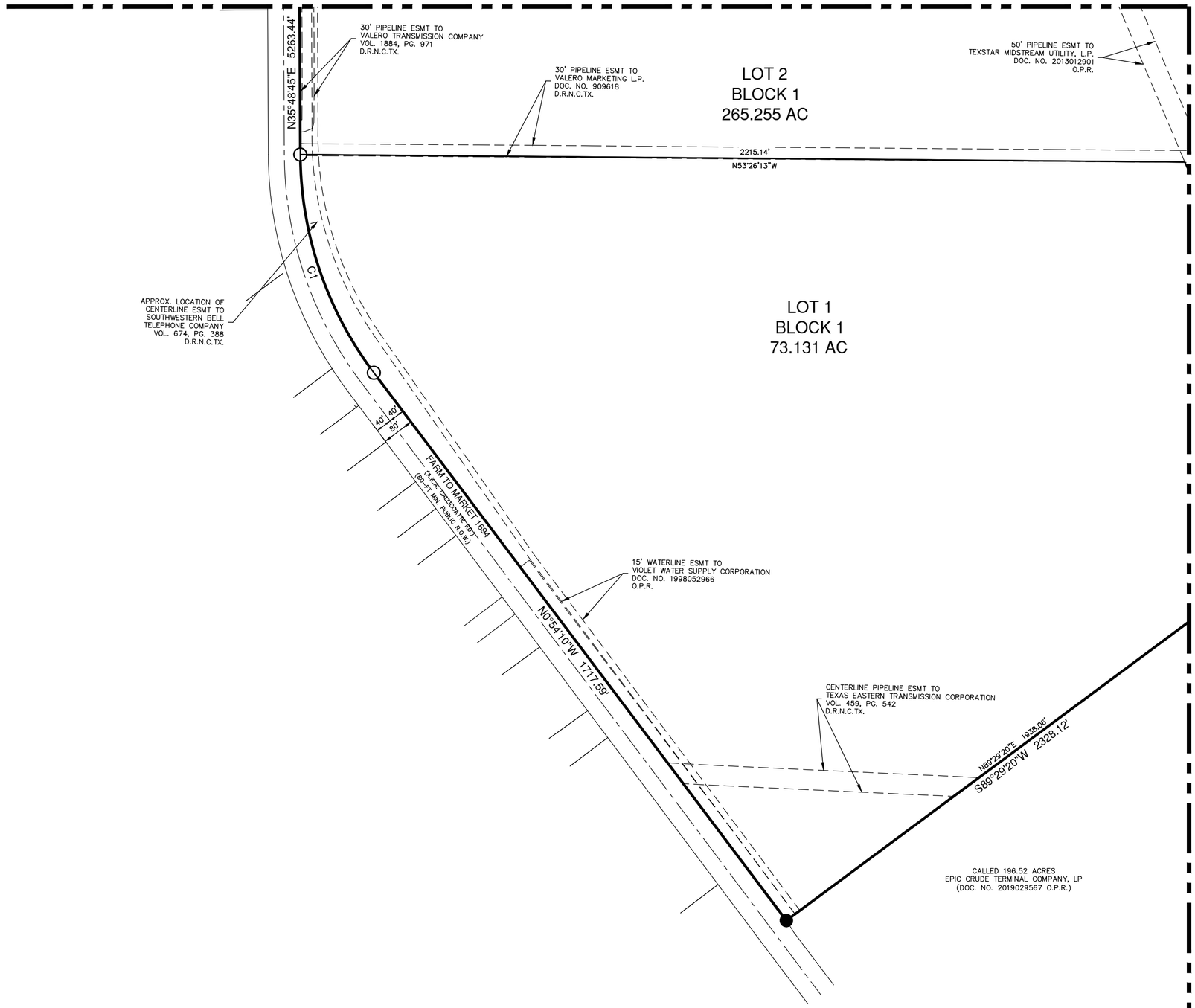
MATCHLINE - SEE SHEET 4 OF 9



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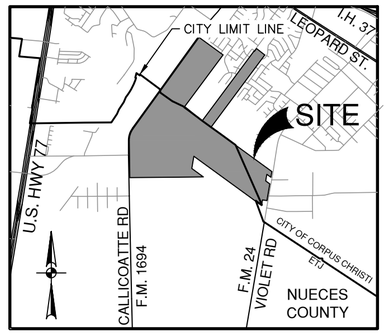

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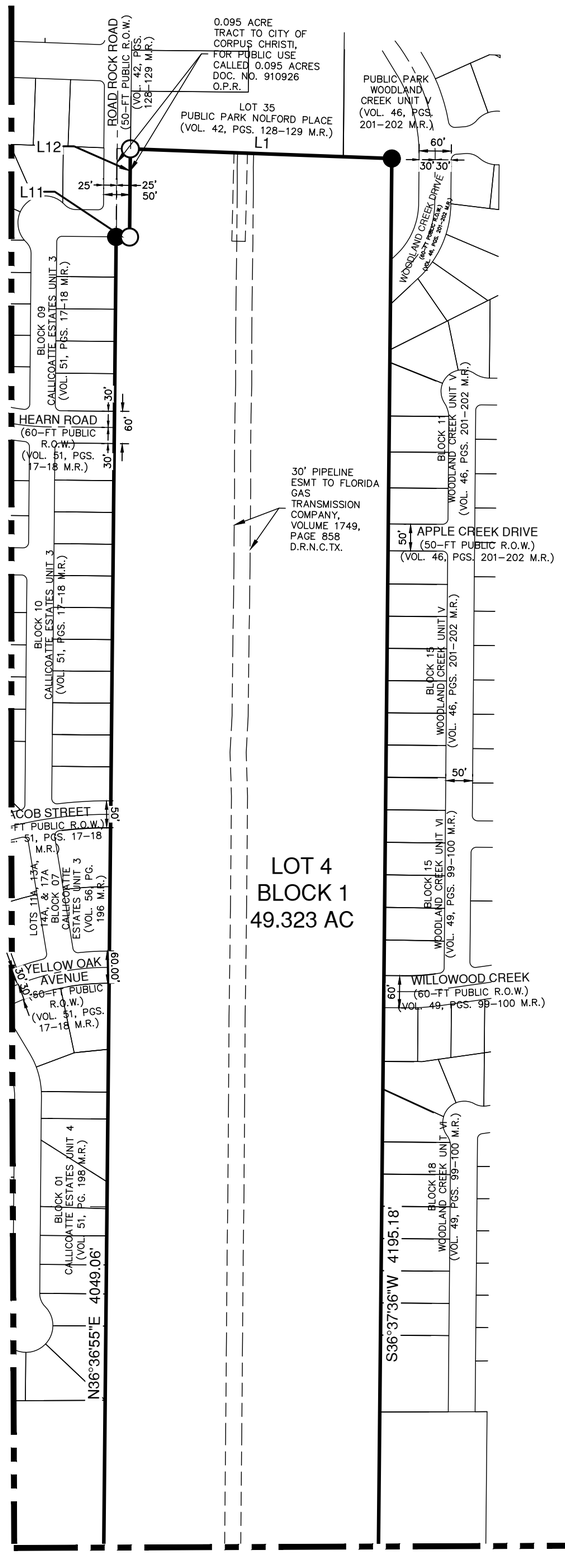

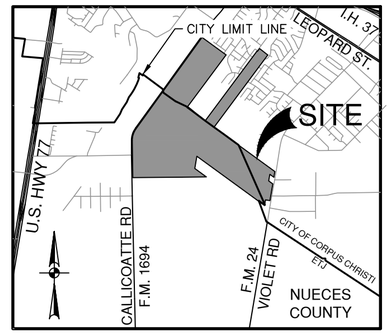

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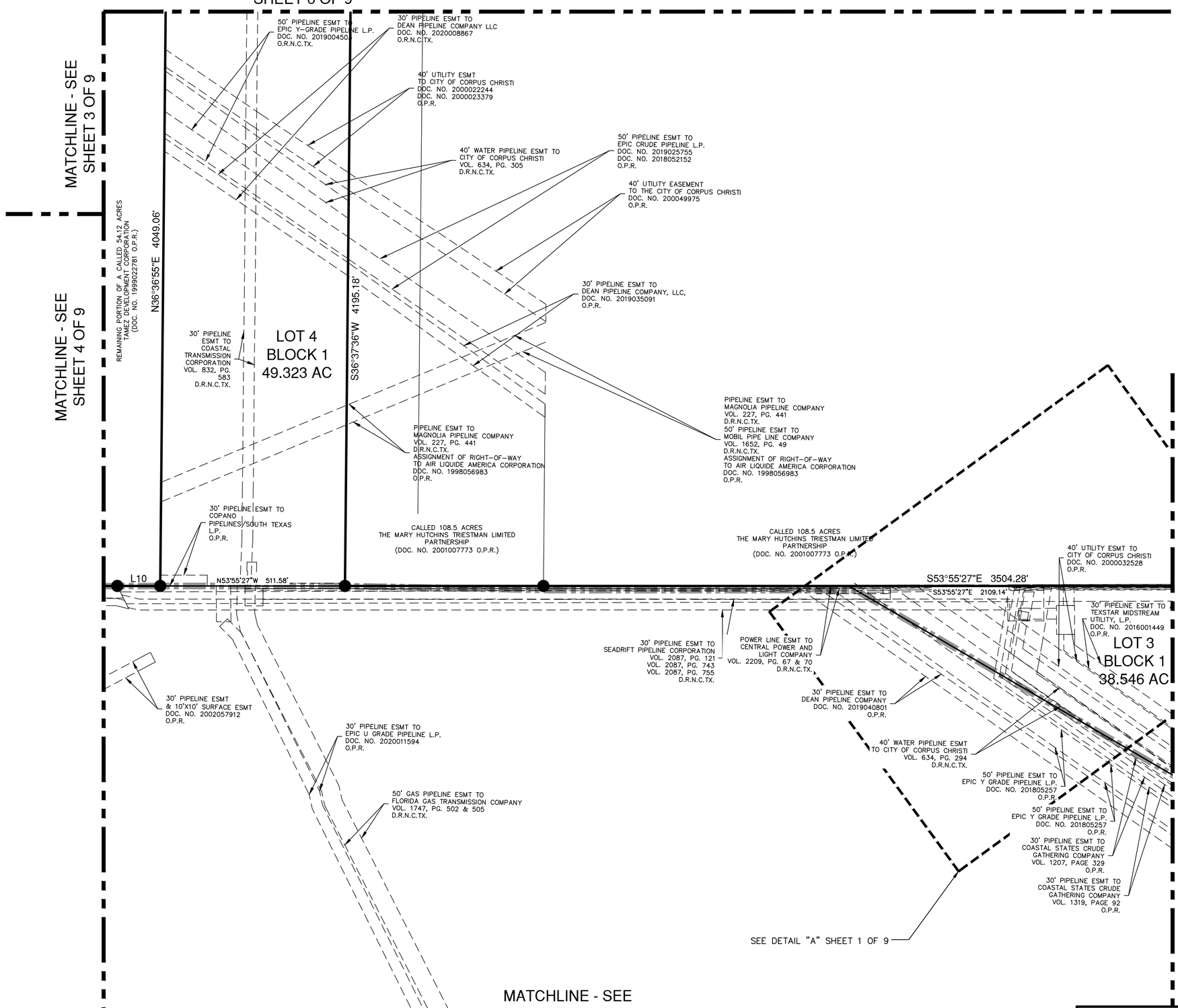

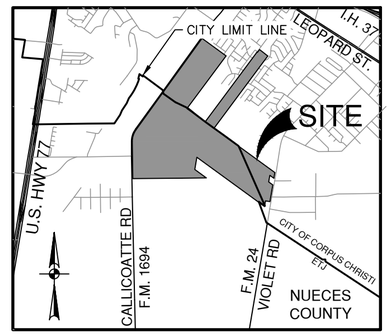

LOCATION MAP

NOT-TO-SCALE

OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

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

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

LEGEND

	EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
VAR WID	VARIABLE WIDTH
CATV	CABLE TV
ELEC	ELECTRIC
TELE	TELEPHONE
HOA	HOMEOWNERS ASSOCIATION
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
D.R.	DEED RECORDS, NUECES COUNTY, TEXAS
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
INST. NO.	INSTRUMENT NUMBER
AC	ACRE(S)
ESMT	EASEMENT
I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL

SCALE: 1"= 200'

0' 200' 400' 600'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 1, 2026

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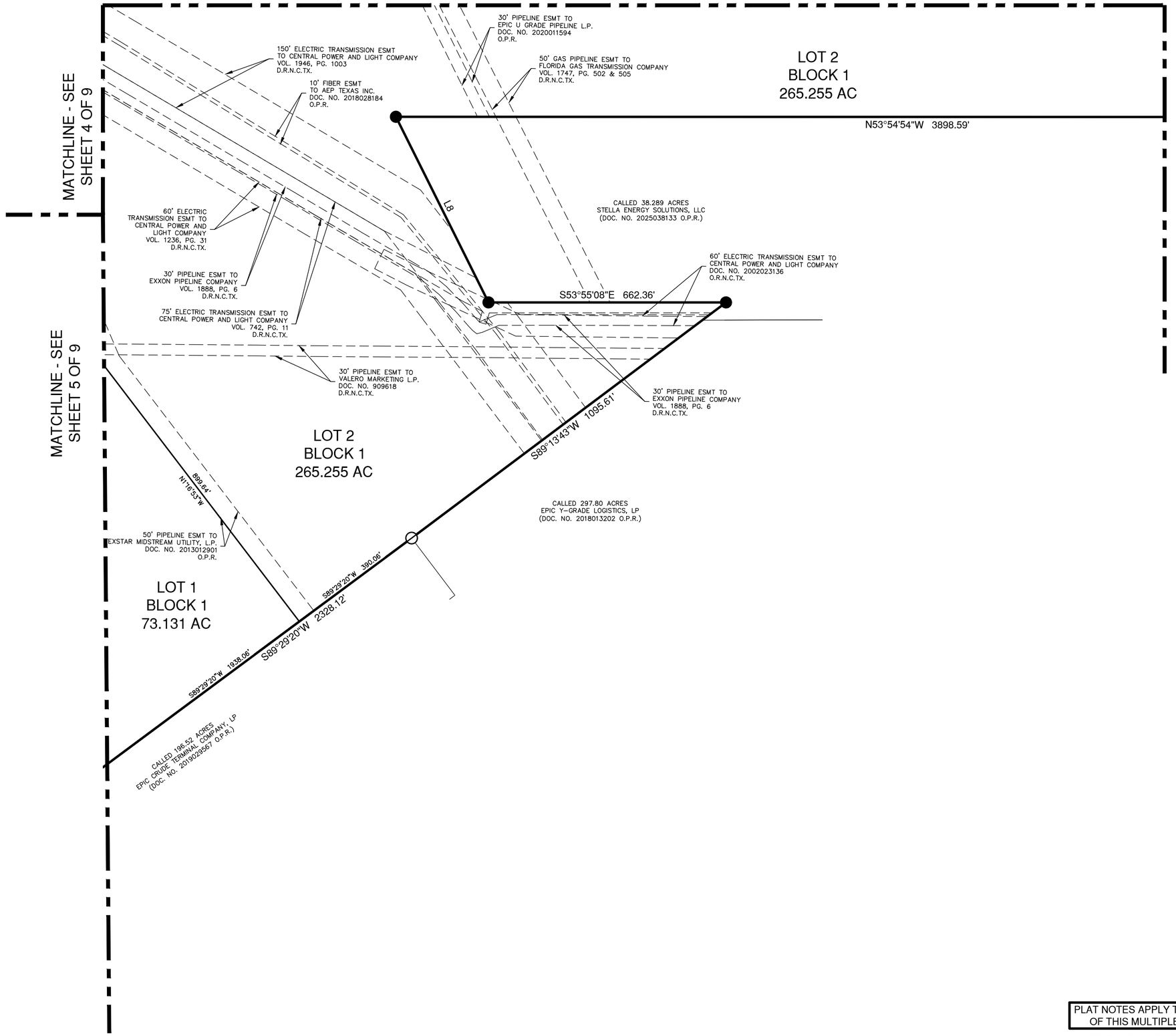
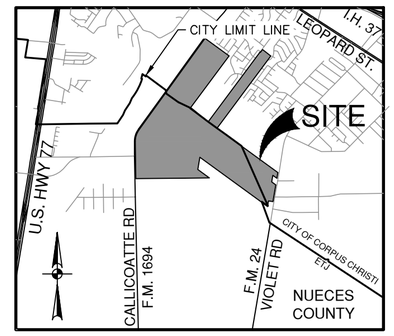
FARIAS TRACT
Civil Job No. 2106800 ; Survey Job No. 2106800
Date: Jan 01, 2026, 4:33pm User ID: gposey
File: P:\210\68\00\Design\Civil\Plat\PL2106800-Prelim.dwg

FARIAS TRACT

PRELIMINARY PLAT

A 522.156 ACRE, OR 22,745,122 SQUARE FEET, TRACT OF LAND, BEING ALL OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , A CALLED 49.394 ACRE TRACT, REFFERED TO AS " PARCEL 3" , AND A CALLED 213.227 ACRE TRACT, REFFERED TO AS " PARCEL 4" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND ALL OF A CALLED 145.33 ACRE TRACT, DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025042436 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE GREGORIO FARIAS SURVEY, SURVEY NUMBER 599, ABSTRACT 592, OF NUECES COUNTY, TEXAS.





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TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

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807 N UPPER BROADWAY, STE 103 I CORPUS CHRISTI, TX 78401 I 361.360.2209
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LEGEND

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	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
VAR WID	VARIABLE WIDTH
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DATE OF PREPARATION: JUNE 1, 2026

SHEET 8 OF 9

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FARIAS TRACT
Civil Job No. 2106800 ; Survey Job No. 2106800
Date: Jun 01, 2026, 4:33pm User ID: sprosey
File: P:\210\68\00\Design\Civil\Plat\PL2106800-Prelim.dwg

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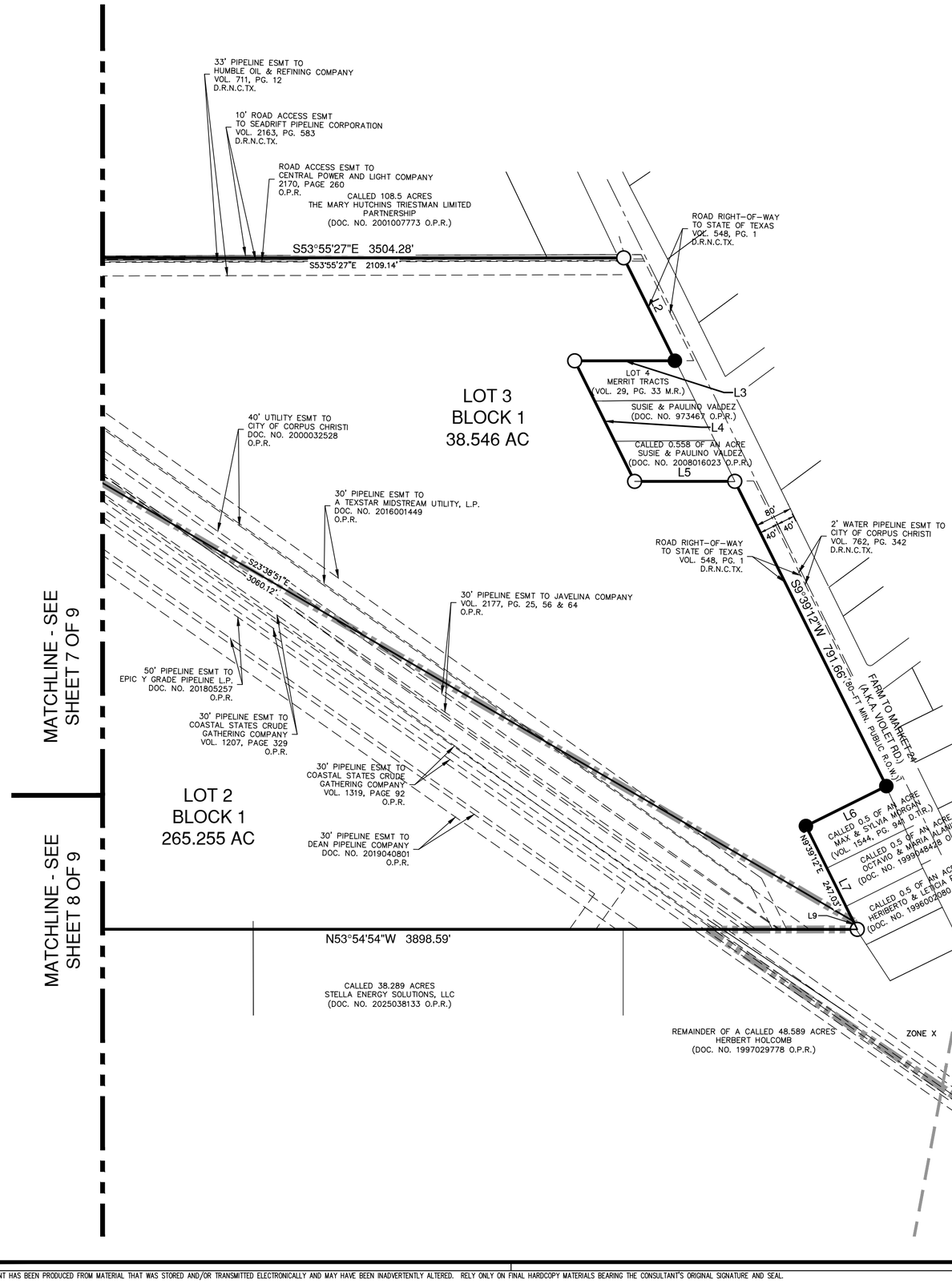

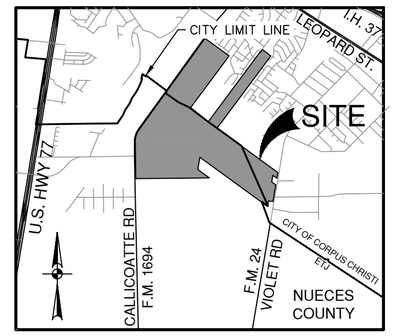

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Civil Job No. 2106800 ; Survey Job No. 2106800
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File: P:\210\68\00\Design\Civil\Plot\PL2106800-Prelim.dwg

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9259
REPLAT – LEXINGTON VILLAGE
Lot 6R
(0.68 acres)

(District 3) Generally located at 2901 South Padre Island Drive, north of Sacky Drive, east of Richter Street, south of South Padre Island Drive, and west of Kostoryz Road.

Zoned: CG-2 and RS-6/SP

Owner: Daovone and Andrea Xayasene

Surveyor: Brister Surveying

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-12-2026 16:23:26

Merged Document Report

Application No.: PL9259

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
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	Plat	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.	
2	Plat	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	
3	Plat	Note	Mina Trinidad : DS	Closed	Informative Note: Previous plat has a 30' B.L. off South Padre Island Drive and Larcade Drive.	
4	Plat	Note	Mina Trinidad : DS	Closed	(Informational) CCPD has no comments.	
5	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Astound has no objections and does not have any facilities located within the proposed easement to be closed.	
6	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: (Moises T.) 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)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.) (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. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov 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. 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.	
7	Plat	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: • 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	

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					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	Plat	Note	Mina Trinidad : DS	Closed	(Informational) CCW: Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
9	Plat	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: Does not appear to involve State ROW.	
10	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Engineering Services has no comment.	
11	Plat	Note	Mina Trinidad : DS	Closed	Update 05/11/26: Brister Surveying's response to below comment: "Owner working to get gas line relocated." Sent this response comment sheet to Keith R. and he responded with, "Gas has no additional comments for this plat." PDF of Email in attachments. Gas Department: (Keith R.) The Gas Department will need to re-route an existing 2" gas main that is in the utility easement that is being closed. The re-route will cost $6,046.92 paid before work is done.	
12	Plat	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	Plat	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
14	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees as no newly proposed residential dwelling unit shown to be applied to plats project scope. Reasoning for plat described as "for new building construction." Plat further proposes the combination of 2 lots for the one, to use for commercial use, then including a close to the 10 foot easement inside the property.	
15	Plat	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
16	Plat	Note	Mina Trinidad : DS	Closed	(Informational) 10' buffer yard required off of the residential side during building permit phase.	
17	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Spectrum is currently aerial in the rear utility easement and sees no conflict within the proposed work zone.	
18	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no comments.	
19	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Public Works - Stormwater: No comments.	
20	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Fire: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. -If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project. -507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. -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. -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. Information/Note: -A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements. 1.Where Fire Apparatus Access is constructed to	

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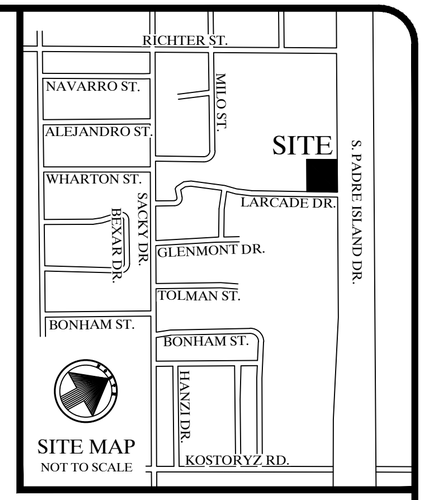
					the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb 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. -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.	

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

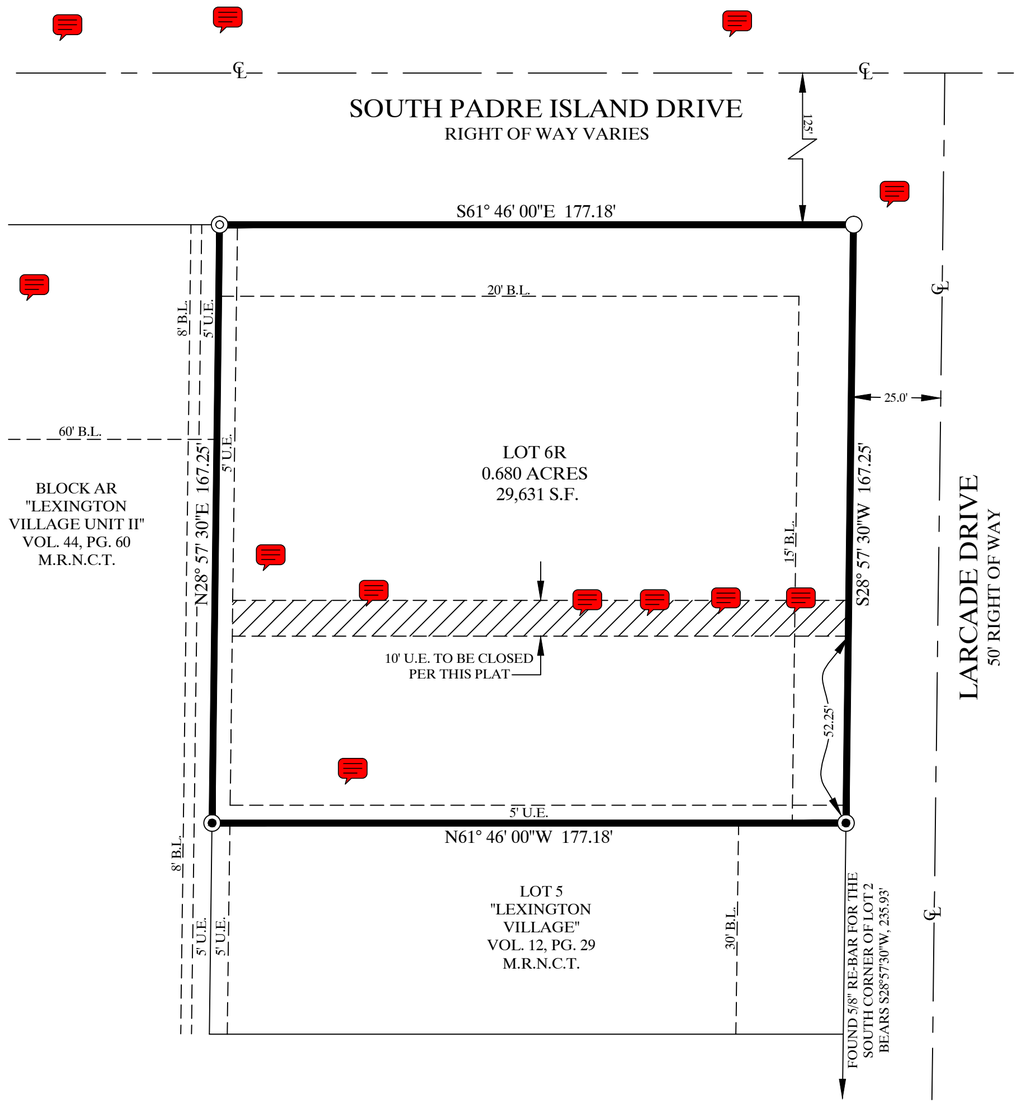
PLAT OF LEXINGTON VILLAGE LOT 6R

BEING A REPLAT OF THE SOUTH 110.00 FEET OF LOT 7 AND ALL OF LOT 6, "LEXINGTON VILLAGE", AS SHOWN ON THE PLAT RECORDED IN VOLUME 12, PAGE 29, MAP RECORDS NUECES COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACTS OF LAND DESCRIBED IN A DEEDS RECORDED IN DOCUMENT NOS. 2025001954 AND 2025009526, OFFICIAL RECORDS NUECES COUNTY, TEXAS.

GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



SITE MAP
NOT TO SCALE



◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
○ = FOUND DRILL HOLE

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF_____, 2026.

_____
DAOVONE XAYASENE
OWNER

_____
ANDREA C. XAYASENE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 0.680 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

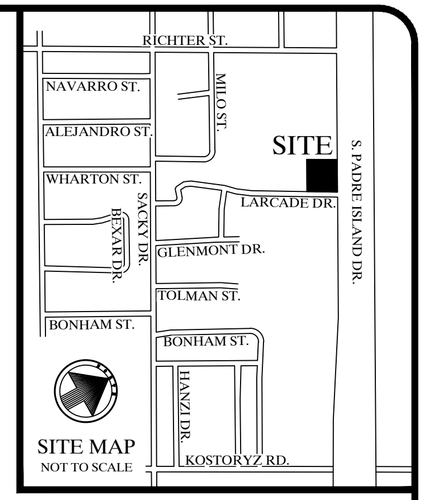
DATE OF MAP: 21 APRIL 2026

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

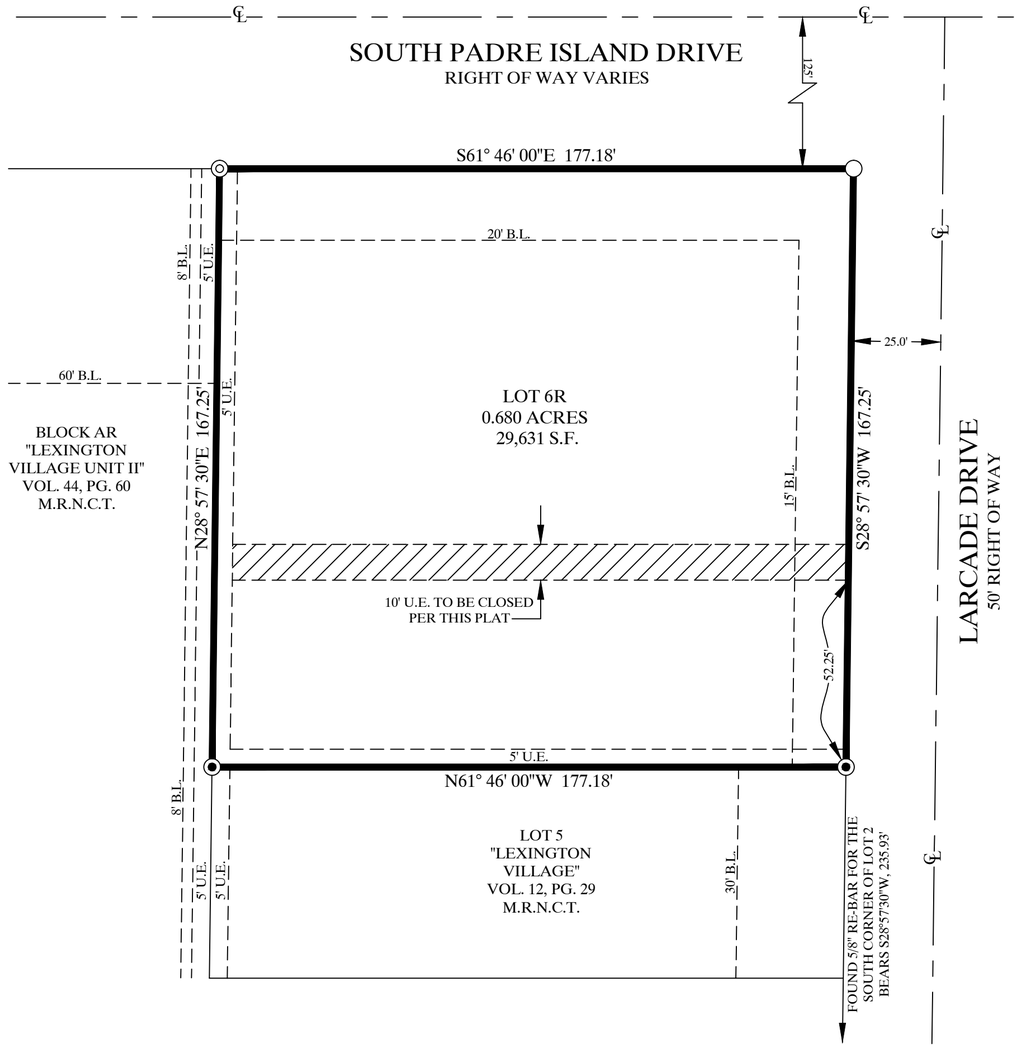
PLAT OF LEXINGTON VILLAGE LOT 6R

BEING A REPLAT OF THE SOUTH 110.00 FEET OF LOT 7 AND ALL OF LOT 6, "LEXINGTON VILLAGE", AS SHOWN ON THE PLAT RECORDED IN VOLUME 12, PAGE 29, MAP RECORDS NUECES COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACTS OF LAND DESCRIBED IN A DEEDS RECORDED IN DOCUMENT NOS. 2025001954 AND 2025009526, OFFICIAL RECORDS NUECES COUNTY, TEXAS.

GRAPHIC SCALE
-30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



SITE MAP
NOT TO SCALE



◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
○ = FOUND DRILL HOLE

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF_____, 2026.

_____
DAOVONE XAYASENE
OWNER

_____
ANDREA C. XAYASENE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

_____ _____
CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 0.680 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

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STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

DATE OF MAP: 21 APRIL 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9274
REPLAT – BROOKLYN ADDITION
Lot 1R Block 82
(0.73 Acres)

(District 1) (REPLAT) Generally located at 502 Burleson Street, north of Burleson Street, south of Churchdale Street, east of Interstate Highway 181, and west of Surfside Boulevard.

Zoned: CN-1

Owners: Harshika Patel

Surveyor: Brister Surveying

The applicant proposes to replat to permit addition to building. 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.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-13-2026 08:43:23

Merged Document Report

Application No.: PL9274

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 5-12.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : LD	Closed	TxDot 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). •	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
2	P001	Note	Mark Zans : LD	Closed	Change first name of agent: Should be Harshika Patel	
3	P001	Note	Mark Zans : LD	Closed	Change name to Harshika Patel	
4	P001	Note	Mark Zans : LD	Closed	Fire comments #1: 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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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."	
5	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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. 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.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
6	P001	Note	Mark Zans : LD	Closed	Traffic comments: Informational only 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. 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 construction in their ROW. oEric Martinez (TXDOT - Area Engineer for CC) -	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	

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

NORTH

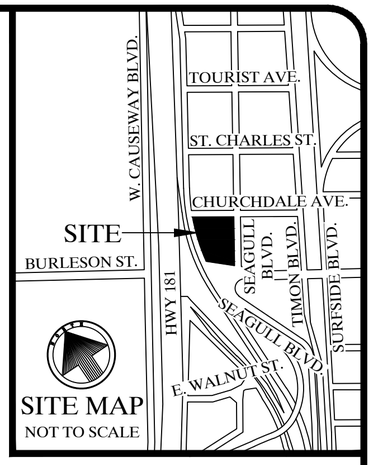
GRAPHIC SCALE

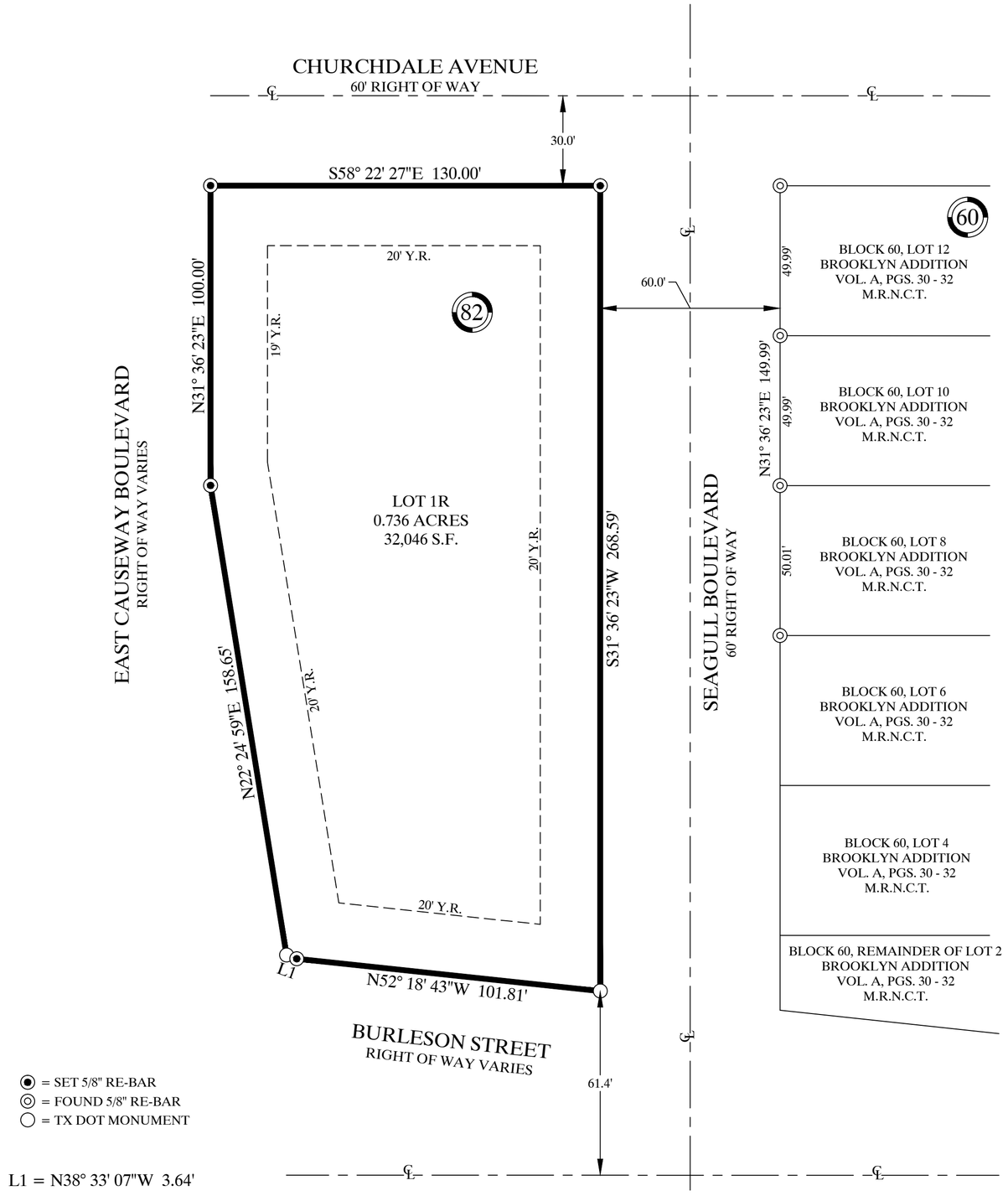
-30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

PLAT OF BROOKLYN ADDITION BLOCK 82, LOT 1R

BEING A PLAT OF THE REMAINING PORTIONS OF BLOCK 82, LOTS 1, 3, 5, 7, 9, AND 11, "BROOKLYN ADDITION", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGES 30 - 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009030163, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.





◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
◯ = TX DOT MONUMENT

L1 = N38° 33' 07"W 3.64'

STATE OF TEXAS
COUNTY OF _____

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

THIS THE_____ DAY OF_____, 2026.

_____
HARSHIKA K. PATEL
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF _____

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

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

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

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2026

_____ _____
CYNTHIA SALAZAR-GARZA — CHAIRPERSON
MICHAEL DICE — INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2026

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS “EXCEPTIONAL” AND “OYSTER WATERS”. TCEQ ALSO CATEGORIZED THE NUECES BAY AS “CONTACT RECREATION” USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0310 G, WITH A B.F.E. OF 10 FEET AND BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 0.736 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

DATE OF MAP: 12 MAY 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9167
REPLAT – OCEAN BREEZE SUBDIVISION
(12.01 Acres)

(District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.

Zoned: RM-AT

Owner: MST, LLC

Surveyor: DCCM / Urban Engineering

The applicant proposes to replat the property to create 27 lots for housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-14-2026 13:04:45

Merged Document Report

Application No.: PL9167

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Revised Plat P73197_20260423.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
26	P001	Note	Bria Whitmire : ENG	Closed	Since other departments have already provided comments, I will refrain from adding duplicate feedback. I am disapproving due to the issues noted. PIs have been submitted and are currently under review (PI9161). Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes 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.	
3	P001	Callout	Mark Zans : LD	Closed	Remove prelim plat statement	
4	P001	Callout	Mark Zans : LD	Closed	Remove prelim plat statement.	
5	P001	Note	Mark Zans : LD	Closed	Informational comment only: Public residential rights of way, including any corridors identified on the City's Roadway Master Plan, may not be gated or otherwise subject to controlled access.	
6	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 water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.	
7	P001	Note	Mark Zans : LD	Closed	Center the site within the location map area.	
19	P001	Note	Mark Zans : LD	Closed	Since other departments have already provided comments, I will refrain from adding duplicate feedback. I am disapproving due to the issues noted. PIs have been submitted and are	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					currently under review (PI9161). Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes Sidewalks: yes B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes E. Public open space: no (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.	
20	P001	Note	Mark Zans : LD	Closed		
23	P001	Note	Mark Zans : LD	Closed	Please place a note on the plat that lots that are not residential use be maintained by the HOA.	
24	P001	Note	Mark Zans : LD	Closed	Park development fee: 24 units x 462.50 = $11,100.00 Fees are applied as the designated project scope indicates 27 Lots, 24 of which are indicated for proposed dwelling units to be constructed. As such fees are applied. If this number changes please contact in order to update fees accordingly as necessary.	
25	P001	Note	Mark Zans : LD	Closed	Traffic comments: Informational only PLAT – ROADWAY MASTER PLAN •The proposed plat does not impact or alter the existing Transportation Master Plan. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •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	

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					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 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	
27	P001	Note	Mark Zans : LD	Closed	Fire comments Plat: Land Subdivision 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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. 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: 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 5/12/26: PW STR: We will defer to DSD for this. We would like to review the Public Improvement Plans to further validate typical sections for construction.	
9	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses. 5/12/26: PW STR: We will defer to DSD for this. We would like to review the Public Improvement Plans to further validate typical sections for construction.	
10	P001	Note	Caleb Wong : STREET	Closed	PW STR: For typical street section details, please denote planned street classifcation per UDC 8.2.1.B standards	
11	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 refer to IDM when constructing pavement section and provide geotech report for confirmation.	
12	P001	Note	Caleb Wong : 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.	
13	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per City of Corpus Christi Curb, Gutter and Sidewalk Standard Details, a minimum 1/2" HMAC over the lip of curb and gutter is required.	
14	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
15	P001	Note	Caleb Wong : 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.	
16	P001	Note	Caleb Wong : 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.	
17	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Based on the Corpus Christi GIS Viewer, SH361 is TxDOT jurisdiction. Please coordinate with TxDOT.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Note	Caleb Wong : 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	
28	P001	Note	Caleb Wong : STREET	Closed	PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.	

PLAT OF
OCEAN BREEZE SUBDIVISION

BEING A RE-PLAT OF LOT 33, MUSTANG ISLAND SECTION 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183-185, MAP RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

ALL WATER AND SANITARY SEWER LINES AND APPURTENANCES HAVE BEEN CONSTRUCTED AND DEDICATED TO THE NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 IN ACCORDANCE WITH THE POLICIES APPROVED BY THE BOARD OF DIRECTORS.

THIS THE _____ DAY OF _____, 20_____.

_____
NUECES COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 4, DISTRICT MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 20_____.

BY: MST, LLC, A TEXAS LIMITED LIABILITY COMPANY
TRUSTEE OF THE MOSTAGHASI INVESTMENT TRUST

_____
BY: HOSSEIN MOSTAGHASI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOSSEIN MOSTAGHASI, 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 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

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

STATE OF TEXAS
COUNTY OF NUECES

THIS 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, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026. AT _____ O'CLOCK _____M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2026.

DOCUMENT NO: _____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

SPIRIT OF TEXAS BANK, SSB, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY THE MOSTAGHASI INVESTMENT TRUST, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20_____.

BY: SPIRIT OF TEXAS BANK, SSB

_____
DEAN O. BASS, CHAIRMAN AND CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEAN O. BASS, 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 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

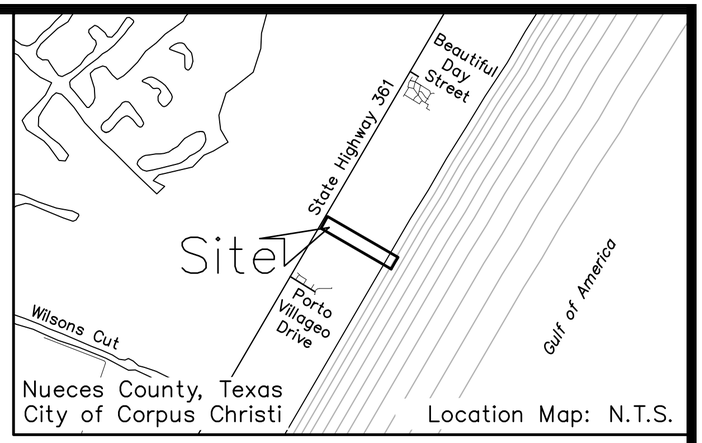
THIS _____ DAY OF _____, 2026

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

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING WAS PERFORMED UNDER MY SUPERVISION ON _____1. THE BOUNDARY SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
DATE:

_____
MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5630
LICENSED STATE LAND SURVEYOR



DCCM
DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr, Corpus Christi, TX 78404
361.854.3101 | DCCM.com

LEGEND:

———	PLAT BOUNDARY	○	SET 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM"
——— – ———	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON REBAR
———	ADJACENT LOT LINE	⊕	FOUND 5/8 INCH REBAR WITH CAP STAMPED "PYLE & ASSOCIATES"
—— – – ——	YARD REQUIREMENT	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
– – – – – –	EASEMENT	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
—— · —— · ——	FLOOD ZONE LINE	N.C.W.C.&I.D. NO. 4	NUECES COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS		
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED RM-AT.
3. TOTAL PLATTED AREA IS 12.01 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY LOCATED IN ZONES X (SHADED), X (UNSHADED), "AE (EL 8)", "AE (EL9)", "VE (EL 11)", "VE (EL 13)" AND "VE (EL 14)" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0560G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0560G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. LOTS 1, 16 AND 27, BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
10. A DUNE PROTECTION PERMIT IS REQUIRED FOR ANY CONSTRUCTION ACTIVITY ON EACH LOT SEAWARD OF THE DUNE PROTECTION LINE. (1000 FEET FROM THE MEAN HIGH TIDE LINE)
11. ALL NON-RESIDENTIAL LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

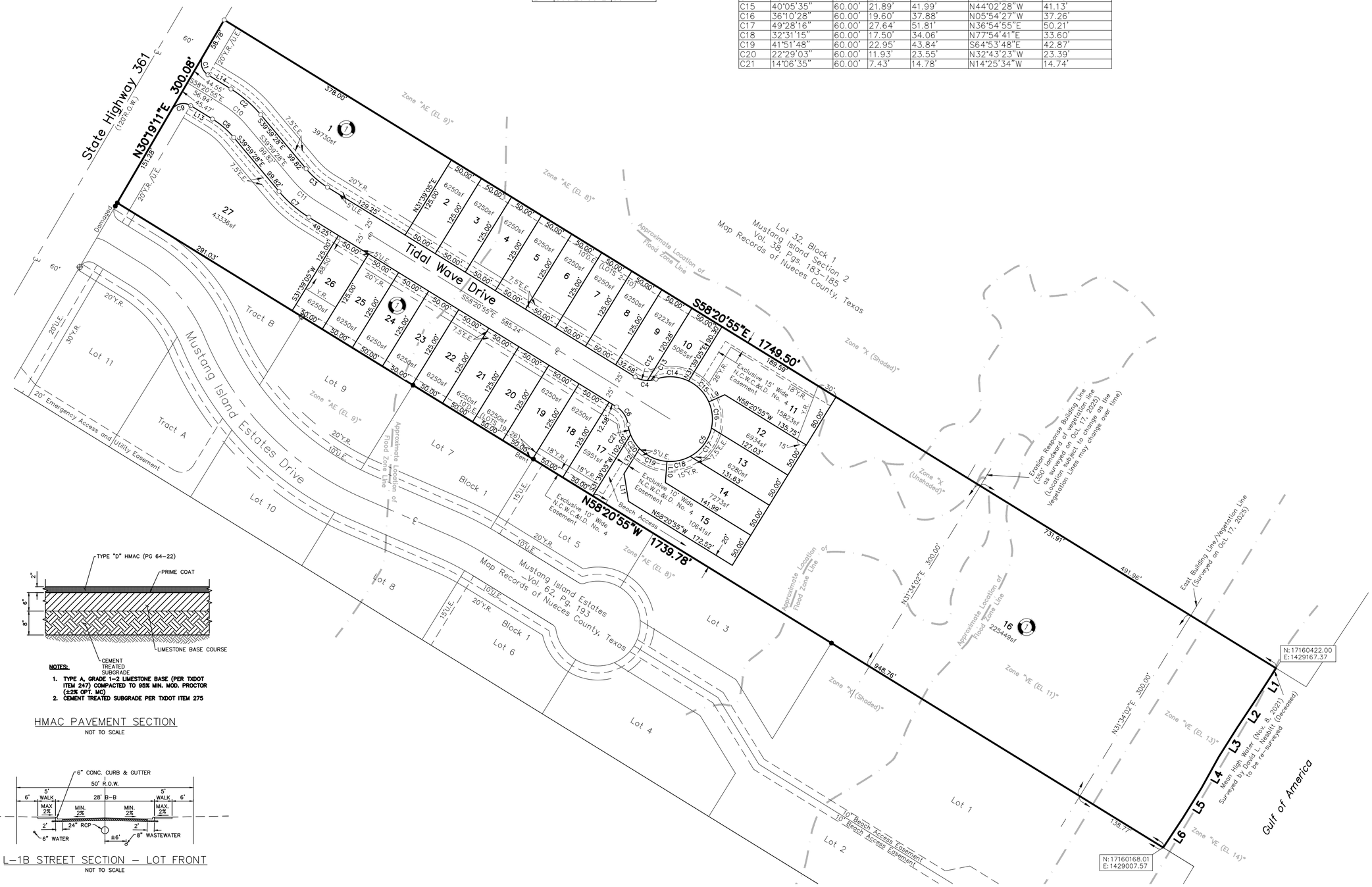
Revised: 4/23/26
Submitted: 2/17/26
SCALE: None
JOB NO.: 73197
SHEET: 1 of 2
DRAWN BY: XG

usurveying@dccm.com

LINE	BEARING	DISTANCE	
L1	S32°48'45"W	49.62'	17.86 Varas
L2	S33°37'00"W	50.05'	18.02 Varas
L3	S32°12'58"W	49.51'	17.82 Varas
L4	S29°00'09"W	50.32'	18.12 Varas
L5	S31°52'46"W	50.27'	18.10 Varas
L6	S33°32'34"W	50.35'	18.13 Varas
L7	S61°34'38"W	15.00'	
L8	S10°30'37"W	31.13'	
L9	N66°00'19"E	24.79'	
L10	S04°10'18"W	30.17'	
L11	S09°00'32"E	39.87'	
L12	S31°39'05"W	41.63'	
L13	S58°20'55"E	36.08'	
L14	S58°20'55"E	38.17'	

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°40'06"	20.00'	19.54'	30.95'	S14°00'52"E	27.95'
C2	18°21'27"	175.00'	28.28'	56.07'	S49°10'11"E	55.83'
C3	18°21'27"	125.00'	20.20'	40.05'	S49°10'11"E	39.88'
C4	50°58'38"	34.50'	16.45'	30.70'	N83°50'14"W	29.69'
C5	281°57'16"	60.00'	48.63'	295.26'	N31°39'05"E	75.56'
C6	50°58'38"	34.50'	16.45'	30.70'	N32°51'36"W	29.69'
C7	18°21'27"	175.00'	28.28'	56.07'	N49°10'11"W	55.83'
C8	18°21'27"	125.00'	20.20'	40.05'	S49°10'11"E	39.88'
C9	91°19'54"	20.00'	20.47'	31.88'	N75°59'08"E	28.61'
C10	18°21'27"	150.00'	24.24'	48.06'	N49°10'11"W	47.85'
C11	18°21'27"	150.00'	24.24'	48.06'	S49°10'11"E	47.85'
C12	30°19'12"	34.50'	9.35'	18.26'	N73°30'31"W	18.04'
C13	20°39'26"	34.50'	6.29'	12.44'	N81°00'10"E	12.37'
C14	45°14'17"	60.00'	25.00'	47.37'	N86°42'24"W	46.15'
C15	40°05'35"	60.00'	21.89'	41.99'	N44°02'28"W	41.13'
C16	36°10'28"	60.00'	19.60'	37.88'	N05°54'27"W	37.26'
C17	49°28'16"	60.00'	27.64'	51.81'	N36°54'55"E	50.21'
C18	32°31'15"	60.00'	17.50'	34.06'	N77°54'41"E	33.60'
C19	41°51'48"	60.00'	22.95'	43.84'	S64°53'48"E	42.87'
C20	22°29'03"	60.00'	11.93'	23.55'	N32°43'23"W	23.39'
C21	14°06'35"	60.00'	7.43'	14.78'	N14°25'34"W	14.74'

150 100 50 0 100 200
GRAPHIC SCALE
1"=100'


State Highway 361
(120'R.O.W.)
N30°19'11"E 300.08'
151.88'
S58°20'55"E 1749.50'
N58°20'55"W 1739.78'
Tidal Wave Drive
Mustang Island Estates Drive
20' Emergency Access and Utility Easement
Tract A
Tract B
Lot 11
Lot 9
Lot 10
Lot 7
Lot 8
Lot 5
Lot 6
Lot 3
Lot 4
Lot 1
Lot 2
Block 1
Mustang Island Estates
Vol. 62, Pg. 193
Map Records of Nueces County, Texas
Lot 32, Block 1
Mustang Island Section 2
Vol. 38, Pgs. 183-185
Map Records of Nueces County, Texas
Zone "AE (EL 9)"
Zone "AE (EL 8)"
Zone "X (Shaded)"
Zone "X (Unshaded)"
Zone "VE (EL 11)"
Zone "VE (EL 13)"
Zone "VE (EL 14)"
Approximate Location of Flood Zone Line
Erosion Response Building Line (350' landward on vegetation line as surveyed on Oct. 17, 2025) (Location subject to change as the Vegetation Lines may change over time)
East Building Line/Vegetation Line (Surveyed on Oct. 17, 2025)
Mean High Water (Nov. 6, 2021) Surveyed by David L. Nesbitt (Deceased) to be re-surveyed
Gulf of America
N:17160422.00
E:1429167.37
N:17160168.01
E:1429007.57
Exclusive 15' Wide N.C.W.C.&I.D. No. 4 Easement
Exclusive 10' Wide N.C.W.C.&I.D. No. 4 Easement
10' Beach Access Easement
Beach Access
Damaged
1 397.30sf
2 6250sf
3 6250sf
4 6250sf
5 6250sf
6 6250sf
7 6250sf
8 6250sf
9 6223sf
10 5065sf
11 15823sf
12 6934sf
13 6286sf
14 7273sf
15 10641sf
16 225449sf
17 5951sf
18 6250sf
19 6250sf
20 6250sf
21 6250sf
22 6250sf
23 6250sf
24 6250sf
25 6250sf
26 6250sf
27 433,936sf
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
378.00'
291.03'
731.91'
491.96'
948.76'
138.77'
N31°39'05"E 125.00'
S31°39'05"W 125.00'
N31°34'02"E 300.00'
S39°39'28"E 99.82'
S39°39'28"E 99.82'
S58°20'55"E 685.24'
N58°20'55"W 172.52'
N58°20'55"W 135.75'
N58°20'55"W 80.00'
N58°20'55"W 50.00'
N58°20'55"W 189.59'
N58°20'55"W 32.58'
S31°39'05"W 68.50'
S31°39'05"W 50.00'
S31°39'05"W 131.63'
S31°39'05"W 141.99'
S31°39'05"W 122.00'
S31°39'05"W 50.00'
S31°39'05"W 50.00'
S31°39'05"W 50

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9201
REPLAT – CENTURY SUBDIVISION
Lot 2A Block 1
(12.73 Acres)

(District 4) Generally located at 6685 South Padre Island Drive, north of Williams Drive, east of Daly Drive and west of Nile Drive.

Zoned: CN-1/CG-2

Owners: CNMK Texas Properties, LLC

Surveyor: Conley Land Services

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-22-2026 10:00:16

Merged Document Report

Application No.: PL9201

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Replat of Century Subdivision (25.0133).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
7	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: yes, PI9100 RFC 2.16.26 (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes, PI9100 RFC 2.16.26 (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes, PI9100 RC 2.16.26 (EACH	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
6	P001	Note	Mark Zans : LD	Closed	Please provide a Peak Hour Trip (PHT) form for review.	
8	P001	Note	Mark Zans : LD	Closed	Water/ Sewer comment: This plat application indicates the partial abandonment of existing water and wastewater easements that currently contain active underground utilities. Please clarify the applicant's intended approach for these utilities. Will the existing lines be rerouted into the proposed easements, and will the portions located within the easements planned for abandonment be taken out of service?	
9	P001	Note	Mark Zans : LD	Closed	Stormwater comments: • 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. Current documents do not confirm Post Flows compared to Pre Flows • During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
10	P001	Note	Mark Zans : LD	Closed	Updated comment 5/14/2026: Please submit a updated version of the plat which shows the new easements as stated in the response to previous comments.	

STATE OF TEXAS
COUNTY OF NUECES

WE, CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT I AM THE OWNER OF CENTURY SUBDIVISION, BLOCK 1, LOT 2A, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT I HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE _____OF _____, 2026.

_____
NAME:
AUTHORIZED AGENT OF CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, AUTHORIZED AGENT OF CNMK TEXAS PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

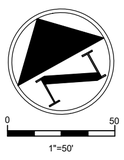
NOTES

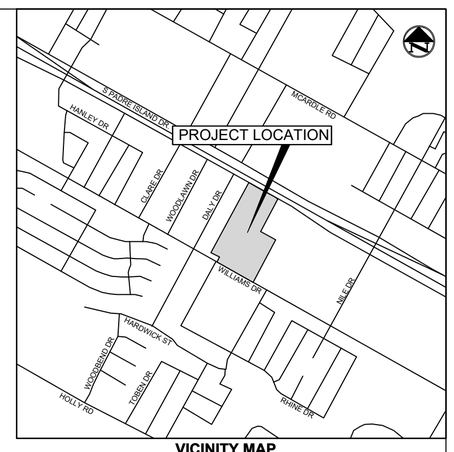
1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983,SOUTH ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF CORPUS CHRISTI, MAP NUMBER 48355C0530G, DATED EFFECTIVE 10/13/2022.
4. SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER VOL. 59, PG. 171 M.R.N.C. AND DOC. NO. 2012031915 O.P.R.N.C.
5. TOTAL PLATTED AREA CONTAINS 12.73 ACRES OF LAND.
6. THE YARD REQUIREMENT AS DEPICTED, IS A REQUIREMENT OF THE ZONING ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. SET 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" AT ALL CORNERS EXCEPT AS OTHERWISE NOTED.

LEGEND

A.E.	ACCESS EASEMENT
BRS.	BEARS
DOC.	DOCUMENT
E.E.	ELECTRICAL EASEMENT
ESMT.	EASEMENT
FND.	FOUND
I.	IRON
MON.	MONUMENT
M.R.N.C.	MAP RECORDS OF NUECES COUNTY
N.C.D.R.	NUECES COUNTY DEED RECORDS
NO.	NUMBER
O.P.R.N.C.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY
PG.	PAGE
R.O.W.	RIGHT OF WAY
SAN.S.E.	SANITARY SEWER EASEMENT
SQ. FT.	SQUARE FEET
S.W.E.	SIDEWALK EASEMENT
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L1	N 28°31'52" E	49.19'
L2	N 61°31'06" W	177.43'
L3	N 16°21'09" W	2.62'
L4	N 28°24'26" E	197.09'
L5	N 73°10'01" E	2.62'
L6	S 61°35'34" E	172.00'
L7	N 28°28'33" E	10.00'
L8	N 61°35'34" W	176.18'
L9	S 73°10'01" W	10.91'
L10	S 28°24'26" W	205.32'
L11	S 16°21'09" E	10.90'
L12	S 61°31'06" E	171.58'
L13	N 16°35'34" W	48.74'
L14	N 61°35'34" W	221.46'
L15	N 28°31'52" E	10.00'
L16	S 61°35'34" E	215.58'
L17	S 16°35'34" E	42.93'
L18	S 28°31'52" W	14.11'

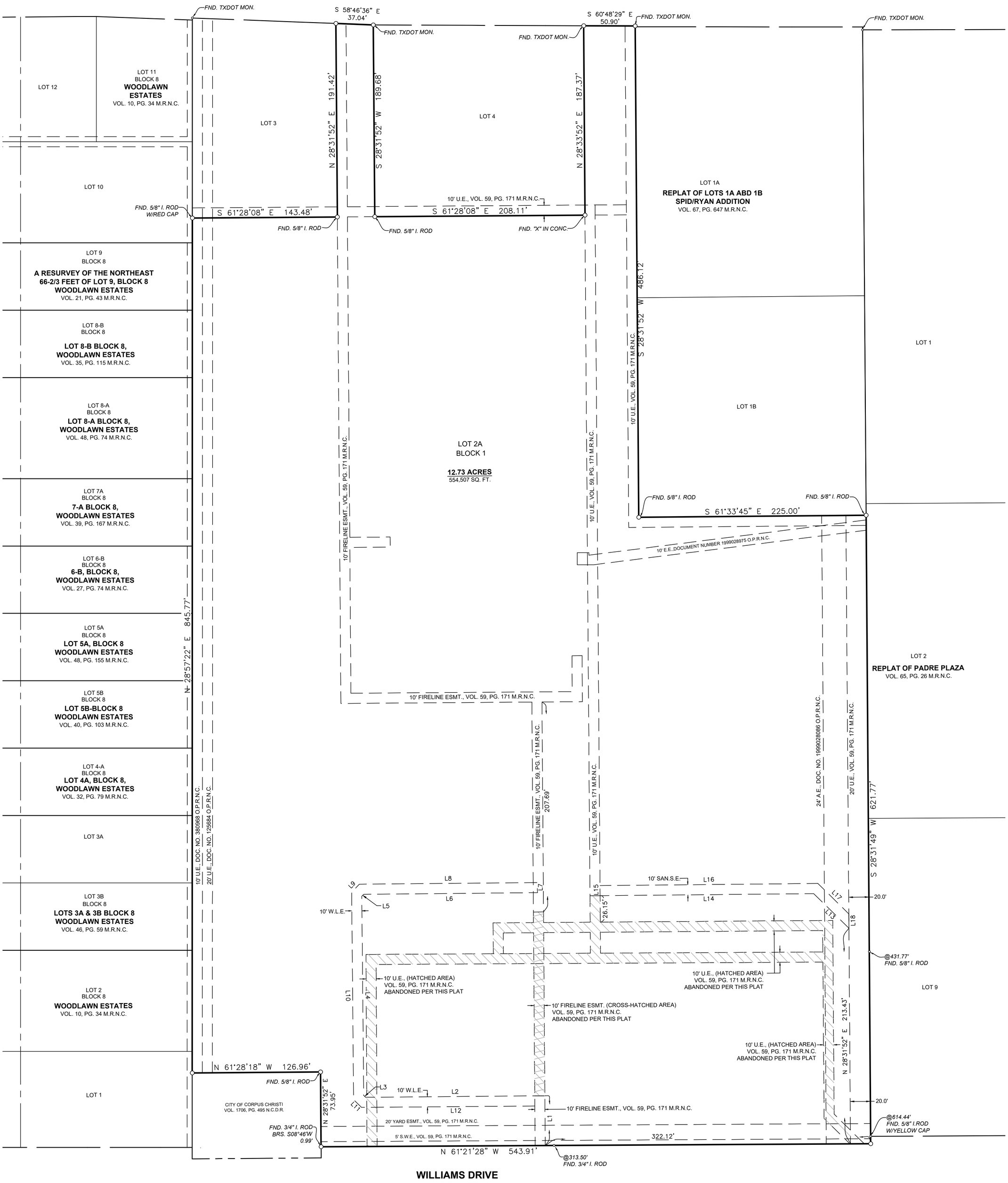




VICINITY MAP
NOT TO SCALE

STATE HIGHWAY 358

(A/K/A SOUTH PADRE ISLAND DRIVE - R.O.W. WIDTH VARIES)
VOL. 780, PG. 325 N.C.D.R.
DOC. NOS. 2012005016, 2012008304, 2012008525, 2012017703 &2013008526 O.P.R.N.C.



WILLIAMS DRIVE
(WIDTH VARIES)

STATE OF TEXAS
COUNTY OF NUECES

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF CONLEY LAND SERVICES, LLC, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE _____OF _____, 2026.

STATE OF TEXAS REGISTERED SEAN CONLEY 6739 PROFESSIONAL LAND SURVEYOR

_____
SEAN CONLEY
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6739

STATE OF TEXAS
COUNTY OF NUECES

THIS 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 _____, 2026.

_____
CYNTHIA SALAZAR-GARZA, CHAIRPERSON

_____
MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____OF _____, 2026.

_____
BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS _____DAY OF _____, 2026 AT ____ O'CLOCK __M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE _____DAY OF _____, 2026.

_____ _____
KARA SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK

FINAL PLAT OF CENTURY SUBDIVISION, BLOCK 1, LOT 2A

A SUBDIVISION OF 12.73 ACRES OF LAND,
BEING A REPLAT OF CENTURY SUBDIVISION,
A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 59, PAGE 171
OF THE NUECES COUNTY MAP RECORDS
AND SITUATED IN THE
E. VILLAREAL SURVEY, ABSTRACT 1
CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS

1 BLOCK 1 LOT

SCALE: 1"=50' DATE: FEBRUARY, 2026

OWNER:
CNMK TEXAS PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY
3900 DALLAS PARKWAY
PLANO, TX 79093

REASON FOR REPLAT: TO CREATE ONE LOT,
PARTIAL ABANDONMENT OF UTILITY AND FIRELINE EASEMENT
CREATE WATERLINE EASEMENT AND SANITARY SEWER EASEMENT

ENGINEER:
ALJ Lindsey
18635 NORTH ELDRIDGE PARKWAY, SUITE 200
TOMBALL, TX 77377
TEL. (281) 301-5955
TBPELS FIRM NO. 11526

SURVEYOR:
CONLEY LAND SERVICES, LLC
18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77377
TEL: 832-729-4997
TBPELS FIRM NO. 10194732

JOB NO. 25.0133
SHEET 1 OF 1

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9153
FINAL- OSO RANCH UNIT 1B
(16.73 Acres)

(District 4) (FINAL) Generally located at 2449 Flour Bluff Drive, north of Glenoak Drive, south of Pleasant Drive, and west of Flour Bluff Drive.

Zoned: RS-6

Owner: Grangefield Development LLC

Surveyor: Munoz Engineering

The applicant proposes to replat the property to create 86 lots for housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-11-2026 14:10:20

Merged Document Report

Application No.: PL9153

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
210174- OSO RANCH UNIT 1B Final Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
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
11	P001	Note	Bria Whitmire : DS	Closed	PI8688 Released for Construction 7.15.2025 Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes Lighting Plan: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
3	P001	Note	Mark Zans : LD	Closed	GIS comment: After reviewing the documents for the properties at 2449 Flour Bluff Drive, the provided plat does not show the property outlines with specific distances and bearings. Could you please provide a plat that includes these technical details so I can complete the closure check?	
4	P001	Note	Mark Zans : LD	Closed	Update FEMA floodplain information to data dated October 13, 2022.	
5	P001	Note	Mark Zans : LD	Closed	Update DSD Engineer credentials.	
6	P001	Note	Mark Zans : LD	Closed	Change Michael Miller to Cynithia Salazar-Garza Change title to Chair	
7	P001	Note	Mark Zans : LD	Closed	Change Al Raymond to Michael Dice Change title to Interim Asst. City Manager.	
10	P001	Note	Mark Zans : LD	Closed	GIS comment: After reviewing the documents for the properties at 2449 Flour Bluff Drive, the provided plat does not show the property outlines with specific distances and bearings. Could you please provide a plat that includes these technical details so I can complete the closure check?	
12	P001	Note	Mark Zans : LD	Closed	Fire comments; Informational only. All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Plat: - Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. -503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. -503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. -503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. 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: 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P001	Note	Mark Zans : LD	Closed	Water comments: •Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
21	P001	Note	Mark Zans : LD	Closed	Wastewater comments: •Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
22	P001	Note	Mark Zans : LD	Closed	Park Development Fee: 86 lots x 462.50 = $39,775.00	
23	P001	Note	Mark Zans : LD	Closed	Stormwater comment: 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. Note on private facilities: If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	
24	P001	Note	Mark Zans : LD	Closed	Traffic comments: PLAT – ROADWAY MASTER PLAN •The Proposed plat impacts and / or alters the existing Transportation Master Plan. oPlat denied – the plat must conform to the Transportation Master Plan. oOption 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications oOption 2 Applicant request Amendment to Transportation Master Plan •Planning Commission support required •Ultimate decision-making body: City Council •Platting / Public Improvement process stops until amendment process is complete. •Amendment process can take approximately 60 or more days depending on complexity. To meet option 1 confirm that intent of Soothing Street will meet connectivity in the south and north direction and John Oliver Drive will meet connectivity in the east and west direction.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •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.)	
29	P001	Note	Mark Zans : LD	Closed	GIS updated comment: still unable to complete the closure check because the property boundaries are not clearly defined. To proceed, I need the plat to explicitly show the distances and bearings for each segment of the boundary. Without these technical labels on the lines, I cannot determine the exact boundary for the GIS check. Please provide a version that includes this data.	
8	P002	Note	Mark Zans : LD	Closed	Park Development Fee: 86 lots x 462.50 = $39,775.00	
9	P003	Note	Mark Zans : LD	Closed	Please provide the street name for this road segment.	
25	P001	Note	Justin Phung : STREET	Closed	PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P002	Note	Justin Phung : STREET	Closed	PW STR: Will street typical sections match what was provided for the preliminary plat for this subdivision?	
14	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - 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 report. 4/15/2026 Due to PW STR not receiving PI plans, we would like to review the PI plan and geotech report to ensure the typical section proposed is in compliance. In addition, please refer to Table 6.3.5E to validate if geogrid is necessary here.	
15	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
16	P002	Note	Justin Phung : STREET	Closed	PW STR: For PI - Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
17	P002	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.	
18	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
19	P002	Note	Justin Phung : STREET	Closed	PW STR: Will intersection corners have a radii or will they be flared?	
26	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Construct phasing such that the surface layer of asphalt is the last activity to be completed.	
27	P002	Note	Justin Phung : STREET	Closed	PW STR: PW Streets never received the PI construction plans. Can we get confirmation that the informational comments regarding the typical section have been included and reflected in the typical sections? Can we also review the PI plans to ensure? 5/11/2026 Underseal will be placed on streets that haven't been fully constructed.	

FINAL PLAT OF
OSO RANCH UNIT 1B

A 16.735 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 45.523 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

1. TOTAL PLATTED AREA CONTAINS 16.735 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. LOT INFORMATION:
   UNIT 1B
   SINGLE-FAMILY LOTS (RS-6) = 86
   MULTI-FAMILY LOTS (RM-1) = 0
3. FEMA INFORMATION
   EFFECTIVE:
   PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0540G, OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
4. RECEIVING WATERS
   THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
7. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
8. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
9. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
10. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE INDICATED HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
12. ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
13. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
14. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM 6, LOT 8, BLOCK 7, LOTS 7 - 8, BLOCK 8, LOTS 7 - 8, BLOCK 9, LOTS 7 - 8.
15. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JENNE MARIE DRIVE FROM BLOCK 6, LOT 14, BLOCK 7, LOTS 1 AND 14, BLOCK 8, LOTS 1 AND 14, BLOCK 9, LOTS 1 AND 14.
16. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 12, LOTS 15 & 16, BLOCK 10, LOT 39.
17. TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT SHALL BE REMOVED UPON THE PLATTING OF THE ADJACENT PROPERTY WHICH SHALL DEDICATE THIS AREA AS RIGHT-OF-WAY. THIS TEMPORARY ACCESS EASEMENT SHALL ALLOW FOR THE CONSTRUCTION OF PUBLIC/PRIVATE WATER UTILITY, WASTEWATER UTILITY, STORMWATER UTILITY AND APPURTENANCES OF EACH UTILITY, PAVEMENT SUBGRADE, BASE, HMAC/CONCRETE, CURB AND GUTTER, SIDEWALK, SIGNAGE, GRADING, AND ALL APPURTENANCES TO FACILITATE CONSTRUCTION OF THE ROADWAY.

PLAT SYMBOL AND LINE LEGEND *(NOT ALL MAY BE USED)*

● PROPERTY CORNER	◎ FOUND 5/8-INCH RE-BAR	(#) BLOCK IDENTIFICATION
◉ FOUND 1/2-INCH IRON PIPE	◉ FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
ADJACENT BOUNDARY LINE	BOUNDARY LINE	
ADJACENT PROPERTY LINE	PROPERTY LINE	
EXISTING ROW CENTER LINE	ROW CENTER LINE	
EXISTING EASEMENT	EASEMENT	
EXISTING YARD REQUIREMENT	YARD REQUIREMENT	
CURRENT FEMA BOUNDARY LINE	PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND *(NOT ALL MAY BE USED)*

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	
NB - NON-BUILDABLE	D or DD - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL LAND SURVEYOR
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

STATE OF TEXAS §
COUNTY OF _____ §

GRANGEFIELD DEVELOPMENT, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____ BY: _____
JACQUELINE MARIE AZALLI — MANAGER
ALYEH H. FARDY — MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALYEH H. FARDY PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

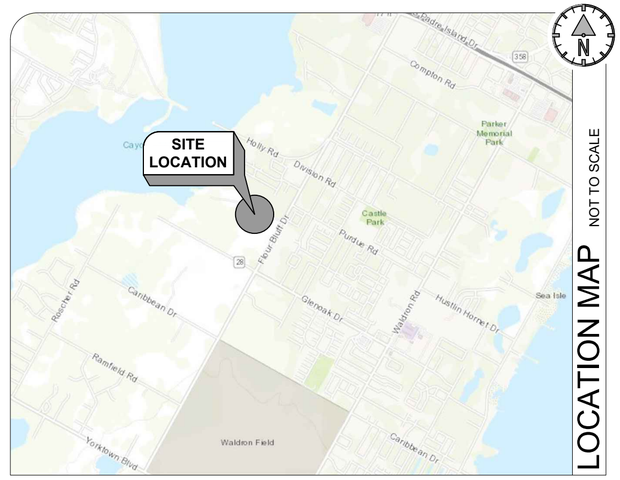
I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



LOCATION MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ DATE: _____
RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ _____
CYNTHIA SALAZAR-GARZA — CHAIR
MICHAEL DICE — DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

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

NO. _____ FILED FOR RECORD AT _____ O'CLOCK ___.M.

_____
KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

ENGINEER: RAMIRO MUNOZ III, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER: GRANGEFIELD DEV.
ENGINEER PID: 240050 | SURVEYOR PID: N/A
DRWN BY: TM | CHKD BY: RM III | APPD BY: RB
DRAWING DATE: 1/20/2026

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO RANCH UNIT 1B

A 16.735 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 45.523 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L...Grangefield Development LLC\Oso Ranch\210174 OSO RANCH U1\104. LAND DEVELOPMENT\02 PLATTING\02 FINAL\UNIT 1B\01 DWG\210174_OSO RANCH UNIT 1B.dwg)

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

REMAINDER OF 11.04 ACRES OUT OF LOTS 12 AND 13, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (MVR CONSTRUCTION COMPANY - DOC. NO. 2019035741, M.R.N.C.T.)

PLEASANT DRIVE (50-FOOT ROW)

SCALE: 1" = 60'

PREVAILING BREEZE

COTTAGES BY THE BAY UNIT 3
PLAT APPROVED BY CITY OF CORPUS CHRISTI PLANNING COMMISSION MARCH 09, 2022

SOOTHING STREET (60-FOOT ROW)

COTTAGES
VOLUME 69

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

FOUND 5/8" REBAR

~~S61° 29' 05"E 823.01'~~

35 x 60 ROW EASEMENT

N28° 32' 05"E 107.23'

N28° 31' 56"E 46.00'

N61° 28' 04"W 111.49'

N61° 28' 04"W 60.00'

A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS (GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989, O.P.R.N.C.T)

17.254 ACRES OUT OF LOTS 10, 11, 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2004015826, O.P.R.N.C.T. (JACKIE HOMES, LLC - DOC. NO. 2021053988, O.P.R.N.C.T.)

TEMPORARY ACCESS EASEMENT AND UTILITY EASEMENT BY SEPARATE DOCUMENT (SEE NOTE 17)

CAITLIN CLAIRE DRIVE (C1)

N28° 32' 02"E 708.99'

N28° 32' 02"E 145.0

N28° 32' 02"E 419.0

N28° 32' 02"E 138.0

JEANNE MARIE DRIVE (L-1C)

ARGARET MARY LANE (L-1C)

TALA LANE (L-1C)

SOOTHING STREET (C1)

JOHN OLIVER DRIVE (C1)

MATCH LINE A

MATCH LINE B

S61° 28' 04"E 747.75'

S61° 28' 04"E 46.00'

S61° 28' 04"E 268.50'

N61° 28' 04"W 291.0

N61° 28' 05"W 291.0

N61° 28' 04"W 284.0

N61° 28' 04"W 246.0

N61° 28' 04"W 156.5

N61° 28' 04"W 111.5

S28° 32' 05"W 419.0

S28° 32' 05"W 381.0

S28° 31' 56"W 145.0

N28° 31' 56"E 115.00'

N61° 28' 04"W 6.50'

A 12.334 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS.
(GRANGEFIELD DEVELOPMENT, LLC, DOC NO. 2021053987 AND 2021053989, O.P.R.N.C.T)

ENGINEER: RAMIRO MUNOZ III, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER: GRANGEFIELD DEV.
ENGINEER PID: 240050
SURVEYOR PID: N/A
DRWN BY: TM
CHKD BY: RM III
APPD BY: RB
DRAWING DATE: 1/20/2026

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

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1608 S. BROWNLEE BOULEVARD
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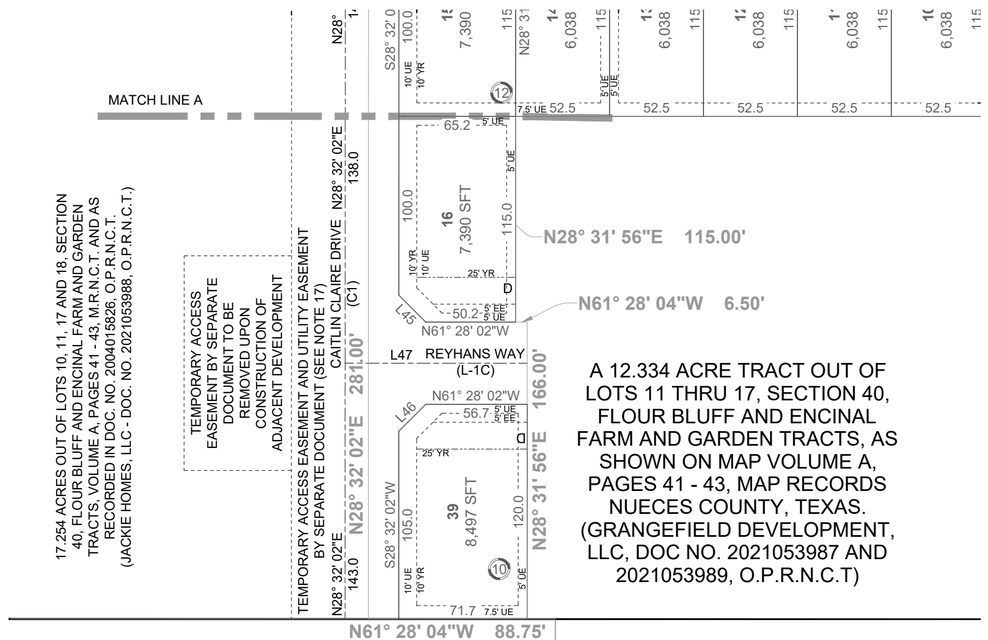
TBPELS FIRM F-12240

MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO RANCH UNIT 1B

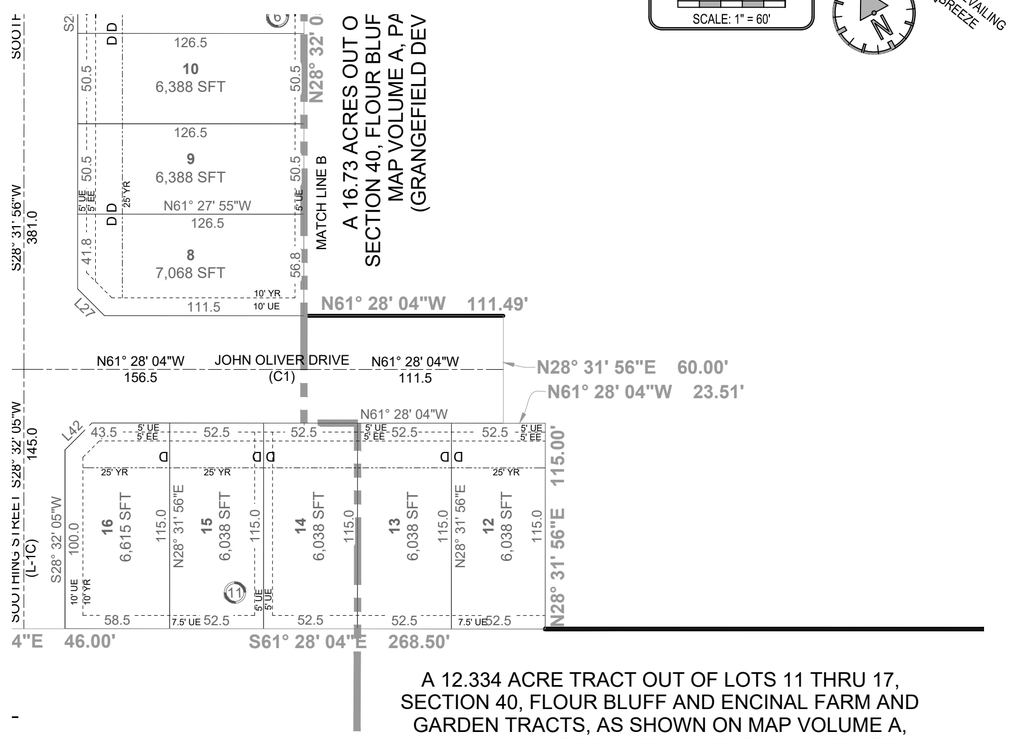
A 16.73 ACRES OUT OF A 33.189 ACRE TRACT BEING OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A, PAGES 41 - 43, MAP RECORDS NUECES COUNTY, TEXAS. SAID 33.189 ACRE TRACT ALSO BEING OUT OF THE TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2021053987 AND 2021053989, OFFICIAL PUBLIC RECORDS OF NUECES, COUNTY, TEXAS.

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\...Grangefield Development LLC\Oso Ranch\210174 OSO RANCH U1\04 - LAND DEVELOPMENT\02 PLATTING\02 FINAL\UNIT 1B\01 DWG\210174- OSO RANCH UNIT 1B.dwg)



15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T. (GREGORY SMITH - DOC. NO. 917427, O.P.R.N.C.T.)

SEGER HORSE BARNS, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.



LINE TABLE		
LINE ID	LENGTH	BEARING
L6	21.21'	S73° 32' 01"W
L15	21.21'	S73° 32' 01"W
L16	21.21'	N16° 27' 59"W
L17	14.14'	N73° 32' 01"E
L18	14.14'	N16° 27' 59"W
L19	14.14'	N73° 32' 01"E
L20	14.14'	N16° 27' 59"W
L21	21.21'	S73° 31' 59"W
L22	21.21'	S16° 28' 01"E
L23	21.21'	N73° 32' 01"E
L24	21.21'	S16° 27' 59"E
L25	21.21'	N73° 32' 01"E
L26	21.21'	N73° 32' 01"E
L27	21.21'	N16° 27' 59"W
L29	21.21'	S16° 27' 59"E
L42	21.21'	N73° 32' 01"E
L43	21.21'	S16° 27' 59"E
L44	21.21'	S73° 31' 59"W
L45	21.21'	N16° 28' 00"W
L46	21.21'	S73° 32' 00"W

ENGINEER RAMIRO MUNOZ III, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER GRANGEFIELD DEV
ENGINEER PID N/A | SURVEYOR PID N/A
DRWN BY TM | CHKD BY RM III | APPD BY RB
DRAWING DATE 1/20/2026

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Corpus Christi, Texas 78411
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FINAL PLAT OF
OSO RANCH UNIT 1B

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PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L_Grangefield Development LLC\Oso Ranch\210174.OSO RANCH U1\04 - LAND DEVELOPMENT\02 PLATTING\02 FINAL\UNIT 1B\01 DWG\210174 -OSO RANCH UNIT 1B.dwg)

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9273
FINAL – FLOUR BLUFF NO.2
Lots 2B and 2A Block 5
(0.51 Acres)

(District 4) (FINAL) Generally located at 727 and 729 Claride Street, north of Lakeside Drive, east of Military Drive, south of Claride Street, and west of Naval Air Station Drive

Zoned: RS-6

Owners: Dennis Sterling

Surveyor: Texas Geo Tech

The applicant proposes to replat to add property to platted lot and make another lot. 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.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-15-2026 16:14:08

Merged Document Report

Application No.: PL9273

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260427-PLAT_R1.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Claride Street plus 5' dedication. Dedication of 5' required per RMP to bring Claride St. to C-1 width of 60'.	
2	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Claride Street plus 5' dedication. Dedication of 5' required per RMP to bring Claride St. to C-1 width of 60'.	
3	P001	Note	Mark Zans : LD	Closed	Fire comments #1: Plat: - Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					dwellings): Fire hydrants to be located every 600 feet apart. -503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. -503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. -503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Information/Note: 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. 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.	
4	P001	Note	Mark Zans : LD	Closed	Fire comments #2: 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					turn without having to back up to negotiate the turn. -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	Mark Zans : LD	Closed	Park Dev. Fee: 462.50 x 1= $462.50	
6	P001	Note	Mark Zans : LD	Closed	Traffic comments: The Proposed plat impacts and / or alters the existing Transportation Master Plan. o Plat denied – the plat must conform to the Transportation Master Plan. o Option 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications o Option 2 Applicant request Amendment to Transportation Master Plan • Planning Commission support required • Ultimate decision-making body: City Council • Platting / Public Improvement process stops until amendment process is complete. • Amendment process can take approximately 60 or more days depending on complexity. • Claride Street listed as a C-1 in MPT therefore a 60 foot ROW is required. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.) 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 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.	
7	P001	Note	Mark Zans : LD	Closed	Per the RMP, Claride Street is a C1 roadway with a ROW width of 60'. Currently the ROW is 50 feet. Dedication of 5' from this plat is required.	

FLOUR BLUFF ESTATES NO. 2
BLOCK 5, LOTS 2B AND 3A

BEING A RE-PLAT OF THE EAST 50 FT OF LOT 2 AND WEST 35 FT OF LOT 3, BLOCK 5 OF FLOUR BLUFF ESTATES NO. 2, VOLUME 8, PAGE 22 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, TOGETHER WITH ALL OF LOT 2A, BLOCK 5 OF FLOUR BLUFF ESTATES NO. 2, VOLUME 63 PAGE 69 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, DENNIS D. STERLING., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE FOREGOING PLAT AND THAT WE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2026.

_____
DENNIS D. STERLINGI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
DENNIS D. STERLING.

THIS THE_____ DAY OF _____ 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2026.

_____
CYNTHIA GARZA, CHAIRPERSON

_____
MICHAEL DICE, INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE MAY, XX 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

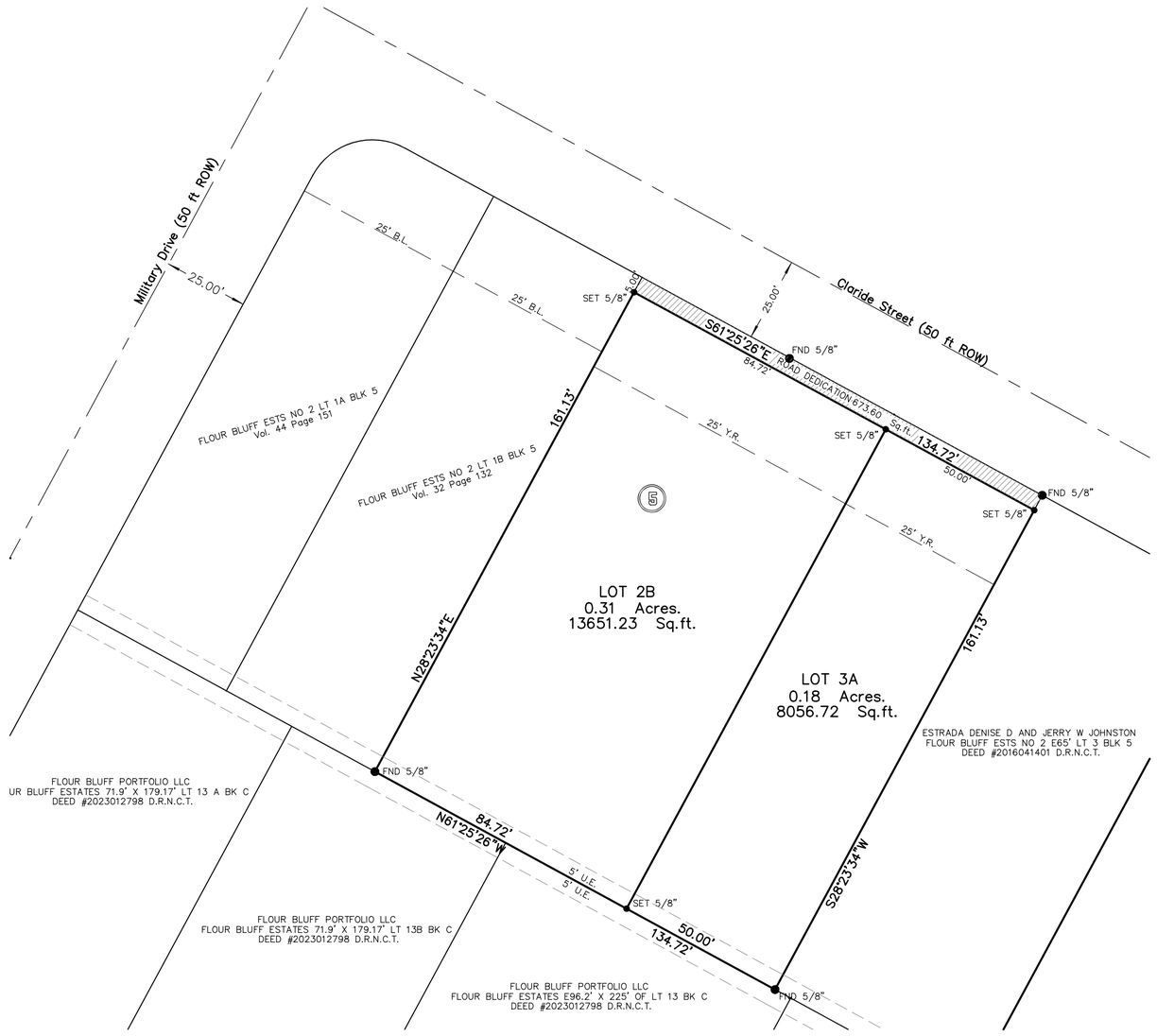
_____
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.

_____, 2026

BY:_____
DEPUTY

LOATION MAP: N.T.S.



GENERAL NOTES:

1) THE TOTAL PLATTED AREA CONTAINS 0.15 ACRES OF LAND INCLUDING STREET DEDICATION.
2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
3) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATER" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONΦ USE.
5) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0545G, EFFECTIVE DATE 10/13/2022
6) STREET DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.28.A.8.2.8.B. AND IDM 3.05 RESULING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

GRAPHIC SCALE
30 0 30 60 90
Scale: 1" = 30 feet

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

JOB # 260427
MAY 15, 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9241
FINAL – OSO POINTE
(20.07 acres)

(District 4) Generally located at 2401 Flour Bluff Drive, at the southeast intersection of Flour Bluff Drive and Purdue Road.

Zoned: RS-6

Owner: Grangefield Development, LLC.

Engineer/Surveyor: Brister Surveying

The applicant proposes to final plat the lots as a resubmittal from the previously approved final plat 22PL1092. No changes are to be made to the current final plat. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-18-2026 16:04:43

Merged Document Report

Application No.: PL9241

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
210175 - OSO POINTE - PLAT (2).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA has no new or additional comments.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: No additional comments.	
27	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: No comments regarding this plat.	
28	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: No additional comments.	
29	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission chairman to: Cynthia Salazar-Garza Chairperson	
30	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission Secretary to: Michael Dice Director	
31	P001	Note	Mina Trinidad : DS	Closed	Include Development Services Engineer name below signature line: Bria Whitmire, P.E., CFM, CPM	
32	P001	Note	Mina Trinidad : DS	Closed	Remove "Preliminary Plat" verbiage	
33	P001	Note	Mina Trinidad : DS	Closed	Parks and Recreation Department: 70 Dwelling Units x $462.50 Fee = $32,375.00 Total Fees issued as newly issued due to expiration regarding to forward progress to keep plat alive per UDC 3.8.5.F. No records of prior payment of older fees. New fee amount applied for a total of $32,375 for the total (70) lots described in project scope for the said newly proposed residential, an increase in fee amount from prior development fees amount. If there are records of payment, please provide in order to deduct from new total, in order to correct the fees amount from the difference if needed.	
8	P001	Note	Bria Whitmire : ENG	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 lot) D. Stormwater: yes (site development must mitigate any increase of stormwater	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
9	P001	Note	Bria Whitmire : ENG	Closed	Approval of the PIs and Addendum, 22PI1035, were conditionally approval for resubmittal of plat. The final plat was originally approved 8.10.2022 under case 22PL1092. It received a one-year extension on 10.18.2023, but that approval expired on 10.18.2024. An additional extension was requested on 11.10.25, but it was denied because the plat had already been expired for too long. As a result, there is no active final plat approved for this property. Because the construction plans match the originally approved plat, they are being conditionally approved with the understanding that the final plat must be resubmitted and reapproved in the same form. If any changes are made to the final plat during resubmittal, those same changes will need to be reflected in the construction plans. Any construction that proceeds before the plat is reapproved is done at the developer's risk.	
10	P002	Note	Caleb Wong : STREET	Closed	PW STR: Please provide information on the street intersections/corners. Are they flared as shown or will they have radii. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
11	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat). 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
12	P002	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
13	P002	Note	Caleb Wong : STREET	Closed	PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
14	P002	Note	Caleb Wong : STREET	Closed	PW STR: For typical street section details, please denote planned street classification per UDC 8.2.1.B standards 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
15	P002	Note	Caleb Wong : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	P002	Note	Caleb Wong : 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. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
17	P002	Note	Caleb Wong : 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. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
18	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
19	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per City of Corpus Christi Curb, Gutter and Sidwalk Standard Details, a minimum 1/2" HMAC over the lip of curb and gutter is required. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	P002	Note	Caleb Wong : 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. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
21	P002	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Construct phasing such that the surface layer of asphalt is the last activity to be completed. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
22	P002	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	
23	P002	Note	Caleb Wong : 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. 5/14/26: PW STR: We never received the PI's for review. Please revise PI construction plans to conform to our comments that follow the IDM for us to accept the final plat. If developer is to not follow the IDM standards, an accepted waiver/variance is needed for the street section.	

FINAL PLAT OF
OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF _____ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

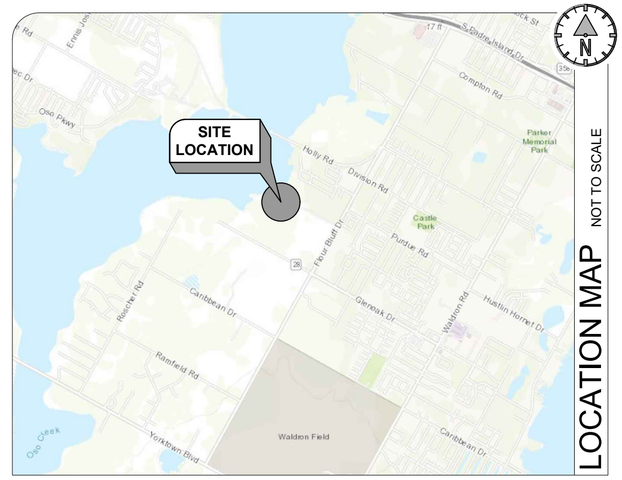
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING HAS BEEN DETERMINED UNDER MY DIRECTION USING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ DAY OF _____, 20____.

_____ DATE: _____
DAVID L. NESBITT, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NO. 5302



LOCATION MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ DATE: _____
RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ _____
CYNTHIA SALZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

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

NO. _____ FILED FOR RECORD AT _____ O'CLOCK ___.M.

_____
KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT SYMBOL AND LINE LEGEND *(NOT ALL MAY BE USED)*

● PROPERTY CORNER	◎ FOUND 5/8-INCH RE-BAR	(#) BLOCK IDENTIFICATION
◉ SET CHISELED X	◘ FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
ADJACENT BOUNDARY LINE	BOUNDARY LINE	
ADJACENT PROPERTY LINE	PROPERTY LINE	
EXISTING ROW CENTER LINE	ROW CENTER LINE	
EXISTING EASEMENT	EASEMENT	
EXISTING YARD REQUIREMENT	YARD REQUIREMENT	
CURRENT FEMA BOUNDARY LINE	PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND *(NOT ALL MAY BE USED)*

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL LAND SURVEYOR
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS		

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

ENGINEER: THOMAS TIFFIN, PE
SURVEYOR: RONALD BRISTER, RPLS
OWNER: JACKIE HOMES, LLC
PROJECT NO: 210175 | SURVEYOR PID: 212378
DRWN BY: TT | CHKD BY: TT | APPD BY: RB
DRAWING DATE: 07/18/2022

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

SCALE: 1" = 60'

PREVAILING BREEZE

REMAINDER OF 11.04 ACRES OUT OF LOTS 12 AND 13, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (MVR CONSTRUCTION COMPANY - DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

END OF STATE LAND BOUNDARY TEXAS STATE PLANE COORDINATES SOUTH ZONE, NAD 1983 PERFORMED ON MARCH 14, 2022 BY DAVID L. NESBITT, RPLS TxRPLS 5302 LICENSED STATE LAND SURVEYOR N = 1367164.71 E = 17130041.24

CORNER HAS 60-FT OFFSET

S61° 29' 05"E 95.3

CORNER HAS 60-FT OFFSET

CAYO DEL OSO (STATE OF TEXAS)

STATE LAND BOUNDARY

CORNER HAS 75-FT OFFSET

CORNER HAS 75-FT OFFSET

CORNER HAS 125-FT OFFSET

CORNER HAS 150-FT OFFSET

S61° 29' 05.00"E 748.37'

FOUND 5/8 RE-BAR

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

N61° 28' 04"W 276.0

JEANNE MARIE DRIVE (L-1C)

N61° 28' 04"W 270.0

N61° 28' 05"W 291.0

JEANNE MARIE DRIVE (L-1C)

JEANNE MARIE DRIVE (L-1C)

MARYANNE LANE (L-1C)

CAITLIN CLAIRE DRIVE (C1)

JOHN OLIVER DRIVE (L1-A)

JOHN OLIVER DRIVE (C1)

N61° 28' 29.40"W 410.56'

FOUND 5/8 RE-BAR

N28° 29' 23.00"E 46.33'

N28° 32' 01.78"E 708.99'

MATCH LINE A

MATCH LINE B

OSO RANCH UNIT 1 (FINAL PLAT NOT APPROVED)

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC

PROJECT NO.	SURVEYOR PID
210175	212378

DRWN BY	CHKD BY	APPD BY
TT	TT	RB

DRAWING DATE 07/18/2022

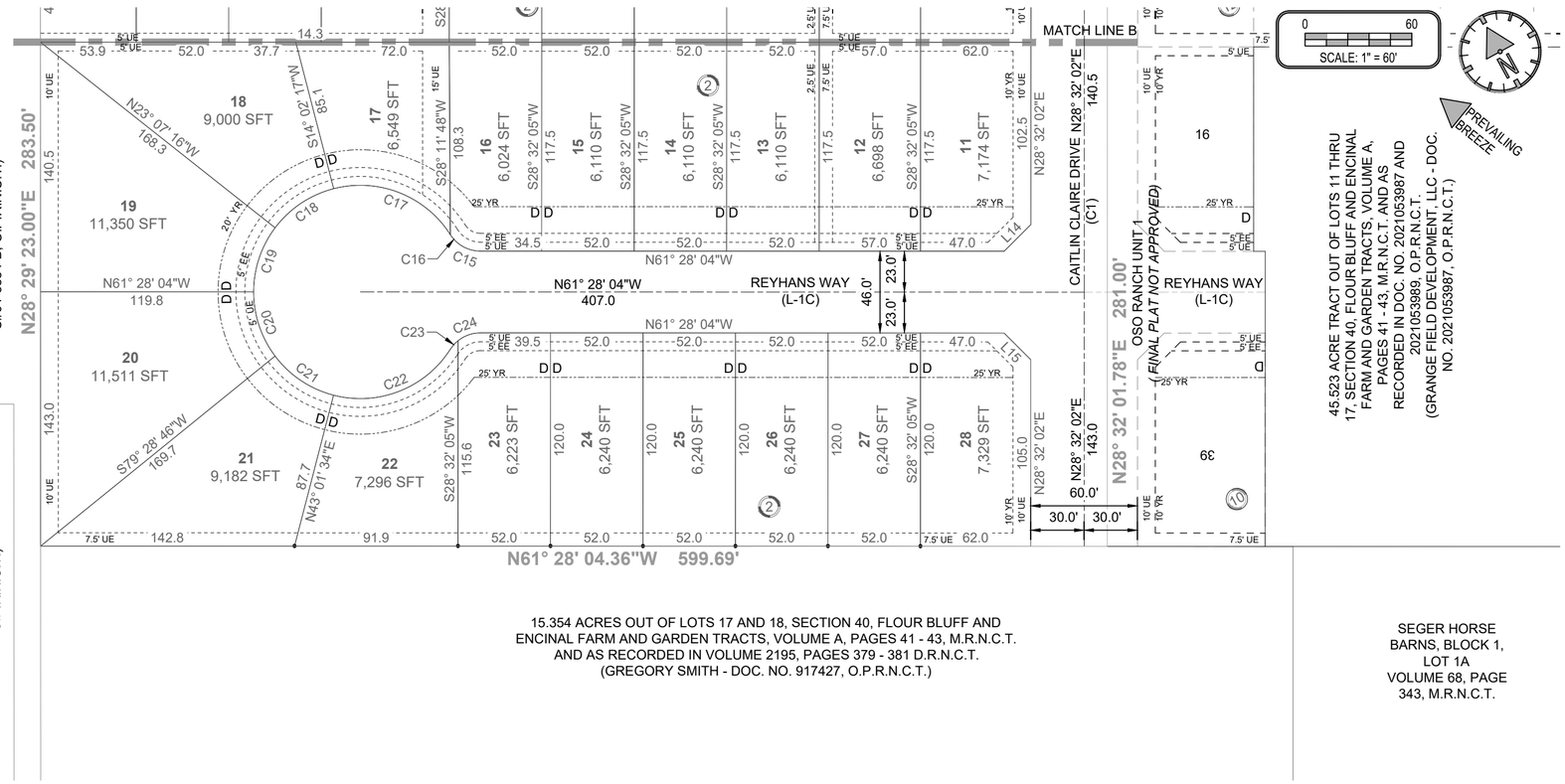
Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF
OSO POINTE

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L. Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)



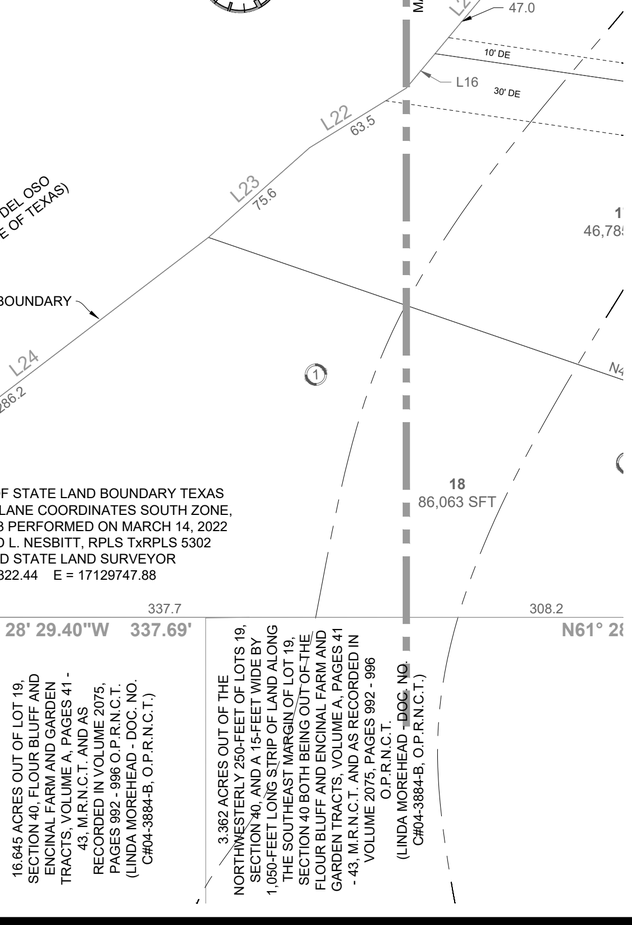
16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T. (GREGORY SMITH - DOC. NO. 917427, O.P.R.N.C.T.)

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)

SEGER HORSE BARNS, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.



SCALE: 1" = 60'

PREVAILING BREEZE

LINE TABLE

LINE ID	LENGTH	BEARING
L1	21.21'	S16° 28' 01.29"E
L2	21.21'	N73° 31' 58.71"E
L3	14.14'	N16° 27' 59.47"W
L4	14.14'	N73° 32' 00.53"E
L5	14.14'	S16° 27' 59.47"E
L6	14.14'	N73° 32' 00.53"E
L7	14.14'	N16° 27' 59.47"W
L8	14.14'	S73° 32' 00.53"W
L9	14.14'	N73° 32' 00.53"E
L10	35.78'	N61° 28' 04.36"W
L11	12.54'	S28° 31' 30.60"W
L12	12.54'	S28° 31' 30.60"W
L13	21.21'	S16° 28' 01.29"E
L14	21.21'	S73° 31' 58.71"W
L15	21.21'	S16° 28' 01.29"E
L16	25.01'	N68° 19' 56.79"E
L17	57.95'	N65° 26' 19.85"E
L18	59.28'	N70° 53' 18.18"E
L19	135.96'	N60° 45' 02.00"E
L20	124.41'	N62° 10' 15.21"E
L21	72.02'	N68° 19' 56.79"E
L22	63.53'	N86° 51' 35.97"E
L23	75.58'	N76° 58' 39.55"E
L24	286.19'	N81° 08' 45.42"E
L25	38.70'	N27° 54' 28.31"E

CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41'	S44° 15' 45"E	11.83'
C2	45.67'	60.00'	43.61'	N48° 51' 48"W	44.58'
C3	44.14'	60.00'	42.15'	S88° 15' 24"W	43.15'
C4	59.40'	60.00'	56.72'	S38° 49' 23"W	57.00'
C5	17.11'	60.00'	16.34'	S2° 17' 35"W	17.05'
C6	12.01'	20.00'	34.41'	N11° 19' 45"E	11.83'
C7	14.00'	20.00'	40.11'	S41° 24' 42"E	13.72'
C8	86.19'	60.00'	82.30'	N62° 30' 27"W	78.97'
C9	48.89'	60.00'	46.69'	S52° 59' 51"W	47.55'
C10	61.38'	60.00'	58.62'	S0° 20' 46"W	58.74'
C11	20.07'	20.00'	57.49'	N0° 13' 07"W	19.24'
C12	20.07'	20.00'	57.48'	S57° 16' 04"W	19.23'
C13	38.08'	60.00'	36.36'	N67° 49' 41"E	37.44'
C14	24.05'	20.00'	68.89'	S84° 05' 20"W	22.62'
C15	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C16	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C17	75.38'	60.00'	71.98'	N39° 58' 18"W	70.52'
C18	40.36'	60.00'	38.54'	S84° 46' 00"W	39.61'
C19	38.71'	60.00'	36.96'	S47° 00' 49"W	38.04'
C20	38.71'	60.00'	36.96'	S10° 03' 02"W	38.04'
C21	40.36'	60.00'	38.54'	S27° 42' 08"E	39.61'
C22	75.38'	60.00'	71.98'	S82° 57' 51"E	70.52'
C23	6.56'	20.00'	18.80'	S70° 26' 41"W	6.53'
C24	13.50'	20.00'	38.69'	N80° 48' 43"W	13.25'

1. TOTAL PLATTED AREA CONTAINS 20.076 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. FEMA INFORMATION
   EFFECTIVE:
   PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 X AND 485464 0315 D, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13, B, C.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
   THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
4. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
5. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
6. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
7. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
8. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
9. PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
10. ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
11. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
12. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 2, LOT 10, 11, 28.
13. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM BLOCK 3, LOT 6, 7, BLOCK 4, LOTS 6, 7.
14. BLOCK 1, LOT 11 - 18 ARE SUBJECT TO THE STATE LAND BOUNDARY ADJUSTMENTS THAT MAY OCCUR AT ANYTIME AND WILL AFFECT THE OVERALL LOT SIZE. ANY CHANGES TO THE LOT BOUNDARY THAT OCCURS ALONG THE STATE LAND BOUNDARY SHALL MAINTAIN THE SAME BEARING OF THE SIDE LOT LINES. ANY ADJUSTMENTS TO THE STATE LAND BOUNDARY THAT AFFECT THESE LOTS SHALL SHALL NOT CREATE LIABILITY ON THE PART OF JACKIE HOMES, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
15. WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
ENGINEER PID 210175 | SURVEYOR PID 212378
DRWN BY TT | CHKD BY TT | APPD BY RB
DRAWING DATE 07/18/2022

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Corpus Christi, Texas 78411
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CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF OSO POINTE

A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\...Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

FINAL PLAT OF
OSO POINTE

BEING A FINAL PLAT OF A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF _____ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES.
THIS THE _____ DAY OF _____, 20____.

BY: _____
JACQUELINE MARIE AZALLI
MANAGER

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JACQUELINE MARIE AZALLI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

I, _____, _____ FOR THE FIRST COMMUNITY BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH _____ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
THIS THE _____ DAY OF _____, 20____.

BY: _____

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

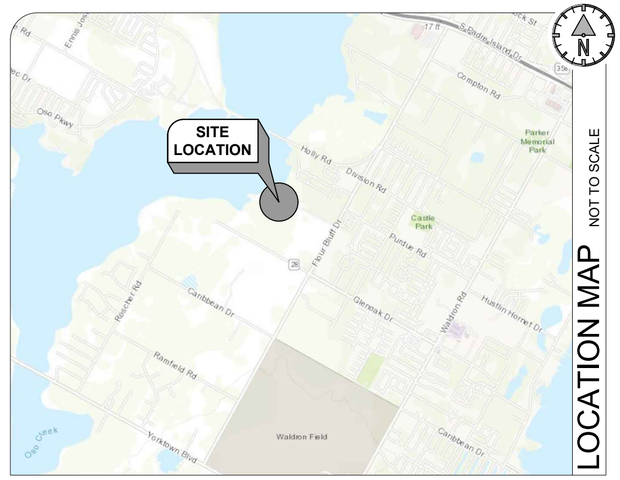
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF NUECES §

THE STATE LAND BOUNDARY SHOWN ON THIS DRAWING HAS BEEN DETERMINED UNDER MY DIRECTION USING METHODOLOGY APPROVED BY THE TEXAS GENERAL LAND OFFICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS THE _____ DAY OF _____, 20____.

_____ DATE: _____
DAVID L. NESBITT, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSED STATE LAND SURVEYOR
TEXAS REGISTRATION NO. 5302



LOCATION MAP NOT TO SCALE

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ DATE: _____
RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF NUECES §

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20____.

_____ _____
CYNTHIA SALZAR-GARZA — MICHAEL DICE
CHAIRPERSON — DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK __.M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS.

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

NO. _____ FILED FOR RECORD AT _____ O'CLOCK ___.M.

_____
KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY

PLAT SYMBOL AND LINE LEGEND *(NOT ALL MAY BE USED)*

● PROPERTY CORNER	◎ FOUND 5/8-INCH RE-BAR	(#) BLOCK IDENTIFICATION
◉ SET CHISELED X	◘ FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR		
ADJACENT BOUNDARY LINE	BOUNDARY LINE	
ADJACENT PROPERTY LINE	PROPERTY LINE	
EXISTING ROW CENTER LINE	ROW CENTER LINE	
EXISTING EASEMENT	EASEMENT	
EXISTING YARD REQUIREMENT	YARD REQUIREMENT	
CURRENT FEMA BOUNDARY LINE	PRELIMINARY FEMA BOUNDARY LINE	

PLAT ABBREVIATION LEGEND *(NOT ALL MAY BE USED)*

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SF - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL LAND SURVEYOR
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS		

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
ENGINEER PID 210175 | SURVEYOR PID 212378
DRWN BY TT | CHKD BY TT | APPD BY RB
DRAWING DATE 07/18/2022

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Corpus Christi, Texas 78411
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OSO POINTE

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SCALE: 1" = 60'

PREVAILING BREEZE

REMAINDER OF 11.04 ACRES OUT OF LOTS 12 AND 13, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. (MVR CONSTRUCTION COMPANY - DOC. NO. 2019035741, M.R.N.C.T.)

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

PORTION OF LOT 1, BLOCK 1, EL RECUERDO SUBDIVISION VOLUME 59, PAGE 97 M.R.N.C.T.

FOUND 5/8 RE-BAR

END OF STATE LAND BOUNDARY TEXAS STATE PLANE COORDINATES SOUTH ZONE, NAD 1983 PERFORMED ON MARCH 14, 2022 BY DAVID L. NESBITT, RPLS TxRPLS 5302 LICENSED STATE LAND SURVEYOR N = 1367164.71 E = 17130041.24

CORNER HAS 60-FT OFFSET

CAYO DEL OSO (STATE OF TEXAS)

STATE LAND BOUNDARY

S61° 29' 05.00"E 748.37'

N61° 28' 04"W

N61° 28' 05"W 291.0

JEANNE MARIE DRIVE (L-1C)

MARYANNE LANE (L-1C)

CAITLIN CLAIRE DRIVE (C1)

JOHN OLIVER DRIVE (L1-A)

JOHN OLIVER DRIVE (C1)

N28° 32' 01.78"E 708.99'

N28° 32' 02"E 419.0

N28° 32' 02"E 142.5

N28° 32' 02"E 140.5

S28° 32' 05"W 419.0

S61° 27' 55"E

S61° 28' 04"E

S61° 29' 05"E

S53° 11' 38"E

N22° 49' 00"W 134.5

N19° 19' 49"E 110.0

N42° 30' 19"W 286.8

S53° 16' 26"E 211.1

N61° 28' 29.40"W 410.56'

N28° 29' 23.00"E 46.33'

OSO RANCH UNIT 1 (FINAL PLAT NOT APPROVED)

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

MATCH LINE A

MATCH LINE B

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
PROJECT NO. 210175 | SURVEYOR PID 212378
DRWN BY TT | CHKD BY TT | APPD BY RB
DRAWING DATE 07/18/2022

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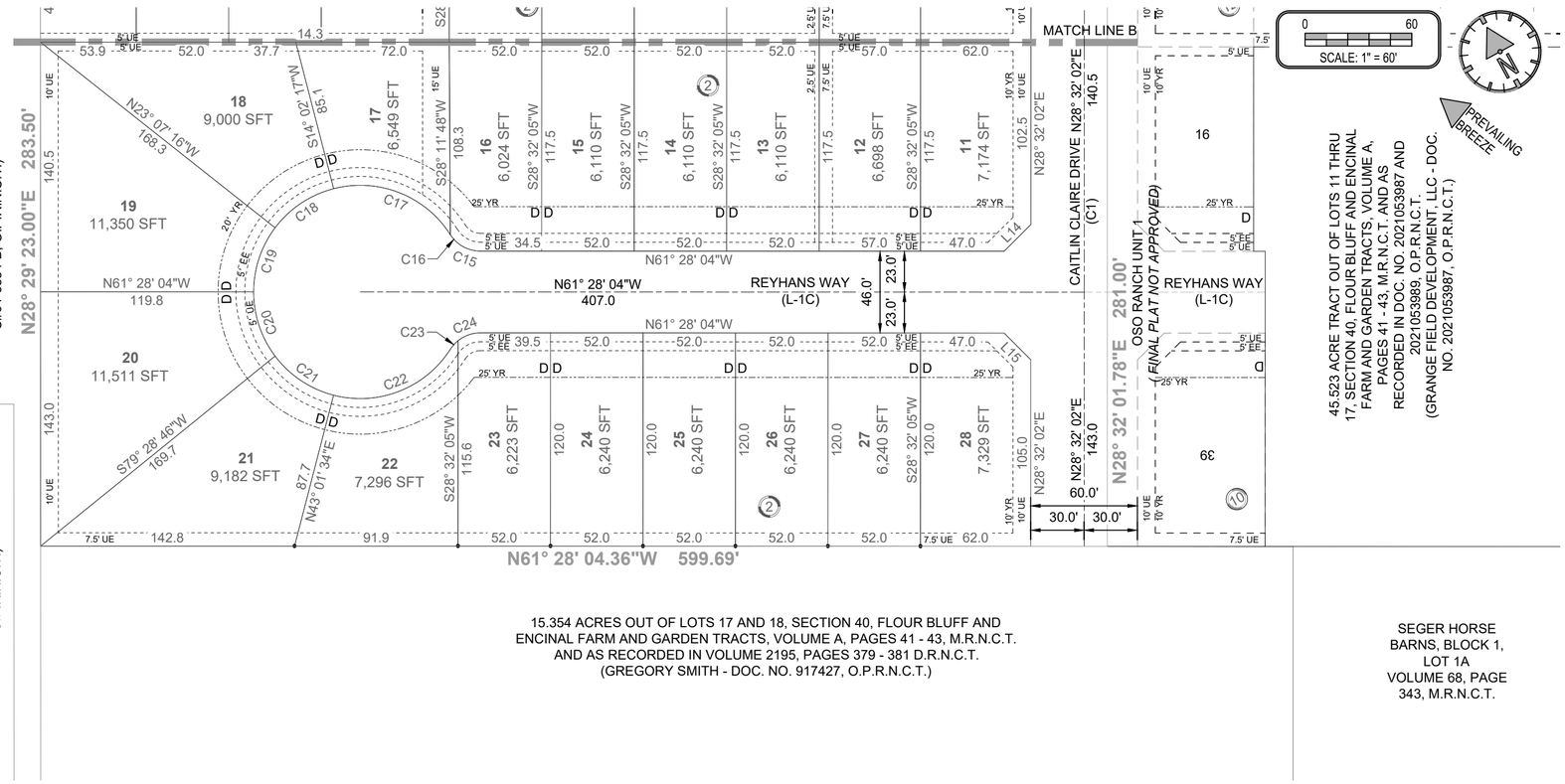
PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\L - Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)



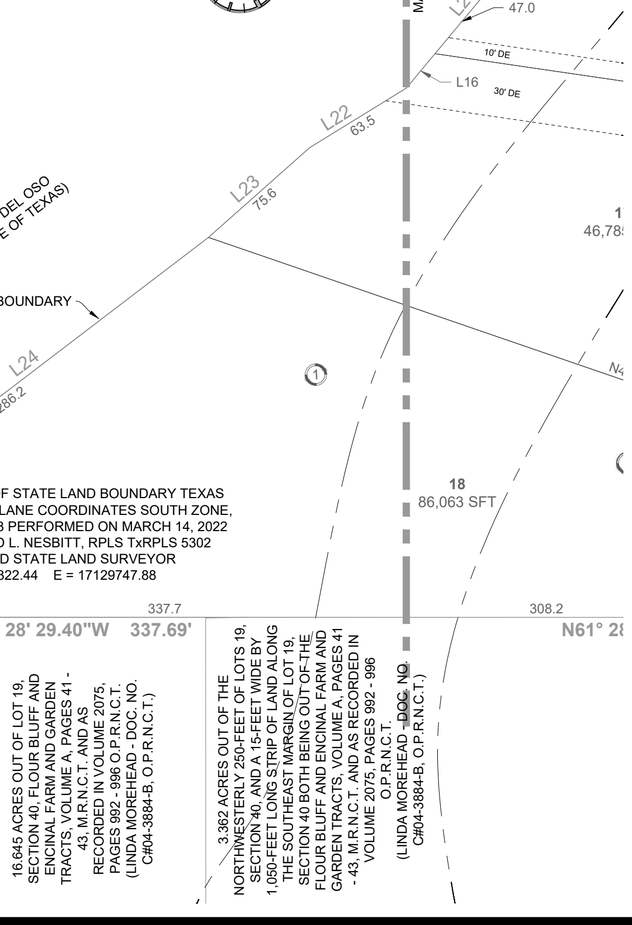
16.645 ACRES OUT OF LOT 19, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

3.362 ACRES OUT OF THE NORTHWESTERLY 250-FEET OF LOTS 19, SECTION 40, AND A 15-FEET WIDE BY 1,050-FEET LONG STRIP OF LAND ALONG THE SOUTHEAST MARGIN OF LOT 19, SECTION 40 BOTH BEING OUT OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2075, PAGES 992 - 996 O.P.R.N.C.T. (LINDA MOREHEAD - DOC. NO. C#04-3884-B, O.P.R.N.C.T.)

15.354 ACRES OUT OF LOTS 17 AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN VOLUME 2195, PAGES 379 - 381 D.R.N.C.T. (GREGORY SMITH - DOC. NO. 917427, O.P.R.N.C.T.)

45.523 ACRE TRACT OUT OF LOTS 11 THRU 17, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, VOLUME A, PAGES 41 - 43, M.R.N.C.T. AND AS RECORDED IN DOC. NO. 2021053987 AND 2021053989, O.P.R.N.C.T. (GRANGE FIELD DEVELOPMENT, LLC - DOC. NO. 2021053987, O.P.R.N.C.T.)

SEGER HORSE BARNS, BLOCK 1, LOT 1A VOLUME 68, PAGE 343, M.R.N.C.T.



SCALE: 1" = 60'

PREVAILING BREEZE

LINE TABLE

LINE ID	LENGTH	BEARING
L1	21.21'	S16° 28' 01.29"E
L2	21.21'	N73° 31' 58.71"E
L3	14.14'	N16° 27' 59.47"W
L4	14.14'	N73° 32' 00.53"E
L5	14.14'	S16° 27' 59.47"E
L6	14.14'	N73° 32' 00.53"E
L7	14.14'	N16° 27' 59.47"W
L8	14.14'	S73° 32' 00.53"W
L9	14.14'	N73° 32' 00.53"E
L10	35.78'	N61° 28' 04.36"W
L11	12.54'	S28° 31' 30.60"W
L12	12.54'	S28° 31' 30.60"W
L13	21.21'	S16° 28' 01.29"E
L14	21.21'	S73° 31' 58.71"W
L15	21.21'	S16° 28' 01.29"E
L16	25.01'	N68° 19' 56.79"E
L17	57.95'	N65° 26' 19.85"E
L18	59.28'	N70° 53' 18.18"E
L19	135.96'	N60° 45' 02.00"E
L20	124.41'	N62° 10' 15.21"E
L21	72.02'	N68° 19' 56.79"E
L22	63.53'	N86° 51' 35.97"E
L23	75.58'	N76° 58' 39.55"E
L24	286.19'	N81° 08' 45.42"E
L25	38.70'	N27° 54' 28.31"E

CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.01'	20.00'	34.41'	S44° 15' 45"E	11.83'
C2	45.67'	60.00'	43.61'	N48° 51' 48"W	44.58'
C3	44.14'	60.00'	42.15'	S88° 15' 24"W	43.15'
C4	59.40'	60.00'	56.72'	S38° 49' 23"W	57.00'
C5	17.11'	60.00'	16.34'	S2° 17' 35"W	17.05'
C6	12.01'	20.00'	34.41'	N11° 19' 45"E	11.83'
C7	14.00'	20.00'	40.11'	S41° 24' 42"E	13.72'
C8	86.19'	60.00'	82.30'	N62° 30' 27"W	78.97'
C9	48.89'	60.00'	46.69'	S52° 59' 51"W	47.55'
C10	61.38'	60.00'	58.62'	S0° 20' 46"W	58.74'
C11	20.07'	20.00'	57.49'	N0° 13' 07"W	19.24'
C12	20.07'	20.00'	57.48'	S57° 16' 04"W	19.23'
C13	38.08'	60.00'	36.36'	N67° 49' 41"E	37.44'
C14	24.05'	20.00'	68.89'	S84° 05' 20"W	22.62'
C15	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C16	20.07'	20.00'	57.49'	S32° 43' 29"E	19.24'
C17	75.38'	60.00'	71.98'	N39° 58' 18"W	70.52'
C18	40.36'	60.00'	38.54'	S84° 46' 00"W	39.61'
C19	38.71'	60.00'	36.96'	S47° 00' 49"W	38.04'
C20	38.71'	60.00'	36.96'	S10° 03' 02"W	38.04'
C21	40.36'	60.00'	38.54'	S27° 42' 08"E	39.61'
C22	75.38'	60.00'	71.98'	S82° 57' 51"E	70.52'
C23	6.56'	20.00'	18.80'	S70° 26' 41"W	6.53'
C24	13.50'	20.00'	38.69'	N80° 48' 43"W	13.25'

1. TOTAL PLATTED AREA CONTAINS 20.076 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS AND EASEMENTS.
2. FEMA INFORMATION
   EFFECTIVE:
   PLOTTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485464 0318 X AND 485464 0315 D, MAP REVISED JULY 18, 1985, AND COMMUNITY-PANEL NO. 485464 0315 D, MAP REVISED AUGUST 3, 1989 INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE A13, B, C.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
   THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
4. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
5. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
6. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
7. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
8. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
9. PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
10. ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
11. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
12. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO CAITLIN CLAIRE DRIVE FROM BLOCK 2, LOT 10, 11, 28.
13. NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO JOHN OLIVER DRIVE FROM BLOCK 3, LOT 6, 7, BLOCK 4, LOTS 6, 7.
14. BLOCK 1, LOT 11 - 18 ARE SUBJECT TO THE STATE LAND BOUNDARY ADJUSTMENTS THAT MAY OCCUR AT ANYTIME AND WILL AFFECT THE OVERALL LOT SIZE. ANY CHANGES TO THE LOT BOUNDARY THAT OCCURS ALONG THE STATE LAND BOUNDARY SHALL MAINTAIN THE SAME BEARING OF THE SIDE LOT LINES. ANY ADJUSTMENTS TO THE STATE LAND BOUNDARY THAT AFFECT THESE LOTS SHALL SHALL NOT CREATE LIABILITY ON THE PART OF JACKIE HOMES, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
15. WATER, WASTEWATER AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT.

ENGINEER THOMAS TIFFIN, PE
SURVEYOR RONALD BRISTER, RPLS
OWNER JACKIE HOMES, LLC
ENGINEER PID 210175 | SURVEYOR PID 212378
DRWN BY TT | CHKD BY TT | APPD BY RB
DRAWING DATE 07/18/2022

Brister Surveying
4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

MUNOZ ENGINEERING
1608 S. BROWNLEE BOULEVARD
CORPUS CHRISTI, TX 78404
OFFICE: 361.946.4848
TBPELS FIRM F-12240

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF OSO POINTE

A 20.076 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 17, AND 18, SECTION 40, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND AS DESCRIBED IN DEED RECORDED IN DOCUMENT 2021053988, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2022 (M:\Projects\...Jackie Homes\210175 - Oso Pointe\02 - DRAWINGS\01 LAND\02 PLATTING\02 FINAL\01 DWG\210175 - OSO POINTE - PLAT.dwg)

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9205
FINAL – RIVERSTONE TRAILS PHASE I
(24.87 acres)

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

Zoned: RS-6

Owner: Rhodes Development, Inc.

Engineer/Surveyor: Melden and Hunt

The applicant proposes to final plat the lot to construct a residential subdivision. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-18-2026 17:09:16

Merged Document Report

Application No.: PL9205

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25081 Riverstone Ph1 Plat_2026_05_18.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392

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
6	P001	Note	Mina Trinidad : DS	Closed	Remove preliminary plat and replace with "Final Plat"	
7	P001	Note	Mina Trinidad : DS	Closed	Metes and bounds not required to be on plat.	
8	P001	Note	Mina Trinidad : DS	Closed	Increase the street names on the location map for better visibility.	
9	P001	Note	Mina Trinidad : DS	Closed	Include owners name on signature block.	
10	P001	Note	Mina Trinidad : DS	Closed	Remove Michael Miller and replace with "Cynthia Salazar-Garza Chairperson"	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mina Trinidad : DS	Closed	Remove Al Raymond and replace with "Michael Dice Director"	
12	P001	Note	Mina Trinidad : DS	Closed	Ensure dates on the plat reflect "2026"	
13	P001	Note	Mina Trinidad : DS	Closed	Ensure all plat notes are legible and are not overlapped with engineer logo.	
15	P001	Note	Mina Trinidad : DS	Closed	Owner and Surveying information at the top of the plat can be removed.	
16	P001	Note	Mina Trinidad : DS	Closed	Update 04/15/26: Illustrate the 25-foot front yard setback on plat or on "Detail A" or "Detail B" RS-6 zoning district requires a 25-foot front yard setback.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
18	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
19	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This plat has our statements, no additional comments.	
20	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards Plat: Land Subdivision 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
21	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: 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: 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					-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.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
23	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has an overhead Transmission line further down on this plat but I believe this phase is not near the line.	
24	P001	Note	Mina Trinidad : DS	Closed	Update 04/13/26: Comments have been addressed during PI9217 review. No additional comments for this final plat. CCW: (Fatima C.) Please have the applicant submit utility plans with their application for final plat.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
26	P001	Note	Mina Trinidad : DS	Closed	NEC: (Carlos Guajardo) NEC will require a 5' exclusive easement in front of the lots, then the 10' utility easement. Please make the changes before final plat is approved.	
31	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does impact the existing Transportation Master Plan. 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). 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.) PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.	
31	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does impact the existing Transportation Master Plan. 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). 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	

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31	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does impact the existing Transportation Master Plan. 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). 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	

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32	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT- 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. Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. No private driveways on Lots 25, 26, 34, and 35 on Lake Athens Avenue PLAT- STREETLIGHT -Comments 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. (IDM) 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. (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. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System	
32	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Moises T.) PLAT- 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. Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. No private driveways on Lots 25, 26, 34, and 35 on Lake Athens Avenue PLAT- STREETLIGHT -Comments 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. (IDM) 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. (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. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information	

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					System	
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33	P001	Note	Mina Trinidad : DS	Closed	Prior to recordation provide HOA documentation.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					UDC 8.1.8.B Homeowners Association Required prior to recordation. The developer shall submit a legal instrument: (1) Establishing a plan for the use and permanent maintenance of the private improvements; (2) Demonstrating that the homeowners association is self-perpetuating and adequately funded to accomplish its purposes; (3) Providing the City and other governmental authorities with written permission for access at any time without liability when on official business; and (4) Permitting the City to remove obstructions if necessary for emergency vehicle access and to assess the cost of removal to the owner of the obstruction.	
34	P001	Note	Mina Trinidad : DS	Closed	Include the 1st paragraph of the metes and bounds to the subheading of the plat. as well as "Being a final plat of..."	
35	P001	Note	Mina Trinidad : DS	Closed	Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
35	P001	Note	Mina Trinidad : DS	Closed	Update 05/18/2026: Asked applicant to remove street cross sections and pavement details due to being approved on Preliminary Plat. Will also resolve Streets Dept comments. Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
35	P001	Note	Mina Trinidad : DS	Closed	Update 05/18/26: Asked applicant to remove street cross sections and pavement details due to being approved on Preliminary Plat. Removing will resolve open Streets Dept comments as well. Incorporate the street cross sections as part of the final plat as it will be recorded as well.	
36	P001	Note	Mina Trinidad : DS	Closed	04/01/2026: Pending comments from Parks and Recreation Department and Engineering	
37	P001	Note	Mina Trinidad : DS	Closed	Remove the county clerk signature block on sheet 2 of 2.	
38	P001	Note	Mina Trinidad : DS	Closed	Label C36 on the plat.	
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39	P001	Note	Mina Trinidad : DS	Closed	Per UDC 3.8.5. Final Plat: Where a preliminary plat was approved, the final plat must be consistent with the approved preliminary plat. The final plat cannot be approved unless the final plat is consistent with the preliminary plat or the preliminary plat is revised and approved. Previous Master Preliminary Plat and Preliminary Plat show 67 lots within Phase I. Do you plan to resubmit a Preliminary Plat showing the updated plans to include 2 additional lots?	
40	P001	Note	Mina Trinidad : DS	Closed	Parks and Recreation: Fees are calculated by the number of lots for newly proposed dwelling units provided. Based on prior Master Preliminary and Preliminary versions, the number of lots for dwelling units shared on this document state the same from prelim of PL 8877 Phase 1. If the number of dwelling units changes, please contact in order to update fees accordingly. 67 Dwelling Units x $462.50 Fee = $30,987.50 Total	
42	P001	Note	Mina Trinidad : DS	Closed	Public Works - Stormwater: (Marcos C.) 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 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 impactive 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.)"	
52	P001	Note	Mina Trinidad : DS	Closed	05/13/26 Mina email to Beto DLG: I just called and left you a voicemail. The previously submitted plat shows a lapse in lot numbering. Specifically, from lot 30 to 33 as the recently added 2 lots were removed from Phase I, as shown in the attached image. Please revise the lot numbers to show uniformity within Phase I.	
27	P001	Note	Caleb Wong : STREET	Closed	PW STR: Since the medians will be in City/Public ROW, the medians shall be constructed with concrete with no green space. For more information, please contact Public Works Stormwater Department.	
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49	P001	Note	Caleb Wong : STREET	Closed	PW STR: Lake Athens Ave has 4" HMAC, 11" limestone base TY A Grade 1-2, and 8" lime stabilized subgrade. Please match the proposed typical section of Lake Athens to what is existing. 5/14/26: PW STR: Lake Athens is a C-1 collector. Geotechnical report has no typical section specification for a C-1 collector. Please revise.	
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50	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please provide more information on General Note 4 of Sheet 28-30. What is the subgrade preparation for under the sidewalk and drive pads?	
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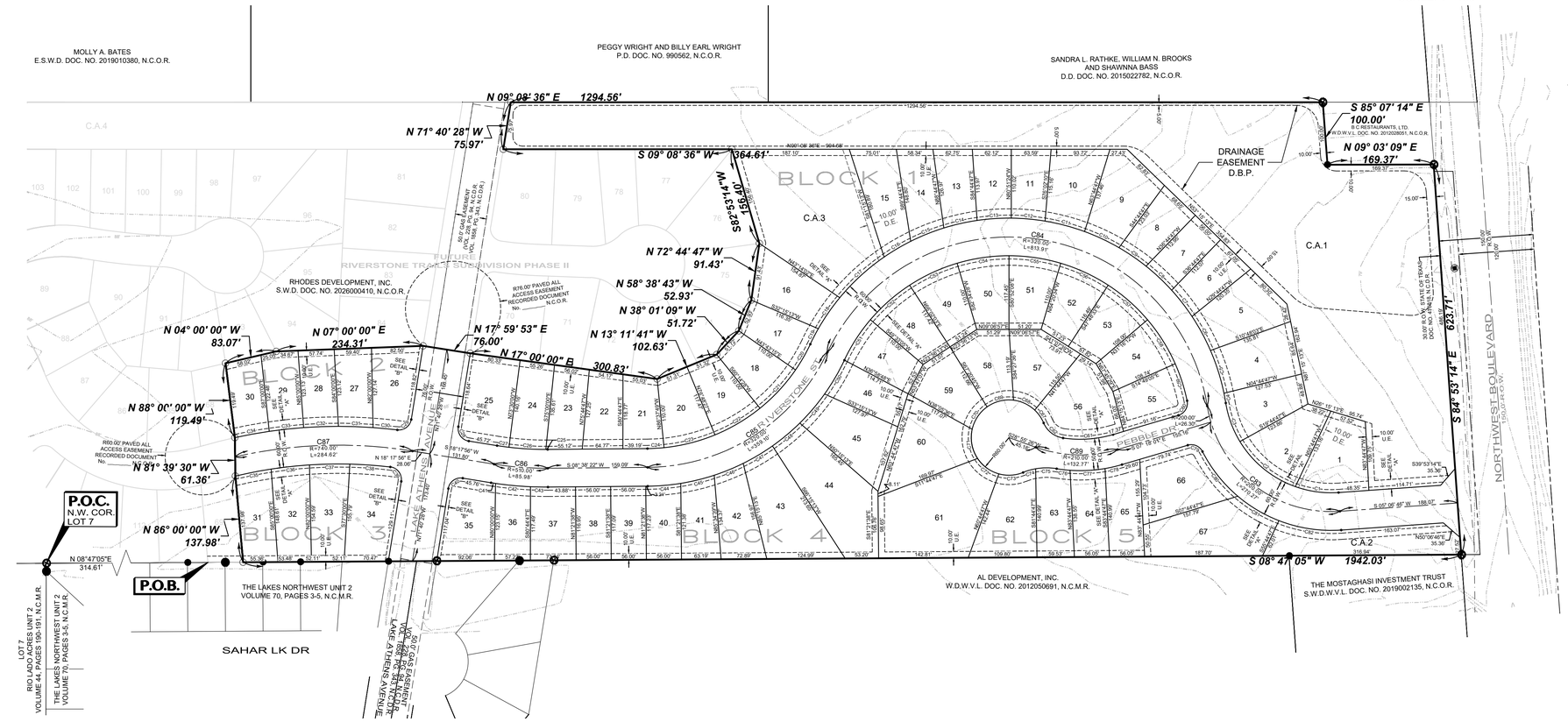
FINAL PLAT OF

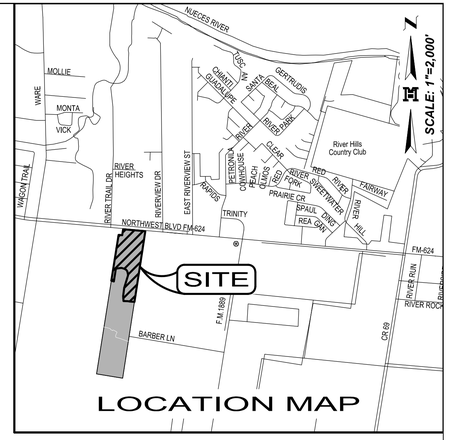
RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=100'



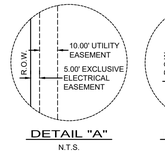


LOCATION MAP

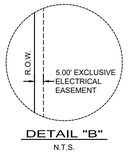
LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT OF WAY
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE



DETAIL "A"
N.T.S.
NOTE: BUILDING SETBACKS PER GENERAL NOTES & RESTRICTIONS.



DETAIL "B"
N.T.S.
NOTE: BUILDING SETBACKS PER GENERAL NOTES & RESTRICTIONS.

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
1	10,698	0.246
2	9,823	0.226
3	8,280	0.190
4	10,215	0.235
5	11,062	0.254
6	6,905	0.159
7	6,259	0.144
8	7,058	0.162
9	11,267	0.259
10	9,783	0.225
11	6,576	0.151
12	6,485	0.149
13	6,971	0.160
14	7,749	0.178
15	9,835	0.226
16	9,734	0.223
17	7,248	0.166
18	7,518	0.173
19	7,731	0.177
20	7,729	0.177

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
21	6,879	0.158
22	7,289	0.167
23	7,469	0.171
24	7,902	0.181
25	11,434	0.262
26	9,161	0.210
27	7,140	0.164
28	6,955	0.160
29	7,099	0.163
30	6,828	0.157
31	8,113	0.186
32	8,726	0.200
33	9,054	0.208
34	11,844	0.272
35	10,578	0.243
36	6,769	0.155
37	8,469	0.194
38	6,553	0.150
39	6,561	0.151
40	6,639	0.152

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
41	7,430	0.171
42	8,735	0.201
43	15,298	0.351
44	18,341	0.421
45	11,819	0.271
46	7,031	0.161
47	7,327	0.168
48	7,690	0.177
49	7,717	0.177
50	7,726	0.177
51	7,711	0.177
52	7,690	0.177
53	7,644	0.175
54	7,403	0.170
55	7,999	0.184
56	12,090	0.278
57	9,316	0.214
58	8,351	0.192
59	8,455	0.194
60	13,731	0.315

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
61	21,921	0.503
62	11,302	0.259
63	8,047	0.185
64	7,764	0.178
65	8,264	0.190
66	12,386	0.284
67	15,015	0.345
C.A.1	241,990	5.555
C.A.2	13,637	0.313
C.A.3	37,565	0.862

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	023° 33' 40"	170.00'	69.91'	35.45'	S16° 53' 36"W	69.42'
C2	039° 11' 58"	170.00'	116.31'	60.53'	S48° 16' 25"W	114.05'
C3	022° 11' 55"	170.00'	65.86'	33.35'	S78° 58' 22"W	65.45'
C4	002° 35' 57"	350.00'	15.88'	7.94'	S88° 46' 22"W	15.88'
C5	011° 42' 35"	350.00'	71.53'	35.89'	S81° 37' 06"W	71.41'
C6	010° 09' 19"	350.00'	62.04'	31.10'	S70° 41' 09"W	61.95'
C7	008° 40' 06"	350.00'	52.95'	26.53'	S61° 16' 27"W	52.90'
C8	009° 10' 42"	350.00'	56.07'	28.09'	S52° 21' 03"W	56.01'
C9	008° 34' 02"	350.00'	52.33'	26.22'	S43° 28' 41"W	52.29'
C10	009° 55' 27"	350.00'	60.62'	30.39'	S34° 13' 57"W	60.55'
C11	010° 40' 30"	350.00'	65.21'	32.70'	S23° 55' 58"W	65.12'
C12	008° 52' 06"	350.00'	54.17'	27.14'	S14° 09' 40"W	54.12'
C13	008° 55' 59"	350.00'	54.57'	27.34'	S5° 15' 37"W	54.51'
C14	008° 54' 55"	350.00'	54.46'	27.29'	S3° 39' 50"E	54.41'
C15	009° 19' 27"	350.00'	56.96'	28.54'	S12° 47' 01"E	56.89'
C16	008° 04' 47"	350.00'	49.36'	24.72'	S21° 29' 08"E	49.32'
C17	015° 44' 32"	350.00'	96.16'	48.39'	S33° 23' 47"E	95.86'
C18	009° 50' 21"	350.00'	60.10'	30.13'	S46° 11' 14"E	60.03'
C19	004° 33' 02"	350.00'	27.80'	13.91'	S53° 22' 56"E	27.79'
C20	009° 22' 41"	290.00'	47.47'	23.79'	S50° 58' 06"E	47.41'
C21	016° 31' 13"	290.00'	83.62'	42.10'	S38° 01' 09"E	83.33'
C22	016° 34' 00"	290.00'	83.85'	42.22'	S21° 28' 33"E	83.56'
C23	016° 33' 44"	290.00'	83.83'	42.21'	S4° 54' 41"E	83.54'
C24	005° 16' 11"	290.00'	26.67'	13.35'	S6° 00' 16"W	26.66'
C25	000° 20' 37"	480.00'	2.88'	1.44'	S8° 48' 40"W	2.88'
C26	007° 02' 30"	480.00'	58.99'	29.53'	S12° 30' 13"W	58.96'
C27	002° 16' 27"	480.00'	19.05'	9.53'	S17° 09' 42"W	19.05'
C28	090° 01' 36"	20.00'	31.43'	20.01'	S63° 18' 44"W	28.29'
C29	087° 48' 10"	20.00'	30.65'	19.25'	S27° 46' 23"E	27.74'
C30	002° 53' 56"	770.00'	38.96'	19.48'	S14° 40' 44"W	38.95'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C31	004° 06' 24"	770.00'	55.19'	27.61'	S11° 10' 34"W	55.18'
C32	004° 08' 14"	770.00'	55.60'	27.81'	S7° 03' 15"W	55.59'
C33	004° 06' 17"	770.00'	55.16'	27.59'	S2° 55' 59"W	55.15'
C34	004° 08' 30"	770.00'	55.66'	27.84'	S1° 11' 24"E	55.65'
C35	004° 41' 15"	710.00'	58.09'	29.06'	S1° 54' 47"E	58.07'
C36	004° 57' 49"	710.00'	61.51'	30.77'	S2° 54' 45"W	61.49'
C37	005° 11' 35"	710.00'	64.35'	32.20'	S7° 59' 27"W	64.33'
C38	005° 13' 21"	710.00'	64.72'	32.38'	S13° 11' 54"W	64.69'
C39	092° 30' 57"	20.00'	32.29'	20.90'	S62° 04' 03"W	28.90'
C40	089° 58' 24"	20.00'	31.41'	19.99'	N26° 41' 16"W	28.28'
C41	000° 45' 49"	540.00'	7.20'	3.60'	N17° 55' 01"E	7.20'
C42	005° 56' 05"	540.00'	55.93'	27.99'	N14° 34' 04"E	55.91'
C43	002° 57' 40"	540.00'	27.91'	13.96'	N10° 07' 12"E	27.90'
C44	008° 40' 33"	350.00'	53.00'	26.55'	N4° 18' 05"E	52.95'
C45	008° 58' 18"	350.00'	54.81'	27.46'	N4° 31' 20"W	54.75'
C46	008° 11' 24"	350.00'	50.03'	25.06'	N13° 06' 11"W	49.99'
C47	008° 53' 59"	350.00'	54.37'	27.24'	N21° 38' 53"W	54.31'
C48	009° 19' 04"	350.00'	56.92'	28.52'	N30° 45' 25"W	56.86'
C49	009° 58' 58"	350.00'	60.98'	30.57'	N40° 24' 26"W	60.90'
C50	010° 15' 31"	350.00'	62.67'	31.42'	N50° 31' 41"W	62.58'
C51	015° 12' 32"	290.00'	76.98'	38.72'	N48° 03' 11"W	76.75'
C52	016° 28' 58"	290.00'	83.43'	42.00'	N32° 12' 26"W	83.14'
C53	016° 32' 25"	290.00'	83.72'	42.15'	N15° 41' 44"W	83.43'
C54	016° 33' 23"	290.00'	83.80'	42.19'	N0° 51' 10"E	83.51'
C55	016° 31' 34"	290.00'	83.65'	42.12'	N17° 23' 39"E	83.36'
C56	016° 32' 02"	290.00'	83.69'	42.14'	N33° 55' 26"E	83.40'
C57	016° 32' 21"	290.00'	83.71'	42.15'	N50° 27' 38"E	83.42'
C58	016° 27' 06"	290.00'	83.27'	41.92'	N66° 57' 22"E	82.98'
C59	012° 15' 12"	290.00'	62.02'	31.13'	N81° 18' 30"E	61.90'
C60	085° 15' 53"	20.00'	29.76'	18.41'	S49° 55' 57"E	27.09'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C61	024° 57' 25"	185.00'	80.58'	40.94'	S5° 10' 41"W	79.95'
C62	058° 35' 02"	40.00'	40.90'	22.44'	S46° 56' 55"W	39.14'
C67	023° 59' 51"	60.00'	25.13'	12.75'	S64° 14' 30"W	24.95'
C68	036° 19' 33"	60.00'	38.04'	19.68'	S34° 04' 48"W	37.41'
C69	042° 20' 47"	60.00'	44.35'	23.24'	S5° 15' 22"E	43.34'
C70	041° 40' 47"	60.00'	43.65'	22.84'	S47° 16' 09"E	42.69'
C71	046° 19' 20"	60.00'	48.51'	25.67'	N88° 43' 47"E	47.20'
C72	040° 49' 30"	60.00'	42.75'	22.33'	N45° 09' 22"E	41.85'
C73	037° 35' 42"	60.00'	39.37'	20.42'	N5° 56' 47"E	38.67'
C74	011° 57' 30"	100.00'	20.87'	10.47'	N6° 52' 19"W	20.83'
C75	019° 15' 12"	100.00'	33.60'	16.96'	N8° 44' 02"E	33.45'
C76	005° 13' 36"	235.00'	21.44'	10.73'	N15° 44' 50"E	21.43'
C77	013° 41' 10"	235.00'	56.13'	28.20'	N6° 17' 27"E	56.00'
C78	006° 44' 53"	235.00'	27.68'	13.85'	N3° 55' 35"W	27.66'
C79	079° 29' 56"	20.00'	27.75'	16.63'	N32° 26' 57"E	25.58'
C80	022° 45' 44"	230.00'	91.37'	46.30'	N60° 49' 03"E	90.77'
C81	019° 05' 46"	230.00'	76.66'	38.69'	N39° 53' 18"E	76.30'
C82	025° 13' 40"	230.00'	101.27'	51.47'	N17° 43' 36"E	100.45'
C83	084° 57' 34"	200.00'	296.56'	183.14'	N47° 35' 33"E	270.13'
C84	145° 45' 47"	320.00'	813.91'	1,037.91'	S17° 12' 27"W	611.59'
C85	064° 17' 48"	320.00'	359.10'	201.11'	N23° 30' 32"W	340.55'
C86	009° 39' 34"	510.00'	85.98'	43.09'	N13° 28' 09"E	85.88'
C87	022° 02' 14"	740.00'	284.62'	144.09'	S7° 16' 49"W	282.87'
C89	036° 13' 27"	210.00'	132.77'	68.69'	N10° 48' 42"E	130.57'

DRAWN BY:	J.L.G. DATE 10/13/2025
REVISED BY:	A.G.P. DATE 05/18/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE

TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

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FINAL PLAT OF
RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
   ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
   FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G;
   MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE:
   THE TOTAL PLATTED AREA CONTAINS 25.268 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI

   FRONT: 25' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE:
   SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624.
   ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. RECEIVING WATER NOTE:
   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.
8. PUBLIC OPEN SPACE NOTE:
   IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
11. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
12. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
13. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
14. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
15. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT")/ MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
16. COMMON AREAS 1, 2, AND 3 TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
17. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
18. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
19. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
20. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
21. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
22. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
23. MEDIANS WILL BE MAINTAINED BY HOA.
24. SEE APPROVED PRELIMINARY PLAT FOR CROSS SECTION AND PAVEMENT SECTION.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS 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_____.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20___.

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

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS HEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

THIS THE _____ DAY OF _____, 20_____.

NICK RHODES, PRESIDENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20_____.

BY: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

THIS THE _____ DAY OF _____, 20_____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF HIDALGO §

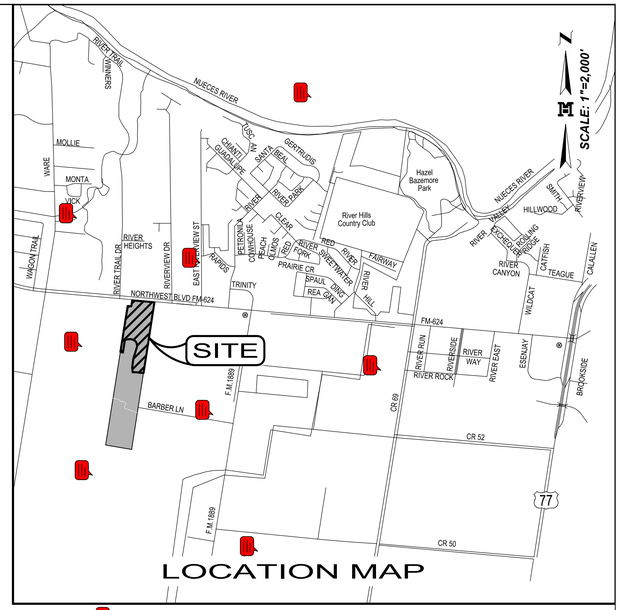
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS SUBDIVISION PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

THIS THE _____ DAY OF _____, 20_____.

ROBERTO N. TAMEZ, R.P.L.S. # 6238

DATE SURVEYED:
SURVEYING JOB No. 25081.02

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR


SCALE: 1"=2,000'
SITE
NUECES RIVER
RIVER ROAD
SHERMAN
MOLLIE
WARE
MONTA
JACK
WARCOM TRAIL
RIVER HEIGHTS
RIVER TRAIL DR
RIVERVIEW DR
EAST RIVERVIEW ST
NORTHWEST BLVD
FM 624
TRINITY
JACKSON
CHANTI
GUADALUPE
SAN MIGUEL
GERTRUDIS
RIVER
PETRONILA
CRISTINA
CLARA
ELENA
RIVER HILLS
PRAIRIE DR
RIVER HILLS
RIVER HILLS
RIVER HILLS

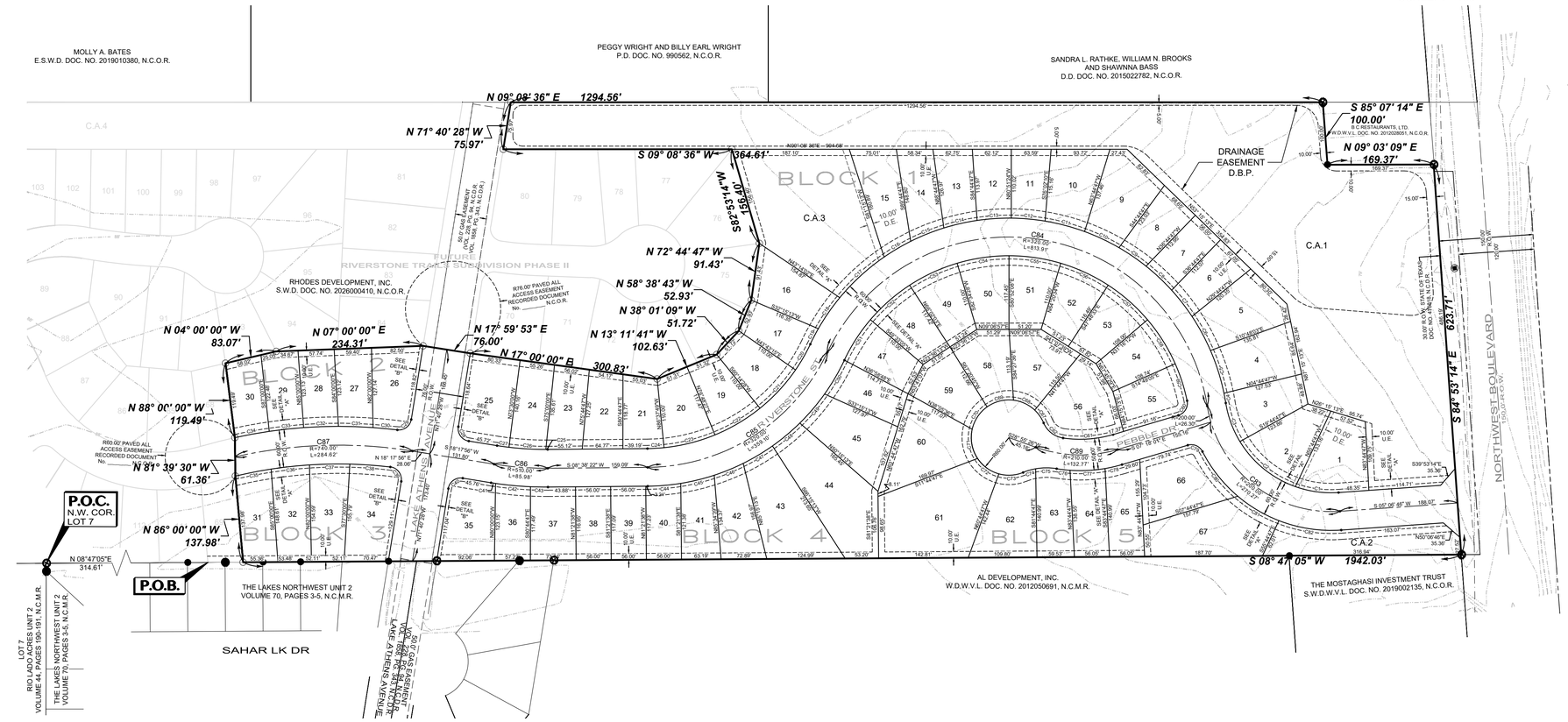
FINAL PLAT OF

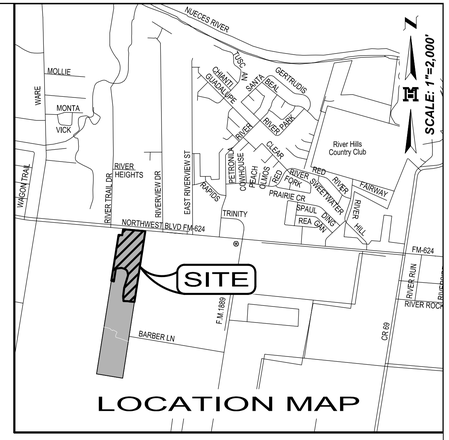
RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=100'



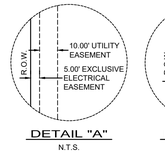


LOCATION MAP

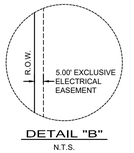
LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT OF WAY
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE



DETAIL "A"
N.T.S.
NOTE: BUILDING SETBACKS PER GENERAL NOTES & RESTRICTIONS.



DETAIL "B"
N.T.S.
NOTE: BUILDING SETBACKS PER GENERAL NOTES & RESTRICTIONS.

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
1	10,698	0.246
2	9,823	0.226
3	8,280	0.190
4	10,215	0.235
5	11,062	0.254
6	6,905	0.159
7	6,259	0.144
8	7,058	0.162
9	11,267	0.259
10	9,783	0.225
11	6,576	0.151
12	6,485	0.149
13	6,971	0.160
14	7,749	0.178
15	9,835	0.226
16	9,734	0.223
17	7,248	0.166
18	7,518	0.173
19	7,731	0.177
20	7,729	0.177

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
21	6,879	0.158
22	7,289	0.167
23	7,469	0.171
24	7,902	0.181
25	11,434	0.262
26	9,161	0.210
27	7,140	0.164
28	6,955	0.160
29	7,099	0.163
30	6,828	0.157
31	8,113	0.186
32	8,726	0.200
33	9,054	0.208
34	11,844	0.272
35	10,578	0.243
36	6,769	0.155
37	8,469	0.194
38	6,553	0.150
39	6,561	0.151
40	6,639	0.152

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
41	7,430	0.171
42	8,735	0.201
43	15,298	0.351
44	18,341	0.421
45	11,819	0.271
46	7,031	0.161
47	7,327	0.168
48	7,690	0.177
49	7,717	0.177
50	7,726	0.177
51	7,711	0.177
52	7,690	0.177
53	7,644	0.175
54	7,403	0.170
55	7,999	0.184
56	12,090	0.278
57	9,316	0.214
58	8,351	0.192
59	8,455	0.194
60	13,731	0.315

LOT AREA TABLE		
LOT #	SQ.FT.	ACRES
61	21,921	0.503
62	11,302	0.259
63	8,047	0.185
64	7,764	0.178
65	8,264	0.190
66	12,386	0.284
67	15,015	0.345
C.A.1	241,990	5.555
C.A.2	13,637	0.313
C.A.3	37,565	0.862

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	023° 33' 40"	170.00'	69.91'	35.45'	S16° 53' 36"W	69.42'
C2	039° 11' 58"	170.00'	116.31'	60.53'	S48° 16' 25"W	114.05'
C3	022° 11' 55"	170.00'	65.86'	33.35'	S78° 58' 22"W	65.45'
C4	002° 35' 57"	350.00'	15.88'	7.94'	S88° 46' 22"W	15.88'
C5	011° 42' 35"	350.00'	71.53'	35.89'	S81° 37' 06"W	71.41'
C6	010° 09' 19"	350.00'	62.04'	31.10'	S70° 41' 09"W	61.95'
C7	008° 40' 06"	350.00'	52.95'	26.53'	S61° 16' 27"W	52.90'
C8	009° 10' 42"	350.00'	56.07'	28.09'	S52° 21' 03"W	56.01'
C9	008° 34' 02"	350.00'	52.33'	26.22'	S43° 28' 41"W	52.29'
C10	009° 55' 27"	350.00'	60.62'	30.39'	S34° 13' 57"W	60.55'
C11	010° 40' 30"	350.00'	65.21'	32.70'	S23° 55' 58"W	65.12'
C12	008° 52' 06"	350.00'	54.17'	27.14'	S14° 09' 40"W	54.12'
C13	008° 55' 59"	350.00'	54.57'	27.34'	S5° 15' 37"W	54.51'
C14	008° 54' 55"	350.00'	54.46'	27.29'	S3° 39' 50"E	54.41'
C15	009° 19' 27"	350.00'	56.96'	28.54'	S12° 47' 01"E	56.89'
C16	008° 04' 47"	350.00'	49.36'	24.72'	S21° 29' 08"E	49.32'
C17	015° 44' 32"	350.00'	96.16'	48.39'	S33° 23' 47"E	95.86'
C18	009° 50' 21"	350.00'	60.10'	30.13'	S46° 11' 14"E	60.03'
C19	004° 33' 02"	350.00'	27.80'	13.91'	S53° 22' 56"E	27.79'
C20	009° 22' 41"	290.00'	47.47'	23.79'	S50° 58' 06"E	47.41'
C21	016° 31' 13"	290.00'	83.62'	42.10'	S38° 01' 09"E	83.33'
C22	016° 34' 00"	290.00'	83.85'	42.22'	S21° 28' 33"E	83.56'
C23	016° 33' 44"	290.00'	83.83'	42.21'	S4° 54' 41"E	83.54'
C24	005° 16' 11"	290.00'	26.67'	13.35'	S6° 00' 16"W	26.66'
C25	000° 20' 37"	480.00'	2.88'	1.44'	S8° 48' 40"W	2.88'
C26	007° 02' 30"	480.00'	58.99'	29.53'	S12° 30' 13"W	58.96'
C27	002° 16' 27"	480.00'	19.05'	9.53'	S17° 09' 42"W	19.05'
C28	090° 01' 36"	20.00'	31.43'	20.01'	S63° 18' 44"W	28.29'
C29	087° 48' 10"	20.00'	30.65'	19.25'	S27° 46' 23"E	27.74'
C30	002° 53' 56"	770.00'	38.96'	19.48'	S14° 40' 44"W	38.95'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C31	004° 06' 24"	770.00'	55.19'	27.61'	S11° 10' 34"W	55.18'
C32	004° 08' 14"	770.00'	55.60'	27.81'	S7° 03' 15"W	55.59'
C33	004° 06' 17"	770.00'	55.16'	27.59'	S2° 55' 59"W	55.15'
C34	004° 08' 30"	770.00'	55.66'	27.84'	S1° 11' 24"E	55.65'
C35	004° 41' 15"	710.00'	58.09'	29.06'	S1° 54' 47"E	58.07'
C36	004° 57' 49"	710.00'	61.51'	30.77'	S2° 54' 45"W	61.49'
C37	005° 11' 35"	710.00'	64.35'	32.20'	S7° 59' 27"W	64.33'
C38	005° 13' 21"	710.00'	64.72'	32.38'	S13° 11' 54"W	64.69'
C39	092° 30' 57"	20.00'	32.29'	20.90'	S62° 04' 03"W	28.90'
C40	089° 58' 24"	20.00'	31.41'	19.99'	N26° 41' 16"W	28.28'
C41	000° 45' 49"	540.00'	7.20'	3.60'	N17° 55' 01"E	7.20'
C42	005° 56' 05"	540.00'	55.93'	27.99'	N14° 34' 04"E	55.91'
C43	002° 57' 40"	540.00'	27.91'	13.96'	N10° 07' 12"E	27.90'
C44	008° 40' 33"	350.00'	53.00'	26.55'	N4° 18' 05"E	52.95'
C45	008° 58' 18"	350.00'	54.81'	27.46'	N4° 31' 20"W	54.75'
C46	008° 11' 24"	350.00'	50.03'	25.06'	N13° 06' 11"W	49.99'
C47	008° 53' 59"	350.00'	54.37'	27.24'	N21° 38' 53"W	54.31'
C48	009° 19' 04"	350.00'	56.92'	28.52'	N30° 45' 25"W	56.86'
C49	009° 58' 58"	350.00'	60.98'	30.57'	N40° 24' 26"W	60.90'
C50	010° 15' 31"	350.00'	62.67'	31.42'	N50° 31' 41"W	62.58'
C51	015° 12' 32"	290.00'	76.98'	38.72'	N48° 03' 11"W	76.75'
C52	016° 28' 58"	290.00'	83.43'	42.00'	N32° 12' 26"W	83.14'
C53	016° 32' 25"	290.00'	83.72'	42.15'	N15° 41' 44"W	83.43'
C54	016° 33' 23"	290.00'	83.80'	42.19'	N0° 51' 10"E	83.51'
C55	016° 31' 34"	290.00'	83.65'	42.12'	N17° 23' 39"E	83.36'
C56	016° 32' 02"	290.00'	83.69'	42.14'	N33° 55' 26"E	83.40'
C57	016° 32' 21"	290.00'	83.71'	42.15'	N50° 27' 38"E	83.42'
C58	016° 27' 06"	290.00'	83.27'	41.92'	N66° 57' 22"E	82.98'
C59	012° 15' 12"	290.00'	62.02'	31.13'	N81° 18' 30"E	61.90'
C60	085° 15' 53"	20.00'	29.76'	18.41'	S49° 55' 57"E	27.09'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C61	024° 57' 25"	185.00'	80.58'	40.94'	S5° 10' 41"W	79.95'
C62	058° 35' 02"	40.00'	40.90'	22.44'	S46° 56' 55"W	39.14'
C67	023° 59' 51"	60.00'	25.13'	12.75'	S64° 14' 30"W	24.95'
C68	036° 19' 33"	60.00'	38.04'	19.68'	S34° 04' 48"W	37.41'
C69	042° 20' 47"	60.00'	44.35'	23.24'	S5° 15' 22"E	43.34'
C70	041° 40' 47"	60.00'	43.65'	22.84'	S47° 16' 09"E	42.69'
C71	046° 19' 20"	60.00'	48.51'	25.67'	N88° 43' 47"E	47.20'
C72	040° 49' 30"	60.00'	42.75'	22.33'	N45° 09' 22"E	41.85'
C73	037° 35' 42"	60.00'	39.37'	20.42'	N5° 56' 47"E	38.67'
C74	011° 57' 30"	100.00'	20.87'	10.47'	N6° 52' 19"W	20.83'
C75	019° 15' 12"	100.00'	33.60'	16.96'	N8° 44' 02"E	33.45'
C76	005° 13' 36"	235.00'	21.44'	10.73'	N15° 44' 50"E	21.43'
C77	013° 41' 10"	235.00'	56.13'	28.20'	N6° 17' 27"E	56.00'
C78	006° 44' 53"	235.00'	27.68'	13.85'	N3° 55' 35"W	27.66'
C79	079° 29' 56"	20.00'	27.75'	16.63'	N32° 26' 57"E	25.58'
C80	022° 45' 44"	230.00'	91.37'	46.30'	N60° 49' 03"E	90.77'
C81	019° 05' 46"	230.00'	76.66'	38.69'	N39° 53' 18"E	76.30'
C82	025° 13' 40"	230.00'	101.27'	51.47'	N17° 43' 36"E	100.45'
C83	084° 57' 34"	200.00'	296.56'	183.14'	N47° 35' 33"E	270.13'
C84	145° 45' 47"	320.00'	813.91'	1,037.91'	S17° 12' 27"W	611.59'
C85	064° 17' 48"	320.00'	359.10'	201.11'	N23° 30' 32"W	340.55'
C86	009° 39' 34"	510.00'	85.98'	43.09'	N13° 28' 09"E	85.88'
C87	022° 02' 14"	740.00'	284.62'	144.09'	S7° 16' 49"W	282.87'
C89	036° 13' 27"	210.00'	132.77'	68.69'	N10° 48' 42"E	130.57'

DRAWN BY:	J.L.G. DATE 10/13/2025
REVISED BY:	A.G.P. DATE 05/18/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE

TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

K:\Land Development\Residential\Corpus Christi\25081 - Rhodes - Riverstone Trails\Autocad files\25081 Riverstone Ph I & Master.dwg, PLAT PH I (2), 5/18/2026 1:38:05 PM

FINAL PLAT OF

RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS,
BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
   ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
   FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G;
   MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE:
   THE TOTAL PLATTED AREA CONTAINS 25.268 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI

   FRONT: 25' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE:
   SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624.
   ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. RECEIVING WATER NOTE:
   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.
8. PUBLIC OPEN SPACE NOTE:
   IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
11. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
12. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
13. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
14. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
15. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT")/ MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
16. COMMON AREAS 1, 2, AND 3 TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
17. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
18. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
19. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
20. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
21. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
22. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
23. MEDIANS WILL BE MAINTAINED BY HOA.
24. SEE APPROVED PRELIMINARY PLAT FOR CROSS SECTION AND PAVEMENT SECTION.

STATE OF TEXAS §
COUNTY OF NUECES §

THIS 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_____.

_____ _____
CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIRPERSON DIRECTOR

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20___.

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

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
_____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

THIS THE _____ DAY OF _____, 20_____.

_____
NICK RHODES, PRESIDENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20_____.

BY: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

THIS THE _____ DAY OF _____, 20_____.

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF HIDALGO §

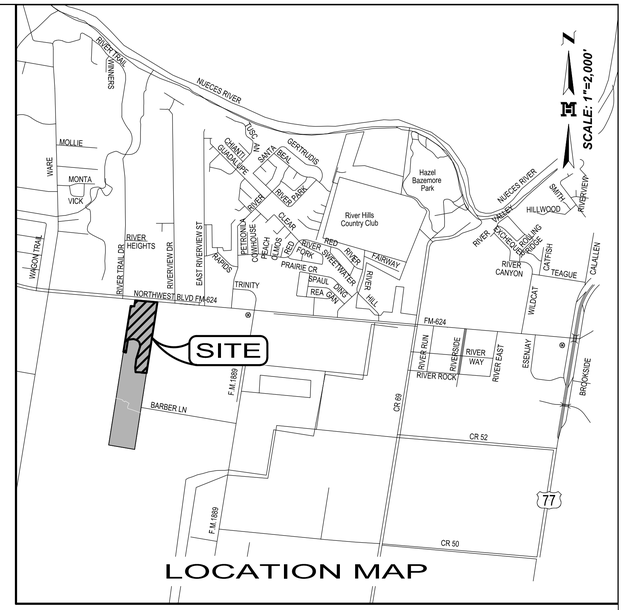
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS SUBDIVISION PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

THIS THE _____ DAY OF _____, 20_____.

_____
ROBERTO N. TAMEZ, R.P.L.S. # 6238

DATE SURVEYED:
SURVEYING JOB No. 25081.02

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT _____

DATED THIS THE _____ DAY OF_____, 20____

WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

THE _____DAY OF_____20____ AT _____ O'CLOCK AND DULY

RECORDED ON _____ DAY OF _____ 20____ AT

_____ O'CLOCK ___.M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____20____.

_____
KARA SANDS, COUNTY CLERK

TBPLS No. 10096900
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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J:\Land Development\Residential\Corpus Christi\25081 - Rhodes - Riverstone Trails\Autocad files\25081 Riverstone Ph I & Master.dwg, PLAT CERT PH I (1), 5/18/2026 1:37:52 PM

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL8980
FINAL – CAROLINE'S HEIGHTS UNIT 3
(10.80 Acres)

(District 5) Generally located on the southeast corner of Farm-to-Market Road 2444 and County Road 43.

Zoned: RS-22

Owner: Cypress Point Capital, LLC

Surveyor: Bass & Welsh Engineering

The applicant proposes to replat the property to create 18 lots for single family housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-21-2026 09:06:05

Merged Document Report

Application No.: PL8980

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT SH 1_2 5-8-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Elena Buentello : DS	Closed	PL9003 is a duplicate of this plat PL8980. The application for PL9003 was downloaded and uploaded to this application PL8980. PL9003 will be voided.	

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
25	P001	Note	Alex Harmon : DS	Closed	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 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 impactive 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.)	
25	P001	Note	Alex Harmon : DS	Closed	Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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 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 impactive 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.)	
26	P002	Note	Alex Harmon : DS	Closed	Are any additional private Drainage Easements needed to get water from Eva Circle to private drainage detention? How will water be capture and routed to detention ponds?	
27	P002	Note	Alex Harmon : DS	Closed	Public improvement plans show a ditch on the east side of CR43. Ditches should be in their own Drainage easement and not a Utility easement. Show drainage easement on plat.	
30	P002	Note	Alex Harmon : DS	Closed	Public Improvement plans show a 10' Drainage Easement along lots 1-4 of Block 3. Show Drainage Easement on plat.	
10	P001	Note	Mark Zans : LD	Closed	Informational comments: Park fee: 18 lots x 462.50 = $8,325.00	
10	P001	Note	Mark Zans : LD	Closed	Informational comments: Park fee: 18 lots x 462.50 = $8,325.00	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	P001	Note	Mark Zans : LD	Closed	Traffic Engineering comments: •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 cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G) •Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)	
16	P001	Note	Mark Zans : LD	Closed	Traffic Engineering comments: •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 cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G) •Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)	
17	P001	Note	Mark Zans : LD	Closed	Traffic comments; Informational •Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. •Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). •The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines. •All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets) •Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	
17	P001	Note	Mark Zans : LD	Closed	Traffic comments; Informational •Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. •Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). •The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines. •All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					• Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either “NO OUTLET” or “DEAD END” signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	
32	P002	Callout	Alex Harmon : LD	Closed	IDM does not allow for 2" water lines. Additionally, using a 4" waterline for looping is for temporary dead ends. Provide a 10' UE between lot 10 and lot 11 and loop the waterline back to Staples.	

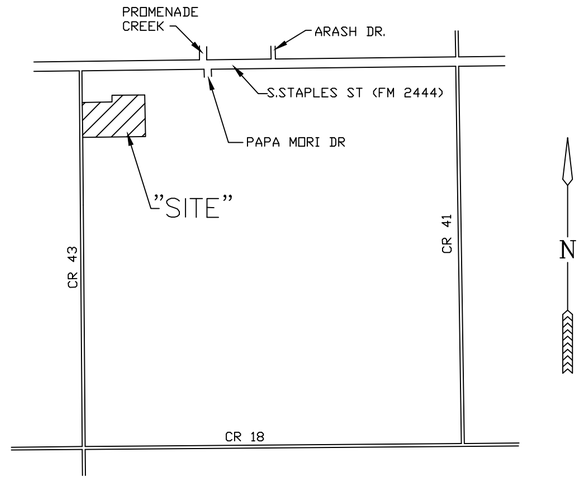
PLAT OF
CAROLINE'S HEIGHTS UNIT 3

AN 10.809 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME. 3, PAGE 15, MAP RECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2017046839, OFFICIAL RECORDS, NUECES CO., 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: 5/8/26
COMP. NO.: PLAT-SH1
JOB NO.: 25035
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 1 OF 2



LOCATION MAP
1"=1500'

STATE OF TEXAS §

COUNTY OF NUECES §

WE, CYPRESS POINT CAPITAL, LLC, 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.

_____
GEORGE SHAHEEN, MANAGING PARTNER

STATE OF TEXAS §

COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE SHAHEEN, MANAGING PARTNER OF CYPRESS POINT CAPITAL, LLC.

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

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 §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT. THIS THE _____ DAY OF _____, 20_____. ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

_____
PUBLIC HEALTH ENGINEER

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

_____
SECRETARY
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 SUBJECT SITE IS DEPICTED IN FEMA MAP 48355C0515G DATED OCTOBER 13, 2022 AND FEMA MAP 48355C0520G DATED OCTONER 13, 2022. ALL OF THE SITE IS IN ZONE X OTHER FLOOD AREAS.
5. LEGAL DESCRIPTION: A 10.809 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF THE SOUTH HALF OF SECTION 30, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME. 3, PAGE 15, MAP ECORDS, NUECES CO., TX AND BEING A PORTION OF A 37.440 ACRE TRACT DESCRIBED BY DEED, DOC. NO. 2017046839, OFFICIAL RECORDS, NUECES CO., TX.
3. THE TOTAL PLATTED AREA CONTAINS 10.809 ACRES OF LAND INCLUDING STREET DEDICATIONS.
4. 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 PUBLIC STREETS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC. THERE SHALL BE NO PRIVATE DRIVEWAY ACCESS TO CR 33 FROM LOTS THIS SUBDIVISION.

LOT 23

LOT 24

LOT 25

AMENDING PLAT, CAROLINE HEIGHTS UNIT 2, BLK 3, LOTS 23, 24 AND 25, V. 70, P. 602, , M.R.

60' PRIVATE DRAINAGE DETENTION EASEMENT

60' PRIVATE DRAINAGE DETENTION EASEMENT

60'

N89° 11' 20" E 460. 72'

7. 5' UE

232. 97'

227. 75'

22. 14'

CAROLINE HEIGHTS UNIT 2, BLK 3, LOT 19
VOL. 70 PG 513, M.R.

N89° 11' 20" E 417. 00'

N00° 48' 40" W 93. 73'

15' UE

20' YR

30'

97. 00'

97. 00'

96. 50'

96. 50'

12
22030 SF

11
22728 SF

13
23677 SF

10
22960 SF

9
22193 SF

8
22250 SF

7
29085 SF

6
22058 SF

5
22001 SF

4
22001 SF

3
22001 SF

2
22001 SF

1
22027 SF

18
22164 SF

17
22213 SF

16
22098 SF

15
22098 SF

14
22715 SF

S49° 49' 58" E 249. 66'

N00° 48' 40" W 141. 73'

40' YR

N53° 25' 38" E 232. 21'

51. 42'

43. 59'

48. 50'

79. 13'

N80° 20' 28" E 184. 38'

S89° 11' 20" W 178. 24'

N00° 48' 35" W 214. 00'

S00° 48' 40" E 229. 00'

115. 98'

113. 14'

229. 00'

N00° 48' 40" W 150. 00'

N00° 48' 40" W 46. 58'

69. 53'

197. 97'

25' YR

40' YR

82. 00'

S89° 11' 20" W 569. 98'

S89° 11' 20" W 649. 98'

EVA CIR.

N00° 48' 40" W 12. 89'

28. 23'

S84° 05' 45" E 195. 19'

59. 97'

S00° 48' 35" E 580. 99'

138. 57'

181. 46'

179. 79'

CL CR 43

N00° 48' 35" W 487. 26'

30' STREET DEDICATION
14, 618 SF (SHADED)

N00° 48' 35" W 80. 00'

N89° 11' 20" E 552. 47'

91. 00'

105. 64'

10' DE

5' EE

38. 91'

20. 75'

55. 22'

S52° 48' 24" E 241. 61'

S18° 19' 48" E 199. 09'

N00° 48' 35" W 193. 26'

208. 26

S00° 48' 40" E

140. 09'

179. 07'

59. 02'

10' UE

20'

50'

106. 00'

7. 5' UE

S89° 11' 20" W 877. 72'

CAROLINE'S HEIGHTS UNIT 1,
V. 70, P. 564 & 565, M.R.

CURVE DATA

(A) D=41° 19' 35"
R=35. 00'
T=13. 20'
L=25. 24'
CB=N70° 08' 53" W
CH=24. 70'

(B) D=173° 04' 43"
R=45. 00'
T=744. 11'
L=135. 94'
CB=N43° 58' 34" E
CH=89. 84'

(C) D=41° 45' 08"
R=35. 00'
T=13. 35'
L=25. 50'
CB=S21° 41' 14" E
CH=24. 94'

(D) D=90° 00' 00"
R=10. 00'
T=10. 00'
L=15. 71'
CB=S44° 11' 20" W
CH=14. 14'

(E) D=48° 45' 01"
R=35. 00'
T=15. 86'
L=29. 78'
CB=N25° 11' 11" W
CH=28. 89'

(F) D=48° 45' 01"
R=35. 00'
T=15. 86'
L=29. 78'
CB=S23° 33' 51" W
CH=28. 89'

(G) D=277° 30' 03"
R=56. 00'
T=49. 11'
L=271. 22'
CB=S89° 11' 20" W
CH=73. 85'

(H) D=90° 00' 05"
R=15. 00'
T=15. 00'
L=23. 56'
CB=S45° 48' 38" E
CH=21. 21'

(I) D=89° 59' 55"
R=15. 00'
T=15. 00'
L=23. 56'
CB=S44° 11' 22" W
CH=21. 21'

122. 560 AC. TRACT,
DOC. NO. 2015038326, O. R. ,
AL DEVELOPMENT, INC.

N

0 25' 50' 100'

SCALE: 1"= 50'

PLAT OF
CAROLINE'S HEIGHTS 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: 5/8/26
FILE: PLAT-SH2
JOB NO.: 25035
SCALE: 1" = 50'
PLOT SCALE: SAME
SHEET 2 OF 2

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9209
FINAL – WALDRON ROAD SUBDIVISION
Block 1 Lot 4
(1.28 Acres)

(District 4) Generally located at 1521 Waldron Road, south of Graham Road, and west of Amber Drive.

Zoned: CG-2

Owner: Cloud Croft Land Ventures, Inc.

Surveyor: Brister Surveying

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-20-2026 13:47:50

Merged Document Report

Application No.: PL9209

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 5-19.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : DS	Closed	A preliminary plat will be required prior to final plat review for these properties.	
2	P001	Note	Mark Zans : DS	Closed	Due to preliminary plat requirement for this plat application, the 30 review time has to be extended to the 60 day review time. Please send a e-mail stating the change to the 60 day review time.	
4	P001	Note	Mark Zans : LD	Closed	Change title to Interim Asst. City Manager	
8	P001	Note	Mark Zans : LD	Closed	Fire comments #1 Informational only: Please see Fire's Comments PL9209 Waldron Rd. Subdivision Block 1 Lot 4. Note: All code reference is based on currently	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					D102.1 Access and loading. Facilities, buildings, orportions 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. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	
9	P001	Note	Mark Zans : LD	Closed	Fire comments #2 Informational only: 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: 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
10	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. 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.) 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) • Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. 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.	

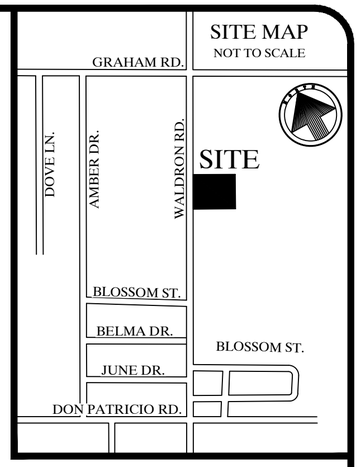
Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800

PLAT OF
WALDRON ROAD SUBDIVISION
BLOCK 1, LOT 4

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

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SITE MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF _____

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

THIS THE_____ DAY OF_____, 2026.

_____
RICHARD HESSEE
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF _____

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

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

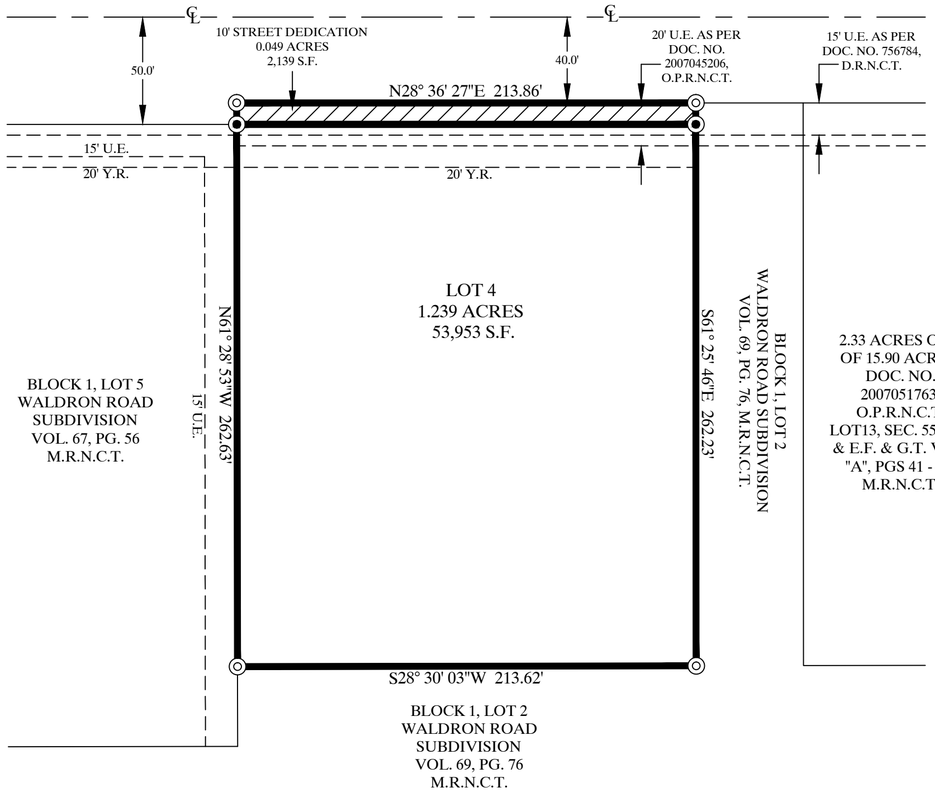
_____ _____
CYNTHIA SALAZAR-GARZA — CHAIRPERSON
MICHAEL DICE — INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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



◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 1.288 ACRES, INCLUDING STREET DEDICATION.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

DATE OF MAP: 19 MAY 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9207
FINAL – 100 South Padre
Block 1 Lot 3
(5.01 Acres)

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

Zoned: IL

Owner: E.C. Browning, Ltd.

Surveyor: Brister Surveying

The applicant proposes to replat the property to sell and obtain building permit. 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.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05-20-2026 10:20:22

Merged Document Report

Application No.: PL9207

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 5-7 Pg 2.pdf
Updated Plat 5-15 Pg 1.pdf

Comment Author Contact Information:

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

General Comments

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

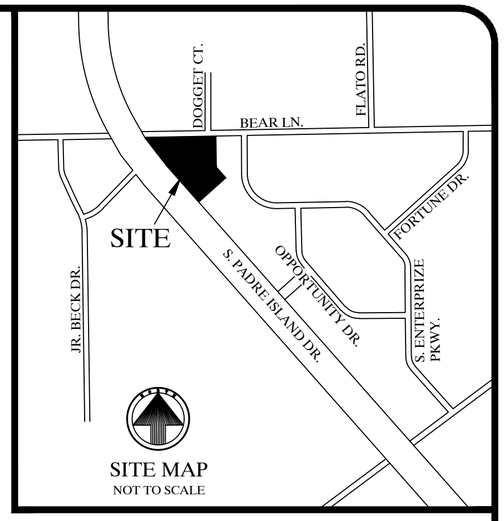
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : DS	Closed	A preliminary plat will be required to plat prior to a final plat for these properties.	
2	P001	Note	Mark Zans : DS	Closed	Due to a preliminary plat requirement before final plat approval please change the 30 day review time to a 60 day review time.	
8	P002	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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 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.	
9	P002	Note	Bria Whitmire : DS	Closed	Informational: Water/Wastewater demands required upon site development.	

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

PLAT OF
100 SOUTH PADRE
BLOCK 1, LOT 3

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



SITE MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF _____

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

THIS THE_____ DAY OF_____, 2026.

_____
HAYDN CUTLER
MANAGER

STATE OF TEXAS
COUNTY OF _____

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

THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
INTERIM ASST.
CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0315 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 5.014 ACRES, INCLUDING STREET DEDICATION.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

8. WATER/WASTEWATER DEMANDS REQUIRED UPON SITE DEVELOPMENT.

DATE OF MAP: 15 MAY 2026

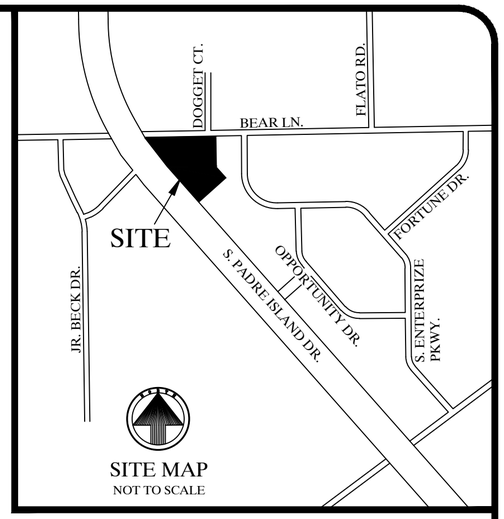
Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

GRAPHIC SCALE
-50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

PLAT OF
100 SOUTH PADRE
BLOCK 1, LOT 3

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

NORTH



SITE MAP
NOT TO SCALE

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
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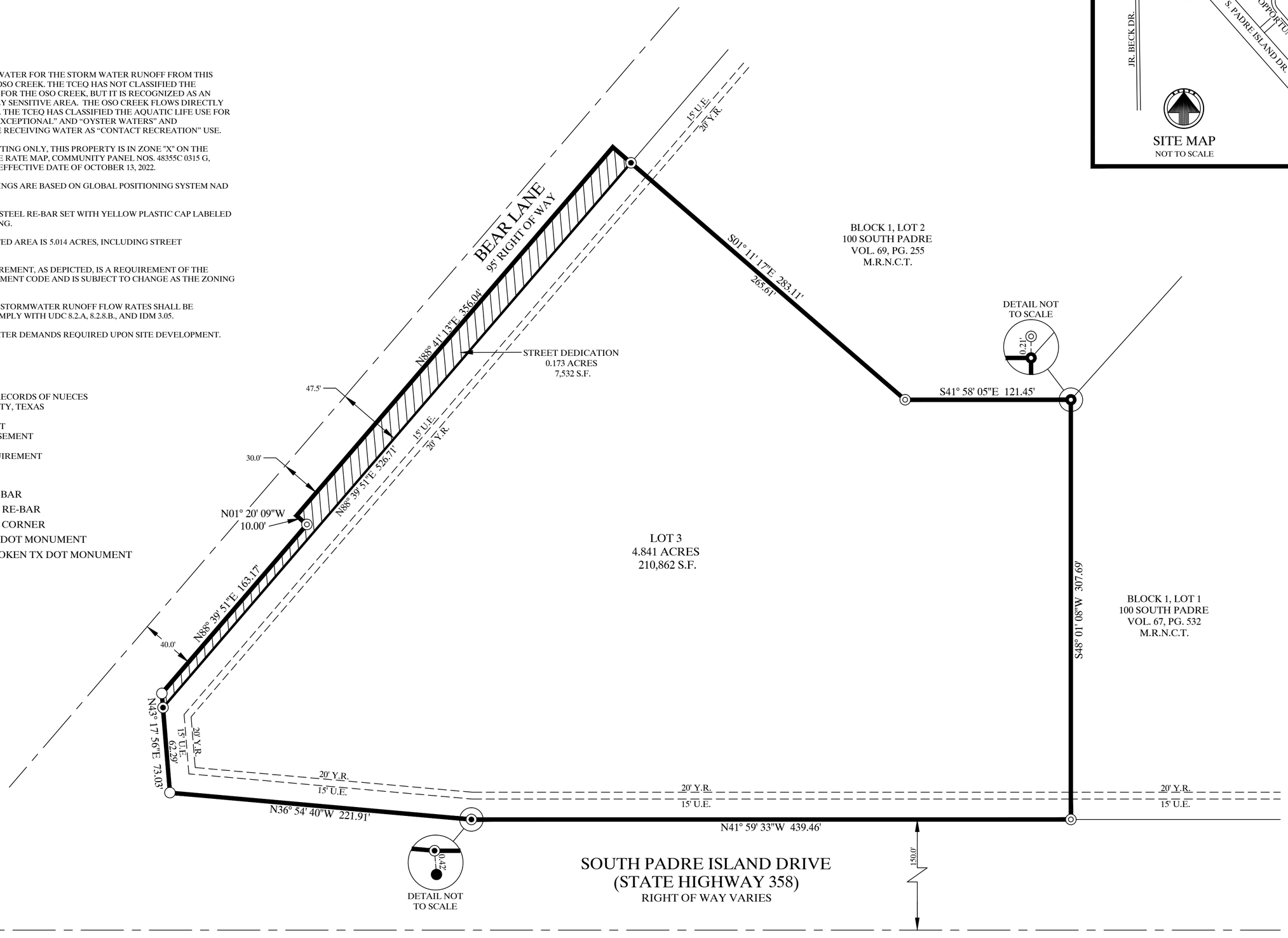
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.
8. WATER/WASTEWATER DEMANDS REQUIRED UPON SITE DEVELOPMENT.

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

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



DATE OF MAP: 7 MAY 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 10, 2026

PL9308
FINAL PLAT - FARIAS TRACTS
LOTS 1 & 2 BLOCK 1
(338.38 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Zoned: FR, RS-6, and OCL

Owner: Beacon Point DC LLC

Surveyor: Pape-Dawson

The applicant proposes plating the property to obtain building permits. 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.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 06-02-2026 16:01:32

Merged Document Report

Application No.: PL9308

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Plat of Farias Tract Lot 1 and 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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	AEP comment: AEP Transmission has several easements and overhead lines in this plat. We will not allow above ground improvements within our easements.	
5	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Correct spelling of Chairperson name: Should be Cynthia Salazar-Garza Add title of Chairparson	
6	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change Mr. Dice title to Interim Asst. City Manager	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change note #1 the property for this final plat is not entirely in the city limits.	
8	1 Sheet 1 of 7	Note	Mark Zans : DS	Closed	Change note #2 to be 333.38 acres within this plat.	
1	7 Sheet 7 of 7	Note	Bria Whitmire : DS	Closed	The existing 12-inch water line along Callicoatte Road has sufficient capacity to provide service for Phase I of the Beacon Point, with Phase I demand estimated to be 5858 gpd. Modeling for the full buildout of 20,000 gpd is pending additional information on layout of planned facilities and whether service would be proposed from Callicoatte or Violet Rd. If full buildout will include multiple buildings that are spaced out over the property, separate service connections for buildings closer to Violet Rd will need to be served via a 12-inch water line extension on Violet Rd connecting to the 12-inch PVC to the north or to the 16-inch PVC water lines to the south. Installation of a 12-inch public water line extending from Callicoatte to Violet Rd may be considered if the water line can be installed within a new easement and be extended to connect to the existing 16-inch PVC line on Violet Rd.	
2	7 Sheet 7 of 7	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 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.	
3	7 Sheet 7 of 7	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	
9	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	Fire Comments #1:	

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 ofan 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. 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.	
10	1 Sheet 1 of 7	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. 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: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 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.	
13	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	TxDot comments: Usual 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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.	
14	1 Sheet 1 of 7	Note	Mark Zans : LD	Closed	Stormwater comments: This plat is approved subject to the condition that any future development or construction upon this site shall require full mitigation of increased post-development stormwater runoff. A detention pond has been proposed and noted as designed with respect to the ultimate condition, which includes development of the entire tract to prevent any adverse impacts associated with the development of this property. All increases in post-development stormwater runoff must be mitigated in accordance with UDC 8.2.A, 8.2.8.B, and IDM 3.05, resulting in no adverse impacts between existing conditions and proposed conditions. 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. Note on private facilities: If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.	

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, SEAN GLENNAN, DO HEREBY CERTIFY THAT I AM 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 _____ , _____.

SEAN GLENNAN
CHIEF FINANCIAL OFFICER
LON HILL INFRASTRUCTURE, LLC

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN GLENNAN, 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 _____ , _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I, BRIAN D. LORENTSON, 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.

BRIAN D. LORENTSON
LICENSE NO. 6839

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 _____ , _____.

BRIA WHITMIRE P.E., CFM, CPM, ENV SP, CBO
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 _____ , _____.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASSISTANT CITY MANAGER

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

THIS THE _____ DAY OF _____ , _____.

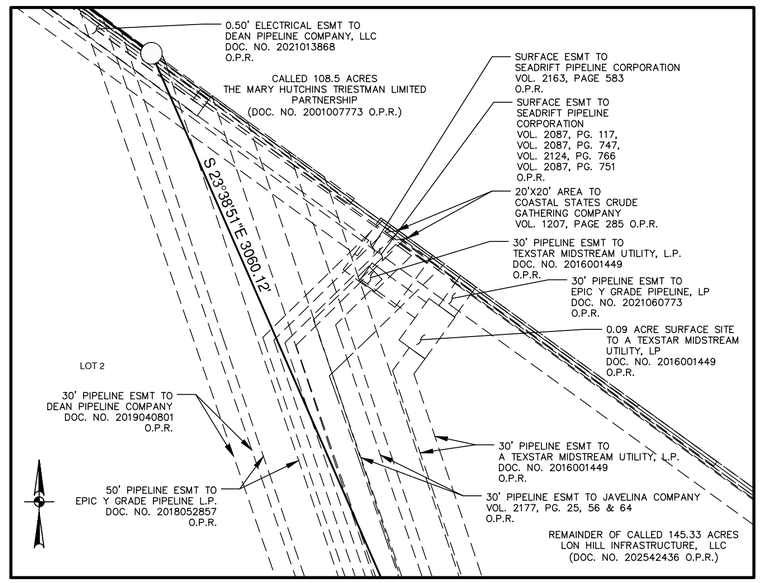
KARA SANDS
COUNTY CLERK

DEPUTY

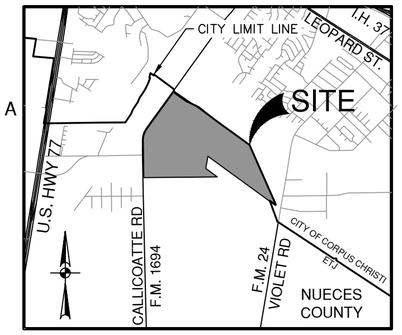
PLAT OF

FARIAS TRACT LOT 1 AND 2 BLOCK 1

A 338.387 ACRE, OR 14,740,138 SQUARE FEET, TRACT OF LAND, CONSISTING OF 71.31 ACRE LOT 1 FROM A PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , AND 265.255 ACRES LOT 2, CONSISTING OF PORTION OF OF A CALLED 95.883 ACRE TRACT, REFFERED TO AS " PARCEL 1" , A CALLED 17.317 ACRE TRACT, REFFERED TO AS " PARCEL 2" , DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025043497 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND A PORTION OF A CALLED 145.33 ACRE TRACT, DESCRIBED IN A DEED TO LON HILL INFRASTRUCTURE, LLC, RECORDED IN DOCUMENT NUMBER 2025042436 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE GREGORIO FARIAS SURVEY, SURVEY NUMBER 599, ABSTRACT 592, OF NUECES COUNTY, TEXAS.



DETAIL "A"
NOT TO SCALE



LOCATION MAP
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OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

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

LEGEND

	EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
VAR WID	VARIABLE WIDTH
CATV	CABLE TV
ELEC	ELECTRIC
TELE	TELEPHONE
HOA	HOMEOWNERS ASSOCIATION
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
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I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
TYP	TYPICAL

SURVEYOR'S NOTES
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE. [RECORD BEARING/DISTANCE].

NOTES:
1. THE ENTIRE PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS 338.387 ACRE(S) OF LAND.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 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 IN THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0280G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
6. PROPERTY MUST COMPLY WITH TxDOT'S TRAFFIC ACCESS MANAGEMENT PLAN

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 2, 2026

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FARIAS TRACT LOT 1 AND 2 BLOCK 1
Civil Job No. 2106800 ; Survey Job No. 2106800
Date: Jun 02, 2026, 11:11am User ID: sgoney
File: P:\210\68\00\Design\Civil\Plat\PL2106800.dwg

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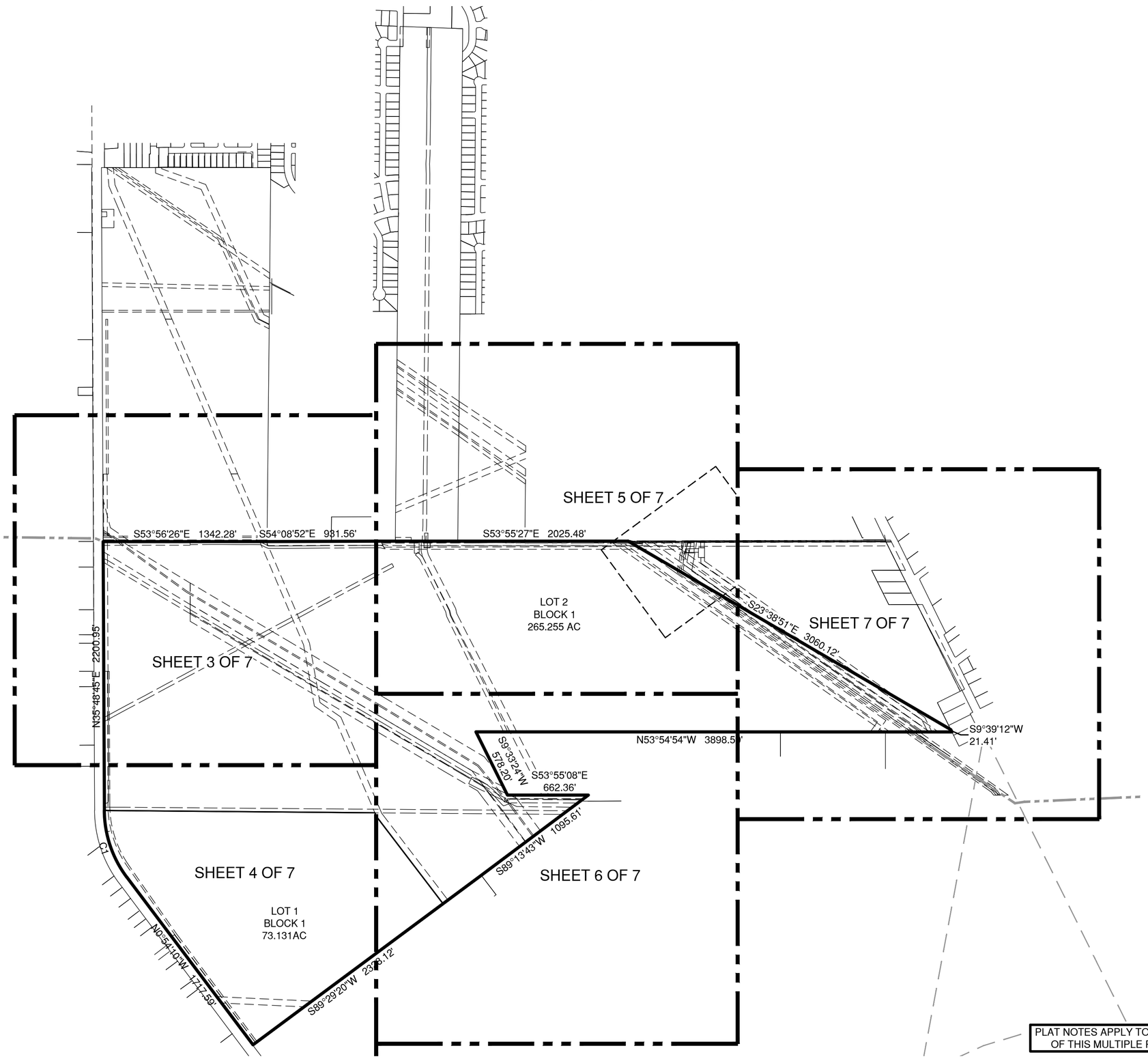

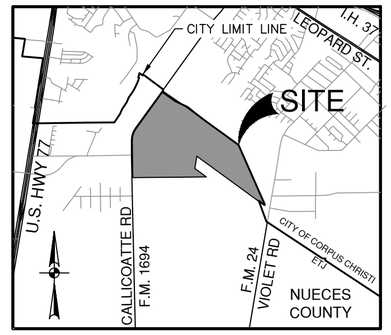

LOCATION MAP

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LEGEND

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	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
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(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
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TYP	TYPICAL

SCALE: 1"= 600'

0' 600' 1,200' 1,800'

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SHEET 2 OF 7

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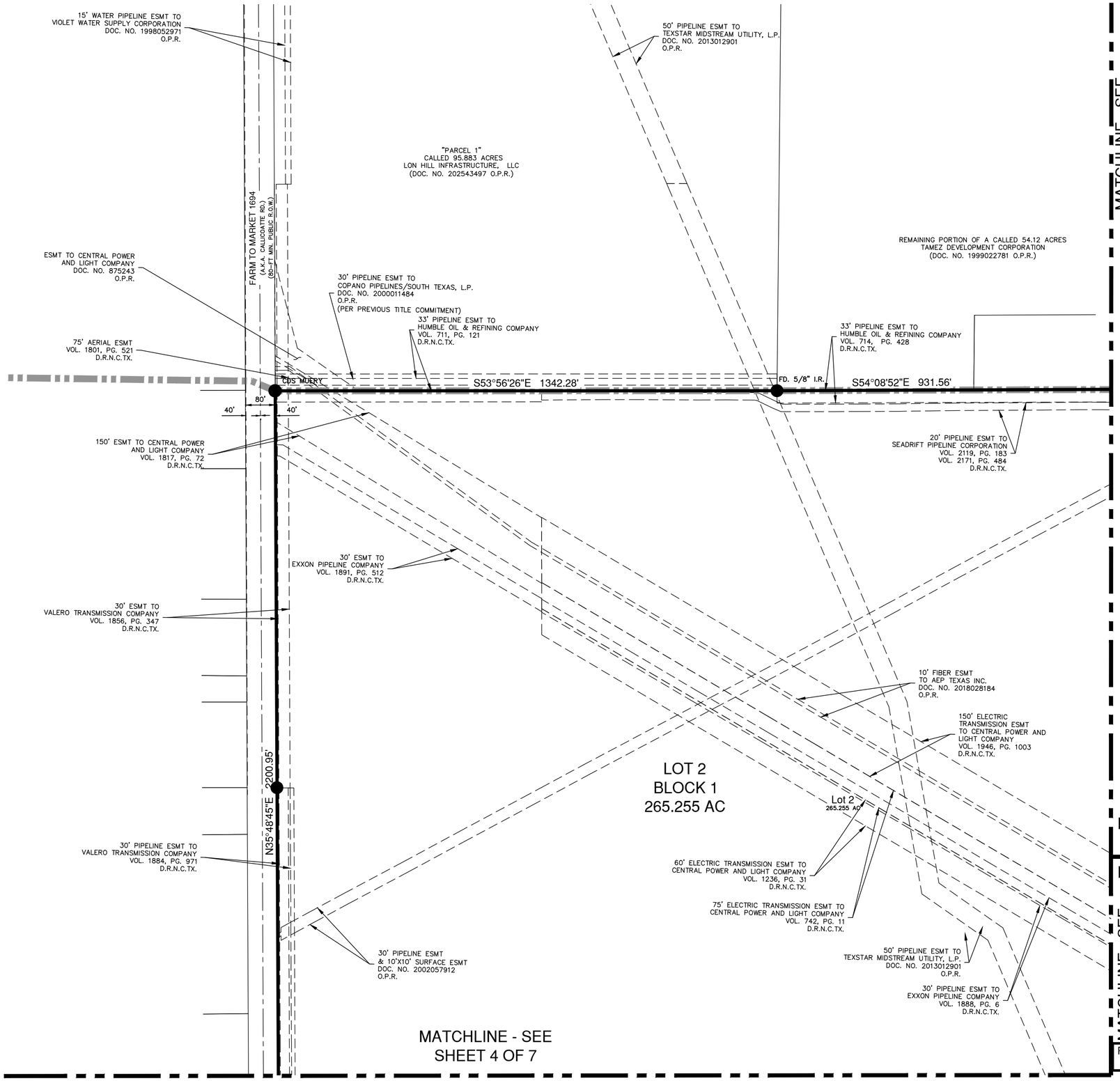

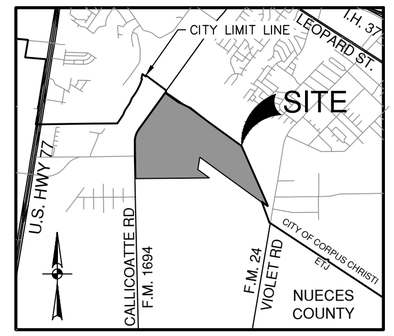

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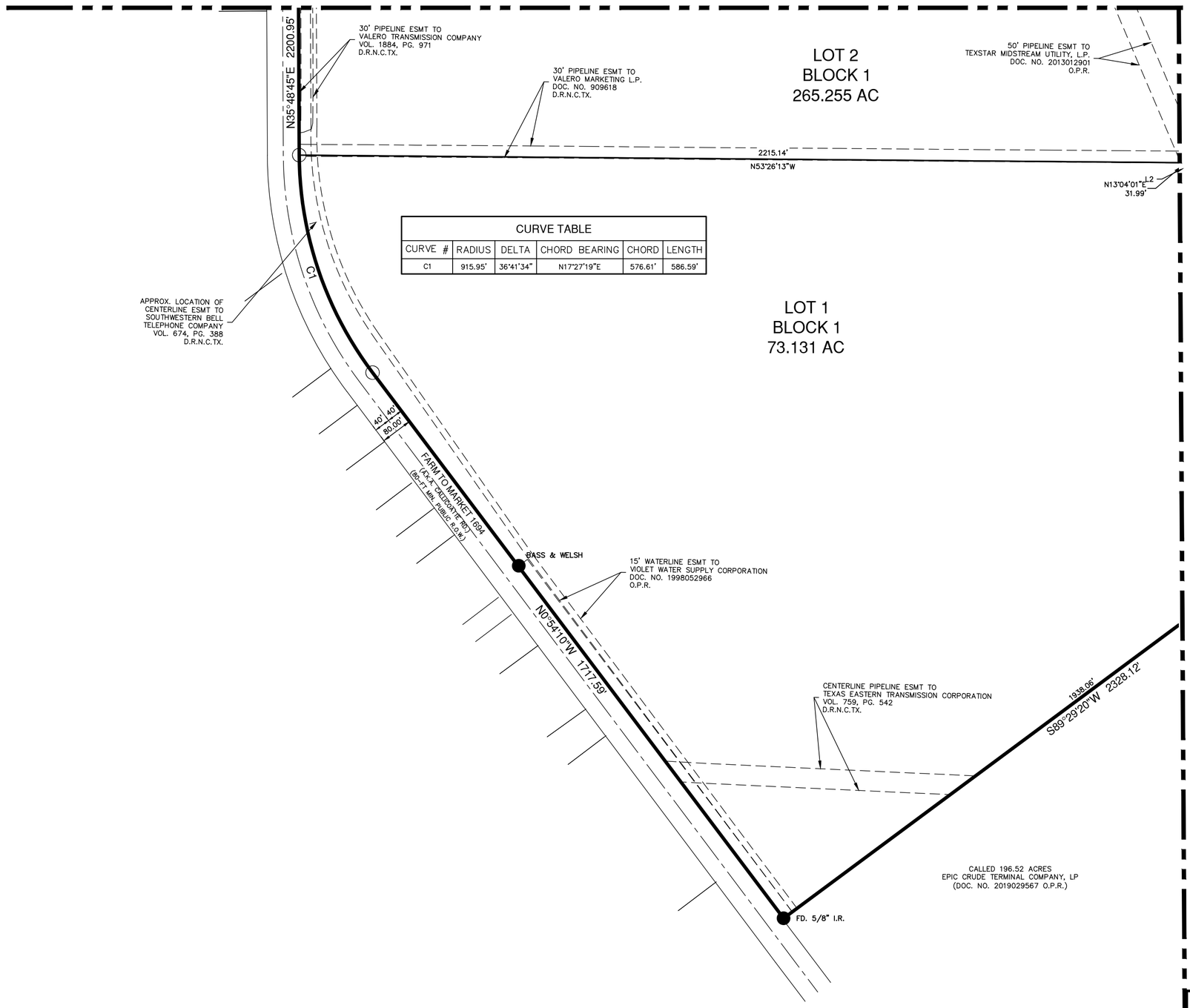

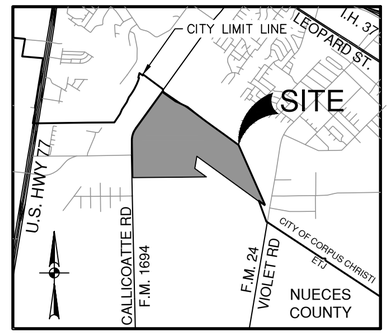

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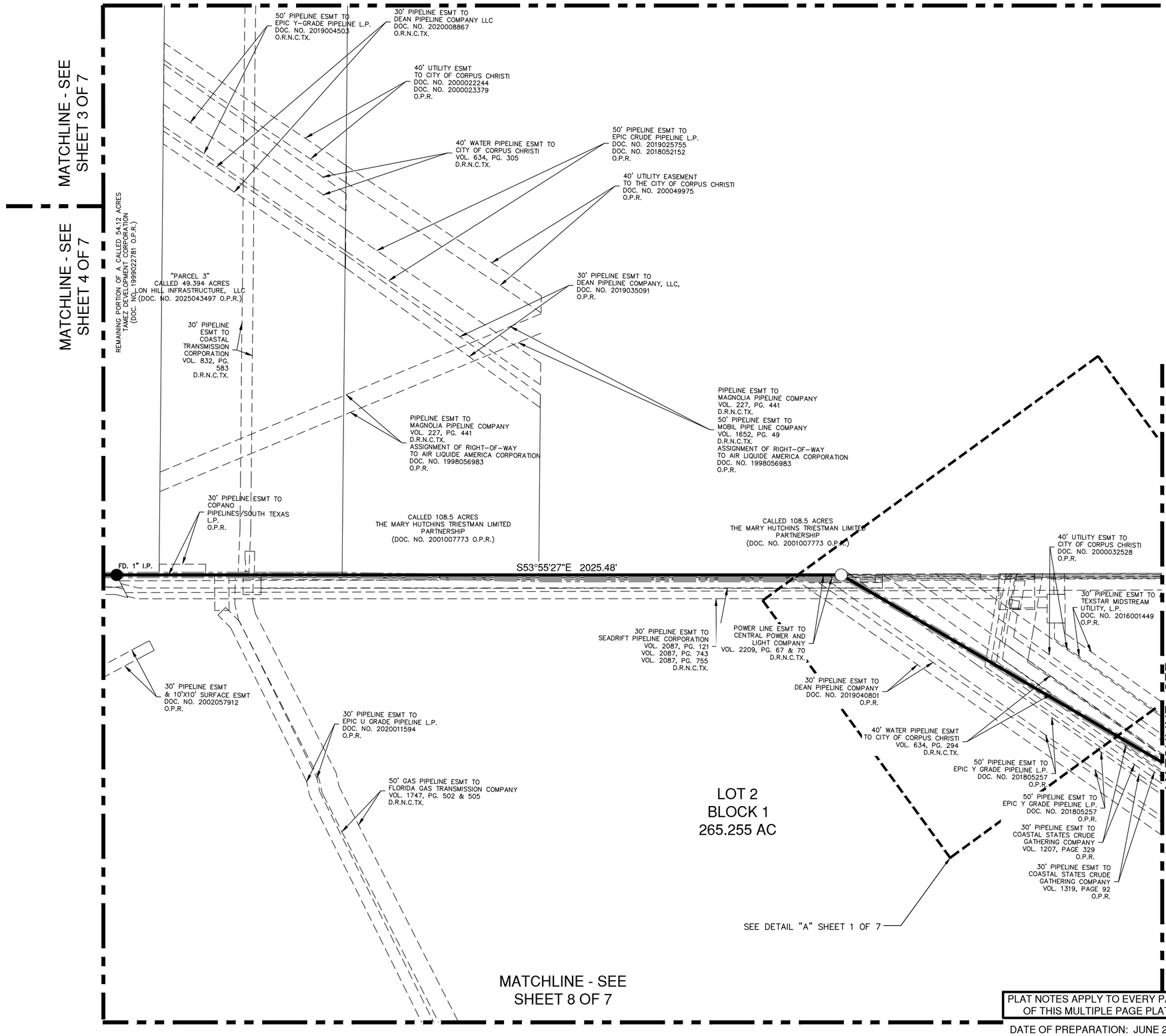

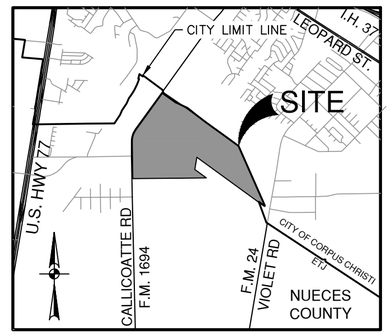

LOCATION MAP

NOT-TO-SCALE

OWNER:
LON HILL INFRASTRUCTURE, LLC
1101 BRICKELL AVE STE. N
MIAMI, FL 33131
CONTACT: STEPHEN STECKEL

ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TEL: (361) 360-2209
CONTACT: BO WISEHART, PE, CFM

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

LEGEND

	EFFECTIVE (EXISTING) FEMA (100-YR) FLOODPLAIN
	CITY OF CORPUS CHRISTI LIMITS
	CENTERLINE
VAR WID	VARIABLE WIDTH
CATV	CABLE TV
ELEC	ELECTRIC
TELE	TELEPHONE
HOA	HOMEOWNERS ASSOCIATION
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I.R./I.P.	IRON ROD/IRON PIPE
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SCALE: 1"= 200'

0' 200' 400' 600'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

DATE OF PREPARATION: JUNE 2, 2026

SHEET 5 OF 7

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FARIAS TRACT LOT 1 AND 2 BLOCK 1
Civil Job No. 2106800 ; Survey Job No. 2106800
Date: Jun 02, 2026, 11:11am User ID: epasey
File: P:\210\68\00\Design\Civil\Plat\PL2106800.dwg

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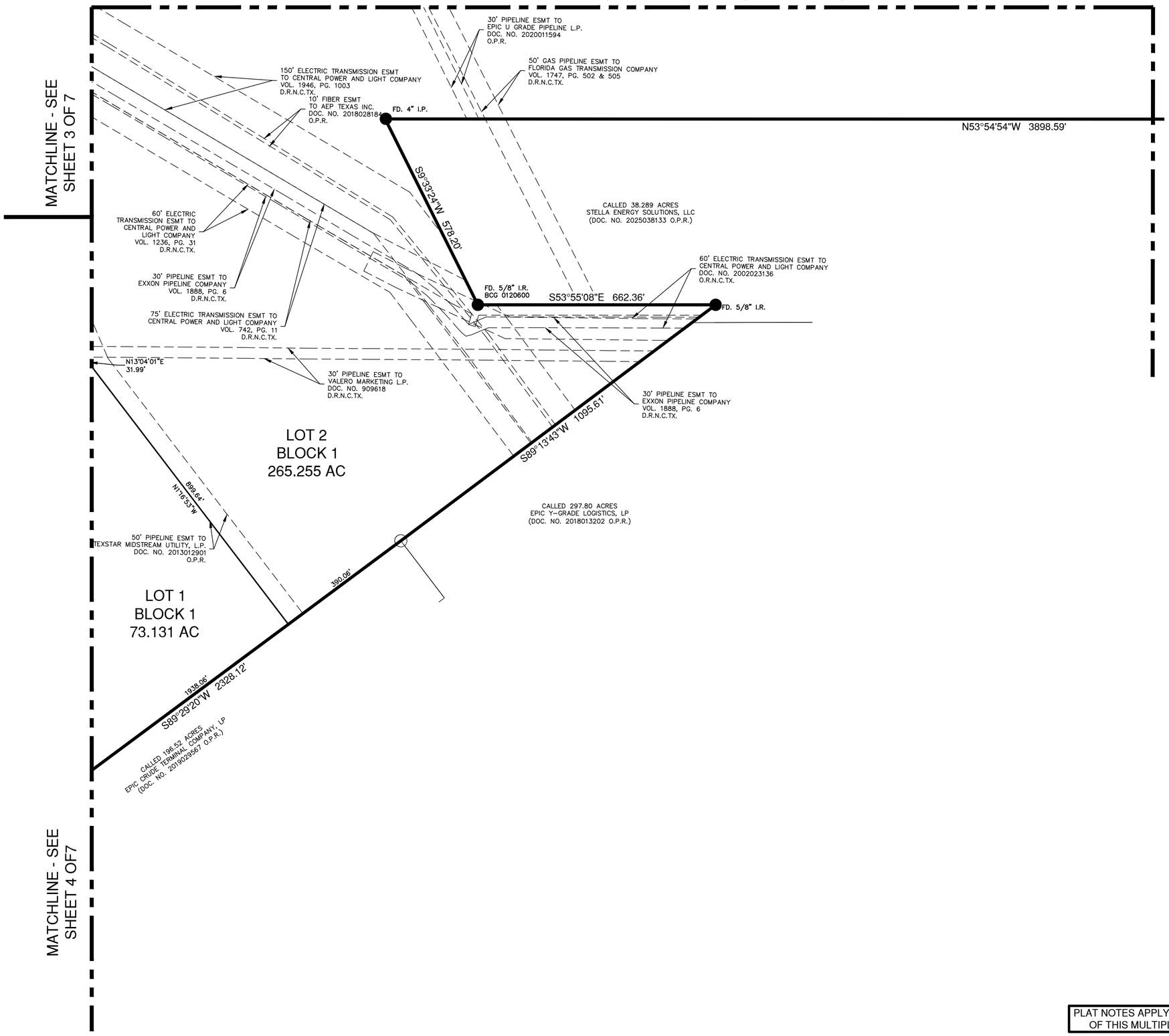

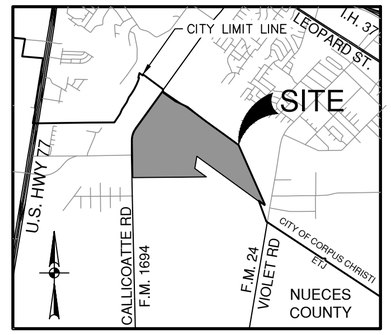

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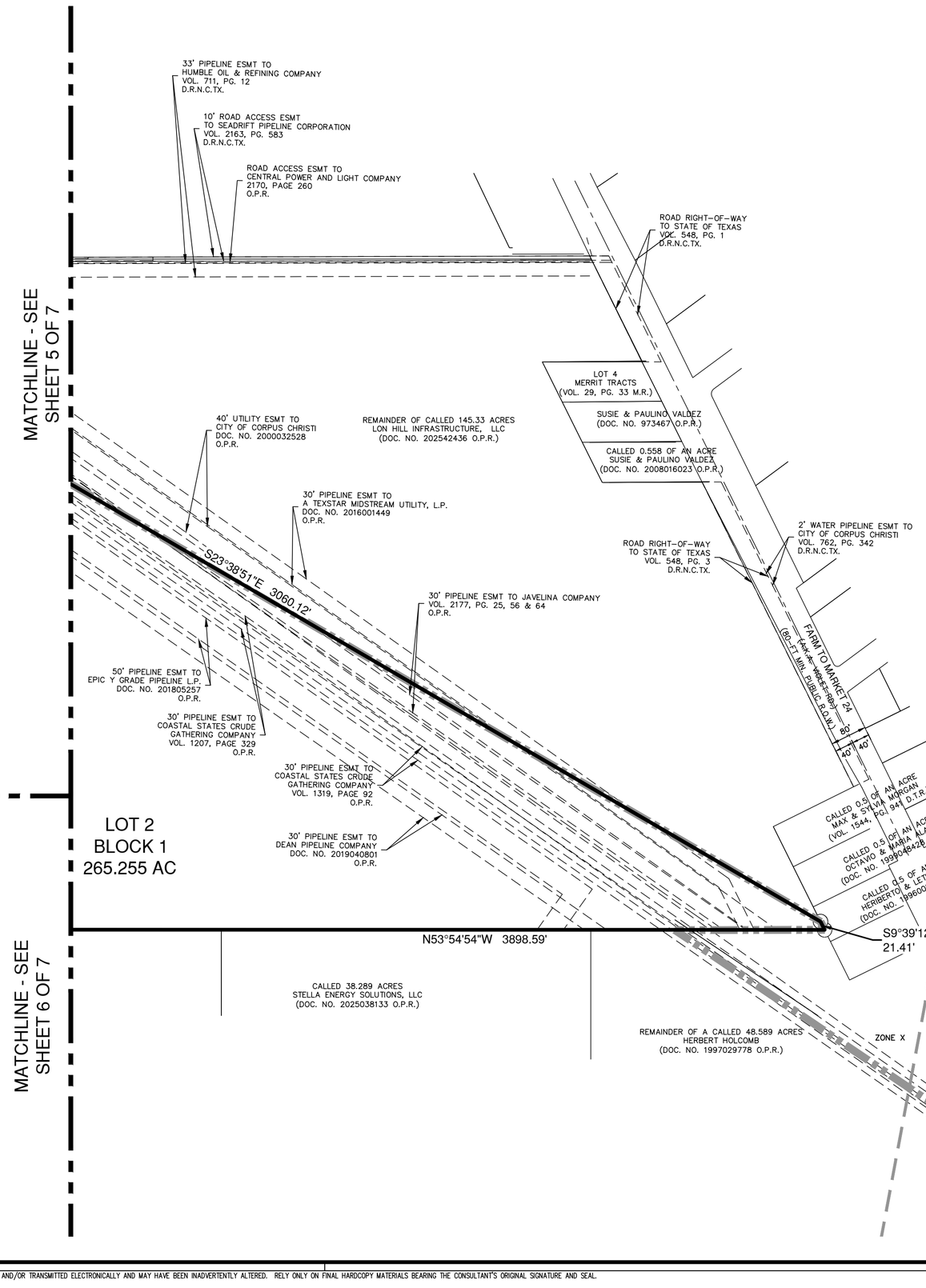

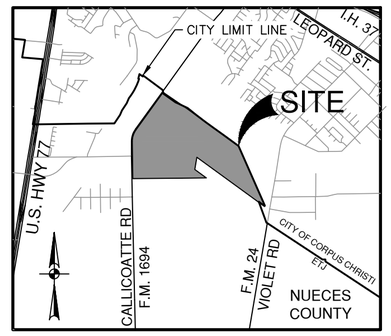

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ZONING REPORT
Case # ZN9250

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Morehead Dotts Rybak, Inc.
Applicant: The Vintage Pearl
Address: 2767 Santa Fe Street, located along the southeast side of Indiana Avenue, southwest side of Santa Fe Street, and northeast of Texas Avenue.
Legal Description: Lots 11, 12, 13-C and 13-D, Block 4, Del Monte
Plat Status: The subject properties are platted per MRNCT (Map Records of Nueces County, Texas) Volume 5, Page 6, Volume 26, Page 81, and Volume 35, Page 19.
Acreage of Subject Property: 0.46 acres
Pre-Submission Meeting: March 26, 2026
Code Violations: None.

ZONING REQUEST

From: "ON" Neighborhood Office District
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for a retail store.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

Land Use

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

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

	Zoning District	Existing Land Use	Future Land Use
Site	"ON" Neighborhood Office	Vacant/Professional Office	Medium-Density Residential/Commercial
North	"RS-6" Single-Family 6	Medium-Density Residential	High-Density Residential
South	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential
East	"CN-1" Neighborhood Commercial	Commercial	Commercial
West	"RS-6" Single-Family 6	Medium-Density Residential	Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Santa Fe Street	9	"C3" Primary Collector	2	2	-	-	No data	No improvements planned.

TRANSIT INTEGRATION
The Corpus Christi RTA provides service to the subject property via Route 6 *Santa Fe/Malls - inbound* and *outbound,* with multiple stops along Santa Fe Street including one stop in front of the subject property.

PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		June 10, 2026	
City Council 1st Reading		July 14, 2026	
City Council 2nd Reading		July 21, 2026	
36	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	3	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is a 0.46-acre tract, out of the northeast area of the city, located along the southeast side of Indiana Avenue, southwest side of Santa Fe Street, and northeast of Texas Avenue.

The surrounding properties to the north, south, and west are zoned "RS-6" Single-Family 6 with a current land use medium-density residential. The property to the east is zoned "CN-1" Neighborhood Commercial, with a current land use of commercial.

The applicant is requesting to rezone from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District to allow for retail sales such as antique stores, jewelry stores, and community-friendly outdoor events. Similar to the activity across Santa Fe Street, local restaurants and shops are within walking distance of a vibrant and thriving community. The applicant wishes to maintain the community characteristics of the neighborhood as a vintage retail shop is proposed and remains compatible with nearby uses.

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

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

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

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Bayside ADP. Of the four lots to be rezoned, two of them are inconsistent with the future land use designation of Medium-Density Residential while the other two lots, located at the southeast half of the property, will maintain commercial FLUM designation.

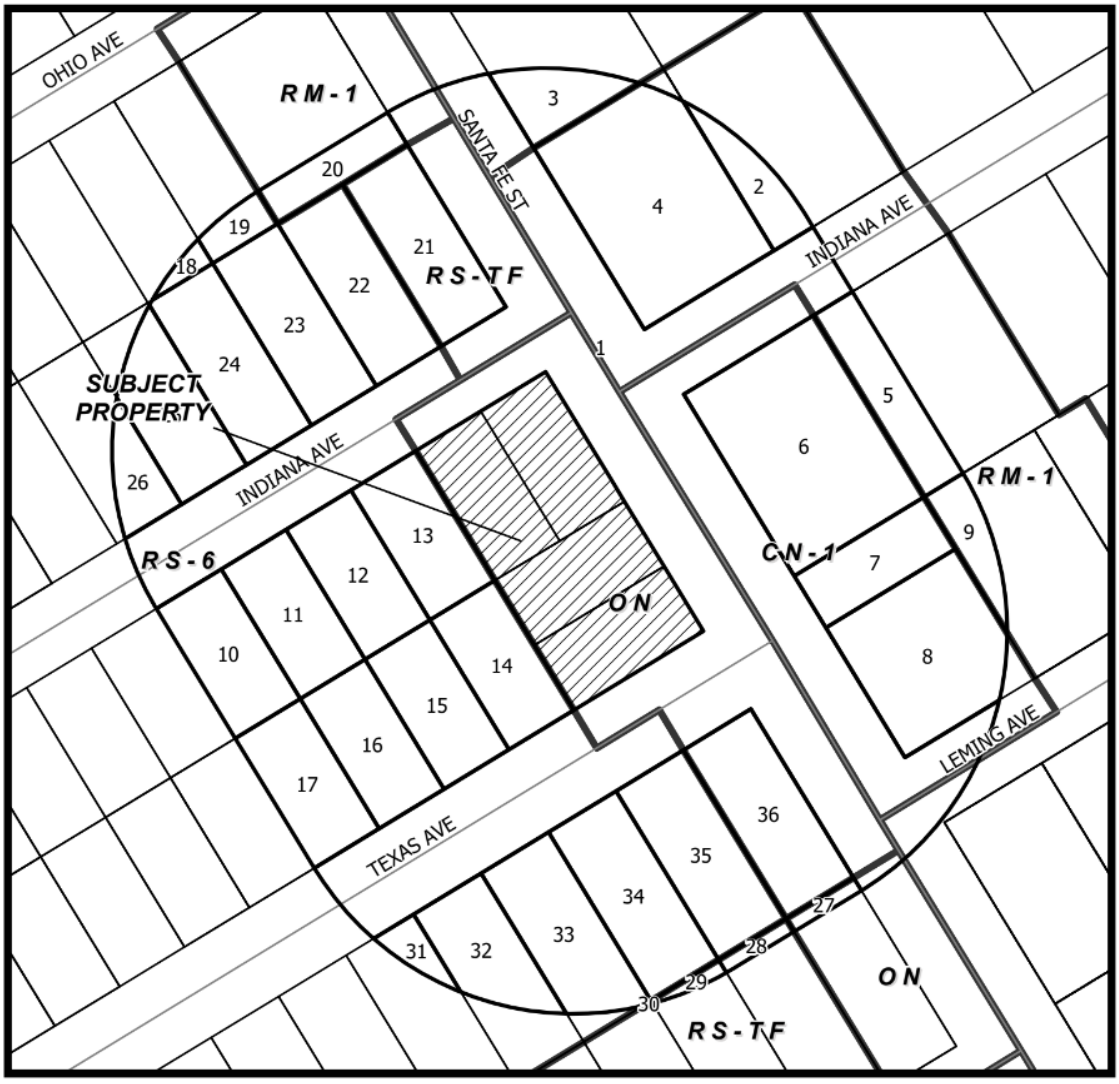
Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared 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 elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with the future land use designation of Medium-Density Residential, while the other two lots, located at the southeast half of the property, will maintain commercial FLUM designation.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
    - As the property is currently zoned "ON" Neighborhood Office District, the "CN-1" Neighborhood Commercial District maintains the commercial characteristic of the Santa Fe corridor and the continuation of commercial uses will not have any adverse impact on the surrounding area.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

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 "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District.

Attachments:
(A) Existing Zoning and Notice Area Map
(B) Ownership List

(A) Existing Zoning and Notice Area Map



CASE: ZN9250

Zoning and notice Area

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

Subject Property with 200' buffer

Owners in favor

36 Owners within 200' listed in ownership table

X Owners in opposition

(B) Ownership List

FID	TAXID	NAME	ADDRESS	ADDRESS2
1	Renee Couture	Department of Public Works (Traffic and Engineering, & Right	2525 Hygeia Street	
2	055300000000	BRIONES DEAN AND PARINAZ AZARI	1755 N Petaluma Blvd	
3	66600020110	LAURENT BRUCE	245 Ohio Ave	
4	066600020130DE- TREE LLC	DE - TREE LLC	PO Box 1801	
5	066600030110	DE-TREE LLC	PO Box 1801	
6	66600030120	HAK SUN LILIENTHAL REV TR	14080 NACOGDOCHES RD #101	
7	066600030140	HAK SUN LILIENTHAL REV TR	14080 NACOGDOCHES RD #101	
8	066600030145	HAK SUN LILIENTHAL REV TR	14080 NACOGDOCHES RD #101	
9	066600030150	PAWLIK-SCHLATTER FRANCES G	4601 Jarvis St	
10	205500040070	SEA BREEZE INVESTMENTS LLC	325 Indiana Ave	
11	205500040080	PADDOCK PAUL & SP MEREDITH PADDOCK	317 INDIANA AVE	
12	205500040090	OLMOS RUDY J ET UX YOLANDA	313 INDIANA	
13	205500040100	GALVAN ROBERT MAURICE SR	5845 Ocean Dr	
14	205500040136	LOPEZ GEORGE	310 Texas Ave	
15	205500040140	KIMBERLY G WIGGINS FAMILY TRUST	3446 WILD WOOD DR	
16	205500040150	SAINT THOMAS MORE CATHOLIC PARISH-CORPUS CHR	2045 18TH ST	
17	205500040160	CANTU NORA J	320 Texas Ave	
18	205500050090	GAMEZ ANNETTE	313 OHIO AVE	
19	205500050100	TALBERT KEITH R & MICHELLE L	1714 Dr Ben Vela Dr	
20	205500050110	GRAHAM SARAH L & AS INDEP EXE FOR EST OF JACK W	7005 Ashdown Dr	
21	205500050130	BRIONES DEAN AND PARINAZ AZARI	1755 Petaluma Blvd N	
22	205500050140	KIEL GREGORY AND MARTHA B KIEL	358 JACKSON	
23	205500050145	MENDEZ DARIO	310 INDIANA	
24	205500050150	BOLDEN MARQUIS ANTWANT	314 Indiana Ave	
25	205500050160	PETRA C GONZALEZ	318 INDIANA	
26	205500050170	TURNER THOMAS J	322 INDIANA	
27	718300060010	DWORACZYK MARISSA CORAL	14825 Cobo de Bara Cir	
28	718300060020	REVOLORIO GENARO R	306 Rosebud Ave	
29	718300060030	RAMOS JANIE (LE) & SP RENE RAMOS (LE)	310 ROSEBUD AVE	
30	718300060040	VALDEZ MIGUEL F	314 Rosebud Ave	
31	718300060170	FIELD PAMELA SUE	3407 NW DUNCAN RD	
32	718300060180	NUSE ADAM AND SARAH NUSE	53 Talbott Dr	
33	718300060190	POINTER SANDRA N	313 TEXAS	
34	718300060200	PERRY JAMES NATHEN	2235 E 6th St	
35	718300060210	ALLEMART PROPERTIES LLC	6722 KRAM ST	
36	718300060220	2801 SANTA FE SERIES	2801 Santa Fe St	
	1-mile radius of schools			
ES2	METROPOLITAN DESIGN E.S	Current Principal	1707 Ayers Street	
0	MONTESSORI SCHOOL	Current Principal	822 Ayers Street	
ES2	MOSES MENGER E.S.	Current Principal	2401 South Alameda Street	
0	INCARNATE WORD ACADEN	Current Principal	2920 S. Alameda Street	
HS1	W.B. RAY H.S.	Current Principal	1002 Texan Trail	

CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
Corpus Christi	TX	78415		ZN9250	82609.78158	33.63840851
Petaluma	CA	94952-1963		ZN9250	2433.618326	0.990960705
Corpus Christi	TX	78404-1722	BESSAR PARK W25' OF LT 11 & ALL LT 12 BLK 2	ZN9250	2768.869885	1.127473945
Corpus Christi	TX	78403-1801	BESSAR PARK LT 13 & W25' OF LT 14 BLK 2	ZN9250	13787.79201	5.614339744
Corpus Christi	TX	78403-1801	BESSAR PARK BLK 3 LOT W 54' OF LT 11 & E 50' OF LT 1	ZN9250	4200.163036	1.710291412
SAN ANTONIO	TX	78247-1944	BESSAR PARK W25' OF LT 12 & ALL LT 13 BLK 3	ZN9250	14000.30979	5.700876226
SAN ANTONIO	TX	78247-1944	BESSAR PARK N40' OF LT 14 & N40' OF W25'OF LT 15 BL	ZN9250	4000.081681	1.628818998
SAN ANTONIO	TX	78247-1944	BESSAR PARK S100' LT 14 & S100' OF W25' LT 15 BLK 3	ZN9250	9562.312023	3.893739361
Corpus Christi	TX	78412-2336	BESSAR PARK E50' LT 15 & W35' LT 16 BLK 3	ZN9250	2134.187975	0.869033734
Corpus Christi	TX	78404-1714	DEL MONTE LT 7 & 8" X 26.33' OF LT 8 BK 4	ZN9250	5004.158059	2.037675319
CORPUS CHRISTI	TX	78404-1714	DEL MONTE LT 8 LESS 8" X 26.33' BK 4	ZN9250	4996.115172	2.034400284
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 4 LOT 9	ZN9250	5000.106655	2.036025602
Corpus Christi	TX	78412-2849	DEL MONTE BLK 4 LOT 10	ZN9250	5000.108619	2.036026402
Corpus Christi	TX	78404-1709	DEL MONTE LT 13-B BK 4	ZN9250	5000.077918	2.0360139
BELTON	TX	76513-5180	DEL MONTE BLK 4 LOT 14	ZN9250	5000.123003	2.036032259
CORPUS CHRISTI	TX	78404-3862	DEL MONTE LT 15 BK 4	ZN9250	4996.109335	2.034397907
Corpus Christi	TX	78404-1709	DEL MONTE BLK 4 LOT 16	ZN9250	5004.098759	2.037651172
CORPUS CHRISTI	TX	78404-1724	DEL MONTE UNDIV INT IN BLK 5 LOT 9	ZN9250	486.8427562	0.198240634
Corpus Christi	TX	78410-4317	DEL MONTE REPLAT LT 1O BK 5	ZN9250	1141.680616	0.464888276
Corpus Christi	TX	78413-5307	DEL MONTE LTS 11 & 12 BK 5	ZN9250	2499.532762	1.017800828
Petaluma	CA	94952-1963	DEL MONTE BLK 5 LOT 13	ZN9250	6250.106082	2.545020912
CORPUS CHRISTI	TX	78411	DEL MONTE BLK 5 LOT 14	ZN9250	6250.101663	2.545019112
CORPUS CHRISTI	TX	78404	DEL MONTE REPLAT LT 14-A BK 5	ZN9250	6250.124052	2.545028229
CORPUS CHRISTI	TX	78404-1715	DEL MONTE BLK 5 LOT 15	ZN9250	6246.933138	2.5437289
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 5 LOT 16	ZN9250	5246.442848	2.136332821
CORPUS CHRISTI	TX	78404	DEL MONTE BLK 5 LOT 17	ZN9250	2132.526918	0.868357357
Corpus Christi	TX	78418-6909	REST HAVEN BLK 6 LOT 1	ZN9250	519.7519127	0.211641126
Corpus Christi	TX	78404-1737	REST HAVEN BLK 6 LOT 2	ZN9250	518.7635073	0.21123865
CORPUS CHRISTI	TX	78404-1737	REST HAVEN LT 3 BK 6	ZN9250	368.0632658	0.149874049
Corpus Christi	TX	78404-1737	REST HAVEN LT 4 BK 6	ZN9250	6.198526894	0.002524018
BLUE SPRINGS	MO	64015-7210	REST HAVEN LT 17 BK 6	ZN9250	1047.813172	0.426665788
Bowling Green	KY	42103-1372	REST HAVEN LT 18 BK 6	ZN9250	4521.802242	1.84126175
CORPUS CHRISTI	TX	78404	REST HAVEN LT 19 BK 6	ZN9250	6316.60454	2.572098846
Austin	TX	78702-3449	REST HAVEN BLK 6 LOT 20	ZN9250	6760.137884	2.752704043
CORPUS CHRISTI	TX	78413-1843	REST HAVEN LT 21 BK 6	ZN9250	6760.107626	2.752691722
Corpus Christi	TX	78404-1745	REST HAVEN BLK 6 LOT 22	ZN9250	6760.170832	2.752717459
					245581.7182	100
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78404		ZN9250		
Corpus Christi	TX	78411		ZN9250		

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZONING CASE ZN9250
Morehead Dotts Rybak, Inc.

PLANNING COMMISSION, JUNE 10, 2026

Morehead Dotts Rybak, Inc.
DISTRICT 2

Rezoning a property at or near

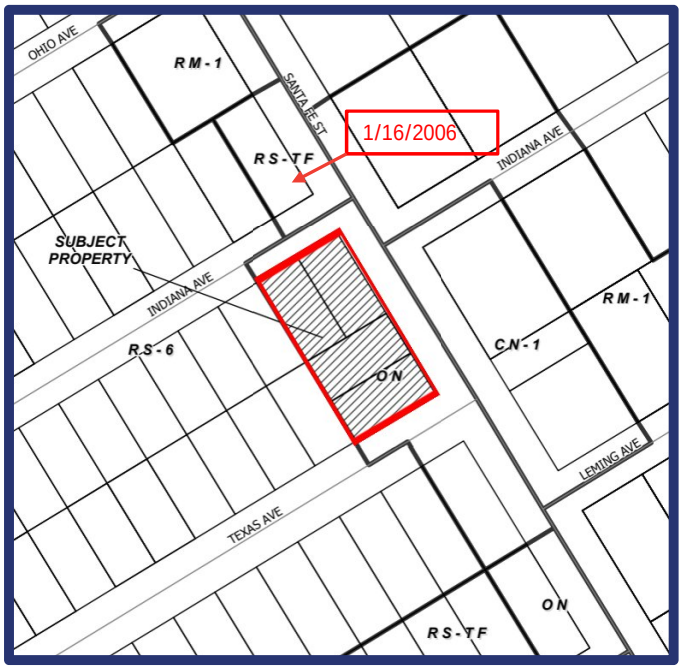
2767 Santa Fe Street

From the “ON” Neighborhood Office District

To the “CN-1” Neighborhood Commercial District

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow a vintage retail store

Area Development Plan:

Bayside Area Development Plan (Adopted December 10, 2024)

Designated Future Land Use:

Medium-Density Residential/Commercial

Existing Zoning District:

"ON" Neighborhood Office District

	Existing Land Use	Zoning District
Site	Vacant/Professional Office	"ON" Office Neighborhood
North	Medium-Density Residential	"RS-6" Single-Family
South	Medium-Density Residential	"RS-6" Single-Family
East	Commercial	"CN-1" Neighborhood Commercial
West	Medium-Density Residential	"RS-6" Single-Family

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Public Notification

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

— Notification Area

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

O In Favor: 3 (7.2%)

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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Analysis & Recommendation

- The proposed rezoning is consistent with the Bayside ADP. Of the four lots to be rezoned, two of them are inconsistent with the future land use designation of Medium-Density Residential while the other two lots, located at the southeast half of the property, will maintain commercial FLUM designation.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

STAFF RECOMMENDS APPROVAL FROM THE "ON" NEIGHBORHOOD OFFICE DISTRICT TO THE "CN-1" NEIGHBORHOOD COMMERCIAL DISTRICT

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

ZONING REPORT
Case # ZN9255

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: House Finder TX, LLC.
Applicant: Cesar Marfileno
Address: 556 Virginia Avenue, located along the east side of Virginia Avenue, north of Morgan Avenue, south of Baldwin Boulevard, and west of Cheyenne Street.
Legal Description: Lot 15, Block 26, Meadow Park
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 4, Page 52.
Acreage of Subject Property: 0.17 acres
Pre-Submission Meeting: April 17, 2026
Code Violations: None.

ZONING REQUEST

From: "CG-2" General Commercial District
To: "RS-6" Single-Family 6 District
Purpose of Request: To allow for the construction of a single-family home.

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	"CG-2" General Commercial	Vacant	Mixed Use
North	"RS-6" Single-Family 6	Medium-Density Residential	
South	"CG-2" General Commercial	Medium-Density Residential	
East	"CG-2" General Commercial	Commercial	
West	"RS-6" Single-Family 6	Public/Semi-Public	

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Virgina Avenue	6	Local Street	1	1	-	-	No Data	Baldwin and Morgan intersection improvements

TRANSIT INTEGRATION
The Corpus Christi RTA provides service to the subject property via Route 16 *Morgan* and *37S Sunday Westside Gollihar* with transit stops located along Morgan Avenue.

PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		June 10, 2026	
City Council 1st Reading		July 14, 2026	
City Council 2nd Reading		July 21, 2026	
21	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:

The subject property is a single, 0.17-acre lot located along the east side of Virginia Avenue, north of Morgan Avenue, south of Baldwin Boulevard, and west of Cheyenne Street.

To the north and the west, properties are zoned “RS-6” Single-Family 6. The properties to the south and east are zoned “CG-2” General Commercial. The property to the south is utilized as residential use. The current land use for the properties to the north, south, and west are low- and medium-density residential as well as public/semi-public. The future land use for the surrounding area is mixed use.

The applicant is requesting a change of zoning from the “CG-2” General Commercial District to the “RS-6” Single-Family 6 and plans to construct one single-family home. Additionally, the applicant has submitted a building permit to Development Services for a single-family home.

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

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design

- Corpus Christi development patterns support efficient and cost-effective use of resources and high quality of life.
  - Encourage the protection and enhancement of residential neighborhoods
  - Promote the stabilization, revitalization and redevelopment of older neighborhoods.
- Corpus Christi has well-designed neighborhoods and built 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 consistent with the Westside ADP; however, it is inconsistent with the future land use designation of Mixed Use.

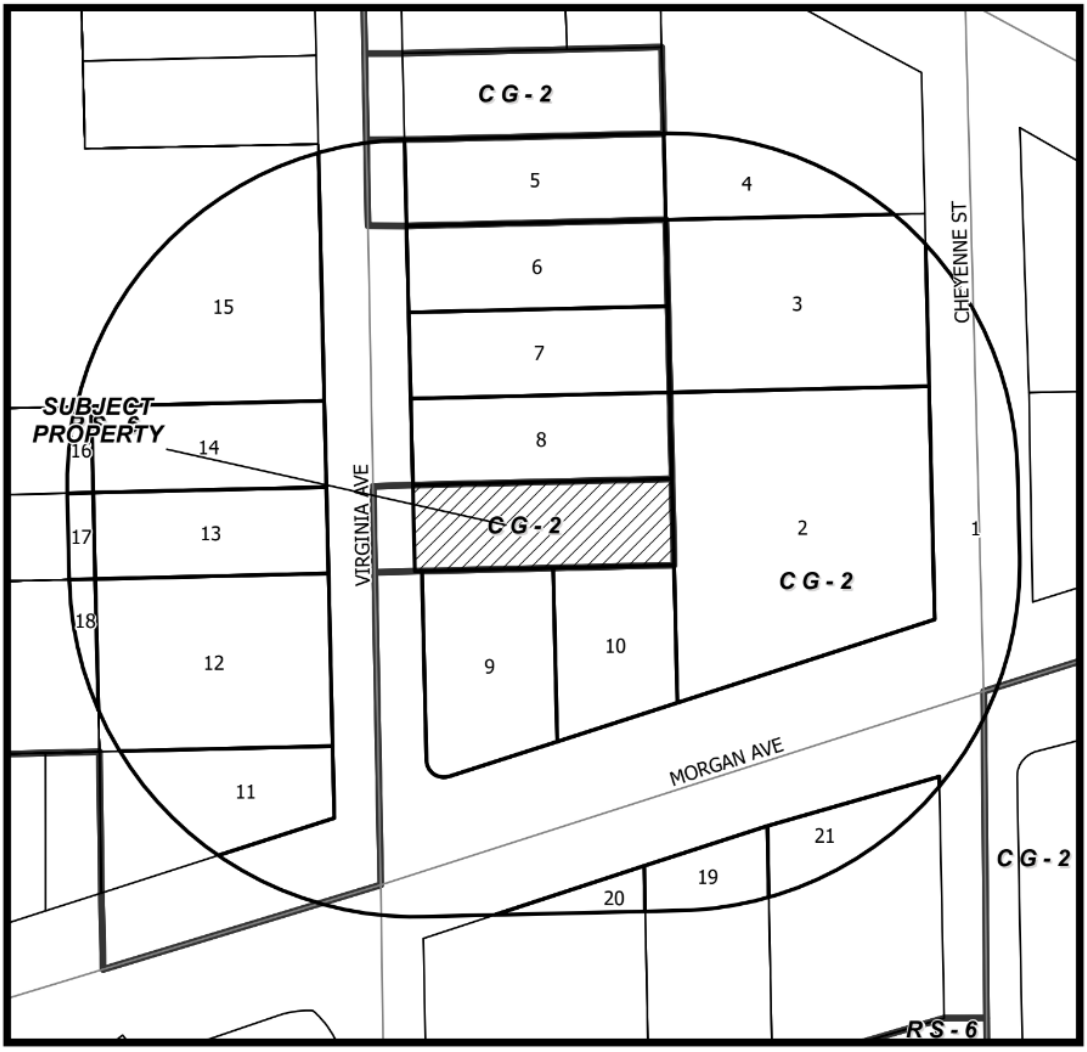
Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared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

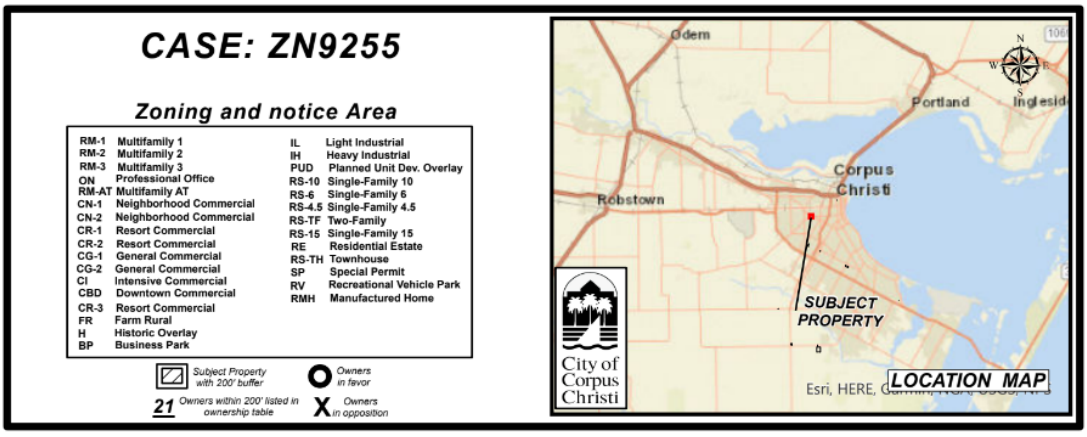
- The proposed rezoning is generally consistent with elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with future land use designation of Mixed Use.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
  - The abutting property to the north is zoned "RS-6" Single-Family 6 District and much of the block, continuing to the north, maintains residential land use up to Baldwin Boulevard.
  - Additionally, the abutting property to the south is zoned "CG-2" General Commercial District and has been utilized as a single-family residential structure since 1955. If approved, this rezoning will allow for the continuity of single-family residential uses.
  - It should go unnoticed that the shortage of attainable and affordable housing creates the need for additional infill housing opportunities, such as the proposed zoning case.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

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-6" Single-Family 6 District.

Attachments:
(A) Existing Zoning and Notice Area Map
(B) Ownership List

(A) Existing Zoning and Notice Area Map





(B) Ownership List

FID	TAXID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renee Couture	ROW	2525 Hygeia Street		Corpus Christi	TX	78415		ZN9255	62532.0775	30.41737168
2	500000260010	J F H INC	P O BOX 130548		HOUSTON	TX	77219-0548	MEADOW PARK LT 1-A BK 26	ZN9255	23606.8881	11.48305827
3	500000260030	J F H INC	P O BOX 130548		HOUSTON	TX	77219-0548	MEADOW PARK LT 3 BK 26	ZN9255	14848.279	7.222622995
4	500000260040	ERF WEST SIDE INC	555 N Carancahua St Ste 700		Corpus Christi	TX	78401-0861	MEADOW PARK POR OF LTS 4 & 5 BK 26	ZN9255	4522.8477	2.200041083
5	500000260131	VALDEZ ROSARIO P	538 VIRGINIA AVE		CORPUS CHRISTI	TX	78405	MEADOW PARK LT 13-B BK 26	ZN9255	7498.7171	3.647588154
6	500000260140	MARTINEZ JUANITA A	542 VIRGINIA		CORPUS CHRISTI	TX	78405	MEADOW PARK LT 14-A BK 26	ZN9255	7500.1586	3.64828934
7	500000260141	BALLI HORACIO	2988 County Road 14a		Bishop	TX	78343-5029	MEADOW PARK LT 14-B BK 26	ZN9255	7500.1586	3.64828934
8	500000260155	ESQUIVEL JULIA	3602 Capri Dr		Corpus Christi	TX	78415-3313	MEADOW PARK LT 15-A BK 26	ZN9255	7500.175	3.648297318
9	500000260160	HERNANDEZ ELADIO	2603 Marguerite St		Corpus Christi	TX	78405-1630	MEADOW PARK BLK 26 LOT 16-A	ZN9255	8443.8182	4.107312068
10	500000260165	ERF WEST SIDE INC	555 N Carancahua St Ste 700		Corpus Christi	TX	78401-0861	MEADOW PARK BLK 26 LOT 16-B	ZN9255	6311.1448	3.069919388
11	500000270010	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LT 1 BK 27	ZN9255	5445.0683	2.648635275
12	500000270020	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LT 2 BK 27	ZN9255	13364.9613	6.501095303
13	500000270030	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LT 3-A BK 27	ZN9255	6750.1354	3.283456836
14	500000270035	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK N/2 OF LT 3 BK 27	ZN9255	6750.1441	3.283461068
15	500000270040	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LTS 4, S/2 LT 5, S/2 LT 13	ZN9255	14111.71	6.864334998
16	500000270160	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK N/2 OF LT 16 BK 27	ZN9255	641.7436	0.312162243
17	500000270165	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LT 16-B BK 27	ZN9255	750.1145	0.364876915
18	500000270170	OUR LADY OF GUADALUPE CATHOLIC PARISH-CORPUS CHRISTI TX	540 HIAWATHA ST		CORPUS CHRISTI	TX	78405-2730	MEADOW PARK LT 17 BK 27	ZN9255	760.9799	0.370162153
19	645800000388	OMMANI VALI	5206 S Oso Pkwy		Corpus Christi	TX	78413-6048	PATRICK GARDENS LT 39-A	ZN9255	2546.7942	1.238832754
20	645800000389	OMMANI VALI	5206 S Oso Pkwy		Corpus Christi	TX	78413-6048	PATRICK GARDENS LT 38-D	ZN9255	1147.8806	0.558361
21	645800000405	OMMANI VALI	5206 S Oso Pkwy		Corpus Christi	TX	78413-6048	PATRICK GARDENS NE COR LT 40 (AKA LT	ZN9255	3046.3508	1.481831218
										205580.1473	100
	1-mile radius of schools										
CCISD	**Superintendent**	**Corpus Christi Independent School District**	**P.O. Box 110**		**Corpus Christi**	**TX**	**78403**	886-9003			
MS6	Current Principal	Driscoll Middle School	3501 Kenwood		Corpus Christi	TX	78408	878-4660			
ES36	Current Principal	Zavala SES Elementary School	3125 Ruth St		Corpus Christi	TX	78405	878-2720			
ALC1	Betty Trijo, Coordina	Adult Learning Center	3902 Morgan Avenue		Corpus Christi	TX	78405	886-9385			
ES30	Current Principal	Shaw SES Elementary School	2920 Soledad		Corpus Christi	TX	78405				
ES7	Current Principal	Crockett Elementary School	2625 Belton		Corpus Christi	TX	78413	878-4800			
MS11	Current Principal	Martin Middle School	3502 Greenwood		Corpus Christi	TX	78416				

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZN9255
House Finder TX, LLC

PLANNING COMMISSION, June 10, 2026

House Finder TX, LLC
DISTRICT 1

Rezoning a property at or near

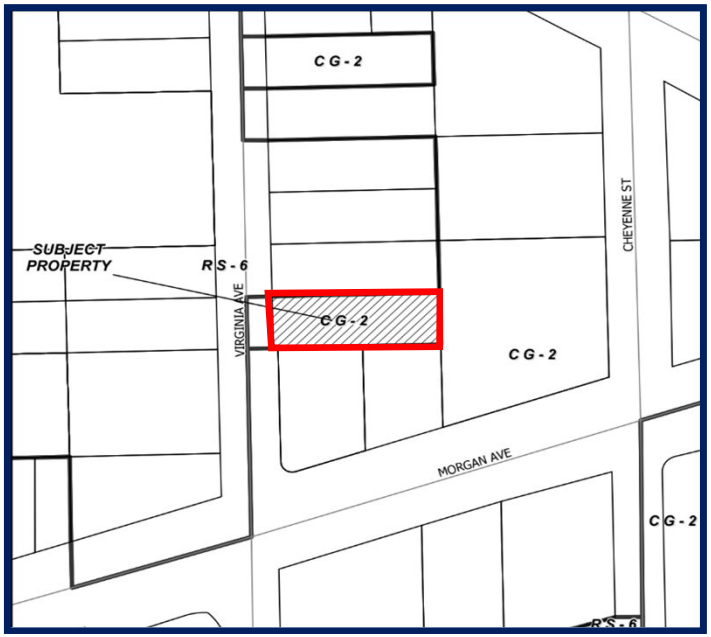
556 Virginia Avenue

From the “CG-2” General Commercial District

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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow the construction of a single-family home.

Area Development Plan:

Westside, Adopted on January 10, 2023.

Designated Future Land Use:

Mixed Use

Existing Zoning District:

"CG-2" General Commercial District

	Existing Land Use	Zoning District
Site	Vacant	"CG-2"
North	Medium-Density Residential	"RS-6"
South	Low-Density Residential	"CG-2"
East	Commercial	"CG-2"
West	Public/Semi-Public	"RS-6"

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

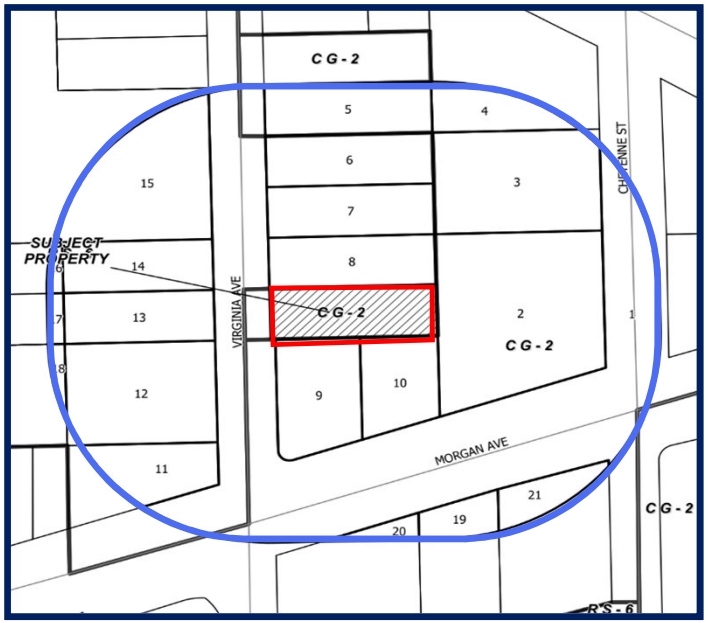
Public Notification

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

Notification Area

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

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



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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Analysis & Recommendation

- The proposed rezoning is generally consistent with elements and goals of the City of Corpus Christi Comprehensive Plan (Plan CC); however, it is inconsistent with future land use designation of Mixed Use.
- The requested amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding neighborhood.
- The property is suitable for the uses permitted by the zoning district that would be applied by the proposed amendment, if approved.

STAFF RECOMMENDS APPROVAL FROM THE "CG-2" GENERAL COMMERCIAL DISTRICT TO THE "RS-6" SINGLE-FAMILY 6 DISTRICT

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

ZONING REPORT

CASE ZN9184

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: Gonzales Adolph Et als.
Applicant: TG 110, INC
Address: 1753 Gollihar Road, located along the south side of Gollihar and the east side of Greenwood Drive, generally north of South Padre Island Drive and west of State Highway 286 (Crosstown Expressway).
Legal Description: 29.62 acres out of Lot 12, Section D, Paisley Hoffman
Plat Status: The subject property is not platted per MRNCT (Map Records of Nueces County, Texas).
Acreage of Subject Property: 4.75 acres
Pre-Submission Meeting: February 19, 2026
Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RM-1" Multifamily District
Purpose of Request: To allow for multifamily use; tentatively a 3-building apartment complex with 64 units.

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	Commercial, High-Density Residential
North		Agricultural, Medium-Density Residential	Commercial, Medium-Density Residential
South	"RM-1," Multifamily; "RS-6," Single-Family 6	Agricultural, Medium-Density Residential High-Density Residential, Conservation/Preservation	High-Density Residential, Permanent Open Space, Medium-Density Residential
East	"RM-1," Multifamily	Medium-Density Residential,	High-Density Residential, Medium-Density Residential

West	"RS-6," Single-Family 6; "RM-1," Multifamily	Agricultural, High-Density Residential	Commercial, High-Density Residential

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Gollihar Road	6	"A1,"	2	2	-	-	No Data	**Bond Project 2018** (Preposition A. From Greenwood Drive to Crosstown Expwy) Reconstruction of 4-lane/5-lane roadway with pavement, gutter and curbs, ADA compliant curb ramps, signage, pavement markings, traffic signalizations improvements, illumination, and concrete bus pads.
Delgado Street	6	"C1," Minor Residential Collector	-	-	2	2	No Data	No improvements.

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Route *23 Molina B* with designated stops along Gollihar Road and Greenwood Drive, north and west of the property.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		June 10, 2026	
City Council 1st Reading		August 11, 2026	
City Council 2nd Reading		August 18, 2026	
23	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is an undeveloped and vacant 4.75-acre tract in the westside area, located along Gollihar Road, an "A1" class arterial road, generally east of Greenwood Drive and west of State Highway 286 (Crosstown Expressway) and north of State Highway 358 (South Padre Island Drive). The parent tract to the subject property is 29.62 acres in size, with 10.55 acres having been rezoned to the "RM-1" Multifamily District from the "RS-6" Single-Family 6 district in late-July 2022 along the south periphery of the site. The development, sited along the eastern periphery of the site, north of that tract, expands a "RM-1" Multifamily District. A tentative site plan suggest a narrow build with access from the Gollihar Road.

To the north, properties are zoned "RS-6" Single-Family 6 with agricultural and medium-density residential land uses. The properties to the south are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District, with agricultural, medium- and high-density residential, and conservation/preservation land uses. To the east, properties are zoned "RM-1" Multifamily District medium-density residential use, and to the west properties are zoned "RS-6" Single-Family 6 District and "RM-1" Multifamily District with agricultural and high-density residential uses.

The applicant is requesting a zoning change to allow a 64-unit affordable housing development that will serve the general population with units designated for household with incomes at or below 60 percent of the area median income. Per the applicant, the development will include three multi-family structures with a maximum building height of 45 feet. This development is one of two projects that received support resolution.

The Planning & Economic Development Department issued an open call in December 2025 for the 2026 Applicatioin for 9% Low-income Housing Tax Credits (LIHTC) Resolutions and Letters projects needing a Resolution of Support for 9% Low-Income Housing Tax Credit (LIHTC), to which the applicant applied. This resolution is required for consideration by the Texas Department of Housing and Community Affairs (TDHCA). City Council granted a Resolution of Support on February 17, 2026 to the developers.

TDHCA awards only one 9% LIHTC project per year in Region 10/Urban, which includes Nueces, Aransas, San Patricio, and Victoria counties, making the LIHTC application process highly competitive. Projects that receive a Resolution of Support from the local municipal government are awarded 17 additional points by TDHCA, which significantly strengthens their application.

Of the proposed development, eight units will serve households earning at or below 30% of the Area Median Income (AMI), 14 units will serve households at or below 50% AMI, and 42 units will serve households at or below 60% AMI. The development is planned as new construction with an estimated total cost of $20,884,205, of which $450,000 is required as a subsidy.

The "RM-1" Multifamily District permits apartments, single-family and two-family houses, townhomes, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:

- Corpus Christi has a comprehensive housing policy to advise the City on the development of quality housing for residents of all income levels in all parts of the city.
    - Support nonprofit organizations in housing production and explore the creation of Community Development Corporations that assist with neighborhood revitalization projects.
- Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.
    - Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types – rental and ownership, market-rate and assisted- to meet community needs.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
    - Encourage the protection and enhancement of residential neighborhoods.
    - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
    - Encourage orderly growth of new residential, commercial, and industrial areas.
    - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
    - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
    - Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower-density residential area.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Westside ADP; however is inconsistent with the future land use designation of commercial. The petition for rezoning is consistent with the following policy initiatives and implementation of the Area Development Plan:

- Continue to promote infill residential development.
- Encourage the development of various housing types to meet housing needs at multiple income levels.

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of commercial.
    - Despite the deviation from the designated future land use, the proposed rezoning to the "RM-1" Multifamily District advances key housing and

neighborhood goals outlined in Plan CC and policies in the Westside Area Development Plan.

- The Palms at Gollihar project proposes 64 affordable units serving households at 30%, 50%, and 60% of the Area Median Income (AMI), meeting housing needs at multiple income levels. This supports the Plan CC directive to support regulatory and funding initiatives that provide a diversity of housing types and assisted options. The City Council's February 17, 2026, Resolution of Support for the 9% LIHTC application further validates this alignment.
- Staff note that a future land use designation of commercial widens the possibility for commercial zoning, which would allow multi-family development as dense as 37 units per acre. The "RM-1" Multifamily District limits the number of units per acre to 22.
- Developing the subject property satisfied both Plan CC and the Westside ADP strategies to promote residential infill development within established older neighborhoods.

- The proposed development may be made compatible with the present zoning conforming uses of nearby property and to the character of the surrounding area; limiting adverse impact upon the surrounding neighborhood.
  - The scale, placement, and operational characteristics of the proposed development will be harmonized with the adjacent properties through the buffer requirements established by the Unified Development Code, the height modification standards, if applicable, and other Unified Development sections. The project should be able to integrate into the existing fabric.
  - Approximately 10.5 acres to the south periphery of the parent tract successfully underwent a rezoning to the "RM-1" Multifamily District, expanding contiguously to the eastern boundary of the tract, and enlarging the already existing "RM-1" Multifamily District to the east.
  - The tentative site plan indicates direct access to Gollihar Road, an "A1" class arteria, as recommended by Plan CC that high-density apartments secure direct arterial access without routing traffic through lower-density residential streets. By discharging vehicle trips directly, the adjacent "RS-6" Single-Family 6 networks are protected from increased traffic burdens. Amenities appear to be interior to the lot across from Delgado Street, to the south of parking and vehicular access.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
  - Embedded within an established urban grid, the site has immediate proximity to existing municipal utilities, emergency services, and transportation networks.
  - The proposed development supplements the variety to housing options to the area, where single-family is the predominant residential land use.

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

Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multi-Family District.

Attachment(s):
(A) Metes & Bounds Description and Exhibit.
(B) Existing Zoning and Notice Area Map.
(C) Surrounding Properties Notification List

(A) Metes & Bounds Description and Exhibit

Palms at Gollihar

POLITICAL SUBDIVISION DESCRIPTION FOR A
4.744 ACRES TRACT OF LAND

Being a 4.744-acre (206,632 square feet) tract of land being out of Lot 12, Section "D", Paisley's Subdivision of the Hoffman Tract, according to the plat thereof recorded in Volume A, Page 28, Map and Plat Records (M.P.R.) of Nueces County, Texas (all records cited herein are recorded in Nueces County), in the City of Corpus Christi, Nueces County, Texas conveyed to Adolpho M. Gonzalez a/k/a Adolph Gonzalez (undivided 1/5 interest); Maria Isabel Gonzalez Palacios a/k/a Mary Isabel Gonzalez Palacios a/k/a Isabel Palacios, Individually and as Independent Executor of the Estate of Rose Gonzalez, Deceased, Cause No. 42108-1, Probate Court Records (P.C.R.) (undivided 1/5 interest); John Joe Gonzalez aka John J. Gonzalez, Individually and as Administrator of the Estate of Joe M. Gonzalez, Deceased, Cause No. 39204-3, P.C.R., and Richard Charles Gonzalez aka Richard C. Gonzalez and Maria Isabel Gonzalez (undivided 1/5 interest); Alfonso Gonzales, Jr., Administrator of the Estate of Alfonso M. Gonzales, Deceased, Cause No. 38890-3, P.C.R., and Alfonso M. Gonzales, Individually, and Eric Gonzales (undivided 1/5 interest); and Anna Elisabet Gonzales and Roxanna M. Gonzales-Soza (undivided 1/5 interest), Cause No. 2023-PR-00090-3, said 4.744-acre tract being more particularly described by metes and bounds as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Zone:

BEGINNING at a set iron rod with red cap stamped "ESP PROP COR" in the south right-of-way (R.O.W.) line of Gollihar Road (variable width, recorded in Volume 16, Page 1 & 24, M.P.R., Document Numbers 2022016698 and 2020034415, Official Records (O.R.) and Cause Number 615 and the common line of Lot 22, Block 1, Gollihar Park, Unit 2, according to plat thereof recorded in Volume 50, Page 128, M.P.R and said Lot 12, for the east corner of the herein described tract;

THENCE, South 28°02'04" West, along the common line of said Lot 12, said Lot 22, and Lot 23, of said Gollihar Park, a distance of 868.16 feet to a set iron rod with red cap stamped "ESP PROP COR", for the west corner of said Lot 23 and an interior corner of the herein described tract;

THENCE, South 61°57'38" East, continuing along the common line of said Lot 23 and said Lot 12, a distance of 215.08 feet to a point, for a corner of said Lot 23 and the east corner of the herein described tract, from which a found 3/4-inch iron rod bears North 61°57'38" West, a distance of 0.36 feet;

THENCE, South 28°02'04" West, continuing along the common line of said Lot 23 and said Lot 12, a distance of 163.67 feet to a set iron rod with red cap stamped "ESP PROP COR", in the east line of RM-1 Zoning per City of Corpus Christi GIS Zoning Map for the west corner of Delgado Street (50-foot wide, recorded in Volume 16, Page 1, and Volume 54, Page 102, M.P.R.) and the south corner of the herein described tract;

THENCE along the RM-1 Zoning Line of Corpus Christi Texas and into and across said Lot 12, the following three (3) calls:

1. North 61°57'38" West, a distance of 291.61 feet to point, for the west corner of the herein described tract,

2. North 27°59'36" East, a distance of 198.92 feet to a point, for an interior corner of the herein described tract, and

3. North 62°00'57" West, a distance of 110.84 feet to a point, for an angle point of the herein described tract;

THENCE, departing the east line of said RM-1 Zoning Line and continuing into and across said Lot 12, North 28°02'04" East, a distance of 833.02 feet to a set iron rod with red cap stamped "ESP PROP COR", in the south R.O.W. line of said Gollihar Road, for the north corner of the herein described tract;

THENCE, South 61°57'38" East, along the south R.O.W. line of said Gollihar Road, a distance of 187.52 feet to the **POINT OF BEGINNING** and containing 4.744 acres (206,632 square feet) of land.

Notes:

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The courses reflected in this document are based on a survey by ESP Associates, Inc. dated February 18, 2026.

A plat was prepared this date to accompany this description.

Michael J. Vanderstappen 5/12/2026

Michael J. Vanderstappen, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6594
ESP Associates, Inc.
TBPELS Firm Reg. No. 10194036
ESP Project No. 26-00298

LEGEND

○	FOUND MONUMENT AS NOTED
●	SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "ESP PROP COR" (UNLESS OTHERWISE NOTED)
O.R.	OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
M.P.R.	MAP & PLAT RECORDS OF NUECES COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
PROPERTY LINE	——————℄——————

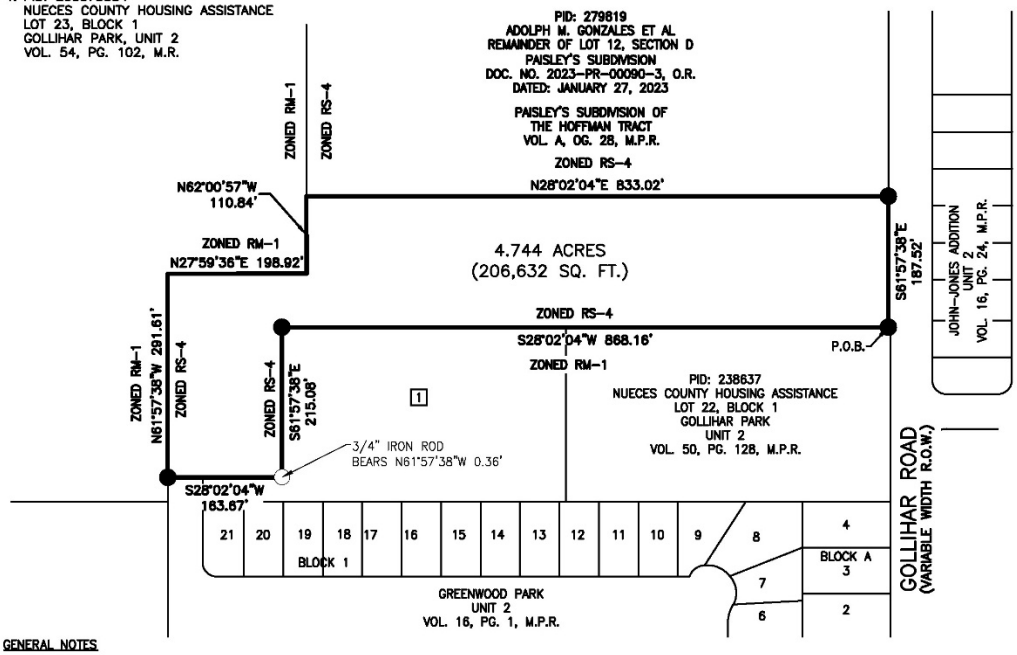
0' 200' 400'

SCALE:1"=200'

N

OWNERSHIP:

1. PID: 200075384
   NUECES COUNTY HOUSING ASSISTANCE
   LOT 23, BLOCK 1
   GOLLIHAR PARK, UNIT 2
   VOL. 54, PG. 102, M.R.



GENERAL NOTES

BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00, TEXAS COORDINATE SYSTEM SOUTH ZONE. THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.

THE COURSES REFLECTED IN THIS DOCUMENT ARE BASED ON A SURVEY BY ESP ASSOCIATES, INC. DATED FEBRUARY 18, 2026.

Michael J. Vanderstappen 5/12/2026

MICHAEL J. VANDERSTAPPEN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6594

STATE OF TEXAS
REGISTERED
MICHAEL J. VANDERSTAPPEN
6594
PROFESSIONAL
LAND SURVEYOR

PALMS AT GOLLIHAR ROAD PROJECT

PROJECT NO: 26-00298	
SCALE: 1"=200'	
DATE: 5/12/2026	
DRAWN BY: CS	
CHECKED BY: GM	
DATE FIELD SURVEYED:02/09/2026	

ESP Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216
(210) 349-3271
TBPELS #10194036
www.espassociates.com

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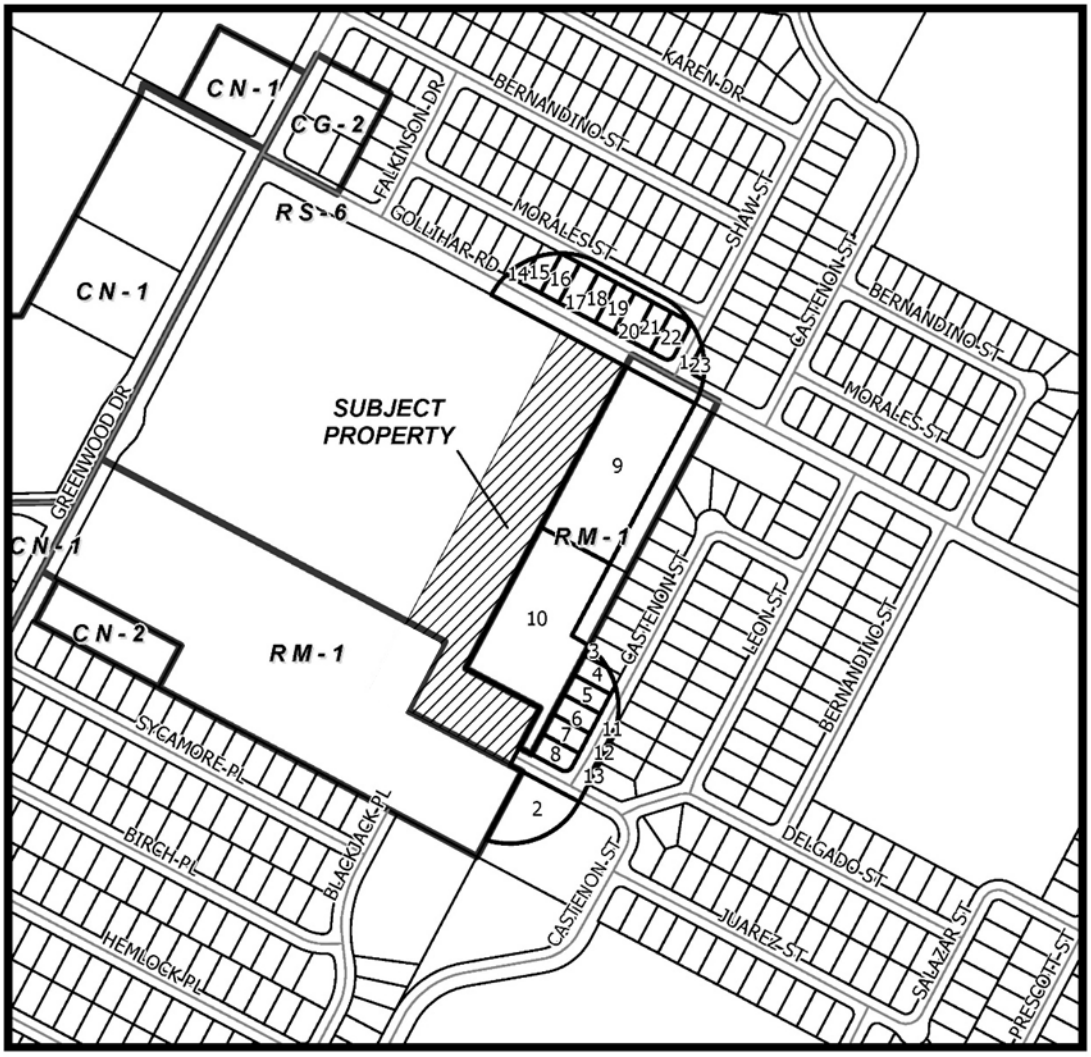
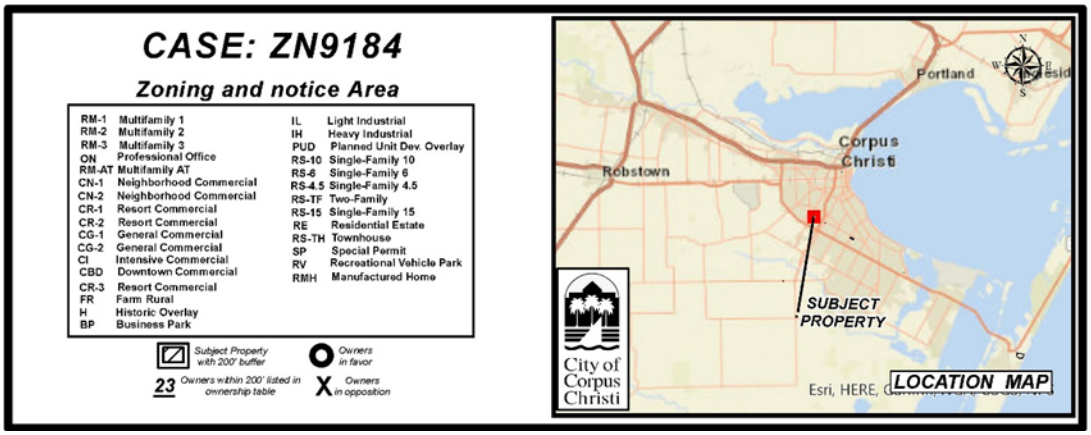
(B) Existing Zoning and Notice Area Map





(C) Surrounding Properties Notification List

FID	TAXID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renee Couture	Department of Public Works (Traffic and Engineering, & Rigl	2525 Hygeia Street		Corpus Christi	TX	78415		ZN8979	191913.3956	10.17353036
2	288400010000	CITY OF CORPUS CHRISTI	PO Box 9277		CORPUS CHRISTI	TX	78469-9277	GOLLIHAR PARK #2 (PARK)	ZN9184	24298.1813	4.989413399
3	288400010160	DUNHAM LEROY WAYNE	4545 CASTENON ST		CORPUS CHRISTI	TX	78416	GOLLIHAR PARK 2 LT 16 BK 1	ZN9184	1018.5065	0.209141166
4	288400010170	ELIZONDO RONALD & WF MARIA T ELIZONDO	4549 Castenon St		Corpus Christi	TX	78416-1401	GOLLIHAR PARK 2 LT 17	ZN9184	5485.763	1.126452185
5	288400010180	TREVINO SAMUEL S	6901 Fawn Ridge Dr		Corpus Christi	TX	78413-4638	GOLLIHAR PARK 2 LT 18 BK 1	ZN9184	6045.6467	1.241419277
6	288400010190	SILGUERO ILIANA & CARLOS COLMENERO	4565 Castenon St		Corpus Christi	TX	78416-1401	GOLLIHAR PARK 2 LT 19 BK 1	ZN9184	6045.6466	1.241419256
7	288400010200	QUINTELA STEVE H AND STEVE K QUINTELA	4561 Castenon St		Corpus Christi	TX	78416-1401	GOLLIHAR PARK 2 LT 2O BK 1	ZN9184	6045.6466	1.241419256
8	288400010210	CARRILLO MARGARITA LOPEZ (LE)	4565 Castenon St		Corpus Christi	TX	78416-1401	GOLLIHAR PARK #2 BLK 1 LOT 21	ZN9184	6227.0501	1.278668836
9	288400010220	NUECES CO HSG ASSISTANCE	1757 GOLLIHAR RD		CORPUS CHRISTI	TX	78408	GOLLIHAR PARK 2 LT 22 BK 1	ZN9184	92215.9446	18.93571638
10	288400010230	NUECES COUNTY HOUSING ASSIST INC	1757 GOLLIHAR RD		CORPUS CHRISTI	TX	78416-1846	GOLLIHAR PARK #2 LT 23 BLK 1	ZN9184	95170.7065	19.54245021
11	288400020100	RODRIGUEZ OLGA SYLVIA & TEODULO SALDIVAR GON	4558 Castenon St		Corpus Christi	TX	78416-1402	GOLLIHAR PARK #2 BLK 2 LOT 10	ZN9184	213.3031	0.043799877
12	288400020110	SALDIVAR ROSALINDA G	1440 FERN ST		CORPUS CHRISTI	TX	78404-402(	GOLLIHAR PARK 2 LT 11 BK 2	ZN9184	431.5806	0.088621202
13	288400020120	CORONADO MANUEL JULIO	1178 Hyde Park Dr		Corpus Christi	TX	78415-2047	GOLLIHAR PARK #2 BLK 2 LOT 12	ZN9184	398.7105	0.081871622
14	381100020070	PEREZ MARTHA	1725 Morales St		Corpus Christi	TX	78416-181(	JONES JOHN #2 BLK 2 LOT 7	ZN9184	1968.0773	0.404127006
15	381100020080	BARRON ANNA	241 VERA CRUZ		CORPUS CHRISTI	TX	78405	JOHN JONES 2 LT 8 BK 2	ZN9184	5199.853	1.067743133
16	381100020090	PEREZ CECILIO JR	1733 MORALES		CORPUS CHRISTI	TX	78416	JOHN JONES 2 LT 9 BK 2	ZN9184	6002.3696	1.232532713
17	381100020100	RAMOS RENE	1737 MORALES		CORPUS CHRISTI	TX	78416	JOHN JONES 2 LT 1O BK 2	ZN9184	6002.2934	1.232517066
18	381100020110	GUERRA BELINDA	1741 MORALES ST		CORPUS CHRISTI	TX	78416-181(	JONES JOHN #2 BLK 2 LOT 11	ZN9184	6002.3881	1.232536511
19	381100020120	GUZMAN OLGA Z	114 Roosevelt Dr		Corpus Christi	TX	78415-4722	JONES JOHN #2 BLK 2 LOT 12	ZN9184	6002.3796	1.232534766
20	381100020130	ORTEGA JOE AND MARIA CHRISTINA ORTEGA	1749 MORALES		CORPUS CHRISTI	TX	78416	JONES JOHN #2 BLK 2 LOT 13	ZN9184	6002.3673	1.23253224
21	381100020140	LEON JAIME	1753 Morales St		Corpus Christi	TX	78416-181(	JONES JOHN #2 BLK 2 LOT 14	ZN9184	6002.3798	1.232534807
22	381100020150	PENA MARIA E AND MANUEL ANTHONY PENA	1757 MORALES ST,		CORPUS CHRISTI	TX	78416	JONES JOHN #2 BLK 2 LOT 15	ZN9184	6513.6313	1.337515713
23	381100080010	RINCON ARTURO AND WIFE MARIA TERESA	4454 SHAW		CORPUS CHRISTI	TX	78416	JONES JOHN #2 BLK 8 LOT 1	ZN9184	1788.9287	0.367340449
										486994.7498	70.76583743

1-mile radius of schools

CCISD	**Superintendent**	**Corpus Christi Independent School District**	**P.O. Box 110**	**Corpus Christi**	**TX**	**78403**	886-9003
ES27	Current Principal	Skinner Elementry School	1001 Bloomigton St.	CorpuS Christi	TX	78416	855-0371
WO3	Current Principal	West Oso Junior High School	1115 Bloomington	Corpus Christi	TX	78416	806-5950
ES1	Current Principal	Allen Elementary School	1414 Eighteenth	Corpus Christi	TX	78404	878-2140
ES7	Current Principal	Crockett Elementary School	2625 Belton	Corpus Christi	TX	78413	878-4800
MS11	Current Principal	Martin Middle School	3502 Greenwood	Corpus Christi	TX	78416	
ES14	Current Principal	Garcia Elementary School	4401 Greenwood	Corpus Christi	TX	78416	
MS12	Current Principal	Cunningham MS South Park	2901 McArdle Road	Corpus Christi	TX	78416	
MS6	Current Principal	Prescott Elementry School	1945 Gollihar	Corpus Christi	TX	78416	361-878-1757
HS6	Current Principal	Moody High School	1818 Trojan	Corpus Christi	TX	78416	854-3261

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

ZN9184, Gonzales Adolph Et als.

PLANNING COMMISSION, June 10, 2026

Gonzales Adolph Etals
DISTRICT 3

Rezoning a property at or near

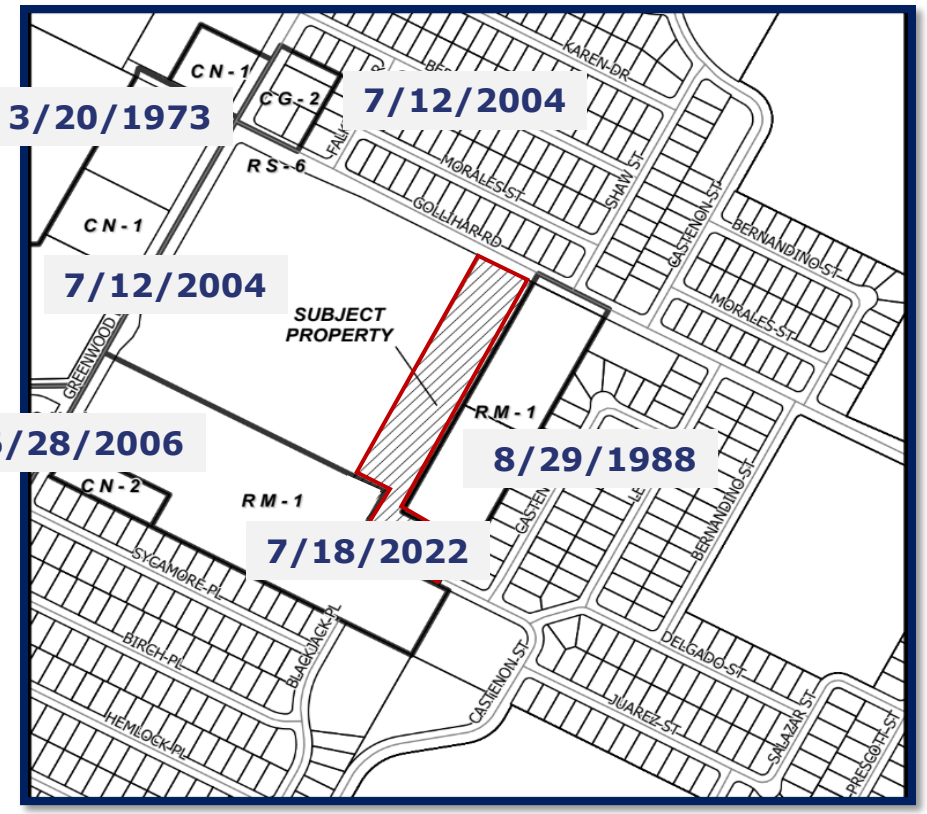
1753 Gollihar Road

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

To the “RM-1” Multifamily 1 District

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow the development of an apartment complex.

Area Development Plan:

Westside, adopted on (January 10, 2023)

Designated Future Land Use:

Mixed-Use and High-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6 District

	Existing Land Use	Zoning
Site	Agricultural	"RS-6"
North	Agricultural, Medium-Density Residential	
South	Agricultural, Medium- and High-Density Residential, Conservation/Preservation	"RS-6" and "RM-1"
East	Medium-Density Residential	"RM-1"
West	Agricultural, High-Density Residential	"RS-6" and "RM-1"

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

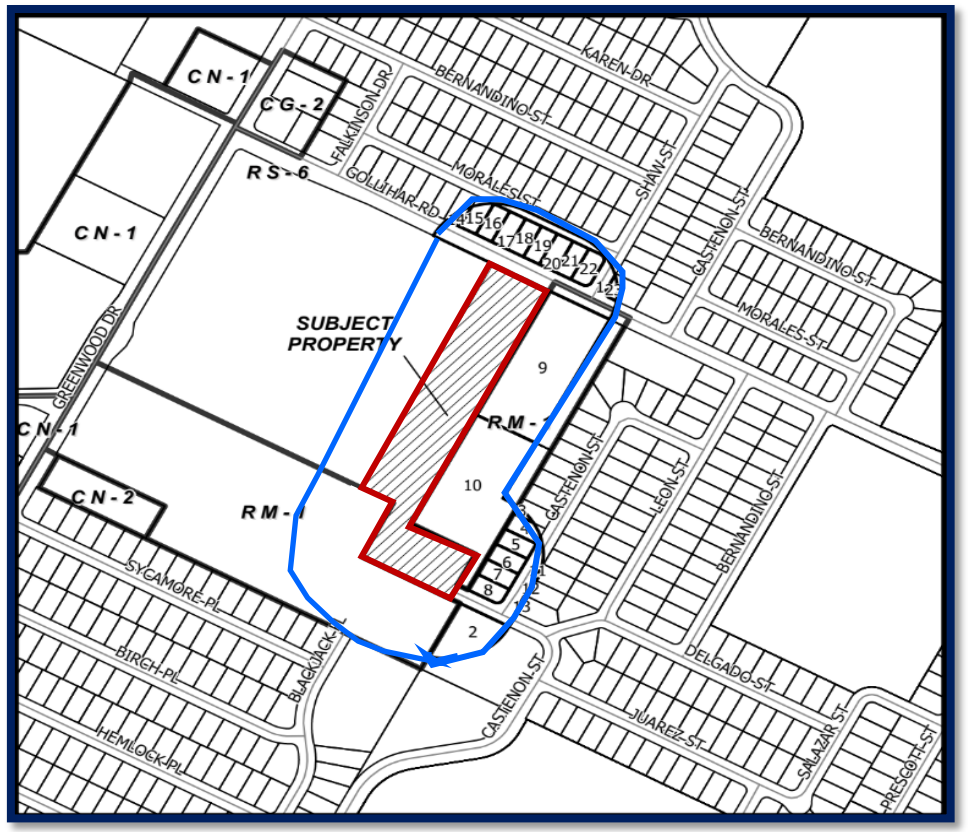
Public Notification

23 Notices mailed inside the 200’ buffer
10 Notices mailed outside the 200’ buffer

Notification Area

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

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



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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

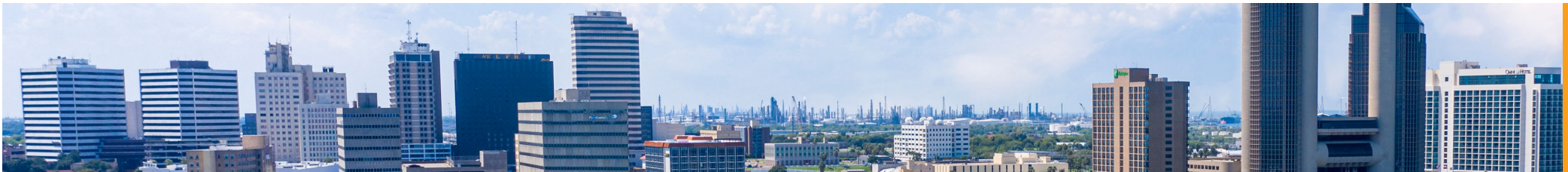
Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of commercial.

- The proposed development may be made compatible with the present zoning conforming uses of nearby property and to the character of the surrounding area; limiting adverse impact upon the surrounding neighborhood.

- 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 "RM-1" MULTIFAMILY DISTRICT



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

ZONING REPORT

Case ZN9194

APPLICANT & SUBJECT PROPERTY

District: 1
Owner: Miller Street Holdings, LLC
Applicant: The Towers, LLC – Vertical Bridge
Address: 3641 Mueller Street, located north of Leopard Street, east of Lancaster Drive, south of Mueller Street, and west of Oliver Court
Legal Description: Lot 1, Block 1, McWhorter Tract
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 68 Page 942.
Acreage of Subject Property: 0.23 acre (Area of Request – Tower and Facilities Site. Refer to Attachment A Metes and Bounds Description with Exhibit).
Pre-Submission Meeting: February 25, 2026
Code Violations: None.

ZONING REQUEST

From: "CN-1" Neighborhood Commercial 1 District
To: "CN-1/SP" Neighborhood Commercial 1 District with a Special Permit
Purpose of Request: To allow a Public and Civic Use – Utility, particularly a new 115-foot wireless telecommunication tower, to replace a deficient tower.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

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

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

	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1," Neighborhood Commercial	Vacant	Commercial
North	"RS-6," Single-Family 6; "RM-1," Multifamily	Public/Semi-Public Use, Medium-Density Residential	Institutional, Medium-Density Residential

South	"CN-1," Neighborhood Commercial; "CG-2," General Commercial	Commercial, Vacant	Commercial
East	"RM-1" Multifamily District	Vacant, Medium-Density Residential	Commercial, Medium-Density Residential
West	"CN-1," Neighborhood Commercial; "RS-6" Single-Family 6	Public/Semi-Public, Commercial	Institutional, Commercial

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Planned Improvements
			NB	SB	EB	WB		
Mueller Street	6	Local	1	1	-	-	No Data Available	None
Landcaster Drive	6	Local	1	1	-	-	No Data Available	None

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Routes *28 Leopard/Omaha* and *27S Leopard* with stops along the north and south sides of Leopard Street.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		June 10, 2026	
City Council 1st Reading		July 21, 2026	
City Council 2nd Reading		July 28, 2026	
14	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property/area of request is 0.23 acres out of a platted and undeveloped lot in the Westside area of the city, at the corner of two local residential roads. The applicant is leasing a 100x100 foot pad at least 42 feet from the property line on Mueller Street, and at least 85 feet from the property boundary on Landcaster Drive.

To the north properties are zoned “RS-6” Single-Family 6 and “RM-1” Multifamily District with current land uses of Public/Semi-Public and Medium-Density Residential uses. To the south, properties are zoned “CN-1” Neighborhood Commercial and “CG-2” General Commercial District. Some properties are vacant, while others have commercial land use. To the east, properties are zoned “RM-1” Multifamily District and “CG-2” General Commercial District with medium-density residential use, and vacant. To the west properties are zoned “CN-1” Neighborhood Commercial District and “RS-6” Single-Family 6 District with commercial and Public/Semi-Public land uses.

The applicant is requesting a change to a special permit to allow a 115-foot-high monopole tower with co-location, and support facilities within a 100-foot x 100-foot area to be leased.

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

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with Elements, Goals and Strategies for Decision Makers:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi has state-of-the-art broadband and telecommunications services.
  - Support continued state-of-the-art high-speed Internet and telecommunications access to all City departments and services.
  - Support continued cooperation with telecommunications providers through franchise agreements to allow access to the City’s public right-of-way to provide state-of-the-art services to residents and businesses.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Westside ADP; however, it is inconsistent with the future land use designation of commercial.

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the land use designation of commercial.
    - While the proposed amendment deviates from the designated future land use, the development addresses infrastructural needs.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities, and additionally:
    - The sleek, space-efficient monopole tower with co-location will have limited visual impact on the surrounding area, and the proposed infrastructure, generally expected be part of the landscape, is deemed a necessity, and will augment critical infrastructure.
    - To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers and facilities in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers have the ability of polluting the landscape if not properly regulated; which can result in adverse impacts on the overall aesthetic and character of a neighborhood; to become distractions to motorists; and causing damage if designed or sited poorly. The proposed tower adheres to those standards.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

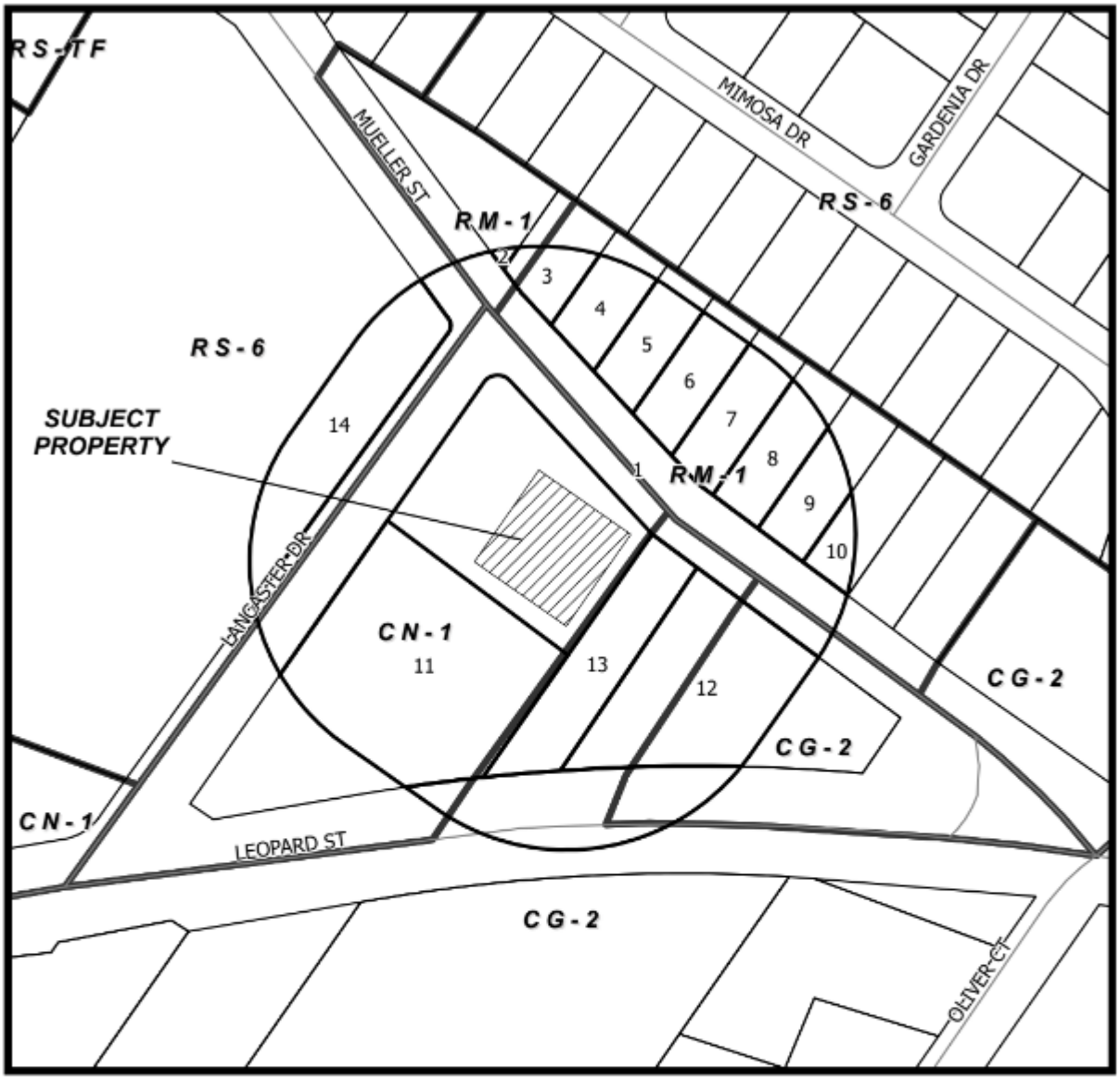
Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the "CN-1" Neighborhood Commercial 1 District to the "CN-1/SP" Neighborhood Commercial 1 District with a Special Permit subject to the following conditions:

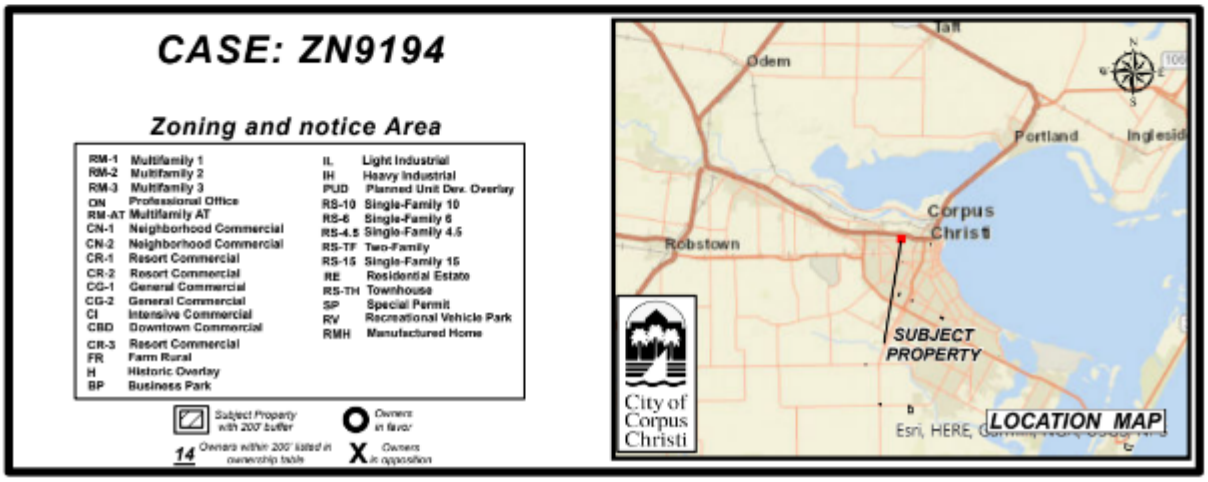
1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the "CN-1" Neighborhood Commercial District, is a wireless telecommunication facility of 115 feet in height and shall be designed to withstand a sustained wind speed of 143 mph.
2. **Access:** Access and placement shall be as per the site plan.
3. **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
4. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
5. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachment(s):
(A) Existing Zoning and Notice Area Map.
(B) Site Plan
(C) Surrounding Properties Ownership Notification List

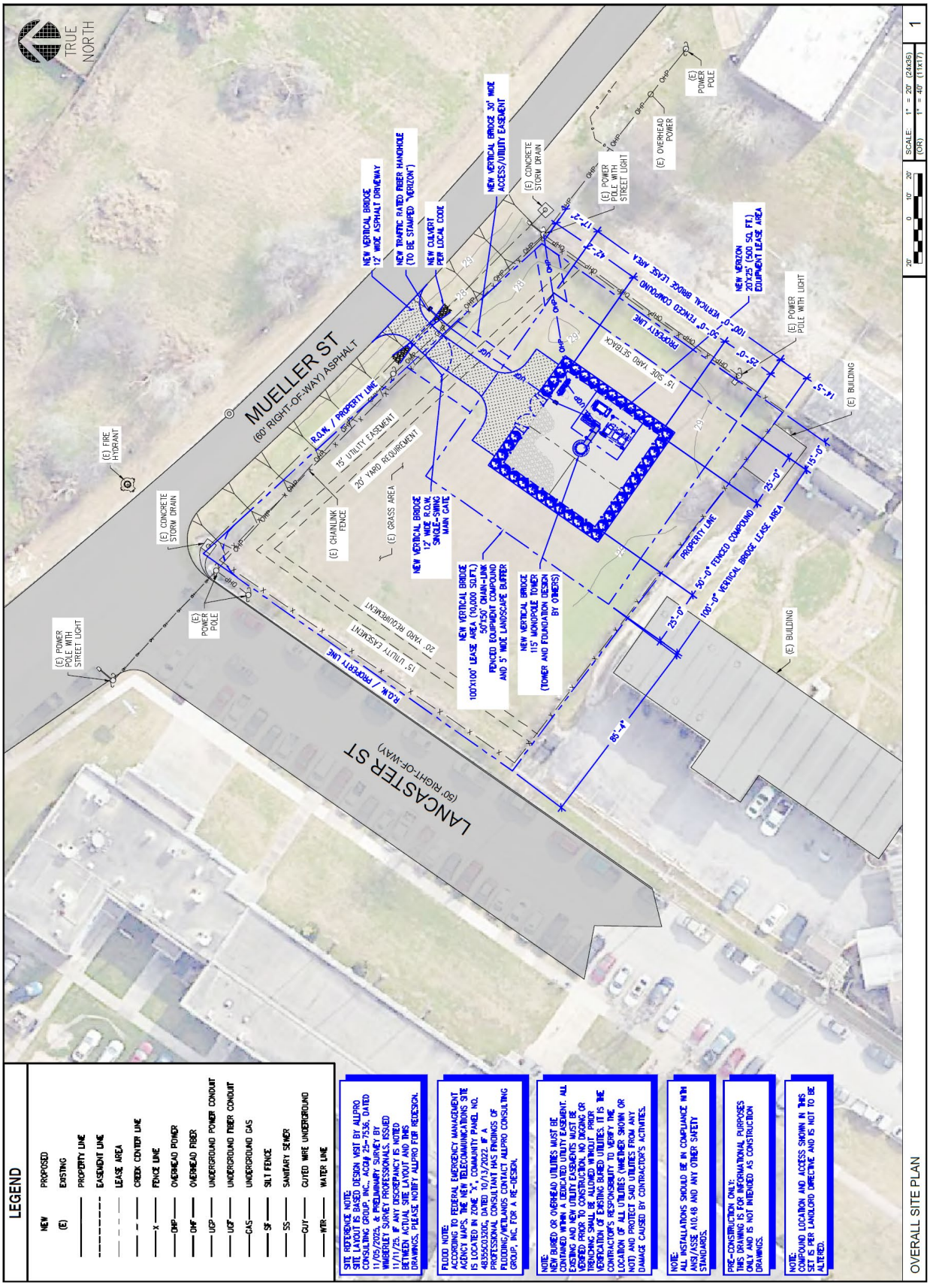
(D) Coverage Necessity Map

(A) Existing Zoning and Notice Area Map





(B) Site Plan


LEGEND
NEW PROPOSED
(E) EXISTING
PROPERTY LINE
EASEMENT LINE
LEASE AREA
CREEK CENTER LINE
FENCE LINE
OHP OVERHEAD POWER
OHF OVERHEAD FIBER
UGP UNDERGROUND POWER CONDUIT
UGF UNDERGROUND FIBER CONDUIT
GAS UNDERGROUND GAS
SILT FENCE
SS SANITARY SEWER
CUTV CUTED WIRE UNDERGROUND
WTR WATER LINE
SITE REFERENCE NOTE:
SITE LAYOUT IS BASED DESIGN VISIT BY ALLPRO CONSULTING GROUP, INC., ACOE 25-7356, DATED 1/1/25, & PROPERTY SURVEY BY KIMLEY-HORN & WHARTLEY SURVEY PROFESSIONALS, ISSUED 11/01/25. IF ANY DISCREPANCY IS NOTED BETWEEN ACTUAL SITE LAYOUT AND THIS DRAWINGS, PLEASE NOTIFY ALLPRO FOR REDESIGN.
FLOOD NOTE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE NEW TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 48356C0320G, DATED 10/3/2022. IF A PROFESSIONAL CONSULTANT HAS FINDINGS OF FLOODING/WETLANDS CONTACT ALLPRO CONSULTING GROUP, INC. FOR A RE-DESIGN.
NOTE:
NEW BURIED OR OVERHEAD UTILITIES MUST BE CONTAINED WITHIN A DEDICATED UTILITY EASEMENT. ALL EXISTING AND NEW UTILITY EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. NO DIGGING OR TRENCHING SHALL BE ALLOWED WITHOUT PRIOR VERIFICATION OF EXISTING BURIED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.
NOTE:
ALL INSTALLATIONS SHOULD BE IN COMPLIANCE WITH ANSI/ASSE A10.48 AND ANY OTHER SAFETY STANDARDS.
PRE-CONSTRUCTION ONLY:
THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS CONSTRUCTION DRAWINGS.
NOTE:
COMPOUND LOCATION AND ACCESS SHOWN IN THIS SET IS PER LANDLORD DIRECTIVE AND IS NOT TO BE ALTERED.
MUELLER ST
(60' RIGHT-OF-WAY) ASPHALT
LANCASTER ST
(60' RIGHT-OF-WAY)
R.O.W. / PROPERTY LINE
15' UTILITY EASEMENT
20' YARD REQUIREMENT
(E) CHAINLINK FENCE
(E) GRASS AREA
(E) CONCRETE STORM DRAIN
(E) FIRE HYDRANT
(E) POWER POLE WITH STREET LIGHT
(E) POWER POLE
NEW VERTICAL BRIDGE 12' WIDE ASPHALT DRIVEWAY
NEW TRAFFIC RATED FIBER HANDHOLE (TO BE STAMPED "VERIZON")
NEW CULVERT PER LOCAL CODE
NEW VERTICAL BRIDGE 30' WIDE ACCESS/UTILITY EASEMENT
(E) CONCRETE STORM DRAIN
(E) POWER POLE WITH STREET LIGHT
(E) OVERHEAD POWER
(E) POWER POLE
NEW VERIZON 20'X25' (500 SQ. FT.) EQUIPMENT LEASE AREA
(E) POWER POLE WITH LIGHT
(E) BUILDING
NEW VERTICAL BRIDGE 100'X100' LEASE AREA (10,000 SQ.FT.) 50'X50' CHAIN-LINK FENCED EQUIPMENT COMPOUND AND 5' WIDE LANDSCAPE BUFFER
NEW VERTICAL BRIDGE 115' MONOPOLE TOWER (TOWER AND FOUNDATION DESIGN BY OWNERS)
PROPERTY LINE
50'-0" FENCED COMPOUND
100'-0" VERTICAL BRIDGE LEASE AREA
15' SIDE YARD SETBACK
PROPERTY LINE
100'-0" VERTICAL BRIDGE LEASE AREA
50'-0" FENCED COMPOUND
25'-0"
15'-0"
85'-4"
TRUE NORTH
OVERALL SITE PLAN
SCALE: 1" = 20' (24x36) (OR) 1" = 40' (11x17)
1

(C) Surrounding Properties Ownership Notification List

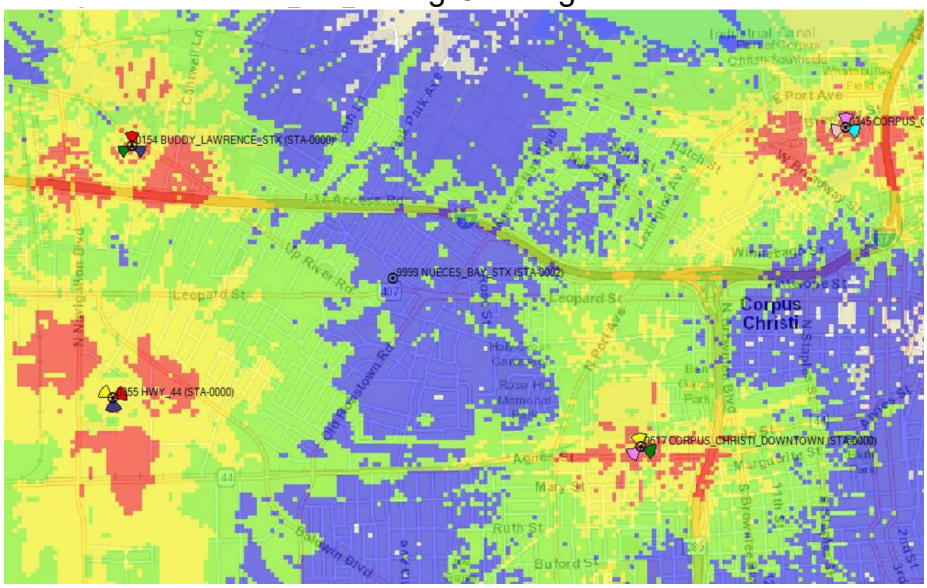
FID	TAXID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	L DESCRIP	CASE	AREA	RCENT AREA
1	Renee Cou	ROW	2525 Hygeia Street		Corpus Chi	TX	78415		ZN9194	60791.64	32.7676
2	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	228.7411	0.123295
3	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	3377.86	1.820717
4	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	4881.78	2.631353
5	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	5256.863	2.833528
6	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	5802.215	3.127481
7	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	6282.692	3.386465
8	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	5937.695	3.200507
9	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	4737.956	2.553829
10	2164000	THANKSGI	3701 Ayers St		Corpus Chi	TX	78415-461	DRISCOLL	ZN9194	2192.874	1.181992
11	4995000	VAISHNO	1023 DULLES AVE		STAFFORD	TX	77477	MCWHOR	ZN9194	34913.36	18.81882
12	4995000	PAWN TX	1600 W 7th St		Fort Worth	TX	76102-250	MCWHOR	ZN9194	22263.66	12.00045
13	4995000	PALMA AN	1801 BATTISTA ST		EDINBURG	TX	78542-142	MCWHOR	ZN9194	12463.49	6.718006
14	5939000	CHURCH U	7451 Bay Area Dr		Corpus Chi	TX	78415-569	OAK PARK	ZN9194	16392.79	8.835958
										185523.6	100

1-mile radius of schools

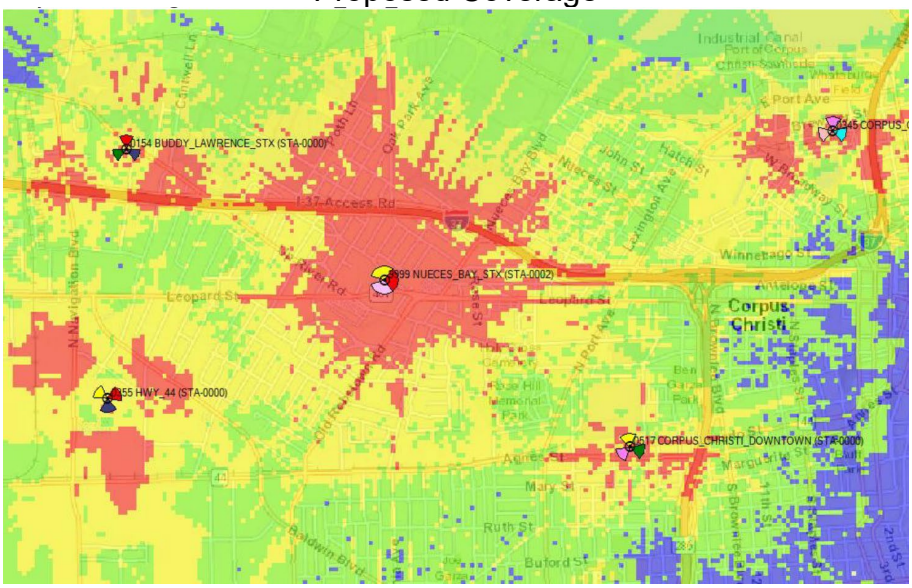
ES28	CURRENT	OAK PARK	3801 LEOPARD ST.	CORPUS C TX 78408
HS5	CURRENT	ROY MILLE	1 BATTLIN BUC BLVD.	CORPUS C TX 78408
MS6	CURRENT	ROBERT D	3501 KENWOOD DR.	CORPUS C TX 78408

(D) Coverage Necessity Map

Existing Coverage



Proposed Coverage

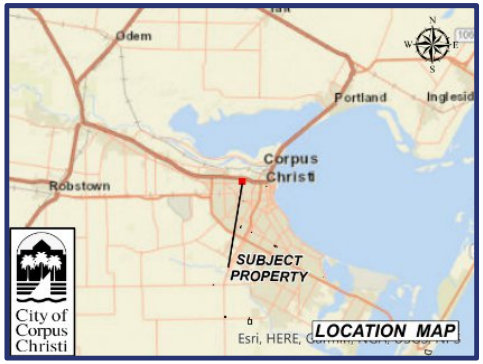


CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZONING CASE ZN9194 Miller Street Holdings, LLC

PLANNING COMMISSION, JUNE 10, 2026

Miller Street Holdings, LLC
DISTRICT 1



Rezoning a property at or near

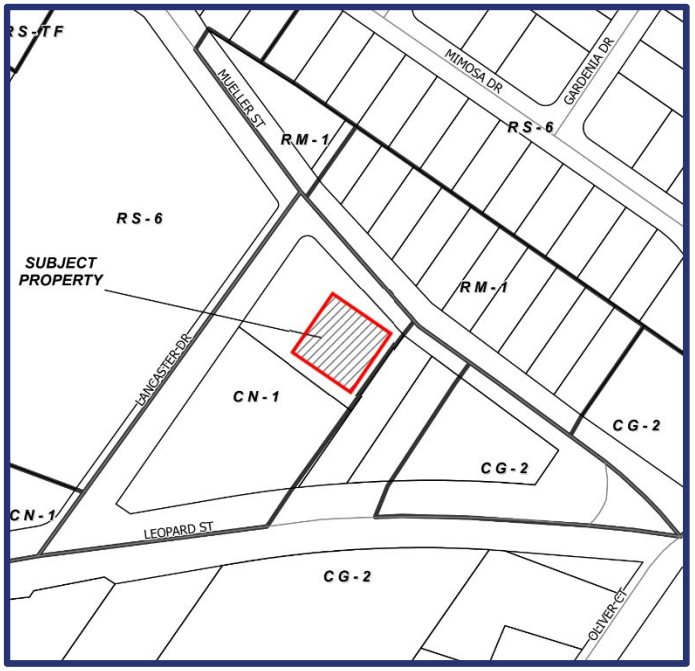
3641 Mueller Street

From the “CN-1” Neighborhood Commercial District

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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow a wireless telecommunications facility.

Area Development Plan:

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

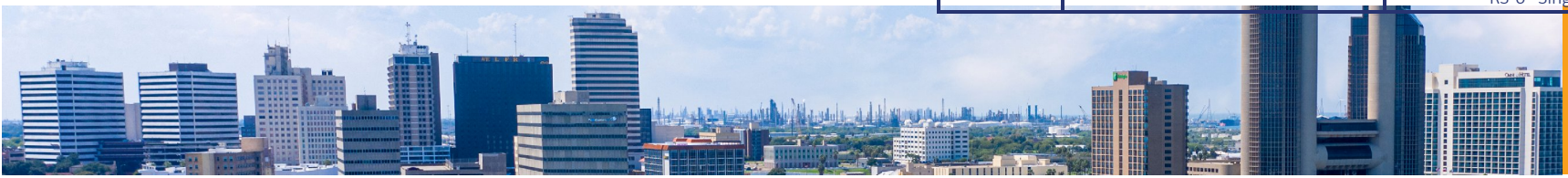
Designated Future Land Use:

Commercial

Existing Zoning District:

"CN-1" Neighborhood Commercial 1 District

	Existing Land Use	Zoning District
Site	Vacant	"CN-1" Neighborhood Commercial 1
North	Public/Semi-Public Use, Medium-Density Residential	"RS-6," Single-Family 6; "RM-1," Multifamily 1
South	Commercial, Vacant	"CN-1," Neighborhood Commercial 1; "CG-2," General Commercial 2
East	Vacant, Medium-Density Residential	"RM-1" Multifamily 1
West	Public/Semi-Public, Commercial	"CN-1," Neighborhood Commercial 1; "RS-6" Single-Family 6



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

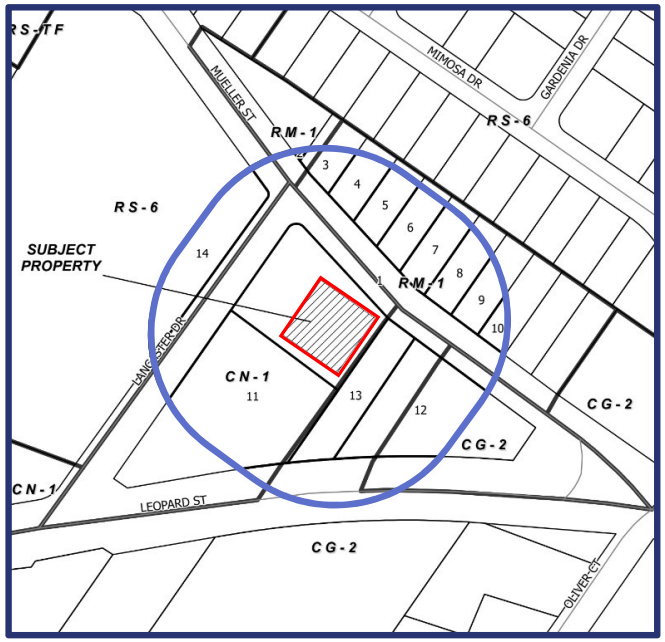
Public Notification

14 Notices mailed inside the 200’ buffer
3 Notices mailed outside the 200’ buffer

— Notification Area

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

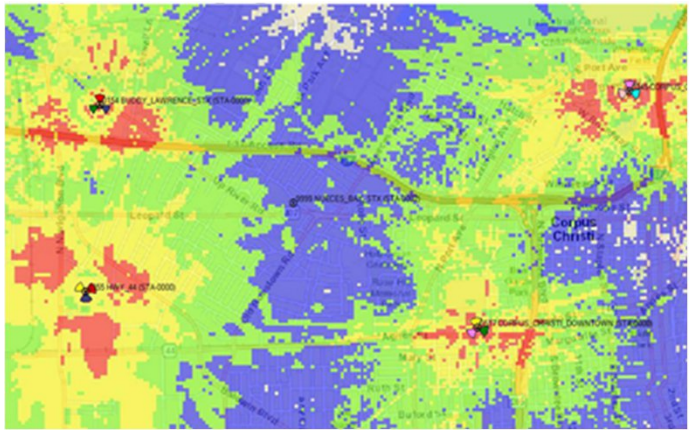
O In Favor: 0 (0.00%)



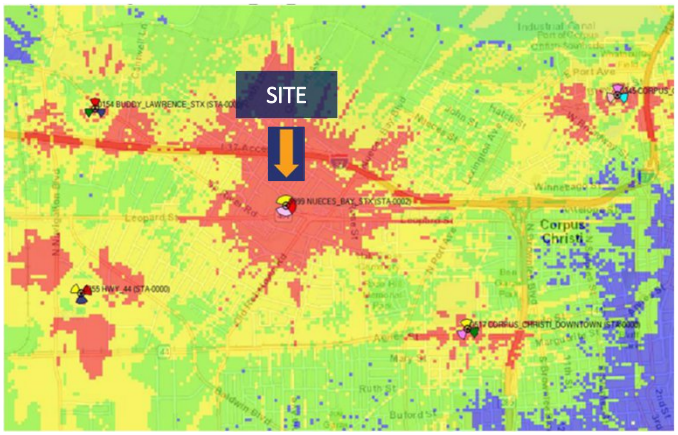
*Notified property owner’s land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

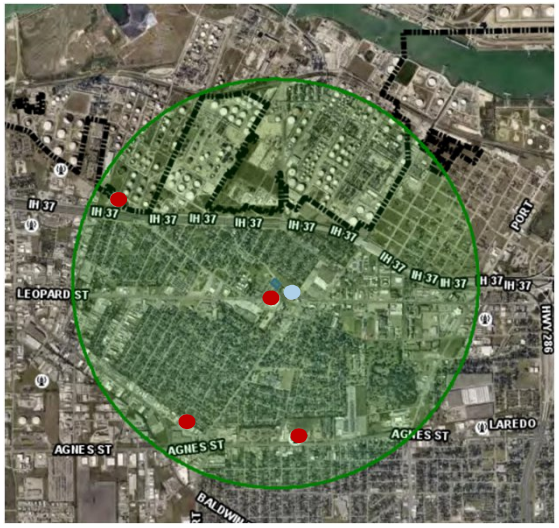
Cover & Existing Towers



Coverage Before*



Coverage After*



Surrounding (4) Towers within one Mile

* Blue indicates uncovered areas while red indicates coverage by cell towers.

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the land use designation of commercial.

- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities.

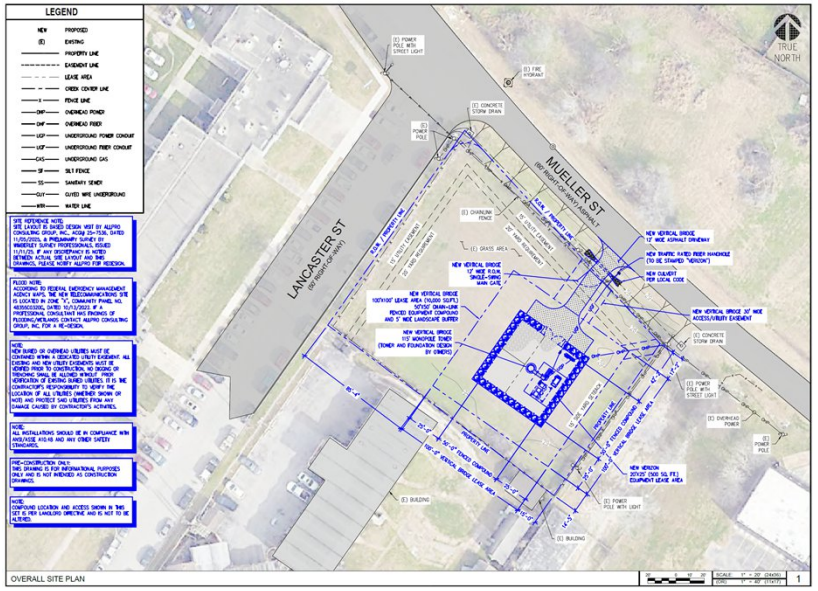
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL OF THE SPECIAL PERMIT

Special Permit Conditions

The Special Permit will be subject to the following condi?ons:

- **Use:** The only use permitted under this Special Permit, other than those permitted by right in the "CN-1" Neighborhood Commercial District, is a wireless telecommunication facility of 115 feet in height and shall be designed to withstand a sustained wind speed of 143 mph.
- **Access:** Access and placement shall be as per the site plan.
- **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
- **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
- **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

ZONING REPORT

CASE ZN9187

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: MVR Construction Company
Applicant: J. Perales Civil Engineering and Planning and Surveying Services
Address: 5040 Rockford Drive, located along the north side of Rockford Drive, east of Cliff Maus Drive, south of Old Brownsville Road, and west of Molina Drive
Legal Description: Block 3, Kennedy School Tract
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 59, Page 169-170.
Acreage of Subject Property: 4.98 acres
Pre-Submission Meeting: February 12, 2026
Code Violations: None

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) Overlay
Purpose of Request: To allow for a subdivision with decreased lot standards.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

Land Use

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

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

<table>
<tr><th></th><th>Zoning District</th><th>Existing Land Use</th><th>Future Land Use</th></tr>
<tr><td>Site</td><td rowspan="5">"RS-6" Single-Family 6</td><td>Vacant</td><td>Institutional</td></tr>
<tr><td>North</td><td rowspan="3">Low-Density Residential</td><td rowspan="3">Medium Density Residential</td></tr>
<tr><td>South</td></tr>
<tr><td>East</td></tr>
<tr><td>West</td><td>Public-Semi Public</td><td>Institutional</td></tr>
</table>

UTILITY MASTER PLANS		
Service	**Existing Conditions**	**Master Plan Improvements**
Water	8-inch, ACP, Water Distribution Line (Public), along the south side of Rockford Drive	None proposed.
Wastewater	8-inch VCP Gravity Main (Public), Along the north side of Rockford Drive	None proposed.
Stormwater	None.	None proposed.
Gas	4-inch Coated Steel Grid Main, Along the north side of Rockford Drive.	None proposed.

ROADWAY MASTER PLAN (RMP)								
Roadway	**Service Area**	**RMP Designation**	**Existing Lanes**				**Peak Hour Volume (2021)**	**Plan Improvements**
			NB	**SB**	**EB**	**WB**		
Rockford Drive	6	"C1" Minor Residential Collector	-	-	1	1	No Data	None
Darcey Drive	6	"Local" Residential	1	1	-	-	No Data	None

TRANSIT INTEGRATION
The Corpus Christi RTA provides service to the subject property via Route *16 Morgan - inbound* with stops along the south of Old Brownsville Road, *Route 23 Molina A - Inbound* with a stop along the east side of Molina Drive, and *15S SUNDAY Ayers / Molina – outbound* with a stop along the south side of Bloomington Street.

PUBLIC HEARINGS & NOTIFICATIONS			
Planning Commission		June 10, 2026	
City Council 1st Reading		July 28, 2026	
City Council 2nd Reading		August 11, 2026	
52	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is an approximately 5-acre undeveloped lot out of the Westside area, located near Old Brownsville Road and South Padre Island Drive, along the north side of Rockford Drive, a "C1" Minor Residential Collector. The surrounding subdivision appears to have been established mostly between the 80's and 90's.

To the north, south, and east, properties are zoned "RS-6" Single-Family 6 District with medium-density residential land uses. The property to the east is also zoned similarly; however, with Public/Semi-Public uses.

The applicant is requesting a change in zoning for Planned Unit Development Overlay to allow some deviations from the development standards of the base zoning district. Per the Planned Unit Development Plan, the development will deviate from the "RS-6" Single-Family 6 District lot width, lot area, and street yard setback requirements.

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

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage the protection and enhancement of residential neighborhoods.
  - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
  - Encourage orderly growth of new residential, commercial, and industrial areas.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built 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 consistent with the Westside ADP and FLUM designation of medium-density residential.

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

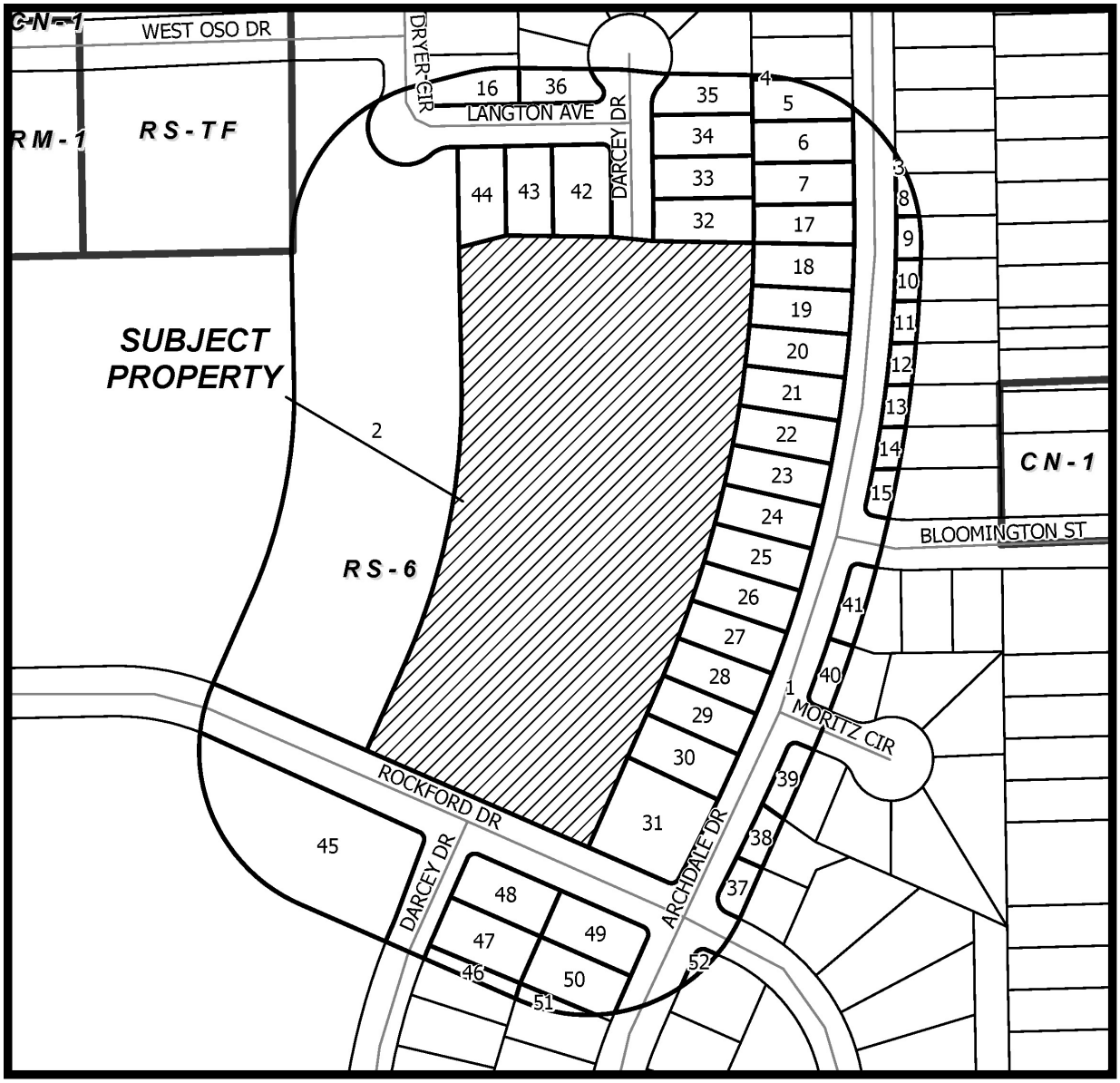
- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.

- The amendment requested is compatible with the present zoning district and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
    - Planned Unit Development is subject to be reviewed by the Technical Review Committee, which deemed the subject development acceptable.
    - Overall density of the subject property will increase slightly.
        - Roughly 28 “RS-6” Single-Family lots can be erected without the PUD deviations.
        - The PUD proposes 33 single-family lots.

Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a PUD Overlay.

Attachments:
(A) Existing Zoning and Notice Area Map
(B) PUD Summary – Variance Chart Included
(C) Site Plan
(D) Surrounding Property Owners Notification Roster

(A) Existing Zoning and Notice Area Map



CASE: ZN9187

Zoning and notice Area

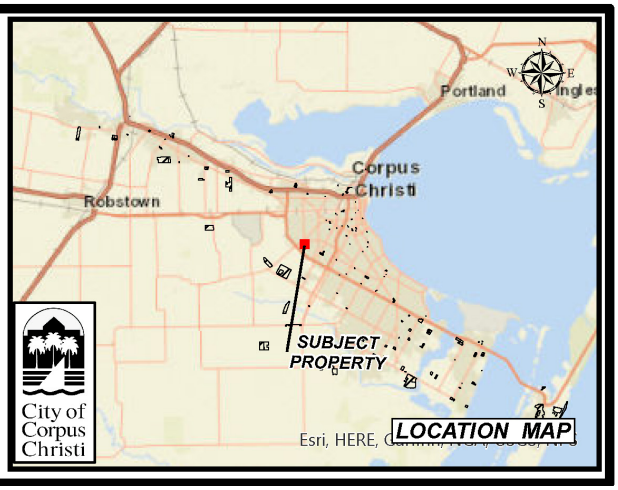
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

52 Owners within 200' listed in ownership table

X Owners in opposition



(B) PUD Summary and Variance Chart

Southbridge Unit 4 Planned Unit Development Summary

Development Description

MVR Construction Company, Inc., proposes to develop the Southbridge Unit 4 Planned Unit Development on a vacant 4.98 acre tract of land formerly owned by the West Oso Independent School District. The proposed development will create 33 lots for single family residential use. It is intended that the houses built on these lots be sold at a price point commensurate with existing property valuations in the immediate vicinity and which will provide "first home" opportunities for families whose children will be attending the adjacent elementary school.

Property Vicinity and Location

The property is located north of the intersection of Rockford Drive and Darcey Drive in the western section of the City of Corpus Christi. It is a platted lot with the street address 5040 Rockford Drive.

Existing and Adjoining Property Land Use and Zoning

The property is currently vacant and zoned for single family residential use under the City of Corpus Christi RS-6 Single Family Residential zoning district. The requested zoning for the proposed use is a Planned Unit Development under the RS-6 Single Family Residential zoning district regulations (RS-6 PUD).

The adjoining properties north of the proposed development support single family residential use and fall within a RS-6 single family residential zoning district. The adjoining properties east of the proposed development support single family residential use and fall within a RS-6 single family residential zoning district. The adjoining property to the west of the development is used as an elementary school facility within the West Oso Independent School District and falls within a RS-6 single family residential zoning district. The adjoining properties to the south also fall within a RS-6 single family use district. Land use in this area includes the City's Westhaven Park facility to the southwest and single family residential use to the southeast.

Master Plan Considerations

The property is located within the boundaries of the City's Westside Area Development Plan. As the property was previously owned by the West Oso Independent School District, the Area Development plan shows its future land use as "institutional". The Area Development Plan designates the limits of Westhaven Park to the south of the property as "permanent open space". The Area Development plan shows the future use of all other surrounding properties as "medium density residential". Now that the property has been conveyed to private

ownership, future land use designation of the property should change to "medium density residential" to match that of adjacent properties. The proposed RS-6 PUD zoning district meets the requirements and expectations of the Area Development Plan "medium density residential" designation. The proximity of the West Oso ISD elementary school to the west and Westhaven Park to the south also contribute to creating a "walkable community" environment for the proposed development.

Site Plan and Lot Layout

A Master Site Plan is attached to this summary which illustrates the proposed lot layout for the development, including the proposed completion of Darcey Drive. Extension of City water, wastewater, and stormwater infrastructure will also be included with the public improvements to be constructed as part of the development. The extension of Darcey Drive and associated utilities will meet all requirements of Article 8 of the City of Corpus Christi Unified Development Code without exceptions.

Zoning Deviations Requested

Deviations from the RS-6 Single Family Residential zoning requirements are as follows:

1. The minimum lot area for single family residential lots shall be 4400 square feet.
2. The minimum lot width for single family residential lots shall be 40.0 feet.
3. The minimum street yard requirement for single family residential lots shall be 20.0 feet.

No other deviations are proposed.

Development Deviations Requested

No deviations are proposed. All required improvements will be in accordance with Article 8 of the City of Corpus Christi Unified Development Code.

Southbridge Unit 4 Planned Unit Development - Table of Variances

Reference UDC Article 4, Base Zoning Districts, Section 4.3.3 Residential Development Standards, Table 4.3.3 Residential Development (single family districts)

Item Description	RS-6 District Standard	P.U.D. Variance Requested
Minimum Lot Area	6,000 s.f.	4,400 s.f.
Minimum Lot Width (ft.)	50.0	40.0
Minimum Yards (ft.)		
Street	25	20
Street (corner)	10/25 (ref UDC 4.2.10)	none
Side (single)	5	none
Side (total)	10	none
Rear	5	none
Minimum Open Space	30%	none
Maximum Height (ft.)	35	none

No other variances from UDC zoning or development standards are requested for this Planned Unit Development.

Attachments:

Master Site Plan

Preliminary house elevation and floorplan

Utility Plan

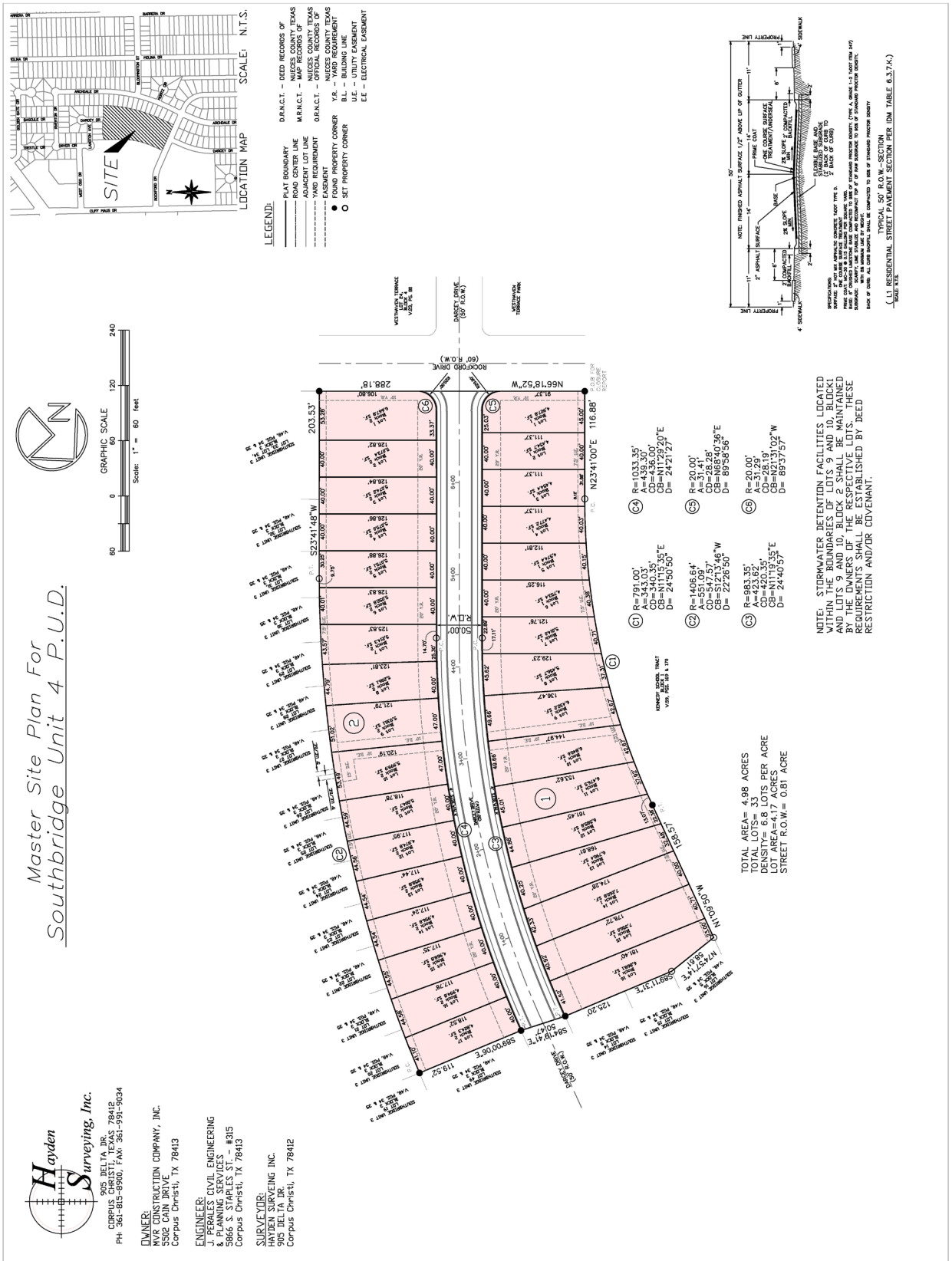
Stormwater Management Plan

Street Lighting Plan

Front Elevation View

Preliminary floor plan

(C) Site Plan


Master Site Plan For
Southbridge Unit 4 P.U.D.
Hayden Surveying, Inc.
905 DELTA DR.
CORPUS CHRISTI, TEXAS 78412
PH: 361-815-8990, FAX: 361-991-9034
OWNER:
MVR CONSTRUCTION COMPANY, INC.
5502 CAIN DRIVE
Corpus Christi, TX 78413
ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. - #315
Corpus Christi, TX 78413
SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR
Corpus Christi, TX 78412
GRAPHIC SCALE
Scale: 1" = 60 feet
LOCATION MAP
SCALE: N.T.S.
SITE
LEGEND:
PLAT BOUNDARY
ROAD CENTER LINE
ADJACENT LOT LINE
YARD REQUIREMENT
EASEMENT
FOUND PROPERTY CORNER
SET PROPERTY CORNER
D.R.N.C.T. – DEED RECORDS OF NUECES COUNTY TEXAS
M.R.N.C.T. – MAP RECORDS OF NUECES COUNTY TEXAS
O.R.N.C.T. – OFFICIAL RECORDS OF NUECES COUNTY TEXAS
Y.R. – YARD REQUIREMENT
B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
E.E. – ELECTRICAL EASEMENT
ROCKFORD DRIVE (60' R.O.W.)
DARLEY DRIVE (50' R.O.W.)
WESTHAVEN TERRACE UNIT 4 VOL. PG. 00
WESTHAVEN TERRACE PARK
KENNEDY ESTATE TRACT VOL. PAGE 4 179
N66°18'52"W
288.18'
N23°41'00"E
116.88'
S23°41'48"W
203.53'
S66°18'47"E
S89°00'00"E
119.52'
N1°08'40"W
189.51'
S89°11'16"E
125.20'
N1°57'34"E
58.81'
TOTAL AREA= 4.98 ACRES
TOTAL LOTS= 33
DENSITY= 6.6 LOTS PER ACRE
LOT AREA= 4.17 ACRES
STREET R.O.W.= 0.81 ACRE
NOTE: STORMWATER DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LOTS 9 AND 10, BLOCK1 AND LOTS 9 AND 10, BLOCK 2 SHALL BE MAINTAINED BY THE OWNERS OF THESE LOTS. THESE REQUIREMENTS SHALL BE ESTABLISHED BY DEED RESTRICTION AND/OR COVENANT.
TYPICAL 50' R.O.W.-SECTION
(L1 RESIDENTIAL STREET PAVEMENT SECTION PER IDM TABLE 6.3.7.K.)
SCALE: N.T.S.

(D)Surrounding Property Owners Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	AREA	% Area	ZIP
1	Renee Couture	ROW	2525 Hygeia Street	CORPUS CHRISTI	TX	132,220.04	25.00%	78415
2	389900010000	WEST OSO IND SCHOOL DIST	5350 BEAR LN	CORPUS CHRISTI	TX	138,274.37	26.14%	78405-4101
3	816400010410	ZUNIGA JOSE AND JUANA ZUNIGA	4234 ARCHDALE	CORPUS CHRISTI	TX	158.28	0.03%	78416
4	816400030150	RICO PEDRO PEREZ ET UX MARIA	4217 ARCHDALE	CORPUS CHRISTI	TX	140.62	0.03%	78416
5	816400030160	RAMIREZ ERIC MATTHEW	4221 Archdale Dr	Corpus Christi	TX	4,886.76	0.92%	78416-2602
6	816400030170	CARINO MARIA ELIZA (LE) & KAREN LEE STANBERY	4225 Archdale Dr	Corpus Christi	TX	6,000.16	1.13%	78416-2602
7	816400030180	GUTIERREZ BERNARDINO & WF SONIA	4229 Archdale Dr	Corpus Christi	TX	6,000.10	1.13%	78416-2602
8	816500010420	PHILLIPS FLENOY R JR	4238 ARCHDALE DR	CORPUS CHRISTI	TX	1,077.82	0.20%	78416
9	816500010430	O'FALLON THOMAS E & MARGARET E O'FALLON	4242 ARCHDALE DR	CORPUS CHRISTI	TX	1,502.50	0.28%	78416
10	816500010440	WIMBISH JOHN ALBERT JR	4246 Archdale Dr	Corpus Christi	TX	1,502.92	0.28%	78416-2601
11	816500010450	PORTER ROSIE ANN	9023 Queen Maria Ct	Columbia	MD	1,506.50	0.28%	21045-2404
12	816500010460	LEYVA MOSES JR ET UX	4254 ARCHDALE	CORPUS CHRISTI	TX	1,511.52	0.29%	78416
13	816500010470	CORONA EMILIANO AGUILAR	4258 ARCHDALE DR	CORPUS CHRISTI	TX	1,518.00	0.29%	78416-2601
14	816500010480	LOPEZ JAVIER ET UX ANNETTE LOPEZ	4262 ARCHDALE DRIVE	CORPUS CHRISTI	TX	1,526.27	0.29%	78416
15	816500010490	SANCHEZ SARA	4266 Archdale Dr	Corpus Christi	TX	1,703.99	0.32%	78416-2601
16	816500030010	PEDRAZA ALEJANDRO TORRES ET UX BETTY PENA	4218 DRYER CIRCLE	CORPUS CHRISTI	TX	4,206.47	0.80%	78416
17	816500030190	LAZO MARIA DELCARMEN C	4233 ARCHDALE DR	CORPUS CHRISTI	TX	5,651.68	1.07%	78416-2602
18	816500030200	JIMENEZ SALVADOR AND GENOVEVA JIMENEZ	4237 Archdale Dr	Corpus Christi	TX	6,352.16	1.20%	78416-2602
19	816500030210	DOUANGAPHAYVONG PHIROUN	509 Del Mar Blvd	Corpus Christi	TX	6,001.88	1.13%	78404-2905
20	816500030220	ROBLES ARTURO H ET UX	4245 ARCHDALE	CORPUS CHRISTI	TX	6,001.04	1.13%	78416
21	816500030230	RODRIGUEZ HILARIO ETUX DORA C RODRIGUEZ	4249 ARCHDALE DRIVE	CORPUS CHRISTI	TX	6,001.88	1.13%	78416
22	816500030240	CORTEZ SABAS SR	4253 ARCHDALE DR	CORPUS CHRISTI	TX	6,001.90	1.13%	78416-2602
23	816500030250	MAUK DANNY WAYNE & WFE CRYSTAL DAWN	4257 Archdale Dr	Corpus Christi	TX	6,000.19	1.13%	78416-2602
24	816500030260	HERNANDEZ ARTHUR (TD)	4261 Archdale Dr	Corpus Christi	TX	6,003.52	1.14%	78416-2602
25	816500030270	RODRIGUEZ ANTONIO GARZA ET UX ANA	4301 ARCHDALE DRIVE	CORPUS CHRISTI	TX	5,996.87	1.13%	78416
26	816500030280	CASTILLO ALFONSO ET UX SUSANA	4305 ARCHDALE DRIVE	CORPUS CHRISTI	TX	6,009.55	1.14%	78416
27	816500030290	CASTILLO ALBERT H & WF ANGELICA	4309 ARCHDALE	CORPUS CHRISTI	TX	6,000.19	1.13%	78416
28	816500030300	CASTILLO ALBERTO &WF ANGELICA M	4309 Archdale Dr	Corpus Christi	TX	6,000.17	1.13%	78416-2613
29	816500030310	LEWIS RITA ALFORD ETALS	4317 ARCHDALE DR	CORPUS CHRISTI	TX	6,175.07	1.17%	78416-2613
30	816500030320	GARCIA MARIA LUISA	4321 ARCHDALE DR	CORPUS CHRISTI	TX	6,904.41	1.31%	78416-2613
31	816500030330	VILLARREAL YOLANDA G AND DAVID G VILLARREAL	4325 Archdale Dr	Corpus Christi	TX	13,522.21	2.56%	78416-2613
32	816500030490	CALDWELL SYLVIA ANN	4222 Darcey Dr	Corpus Christi	TX	6,255.62	1.18%	78416-2615
33	816500030500	HERNANDEZ ROSA ELENA & HUS MOISES MORENO	4218 DARCEY DR	CORPUS CHRISTI	TX	6,000.47	1.13%	78416-2615
34	816500030510	DANIELS GRACE L	4214 DARCEY DR	CORPUS CHRISTI	TX	6,000.50	1.13%	78416-2615
35	816500030530	SULLIVAN MICHAEL W & WF HELEN P	4206 Darcey Dr	Corpus Christi	TX	5,456.98	1.03%	78416-2615
36	816500030570	GARCIA MARTHA M	4209 DARCEY	CORPUS CHRISTI	TX	3,910.88	0.74%	78416
37	816500040010	SANDATE ROBERT ET UX	4318 ARCHDALE	CORPUS CHRISTI	TX	2,192.86	0.41%	78416

38	816500040020	CHARLES ARNOLD	4314 ARCHDALE DR	CORPUS CHRISTI	TX	2,107.39	0.40%	78416
39	816500040030	MUNOZ ANNA MARIE	913 MORITZ CIRLCLE	CORPUS CHRISTI	TX	2,578.43	0.49%	78416
40	816500040090	OTERO VICTOR M ET UX CYNTHIA A	910 MORITZ CIRCLE	CORPUS CHRISTI	TX	2,399.42	0.45%	78416
41	816500040100	SMITH JASON L AND KEREN Q WIFE	1214 BLOOMINGTON ST	CORPUS CHRISTI	TX	2,853.83	0.54%	78416
42	816500050140	LEOS IGNACIO JR	1013 LANGTON AVE	CORPUS CHRISTI	TX	7,649.58	1.45%	78416
43	816500050150	GARCIA SUSANA AND ROXANN D GARZA	1005 LANGTON AVE	CORPUS CHRISTI	TX	6,020.46	1.14%	78416-2600
44	816500050160	GARCIA SUSANA AND ROXANN D GARZA	1005 LANGTON AVE	CORPUS CHRISTI	TX	6,414.83	1.21%	78416-2600
45	948400020000	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	34,331.50	6.49%	78469-9277
46	948400040220	GUTIERREZ RODOLFO OMAR	1710 DARCEY DR	CORPUS CHRISTI	TX	2,117.74	0.40%	78416-2515
47	948400040230	JAMES BRENDA L	1706 DARCEY DR	CORPUS CHRISTI	TX	7,278.99	1.38%	78416
48	948400040240	WHITE ROBERT C	1702 DARCEY DR	CORPUS CHRISTI	TX	7,028.62	1.33%	78416
49	948400040250	GARCIA JESSE & NOEMI GARCIA	1701 ARCHDALE DRIVE	CORPUS CHRISTI	TX	7,028.60	1.33%	78416
50	948400040260	CALAMACO SANTOS JR AND YVONNE CALAMACO	1705 ARCHDALE DRIVE	CORPUS CHRISTI	TX	6,931.12	1.31%	78416
51	948400040270	BEASLEY KATHLEEN DELOACH AMY A HALL	6502 Nellie Dr	Arlington	TX	1,306.48	0.25%	76002-2978
52	948400050220	PRICE KEVIN D AND VICTOR D PRICE	6517 DOWNING ST	CORPUS CHRISTI	TX	693.51	0.13%	78414-3533
						528,916.88	100.00%	
0		JOHN F. KENNEDY E.S.	1102 VILLARREAL DRIVE	CORPUS CHRISTI	TX			78416
0		WEST OSO E.S.	5350 BEAR LANE	CORPUS CHRISTI	TX			78405
0		WEST OSO H.S.	754 FLATO ROAD	CORPUS CHRISTI	TX			78405
0		J.A. GARCIA E.S.	1945 GOLLIHAR ROAD	CORPUS CHRISTI	TX			78416

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZONING CASE ZN9187 MVR Construction Co.

PLANNING COMMISSION, JUNE 10, 2026

MVR Construction Co.
DISTRICT 3

Rezoning a property at or near

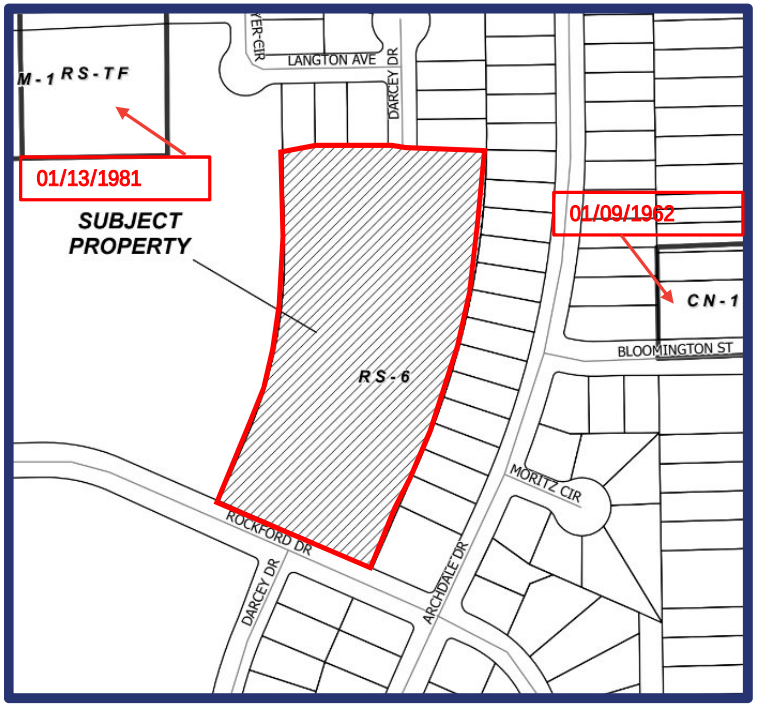
5040 Rockford Drive

From the "RS-6" Single-Family District

To the "RS-6/PUD" Single-Family District with a Planned Unit Development Overlay

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow a single-family subdivision with decreased lot standards

Area Development Plan:

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

Designated Future Land Use:

Institutional

Existing Zoning District:

"RS-6" Single-Family 6 District

	Existing Land Use	Zoning District
Site	Vacant	"RS-6" Single-Family
North	Low Density Residential	
South		
East		
West	Public-Semi Public	

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

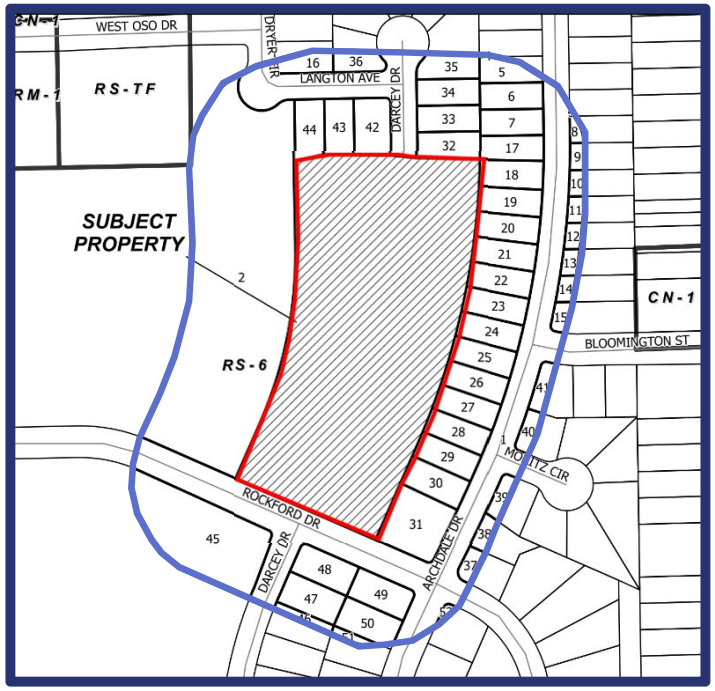
Public Notification

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

— Notification Area

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

O In Favor: 0 (0.00%)



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

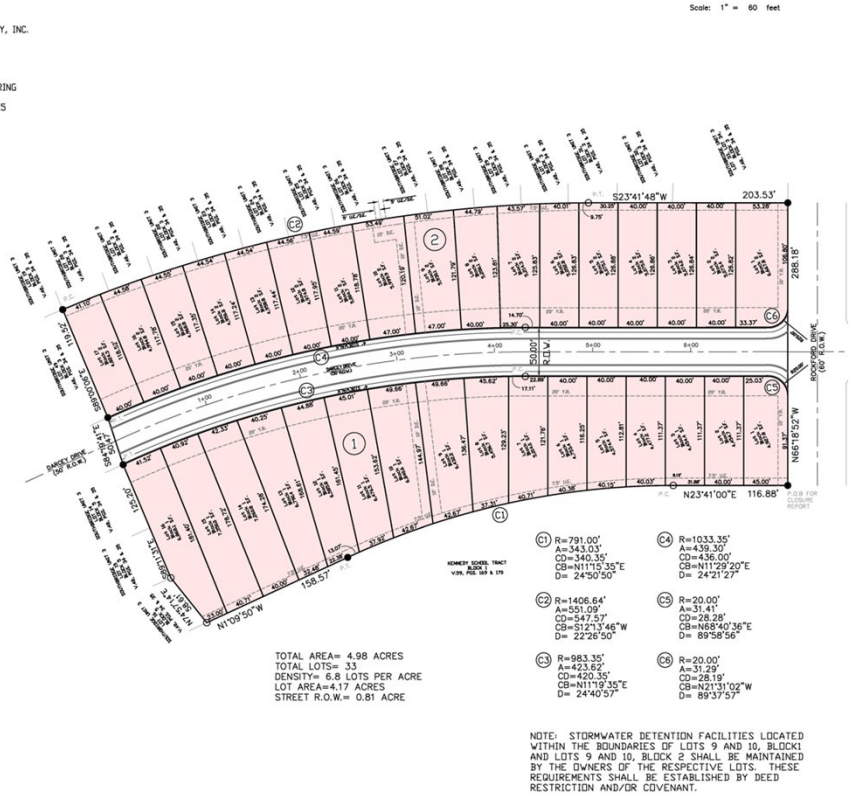
CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Site Plan & Deviations

OWNER:
MVR CONSTRUCTION COMPANY, INC.
5502 CAIN DRIVE
Corpus Christi, TX 78413

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

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



TOTAL AREA= 4.98 ACRES
TOTAL LOTS= 33
DENSITY= 6.8 LOTS PER ACRE
LOT AREA=4.17 ACRES
STREET R.O.W.= 0.81 ACRE

NOTE: STORMWATER DETENTION FACILITIES LOCATED WITHIN THE BOUNDARIES OF LOTS 9 AND 10, BLOCK1 AND LOTS 9 AND 10, BLOCK 2 SHALL BE MAINTAINED BY THE OWNERS OF THE RESPECTIVE LOTS. THESE REQUIREMENTS SHALL BE ESTABLISHED BY DEED RESTRICTION AND/OR COVENANT.

Item Description	RS-6 District Standard	P.U.D. Variance Requested
Minimum Lot Area	6,000 s.f.	4,400 s.f.
Minimum Lot Width (ft.)	50.0	40.0
Minimum Yards (ft.)		
Street	25	20
Street (corner)	10/25 (ref UDC 4.2.10)	none
Side (single)	5	none
Side (total)	10	none
Rear	5	none
Minimum Open Space	30%	none
Maximum Height (ft.)	35	none

Density

- With PUD: 33 residential lots
- Without PUD: Roughly 28 “RS-6” Single-Family lots

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan and the future land use designation of Medium-Density Residential.

- The amendment requested is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area and will not have a negative impact upon the surrounding neighborhood.

- 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-6/PUD" SINGLE-FAMILY 6 DISTRICT
WITH THE 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: "IL" Light Industrial District
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

East	"CN-1" Neighborhood Commercial	Medium- and High-Density Residential	
West	"RS-4.5" Single-Family 4.5	Agricultural, Vacant	Flood Plain Conservation

UTILITIES MASTER PLAN

	Existing Conditions	**Master Plan Improvements**
Water	12-inch PVC, Water Line (Public), along the east side of Greenwood Drive	None
Wastewater	8-inch PVC, Force Main (Public) and 8-inch HDPE, Gravity Main (Public) along the west side of Greenwood Drive;	None
Stormwater	54-inch RCP, Storm Pipe (Public) along the west side of Greenwood Drive; and 18-inch RCP, Storm Pipe (Public), across the property mid-tract.	None
Gas	2-inch Coated Steel, Grid Main, Outside and along the north property line.	None

ROADWAY MASTER PLAN (RMP)

Roadway	**Service Area**	**RMP Designation**	**Existing Lanes**				**Peak Hour Volume (2021)**	**Plan Improvements**
			NB	**SB**	**EB**	**WB**		
Greenwood Drive	7	"A1" Minor Arterial with Center Turn Lane	2	2	-	-	No Data	None Planned

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Route 19 *Ayers B* with designated stops along Greenwood Drive.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission	June 10, 2026
City Council 1st Reading	July 28, 2026
City Council 2nd Reading	August 11, 2026
60 Notices mailed to property owners within 200 feet of the subject property	

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

Background:
The subject property is a 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, along with designated outdoor storage areas for stockpiling, and a fuel tank. Refer to attached site plan.

The "IL" Light Industrial District is intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing, and permits certain public/civic uses and commercial uses, such as retail sales and service, restaurants, vehicle and equipment maintenance, medical facilities, social service uses, government facility uses, self-service storage uses, and major/minor utility uses.

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:
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 "IL" Light Industrial District, and, in lieu thereof, approval 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, with aggregate storage per UDC (Unified Development Code) Section 5.3.2.I Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.
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: 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.
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.
9. 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.
10. NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
11. HOURS OF OPERATION: Hours of operation shall be limited to 07:00 AM to 07:00 PM.
12. 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.

13. 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

SEAL

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 Volume23, 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;

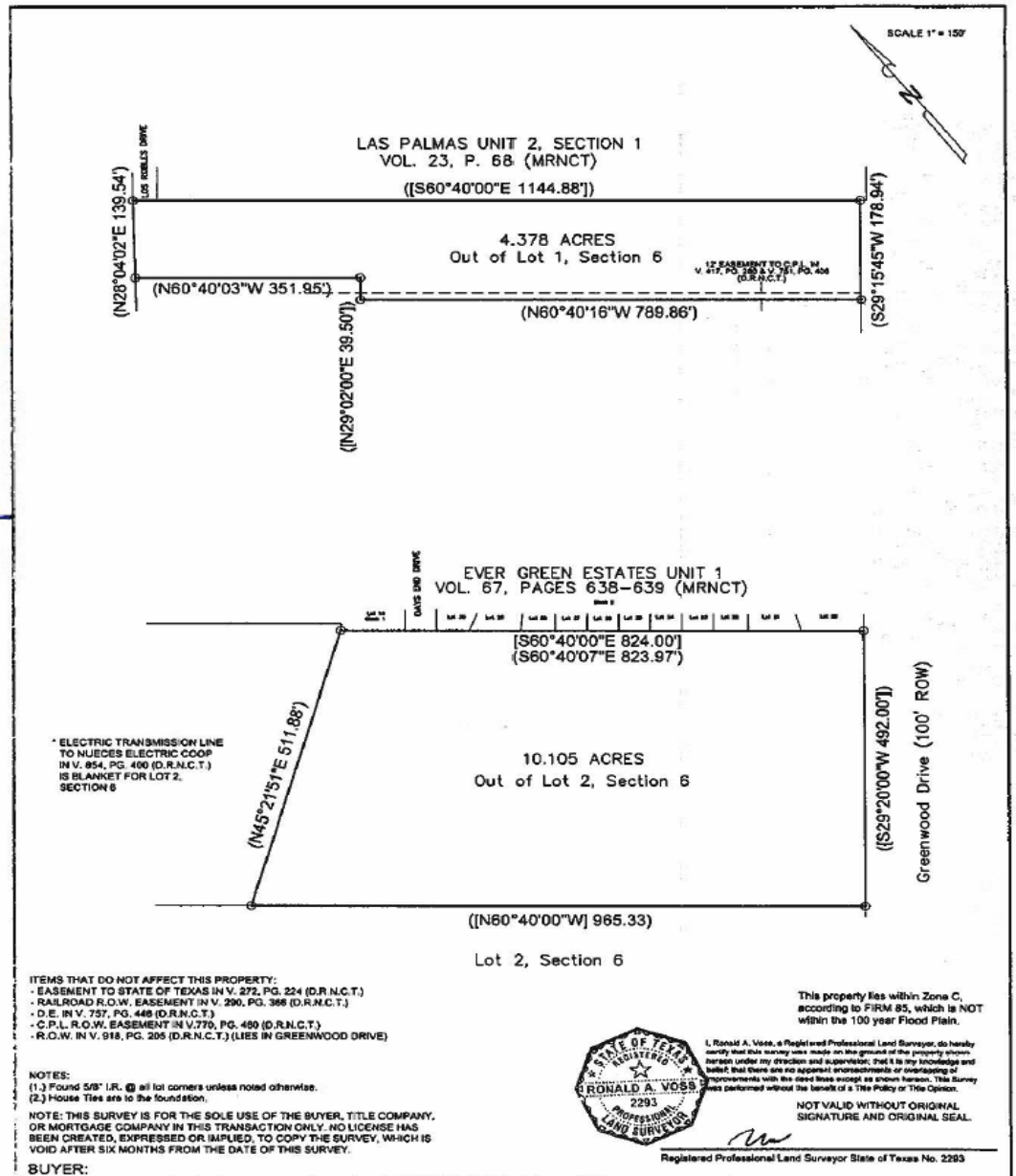
THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

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:



ITEMS THAT DO NOT AFFECT THIS PROPERTY:
- EASEMENT TO STATE OF TEXAS IN V. 272, PG. 224 (D.R.N.C.T.)
- RAILROAD R.O.W. EASEMENT IN V. 290, PG. 388 (D.R.N.C.T.)
- D.E. IN V. 757, PG. 448 (D.R.N.C.T.)
- C.P.L. R.O.W. EASEMENT IN V.770, PG. 480 (D.R.N.C.T.)
- R.O.W. IN V. 918, PG. 205 (D.R.N.C.T.) (LIES IN GREENWOOD DRIVE)

NOTES:
(1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
(2.) House Ties are to the foundation.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

This property lies within Zone C, according to FIRM 85, which is NOT within the 100 year Flood Plain.

STATE OF TEXAS REGISTERED RONALD A. VOSS 2293 PROFESSIONAL LAND SURVEYOR

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief, that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:

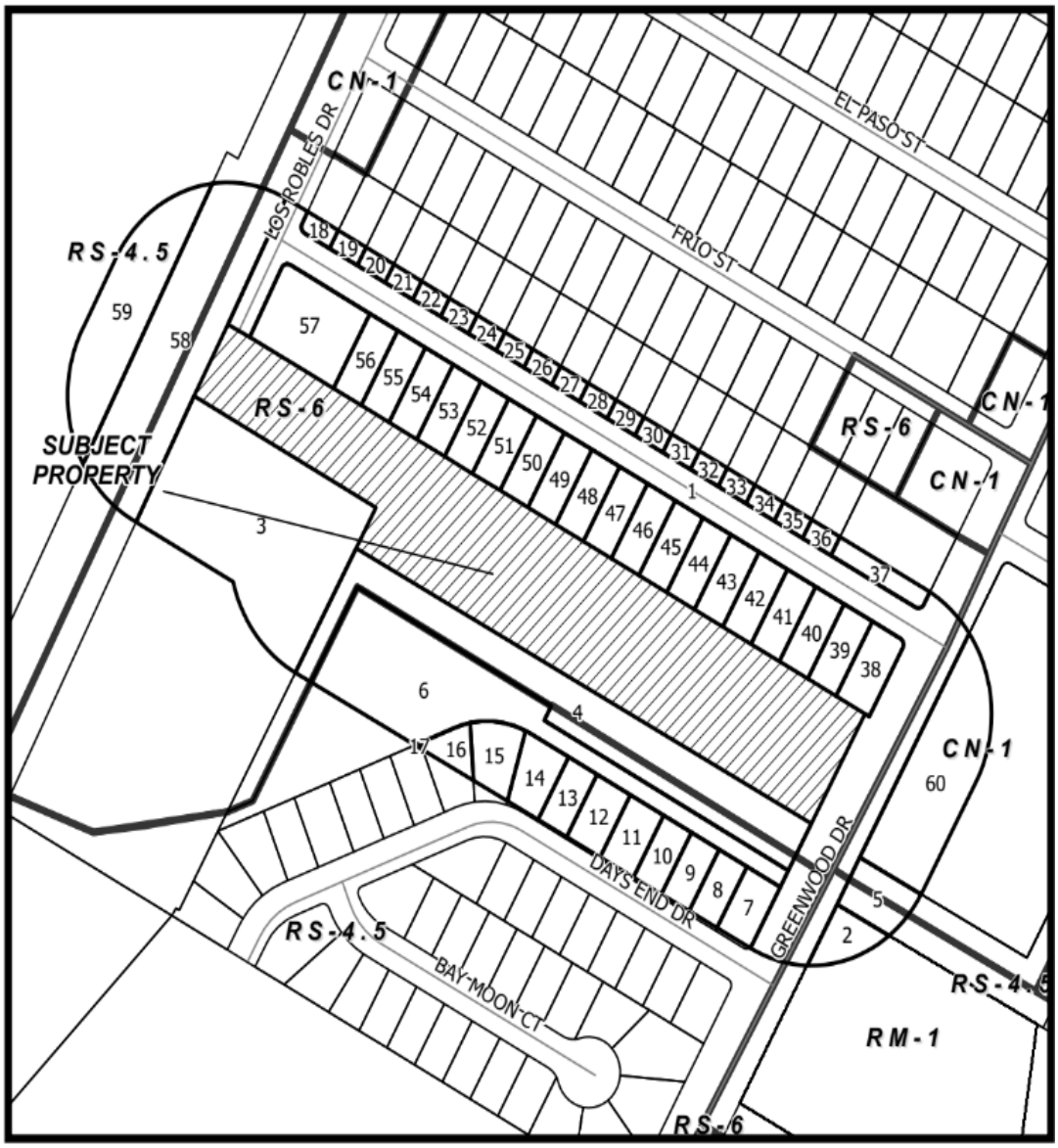
DATE: 07/07/2020
REVISION: 07/29/2020
CREW: RS & DL
OFFICE: RV & PP
GF#:
JOB#: 20-7191

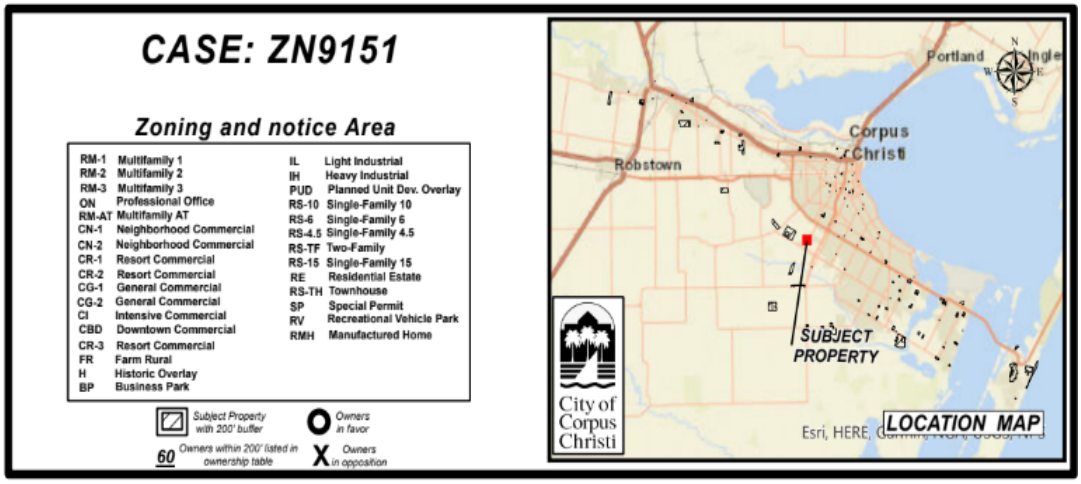
4.378 Acres Out of Lot 1, Section 6 and 10.105 Acres Out of Lot 2, Section 6, Bohemian Colony Lands, Vol. A, Page 48 (M.R.N.C.T.) Corpus Christi, Nueces County, Texas

KEY:
(RECORDED)
(MEASURED)
WOOD FENCE
WIRE FENCE
VINYL FENCE

VOSS ENGINEERING, INC.
ENGINEERING & LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: 361.854.6202 FAX: 361.853.4696
FIRM NO. F-168

(B) Existing Zoning and Notice Area Map





(C)Site Plan

J. Perales Civil Engineering and Planning Services
TBPE Firm No. F-14207
jperales@jperalesengineering.com
5866 S. Staples St., Ste. 315
Corpus Christi, TX 78413
(361) 728-7188
Site Plan
MVR Construction Yard, Unit 1
6201 Greenwood Drive, Corpus Christi, TX 78417
Las Palmas Unit 2, Lot 1, Section 6
01/26/2026
DRAWN BY: VNP
APPROVED BY: JP
DATE: 2026-01-26
SCALE: 1" = 40'
DRAWING #: 260100 - SP_VERSION 4
PAGE: 1
OF: 1
LOCATON MAP
N.T.S.
LEGEND
FEMA FLOODWAY BORDER
FEMA FLOODWAY AREA
PROPOSED ACCESS DRIVE
PROPOSED STRUCTURE
LAS PALMAS SUBDIVISION, UNIT 2
ZONING: RS-6
1144.68'
695.45'
789.86'
351.95'
178.94'
139.54'
39.50'
GREENWOOD DRIVE
LOS ROBLES DRIVE
CITY OF CORPUS CHRISTI PROPERTY
PROPOSED ZONING:
IL LIGHT INDUSTRIAL
WHOLESALE TRADE USE
EQUIPMENT PARKING / MATERIAL STORAGE
ACCESS DRIVE
BUFFER
E.E. ON PROPERTY
50' X 200' BUILDING
25' X 200' AWNING
50' X 50' STOCKPILE AREA
96' DIAMETER EMERGENCY SERVICES TURNAROUND
12' DIA. 6' GALLON FUEL TANK
R20' TYP.
10' TYP.
30' E.E.
5' E.E.

(D)Surrounding Property Owners Notification Roster

FID	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	'ERCENT ARE
1	Renee Couture	ROW	2525 Hygeia Street	Corpus Christi	TX	78415		ZN915	112959.2	17.42302136
2	032000010010	AVANTI AT GREENWOOD LP	3933 STECK AVE	AUSTIN	TX	78759-9001	AVANTI AT GREENWOOD ADDITION BLK 1 LOT 1A	ZN915	5678.259	0.875824662
3	084700060013	CITY OF CORPUS CHRISTI	PO BOX 9277	CORPUS CHRISTI	TX	78408	BOHEMIAN COLONY LANDS 4.84 ACS OUT OF LTS 1 & 2 SEC 6	ZN915	71696.77	11.05863514
4	084700060016	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78469-9277	BOHEMIAN COLONY LANDS .964 AC OUT OF LTS 1 & 2 SEC 6	ZN915	55012.88	8.485283811
5	084700070073	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78469-9277	BOHEMIAN COLONY LANDS 1.461 ACS OUT LTS 6 & 7 SEC 7 (DI	ZN915	7826.453	1.207165842
6	233900010000	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI	TX	78469-9277	EVER GREEN ESTATES UNIT 1 BLK 1 LOT A (DRAINAGE ROW)	ZN915	53198.16	8.205376826
7	233900010010	JONES FELICIA	1530 DAYS END DR	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1	ZN915	5893.419	0.909011302
8	233900010020	SCHOMMER JULIAN & WF VANESSA V	1526 Days End Dr	Corpus Christi	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 2	ZN915	4931.287	0.760610374
9	233900010030	PALOS ASHLEY NICOLE AND HALEY NICOLE SALINA	1522 DAYS END DR	CORPUS CHRISTI	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 3	ZN915	4948.057	0.763196962
10	233900010040	LARKINS- TROTTER JAMILAH	1518 Days End Dr	Corpus Christi	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4	ZN915	4964.752	0.765772059
11	233900010050	ESPINOSA MARK A	1514 Days 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 Days 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 Days 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 Days End Dr	Corpus Christi	TX	78417-3063	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 8	ZN915	6688.116	1.0315867
15	233900010090	LOERA JAVIER G AND	1454 DAYS 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 AMALIE	1450 Days End Dr	Corpus Christi	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 10	ZN915	3663.89	0.565124884
17	233900010110	FOLLOWELL TERRY DON	1446 Days End Dr	Corpus Christi	TX	78417-3062	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 11	ZN915	47.3121	0.007297501
18	423000070230	GONZALES 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	ORTIZ GUADALUPE A (LE)	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	0.225944844
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 EVANGELINA	1426 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 29 BK G	ZN915	1468.726	0.226538829
25	423000070300	GARZA JOSE NOEL 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	1434 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	1438 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	0.228038737
30	423000070350	GONZALEZ JUANA AND	LUCILA MERECEDES GON	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 35 BK G	ZN915	1480.391	0.22833809
31	423000070360	GARCIA ROSEMARY BLANCO	1518 Gavilan St	Corpus Christi	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 36 BK G	ZN915	1482.322	0.228635992
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	1518 Gavilan St	Corpus Christi	TX	78417-2832	LAS PALMAS UNIT 2 SEC 1 LT 38 BK G	ZN915	1486.215	0.229236348
34	423000070390	MANRRIQUE 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	0.234728465
37	423000070430	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI	TX	78469	LAS PALMAS UNIT 2 SEC 1 LTS 42, 43 & 44 BK G	ZN915	4825.22	0.744250368
38	423000080010	JIMENEZ ASHLEY NICOLE & MARGARITO ESCALANTE	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 LAIRA 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 LAIRA S	1533 GAVILAN	CORPUS CHRISTI	TX	78417	LAS PALMAS UNIT 2 SEC 1 LT 4 BK H	ZN915	6120.674	0.94406345
42	423000080050	CANTU LAIRA 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	0.944043306
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	0.92545935
46	423000080090	MARTINEZ ABLE ETUX DORA	4060 Jupiter St	Rio Grande Ci	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	0.925452656
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	0.925463268
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	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	6000.02	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 LTS 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	ZN915	55191.49	8.512831182
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	4.690582372
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
									648332.9	100
	1-mile radius of schools									
ES21	Current Principal	Los Encinos SES Elementary School	1826 Frio	TX		78417 i1-878-1753				
Total: 60										

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZN9151
MVR Construction Company, Inc.

PLANNING COMMISSION, June 10, 2026

MVR Construction Co. Inc.
DISTRICT 3

Rezoning a property at or near

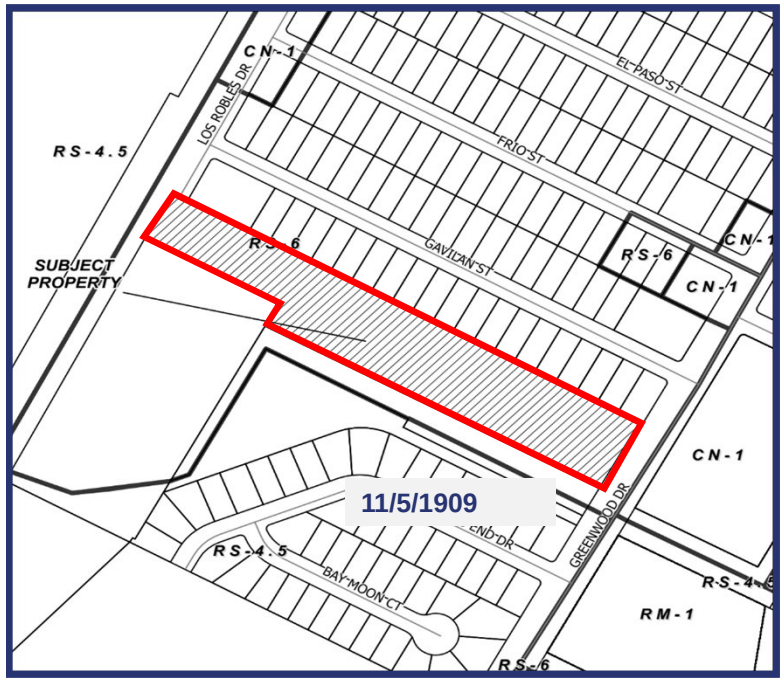
6201 Greenwood Drive

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

To the “IL” Light Industrial District

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Zoning and Land Use



Proposed Use:

To allow a warehouse with aggregate storage.

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

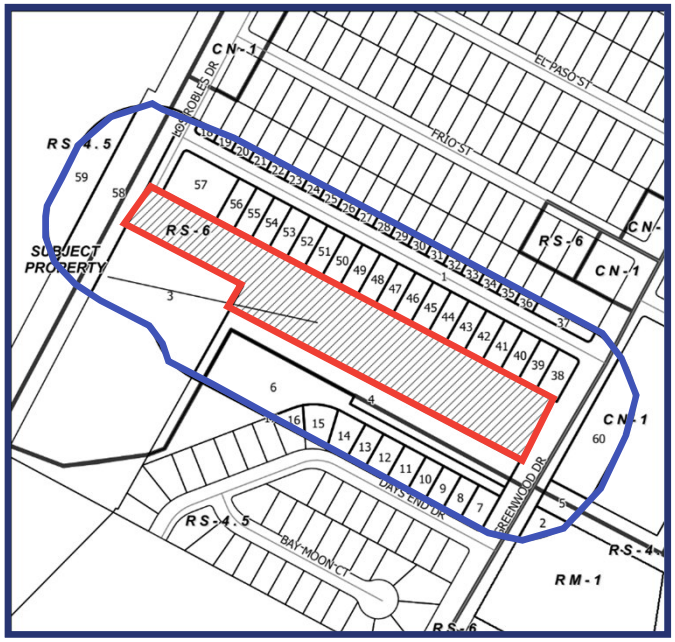
Public Notification

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

Notification Area

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

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



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

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

Analysis & Recommendation

The proposed rezoning is 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 <u>DENIAL</u>, AND, IN LIEU THEROF, <u>APPROVAL</u> TO THE “CN-1/SP” NEIGBHBORHOOD COMMERCIAL DISTRICT WITH A SPECIAL PERMIT

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) Section 5.3.2.I Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.

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.

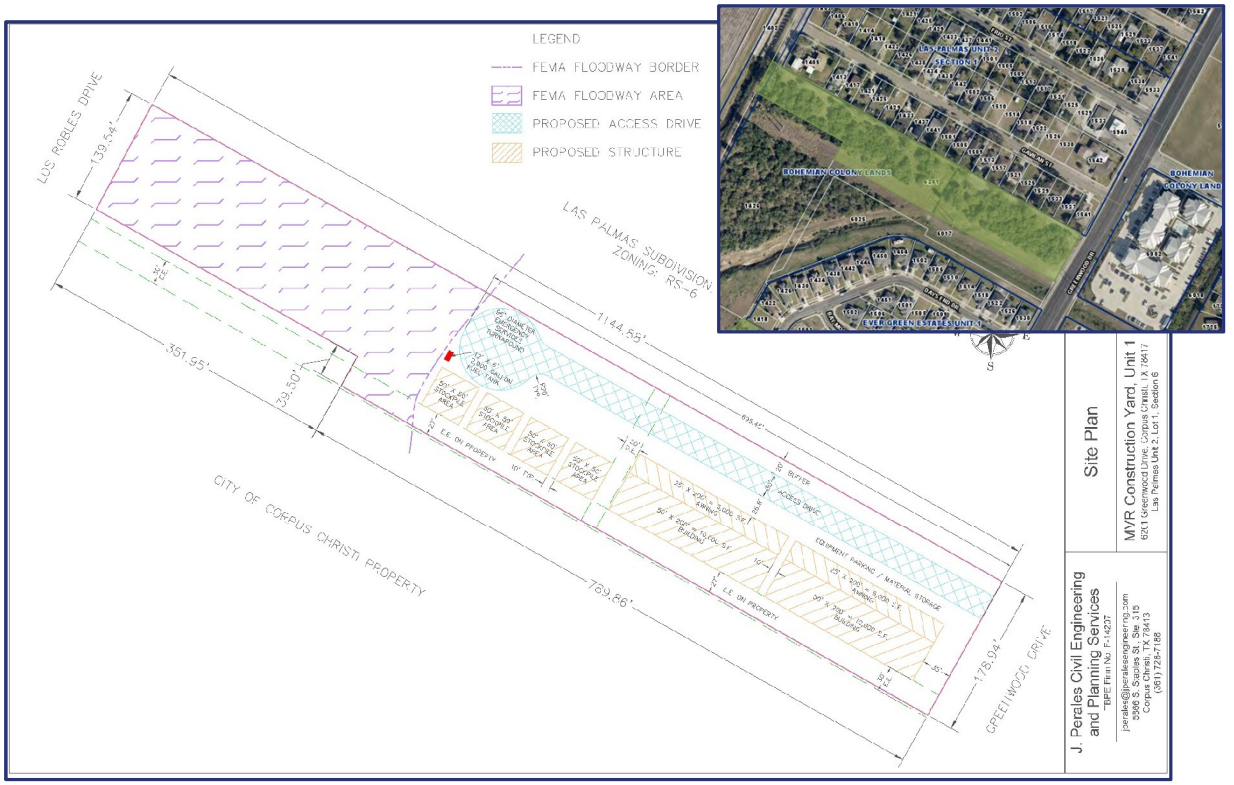
NOISE: Noise regulations shall be subject to Section 31-3 of the Municipal Code.

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



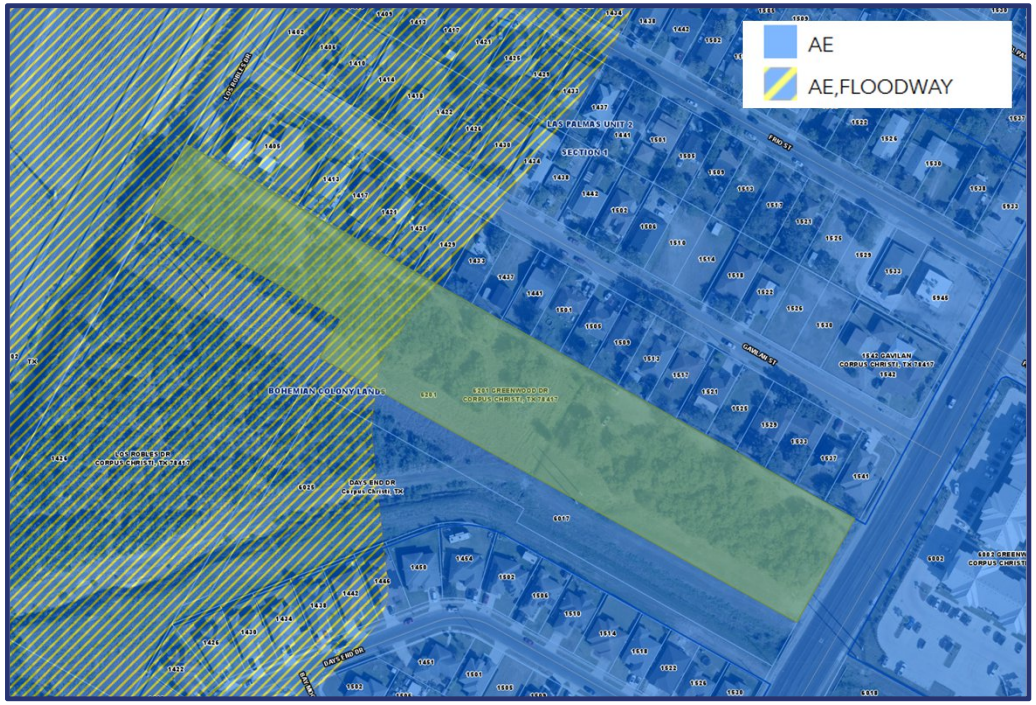
CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

CITY OF CORPUS CHRISTI

DEVELOPMENT SERVICES

Thank you!

Flood Zones



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZONING REPORT

CASE ZN9288

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Coastal Dunes LLC
Applicant: Urban Engineering | DCCM
Address: 6753-6853 State Highway 361(SH-361), located along the east side of SH-361, north of Beach View Drive, and south of Beachcomber Drive.
Legal Description: Lot 47-49, Block 1, Mustang Island Section 2
Plat Status: The subject property is platted.
Acreage of Subject Property: 34.12 acres (Refer to Attachment A)
Pre-Submission Meeting: January 26, 2024, December 23, 2025
Code Violations: None

ZONING REQUEST

From: "RM-AT" Multifamily Apartment-Tourist District
To: "RM-AT/PUD" Multifamily Apartment-Tourist District with a Planned Unit Development Overlay
Purpose of Request: To allow for a Planned Unit Development

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 Mustang/Padre Island Area Development Plan (Adopted on June 29, 2021).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multi-family Apartment-Tourist	Vacant	Planned Development
North	"FR" Farm Rural, "RM-AT" Multi-family Apartment Tourist	Vacant	Planned Development
South	"RM-AT" Multi-family Apartment Tourist	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	Planned Development, Permanent Open Space
East	"RS-6" Single-Family 6	Conservation/Preservation	Planned Development

West	"FR" Farm Rural	Vacant	Planned Development

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
SH-361 (State Highway 361)	Service Area 18	"RA3" Primary Rural Arterial	2	1	-	-	None Reported	Widening Improvements proposed.
Public Access Road	Service Area 18	"PA" Public Access ("C1" Class; Minor Residential Collector)	-	-	-	-	None Reported	Proposed Public Access Road. Amendment for removal from the Roadway Master Plan petitioned by owner, and approved by Planning Commission on March 18, 2026, Pending action from City Council.

TRANSIT INTEGRATION

The Corpus Christi RTA does not service the area around the subject property.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		June 10, 2026	
Tentative City Council 1st Reading		June 23, 2026	
Tentative City Council 2nd Reading		June 30, 2026	
156	Notices mailed to property owners within 200 feet of the subject property		
0%	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is a 34.12-acre undeveloped tract on Mustang Island, located on the east side of State Highway 361 (SH 361), north of the Beach View Estates subdivision and Beach View Drive, and south of Beachcomber Drive. The site lies approximately 1.5 miles south of the Port Aransas city limit line and is bounded to the east by the Gulf of Mexico. Because the property is on a barrier island, it is subject to the Open Beaches Act, the Dune Protection Act, the Coastal Public Lands Act, and related provisions of the Texas Natural Resources Code.

The properties to the north of the subject parcel are zoned “RM-AT” Multi-family Apartment-Tourist District and “FR” Farm Rural District and are vacant. Those to the south are zoned “RM-AT” Multi-family Apartment Tourist District with High- and Medium-Density residential uses, some vacant parcels, and Conservation/Preservation land uses. To the west of the subject property and State Highway 361, a property is zoned “FR” Farm Rural District and is vacant.

The applicant first petitioned the City for a Planned Unit Development (PUD) overlay before Planning Commission on October 29, 2025. Initial public notifications were addressed to the Lost Colony and Sandpiper Homeowners Associations rather than individual owners; necessitating a new hearing. The case drew opposition from 96 individual owners (approximately 28.75%), with primary concerns focused on impacts to dunes and wildlife, drainage, and the build of an unnecessary beach access road due to its proximity to other public beach accesses, and the lack of traffic demand for it.

In late 2024, prior to the first zoning amendment hearing, the developer submitted a proposal to remove the public access road for concerns similar to the public’s, and that request was not approved by the Planning Commission. Construction of the proposed right-of-way would initiate the filling of approximately 0.8 acres of wetlands. The presence of wetlands required engagement with the U.S. Army Corps of Engineers, which resulted in a layout that preserved them, which also reflects other constraints imposed by barrier island regulations (Refer to Attachment D).

The case was reheard on December 10, 2025, with Sandpiper and Lost Colony condominium owners properly notified; and the Planning Commission recommended approval. An amendment to remove the beach access road was considered again on March 18, 2026, and is pending City Council action.

Due to regulatory timing requirements, the applicant filed a new PUD petition with Development Services. The current application requests the same deviations from single-family and townhouse standards, applicable to the RM-AT District, but reduces the number of residential units from 134 to 131. The new layout relies on one external access along SH 361, a Fire-Department-approved deviation on the condition that all residential structures be equipped with sprinkler systems, and a fire access be provided with a knox box. The department determined the applicant’s alternative access arrangement, combined with sprinklers, provides acceptable mitigation.

The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment B, will include single-family developments ranging from 2,900-square-feet minimum in size to 4,900 square feet, and townhomes lots that are at least 1,700 square feet in lot area. The plan includes one-sided sidewalks connected throughout the development and

amenities such as swimming pools, a dune walkover, walkways, and decks. Deviations are to the minimum lot width for single-family developments and minimum lot area for townhome developments.

The “RM-AT” Multi-family Apartment Tourist District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Natural System, Parks, & Recreation
    - Natural barrier-beach environments are protected.
        - Support continued enforcement of regulations that protect barrier beaches.
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement of residential neighborhoods.
        - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
        - Encourage orderly growth of new residential, commercial, and industrial areas.
        - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
    - Corpus Christi has well-designed neighborhoods and built environments.
        - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
        - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Padre/Mustang Island ADP and the future land use designation of Planned Development.

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 (Plan CC) and the future land use designation of Planned Development.
    - The proposal recognizes coastal constraints and locates development to avoid major dune and erosion setback areas where feasible.

- Staff finds that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood. The proposed development is on a site with a moderate amount of constraints and density is not maximized.
    - Substantial public input raised issues regarding drainage, dune and wildlife impacts, and the necessity of a new public access road. Staff notes these concerns and recognizes that the final plan and conditions address them.
    - The Fire Department approved the updated PUD submittal and deemed the applicant's final layout to be corrective mitigation measure.

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 "RM-AT" Multi-family Apartment-Tourist District to the "RM-AT/ PUD" Multi-family Apartment-Tourist District with a Planned Unit Development Overlay.

Attachments:
(A) Metes & Bounds Description and Exhibit
(B) Planned Unit Development Plan
(C) Existing Zoning and Notice Area Map
(D) Wetlands Map
(E) Ownership List

(A) Metes and Bounds Description with Exhibit

Urban | DCCM

Job No. 5604
Date: April 24, 2025

Metes and Bounds Description
for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OFNUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

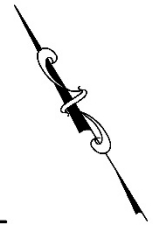
Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

04/24/2024

Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.88'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'



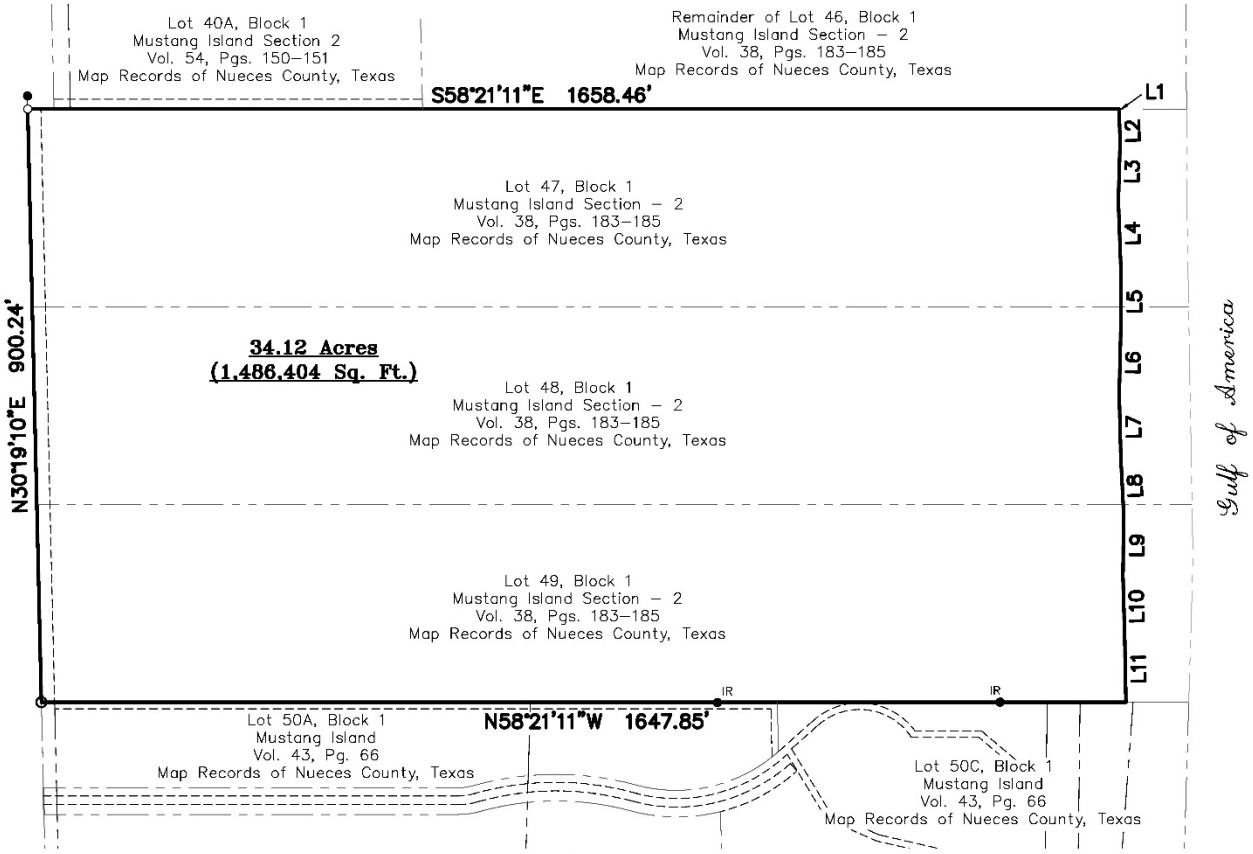
Legend:

IR ● 5/8 inch iron Rod Found

● 5/8 inch iron Rod with a red plastic cap Found

○ 1 inch iron Pipe Found

○ 5/8 inch iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found



General Notes:

1. 34.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Exhibit

A 34.12 acre tract out of Lots 47–49, Block 1, Mustang Island Section – 2, a map recorded Volume 38, Pages 183–185, Map Records of Nueces County, Texas.

Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dccm.com

(B) Planned Unit Development Plan

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

DCCM

Revised: May 13, 2026

TXENG F-257 | SURVEYING 10030200

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

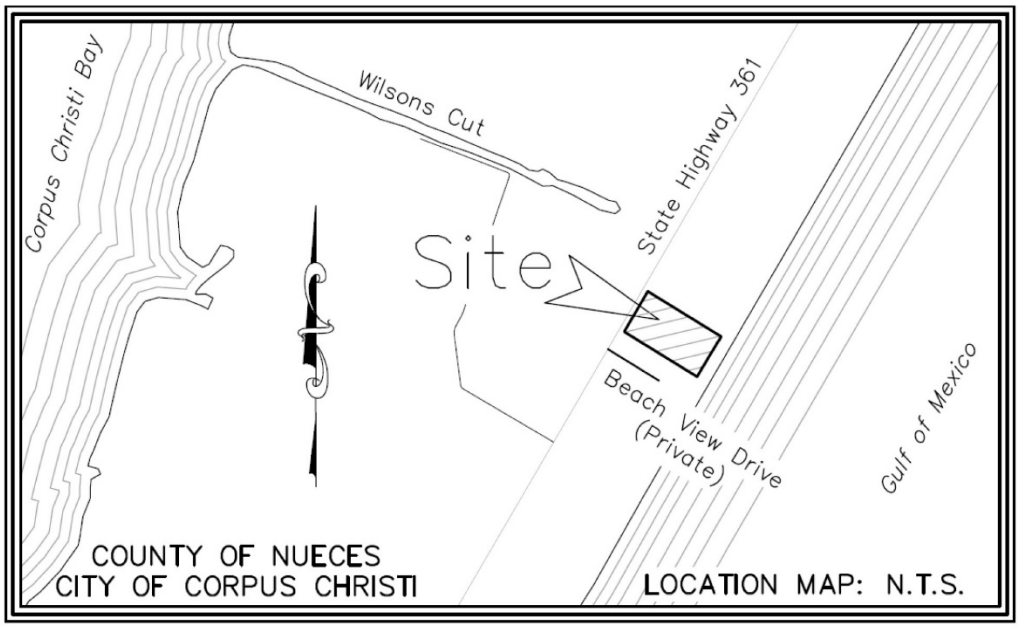
Coastal Dunes, P.U.D.

Corpus Christi, Texas

Development Description:

The developer is proposing to final plat the property into 138 Lots which will be developed as a single phase. The development will consist of 131 residential lots (32 detached townhomes and 99 single-family houses). The final plat will cover 34.12 Acres out of Lots 47, 48 and 49, Mustang Island Section - 2.

Location Map:



Single Family Residential Standards per City of Corpus Christi Unified Development Code (Property is zoned RM-AT)

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Townhome Development Standards per City of Corpus Christi Unified Development Code

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

Single Family Residential Standards per PUD Requirements

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 36 through 52 (save and except Lot 36A)

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49' (Non cul-de-sac/knuckle or curved lots)
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 53 through 59

Minimum Lot Area – 4,000sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 31

Minimum Lot Area – 3,600sf
Minimum Lot Width – 36'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 33

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Townhome Development Standards per PUD Requirements

Block 1, Lots 1 through 11
Block 4, Lots 1 through 13
Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)
Minimum Lot Area – 1,700sf

Minimum Lot Width – 30' (Non cul-de-sac/knuckle or curved lots)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 45'

Development Guidelines
For Common Areas

Lot 2A, Block 1 and 30A Block 3 (Private streets)

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.
Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, gazebos, benches, barbeque pits, etc.

Lots 1A and 3A, Block 1

Use – Utility Easement, Private Access, drainage, retention Ponds, utilities, signs.

Lot Area – N/A
Lot Width – N/A
Yard Requirements:
- **Street:** N/A
- **Street corner:** N/A
- **Side Yard:** N/A

Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Homeowner's Association
Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, etc.

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A
Lot Width – N/A
Yard Requirements:
Street: N/A
Street corner: N/A
Side Yard: N/A
Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Homeowner's Association
Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

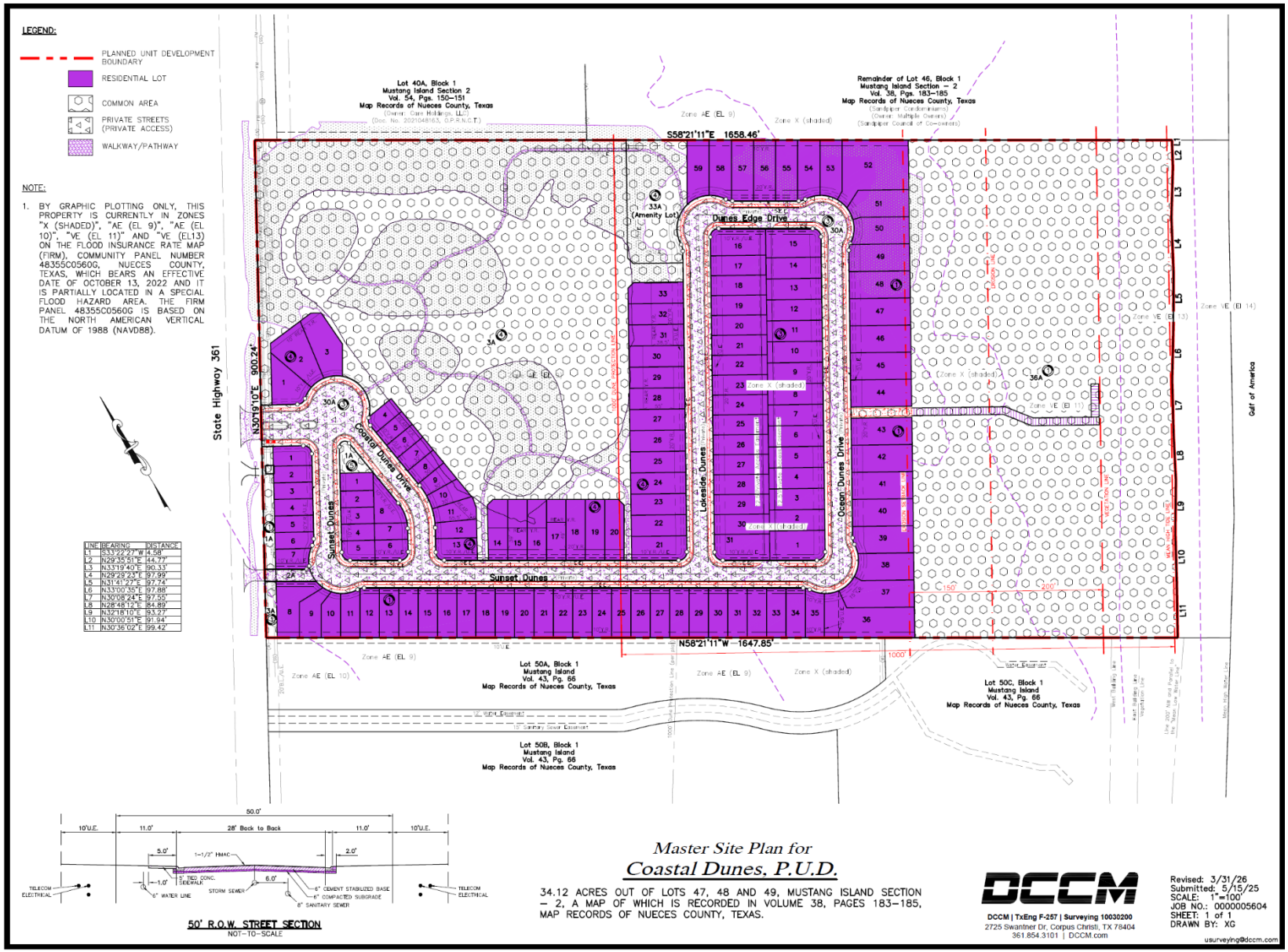
Lot Area – N/A
Lot Width – N/A
Yard Requirements:
Street: N/A
Street corner: N/A
Side Yard: N/A
Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Homeowner's Association
Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

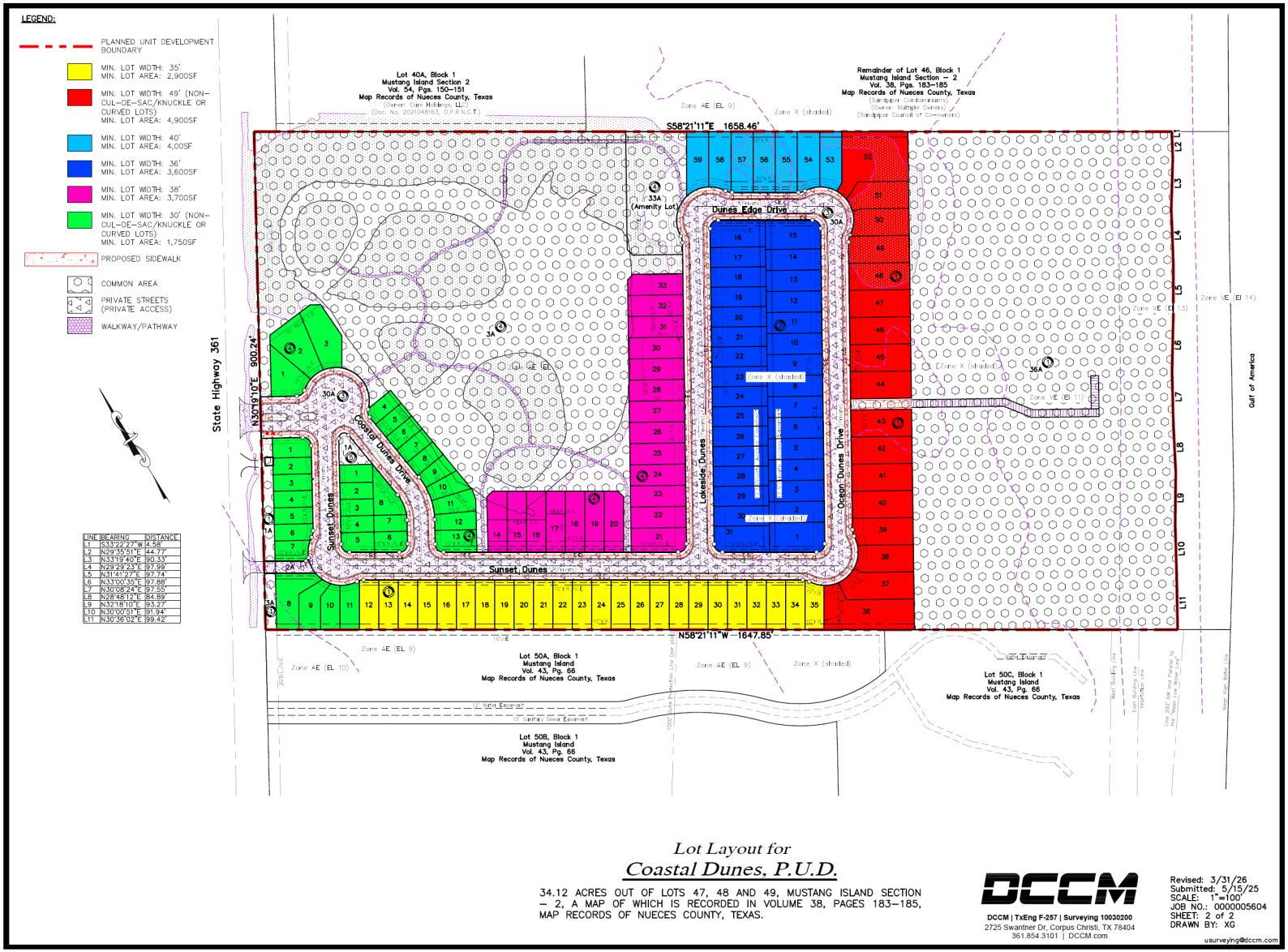
Additional Exceptions requested per P.U.D.

- No minimum stay on short-term rentals
- Detached townhomes

Additional P.U.D. Requirement

- Fire sprinkler systems shall be installed in all residential structures


LEGEND:
PLANNED UNIT DEVELOPMENT BOUNDARY
RESIDENTIAL LOT
COMMON AREA
PRIVATE STREETS (PRIVATE ACCESS)
WALKWAY/PATHWAY
NOTE:
1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONES "X (SHADED)", "AE (EL 9)", "AE (EL 10)", "VE (EL 11)" AND "VE (EL13) ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0560G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0560G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
LINE BEARING DISTANCE
L1 S33°22'27"W 4.58'
L2 N39°35'51"E 14.79'
L3 N33°19'40"E 90.33'
L4 N29°29'23"E 97.99'
L5 N31°41'27"E 97.74'
L6 N33°00'35"E 97.88'
L7 N30°08'24"E 97.55'
L8 N28°48'12"E 84.89'
L9 N32°18'10"E 93.27'
L10 N30°00'51"E 91.94'
L11 N30°36'02"E 99.42'
Lot 40A, Block 1
Mustang Island Section 2
Vol. 54, Pgs. 150–151
Map Records of Nueces County, Texas
(Owner: Care Holdings, LLC)
(Doc. No. 2021048163, O.P.R.N.C.T.)
Remainder of Lot 46, Block 1
Mustang Island Section – 2
Vol. 38, Pgs. 183–185
Map Records of Nueces County, Texas
(Sandpiper Condominiums)
(Owner: Multiple Owners)
(Sandpiper Council of Co-owners)
S58°21'11"E 1658.46'
N30°19'10"E 900.24'
State Highway 361
Gulf of America
Dunes Edge Drive
Coastal Dunes Drive
Lakeside Dunes
Ocean Dunes Drive
Sunset Dunes
33A (Amenity Lot)
N58°21'11"W 1647.85'
Lot 50A, Block 1
Mustang Island
Vol. 43, Pg. 66
Map Records of Nueces County, Texas
Lot 50C, Block 1
Mustang Island
Vol. 43, Pg. 66
Map Records of Nueces County, Texas
Lot 50B, Block 1
Mustang Island
Vol. 43, Pg. 66
Map Records of Nueces County, Texas
Zone AE (EL 9)
Zone AE (EL 10)
Zone X (shaded)
Zone VE (El 13)
Zone VE (El 14)
50.0'
10'U.E.
11.0'
28' Back to Back
5.0'
1-1/2" HMAC
2.0'
4" TXDOT CONC. SIDEWALK
1.0'
6.0'
6" WATER LINE
STORM SEWER
8" SANITARY SEWER
6" CEMENT STABILIZED BASE
6" COMPACTED SUBGRADE
TELECOM
ELECTRICAL
50' R.O.W. STREET SECTION
NOT-TO-SCALE
Master Site Plan for
Coastal Dunes, P.U.D.
34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION – 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183–185, MAP RECORDS OF NUECES COUNTY, TEXAS.
DCCM
DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr. Corpus Christi, TX 78404
361.854.3101 | DCCM.com
usurveying@dccm.com
Revised: 3/31/26
Submitted: 5/15/25
SCALE: 1"=100'
JOB NO.: 0000005604
SHEET: 1 of 1
DRAWN BY: XG



LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	N29°35'51"E	44.77'
L3	N33°19'40"E	90.33'
L4	N29°29'23"E	97.99'
L5	N31°41'27"E	97.74'
L6	N33°00'35"E	97.88'
L7	N30°08'24"E	97.55'
L8	N28°48'12"E	84.89'
L9	N32°18'10"E	93.27'
L10	N30°00'51"E	91.94'
L11	N30°36'02"E	99.42'

Lot Layout for

Coastal Dunes, P.U.D.

34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION - 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183-185, MAP RECORDS OF NUECES COUNTY, TEXAS.

DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr, Corpus Christi, TX 78404
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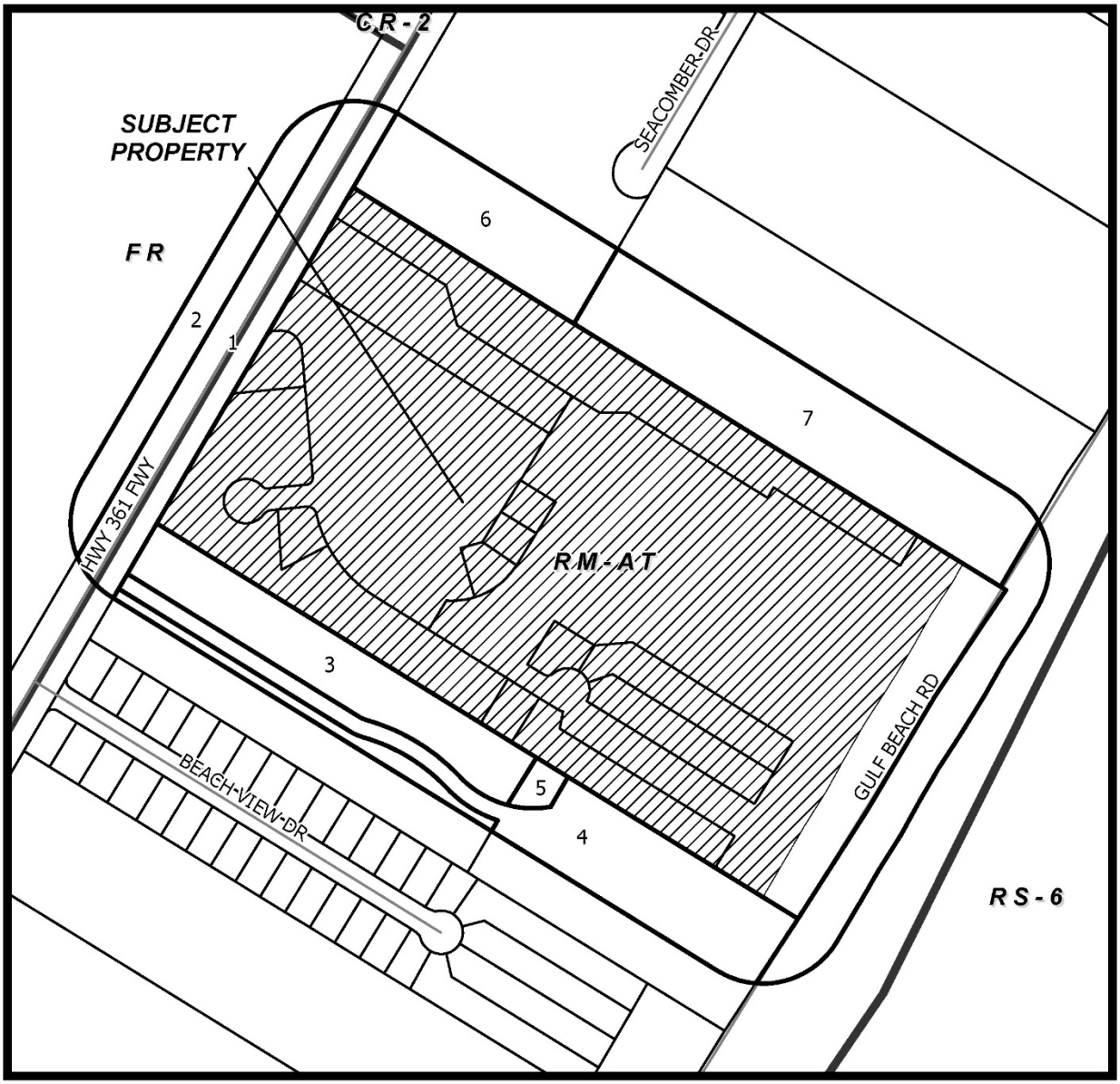
Revised: 3/31/26
Submitted: 5/15/25
SCALE: 1"=100'
JOB NO.: 0000005604
SHEET: 2 of 2
DRAWN BY: XG

(C) Existing Zoning and Notice Area Map



CASE: ZN9288

Zoning and notice Area

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

Subject Property with 200' buffer

Owners in favor

7 Owners within 200' listed in ownership table

X Owners in opposition

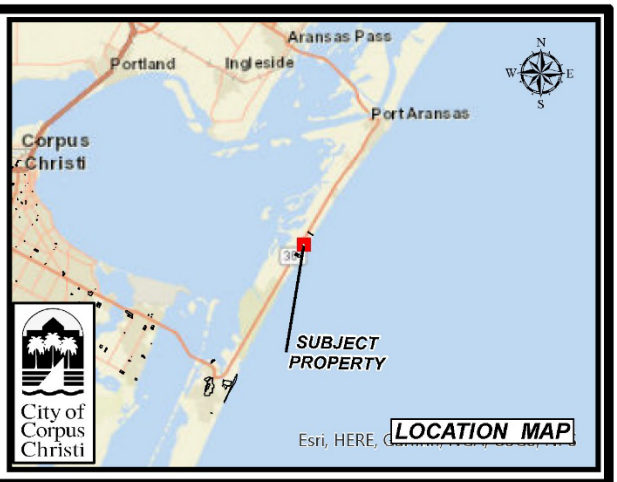
(D) Wetlands Map

CASE: ZN9288

City Wetlands

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



(E) Ownership List

FID	TAXID	NAME	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	Renee Couture	ROW		ZN8725	263423.9647	25.0530545
2	4506-0030-0000	TUFTS COVE INVESTMENT CORP	LITTLE WM SUR-MUSTANG ISLAND SUR 595 LS 66 AKA PT TR 3, 100.599 ACS	ZN8725	89962.7496	8.555947716
3	4589-0000-0210	CLEMENS LARRY & WF ELAINE	LOST COLONY VILLAS, UNIT 21-A, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0440	JVD MANAGEMENT LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0430	SMITH PAXTON J & WF DAY	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0420	SEGRATO GLEN D & SP TRACY A	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0410	PRICE THOMAS S	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0400	EPISCOPAL CHURCH CORP IN WEST TEXAS	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0390	LUNDQUIST ANGELICA & JONATHAN WILFONG	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0380	ROBINSON LUCAS K & WF MELODY E	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0370	MONTANA ANTHONY W & WF ALMA	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0360	WADDINGTON KRISTIN ANN & HUS ERIN MICHAEL	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0350	BASS PROPERTY GROUP LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0340	SCHNIEDERJAN CATHY DIANE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0330	RED FISH RETREAT LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0320	CALDERON VINCENT MICHAEL & WF JESSICA MARIE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0310	PHO HOAN	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0300	SAND DOLLAR DUNES LLC	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0290	HICKS RICHARD K AND	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0280	COUCH MICHAEL B & DAWN B COUCH WFE	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0270	DYER JAY	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0260	POLOSKEY JEREMY P & WF JORDAN B HALL	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0250	HACKMASTER MELISSA S & HUS NELSON F HACKMASTER JR	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0240	CONSTANZO CYNTHIA A AND TED L CONSTANZO	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0230	TOLLESON DAN JR	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0220	TRUSTEES OF S&C TRUST	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0450	BARRERA ROBERT & SP GLORIA	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
3	4589-0000-0460	WAYCUILIS JOHN JOSEPH	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6328.177355	0.60184415
4	4592-0000-0010	STALLCUP PAULA	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0190	PIN & PEN COASTAL PROPERTIES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0180	SMALL COLONY 18 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0170	UNIT 17 INVESTORS LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0160	THE DANCING DUNES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0150	HELTON SCOTT A & WF COURTNEY H	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0140	WILBOURNE WALTON P & WF IVY WILBOURNE	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0130	THE DANCING DUNES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0120	CHAPMAN THOMAS L & WF DEBORAH L	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0200	MD ABEL CO	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0110	LAB 1 HOLDINGS 6871 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0090	PENIZE LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0080	REUTER CYDNEY DENISE & JASON TERWEY	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8236.039013	0.78329219
4	4592-0000-0070	SMITH BETTY J	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0060	PIN & PEN COASTAL PROPERTIES LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0050	EDGEWATER VENTURES 01 LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0040	MD ABEL CO	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0030	GONZALES GARY M & WF JACQUELINE M	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0020	JEAN R BLACK IGT	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0100	ABR SOCIAL LLC	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
4	4592-0000-0205	JANYSEK RICHARD J & CYNTHIA O AND	LOST COLONY CONDO UNIT 1 BLDG A & 4.7619% INT GCE	ZN8725	8235.866059	0.783275741
5	459200000205	JANYSEK RICHARD J & CYNTHIA O AND	LOST COLONY CONDO UNIT 21 & 4.7619% INT IN GCE	ZN8725	9451.2063	0.898861221
6	549100014000	CARE HOLDINGS LLC	MUSTANG ISLAND SEC 2 LT 40A BLK 1	ZN8725	119992.5309	11.41194356
7	7655-0000-0101	HEWELL JOSEPH A & WIFE MARY L	SANDPIPER CONDO, UNIT 101, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0307	OYE OLU	SANDPIPER CONDO, UNIT 307, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0306	SBS OF SA INVESTMENTS LLC	SANDPIPER CONDO, UNIT 306, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0305	GONZABA WILLIAM AND ISABEL CHAVE GONZABA	SANDPIPER CONDO, UNIT 305, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0304	DOLCH MICHELLE AND GARY DOLCH	SANDPIPER CONDO, UNIT 304, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0303	ZUTI MYRANA DECLARATION OF TRUST	SANDPIPER CONDO, UNIT 303, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0302	VOKURKA ROWENA R	SANDPIPER CONDO, UNIT 302, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0301	FRANK REVOCABLE LIVING TRUST, JOEL MARK FRANK TR & MERRILYN SUE	SANDPIPER CONDO, UNIT 301, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764

7	7655-0000-0209	CLEMENTS KAREN F	SANDPIPER CONDO, UNIT 209, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0208	ELLIS ROBIN CG (LE) & WF LYNN ELLIS (LE)	SANDPIPER CONDO, UNIT 208, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0207	KKJ LTD	SANDPIPER CONDO UNIT 207, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0308	HOGAN KATHRYN MARY ETALS	SANDPIPER CONDO, UNIT 308, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0206	GALLAGHER GAVIN L	SANDPIPER CONDO, UNIT 206, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0204	QUESADA DOLORES	SANDPIPER CONDO, UNIT 204, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0203	RICHARDSON LINDA	SANDPIPER CONDO, UNIT 203, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0202	ENGAGE PROPERTIES LLC	SANDPIPER CONDO, UNIT 202, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0201	DOLCH GARY & MICHELLE DOLCH	SANDPIPER CONDO, UNIT 201, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0109	HULLINGER CHRISTOPHER & COLLEEN HULLINGER	SANDPIPER CONDO, UNIT 109, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0108	BENES JOHN T	SANDPIPER CONDO, UNIT 108, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0107	CPL PROPERTIES LP	SANDPIPER CONDO, UNIT 107, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0104	OLES HENRY J & MARIAN T OLES REV LIVING TRUST	SANDPIPER CONDO UNITS 104 & 105, 1.54% COMMON AREA INTEREST	ZN8725	3559.680111	0.338544976
7	7655-0000-0103	COMPTON DAVID W & WF BRIANNE COMPTON	SANDPIPER CONDO UNIT 103 & .750 COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0102	JACKSON THOMAS A & WF CATHERINE D	SANDPIPER CONDO, UNIT 102, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0205	DIGNUM ENTERPRISES LLC	SANDPIPER CONDO UNIT 205 & 1.170 COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0309	KAHANEK HENRY J JR & WF LINDA L	SANDPIPER CONDO, UNIT 309, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0401	NELSON GREGORY V AND DEBRA M DAHMS-NELSON	SANDPIPER CONDO, UNIT 401, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0605	MCCLELLAND LVG TRUST, MICHAEL L MCCLELLAND TR ET AL	SANDPIPER CONDO UNIT 605 & 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0604	DISHKO JOHN J AND WF, LYNNE B DISHKO	SANDPIPER CONDO, UNIT 604, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0603	KRUSEMARK LEO E & CAROL A TRTEES OF THE LEO & CAROL LIVI TRUST	SANDPIPER CONDO, UNIT 603, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0602	THE LAP TRUST LISA ANN PFLUGER TTEE	SANDPIPER CONDO, UNIT 602, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0601	MCNEIL JULIE ANN RICHARDS & MICHAEL L	SANDPIPER CONDO, UNIT 601, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0509	THE SANDPIPER 509 JOINT VENTURE	SANDPIPER CONDO UNIT 509 & 1.185% COMMON AEAR INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0508	TEJANO PALMAS LLC	SANDPIPER CONDO, UNIT 508, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0507	RAY GARY D & WF KAY LYNN	SANDPIPER CONDO, UNIT 507, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0506	RICHTER DUANE D & WF COLLEEN V	SANDPIPER CONDO, UNIT 506, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0505	HERRMANN SARA A & PAUL D HERRMANN & SURFSIDE-PA PROPERTIES LP	SANDPIPER CONDO, UNIT 505, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0606	BOERNER ROGER BENJAMIN TRSTEE	SANDPIPER CONDO, UNIT 606, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0504	BANKS THOMAS E & WF KAREN J	SANDPIPER CONDO, UNIT 504, .750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0502	STANUSH CHRIS A AND SHARON M	SANDPIPER CONDO, UNIT 502, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0501	CRONIN SUZANNE C AND NEWPORTARANSAS LLC	SANDPIPER CONDO, UNIT 501, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0409	KARBACH DENNIS B & ROBERT K BROWN	SANDPIPER CONDO, UNIT 409, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0408	BRYANT PORT A PROPERTIES LLC	SANDPIPER CONDO, UNIT 408, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0407	MILLS MICHAEL R & WFE JOYE RUTH MILLS	SANDPIPER CONDO UNIT 407 & .750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0406	WILLERSON NEIL J & CHERYL L WALLEK	SANDPIPER CONDO UNIT 406 & 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0405	PASTIME INC	SANDPIPER CONDO, UNIT 405, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0404	SANDPIPER 404 LLC	SANDPIPER CONDO, UNIT 404, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0403	RR BAINS HOLDINGS LLC	SANDPIPER CONDO, UNIT 403, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0402	WEGNER DIANA G. AND ET VIR TIMOTHY D	SANDPIPER CONDO, UNIT 402, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0503	EWALD GERALD & DONNA REVOCABLE TRUST	SANDPIPER CONDO, UNIT 503, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0607	MOODT GERALD ETUX IRMA MOODT	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0608	HOGAN DAVID J LVG TRST	SANDPIPER CONDO, UNIT 608, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0903	OGLETREE ROBERT E ETUX SHIRLEY M	SANDPIPER CONDO, UNIT 903, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0902	HARPER HELEN HALLYE K & HELEN HALLYE K HARPER GST TR	SANDPIPER CONDO, UNIT 902, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0901	HALL CRAIG WILLIAM TRUST OF 1999	SANDPIPER CONDO, UNIT 901, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0809	WELCH GORDON R JR AND DEBRA WELCH	SANDPIPER CONDO UNIT 809 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0808	MAIDMENT DAVID R & WF HELEN J	SANDPIPER CONDO, UNIT 808, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0807	DROSTE JAMES J & CHRISTINE A DROSTE JOINT REVOCABLE TRUST	SANDPIPER CONDO, UNIT 807, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0806	SANDPIPER 806 LLC	SANDPIPER CONDO, UNIT 806, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0805	DUNLAP JOE W AND WF CYNTHIA B	SANDPIPER CONDO, UNIT 805, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0804	DAHLIN DAVID C AND SHERRY L WIFE	SANDPIPER CONDO, UNIT 804, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0803	THOMPSON LINDA K	SANDPIPER CONDO, UNIT 803, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0904	CAVO ROBERT W AND ETUX MADELENE C CAVO	SANDPIPER CONDO, UNIT 904, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0802	ASHAA CAPITAL LLC	SANDPIPER CONDO, UNIT 802, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0709	LAUDADIO TIM L & WF NANETTE C	SANDPIPER CONDO UNIT 709 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0708	DIGNUM ELIZABETH KIM	SANDPIPER CONDO, UNIT 708, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0707	GARRISON JAMES R	SANDPIPER CONDO, UNIT 707, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0706	BORGELT ROGER W ETUX & CYNTHIA A BORGELT	SANDPIPER CONDO, UNIT 706, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0705	SCHIFRIN DONNA LALO SCHIFRIN & TRUSTEES-SCHERZO MUSIC, INC.	SANDPIPER CONDO, UNIT 705, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248

7	7655-0000-0704	CUI JINGYU	SANDPIPER CONDO, UNIT 704, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0703	KINSEY JENNIFER HANSELL	SANDPIPER CONDO, UNIT 703, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0702	GCHJR LLC	SANDPIPER CONDO, UNIT 702, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0701	JUDSON MARY OLIVE	SANDPIPER CONDO, UNIT 701, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0609	LOWE AGNES S	SANDPIPER CONDO UNIT 609 & 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0801	BRADLEY KRISTINE N & SP RICHARD BRADLEY	SANDPIPER CONDO, UNIT 801, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0905	PRESSLY TRACY BITTER	SANDPIPER CONDO, UNIT 905, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-0906	THE GLEN ALEXANDER HALFF RANCH TR OF 1993	SANDPIPER CONDO, UNIT 906, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1202	CAP ENTERPRISES LLC	SANDPIPER CONDO, UNIT 1202, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1201	WILTON J DANIEL JR SURVIVOR'S TRUST	SANDPIPER CONDO, UNIT 1201, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1109	MCCOLLOUGH RANDY & PAULA MCCOLLOUGH	SANDPIPER CONDO, UNIT 1109, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1108	BOLL RAYMOND M AND KATHYLAN S WFE	SANDPIPER CONDO, UNIT 1108, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1106	GARCIA FRANK J	SANDPIPER CONDO, UNIT 1106, 01.17% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1105	LENNOX WILLIAM J JR FAMILY TRST	SANDPIPER CONDO, UNIT 1105, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1104	WOODWARD HAL AND ROSANNE & WOODWARD WFE	SANDPIPER CONDO, UNIT 1104, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1103	WEIKEL MARK L & WF DAWN R ABEL-WEIKEL	SANDPIPER CONDO, UNIT 1103, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1102	PRIESMEYER JAMIE	SANDPIPER CONDO, UNIT 1102, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1101	HAGELSTEIN GEORGE CARLTON JR	SANDPIPER CONDO, UNIT 1101, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1203	COLLINS BRUCE L JR ET UX	SANDPIPER CONDO, UNIT 1203, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1009	BANNAYAN GEORGE A IRREV TRST 2006	SANDPIPER CONDO, UNIT 1009, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-1007	MAHER PEGGY	SANDPIPER CONDO, UNIT 1007, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1006	BROKER MICHAEL J & WF ANDREA E BROKER	SANDPIPER CONDO, UNIT 1006, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1005	STRITTMATTER BERNARD D JR AND MARY J STRITTMATTER	SANDPIPER CONDO, UNIT 1005, 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1004	REDDICK ROBERT L MD AND WF BETTIE K STONE-REDDICK	SANDPIPER CONDO, UNIT 1004, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1003	ROADMAN PROPERTIES LLC	SANDPIPER CONDO, UNIT 1003, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1002	WAGNER MICHAEL & WF ALICE	SANDPIPER CONDO, UNIT 1002, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1001	GULF-CROSS LTD	SANDPIPER CONDO, UNIT 1001, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0909	CONDO PARADISE II LLC	SANDPIPER CONDO UNIT 909, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-0908	JS ROHAN PROPERTIES I LLC	SANDPIPER CONDO, UNIT 908, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-0907	THE SANDPIPER 907 JOINT VENTURE	SANDPIPER CONDO, UNIT 907, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1008	GEBHARD ROBERT JR & WF JACQUELINE K	SANDPIPER CONDO, UNIT 1008, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1205	MASSEY RUSSELL E & WF TINA P MASSEY	SANDPIPER CONDO, UNIT 1205, 1.95% COMMON AREA INTEREST	ZN8725	4507.387153	0.42867708
7	7655-0000-1206	THE HEIGHTS AT SANDPIPER LLC	SANDPIPER CONDO UNIT 1206 1.170% COMMON AREA INTEREST	ZN8725	2704.432292	0.257206248
7	7655-0000-1207	NUSS ERIC G	SANDPIPER CONDO, UNIT 1207, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1208	PORT A SP1208 LLC	SANDPIPER CONDO, UNIT 1208, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
7	7655-0000-1209	MANSUETO MICHAEL A /JANE F AND RODNEY D PHOENIX/ALISA A	SANDPIPER CONDO, UNIT 1209, 1.185% COMMON AREA INTEREST	ZN8725	2739.104501	0.260503764
7	7655-0000-6070	VITELA DAVID ETUX MOLLY VITELA	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1733.610443	0.1648758
					1051464.482	100.0000019

PA	Superintendent	Port Aransas Independent School District	361/749-1200
PA1	Current Principal	H.G. Olsen Elementary School	361/749-1212
PA2	Current Principal	Brundrett Middle School	361/749-1209
PA3	Current Principal	Port Aransas High School	361/749-1206

CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

ZN9288
Coastal Dunes, LLC.

PLANNING COMMISSION, June 10, 2026

COASTAL DUNES LLC
DISTRICT 4

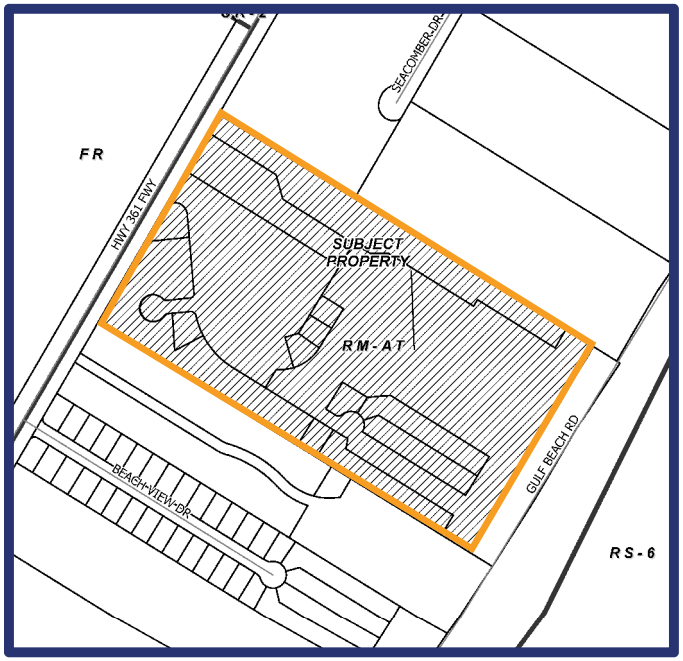
Rezoning a property at or near

6753-6853 STATE HWY 361

From the “RM-AT” District

to the “RM-AT/PUD” District

Zoning and Land Use



Proposed Use:

To allow a Planned Unit Development

Area Development Plan:

Padre/Mustang Island,

Adopted on June 29, 2021

Designated Future Land Use:

Planned Development

Existing Zoning District:

"RM-AT" Multifamily Apartment-Tourist District

	Existing Land Use	Zoning District
Site	Vacant	"RM-AT" Multi-Family Apartment Tourist
North	Vacant	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist
South	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	"RM-AT" Multi-Family Apartment Tourist
East	Conservation/Preservation	"RS-6" Single-Family 6
West	Vacant	"FR" Farm Rural

Public Notification

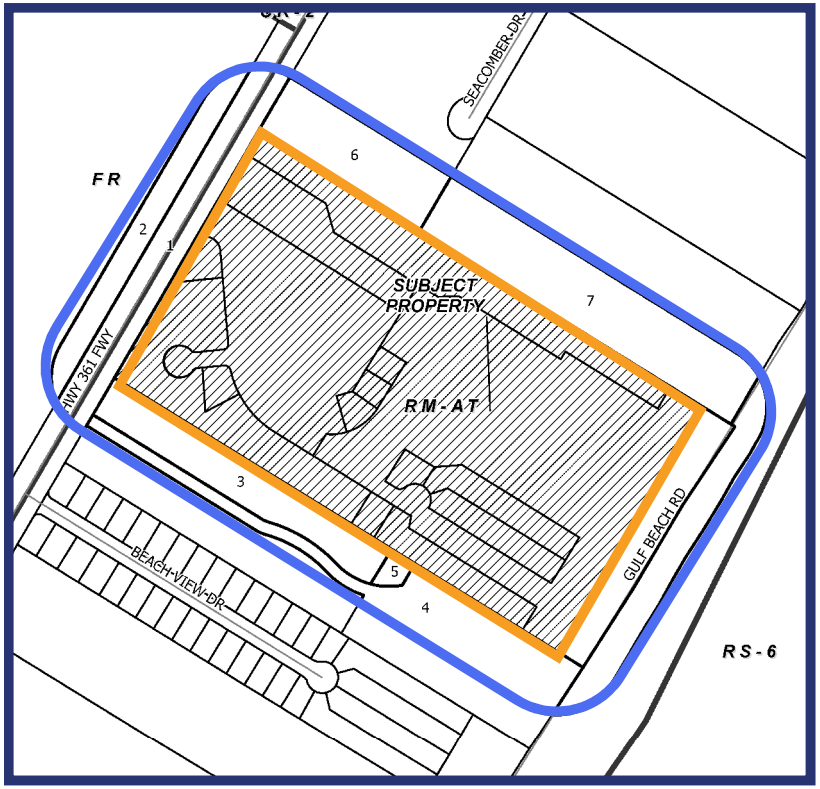
156 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

Notification Area

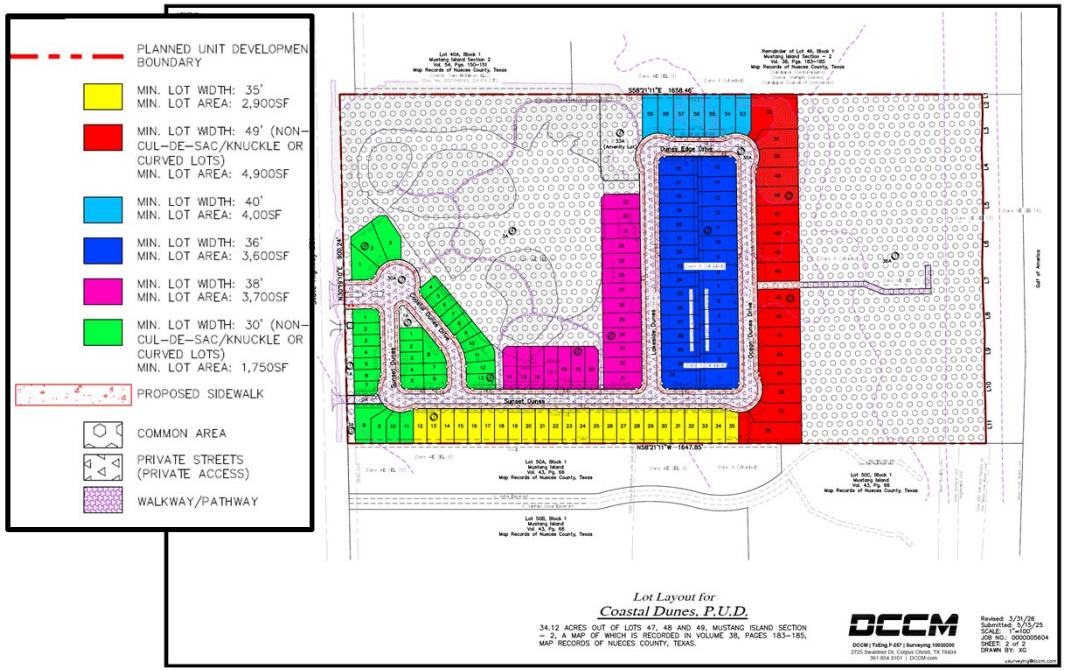
X **Opposed: 0 (0%)**
Separate Opposed Owners: (0)

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

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



Land Use & PUD Deviations



- **131 residential units**
- **Deviations:**
  - Single-Family lot width
  - Single-family lot area
  - Townhome lot width
  - External access.

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.

- Staff find that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL TO THE "RM-AT/PUD" DISTRICT

Thank you!