



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 16, 2025

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: Commissioner Munoz
- IV. Approval of Minutes: April 2, 2025 DRAFT Meeting Minutes
 1. [25-0512](#) Planning Commission Meeting Minutes DRAFT April 2, 2025
Attachments: [4-2-25 PC Meeting Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A.. Time Extension

2. [25-0495](#) 22PL1085 - First Request for a 12 Month Extension
Calallen South Unit 5
Located: East of Hwy. 77 and North of C.R. 48.
Attachments: [22PL1085PlatExtCoverTab](#)
[22PL1085 Calallen South Unit 5 Plat \(1\)](#)
[22PL1085PlatExtRequest](#)

B. Zoning

3. [25-0525](#) Zoning Case No. ZN8545, M&R Home Solutions, LLC. (District 5).
Ordinance rezoning a property at or near 2345 Yorktown Blvd from the
"RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District
with a Special Permit; providing for a penalty not to exceed \$2,000 and
publication. (Staff recommends approval).

Attachments: [ZN8545 M & R Home Solutions LLC](#)
[ZN8545 M & R Home Solutions Inc](#)

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 Robert Kurtz, at 361-826-3112 or robertk3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, April 2, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30 pm and a quorum was established to conduct the meeting with Commissioner Munoz absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: Commissioner Miller and Mandel.

Commissioner Hedrick made the motion to approve the absences of Commissioners Mandel and Miller. Commissioner Cantu seconded the motion. Vote: All Aye. Motion passes.

IV. Approval of Minutes: March 19, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the March 19, 2025, meeting minutes as presented by staff. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passes.

1. [25-0448](#) Planning Commission Meeting Minutes DRAFT March 19, 2025

V. Consent Public Hearing: Discussion and Possible Action

Chairman York moved the meeting on to items A and B.

A. Plats

Andrew Dimas, Development Services, introduced 2 and 3 under Plats. Both Plats meet the requirements of the Texas Local Government code as well as the Unified Development Code. Staff recommends approval.

2. [25-0447](#) PL 8569
Cimarron Center Block 1 Lots 8H and 8I (Replat of 4.71 Ac.)
Location: South of Saratoga Blvd. and west of Cimarron Blvd.
3. [25-0451](#) PL8570 - Conditional Approval
London Towne Unit 8B (Final plat of 11.62 Ac.)
Located: North of Weber Rd. (FM 43) and west of London Pirate Rd. (C.R. 35)

B. Zoning

Andrew Dimas, Development Services, then introduced Zoning Case, item number 4. He explained that the property is currently being annexed, and the process of annexation will require approval by the city council. Staff recommends approval.

Chairman York asked if commissioners have any comments for staff on items 2, 3, & 4. Commissioner Hedrick had a question on item number three. His question was regarding if the southernmost street will connect to County Road 33? Andrew Dimas brought up the map and confirmed that it would. He also asked if the developer was responsible for the connection, or will the city be responsible? Developer would be responsible.

A conversation took place between commissioners Hedrick, Chairman York, staff, and a representative of the owner.

Chairman York closed questions for staff and opened public hearing.

Commissioner Miller made a motion to approve items 2, 3, & 4. Vice Chairman Salazar-Garza seconded. The Vote: All Aye. Motion passes.

4. [25-0461](#) Zoning Case No. ZN8575, Hut Enterprises, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near FM 43 and State Highway 286 (SH 286/Chapman Ranch Road) from the "FR" Farm Rural District (upon annexation) to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Public Hearing: Discussion and Possible Action**C. Zoning**

Andrew Dimas, Development Services, introduced zoning case item number 5 addressing the change from a General Commercial District to a General Commercial District with a special permit. Dimas gave the presentation and explained that it accommodates a six-story apartment complex that follows the Bayside Area Development Plan. There was 36% in opposition and because it is over 20% in opposition it would require a super majority vote by the City Council to approve. Dimas went on to explain the size of the units and the parking spaces required for the number of units.

Staff recommendation and analysis, according to the future development plans and the comprehensive plan, the project fits within the neighborhood plan and has been reviewed by the technical review committee and as of today it is consistent but could change down the road. Staff recommend the current project.

Chairman York commented about the email sent out from those opposed to the change. He returned the email stating that if there are other issues not related to plan use there are other avenues they can take to solve those issues.

Commissioner Miller had a question about the size of the spaces and height of the parking structure. Andrew Dimas answered the commissioner's questions stating that they focus more on the size of the parking space, not the height. Vice Chairman Salazar-Garza about the special permit having to do with the proper amount of parking spaces for the apartment complex, but does it include the surrounding businesses. Dimas stated that they will not know until the new plans come in. Vice Chairman Salazar-Garza is concerned about the parking spaces and the proximity to the hotel rooms that will be available as well as the safe crosswalks for those individuals who are staying there. Vice Chairman Salazar-Garza also asked how long they would have to wait until they focus on the safety of the people crossing the streets. Dimas stated that it will come when it is deemed necessary for further study to justify the change.

Commissioner Miller motioned that they approve it as presented by staff. Commissioner Cantu seconded. The Vote: 6 Ayes, Commissioner Teichelman and Vice Chairman Garza, Nay. Motion passes.

5. [25-0462](#) Zoning Case No. ZN8330, Patel Real Estate Holdings, LLC. (District 2). Ordinance rezoning a property at or near 5858 South Padre Island Drive (SPID) from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VII. Director's Report: NONE

VIII. Future Agenda Items: NONE

IX. Adjournment

With no other business to conduct, Chairman York adjourned the meeting at 5:58.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 16, 2025**

PROJECT: 22PL1085

Calallen South Unit 5 1st Request for a 12-Month Extension.

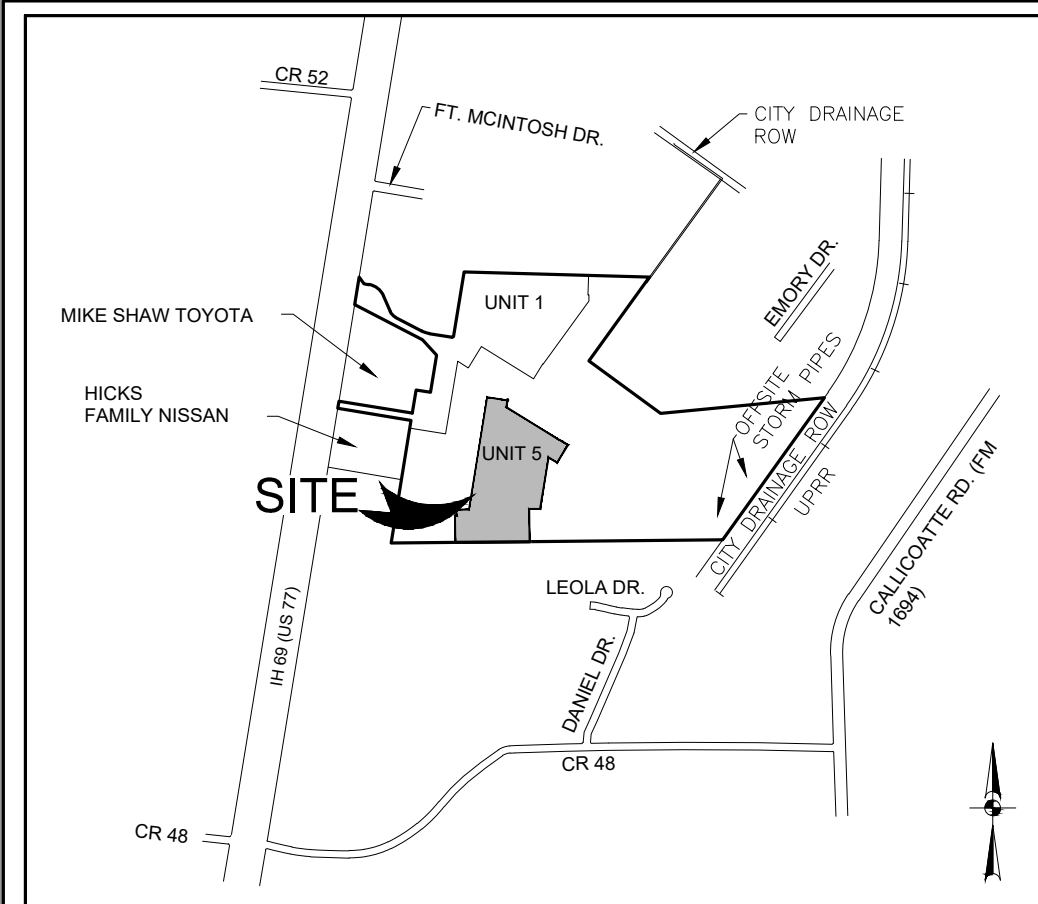
Located: East of Hwy. 77 and north of C.R. 48.

Owner: Lennar Homes of Texas Land and Construction Ltd.

Surveyor: HMT Surveying

The Planning Commission originally approved the above plat on 5/15/2024. This request for a 12-month extension will expire on 5/15/2026, 12 months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a twelve-month time extension for the plat so that the applicant can submit Public Improvement plans.



LOCATION MAP
NOT-TO-SCALE

- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - AC. = ACRES
 - YR. = YARD REQUIREMENT
 - ESMT. = EASEMENT
 - U.E. = UTILITY EASEMENT
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 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE
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 - R.O.W. = RIGHT-OF-WAY
 - D.R.N.C.T. = DEED RECORDS, NUECES CO., TX
 - M.R.N.C.T. = MAP RECORDS, NUECES CO., TX
 - O.R.N.C.T. = OFFICIAL RECORDS, NUECES CO., TX
 - ℄ = STREET CENTERLINE
 - 620 = PROPOSED ELEVATION
 - 620 = EXISTING ELEVATION
 - # = BLOCK NUMBER

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
BY: RICHARD MOTT
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LENNAR HOMES LAND AND CONSTRUCTION, LTD, OF TEXAS.

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF NUECES

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

STATE OF TEXAS §
COUNTY OF NUECES §

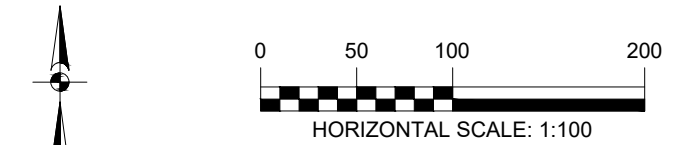
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIA WHITMIRE, P.E.
DEVELOPMENT SERVICES ENGINEER

DATE

SUBDIVISION PLAT OF CALALLEN SOUTH UNIT 5

14.795 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019033565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS



HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 05/02/2024

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 _____ A.D. 20____.

MICHAEL MILLER
CHAIRMAN

AL RAYMOND III, AIA
SECRETARY

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
COUNTY COURT
NUECES COUNTY, TEXAS

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS DEPICTED IN FEMA MAP PANEL: 48355C0260G, EFFECTIVE OCTOBER 13, 2022. ZONE X.
4. LEGAL DESCRIPTION: 14.852 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019033565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.
5. THE TOTAL PLATTED AREA CONTAINS 14.852 ACRES OF LAND INCLUDING STREET DEDICATIONS.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. SET MONUMENTS AT ALL LOT AND SUBDIVISION CORNERS EXCEPT AS INDICATED OTHERWISE. ALL MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAPS STAMPED "HMT".
8. SEE HOMEOWNERS ASSOCIATION DECLARATION, DOC. NO. _____
9. THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS ASSOCIATION AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO: A. PRIVATE STREETS OCCASIONED BY THE REASONABLE USE OF THE STREETS BY GOVERNMENT SERVICE VEHICLES; OR B. INJURIES OR DAMAGES TO OTHER PERSONS, PROPERTIES OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION. THE HOME OWNERS ASSOCIATION AGREES THAT THE PRIVATE STREETS ARE PROVIDING PUBLIC ACCESS.
10. ALL SUBDIVISION ACCESS TO MEET CURRENT TXDOT ACCESS GUIDELINES AND APPROVAL.
11. NO DRAINAGE TO STATE OF TEXAS HIGHWAY RIGHT-OF-WAY ALLOWED.
12. IT SHALL BE PERMISSIBLE FOR LOTS THAT SERVE AS PIPELINE EASEMENTS TO DRAIN INTO ADJACENT LOTS FOR STORM WATER RUNOFF. SAID RUNOFF SHALL NOT BE BLOCKED.
13. NO PRIVATE DRIVEWAY ACCESS ONTO **EMORY DRIVE** BLOCK 10, LOT 10, BLOCK 11, LOT 8, BLOCK 15, LOT 29, AND BLOCK 16, LOT 1.

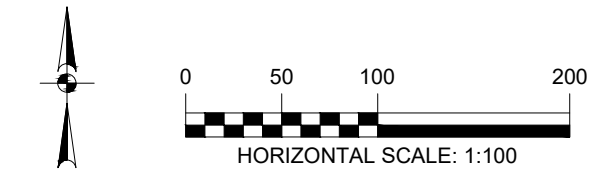
Approved by the Planning
Commission on May 15, 2024

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND
CURVE TABLES

SUBDIVISION PLAT OF CALLEN SOUTH UNIT 5

14.795 ACRES OF LAND, A PORTION OF GREGORIO FARIAS GRANT, ABSTRACT 592 AND ALSO BEING A PORTION OF A 117.291 ACRE TRACT OF LAND DESCRIBED BY DEED, DOC. NO. 2019022015 & 2019035565, OFFICIAL RECORDS, NUECES COUNTY, TEXAS

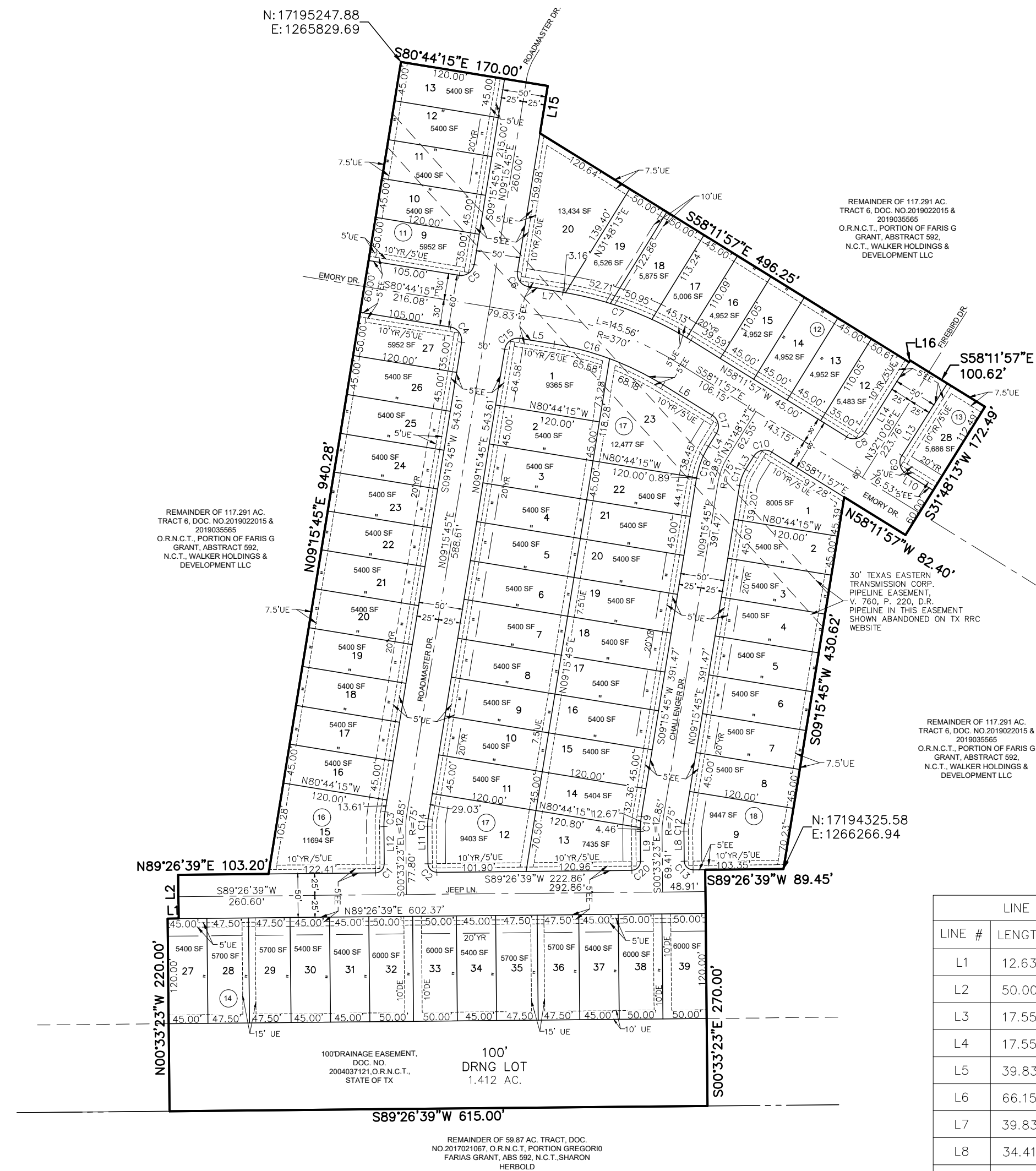


HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 05/02/2024

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- ⊕ = STREET CENTERLINE
- 620 = PROPOSED ELEVATION
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- # = BLOCK NUMBER



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	15.71'	10.00'	090°00'00"	10.00'	14.14'	N44°26'38"E
C2	15.71'	10.00'	090°00'00"	10.00'	14.14'	S45°33'21"E
C3	17.14'	100.00'	009°49'06"	8.59'	17.12'	S04°21'16"W
C4	23.56'	15.00'	090°00'11"	15.00'	21.21'	N35°44'15"W
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	N54°15'45"E
C6	23.56'	15.00'	090°00'03"	15.00'	21.21'	S35°44'15"E
C7	157.37'	400.00'	022°32'28"	79.71'	156.35'	N69°28'01"W
C8	23.47'	15.00'	089°37'57"	14.90'	21.15'	N76°59'04"E
C9	23.66'	15.00'	090°21'52"	15.10'	21.28'	S13°00'56"E
C10	23.56'	15.00'	090°00'00"	15.00'	21.21'	S76°48'03"W
C11	19.67'	50.00'	022°32'28"	9.96'	19.54'	S20°31'59"W
C12	8.57'	50.00'	009°49'10"	4.30'	8.56'	S04°21'15"W
C13	15.71'	10.00'	090°00'00"	10.00'	14.14'	S45°33'22"E
C14	8.57'	50.00'	009°49'06"	4.29'	8.56'	S04°21'22"W
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S54°15'45"W
C16	133.76'	340.00'	022°32'28"	67.76'	132.90'	N69°28'01"W
C17	23.56'	15.00'	090°01'33"	15.01'	21.21'	N13°12'13"W
C18	39.34'	100.00'	022°32'28"	19.93'	39.09'	S20°31'59"W
C19	12.67'	100.00'	007°15'41"	6.35'	12.66'	S05°37'57"W
C20	15.71'	10.00'	090°00'00"	10.00'	14.14'	N44°26'39"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.63'	N89°26'39"E
L2	50.00'	S00°33'23"E
L3	17.55'	N31°48'39"E
L4	17.55'	S31°48'39"W
L5	39.83'	S80°44'15"E
L6	66.15'	S58°11'57"E
L7	39.83'	N80°44'15"W
L8	34.41'	N00°33'23"W
L9	34.41'	S00°33'23"E
L10	36.24'	N58°11'57"W
L11	42.80'	N00°33'23"W
L12	42.80'	N00°33'23"W
L13	97.39'	N32°10'05"E
L14	97.59'	S32°10'05"W
L15	55.02'	S09°15'45"W
L16	2.44'	S32°10'05"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES



From: Matt Abrahamsen
Sent: Thursday, February 27, 2025 4:09 PM
To: Bria Whitmire <briaw@cctexas.com>
Cc: Alex Harmon <AlexH2@cctexas.com>; Andrew Dimas [DevSvcs] <andrewd2@cctexas.com>; Joseph Sandoval <josephs@hmtnb.com>; Derrick Stavinoha <derrick.stavinoha@lennar.com>
Subject: RE: PI7942 Calallen South Unit 5 Release for Construction Extension

Good afternoon Bria,

The developer would like to submit a permit extension for PI7942 Calallen South Unit 5. Can the processing fee be paid by credit card?

Thank you,

Matthew Abrahamsen, P.E.

Project Manager

Email: matta@hmtnb.com

Website: www.hmtnb.com



ZONING REPORT CASE ZN8545

Applicant & Subject Property			
<p>District: 4 Owner: M & R Home Solutions LLC Applicant: The Towers LLC; DBA Vertical Bridge Address: 2345 Yorktown Boulevard, located north of Oso Creek and south of Yorktown Blvd. Legal Description: 4.88 Acres out of Lots 7 & 8, Section 36, Flour Bluff & Encinal Farm Garden Tract Acreeage of Subject Property: .057 acre. Refer to Attachment (A) Metes and Bounds.</p>			
Zoning Request			
<p>From: "RS-6" Single-Family 6 District To: "RS-6/SP" Single-Family 6 District with a Special Permit Purpose of Request: To allow a wireless telecommunication facility with a tower in excess height of 85 feet.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Low-Density Residential
North	"RS-6" Single-Family 6	Transportation (Yorktown), Vacant	Transportation (Yorktown), Low-Density Residential
South	"RS-6" Single-Family 6	Conservation/Preservation (Oso Creek)	Permanent Open Space
East	"RS-6" Single-Family 6	Agricultural, Low-Density Residential	Low-Density Residential
West	"RS-6" Single-Family 6	Vacant	Permanent Open Space, Low-Density Residential
<p>Plat Status: The subject property is not platted. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is partially within the Waldon NOLF (Naval Outlying Landing Field) MCAOD District. MCAOD District; particularly the light and vertical obstruction safety subzones. Code Violations: None.</p>			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
Yorktown Boulevard	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	85-Foot ROW 4 Lanes, No Median/Center Turn Lane
<p>Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 4 <i>Flour Bluff</i> near Waldron Road and Yorktown Boulevard, approximately 2 miles east of the parcel.</p>			

Bicycle Mobility Plan: The subject property is adjacent to a planned 1-Way Cycle Track (Both Sides) mobility infrastructure, along Yorktown Boulevard.

Utilities

Gas: An 8-inch WS (active) grid main exists along the south side of Yorktown Boulevard; and a 2” PE (active) across Yorktown.
Stormwater: Open ditches exist along both sides of Yorktown Boulevard. No infrastructure immediately available.
Wastewater: None exists.
Water: A 42-inch SP (active and public) transmission line exists along Yorktown Boulevard. Construction of a distribution main along parcel frontage on Yorktown Boulevard may be required per IDM 4.03.r.a. “For streets that have 100-ft. or greater ROW width or 4 travel lanes or greater: i. parallel fire protection shall be required. ii. Fire hydrants are required on both sides of the street ROW.”

Corpus Christi Comprehensive Plan (Plan CC)

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) was adopted in 2016.
ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021).
Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.
Wastewater Master Plan: Improvements have been proposed; which, include an 8-inch gravity line east of Roscher Road, along Yorktown Boulevard, to Waldron Road.
Stormwater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure.
Roadway Master Plan: Improvements have been proposed; which, includes widening of the Yorktown right-of-way, designated and proposed as a secondary arterial.

Public Notification

Number of Notices Mailed	4 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: April 16, 2025
City Council 1st Reading/Public Hearing Date: June 24, 2025
City Council 2nd Reading Date: July 8, 2025

Background:
 The subject property consists of a 50-foot by 92-foot parcel designated for lease to accommodate a telecommunication tower at the southeast corner of a 4.88-acre tract. The parent tract is located

along the south side of Yorktown Boulevard, an A2-class arterial road in the Flour Bluff area, with Oso Creek forming its eastern boundary.

Records from the Nueces County Appraisal District indicate no existing structures, while city records designate the land use as vacant. The site also features estuarine and marine wetlands along the coast. Over three-quarters of the property falls within the X.02 flood zone, with the remainder classified in the AE flood zone, extending along Yorktown Boulevard and Oso Creek. The proposed tower location appears to partially lie within the vertical obstruction safety subzone of Waldon Base.

The surrounding properties are zoned RS-6 (Single-Family 6 District). To the north, across Yorktown Boulevard, the parcels are vacant. The property to the east has an agricultural land use, while the that to the west—similar to the subject property—is currently vacant. Oso Creek, to the south, holds a conservation/preservation designation.

The applicant is seeking a special permit for the development of a wireless telecommunication facility, which will feature an 85-foot monopole tower. While monopole towers are capped at 85 feet, they still require special permit approval.

Within the RS-6 Single-Family 6 Residential District, primary uses include single-family detached homes and group homes, with a limited number of public and civic uses permitted—subject to restrictions designed to preserve neighborhood character. Wireless telecommunication towers, classified as major utilities, are permitted under specific limitations and require a special permit to ensure compatibility with adjacent properties and overall neighborhood aesthetics. The granting of a special permit does not modify existing permitted uses nor waive underlying zoning regulations,

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 state-of-the-art broadband and telecommunications services.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Promote the monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

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

The proposed rezoning is consistent with the Flour Bluff ADP ; however is not consistent with the FLUM designation of Low-Density Residential. However the proposed tower creates equitable opportunities for all Flour Bluff residents by promoting the development of reliable electrical as well as broadband fiber optic, and 5G communication networks to attract new businesses, remote office-less workers, as well as encourage existing businesses to expand their operations while remaining in Flour Bluff.

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 the future land use designation of low-density residential.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties and to the surrounding character.
 - The sleek, space-efficient monopole tower with co-location capacity for 2 additional carriers, will have limited visual impact on the surrounding area, preserve the scenic view of the creek, and will not be disruptive to military operations at the proposed height.
 - It's a necessary infrastructure that will support developments of all nature with today's technological advancements; and its need has been made more urgent with the approved Land Development applications for the 100-acre and more Oso Creek development immediately north of the Oso Creek, which will include residential, public/civic, and commercial uses.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied.
 - Safety standards for this development have been resolved with structural adjustments as mandated by the Unified Development Code for tower placement along an arterial and within a residential district.
 - The property is well positioned to supplement any existing 5G infrastructure, given minimal environmental interferences, and the absence of infrastructure within industry spacing standards.
- In evaluating the applicant's request, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.
 - The comprehensive plan prioritizes state-of-the-art broadband and telecommunication to enhance quality of life, foster innovation, and support economic growth; aligning with the Flour Bluff area development plan.
 - The special permit request for the wireless telecommunications tower reflects a proactive planning strategy, which Plan CC encourages, ensuring readiness before the Oso Creek development materializes.
 - Unlike older wireless telecommunication technologies (4G and its predecessors), 5G infrastructure requires closer spacing—typically 1-2 miles apart—which the area lacks in an over-2-mile stretch in all directions. There are few 5 G-capable towers, and the proposed structure will support 4G compatibility.
 - Telecommunications infrastructure faces growing strain due to advancements in smart appliances, home automation, telehealth, gaming, smart cities, and navigation systems, reinforcing the need for expanded capacity and future-proof solutions.

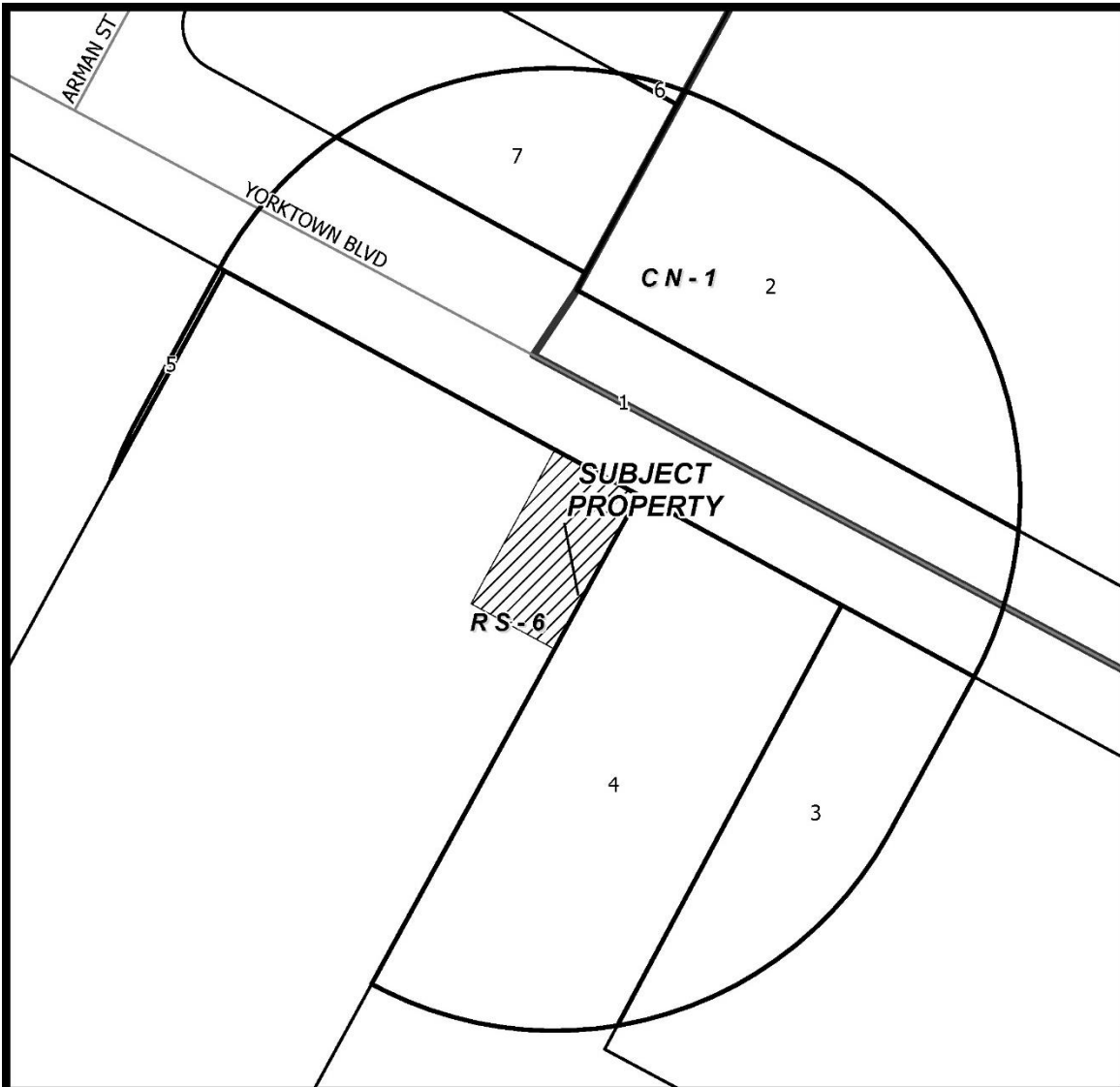
Staff Recommendation:

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/SP" Single-Family 6 District with a Special Permit.

Attachment(s):

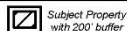
- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan
- (D) Existing Wireless Telecommunication Tower Sites

(B) Existing Zoning and Notice Area Map



CASE: ZN8545
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		



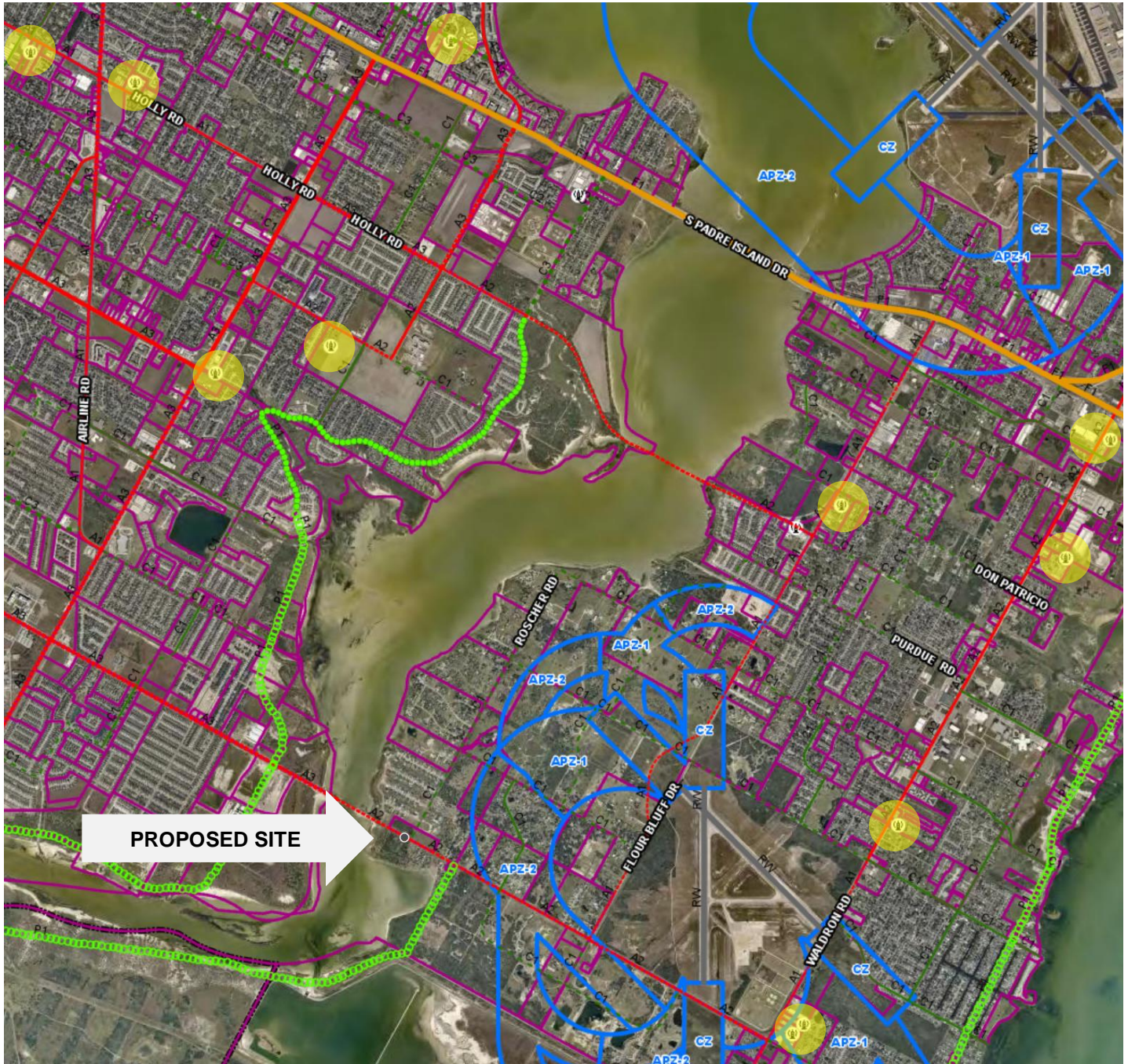
4 Owners within 200' listed on attached ownership table



X Owners in opposition



(D) Existing Wireless Telecommunication Tower Sites



 Existing Towers

Zoning Case ZN8545



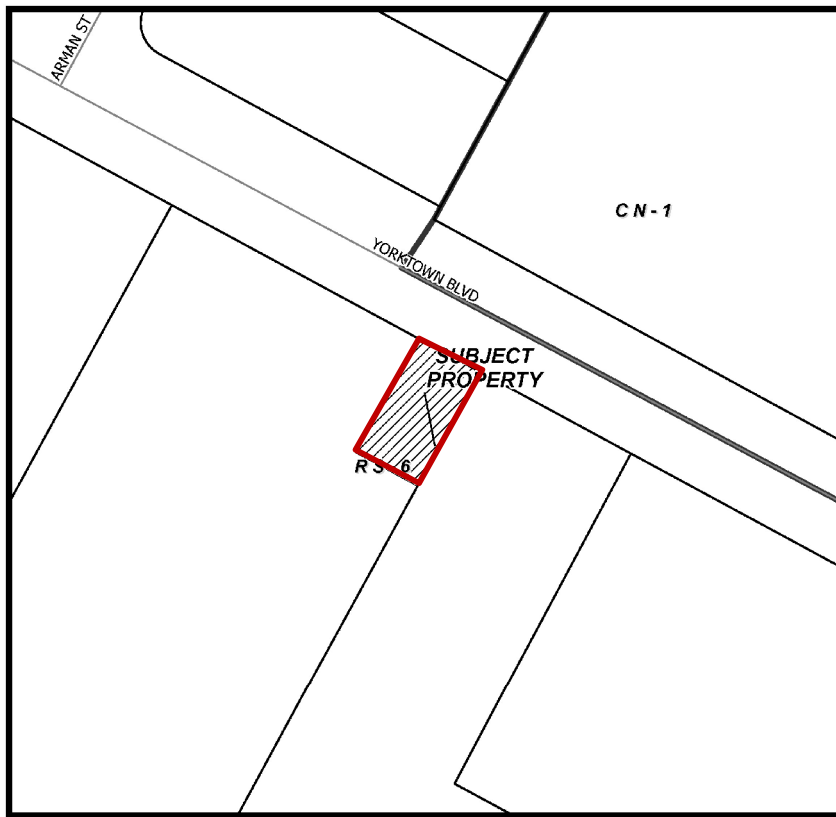
M & R Home Solutions Inc
District 4

Rezoning for a property at or near
2345 Yorktown Boulevard
From the "RS-6" Single-Family 6 District
To the "RS-6/SP" Single-Family 6 District
with a Special Permit



Planning Commission
April 16, 2025

Zoning and Land Use



Proposed Use:

To allow a wireless telecommunication facility, featuring a tower of 85 feet in height.

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

Low-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Transportation, Vacant; Zoned: RS-6

South: Conservation/Preservation; Zoned: RS-6

East: Agricultural, Low-Density Residential;
Zoned: RS-6

West: Vacant; Zoned: RS-6

Public Notification

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

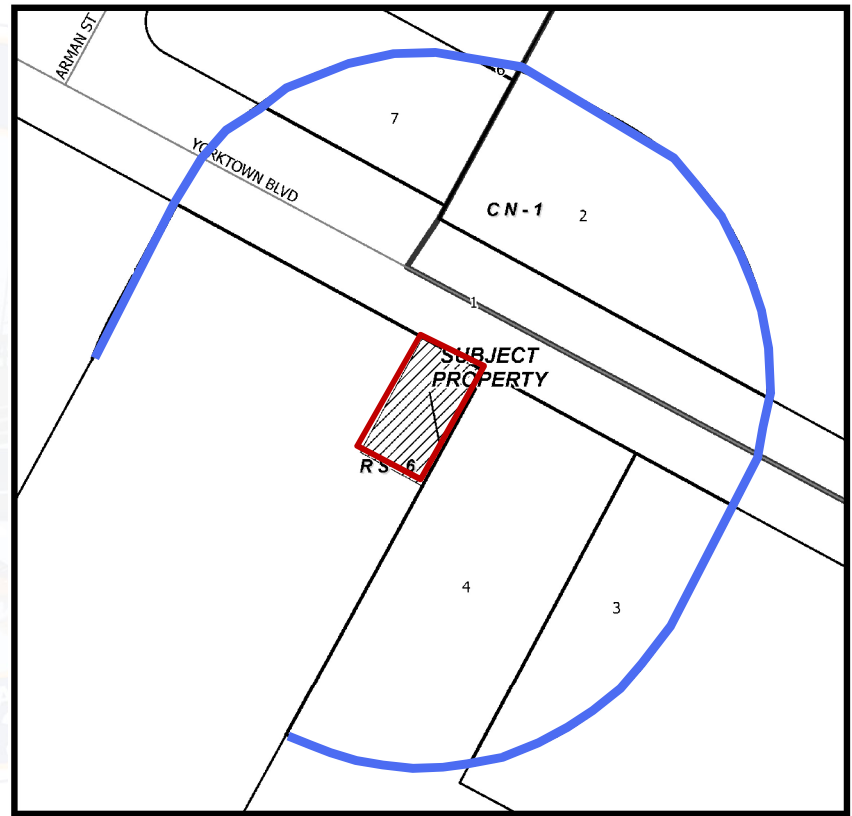
Notification Area



Opposed: 0 (0.00%)



In Favor: 0 (0.00%)

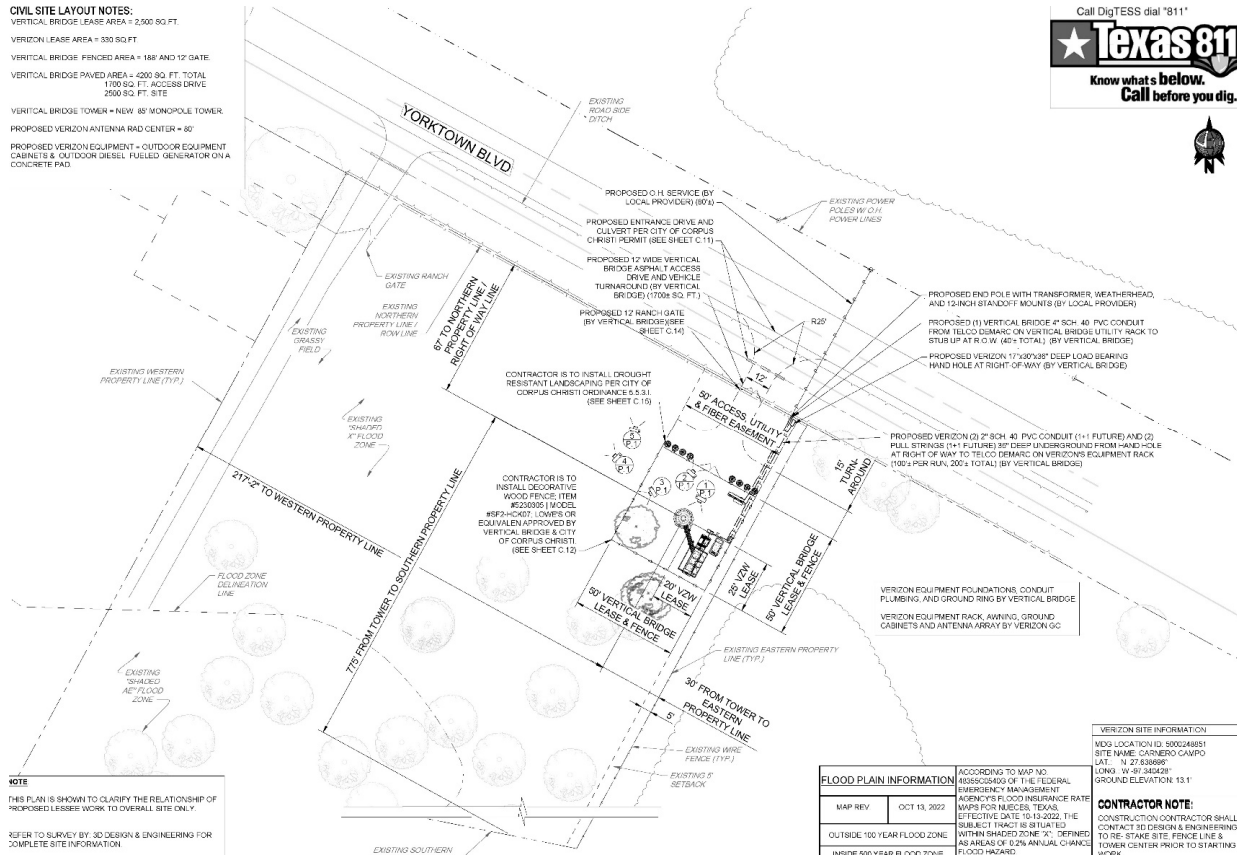


**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



Approved Site Plan

CIVIL SITE LAYOUT NOTES:
 VERTICAL BRIDGE LEASE AREA = 2,500 SQ. FT.
 VERTICAL BRIDGE LEASE AREA = 330 SQ. FT.
 VERTICAL BRIDGE FENCED AREA = 18' AND 12' GATE.
 VERTICAL BRIDGE PAVED AREA = 200 SQ. FT. TOTAL
 1100 SQ. FT. ACCESS DRIVE
 2000 SQ. FT. SITE
 VERTICAL BRIDGE TOWER = NEW 85' MONOPOLE TOWER
 PROPOSED VERTICAL BRIDGE ANTENNA RAD CENTER = 80'
 PROPOSED VERTICAL BRIDGE EQUIPMENT - OUTDOOR EQUIPMENT
 CABINETS & OUTDOOR DIESEL FUELED GENERATOR ON A
 CONCRETE PAD



NOTE
 THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF
 PROPOSED LESSOR WORK TO OVERALL SITE ONLY.
 REFER TO SURVEY BY SD DESIGN & ENGINEERING FOR
 COMPLETE SITE INFORMATION.

FLOOD PLAIN INFORMATION	
MAP REV	OCT 13, 2022
OUTSIDE 100 YEAR FLOOD ZONE	

ACCORDING TO MAP NO. 805502400 OF THE FEDERAL
 EMERGENCY MANAGEMENT
 AGENCY'S FLOOD INSURANCE RATE
 MAPS FOR NUECES, TEXAS,
 EFFECTIVE DATE: 10-13-2022, THE
 SUBJECT TRACT IS SITUATED
 WITHIN SHADZON ZONE "X", DEFINED
 AS AREAS OF 0.2% ANNUAL CHANCE
 FLOOD HAZARD.

VERTICAL BRIDGE INFORMATION
 MDS LOCATION ID: 50024851
 SITE NAME: CASNERO CAMP
 LAT: N 27.886899
 LONG: W 97.865699
 GROUND ELEVATION: 13.1

CONTRACTOR NOTE:
 CONSTRUCTION CONTRACTOR SHALL
 CONTACT SD DESIGN & ENGINEERING
 TO RE-STATE SITE FENCE LINE &
 TOWER CENTER PRIOR TO STARTING
 WORK

Staff Analysis and Recommendation

- The proposed rezoning is generally consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, is inconsistent with the future land use designation of low-density residential.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties and to the surrounding character; and the amendment will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied.

STAFF RECOMMENDS APPROVAL