



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, September 17, 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: Commissioners Budd & Munoz (9.3.2025 Meeting)

IV. Approval of Minutes: September 3, 2025 Meeting Minutes

1. [25-1486](#) Planning Commission Meeting Minutes DRAFT 9.3.2025

Attachments: [9.3.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. Plat

2. [25-1440](#) PL8886
FINAL - Laughlin Subdivision
Lot 16A & 16B, Block 3
(0.49 Acres)
- (District 2) Generally located at 3414 Houston Street, north of Houston Street and east of Kostoryz Road.
- Attachments:** [PL8886FinalPlatCoverTab](#)
[PL8886ClosedCommentReport](#)
[PL8886LatestPlat](#)
3. [25-1484](#) PL8892
FINAL - LEXINGTON PLACE
Lot U
(0.22 acres)
- (District 3) Generally located at 4921 Kostoryz Road, west of Kostoryz Road and south of McArdle Road.
- Attachments:** [PL8892CoverTabFinal](#)
[PL8892 Closed Comment Report](#)
[PL8892LatestPlat](#)

B. Plat Extension

4. [25-1485](#) 22PL1109
FINAL - London Towne Unit 9A
(18.42 acres)
- (OCL) Generally located south of Farm-to-Market Road 43 and north of County Road 33
- Attachments:** [Cover Txt Tab-Time Ext 2025](#)
[Extension of Time - Final Plat.pdf \(1\).crdownload](#)
[Approved plat 9-21-22](#)

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@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, September 3, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chair Mandel (8.20.2025 Meeting)

Commissioner Miller made a motion to approve the absence of Vice Chair Mandel. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: August 20, 2025 Meeting Minutes

Commissioner Hedrick made a motion to approve the meeting minutes from August 20, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-1427](#) Planning Commission Meeting Minutes DRAFT 8.20.2025

Attachments: [8.20.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, 4, & 5 into record. The plat and time extension will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced item 7 into record and staff recommend denial, and in lieu thereof, approval to the "CN-1/SP" Neighborhood Commercial District with a Special Permit.

Commissioner Hedrick asked regarding the special permit restriction items allowed in the zone. Andrew Dimas explained the slide in detail. Commissioner Hedrick asked if they would be allowed only to sell cars and not work on, for example, an oil change. Andrew Dimas stated they could do an oil change and any other light maintenance with is allowed in the "CN-1/SP" Neighborhood Commercial District with a Special Permit..

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

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

A. Plat

2. [25-1396](#) PL8866
 REPLAT - Bank Park Plaza
 Lots 1R & 8R, Block 2
 (4.01 Acres)

(District 2) Generally located at 4215 S. Staples Street, south of Staples Street and east of Everhart Road.

Attachments: [PL8866 Replat PlatCoverTab](#)
 [PL8866ClosedCommentReport](#)
 [PL8866LatestPlat](#)

3. [25-1399](#) PL8856
 REPLAT - Nueces Gardens No. 2
 Lots 50A, 50B, 50C, and 50D
 (6.35 acres)

(District 1) Generally located at 4137 Starlite Lane, northwest of Starlite Lane between Starlite Lane and Leonard Drive.

Attachments: [PL8856ReplatCoverTab](#)
 [PL8856ClosedCommentReport](#)
 [PL8856LatestPlat](#)

4. [25-1381](#) PL8878
 FINAL PLAT - Laughlin Subdivision
 Lot 22A, Block 3
 (0.50 Acres)

(District 2) Generally located at 3308 Houston Street, north of Houston Street and east of Kostoryz Road.

Attachments: [PL8878FinalPlatCoverTab](#)
 [PL8878ClosedCommentReport](#)
 [PL8878LatestPlat](#)

B. Plat-Time Extension

5. [25-1433](#) 21PL1015
PRELIMINARY - Pin Oak Terminal
(227.22 acres)

(District 1) Generally located at 6630 Agnes Street (Highway 44), on the northeast corner of Hopkins Road and Agnes Street.

Attachments: [21PL1015 Cover Txt Tab-Time Ext 08.26.25-1](#)
 [Time Extension Request -20250818](#)
 [PC Memo Pin Oak Terminal Sidewalk Waiver.pdf.crdownload](#)
 [21PL1015 Preliminary Plat APPROVED](#)

C. Zoning

6. [25-1415](#) Zoning Case No. ZN8823, Corpus Project, LLC. (District 4). Ordinance rezoning a property at or near 125 Glenoak Drive from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8823 Corpus Project LLC](#)
 [ZN8823 Corpus Project LLC](#)

Andrew Dimas, Development Services introduced item 6 into record the rezoning of property at or near 125 Glenoak Drive from the “RS-6 Single-Family 6 District to the “RM-1” Multifamily District and the “CN-1” Neighborhood Commercial District. Staff is recommending approval.

Andrew Dimas stated there were six notices received in opposition of the rezoning of the property.

Commissioner Miller asked about the lots not included in the rezoning area. Andrew Dimas stated that they are separately owned. Commissioner Miller asked if those properties were built out already and Andrew Dimas stated they were not.

Commissioner Cantu mentioned that on the south side of the property there looks to be a body of water. Andrew Dimas stated there are retention and tidal ponds on the property which tend to fill up due to overflow of water. He also stated there has never been an instance were a habitable structure has been built into a wetland.

Commissioner Teichelman asked if lots 21, 22, 23 would have to conform to the new zoning. Andrew Dimas stated no, and they would remain “RS-6”.

Commissioner Hedrick asked if the property is rezoned "RM-1" they could still build single family, but would they be able to build "RS -4.5" or smaller. Andrew Dimas stated this would not be allowed by UDC. He stated the minimum lot size is 6,000 sq ft so they could not go lower if granted "RM-1"

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

The following spoke in opposition of the rezoning during public comment:

Michael Parker

Ken Karrer

Andrew Hill

Cheryl Stubblefield

Lori Meredith

John Stubblefield

Randall White

Ken Brown with Brown & McDonald, PLLC. appeared on behalf of the applicant. He stated the issues brought up with drainage, roadways and utilities have all been addressed in the pre-planning stages. He stated that plats of commercial and residential have been designed and will be submitted if the zoning is passed. Ken Brown stated they intend to build 26 duplexes (52 units total) which is three units per acre. The commercial property would be in range of 8,000 sq feet and would likely have 4 users in the property space.

Chairman Salazar-Garza stated the developer would have to accommodate the older development that is there already in the area in order to not cause any drainage issues.

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

Commissioner Miller stated all the public comments heard today are of concern but those are items that will be addressed during the platting phases. He stated this is being brought forth today to the commission to determine if this property is appropriate to be rezoned.

Chairman Salazar-Garza stated this is just a recommending board and the citizens' concerns could be taken to council when the zoning case is presented at future date.

Commissioner Miller made a motion to approve agenda item 6 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

7. [25-1416](#) Zoning Case No. ZN8853, Eduardo Gonzalez (District 3). Ordinance rezoning a property at or near 4921 Kostoryz Road from the "RS-6" Single-Family 6 District to the "CG-1" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and in lieu thereof, approval to the CN-1/SP).

Attachments: [ZN8853 Eduardo Gonzalez](#)
 [ZN8853 Eduardo Gonzalez](#)

VI. Director's Report: None

VII. Future Agenda Items

Andrew Dimas stated UDC amendments and proposed fee adjustments would be presented to the commission soon.

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:36 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 17, 2025**

PL8886

FINAL – Laughlin Subdivision

Lot 16A & 16B, Block 3
(0.49 Acres)

(District 2) Generally located at 3414 Houston Street, north of Houston Street and east of Kostoryz Road.

Zoned: RS-6

Owner: Emilio G. Canales and Margaret P. Canales

Surveyor: Brister Surveying

The applicant proposes to final plat 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**.

**Merged Document Report****Application No.: PL8886**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 8-26.pdf

Comment Author Contact Information:

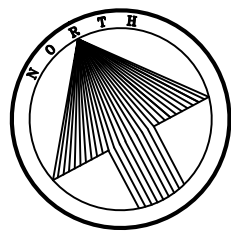
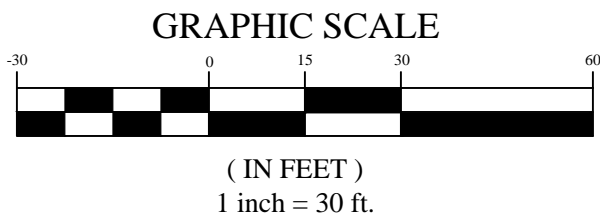
Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Justin Phung	justinp2@cctexas.com	361-826-1896
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Alex Harmon : DS	Closed	City GIS records indicate there is a 5' U.E. also on Lot 16A and Lot 16B in the rear. Show easement.	
1	P001	Note	Mark Zans : LD	Closed	Park fee: 462.50 x 2 = \$925.00	
2	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynthia Salazar-Garza. Change Chairman to Chairperson.	
3	P001	Note	Mark Zans : LD	Closed	Change Y.R. to B.L. (staying consistent).	
4	P001	Note	Mark Zans : LD	Closed	Change Y.R. to B.L. (staying consistent).	
7	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
8	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	



PLAT OF LAUGHLIN SUBDIVISION BLOCK 3, LOTS 16A & 16B

BEING A FINAL PLAT OF A 0.498 ACRE TRACT OUT OF UNRECORDED BLOCK 3, LOT 16, J. N. LAUGHLIN AND ALSO BEING OUT OF LOT 3, SECTION B, PAISLEY SUBDIVISION OF THE HOFFMAN TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME A, PAGE 28, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 0.498 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003066162, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

WE, EMILIO G. CANALES AND MARGARET P. CANALES, 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 _____, 2025.

EMILIO G. CANALES
OWNER

MARGARET P. CANALES
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EMILIO G. CANALES AND MARGARET P. CANALES, 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 _____, 2025.

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 _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

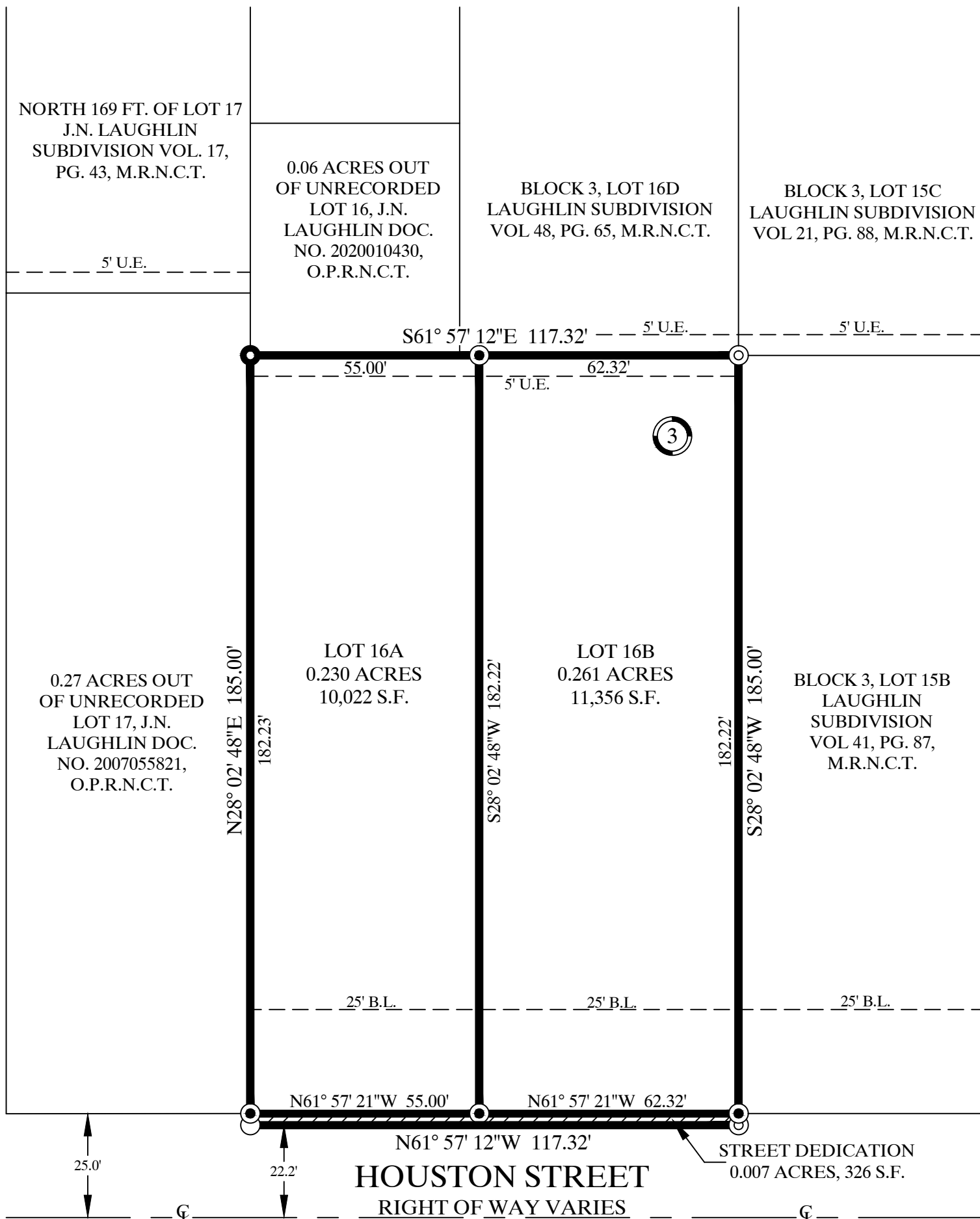
MICHAEL DICE
SECRETARY

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.

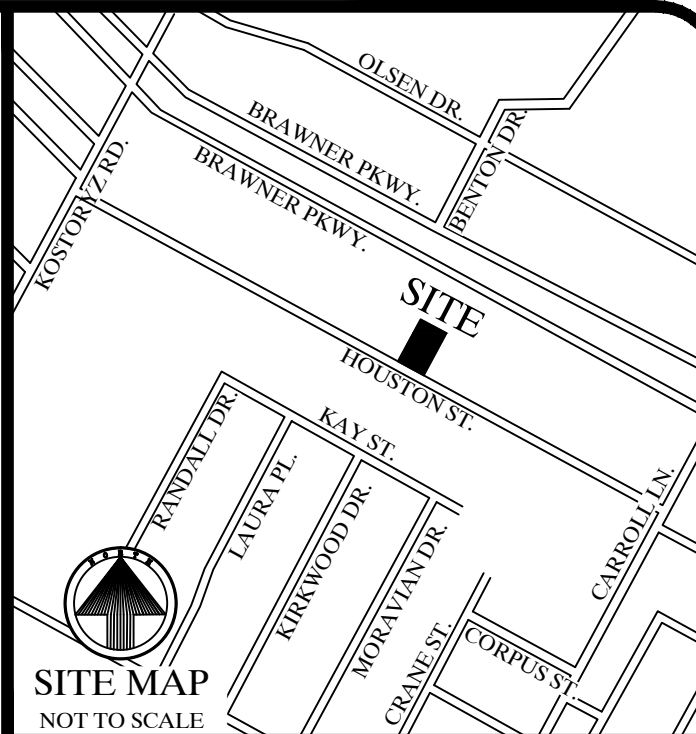
THIS THE _____ DAY OF _____, 2025

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



NOTES:

- 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.
- 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.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.498 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 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.



Brister Surveying

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

LEGEND:

B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
NE = NORTHEAST
O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
SW = SOUTHWEST
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

- ⊙ = SET 5/8" RE-BAR
- ⊕ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE
- = FOUND DRILL HOLE

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

BRIA 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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 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: 26 AUGUST 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 17, 2025**

PL8892

FINAL – LEXINGTON PLACE

Lot U

(0.22 acres)

(District 3) Generally located at 4921 Kostoryz Road, west of Kostoryz Road and south of McArdle Road.

Zoned: RS-6

Owner: Eduardo Garcia Gonzalez

Engineer/Surveyor: Brister Surveying

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



Merged Document Report

Application No.: PL8892

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 9-8.pdf
Application.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Elena Buentello	elenab@cctexas.com	361-826-3598
Mina Trinidad	minar@cctexas.com	361-826-3259
Caleb Wong	calebw@cctexas.com	361-826-3392
Alex Harmon	alexh2@cctexas.com	361-826-1102

[General Comments](#)

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

[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	1	Note	Elena Buentello : DS	Closed	Confirm with applicant the 30-day review, the applicant will not have the opportunity to revise submission and address TRC comments. The plat will go straight to PC.	
2	1	Note	Mina Trinidad : DS	Closed	On the application, you selected "30-day plat review" please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	
6	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW:</p> <p>1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>3. 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.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>4. All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>5. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>6. Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual. A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>7. Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age.</p> <p>New streets (Any street 0-6 years and / or PCI \geq 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb-to-curb repair.</p> <p>Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	

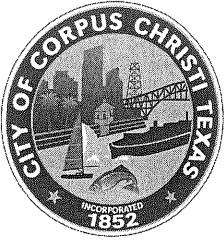
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees are to be implemented as the plat describes the rezoning of the lot into commercial for the purpose of "vehicular sales." As such, since no newly proposed residential dwelling units are to be constructed, no fees are to be applied. If this changes, please update in order to properly administer correct fees.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is along but not immediately adjacent to any CCRTA bus stop or bus stop equipment.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 1-7</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. There does not appear to be a hydrant within this distance. A hydrant will be required.</p> <p>3. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>4. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. Therefore the hydrant across the street is not accessible.</p> <p>5. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water source</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>6. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 8-15</p> <p>8. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>9. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>12. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>14. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>15. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater</p>	
13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 16-24</p> <p>16. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>17. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>18. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>19. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>20. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>21. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>22. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>23. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>24. Commercial development of the property will require further Development Services review.</p>	
14	P001	Note	Mina Trinidad : DS	Closed	The re-platting of this property does not align with UDC Article 7.1.1.A.2. Access and Circulation as there is a lot behind the subject property that has no access to Kostoryz Road.	
15	P001	Note	Mina Trinidad : DS	Closed	Change proposed lot name to "Lot U-1R"	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	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). Approved Wastewater: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Approved	
17	P001	Note	Mina Trinidad : DS	Closed	General note #7 should read, "Comply with UDC 8.2.8.A."	
18	P001	Note	Mina Trinidad : DS	Closed	The Build Line for the adjacent property can be removed.	
19	P001	Note	Mina Trinidad : DS	Closed	"UE" in legend can be removed as there are no Utility Easements on subject property.	
20	P001	Note	Mina Trinidad : DS	Closed	Per Andrew Dimas, plat can move forward.	
4	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
5	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	



APPLICATION FOR LAND SUBDIVISION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: _____ Grid/Map No.: _____

Planning Commission Hearing Date: _____

1. Applicant: Eduardo Garcia Gonzalez
Telephone: 361 533-2541 EMAIL: lalogarcia12@hotmail.com
Address: 2829 Gollihar Rd
Status of Applicant: Owner: ☒ Other: (specify) _____

2. Engineer/Surveyor: Brister Surveying Telephone: 361 850-1800
Address: 5506 Cain Dr. EMAIL: bristersurveying@corpus.twcbc.com
Contact Person: Mike Collier Telephone: 361 850-1800

3. Owner: Same as applicant Telephone: (____) _____
Address: _____
Type of Ownership: ☐ Sole ☐ Partnership ☐ Corporation
Other: _____

4. Preliminary Plat: _____ Final Plat: ☒ Amending/Vacating Plat: _____ Replat: _____
Proposed Subdivision Name: Lexington Place
Location: 4921 Kostoryz Acreage: 0.221 acres
Legal Description: Lexington Place, SE half of SW 66 feet Lot U
Land Use: (Existing) Vacant (Proposed) Commercial
Zoning: (Existing) RS-6 (Proposed) C6-1
Tax I.D. No.: 4425-0015-0130
Proposed No. of Lots: 1 Plat review: 30-day ☒ 60-day ☐
Reason for plat/replat: To build small car lot

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

Office Use Only

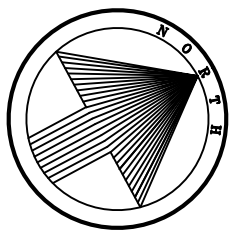
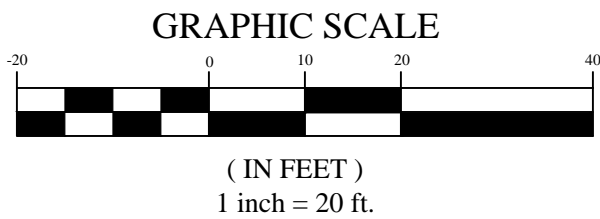
Date Rcvd: _____
Received by: _____
Filing Fee: _____
Recording Fee: _____
Type Plat: _____
ADP: _____ CT: _____
Comments: _____
District: _____

PRELIMINARY:
Denied: _____
Approved: _____

FINAL:
Denied: _____
Approved: _____

RECORDED:
Date: _____
Volume: _____
Page: _____

SEE REVERSE SIDE



PLAT OF LEXINGTON PLACE LOT U-1R

BEING A FINAL PLAT OF A 0.221 ACRE TRACT, BEING THE SOUTHEAST HALF OF THE SOUTHWEST 66 FEET OF LOT U, "LEXINGTON PLACE", AS SHOWN ON A MAP RECORDED IN VOLUME 9, PAGES 7 - 8, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020025506, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, EDUARDO GARCIA GONZALEZ, DO HEREBY CERTIFY THAT I AM THE OWNER 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 _____, 2025.

EDUARDO GARCIA GONZALEZ,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EDUARDO GARCIA GONZALEZ, 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 _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

BRIA 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 BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2025

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
SECRETARY

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 _____, 2025

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

SOUTHWEST HALF OF
SOUTHWEST 66' LOT U
LEXINGTON PLACE VOL. 9,
PGS. 7 - 9, M.R.N.C.T.
DOC. NO. 2024024660,
O.R.N.C.T.

N28° 16' 59"E 66.00'

LOT U-1R
0.221 ACRES
9,620 S.F.

N61° 43' 01"W 145.75'

S61° 43' 01"E 145.75'

NORTHEAST 54' OF LOT U
LEXINGTON PLACE VOL. 9,
PGS. 7 - 9, M.R.N.C.T.
DOC. NO. 2024022012,
O.R.N.C.T.

25' B.L.

FOUND 5/8" RE-BAR IN NW
ROW OF KOSTORYZ RD.
BEARS S28° 16' 59"W 245.84'

S28° 16' 59"W 66.00'

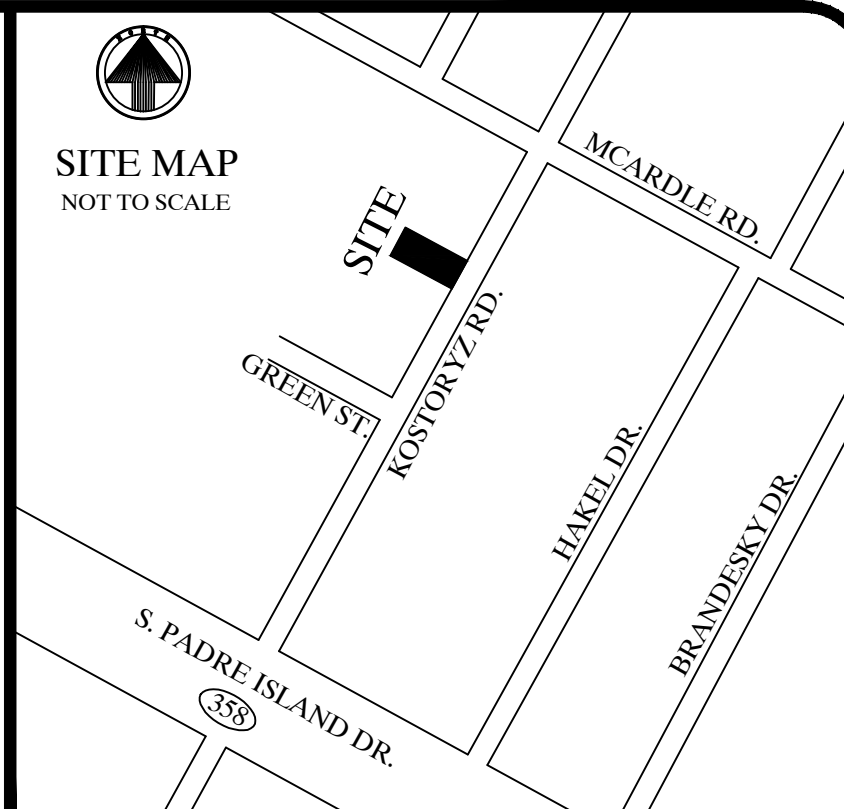
KOSTORYZ ROAD
80' RIGHT OF WAY

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● = SET 5/8" RE-BAR
⊙ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER NO ACCESS



SITE MAP
NOT TO SCALE



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

NOTES:

1. 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 RECREATIONAL" 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.
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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 8.2.8.A., 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

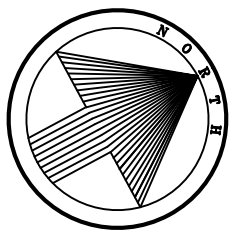
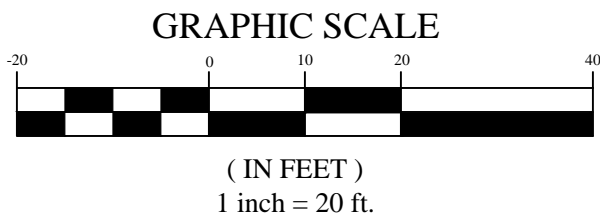
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____M AND DULY RECORDED IN VOLUME _____, 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: 8 SEPTEMBER 2025



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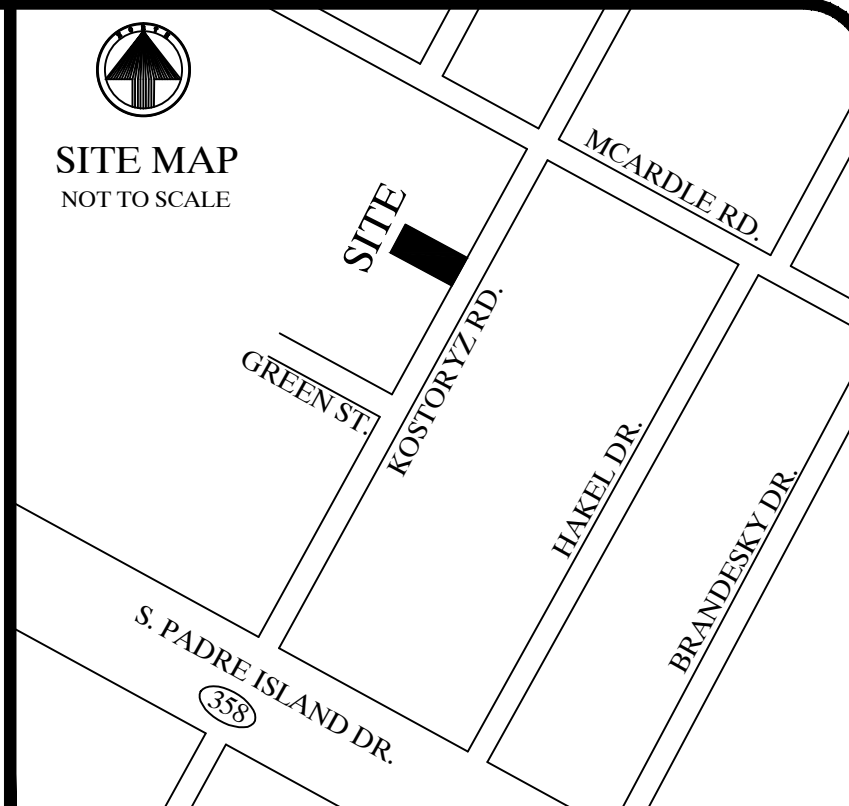
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DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

DATE OF MAP: 8 SEPTEMBER 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
September 17, 2025**

22PL1109

FINAL – London Towne Unit 9A
(18.42 acres)

(OCL) Generally located south of Farm-to-Market Road 43 and north of County Road 33

Owner: Braselton Development Company, LTD

Surveyor: Pape Dawson

Background

In this third time extension request, the applicant states, “The developer is still in the process of reducing their surplus lots in a couple of their subdivisions, which have similar products. They are ready to move forward with this development as soon as their inventory allows.” The Planning Commission originally approved this Final Plat on August 9/21/2022, with the first-time extension approved on 9/7/2023, and the second on 9/20/24. This request is for a 12-month extension.

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

GENERAL PLAT INFORMATION	
Plat Application	22PL1109
Subdivision	London Towne Unit 9A
Original Plat Approved	9/21/2022
Previous Time Extensions Granted	9/7/2023, 9/20/2024
Date of Current Time Extension Request	8/24/2025
Expiration Date	9/20/2025
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	“The developer is still in the process of reducing their surplus lots in a couple of their subdivisions, which have similar products. They are ready to move forward with this development as soon as their inventory allows.”
Phasing	No

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

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

If approved, the new expiration date would be September 17, 2026 – 12 months from the date of the Planning Commission's approval of the extension.

August 25, 2025

Mr. Andrew Dimas, AICP
City of Corpus Christi
2406 Leopard Street
Corpus Christi, Texas 78408

Re: Time Extension Request

London Towne Subdivision, Unit 9A (final plat)
Braselton Development Company, Ltd.
Project No. 21028-03

Dear Mr. Dimas:

The final plat of London Towne Subdivision, Unit 9A is coming up for expiration on September 21, 2025. At this time, we, Pape-Dawson, on behalf of Braselton Development Company, Ltd. would like to request an additional time extension of twelve (12) months for the above referenced project. The developer is finishing up other subdivisions with similar products and currently has a surplus of lots. They will proceed with development of this subdivision as the surplus is reduced. The owner has paid all fees for this request. Please feel free to call if you have any questions or comments.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Mearl Wisheart IV, P.E., CFM
Project Manager

P:\210\28\03\Word\Letters\Extension of Time - Final Plat.docx

General Notes:

1. Total platted area contains 18.42 Acres of Land. (Includes street dedication)
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 yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. All driveways to public streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
5. Direct access to Rombs Street is prohibited from Block 2, Lot 25; Block 7, Lot 61; Block 11, Lots 16 and 17; and Block 12, Lots 17 and 18.
6. Direct access to Jermyn Street is prohibited from Block 15, Lot 18.
7. Direct access to Maldonado Street is prohibited from Block 11, Lot 1
8. Direct access to Brasel Commons Drive is prohibited from Block 9, Lot 10; and Block 10, Lots 1 and 17.
9. Direct access to Eltonne Gardens Drive is prohibited from Block 7, Lot 54.
10. Direct access to London Pirate Road is prohibited from Block 15, Lot 10 and Block 16, Lot 1.
11. Lot 24, Block 2; Lots 60, 80 and 85, Block 7; Lots 1 and 17, Block 10; and Lots 1, 14, 20, 25 and 36, Block 16, will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

Surveyor's Notes:

1. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
2. Existing Flood Map: By graphic plotting only, this property is currently in Zones "B" and "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0505 D, Corpus Christi, Texas, which bears a revised date of June 4, 1987 and it is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0505 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map: This property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, Community Panel Number 48355C0505G bears a revised preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, 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 shown 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.

This the _____ day of _____, 20_____.

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

APPROVED
SEPTEMBER 21, 2022
PLANNING COMMISSION

Plat of
London Towne Subdivision
Unit 9A

being an 18.42 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract; of which the said 18.42 Acre Tract, being situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, and I.&G.N.R.R. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; being a portion of Tract II, described as a 118.126 Acre Tract in a correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.

State of Texas
County of Nueces

American Bank, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, 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: American Bank

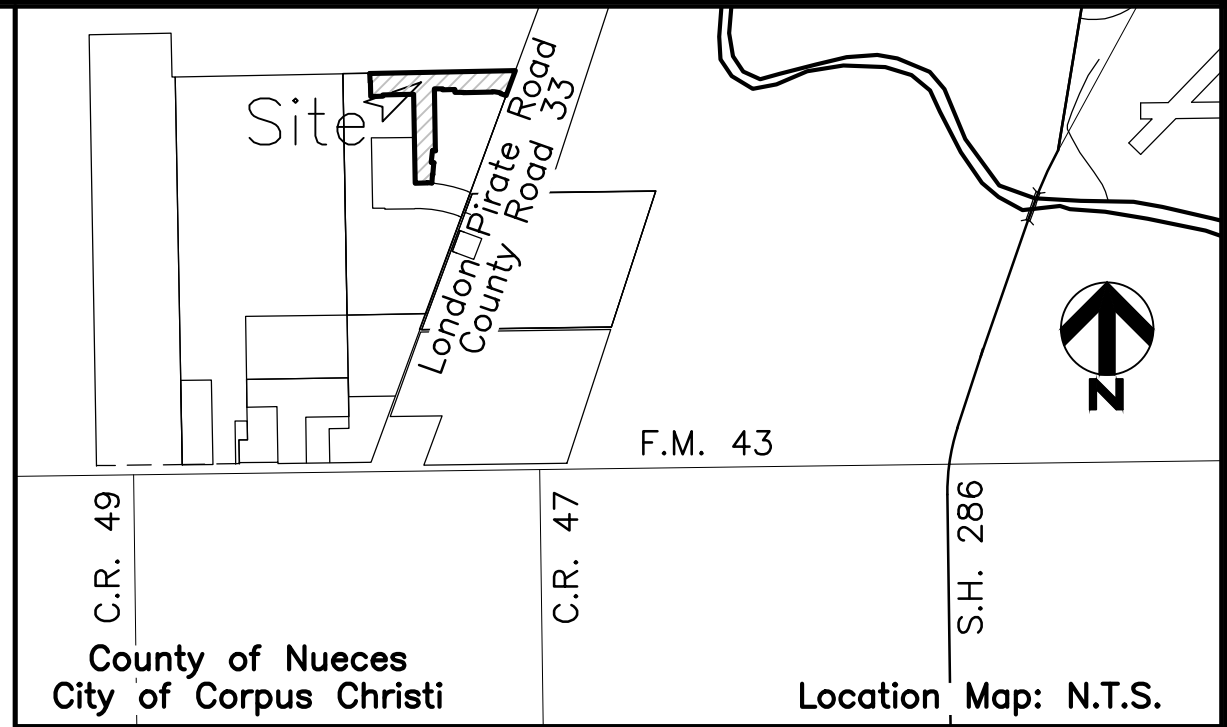
By: _____
Phillip J. Ritley, Senior Lending Officer

State of Texas
County of Nueces

This instrument was acknowledged before me by Phillip J. Ritley, as Senior Lending Officer of American Bank, on behalf of said bank.

This the _____ day of _____, 20_____.

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 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, Texas by the Planning Commission.

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Dan Dibble
Chairman

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 said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

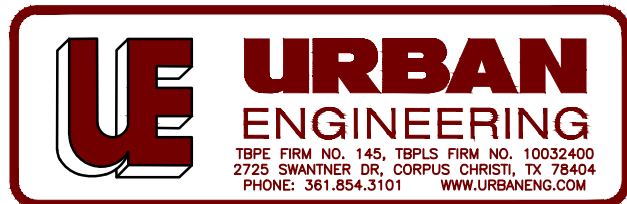
State of Texas
County of Nueces

I, Brian D. Lorentson, a Registered Professional Land Surveyor for Urban Engineering, 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20_____.

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.

Brian D. Lorentson, R.P.L.S.
Texas License No. 6839

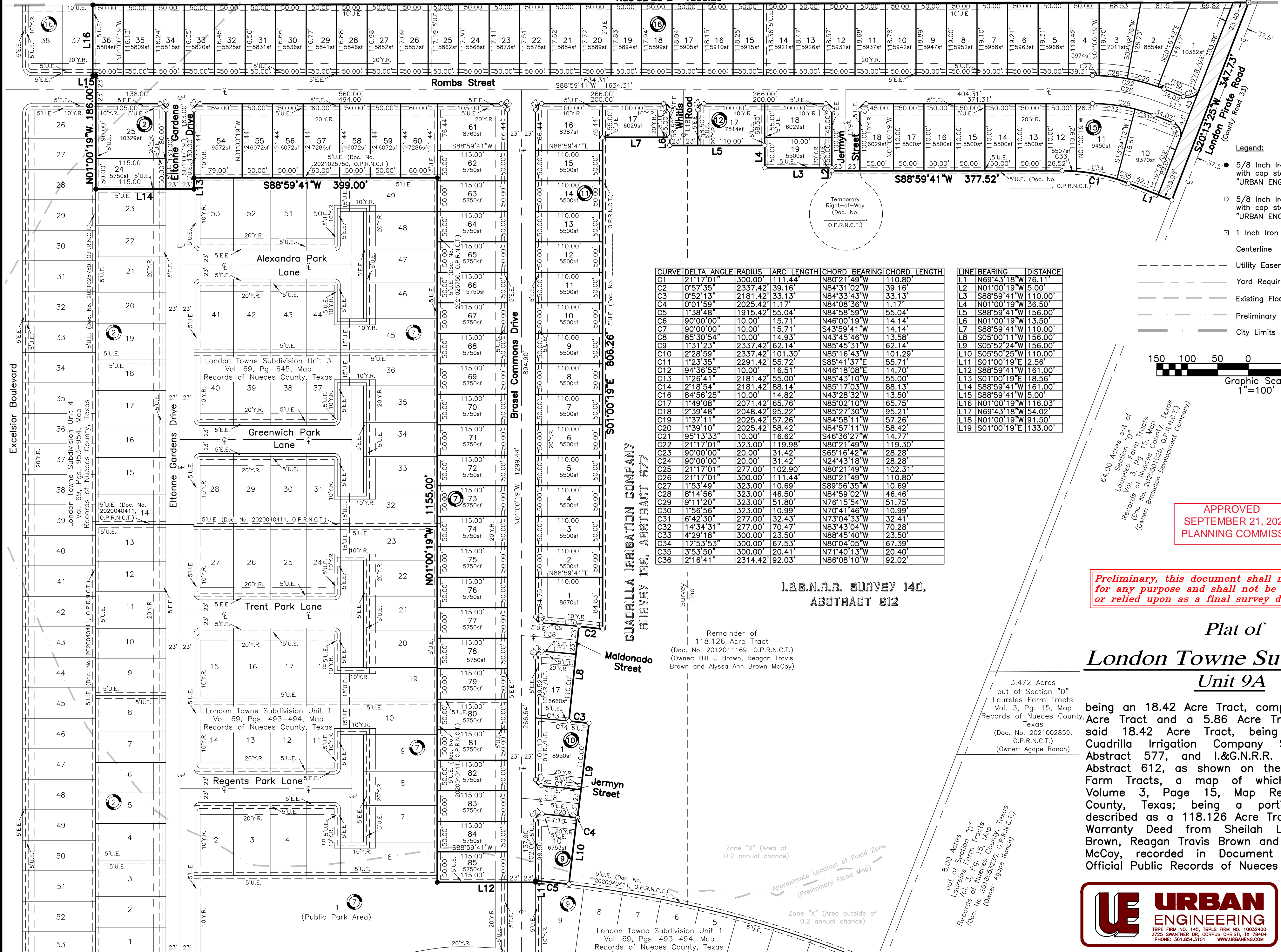


Revised: 8/8/22
Submitted: 6/22/22
SCALE: None
JOB NO.: 42900.C2.01
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

141.66 Acre Tract out of
the Cuadrilla Irrigation Company Survey No. 137, Abstract 579,
and the I.&G.N.R.R. Survey No. 140, Abstract 612
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2021024390, O.P.R.N.C.T.)
(Owner: V2 Ventures, LLC)

N88°52'23"E 1895.25'



Legend:

● 5/8 Inch Iron Rod
with cap stamped
"URBAN ENGR CCTX" Found

○ 5/8 Inch Iron Rod
with cap stamped
"URBAN ENGR CCTX" Set

□ 1 Inch Iron Pipe Found

Centerline

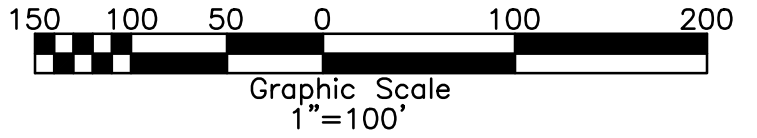
Utility Easement

Yard Requirement

Existing Flood Zone Line (Approximate)

Preliminary Flood Zone Line (Approximate)

City Limits



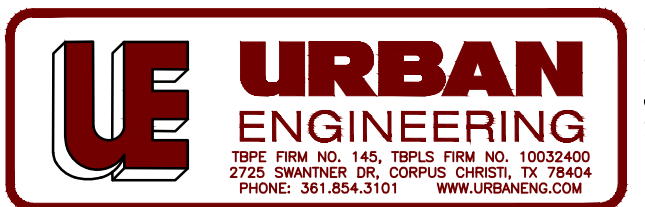
64.00 Acres out of
Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2020001025, O.P.R.N.C.T.)
(Owner: Braselton Development Company)

APPROVED
SEPTEMBER 21, 2022
PLANNING COMMISSION

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.

Plat of
London Towne Subdivision
Unit 9A

being an 18.42 Acre Tract, comprising of a 17.05
Acre Tract and a 5.86 Acre Tract; of which the
said 18.42 Acre Tract, being situated in the
Cuadrilla Irrigation Company Survey No. 139,
Abstract 577, and I.&G.N.R.R. Survey No. 140,
Abstract 612, as shown on the map of Laureles
Farm Tracts, a map of which is recorded in
Volume 3, Page 15, Map Records of Nueces
County, Texas; being a portion of Tract II,
described as a 118.126 Acre Tract in a correction
Warranty Deed from Sheilah London to Bill J.
Brown, Reagan Travis Brown and Alyssa Ann Brown
McCoy, recorded in Document No. 2015011169,
Official Public Records of Nueces County, Texas.



Revised: 8/8/22
Submitted: 6/22/22
SCALE: 1"=100'
JOB NO.: 42900.C2.01
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°17'01"		300.00'	111.44'	N80°21'49"W	110.80'
C2	0°57'35"		2337.42'	39.16'	N84°31'02"W	39.16'
C3	0°52'13"		2181.42'	33.13'	N84°33'43"W	33.13'
C4	0°01'59"		2025.42'	1.17'	N84°08'36"W	1.17'
C5	1°38'48"		1915.42'	55.04'	N84°58'59"W	55.04'
C6	90°00'00"		10.00'	15.71'	N46°00'19"W	14.14'
C7	90°00'00"		10.00'	15.71'	S43°59'41"W	14.14'
C8	85°30'54"		10.00'	14.93'	N43°45'46"W	13.58'
C9	1°31'23"		2337.42'	62.14'	N85°45'31"W	62.14'
C10	2°28'59"		2337.42'	101.30'	N85°16'43"W	101.29'
C11	1°23'35"		2291.42'	55.72'	S85°41'37"E	55.71'
C12	94°36'55"		10.00'	16.51'	N46°18'08"E	14.70'
C13	1°26'41"		2181.42'	55.00'	N85°43'10"W	55.00'
C14	2°18'54"		2181.42'	88.14'	N85°17'03"W	88.13'
C15	84°56'25"		10.00'	14.82'	N43°28'32"W	13.50'
C16	1°49'08"		2071.42'	65.76'	N85°02'10"W	65.75'
C17	2°39'48"		2048.42'	95.22'	N85°27'30"W	95.21'
C18	1°37'11"		2025.42'	57.26'	N84°58'11"W	57.26'
C19	1°39'10"		2025.42'	58.42'	N84°57'11"W	58.42'
C20	95°13'33"		10.00'	16.62'	S46°36'27"W	14.77'
C21	21°17'01"		325.00'	119.98'	N80°21'49"W	119.30'
C22	90°00'00"		20.00'	31.42'	S65°16'42"W	28.28'
C23	90°00'00"		20.00'	31.42'	N24°43'18"W	28.28'
C24	90°00'00"		20.00'	31.42'	N80°21'49"W	102.31'
C25	21°17'01"		277.00'	102.90'	N80°21'49"W	110.80'
C26	21°17'01"		300.00'	111.44'	N80°21'49"W	110.80'
C27	1°53'49"		325.00'	10.69'	S89°56'35"W	10.69'
C28	8°14'56"		325.00'	46.50'	N84°59'02"W	46.46'
C29	9°11'20"		325.00'	51.80'	N76°15'54"W	51.75'
C30	1°56'56"		325.00'	10.99'	N70°41'46"W	10.99'
C31	6°42'30"		277.00'	32.43'	N73°04'33"W	32.41'
C32	14°34'31"		277.00'	70.47'	N83°43'04"W	70.28'
C33	4°29'18"		300.00'	23.50'	N88°45'40"W	23.50'
C34	12°53'53"		300.00'	67.53'	N80°04'05"W	67.39'
C35	3°53'50"		300.00'	20.41'	N71°40'13"W	20.40'
C36	2°16'41"		2314.42'	92.03'	N86°08'10"W	92.02'

126.N.R.R. SURVEY 140,
ABSTRACT 612

Remainder of
118.126 Acre Tract
(Doc. No. 2012011169, O.P.R.N.C.T.)
(Owner: Bill J. Brown, Reagan Travis
Brown and Alyssa Ann Brown McCoy)

3.472 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County,
Texas
(Doc. No. 2021002859,
O.P.R.N.C.T.)
(Owner: Agape Ranch)

8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County,
Texas
(Doc. No. 2010032320, O.P.R.N.C.T.)
(Owner: Agape Ranch)

London Towne Subdivision Unit 1
Vol. 69, Pgs. 493-494, Map
Records of Nueces County, Texas