



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, April 1, 2026

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: (3.18.2026 meeting)-Vice Chairman Munoz

IV. Approval of Minutes: March 18, 2026

1. [26-0481](#) March 18, 2026 Meeting Minutes

V. Consent Public Hearing: Discussion and Possible Action (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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

PAGEBREAK

A. Plats

2. [26-0462](#) PL9049
PRELIMINARY - KASPIAN SUBDIVISION
(99.52 acres)

(District 5) Generally located at 2350 County Road 43 (CR 43), south of Farm-to-Market Road (FM 43) and east of County Road 43.
3. [26-0463](#) PL9165
PRELIMINARY - BERLET ADDITION ANNEX
(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.
4. [26-0428](#) PL9174
REPLAT - PADRE ISLAND NO. 1
Lot 21R, Block 27 (5.21 acres)

(District 4) Generally located at 14614 S Padre Island Drive (SPID) north of White Cap Boulevard, east of SPID and south of State Highway 361.
6. [26-0459](#) PL9128
REPLAT - CANDLEWOOD ANNEX
Lots 23 & 24 Block 4
(4.91 Acres)

(District 4) Generally located at 6402 Holly Road, east of Airline Road and west of Woodbend Drive
7. [26-0467](#) PL9182
FINAL - PATRICK GARDENS
Lot 14C
(0.21 Acres)

(District 1) Generally located 752 Cheyenne Street, south of Morgan Avenue, east of Virginia Avenue and west of Mohawk Street.

B. Zoning

8. [26-0473](#) Zoning Case No. ZN9181, America Alfa Group LCC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family Zoning District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

9. [26-0476](#) Zoning Case No. ZN9180, Zeba LLC (District 2). Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

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



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, March 18, 2026

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

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

III. Convene Beach Dune Committee (Planning Commission)

IV. Call to Order, Roll Call

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

V. PUBLIC COMMENT: None.

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

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

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

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

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

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

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

Andrew Dimas, Development Services introduced item #2 into record. A request for a

Beachfront Construction Certificate (Large-Scale) for proposed construction activities to include a new beach access road and infrastructure on a property generally located on 6510 State Highway 361, between existing Beach Access Roads 1 and 2. (Staff recommends conditional approval).

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. Director's Report: None.

X. Future Agenda Items: None.

XI. Adjournment of Beach Dune Committee

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

XII. Reconvene Planning Commission Meeting

XIII. PUBLIC COMMENT: None.

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

XV. Approval of Minutes: March 4, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Plats

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

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

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

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

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

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

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

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

D. Plat-Time Extension

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

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

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

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

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

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

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

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

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

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

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

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

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

Charles Crawford
Casey Patterson
Mike Broker

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

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

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

XVIII. Director's Report

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

XIX. Future Agenda Items: None.

XX. Adjournment

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9049

PRELIMINARY – KASPIAN SUBDIVISION

(99.52 acres)

(District 5) Generally located at 2350 County Road 43 (CR 43), south of Farm-to-Market Road (FM 43) and east of County Road 43.

Zoned: RS-4.5

Owner: Mostaghasi Investment Trust

Engineer: J. Perales Engineering

The applicant proposes to preliminary plat the lot and intends to develop 422 lots for single-family use throughout 5 units of this development. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9049

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
09 43 & 22 UTILITY PLAN.pdf
PL9049 Kaspian Gas Easements.pdf
01A PLAT APPLICATION.pdf
08 REV KASPIAN SWQMP.pdf
PRELIMINARY PLAT PL9049 - rev 3-18-2026.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

[General Comments](#)

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Application	Note	Mina Trinidad : DS	Closed	Complete Land Subdivision Application by included the proposed number of lots.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	Application	Note	Mina Trinidad : DS	Closed	(Informational) This Plat Application has requested the 30-day review tract. Please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	
3	Application	Note	Mina Trinidad : DS	Closed	Peak Hour Trip (PHT) Form required to be submitted.	
4	Application	Note	Mina Trinidad : DS	Closed	Upon review of the above-referenced plat, staff has determined that the extent of the newly submitted preliminary plat exceeds the criteria of an amending plat. The significant changes warrant the submittal of a new preliminary plat.	
5	Application	Note	Elena Buentello : DS	Closed	<p>Preliminary Plat Amendment Request – Required Next Steps</p> <p>Thank you for submitting your request to amend the existing preliminary plat. After review, staff has determined that the extent of changes in the newly submitted preliminary plat exceeds the criteria for a revision. Significant modifications of this nature require submission of a new preliminary plat.</p> <p>Based on this determination, staff recommends the following actions:</p> <ol style="list-style-type: none"> 1. Withdraw the approved preliminary plat 21PL1117. 2. Submit PL9049 as a new preliminary plat. This will be taken to TRC for review, followed by Planning Commission consideration. 3. Revise the final plat for Unit 1, which will also need to proceed through TRC review and Planning Commission consideration. <p>Please confirm how you would like to proceed so that staff can coordinate the appropriate next steps.</p>	
22	SWQMP	Note	Bria Whitmire : DS	Closed	While sufficient for preliminary plat purposes, is there a concept of how to control the outfall such as to assure post development runoff does not exceed pre development runoff?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
20	U001	Note	Bria Whitmire : DS	Closed	With water/wastewater identified in front of the homes, is rear easement for gas only or for gas and communications? Gas department may have concerns about directionally drilled communications alongside their gas lines so might need to clarify easement purposes.	
21	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Mark Lewis)</p> <ol style="list-style-type: none"> 1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3. 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. 4. 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. 5. 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. 6. Note: An accessible road and a suitable water supply is required before going vertical with any structure. 7. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 8. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 9. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>be provided with an approved area for turning around fire apparatus.</p> <p>10. 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>	
23	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Mark Lewis)</p> <p>9. 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>10. 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>11. It is noted that the intersection of Medio Creek Circle and Red Sea Dr. creates a sharp turn. If the turning radius does not meet our requirements, then this turn will need to be widened for a fire apparatus to negotiate the turn without have to back-up.</p> <p>12. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>13. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>14. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Exceptions:</p> <ul style="list-style-type: none"> - Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. - The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. 	
24	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Mark Lewis) 15. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal. 16. The plat indicated that there will be two points of entry into this subdivision. One being Kaspian Sea Drive and the other Aransas River Dr. It appears that Aransas River Drive is preliminary. As with other reviews, allowance will be made to built up to 50 homes. Once the 51st. home foundation is laid, the Aransas River Drive connection to CR. 43 (Weber Rd.) is to be completed.</p>	
25	U001	Note	Bria Whitmire : DS	Closed	<p>7.5' UE at southern property line does not connect where road goes to the edge of the property. What infrastructure is in this easement that it does not need to continue to connect at Blanco Creek?</p>	
28	U001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Mark Lewis) It is noted that the intersection of Medio Creek Circle and Red Sea Dr. creates a sharp turn. If the turning radius does not meet our requirements, then this turn will need to be widened for a fire apparatus to negotiate the turn without having to back-up The plat indicated that there will be two points of entry into this subdivision. One being Kaspian Sea Drive and the other Aransas River Dr. It appears that Aransas River Drive is preliminary. As with other reviews, allowance will be made to build up to 50 homes. Once the 51st. home foundation is laid, the Aransas River Drive connection to CR. 43 (Weber Rd.) is to be completed.</p>	
31	U001	Note	Mina Trinidad : DS	Migrated	<p>03/06/26 Update: It appears that the 5'UEs on Lots 22 and 23 Blk 23 have been removed on this latest version for submittal. The Gas Department</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>would like to request that these easements be put back on those lots. We need at least one of them for looping/back feed purposes, not sure why they were removed.</p> <p>02/02/26 Update: Gas Department would like to request a 5' UE on Lot 20 BLK 10 and a 5' UE on Lot 12 BLK 14 as shown on attached map. (Under attachments in Customer Portal)</p> <p>Gas Department: (Keith Rodriguez) Please see attached for gas easements requested in red for Kaspian Subdivision.</p>	
38	U001	Note	Mina Trinidad : DS	Migrated	<p>(Informational) CCW: (Edgar Diaz Ruiz) Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). All water improvements to be address during Public Improvements Phase. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p>	
44	Gas Easements	Note	Mina Trinidad : DS	Closed	Gas Easements 02/02/26	
17	P001	Note	Bria Whitmire : DS	Closed	Appears to be an excessive straight away without stop conditions - are any traffic calming measures proposed?	
18	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
19	P001	Note	Bria Whitmire : DS	Closed	This put a residential roadway abutting property to the south which could possibly abut back yards. Possible to keep Lampasas going straight to Blanco Creek with <150' dead end to reduce the impact of this condition?	
26	P001	Note	Bria Whitmire : DS	Closed	Unit 1 is towards FM 43 is it not? Is this note referencing Unit 5?	
27	P001	Note	Bria Whitmire : DS	Closed	This street configuration appears to be very close for fire apparatus. Confirm ability of fire apparatus to maneuver either end of this road section along southern property line.	
29	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Jorge Chavez)</p> <p>ROADWAY MASTER PLAN (RMP) Comments: C3 Collector (East / West), north side of proposed development (Aransas River Drive) As per RMP & Infrastructure Design Manual (IDM) -</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>75 FT ROW dedication required Accompanied Public Improvements for a 75 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table Plat proposed ROW dedication, Aransas River Drive, of 67 FT (Future ROW 75 FT) Clarify, half / half ROW dedication is the typical approach for planed roadways split between two future developments (plats / parcels). Clarify, will this development propose public improvements for the majority of the planned C3 collector, if so , how much? Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 75 FT ROW for review and approval.</p> <p>A3 Arterial (North / South), west side of proposed development (County Road 43) As per RMP & IDM - 130 FT ROW dedication required Accompanied Public Improvements for a 130 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table Plat proposed ROW dedication of 30 FT (County Road 43) Does not meet required proposed ROW as per RMP & IDM requirements Update plat to show ROW dedication as per RMP & IDM requirements Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 130 FT ROW for review and approval.</p> <p>P1 Parkway Collector (North / South), east side of proposed development (next to Storm water dentation area) As per RMP & IDM - 80 FT ROW dedication required Accompanied Public Improvements for an 80 FT ROW, as per IDM Section 6.2.2.B Non-Local Street Standard Table Plat proposed ROW dedication of 80 FT Plat meets required proposed ROW as per RMP & IDM requirements Provide street typical section as per IDM Section 6.2.2.B Non-Local Street Standard Table - 130 FT ROW for review and approval.</p> <p>TRAFFIC Comments: Street typical to reflect criteria as per the City of Corpus Christi Infrastructure Design Manual (IDM), Chapter 6 Local & Non-Local Street Standard Street typical(s), clarify the classification of each</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>proposed typical street section As per the Unified Development Code(UDC) Section 8.2.1.D Two (2) points of external access, minimum, must be provided if the development has more between 81 to 160 buildable lots in a subdivision. Three (3) points of external access, minimum, must be provided if the development has more than 161 buildable lots in a subdivision. Proposed Driveway access for both the development as a whole and individual parcel connecting to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>	
30	P001	Note	Mina Trinidad : DS	Closed	<p>03/09/26 Update: Plat closes within acceptable engineering standards.</p> <p>02/04/26 Update: Plat does not close within acceptable engineering standards.</p> <p>GIS: (Ziba A) Upon review, I was unable to find the bearings and distances for the outer boundary of this property to perform a closure check. Could you please provide a copy of the plat that includes these specific dimensions?</p>	
31	P001	Note	Mina Trinidad : DS	Closed	<p>03/19/26 Update: Comments of the easements being added to the plat is fine.</p> <p>03/06/26 Update: It appears that the 5'UEs on Lots 22 and 23 Blk 23 have been removed on this latest version for submittal. The Gas Department would like to request that these easements be put back on those lots. We need at least one of them for looping/back feed purposes, not sure why they were removed.</p> <p>02/02/26 Update: Gas Department would like to request a 5' UE on Lot 20 BLK 10 and a 5' UE on Lot 12 BLK 14 as shown on attached map. (Under attachments in Customer Portal)</p> <p>Gas Department: (Keith Rodriguez) Please see attached for gas easements requested in red for Kaspian Subdivision.</p>	
32	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCIA: Corpus Christi International Airport has no comments.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
33	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: Plat describes the project scope of 422 Proposed residential dwelling units to applicable lots. As such, fees are to be calculated based on the number of lots (422) provided by the developer. If this number changes, either in addition or subtraction of lots, please contact in order to properly recalculate appropriate fees if necessary. 422 Dwelling Units x \$462.50 = \$195,175.00	
34	P001	Note	Mina Trinidad : DS	Closed	Increase street text within vicinity map	
35	P001	Note	Mina Trinidad : DS	Closed	Revise general note #2. Property is zoned RS-4.5.	
36	P001	Note	Mina Trinidad : DS	Closed	Include receiving waters plat note.	
37	P001	Note	Mina Trinidad : DS	Closed	In the plat notes, include the Fema Flood Information note with the effective date of October 13, 2022.	
38	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Edgar Diaz Ruiz) Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). All water improvements to be address during Public Improvements Phase. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.	
40	P001	Note	Mina Trinidad : DS	Closed	Block 11, Lots 8, 9, & 10 required to show square footage of lot.	
46	P001	Note	Mina Trinidad : DS	Closed	General note #17 can be removed as it is a duplicate of general note #2.	
47	P001	Note	Mina Trinidad : DS	Closed	Add the current owner's name to the plat as well.	
6	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - For future reference, please revise the typical section drawings to be consistent in design with Aransas River, 50' ROW and 60' ROW typical sections. Other typical sections do not match the same format.	
7	P001	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section. PW STR: Was a Geotech report acquired for this area? Without it, we cannot accept the design of the typical sections.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
9	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement. PW STR: Please adjust arrow of one-course surface treatment and prime coat callouts to point between asphalt and base layers for all typical street sections.	
10	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb. PW STR: Please add note to all proposed street sections for consistency.	
11	P001	Note	Caleb Wong : STREET	Closed	PR STR: Will CR 43 be improved? CR 43 is on the Roadway Master Plan and is classified as a secondary arterial (A2) and shall have the appropriate ROW per the IDM Table 6.2.2.B. PW STR: Note on CR 43 typical section refers to IDM Table 6.3.5KA but that table refers to Minor Residential Collectors while CR 43 is slated to be an A2 Arterial. The appropriate table is IDM Table 6.3.5M. Note also mentions that the typical section is for CR 43 within the limits of development. What about off site and how far off site? Will construction of CR 43 reach Weber Rd? Please adjust note.	
12	P001	Note	Caleb Wong : STREET	Closed	PW STR: Kaspian Sea Rd has a label of 70' ROW on a section that is drawn to 60' ROW. What is the reason for the ROW shift and how will that be constructed. Please provide typical section for both ROW proposals. PW STR: Since the medians will be in City/Public ROW, the medians shall be constructed with concrete with no green space. For more information, please contact Public Works Stormwater Department.	
13	P001	Note	Caleb Wong : STREET	Closed	PW STR: What type of divider will be in place between Little River Circle and Oso Parkway? PW STR: A non-mountable curb separation will be required and proper protection implemented between the two streets. In addition, a form of traffic deterrence (bollard or barricade) will need to be installed to prevent vehicles passing though.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
14	P001	Note	Caleb Wong : STREET	Closed	PW STR: King's Lake West subdivisions is directly below. Will Blanco Creek Dr be abutting the backyards of the houses south in the adjacent subdivision?	
15	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
16	P001	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
41	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please add Oso Parkway label to the site map.	
42	P001	Note	Caleb Wong : STREET	Closed	PW STR: Typical 80' ROW typical section shows a 5' sidewalk and a 10' shared bike path. Is the 5' sidewalk callout to denote that 5' of the 10' shared bike path will be for pedestrians?	
43	P001	Note	Caleb Wong : STREET	Closed	PW STR: Oso Parkway typical shows geotextile. Geotextile will need to follow IDM Table 6.3.5E - Geogrid Requirements	



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: Mostaghasi Investment Trust
Telephone: (361) 765-4222 EMAIL: mostaghasig@hotmail.com
Address: 5626 Ocean Drive, Corpus Christi, TX 78412
Status of Applicant: Owner: XX Other: (specify) _____

2. Engineer/Surveyor: J. Perales Civil Engineering/Hayden Surveying Telephone: (361) 728-7188
Address: 5866 S. Staples Street, #315, Corpus Christi, TX 78411 EMAIL: jperales@jperalesengineering.com
Contact Person: Juan Perales, Jr., P.E. Telephone: (361) 728-7188

3. Owner: Mostaghasi Investment Trust Telephone: (361) 765-4422
Address: 5626 Ocean Drive, Corpus Christi, TX 78412
Type of Ownership: Sole Partnership Corporation
Other trust

4. Preliminary Plat: X Final Plat: _____ Amending/Vacating Plat: _____ Replat: _____
Proposed Subdivision Name: Kaspian Subdivision
Location: Nueces County Road 43, approx. 0.6 miles south of F.M. 43 Acreage: 99.517 acres
Legal Description: 99.517 acres out of the South 1/2 of Section No. 6, Laureles Farm Tracts
Land Use: (Existing) agriculture (Proposed) Single family residential
Zoning: (Existing) RS-6 Single Family Residential (Proposed) RS-6 Single Family Residential (no change)
Tax I.D. No.: 4250-0006-0105
Proposed No. of Lots: 422 Plat review: 30-day _____ XX 60-day _____
Reason for plat/replat: The original preliminary plat has been revised and is being submitted as a new preliminary plat per staff direction.

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

SEE REVERSE SIDE

STORMWATER RUNOFF ESTIMATES
 TOTAL PROPERTY AREA = 99.5 ACRES
 OFFSITE CONTRIBUTING AREA = 6.1 ACRES
 EXISTING LAND USE IS CULTIVATED FARMLAND WITH CLAYEY SOIL AND OVERLAND SLOPE < 1%
 RUNOFF COEFFICIENT, C = 0.35
 PER DRAFT DRAINAGE DESIGN MANUAL TABLE 4-1
 ESTIMATED RUNOFF VELOCITY = 1.0 FT/SEC
 PER DRAFT DRAINAGE DESIGN MANUAL EXHIBIT 4-1
 L = 2200 FT.
 TC EXISTING = 36.7 MIN
 I5 EXISTING = $79 / (36.7 + 8.7) 0.794 = 3.82$ IN/HR
 I25 EXISTING = $91 / (36.7 + 8.7) 0.759 = 5.03$ IN/HR
 I100 EXISTING = $99 / (36.7 + 9.4) 0.730 = 6.04$ IN/HR
 Q5 EXISTING = $(0.35)(3.82)(105.6) = 141.2$ CFS
 Q25 EXISTING = $(0.35)(5.03)(105.6) = 185.9$ CFS
 Q100 EXISTING = $(0.35)(6.04)(105.6) = 223.2$ CFS

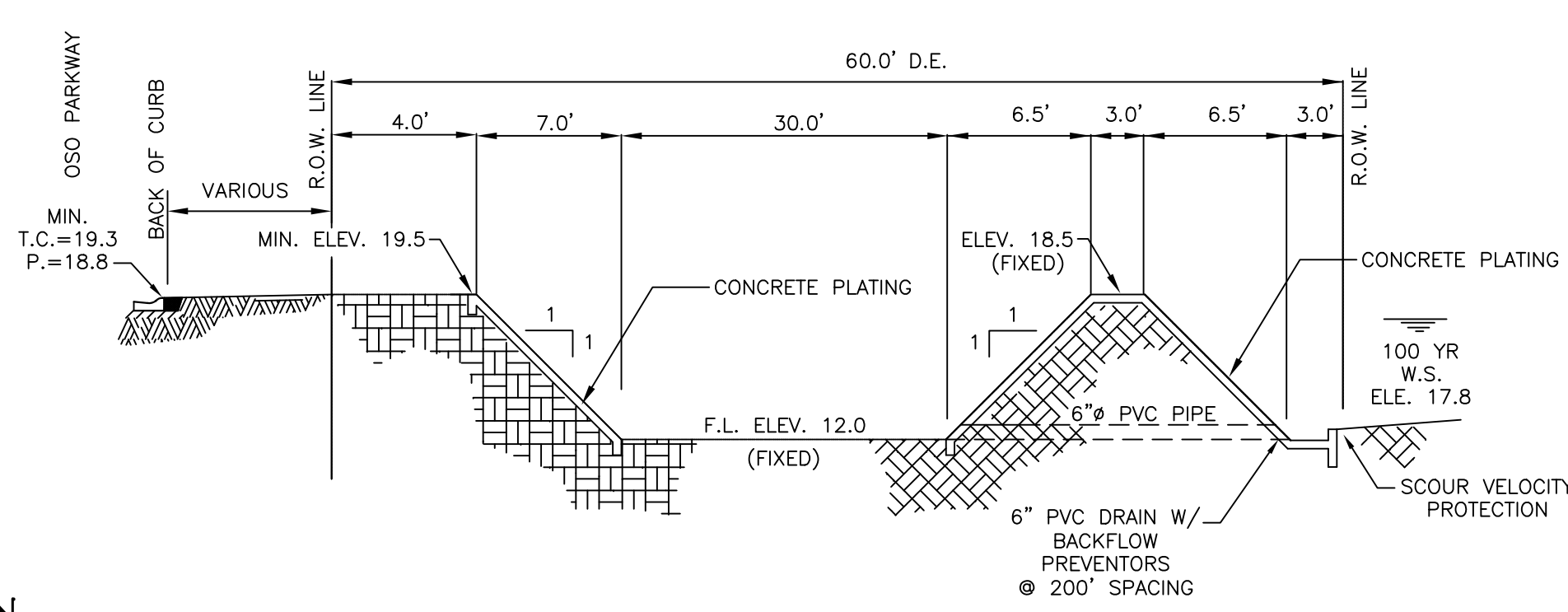
PROPOSED LAND USE SINGLE FAMILY RESIDENTIAL WITH LOTS LESS THAN 1/3 ACRE IN SIZE AND OVERLAND SLOPE > 1%, < 3.5%
 RUNOFF COEFFICIENT, C = 0.55
 PER DRAFT DRAINAGE DESIGN MANUAL TABLE 4-1
 ESTIMATED RUNOFF VELOCITY = 2.0 FT/SEC FOR OVERLAND FLOW PER DRAFT DRAINAGE DESIGN MANUAL EXHIBIT 4-1, AND 2.0 FT/SEC FOR PIPE FLOW
 L OVERLAND = 800 FT. T = 6.7 MIN
 L PIPE = 3200 FT. T = 26.7 MIN
 TC TOTAL = 33.4 MIN
 I5 PROPOSED = $79 / (33.4 + 8.7) 0.794 = 4.05$ IN/HR
 I25 PROPOSED = $91 / (33.4 + 8.7) 0.759 = 5.32$ IN/HR
 I100 PROPOSED = $99 / (33.4 + 9.4) 0.730 = 6.37$ IN/HR
 Q5 PROPOSED = $(0.55)(4.05)(105.6) = 235.2$ CFS
 Q25 PROPOSED = $(0.55)(5.32)(105.6) = 309.0$ CFS
 Q100 PROPOSED = $(0.55)(6.37)(105.6) = 370.0$ CFS

CALCULATED DETENTION VOLUME REQUIREMENTS:
 APPLYING U.S. SOIL CONSERVATION SERVICE TRIANGULAR UNIT HYDROGRAPH PROCEDURE (FOR AREAS OF LESS THAN 200 ACRES).
 TL = 2/3 TC MAX = 2/3 (33.4 MIN.) = 22.2 MIN.
 TD = 8/3 TL = 8/3 (22.2 MIN.) = 59.2 MIN.
 REQUIRED Q100 DETENTION VOLUME
 = $((370.0 - 223.2 \text{ CFS}) \times 60 \text{ CFM/CFS} \times 59.2 \text{ MIN.}) / 2 = 260717$ CUBIC FEET

DETENTION VOLUME PROVIDED BY DETENTION CHANNEL = 326409 CUBIC FEET
 => 100 YEAR EVENT DETENTION PROVIDED EXCEEDS DETENTION REQUIRED

GENERAL NOTES

- EXISTING LAND USE IS CULTIVATED FARMLAND. PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL DISTRICT WITH LOTS LESS THAN 1/3 ACRE. THE SITE IS INSIDE THE CORPUS CHRISTI CITY LIMITS AND IS CURRENTLY ZONED RS-6 SINGLE FAMILY RESIDENTIAL USE.
- TOTAL ACREAGE OF THE PROPOSED SUBDIVISION IS 99.5 ACRES.
- ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS.
- A STORM WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH THE DETAILED CONSTRUCTION PLANS FOR THE SUBDIVISION.
- DRAINAGE IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY'S MASTER DRAINAGE PLAN.
- NORTHERLY PORTIONS OF THE PROPOSED DEVELOPMENT FALL WITHIN SECTIONS OCB-170-101.1 AND OCB-170-101.3 OUT OF THE WAY OUT WEBER SUB-BASIN (OCB-170) WITHIN THE OSO CREEK STORM WATER DRAINAGE BASIN.
- SOUTHERLY PORTIONS OF THE PROPOSED DEVELOPMENT FALL PRIMARILY WITHIN SECTION OCB-170-100 OUT OF THE WAY OUT WEBER (OCB-170) SUB-BASIN WITHIN THE OSO CREEK STORM WATER DRAINAGE BASIN.
- THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR THIS PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS", AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES WITHIN THE PROPERTY BOUNDARIES.
- THE SITE DOES NOT LIE WITHIN A VELOCITY ZONE, NOR IS ADJACENT TO THE NUCES RIVER WATER SUPPLY.
- PER FLOOD INSURANCE RATE MAP, MAP NUMBER 483550520C, PRELIMINARY REVISION, DATED MAY 5, 2018, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2002. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



DETENTION CHANNEL
 TYPICAL CROSS SECTION A-A
 N.T.S.

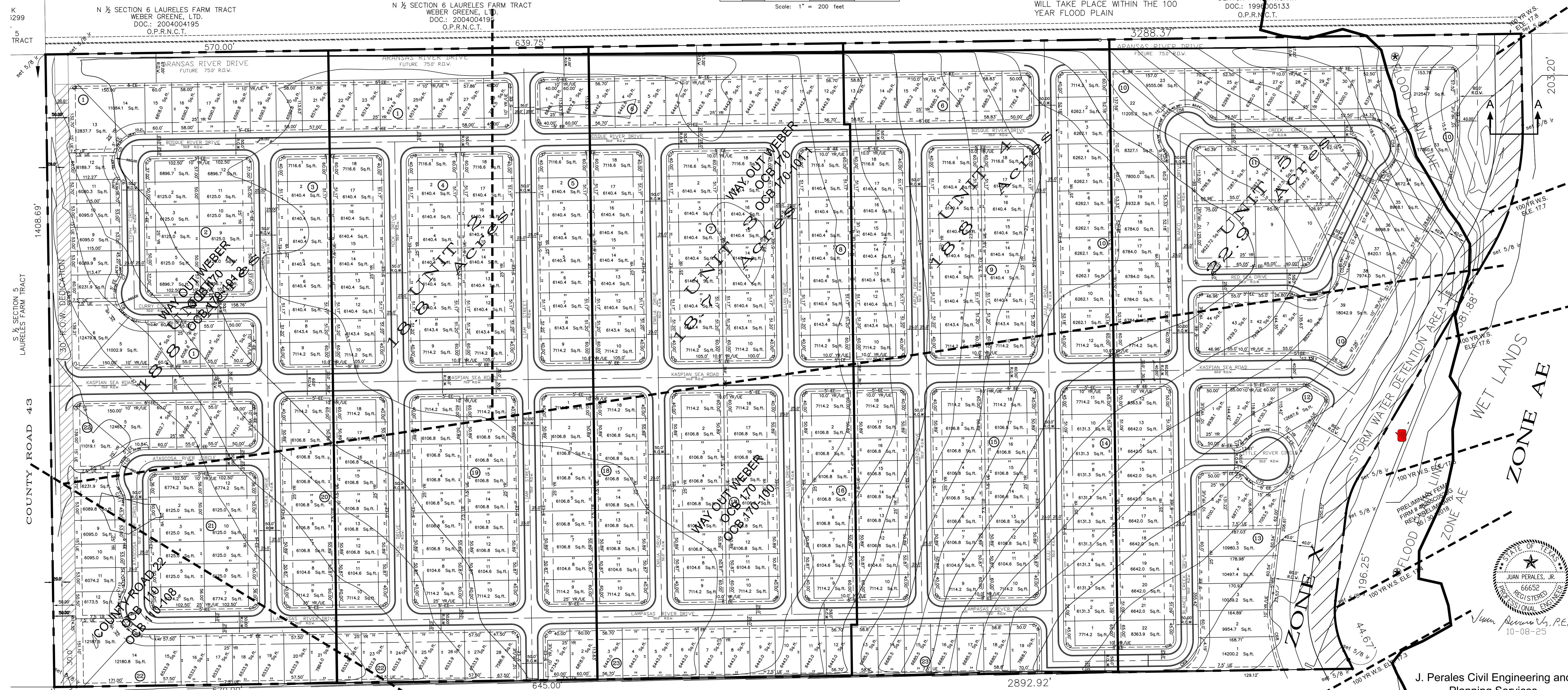
NOTE:
 CONTOURS SHOWN ARE EXISTING



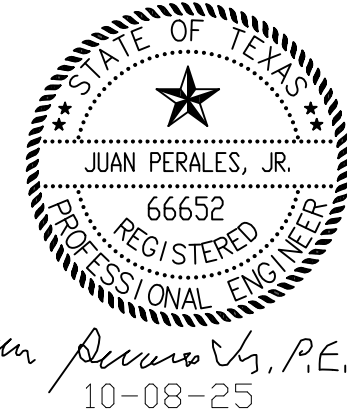
WILL TAKE PLACE WITHIN THE 100 YEAR FLOOD PLAIN

LEGEND:
 SUBDIVISION BOUNDARY (TYP) - Dashed line
 CITY STORM WATER BASIN BOUNDARY (TYP) - Dashed line
 SUBDIVISION PHASE BOUNDARY (TYP) - Dashed line

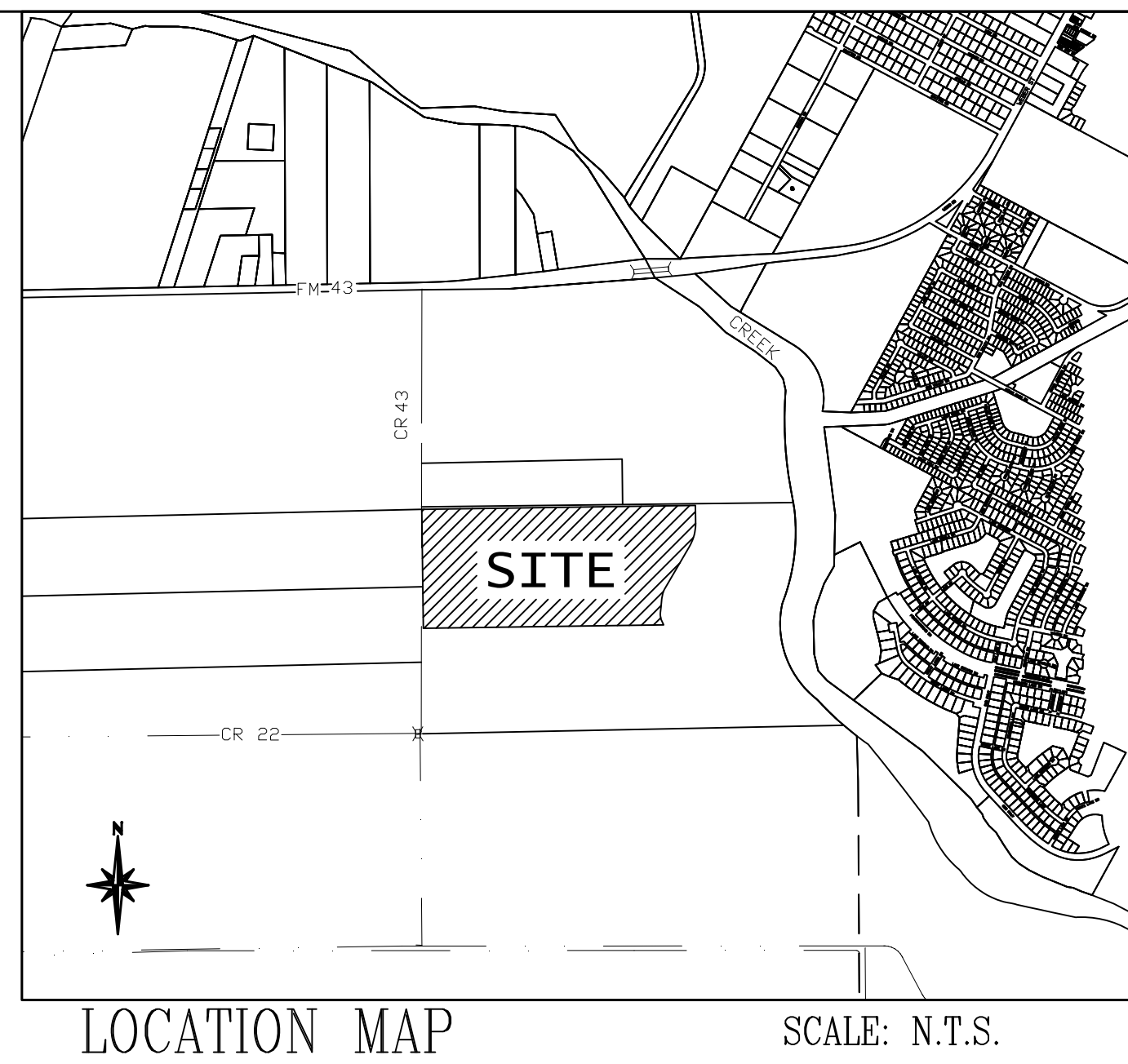
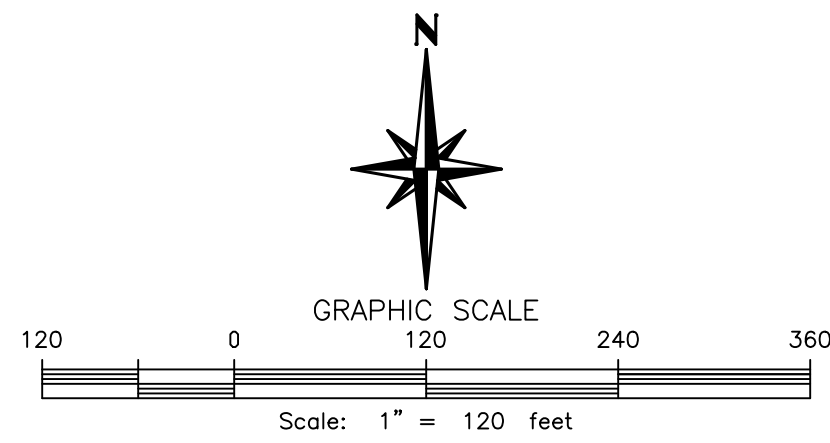
VICINITY MAP
 NOT TO SCALE



STORM WATER MANAGEMENT PLAN
 KASPIAN SUBDIVISION PRELIMINARY PLAT

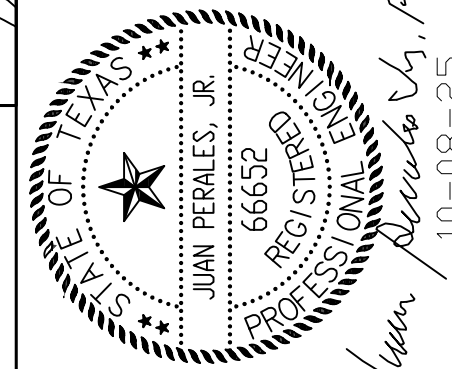


J. Perales Civil Engineering and Planning Services
 TBPE FIRM No. F-14207
 jperales@jperalesengineering.com
 5866 S. Staples - #315
 Corpus Christi, Texas 78426
 Tel: (361) 728-7188



LOCATION MAP

SCALE: N.T.S.



APPROVED BY: JP	DRAWN BY: RT
DATE: 10-08-25	SCALE: SHOWN
DRAWING #: 210237	PAGE: 1
DF: 1	OF: 1

** BOTTOM OF ENTRANCE SIGNS TO BE MINIMUM OF 36" ABOVE GRADE. SIGNS TO BE 3/4" NOM THICKNESS TREATED PLYWOOD MOUNTED ON 2 4X4 TREATED POSTS EMBEDDED 36" INTO THE GROUND.
 VERTICAL DATUM: NAVD 1988
 HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011.

PROJECT BENCHMARK / CONTROL POINTS:
 CP 1 5/8" I.R. SET IN CONC.
 N 17137840.363 E 1327944.667 ELE.= 26.27
 CP 2 5/8" I.R. SET IN CONC.
 N 17136431.887 E 1327984.400 ELE.=27.87

GAYLE SPECK
 O.C.: 2001033299
 O.P.R.N.C.T.
 N 1/2 SECTION 5
 RELES FARM TRACT

MICHAEL FASLER
 O.C.: 200208129
 O.P.R.N.C.T.
 S 1/2 SECTION 5
 LAURELES FARM TRACT

N 1/2 SECTION 6 LAURELES FARM TRACT
 WEBER GREENE, LTD.
 O.C.: 2004004195
 O.P.R.N.C.T.

N 1/2 SECTION 7 LAURELES FARM TRACT
 JOHN C. TAMEZ
 O.C.: 2002021903
 O.P.R.N.C.T.

NOTE:
 NO UNIT 1 CONSTRUCTION ACTIVITIES
 WILL TAKE PLACE WITHIN THE 100
 YEAR FLOOD PLAIN

DENTON - WHITWORTH
 O.C.: 1996005133
 O.P.R.N.C.T.



PRELIMINARY UTILITY PLAN

J. Perales Civil Engineering and
 Planning Services
 TBPE FIRM No. F-14207
 jperales@jperalesengineering.com
 5866 S. Staples St. - # 315
 Corpus Christi, Texas 78411
 Tel: (361) 728-7188

KASPIAN SUBDIVISION
 CORPUS CHRISTI, TEXAS

KASPIAN SUBDIVISION PRELIMINARY PLAT

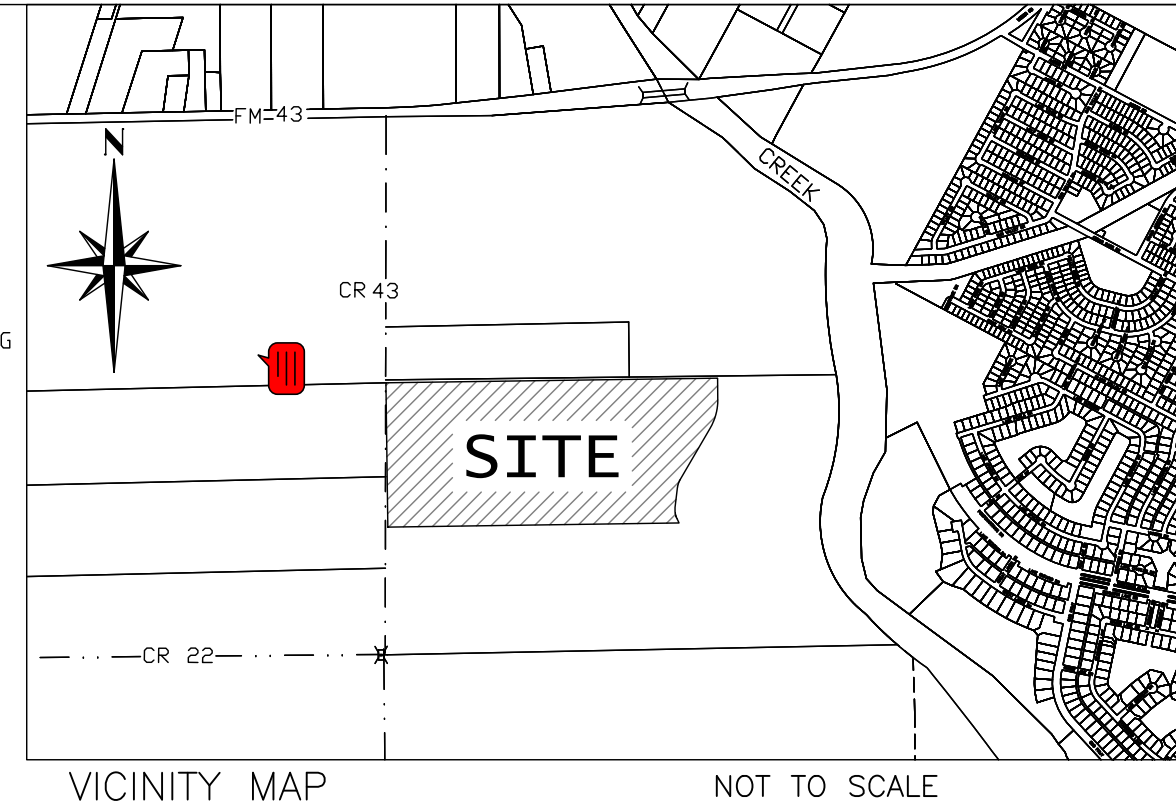
LEGAL DESCRIPTION:
A 99.517 ACRE TRACT OF LAND BEING OUT OF A 284.6048 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING THE SOUTH ONE-HALF OF SECTION NO. SIX (6) OF THE LAURELS FARM TRACTS, AS SURVEYED BY FRENCH AND HABERER SURVEYORS, AND BEING OUT OF A LARGER GRANT OF LAND KNOWN AS "EL RINCON DE CORPUS CHRISTI GRANT", AS SHOWN BY MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID 284.6048 ACRE TRACT ALSO BEING DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM BENJAMIN C. TISDALE, III AND WIFE, VERONICA DAWN TISDALE, TO JOHN C. TAMEZ AS RECORDED UNDER DOCUMENT NO. 2002021903 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

NOTE:
NO UNIT 1 CONSTRUCTION ACTIVITIES
WILL TAKE PLACE WITHIN THE 100
YEAR FLOOD PLAIN

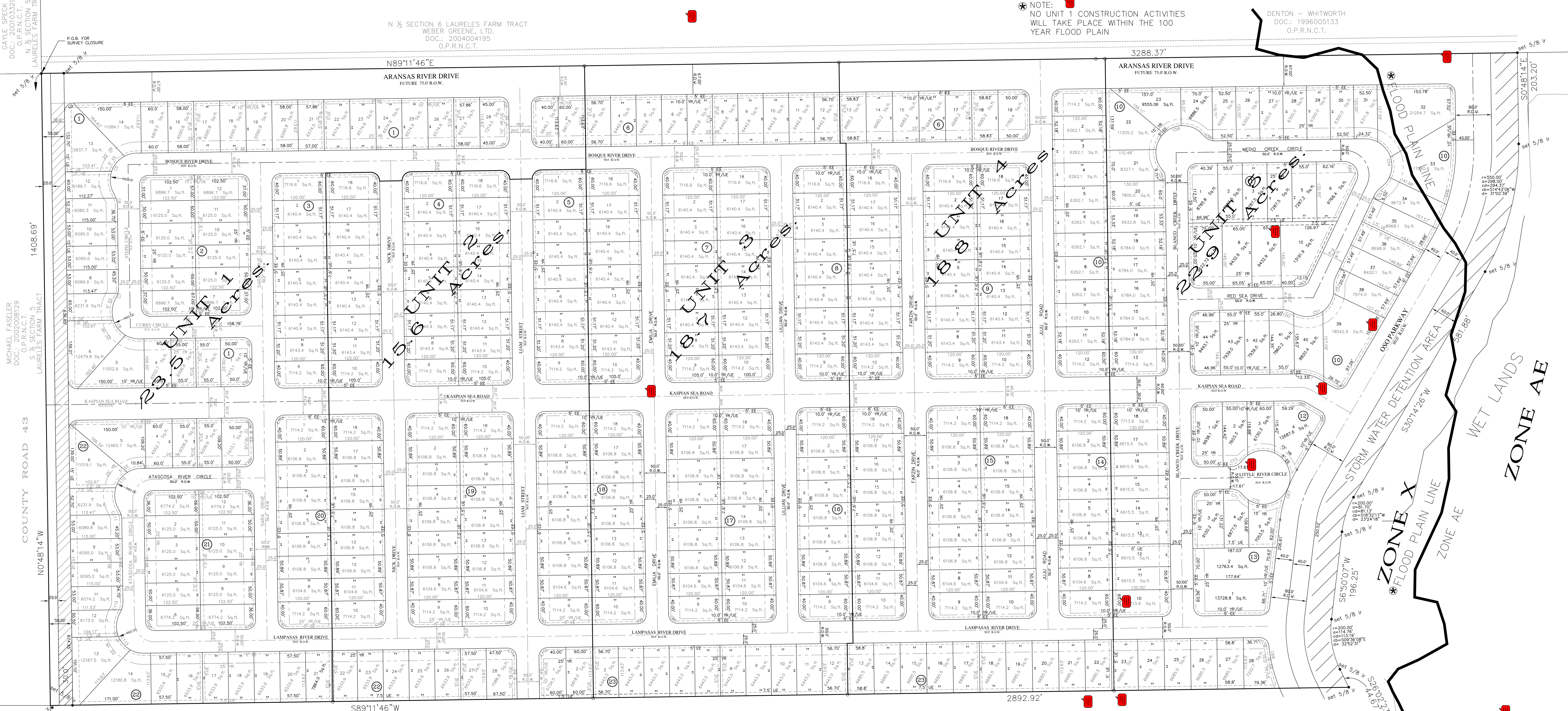
OWNERS:
MISTAGHASI GEORGE
DEVELOPMENT, L.L.C.
5626 OCEAN DRIVE
CORPUS CHRISTI, TX 78412

ENGINEER:
J. PERALES CIVIL ENGINEERING
& PLANNING SERVICES
5866 S. STAPLES ST. #315
CORPUS CHRISTI, TX 78413

SURVEYOR:
HAYDEN SURVEYING INC.
905 DELTA DR. #100
CORPUS CHRISTI, TX 78412

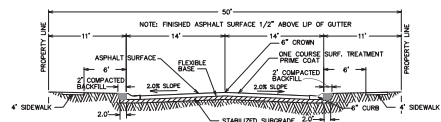


NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	348.0000	18.87	20.00	S44°41'47"W	28.28
C2	53.9733	18.87	20.00	S44°41'47"W	28.28
C3	113.1750	18.87	20.00	S44°41'47"W	28.28
C4	181.1125	18.87	20.00	S44°41'47"W	28.28
C5	249.0500	18.87	20.00	S44°41'47"W	28.28
C6	316.9875	18.87	20.00	S44°41'47"W	28.28
C7	384.9250	18.87	20.00	S44°41'47"W	28.28
C8	452.8625	18.87	20.00	S44°41'47"W	28.28
C9	520.8000	18.87	20.00	S44°41'47"W	28.28
C10	588.7375	18.87	20.00	S44°41'47"W	28.28
C11	656.6750	18.87	20.00	S44°41'47"W	28.28
C12	724.6125	18.87	20.00	S44°41'47"W	28.28
C13	792.5500	18.87	20.00	S44°41'47"W	28.28
C14	860.4875	18.87	20.00	S44°41'47"W	28.28
C15	928.4250	18.87	20.00	S44°41'47"W	28.28
C16	996.3625	18.87	20.00	S44°41'47"W	28.28
C17	1064.3000	18.87	20.00	S44°41'47"W	28.28
C18	1132.2375	18.87	20.00	S44°41'47"W	28.28
C19	1200.1750	18.87	20.00	S44°41'47"W	28.28
C20	1268.1125	18.87	20.00	S44°41'47"W	28.28
C21	1336.0500	18.87	20.00	S44°41'47"W	28.28
C22	1403.9875	18.87	20.00	S44°41'47"W	28.28
C23	1471.9250	18.87	20.00	S44°41'47"W	28.28
C24	1539.8625	18.87	20.00	S44°41'47"W	28.28
C25	1607.8000	18.87	20.00	S44°41'47"W	28.28
C26	1675.7375	18.87	20.00	S44°41'47"W	28.28
C27	1743.6750	18.87	20.00	S44°41'47"W	28.28
C28	1811.6125	18.87	20.00	S44°41'47"W	28.28
C29	1879.5500	18.87	20.00	S44°41'47"W	28.28
C30	1947.4875	18.87	20.00	S44°41'47"W	28.28
C31	2015.4250	18.87	20.00	S44°41'47"W	28.28
C32	2083.3625	18.87	20.00	S44°41'47"W	28.28
C33	2151.3000	18.87	20.00	S44°41'47"W	28.28
C34	2219.2375	18.87	20.00	S44°41'47"W	28.28
C35	2287.1750	18.87	20.00	S44°41'47"W	28.28
C36	2355.1125	18.87	20.00	S44°41'47"W	28.28
C37	2423.0500	18.87	20.00	S44°41'47"W	28.28
C38	2490.9875	18.87	20.00	S44°41'47"W	28.28
C39	2558.9250	18.87	20.00	S44°41'47"W	28.28
C40	2626.8625	18.87	20.00	S44°41'47"W	28.28
C41	2694.8000	18.87	20.00	S44°41'47"W	28.28
C42	2762.7375	18.87	20.00	S44°41'47"W	28.28
C43	2830.6750	18.87	20.00	S44°41'47"W	28.28
C44	2898.6125	18.87	20.00	S44°41'47"W	28.28
C45	2966.5500	18.87	20.00	S44°41'47"W	28.28
C46	3034.4875	18.87	20.00	S44°41'47"W	28.28
C47	3102.4250	18.87	20.00	S44°41'47"W	28.28
C48	3170.3625	18.87	20.00	S44°41'47"W	28.28
C49	3238.3000	18.87	20.00	S44°41'47"W	28.28
C50	3306.2375	18.87	20.00	S44°41'47"W	28.28
C51	3374.1750	18.87	20.00	S44°41'47"W	28.28
C52	3442.1125	18.87	20.00	S44°41'47"W	28.28
C53	3510.0500	18.87	20.00	S44°41'47"W	28.28
C54	3577.9875	18.87	20.00	S44°41'47"W	28.28
C55	3645.9250	18.87	20.00	S44°41'47"W	28.28
C56	3713.8625	18.87	20.00	S44°41'47"W	28.28
C57	3781.8000	18.87	20.00	S44°41'47"W	28.28
C58	3849.7375	18.87	20.00	S44°41'47"W	28.28
C59	3917.6750	18.87	20.00	S44°41'47"W	28.28
C60	3985.6125	18.87	20.00	S44°41'47"W	28.28
C61	4053.5500	18.87	20.00	S44°41'47"W	28.28
C62	4121.4875	18.87	20.00	S44°41'47"W	28.28
C63	4189.4250	18.87	20.00	S44°41'47"W	28.28
C64	4257.3625	18.87	20.00	S44°41'47"W	28.28
C65	4325.3000	18.87	20.00	S44°41'47"W	28.28
C66	4393.2375	18.87	20.00	S44°41'47"W	28.28
C67	4461.1750	18.87	20.00	S44°41'47"W	28.28
C68	4529.1125	18.87	20.00	S44°41'47"W	28.28
C69	4597.0500	18.87	20.00	S44°41'47"W	28.28
C70	4664.9875	18.87	20.00	S44°41'47"W	28.28
C71	4732.9250	18.87	20.00	S44°41'47"W	28.28
C72	4800.8625	18.87	20.00	S44°41'47"W	28.28
C73	4868.8000	18.87	20.00	S44°41'47"W	28.28
C74	4936.7375	18.87	20.00	S44°41'47"W	28.28
C75	5004.6750	18.87	20.00	S44°41'47"W	28.28
C76	5072.6125	18.87	20.00	S44°41'47"W	28.28
C77	5140.5500	18.87	20.00	S44°41'47"W	28.28
C78	5208.4875	18.87	20.00	S44°41'47"W	28.28
C79	5276.4250	18.87	20.00	S44°41'47"W	28.28
C80	5344.3625	18.87	20.00	S44°41'47"W	28.28
C81	5412.3000	18.87	20.00	S44°41'47"W	28.28
C82	5480.2375	18.87	20.00	S44°41'47"W	28.28
C83	5548.1750	18.87	20.00	S44°41'47"W	28.28
C84	5616.1125	18.87	20.00	S44°41'47"W	28.28
C85	5684.0500	18.87	20.00	S44°41'47"W	28.28
C86	5751.9875	18.87	20.00	S44°41'47"W	28.28
C87	5819.9250	18.87	20.00	S44°41'47"W	28.28
C88	5887.8625	18.87	20.00	S44°41'47"W	28.28
C89	5955.8000	18.87	20.00	S44°41'47"W	28.28
C90	6023.7375	18.87	20.00	S44°41'47"W	28.28
C91	6091.6750	18.87	20.00	S44°41'47"W	28.28
C92	6159.6125	18.87	20.00	S44°41'47"W	28.28
C93	6227.5500	18.87	20.00	S44°41'47"W	28.28
C94	6295.4875	18.87	20.00	S44°41'47"W	28.28
C95	6363.4250	18.87	20.00	S44°41'47"W	28.28
C96	6431.3625	18.87	20.00	S44°41'47"W	28.28
C97	6499.3000	18.87	20.00	S44°41'47"W	28.28
C98	6567.2375	18.87	20.00	S44°41'47"W	28.28
C99	6635.1750	18.87	20.00	S44°41'47"W	28.28
C100	6703.1125	18.87	20.00	S44°41'47"W	28.28



- GENERAL NOTES:**
- TOTAL PLATTED AREA CONTAINS 99.517 ACRES OF LAND, INCLUDING STREET DEDICATION.
 - THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK DRAINS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND HAS CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
 - GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
 - PER FLOOD INSURANCE RATE MAP NUMBER 48355C0520G, DATED OCTOBER 13, 2022. 2.5 ACRES OF LAND AT THE NORTHEAST CORNER OF THE PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE WITH A MAXIMUM BASE FLOOD ELEVATION OF 17.8. ANY CONSTRUCTION WITHIN THIS AREA WILL BE IN ACCORDANCE WITH APPLICABLE FEMA REGULATIONS AND CITY OF CORPUS CHRISTI ORDINANCES. THIS FLOODING STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER. YARD REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND ARE SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - IF ANY LOTS ARE DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE PUBLIC OPEN SPACE REGULATIONS WILL BE REQUIRED DURING BUILDING PERMITTING.
 - THE PROPERTY DOES NOT LIE WITHIN ANY DEFINED WETLANDS NOR DOES IT SUPPLY REFUGES TO ANY ENDANGERED SPECIES ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE.
 - THE PROPERTY DOES NOT LIE WITHIN ANY SPECIFIED CRITICAL DUNE AREAS.
 - THE PROPERTY DOES NOT LIE WITHIN ANY IDENTIFIED AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ).
 - THERE ARE NO AREAS WITHIN THE PROPERTY PREVIOUSLY USED AS SANITARY LANDFILLS, SHOOTING RANGES, OR OTHER USES OF ENVIRONMENTAL CONCERN.
 - THERE ARE NO EXISTING PERMANENT WATER BODIES OR INTERMITTENT OR PERENNIAL STREAMS LOCATED ON THE PROPERTY. THIS PROPERTY IS CURRENTLY LOCATED WITHIN THE CORPUS CHRISTI CITY LIMITS AND IS ZONED FOR SINGLE FAMILY RESIDENTIAL USE UNDER THE RS-4.5 ZONING DISTRICT.
 - THE PROPOSED DEVELOPMENT IS IN GENERAL COMPLIANCE WITH THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN AND ASSOCIATED COMPONENTS OF THE CITY OF CORPUS CHRISTI COMPREHENSIVE MASTER PLAN, PER UDC SECTION 3.7.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTION OCCURRING ON THE PROPERTY WILL COMPLY WITH TITLE 14 PART 77 OF THE CODE OF FEDERAL REGULATIONS (CFR). THE PROPERTY OWNER SHALL ENSURE ALL DEVELOPMENT IS WITHIN ALL LAND COMPATIBILITY USE REGULATIONS PER TITLE 14 PART 150 OF THE CFR.
 - PROPOSED DRIVEWAY ACCESS FOR BOTH THE DEVELOPMENT AS A WHOLE AND INDIVIDUAL LOTS WITHIN THE DEVELOPMENT CONNECTING TO PUBLIC CITY STREETS SHALL CONFORM TO THE ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UNIFIED DEVELOPMENT CODE (SECTION 7.1.7).
 - NO PRIVATE DRIVEWAY ACCESS SHALL BE ALLOWED ONTO CR 43, KASPIAN SEA ROAD, OSO PARKWAY, OR ARANSAS RIVER ROAD.

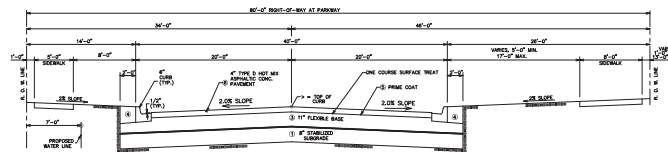
J. Perales Civil Engineering and Planning Services
 TBPE FIRM NO. F-14207
 jperales@jperalesengineering.com
 5866 S. Staples - #315
 Corpus Christi, Texas 78426
 Tel: (361) 728-7188



SPECIFICATIONS:
 SURFACE: 2" HOT MIX ASPHALTIC CONCRETE T100T TYPE D.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.
 BASE: 4" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 50' R.O.W. - SECTION
 SCALE: N.T.S.

RESIDENTIAL STREET PAVEMENT SECTION L-1(A-B)
 REFERENCE IDM TABLE 6.3.5.K



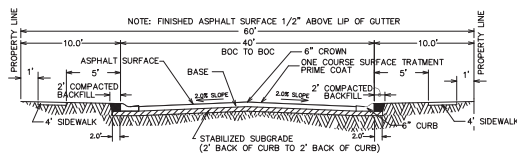
TYPICAL 80' R.O.W. - PARKWAY SECTION

SPECIFICATIONS:
 SURFACE: 4" T100T TYPE D HOT MIX ASPHALTIC CONCRETE.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
 BASE: 11" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 80' R.O.W. - PARKWAY STREET PAVEMENT SECTION

SCALE: N.T.S.

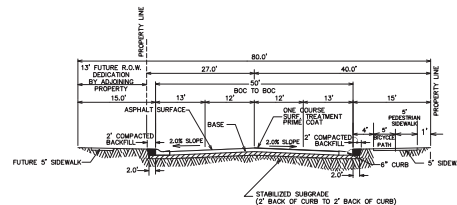
OSO PARKWAY
 REFERENCE IDM TABLE 6.3.5.L



SPECIFICATIONS:
 SURFACE: 3" T100T TYPE D HOT MIX ASPHALTIC CONCRETE.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
 BASE: 10" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 60' R.O.W. - SECTION
 SCALE: N.T.S.

KASPIAN SEA ROAD
 FROM SARA DRIVE TO OSO PARKWAY
 MINOR RESIDENTIAL COLLECTOR STREET PAVEMENT SECTION
 REFERENCE IDM TABLE 6.3.5.KA

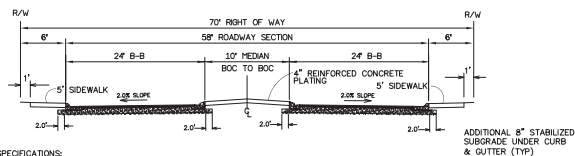


SPECIFICATIONS:
 SURFACE: 4.5" T100T TYPE D HOT MIX ASPHALTIC CONCRETE.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
 BASE: 13" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 12" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 80' R.O.W. - C3 STREET PAVEMENT SECTION W/ SHARED BICYCLE & PEDESTRIAN PATHWAY

SCALE: N.T.S.

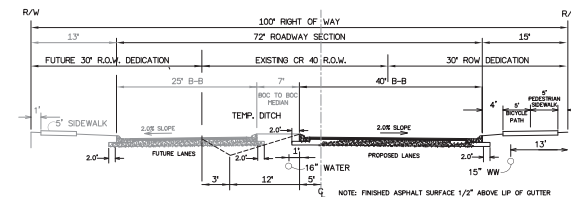
ARANSAS RIVER DRIVE
 REFERENCE IDM TABLE 6.3.5.M



SPECIFICATIONS:
 SURFACE: 3" T100T TYPE D HOT MIX ASPHALTIC CONCRETE.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
 BASE: 10" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

TYPICAL 70' R.O.W. WITH 58' ROADWAY PAVEMENT SECTION
 SCALE: N.T.S.

KASPIAN SEA ROAD
 FROM C.R. 43 TO SARA DRIVE
 MINOR RESIDENTIAL COLLECTOR STREET PAVEMENT SECTION
 REFERENCE IDM TABLE 6.3.5.KA

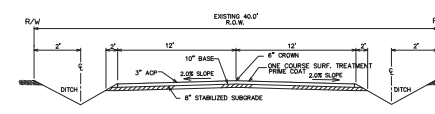


SPECIFICATIONS:
 SURFACE: 5" T100T TYPE D HOT MIX ASPHALTIC CONCRETE.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30, 0.15 GALLONS PER SQUARE YARD.
 BASE: 15" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 12" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.
 BACK OF CURB: ALL CURB BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

INTERIM C2 COLLECTOR STREET WIDTH WITH A2 ARTERIAL PAVEMENT SECTION

SCALE: N.T.S.

C.R. 43
 WITHIN LIMITS OF DEVELOPMENT
 REFERENCE IDM TABLE 6.3.5.M.

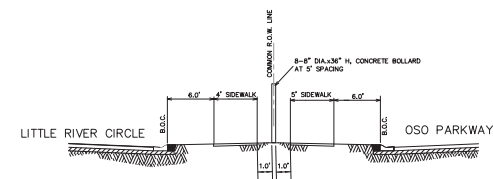


PROPOSED CR 43 ROAD SECTION FROM LIMITS OF DEVELOPMENT TO F.M. 43 (WEBER ROAD)

SCALE: N.T.S.

INTERIM MINOR RESIDENTIAL COLLECTOR STREET PAVEMENT SECTION
 REFERENCE IDM TABLE 6.3.5.KA

SPECIFICATIONS:
 SURFACE: 3" HOT MIX ASPHALTIC CONCRETE T100T TYPE D.
 ONE COURSE SURFACE TREATMENT
 PRIME COAT: MS-1 OR MC-30 @ 0.15 GALLONS PER SQUARE YARD.
 BASE: 10" CRUSHED LIMESTONE BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. (TYPE A, GRADE 1-2 T100T ITEM 247)
 SUBGRADE: SCARIFY, LIME STABILIZE AND RECOMPACT TOP 8" OF RAW SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY, WITH 6% MINIMUM HYDRATED LIME BY WEIGHT.



LITTLE RIVER CIRCLE / OSO PARKWAY SEPARATION DETAIL

PER THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY FOR NUCCES COUNTY, TEXAS, THE PRIMARY UNDERLYING SOIL IS VICTORIA CLAY SERIES WITH SLOPES OF 0 TO 1 PERCENT (VCA). PER TABLE 5 OF THE SOIL SURVEY, 'ENGINEERING TEST DATA', AVERAGE PLASTICITY INDEX VALUES FOR 0 TO 6 INCH DEPTH EQUAL 25, AND AVERAGE PLASTICITY INDEX VALUES FOR 6 TO 36 INCH DEPTH EQUAL 35.

PER THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM) TABLE 6.3.5.D, 'SUBGRADE TREATMENT OPTIONS FOR VARIOUS SOIL TYPES', THE SOIL TYPE FOR SOILS WITH PLASTICITY INDEX BETWEEN 20 AND 35 IS CONSIDERED 'CLAY, TYPE A2'.

STREET CROSS SECTION SUBGRADE REQUIREMENTS SHOWN ARE BASED ON 'CLAY TYPE A2' SOIL TYPE PER THE REFERENCED IDM TABLES.

KASPIAN SUBDIVISION- PRELIMINARY PLAT STREET SECTIONS

N.T.S.

J. Perales Civil Engineering and Planning Services
 TBPE FIRM No. F-14207
 jperales@jperalesengineering.com
 5866 S. Staples - #315
 Corpus Christi, Texas 78426
 Tel: (361) 728-7188

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9165

PRELIMINARY – BERLET ADDITION ANNEX

(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.

Zoned: RS-6

Owners: Dearing Properties LLC. and James R Fichtel Jr.

Engineer/Surveyor: Brister Surveying

The applicant proposes to preliminary plat the lot and intends to develop 8 proposed lots for residential use. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9165

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Preliminary Plat.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mina Trinidad : DS	Closed	One-way cycle track is planned along Yorktown per the Bicycle Mobility Plan. Dedication required unless otherwise waived by Public Works - Traffic.	
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline, no comments.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

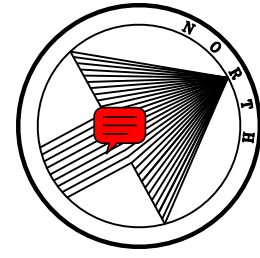
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) NCAD GIS: Our records indicate that the owner for 0651-0000-0010 is James R Fichtel Jr and 2476-0038-1900 as Dearing Properties LLC.	
10	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Moises Torres) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT - COMMENT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>The 60 foot street dedication will eventually require a collector street (C-1) installed.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational as this comment will not apply until the Final Plat) Parks and Recreation: Fees are applied as newly proposed dwelling units to be created as the project scope states its purpose as to form lots to sell & build single family homes. As (9) proposed units are confirmed for the development, fees are applied.	
8	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: Not for platting, but may be required upon site development Fire hydrants: Not for platting, but may be required upon site development C. Wastewater: No, noted as septic, over 1,000 LF from connection 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.	



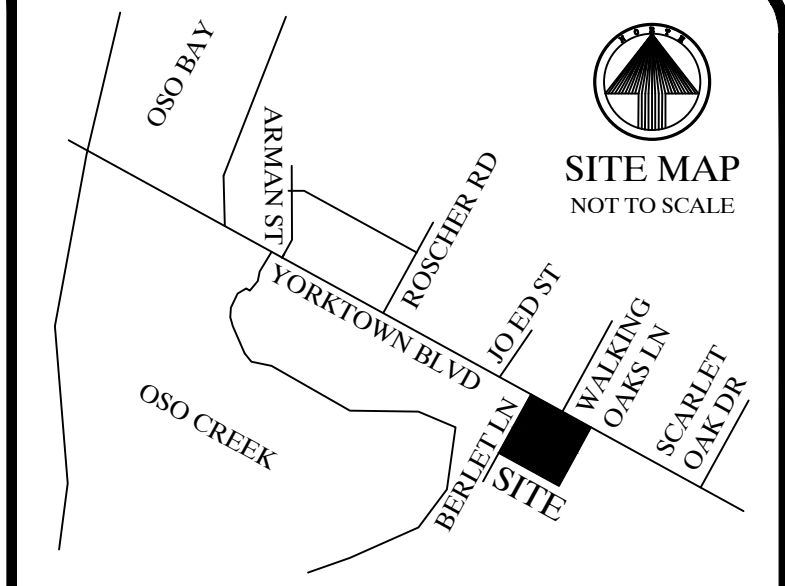
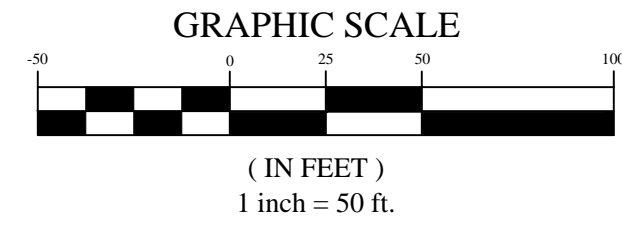
Brister Surveying

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



PRELIMINARY PLAT OF BERLET ADDITION ANNEX

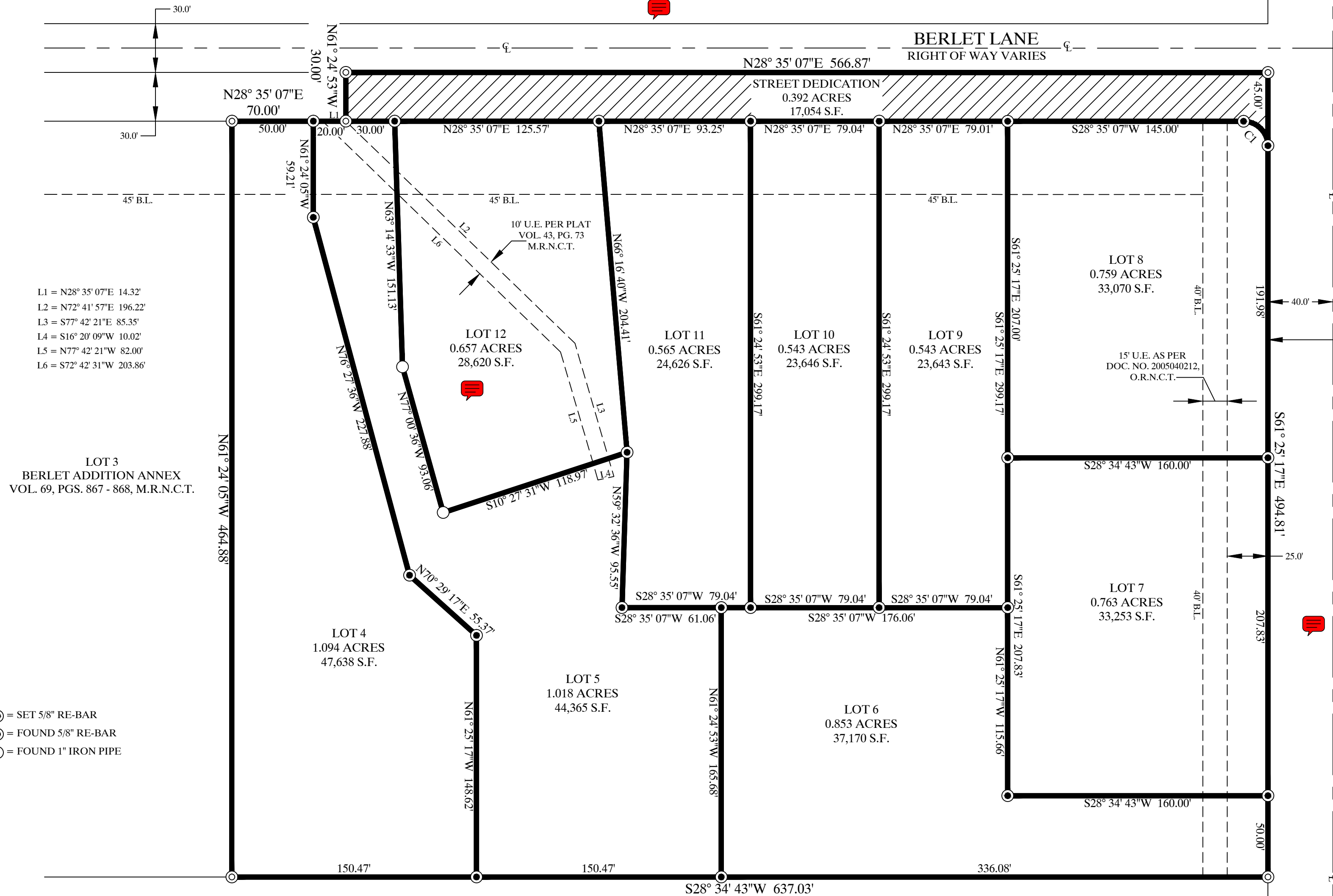
BEING A PRELIMINARY PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



OWNER: DEARING PROPERTIES, LLC
3818 WALKING OAKS LN, CORPUS CHRISTI, TX
361-813-7550
DEARINGPROPERTIES@GMAIL.COM

OWNER: JAMES FICHTEL JR.
4005 BERLET LN., CORPUS CHRISTI, TX

SURVEYOR: RONALD E. BRISTER
5506 CAIN DR.
361-850-1800
BRISTERSURVEYING@CORPUS.TWCBC.COM



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

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

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
F.B. & E.F. & G.T. = FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

5.00 ACRES
OUT OF
LOT 19, SECTION 38
F.B. & E.F. & G.T.
DOC. NO. 2022036077,
O.R.N.C.T.

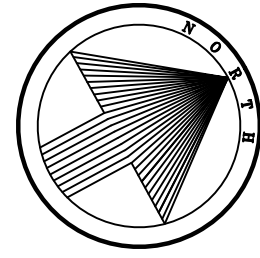
C1
R = 15.00'
L = 23.56'
TAN = 15.00°
Δ = 89° 59' 36"
CB = S73° 34' 55"W, 21.21'

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK. BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN "ZONE 'X'" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 5. THE TOTAL PLATTED AREA IS 7.188 ACRES, INCLUDING STREET DEDICATION.
 6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05.



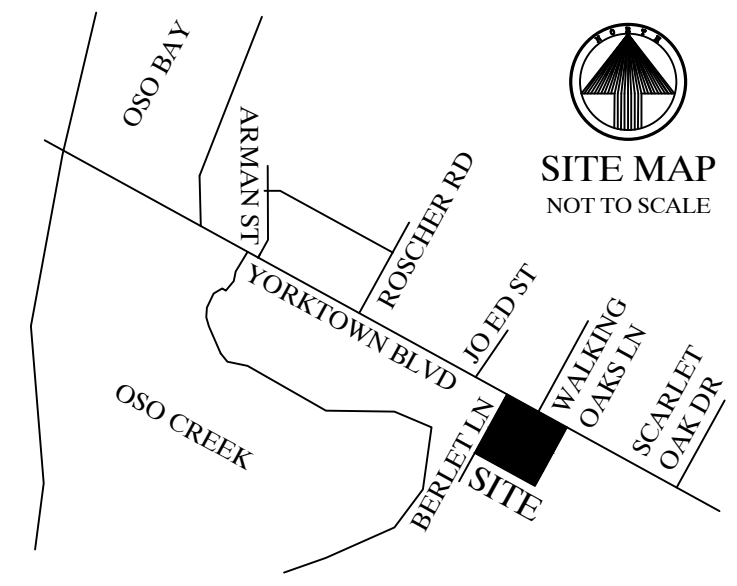
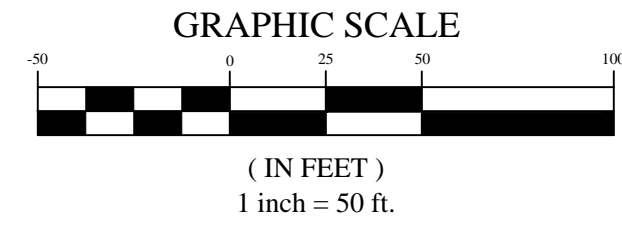
Brister Surveying

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



PRELIMINARY PLAT OF BERLET ADDITION ANNEX

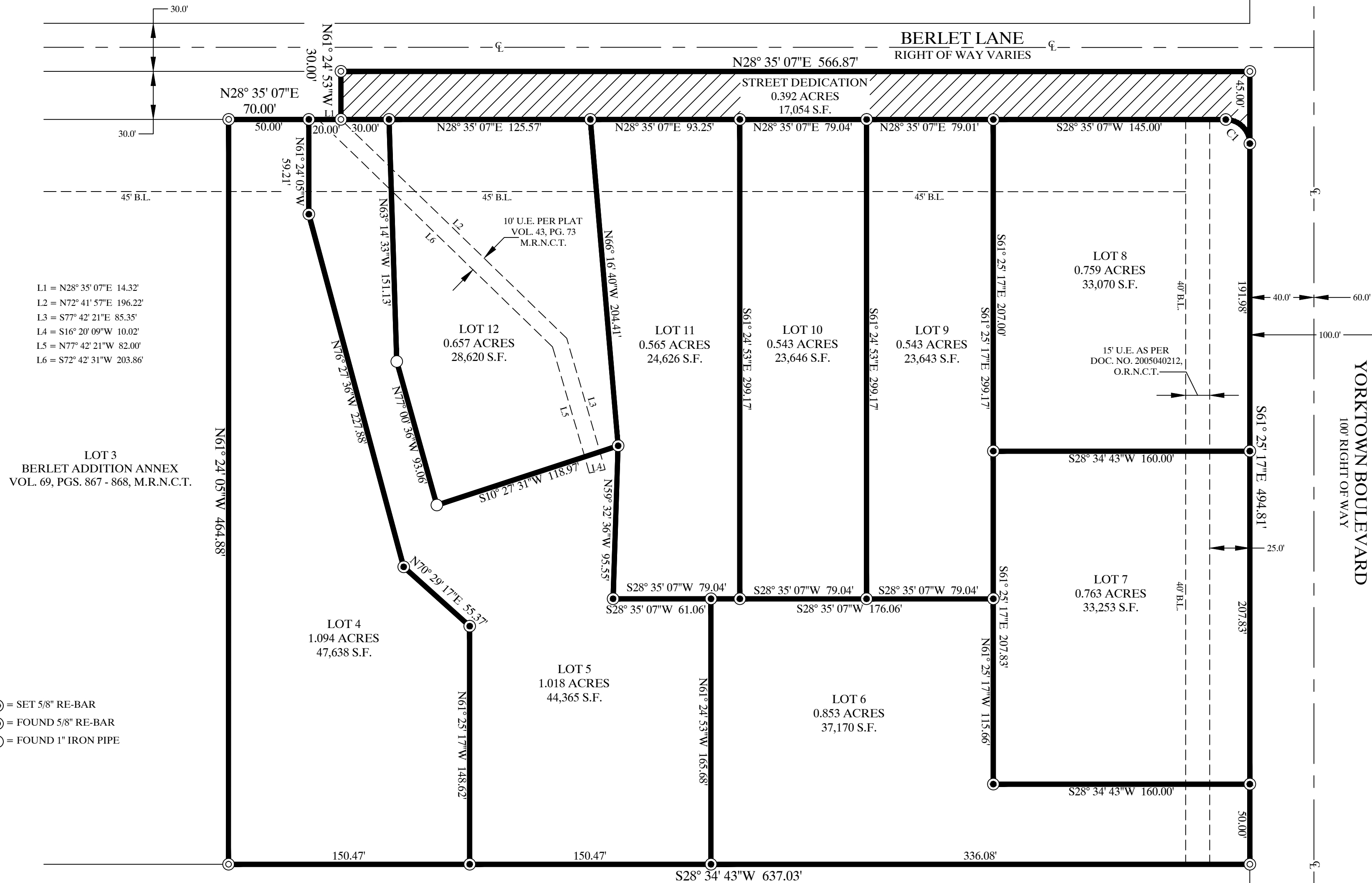
BEING A PRELIMINARY PLAT OF 7.188 ACRES OUT OF LOT 19, SECTION 38, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACT, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 7.188 ACRES BEING COMPRISED OF A 6.57 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022051214, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS AND LOTS 1 AND 2, BERLET ADDITION ANNEX, AS SHOWN ON A MAP RECORDED IN VOLUME 43, PAGE 73, MAP RECORDS OF NUECES COUNTY, TEXAS.



OWNER: DEARING PROPERTIES, LLC
3818 WALKING OAKS LN, CORPUS CHRISTI, TX
361-813-7550
DEARINGPROPERTIES@GMAIL.COM

OWNER: JAMES FICHTEL JR.
4005 BERLET LN., CORPUS CHRISTI, TX

SURVEYOR: RONALD E. BRISTER
5506 CAIN DR.
361-850-1800
BRISTERSURVEYING@CORPUS.TWCBC.COM



- L1 = N28° 35' 07"E 14.32'
- L2 = N72° 41' 57"E 196.22'
- L3 = S77° 42' 21"E 85.35'
- L4 = S16° 20' 09"W 10.02'
- L5 = N77° 42' 21"W 82.00'
- L6 = S72° 42' 31"W 203.86'

LOT 3
BERLET ADDITION ANNEX
VOL. 69, PGS. 867 - 868, M.R.N.C.T.

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

LEGEND:
B.L. = BUILDING LINE
CL = CENTERLINE
DOC. NO. = DOCUMENT NUMBER
F.B. & E.F. & G.T. = FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

5.00 ACRES
OUT OF
LOT 19, SECTION 38
F.B. & E.F. & G.T.
DOC. NO. 2022036077,
O.R.N.C.T.

C1
R = 15.00'
L = 23.56'
TAN = 15.00°
Δ = 89° 59' 36"
CB = S73° 34' 55"W, 21.21'

- NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK. BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN "ZONE 'X'" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0540 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 5. THE TOTAL PLATTED AREA IS 7.188 ACRES, INCLUDING STREET DEDICATION.
 6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9174

REPLAT – PADRE ISLAND NO. 1

Lot 21R, Block 27

(5.21 acres)

(District 4) Generally located at 14614 S Padre Island Drive (SPID) north of White Cap Boulevard, east of SPID and south of State Highway 361.

Zoned: CR-2/IO

Owner: Joshua Teinert, CL Thomas Holdings, LLC.

Surveyor: Bass & Welch Engineering

The applicant proposes to replat the property to continue their use of the property. 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.: PL9174

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT-Padre Island No.1,Lot 21R,Block 27 (2).pdf
UTILITY SKETCH.pdf

Comment Author Contact Information:

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

General Comments

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. 	
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved.	
3	P001	Note	Mina Trinidad : DS	Closed	<p>Update 03/10/26: Plat closes within acceptable engineering standards.</p> <p>GIS: (Ziba A) Plat does not close within acceptable engineering standards.</p>	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along an existing CCRTA bus route; Route 65 Padre Island Connection but is not immediately adjacent to any existing or foreseeably planned CCRTA bus stops.	
7	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Chief Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.	
8	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: -A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. 3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>-Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
11	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Moises Torres) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW) Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System</p>	
12	P001	Note	Mina Trinidad : DS	Closed	Depict the block number within a circle for better visibility.	
14	P001	Note	Mina Trinidad : DS	Closed	Remove Michael York signature and add "Cynthia Salazar-Garza Chairperson"	
15	P001	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature to "Director"	
16	P001	Note	Mina Trinidad : DS	Closed	The date within Bria's engineer signature block should be similar to the date within the PC signature block.	
17	P001	Note	Mina Trinidad : DS	Closed	Include square footage within plat boundaries.	
4	U001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
9	U001	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).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	U001	Note	Mina Trinidad : DS	Closed	CCW: (Fatima Chavez) Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
6	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: Not at this time-may be required upon site development C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

STATE OF TEXAS §
COUNTY OF DALLAS §

I, JOSHUA TEINERT, PRESIDENT OF C.L. THOMAS, INC. HEREBY CERTIFY THAT C.L. THOMAS HOLDINGS, LLC. IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE ____ DAY OF _____, 2026.

C.L. THOMAS HOLDINGS, LLC.
BY: C.L. THOMAS, INC., ITS SOLE MANAGER

JOSHUA TEINERT, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2026.

CYNTHIA SALAZAR-ORZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

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

XREF: BASE

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

THIS THE ____ DAY OF _____, 2026.

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2025.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

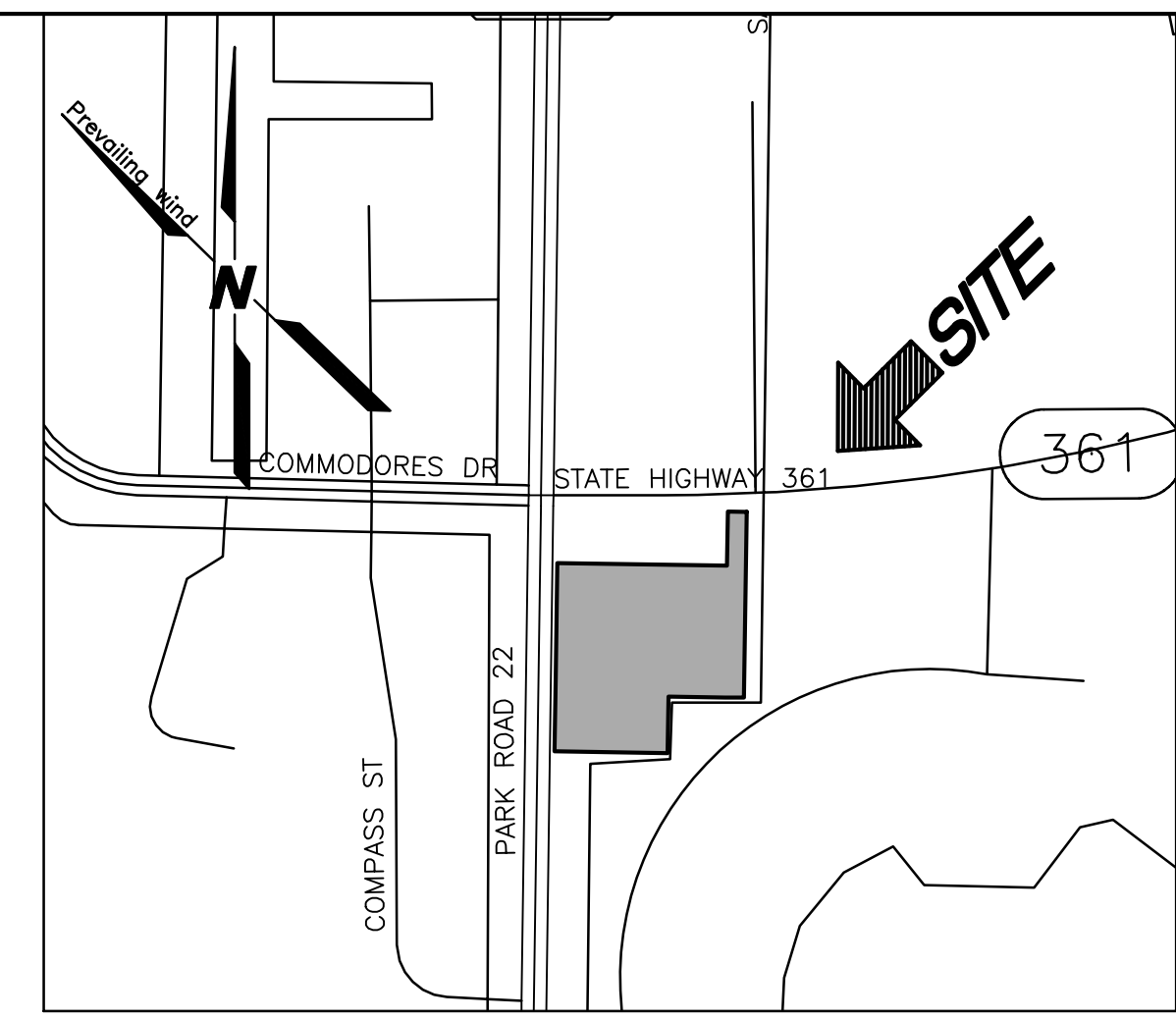
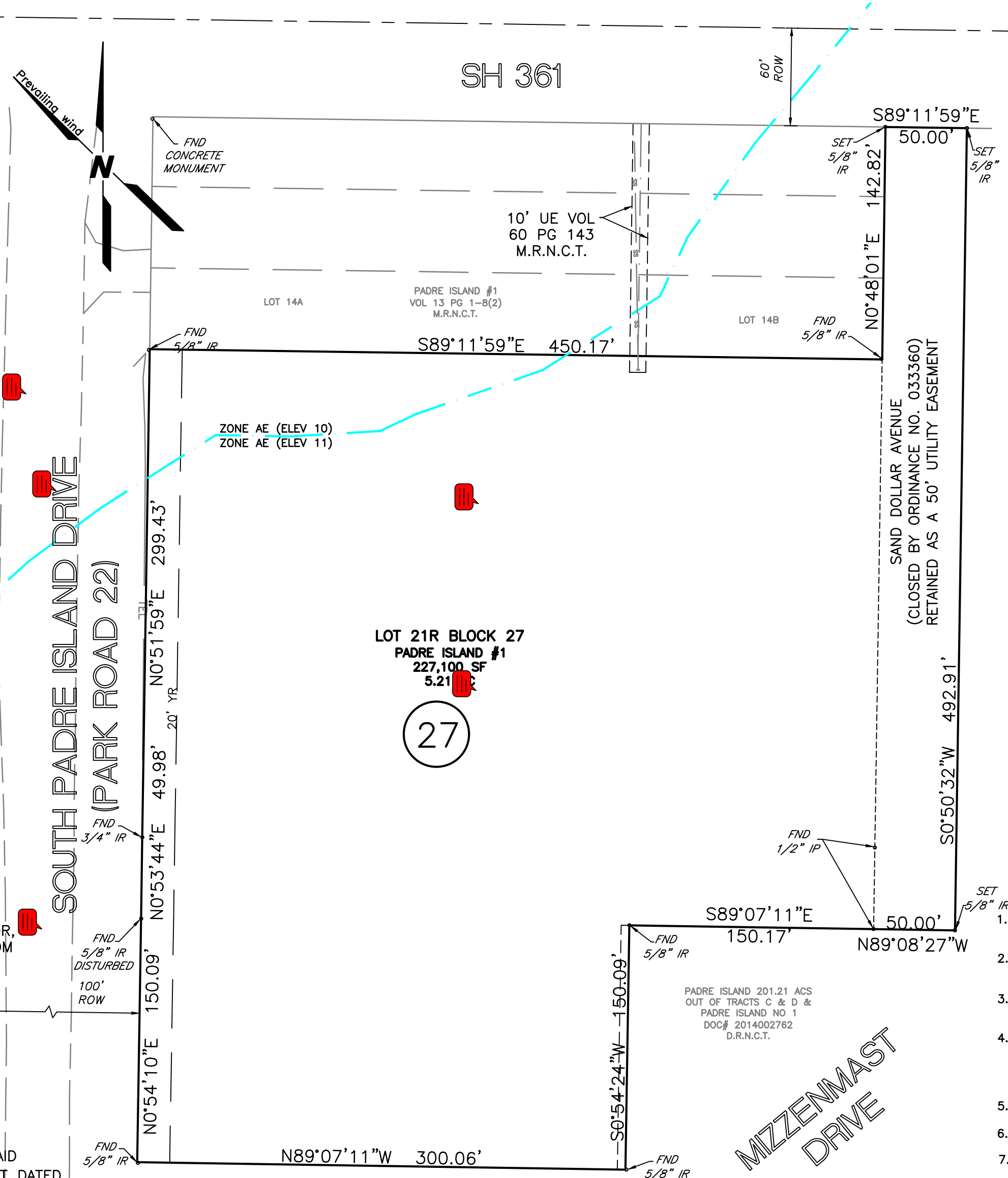
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. IN 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

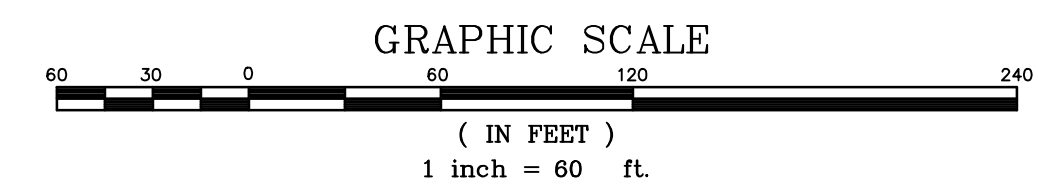
REPLAT OF:
**PADRE ISLAND, No. 1,
LOT 21R, BLOCK 27**

BEING A REPLAT OF PADRE ISLAND No. 1, LOT 21, BLOCK 27, A MAP OF WHICH IS RECORDED IN VOLUME 60, PAGE 143 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND A CLOSED ROAD KNOWN AS SAND DOLLAR AVENUE CLOSED BY ORDINANCE NO. 033360 CONTAINING A TOTAL OF 5.21 ACRES.



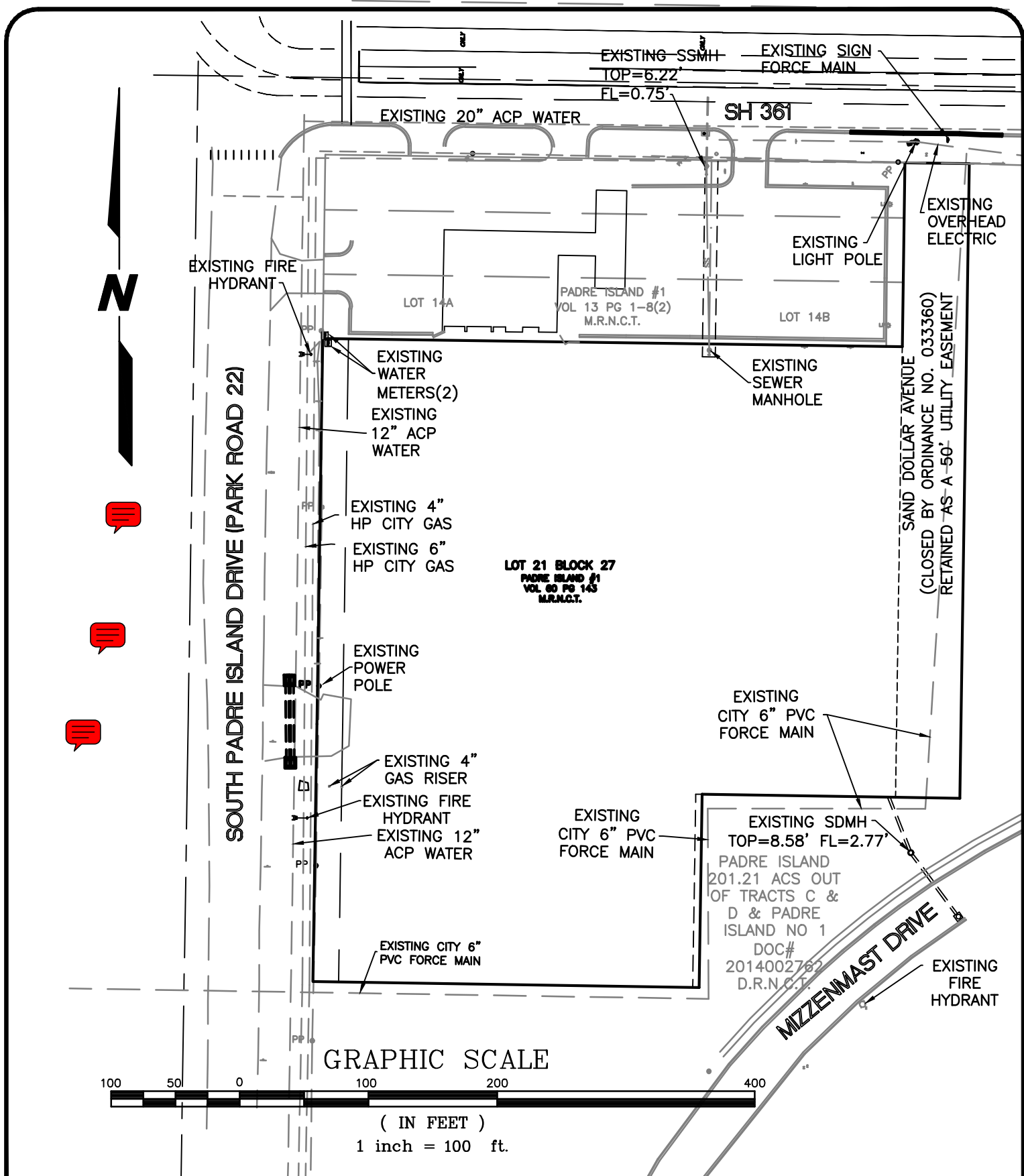
LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER



1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355C0755G DATED OCT 13, 2022. BASE FLOOD ELEVATIONS 10 AND 11.
4. THE RECEIVING BODY FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS LAKE PADRE. LAKE PADRE EMPTIES INTO THE PACKERY CHANNEL AND THEN INTO THE GULF OF AMERICA. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF AMERICA AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE GULF OF AMERICA AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA CONTAINS 5.21 ACRES OF LAND INCLUDING THE CLOSED ROAD SAND DOLLAR AVENUE
6. PROPERTY IS ZONED CR-2 RESORT COMMERCIAL (BARRIER ISLAND)
7. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
8. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE § 11.52 (2020).
9. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM
10. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM
11. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING"

PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS



Prepared by:
Bass & Welsh Engineering
 3054 So. Alameda St.
 Corpus Christi, Tx. 78404
 (361) 882-5521 (phone)
 (361) 882-1265 (fax)
 Firm Registration No. F-52

UTILITY SKETCH

Job No: 18004
 Scale: 1"=100'
 Date: 9-3-25
 Drawing No: SKETCH
 Plotscale: 1=1
 Sheet 1 of 1

STATE OF TEXAS §
COUNTY OF DALLAS §

I, JOSHUA TEINERT, PRESIDENT OF C.L. THOMAS, INC. HEREBY CERTIFY THAT C.L. THOMAS HOLDINGS, LLC. IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.
THIS THE ____ DAY OF _____, 2026.

C.L. THOMAS HOLDINGS, LLC.
BY: C.L. THOMAS, INC., ITS SOLE MANAGER

JOSHUA TEINERT, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
DIRECTOR

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

XREF: BASE

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

THIS THE ____ DAY OF _____, 2026.

STATE OF TEXAS §
COUNTY OF NUECES §
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2025.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

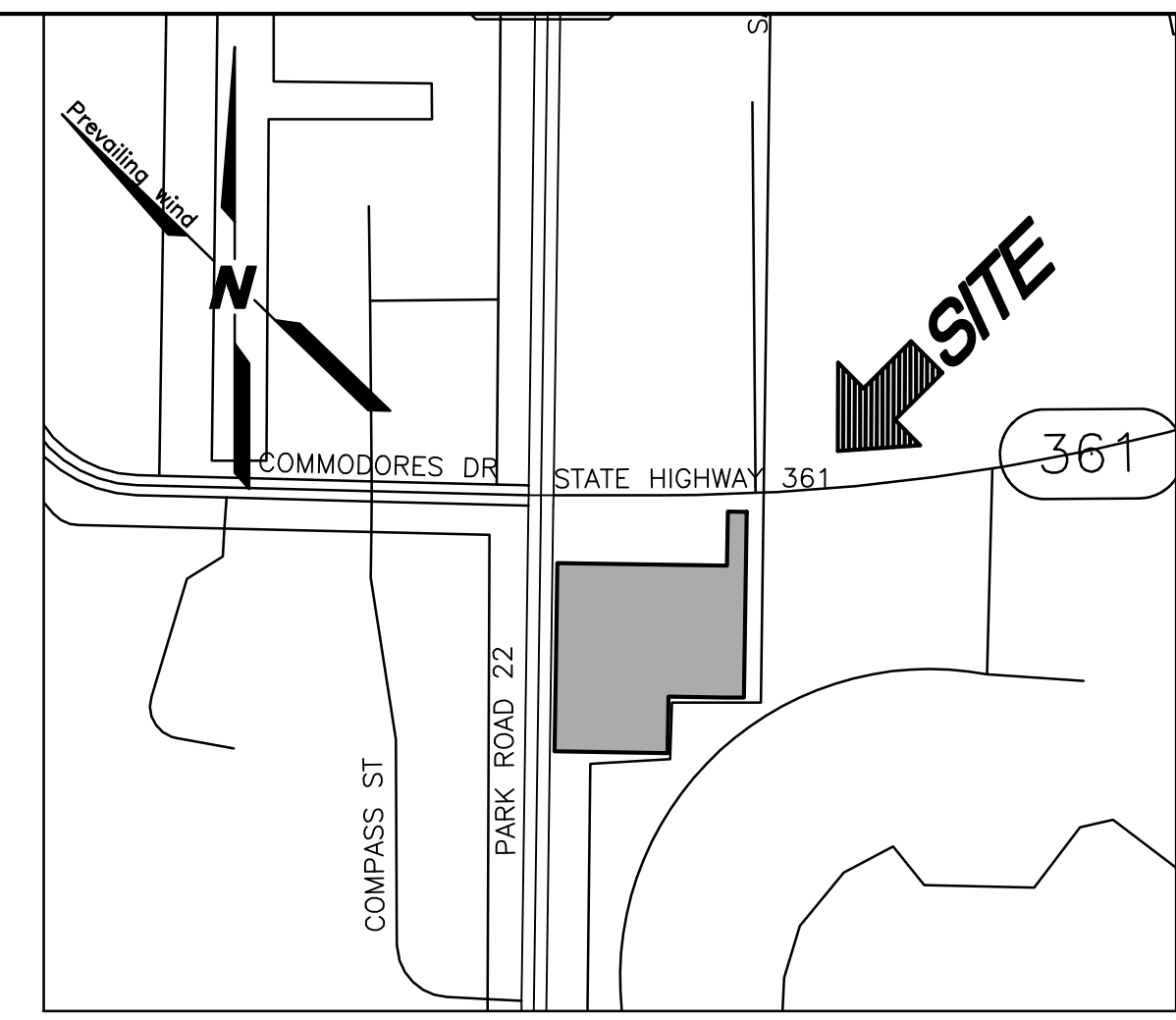
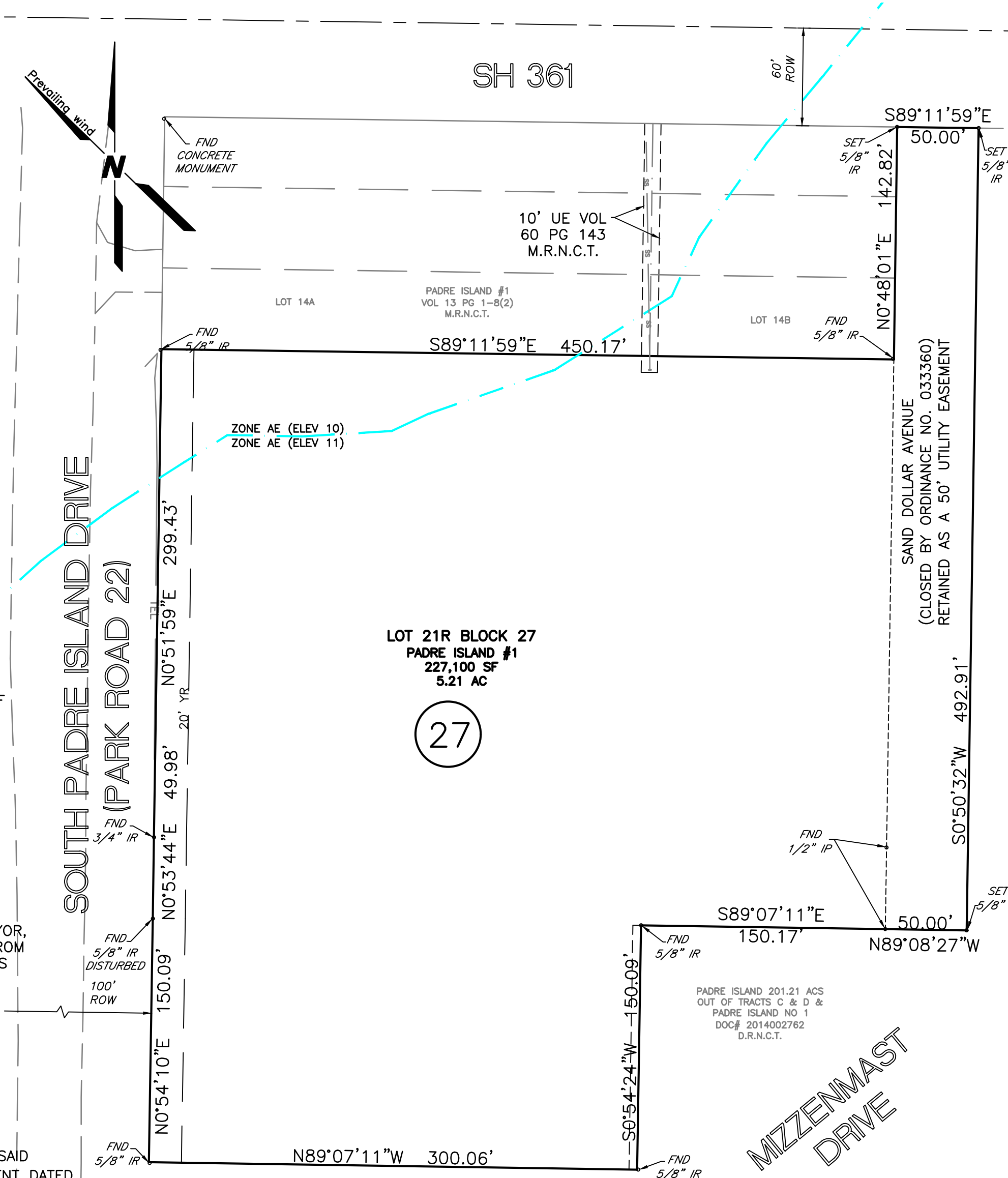
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. IN 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

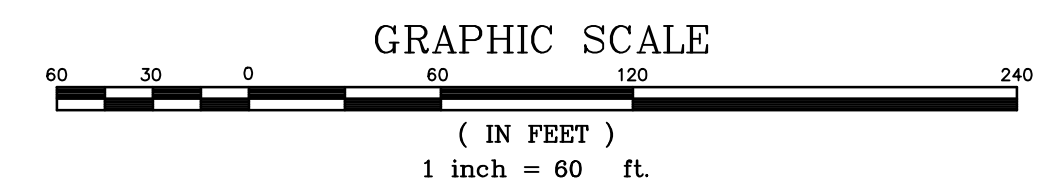
REPLAT OF:
**PADRE ISLAND, No. 1,
LOT 21R, BLOCK 27**

BEING A REPLAT OF PADRE ISLAND No. 1, LOT 21, BLOCK 27, A MAP OF WHICH IS RECORDED IN VOLUME 60, PAGE 143 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND A CLOSED ROAD KNOWN AS SAND DOLLAR AVENUE CLOSED BY ORDINANCE NO. 033360 CONTAINING A TOTAL OF 5.21 ACRES.



LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER



1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355C0755G DATED OCT 13, 2022. BASE FLOOD ELEVATIONS 10 AND 11.
4. THE RECEIVING BODY FOR THE STORMWATER RUNOFF FROM THIS PROPERTY IS LAKE PADRE. LAKE PADRE EMPTIES INTO THE PACKERY CHANNEL AND THEN INTO THE GULF OF AMERICA. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE GULF OF AMERICA AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE GULF OF AMERICA AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA CONTAINS 5.21 ACRES OF LAND INCLUDING THE CLOSED ROAD SAND DOLLAR AVENUE
6. PROPERTY IS ZONED CR-2 RESORT COMMERCIAL (BARRIER ISLAND)
7. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
8. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE § 11.52 (2020).
9. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM
10. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM
11. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING"

PREPARED BY
BASS & WELSH ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9128

REPLAT – Candlewood Annex

Lots 23 & 24 Block 4

(4.91 Acres)

(District 4) Generally located at 6402 Holly Road, east of Airline Road and west of Woodbend Drive

Zoned: CG-2

Owners: Kyle R. McGee

Surveyor: Brister Surveying

The applicant proposes to replat for to split into two lots for sale. 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.: PL9128

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 3-9.pdf
Updated Utility Plan 3-9.pdf

Comment Author Contact Information:

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

General Comments

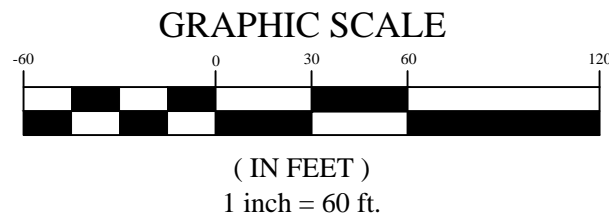
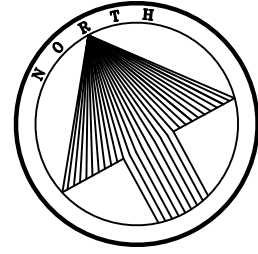
Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P002	Note	Bria Whitmire : DS	Closed	Update 3/16/26: Water Hydrant may be required upon site development to assure maximum 300 LF to nearest hydrant. Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					C. Wastewater: Yes, or private utility easement provided through Lot 23 for a yard line from Lot 24 to connect to sewer. 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.	
1	P001	Note	Mark Zans : LD	Closed	CC Gas Company comment: The Gas Dept. would like to request a 7.5' U/E along the east property line of Lot 24 and the east property line of Lot 23 to the 7.5 U/E at the south property line of Woodbend S/D Block 1 lot 2	
4	P001	Note	Mark Zans : LD	Closed	Sewer comments: •□A WW line will need to run from the MH east of the property and run south toward Holly. A cleanout may be used at the end of the line. Maintain TCEQ rules regarding WTR/WW separation.	
5	P001	Note	Mark Zans : LD	Closed	Water comment:•□FH spacing for commercial is 300'. Water construction may be required and install a FH at the SW corner of the property. Get with Fire Department on confirmation of installation. •□No easement is shown for the 6" water line.	
6	P001	Note	Mark Zans : LD	Closed	Informational comment: Please submit a updated utility plan when submitting the responses to the TRC comments.	
8	P001	Note	Mark Zans : LD	Closed	please change 15' private sanitary sewer easement to 15' utility easement. this way the other utilities may use the easement.	
2	P002	Note	Mark Zans : LD	Closed	CC Gas Company comment: The Gas Dept. would like to request a 7.5' U/E along the east property line of Lot 24 and the east property line of Lot 23 to the 7.5 U/E at the south property line of Woodbend S/D Block 1 lot 2	

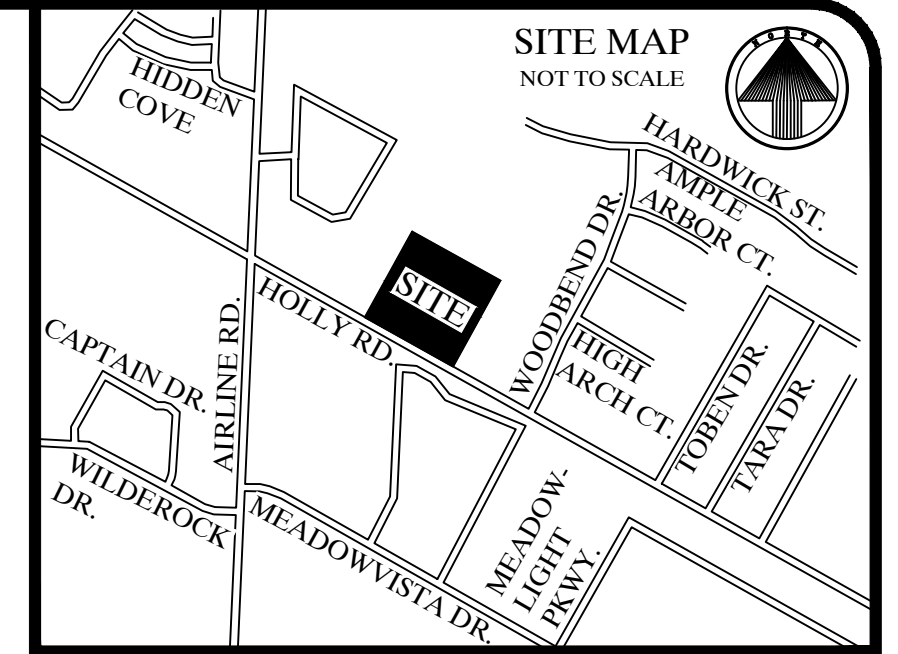


Brister Surveying
 5506 Cain Drive
 Corpus Christi, Texas 78411
 Office 361-850-1800
 Fax 361-850-1802
 bristersurveying@corpus.tbcb.com
 Firm Registration No. 10072800



PLAT OF CANDLEWOOD ANNEX BLOCK 4, LOTS 23 & 24

BEING A REPLAT OF TRACT 1, LOT 1A, "CANDLEWOOD ANNEX", AS SHOWN ON THE PLAT RECORDED IN VOLUME 67, PAGE 240, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACTS DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2008016940 AND DOCUMENT NO. 2006034714, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

KYLE R. MCGEE,
OWNER

LISA D. MCGEE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

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

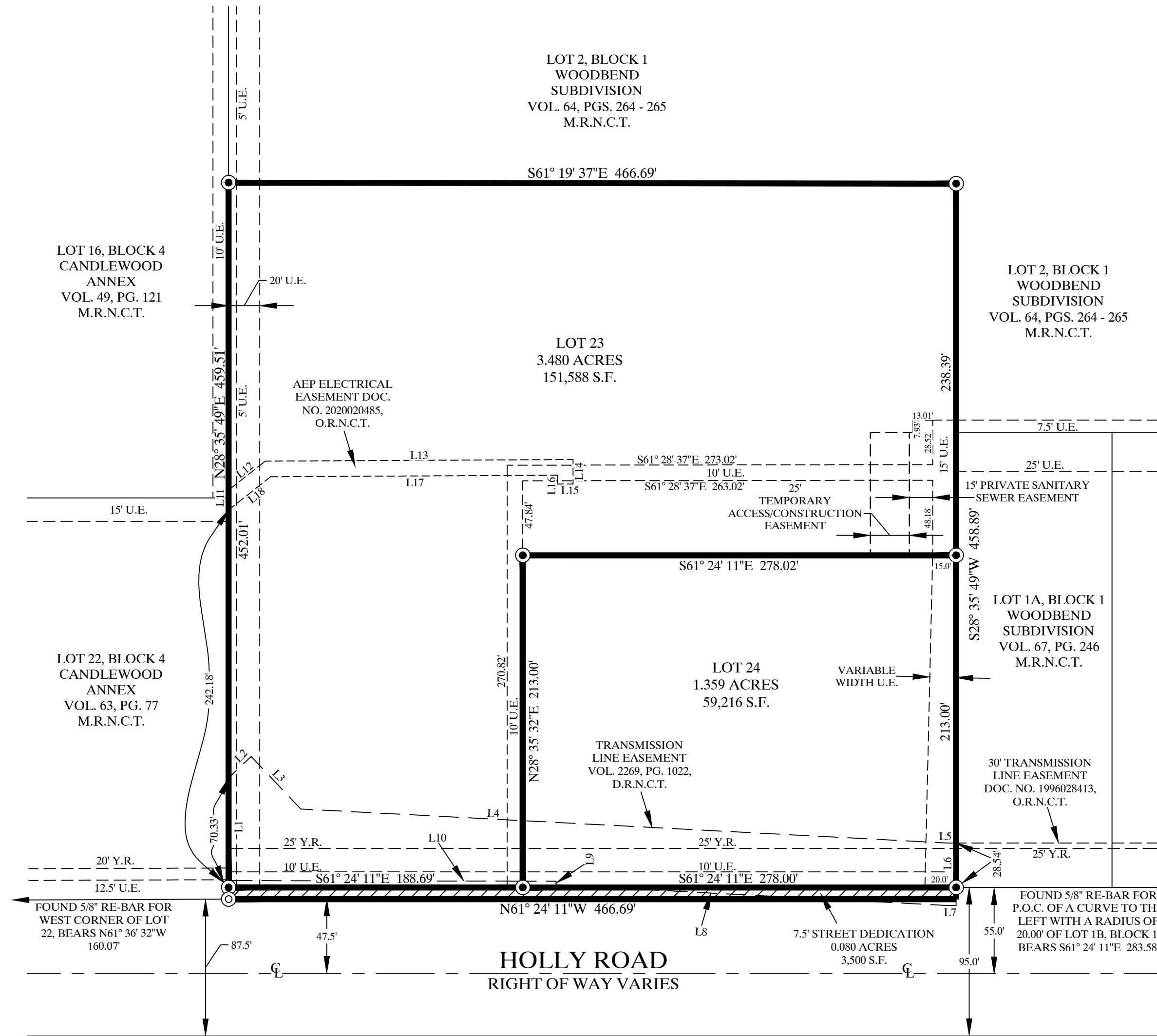
STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR



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

- L1 = N28° 35' 49"E 65.90'
- L2 = N75° 09' 40"E 19.91'
- L3 = S14° 50' 20"E 46.32'
- L4 = S58° 23' 21"E 415.16'
- L5 = S61° 17' 38"E 5.80'
- L6 = S28° 35' 37"W 40.00'
- L7 = N61° 17' 38"W 6.89'
- L8 = N58° 23' 21"W 250.04'
- L9 = N28° 36' 38"E 2.33'
- L10 = N61° 17' 38"W 210.11'
- L11 = N28° 35' 49"E 12.73'
- L12 = N80° 23' 17"E 29.95'
- L13 = S61° 42' 14"E 197.45'
- L14 = S28° 36' 10"W 15.75'
- L15 = N61° 23' 50"W 10.00'
- L16 = N28° 36' 10"E 5.69'
- L17 = N61° 42' 14"W 183.96'
- L18 = S80° 23' 17"W 34.39'

- LEGEND:**
 CL = CENTERLINE
 DOC. NO. = DOCUMENT NUMBER
 D.R.N.C.T. = DEED RECORDS OF NUECES COUNTY, TEXAS
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 O.R.N.C.T. = OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
 PG. = PAGE
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 Y.R. = YARD REQUIREMENT

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0530 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 4.919 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

DATE OF MAP: 6 MARCH 2026

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9182

FINAL – PATRICK GARDENS

Lot 14C

(0.21 Acres)

(District 1) Generally located 752 Cheyenne Street, south of Morgan Avenue, east of Virginia Avenue and west of Mohawk Street.

Zoned: RS-6

Owners: Cesar Palomino/ Palomino Realty & Management company

Surveyor: Voss Engineering

The applicant proposes to replat to resolve partial lot recording. 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.: PL9182

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25-5864-Utility (3).pdf
25-5864-Replat (3).pdf

Comment Author Contact Information:

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

[General Comments](#)

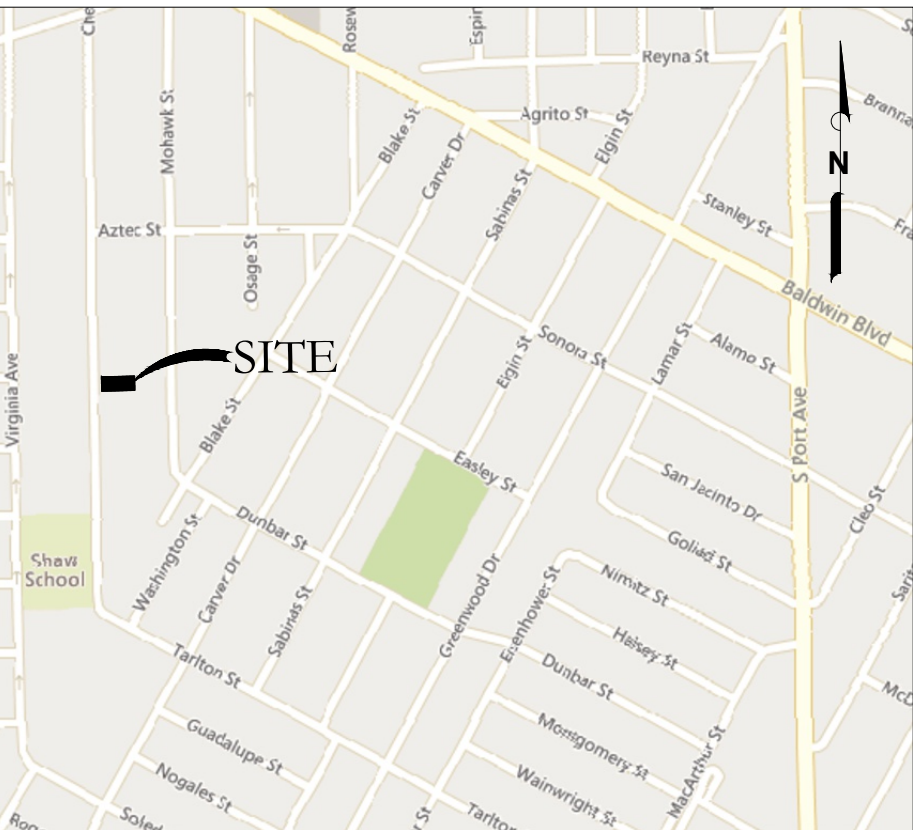
[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Bria Whitmire : DS	Closed	Provide easement for power pole and overhead line.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	P001	Note	Bria Whitmire : 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 (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
9	Utility1	Note	Bria Whitmire : DS	Closed	Update label as 24" is a stormwater main, not wastewater.	
10	Utility1	Note	Bria Whitmire : DS	Closed	Update label as 8" waterline is ACP.	
12	Utility1	Note	Bria Whitmire : DS	Closed	Provide easement for power pole and overhead line.	
4	P001	Note	Mark Zans : LD	Closed	In the certificate, change Director of Development Services to Planning Commission	
5	P001	Note	Mark Zans : LD	Closed	Change Michael Dice Title to Interim Asst. City Manager	
6	P001	Note	Mark Zans : LD	Closed	Add Cynithia Salazar- Garza as Chair and provide signature line.	
7	P001	Note	Mark Zans : LD	Closed	Dimension half street distance.	
8	P001	Note	Mark Zans : LD	Closed	On all sides of Lot 14C provide the subdivision name.	

PATRICK GARDENS LOT 14C

BEING A REPLAT OF THE N.W. QUARTER OF LOT 14, PATRICK GARDENS,
AS RECORDED IN VOLUME A, PAGE 47 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

WE, PALOMINO REALTY & MANAGEMENT CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 14C, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP; THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION,

THIS THE ____ OF _____, 2026.

CESAR PALOMINO
REGISTERED AGENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PALOMINO REALTY & MANAGEMENT CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2026. SEAL

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2026.

CYNTHIA SALAZAR - GARZA, CHAIR

MICHAEL DICE, INTERIM ASST. CITY MANAGER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE ____ OF _____, 2026.

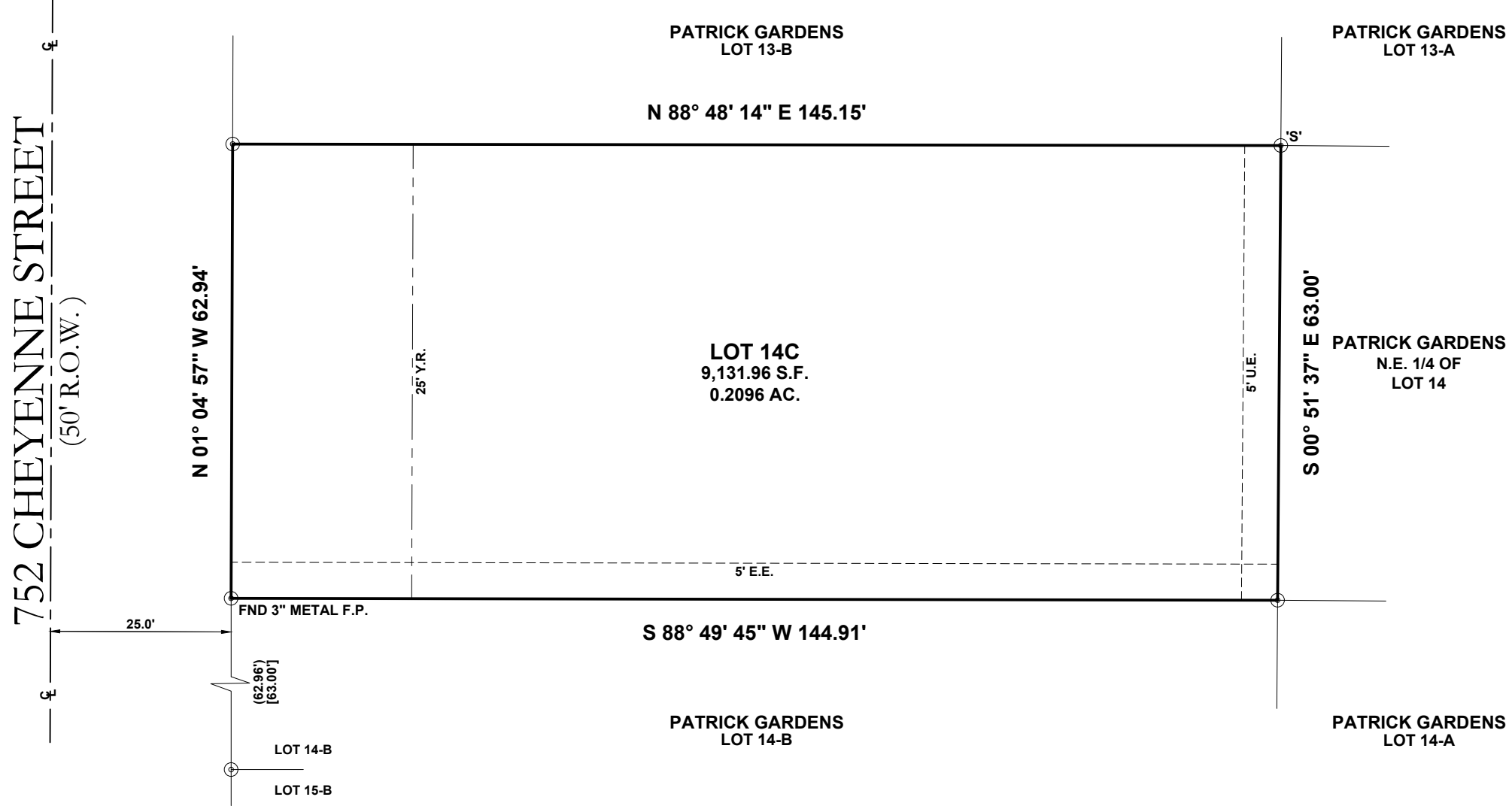
BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

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

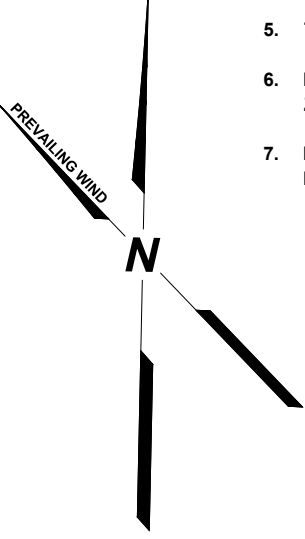
KARA SANDS, COUNTY CLERK _____
DEPUTY TO THE COUNTY CLERK



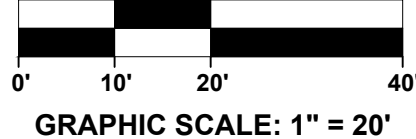
LEGEND:

———	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
—C—	ROAD CENTERLINE	B.L.	BUILDING LINE
———	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
———	YARD REQUIREMENT / BUILDING LINE	E.E.	ELECTRICAL EASEMENT
---	EASEMENT	D.E.	DRAINAGE EASEMENT
⊙ / P.C.	FOUND PROPERTY CORNER	B.C.	BLOCK CORNER
'S'	SET PROPERTY CORNER	D.H.	DRILL HOLE
'*'	GRADE ELEVATION	I.R.	IRON ROD
		D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
		M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
		O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TX

- NOTES:**
- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
 - FOUND 5/8-INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED. "S" DENOTES SET 5/8-INCH IRON ROD.
 - THIS PROPERTY LIES WITHIN FLOOD ZONE X, COMMUNITY #48355C, PANEL 0320G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
 - 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.
 - TOTAL PLATTED AREA IS 0.210 ACRE.
 - BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
 - IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.



FIRM NO. F-166
6838 GREENWOOD DRIVE,
CORPUS CHRISTI, TEXAS 78415-9760
Phone: (361) 854-6202
FAX: (361) 853-4696



DATE:	REVISED:	OFFICE:	JOB #:
03/20/2026		RV & PP	25-5864

Public Hearing - Rezoning for a property located at or near 12937 Hearn Road

Zoning Case No. ZN9181, America Alfa Group LCC (District 1). Ordinance rezoning a property at or near 12937 Hearn Road from the "RS-6" Single Family District to the "RS-TF" Two Family District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

ZONING REPORT

CASE ZN9181

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: America Alfa Group, LLC

Applicant: Texas Geo Tech Land Surveying, Inc

Address: 12937 Hearn Road is located on the north side of McBurnett Drive, south of Hearn Road, and west of Perry Lane.

Legal Description: Lots 18-24, Block 2, Unit 2, Country Estates Subdivision

Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 56, Page 77.

Acreage of Subject Property: 1.72 acres

Pre-Submission Meeting: March 03, 2026

Code Violations: None

ZONING REQUEST

From: "RS-6" Single Family 6 District

To: "RS-TF" Two Family District

Purpose of Request: To allow for the construction of Duplexes.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted on January 9, 2021).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Vacant	Medium-Density Residential
North			
South			
East			
West			

ROADWAY MASTER PLAN(RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Hearn Road	No. 1	"C1" Minor Residential Collector	1	1	-	-	311	No proposed improvements
BICYCLE MOBILITY PLAN								
The subject property is approximately 900 feet west of a proposed one-way cycle lane along both sides of Hearn Road. There is an existing bike lane along Perry Lane and Callicoate Road.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route (27) Leopard, near Leopard Street and Callicoate Road.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				April 1, 2026				
City Council 1 st Reading				May 12, 2026				
City Council 2 nd Reading				May 19, 2026				
15	Notices mailed to property owners within 200 feet of the subject property							
1	In Opposition		0	In Favor				
7.04%	In Opposition		1	Individual Property Owners in Opposition				

Background:

The subject property is a 1.76-acre parcel that contains seven platted lot. It is out of the northwest area and located along the south side of a "C1" class collector, Hearn Road. Each lot is approximately 179 feet by 59 feet and exceeds the minimum lot requirement for the "RS-6" Single-Family 6 District and the "RS-TF" Two Family District.

The property is abutting "RS-6" zoned subdivision to the east, west, and south. The current land use to the east, west, and south, are medium-density residential districts. North of the site and Hearn Road, properties are zoned "RS-6" Single-Family 6 District but are vacant.

The applicant is requesting a change of zoning from the "RS-6" Single-Family 6 District to the "RS-TF" Two-Family District to allow the owner the flexibility to develop the property with single-family, two-family, or townhome structures.

The "RS-TF" Two-Family District permits single-family and two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

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

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

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

Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map)

Consistency:

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

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The use to be permitted by the zoning district that would be applied by the proposed amendment are suitable with the surrounding properties; and will not have a negative impact upon the area.

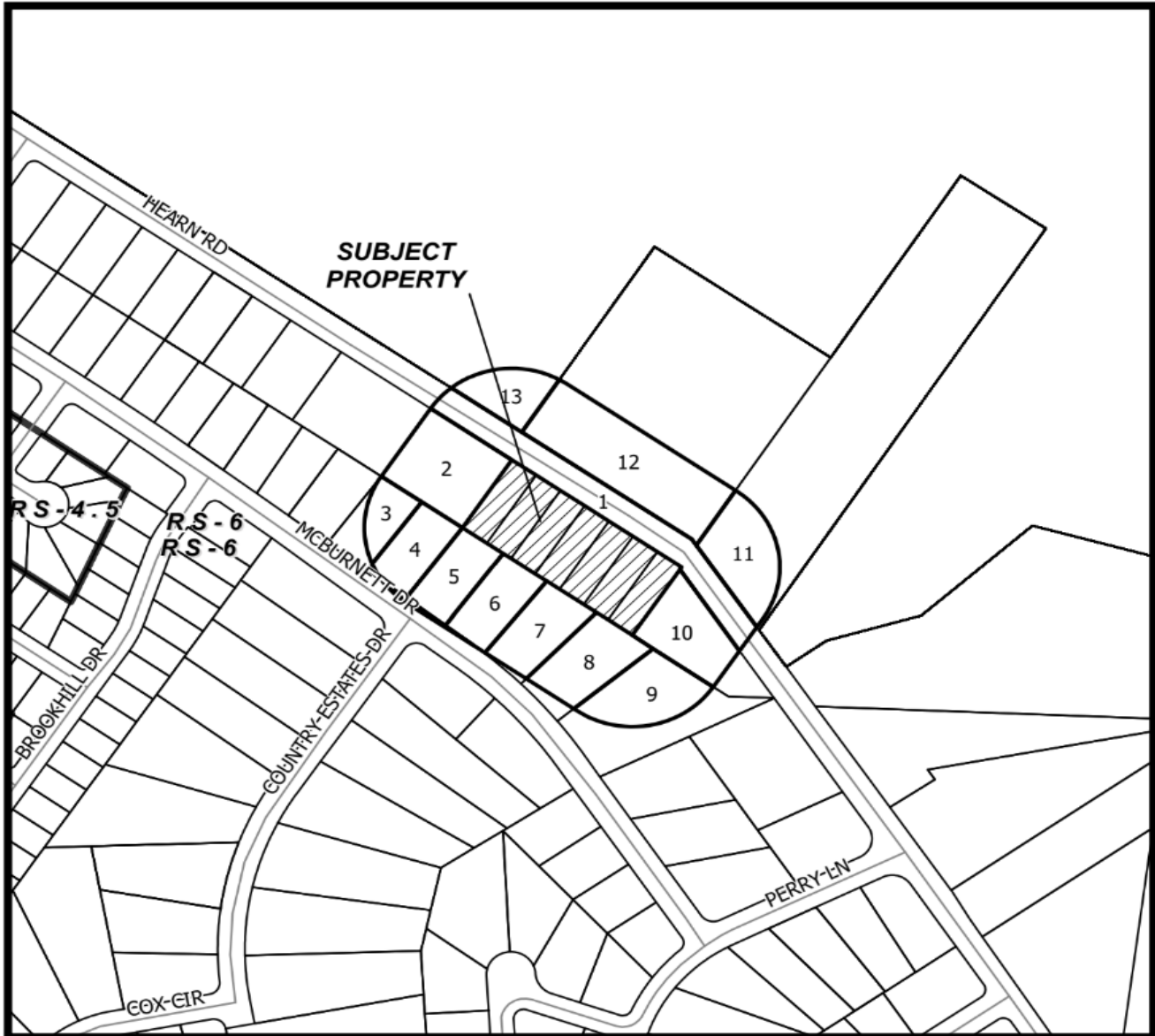
Staff Recommendation:

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-TF" Two-Family District.

Attachment(s):

(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



CASE: ZN9181

Zoning and notice Area

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

-  Subject Property with 200' buffer
-  Owners in favor
- 13** Owners within 200' listed in ownership table
-  Owners in opposition





CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZN9181
America Alfa Group, LLC

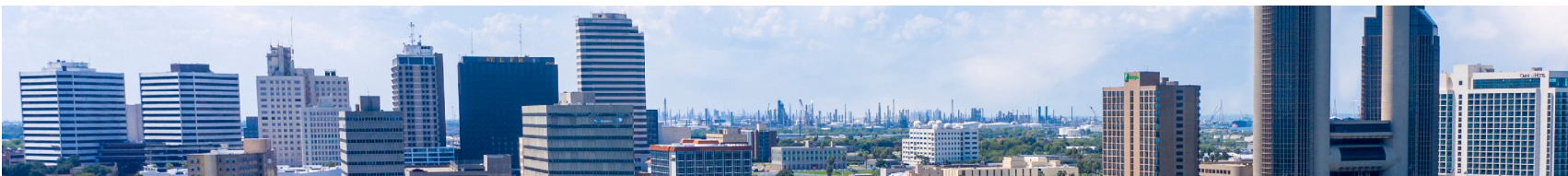
PLANNING COMMISSION, April 1, 2026



America Alfa Group, LLC DISTRICT 1

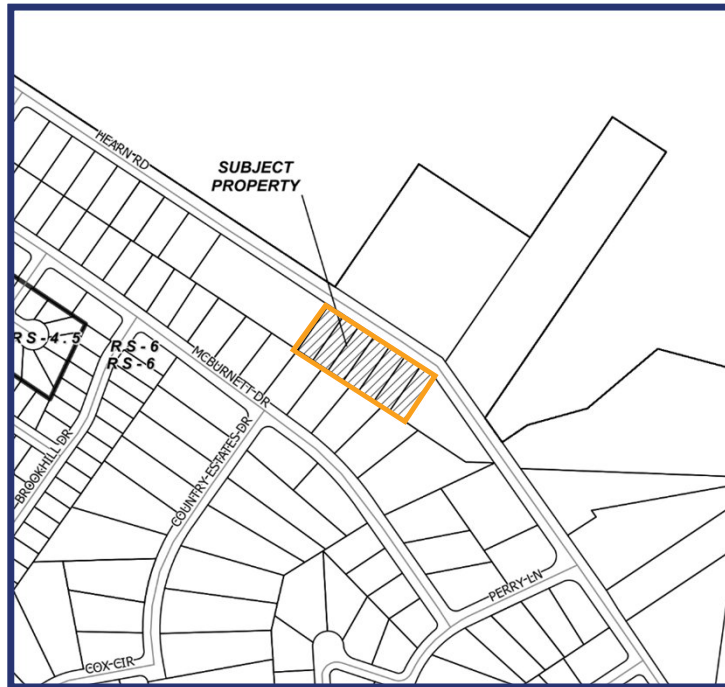


Rezoning a property at or near
12937 Hearn Road
From the "RS-6" Single Family District
To the "RS-TF" Two Family District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow the development of duplexes.

Area Development Plan:

Northwest Area, Adopted on (January 9, 2021)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“RS-6” Single Family District

	Existing Land Use	Zoning District
Site	Vacant	“RS-6”
North	Medium-Density Residential	
South		
East		
West		



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

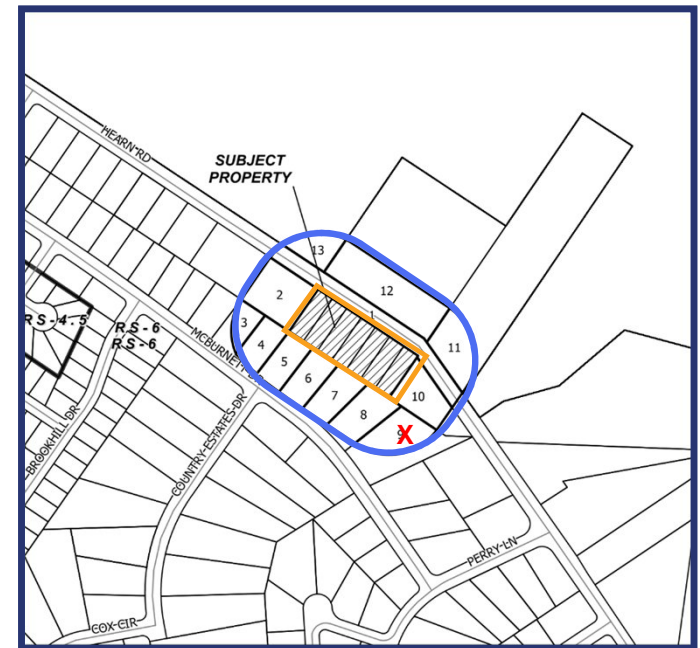
Public Notification

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

 Notification Area

 Opposed: 1 (7.04%)
 Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)



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



CITY OF CORPUS CHRISTI
**DEVELOPMENT
 SERVICES**

Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of medium-density residential.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The use to be permitted by the zoning district that would be applied by the proposed amendment are suitable with the surrounding properties; and will not have a negative impact upon the area.

STAFF RECOMMENDS APPROVAL



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

Public Hearing - Rezoning for a property located at or near 4626 Weber Road.

Zoning Case No. ZN9180, Zeba LLC (District 2). Ordinance rezoning a property at or near 4626 Weber Road from the "ON" Neighborhood Office District and the "RS-6/SP" Single-Family 6 District with a Special Permit to the "ON/SP" Neighborhood Office District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

ZONING REPORT

CASE ZN9180

APPLICANT & SUBJECT PROPERTY

District: 2
Owner: Zeba, LLC.
Applicant: Roberto Cardenas
Address: 4626 Weber Road, located along the east side of Weber Road, south of Gollihar Road and Barnes Street, north of Bradford Drive, and west of Dody Street.
Legal Description: 12.77 acres, Edwin E Connor Tract
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 37, Page 89.
Acreege of Subject Property: 12.77 acres
Pre-Submission Meeting: February 11, 2026
Code Violations: Resolved TCEQ violation for registration of structure over closed landfill.

ZONING REQUEST

From: "ON" Neighborhood Office District and "RS-6/SP" Single-Family 6 District with a Special Permit
To: "ON/SP" Neighborhood Office District with a Special Permit
Purpose of Request: To allow self-service storage (including boat and RV storage), managing offices, and caretaker's quarters usage.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

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

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.

	Zoning District	Existing Land Use	Future Land Use
Site	"ON" Neighborhood Office, "RS-6" Single-Family 6	Public/Semi-Public	Government
North	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
South	"RS-6/SP" Single-Family 6 with a Special Permit, "RS-6" Single-Family 6		
East	"RS-6" Single-Family 6		
West			

ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Weber Road	9	(A1) Minor Arterial with Center Lane	2	2	-	-	No Data Provided	No Improvements Planned
BICYCLE MOBILITY PLAN								
The subject property is approximately 675 feet away from a proposed One-Way Cycle track along the east and west of Gollihar Road, 1,570 feet away from a proposed One-Way Cycle track along the east and west of McArdle, and 2,750 feet away from a proposed Bike Boulevard along the north and south of Marie Street.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Route(s) 32 <i>Southside - outbound</i> with stops								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission					April 01, 2026			
City Council 1 st Reading					May 12, 2026			
City Council 2 nd Reading					May 19, 2026			
114	Notices mailed to property owners within 200 feet of the subject property							
2	In Opposition			0	In Favor			
1.94%	In Opposition			2	Individual Property Owners in Opposition			

Background:

The subject property is a 12.77-acre tract, legally described as Edwin E. Connor Tract, within the bayside area of the city. It is located along the east side of Weber Road, a minor arterial road, south of Gollihar Road, and north of McArdle Road.

The property is bounded to the north by the Weber Place subdivision, zoned “RS-6” Single-Family 6 District, the “RS-6” Single-Family 6 District zoned Parkdale Village Unit 4 subdivision to the east, and the “RS-6” Single-Family 6 District zoned subdivision Nanjean Park Unit 2 to the south. West of the site, and Weber Road, is also the “RS-6” Single-Family 6 zoned Willson Terrace subdivision. The surrounding uses are medium-density residential.

Currently, on site there are three abandoned structures, with the principal structure measured to be approximately 85,000 square feet, the accessory building east of the primary structure at about 7,200 square feet, and another detached and smaller accessory structure at about 2,000 square feet. Nueces County Map Records show 9.22 acres the site as a sanitary landfill to the east; which covers over 2/3 of the site.

The TCEQ (Texas Commission on Environmental Quality) has described this closed landfill as a borrow pit and landfill where household, construction, and tires, waste may have been deposited from the 1940s to 1961. The commission on environmental quality has also noted that it is unlikely hazardous waste was accepted at that location at the time. The principal and accessory structures encroach onto the sanitary landfill; hence the property being registered with TCEQ for having structures over a closed municipal solid waste landfill.

The structures appear to have been built between 1979 and 1985. Through annexation within the corporate limits of the City of Copus Christi in 1954, the property was accepted as-is, a landfill already, under the default zoning of "RS-6" Single-Family 6 District, which would have allowed the use by right. In 1980, the owner of the property petitioned the City of Corpus Christi for a special permit to allow offices, medical, and health facilities, which was granted at the exception that the east portion of the lot (the landfill area) remain undeveloped, and continuously maintained as a drained and grassed parked area. The third portion of the property along Weber Road was rezoned in 2017 from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District with the hope of redeveloping the property with a multi-family use to capture the housing needs that would have accompanied the construction of the New Harbor Bridge per the applicant at the time. That amendment request was granted, however utilities have not been active since 2018, nor was the property ever developed for that use.

In addition to being registered with Texas Environmental Commission on Quality for a structure that is built over a closed municipal solid waste landfill, the developer may be required to obtain authorization before proceeding with any disturbance or development. The consistent use over the years have been of Public and Civic Use – Medical Facility, as categorized by the Unified Development Code. There are records from TCEQ of underground fuel storage tanks being installed; however, to date, they have all been removed.

The applicant is requesting a change of zoning to develop the property with self-service storage use. Per the applicant, the existing medical office building at the front of the property will be renovated to provide conditioned storage spaces with an office space and a caretaker's quarter. The accessory structures at the rear appear to be slated for demolition. At the rear of the property, setback 50 feet from the side and rear property lines, there will be canopies for boat and recreational vehicle storage over the closed landfill.

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

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

- Reinvestment in existing communities' conserves resources and sensitive environments.
 - Encourage the preservation and adaptive reuse of existing structures to reduce construction waste and conserve energy and materials.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

Bayside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning consistent with the Bayside ADP; however, is inconsistent with the future land use designation of medium-density residential.

Staff Analysis:

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

- The proposed rezoning is generally consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Medium-Density Residential.
 - While inconsistent with the future land use designation of Medium-Density Residential, the true intent of the future land use map is to guide long-term development patterns. It also recognizes that unique site conditions and environmental constraints may warrant deviations. Repurposing this existing building for indoor, conditioned self-storage, secure a positive redevelopment outcome, and prevents this long-abandoned structure from remaining a visual nuisance to the surrounding neighborhood.
- The base zoning to be applied by the proposed amendment, if approved, is compatible with the present zoning. It is the less intense districts of all the commercial districts and may be appropriate adjacent to residential uses. It allows very limited commercial uses that generate relatively low traffic. Additional development standards apply for non-residential developments.
 - The applicant has proposed a significant 50-foot setback from the side and rear property lines for the outdoor storage canopies for spatial and visual buffering to help preserve the character of the neighborhood.
- Given the history of the property, in determining the most appropriate recommendation, staff considered the significant public perception, the stigma of legacy landfill, possible contamination, which likely would render residential development undesirable and market infeasible, therefore find that this may be a well-suited development for the site, under the strict operational oversight provided by the special permit.
 - To accommodate the propose adaptive reuse without adverse impacts unto the surrounding neighborhood, staff drafted specific conditions for the proposed development. This ensures the site will not evolve into a more disruptive commercial enterprise in the future.

Permitting Process:

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

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “ON” Neighborhood Office District and “RS-6/SP” Single-Family 6 District with a Special Permit to the “ON/SP” Neighborhood Office District with a Special Permit.

The “ON” Neighborhood Office District permits office uses, apartments, commercial parking, overnight accommodation uses (except for a bed and breakfast home), educational facilities, government facilities (except for detention facilities), medical facilities, places of worship, and community service uses. Self-service storage is not a permitted use, and is reserved with limitation to the Resort Commercial, General Commercial, Intensive Commercial, Central Business, and Business Park districts. The special permit provides a means for developing certain uses in a manner in which the use will be compatible with adjacent property and consistent with the character of the neighborhood, without effect on the permitted uses or the waiving of the regulation of the underlying zoning district. The special permit will be subject to the following conditions:

- 1. USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a self-service storage use, including boat and RV storage, as established by the site plan, subject to the limitations established by Section 5.2.14 Self-Service Storage, including Boat and RV Storage of the Unified Development Code. Cleaning or maintenance of marine or recreational vehicles is strictly prohibited.
- 2. DEVELOPMENT STANDARDS:** The development of the site shall be in substantial conformance with the submitted site plan, attached as Exhibit (B) Site Plan. The special conditions herein, for parking, landscaping, dumpster location, buffer yard, lighting, signage, and hours of operation shall govern.
- 3. PARKING:** Parking, including loading, and stacking, shall adhere to Section 7.2 Off-Street Parking, Loading, and Stack of the Unified Development Code.
- 4. LANDSCAPING:** Landscaping and screening, shall adhere to Section 7.3 Landscaping Of the Unified Development Code.
- 5. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of solid or opaque material that matches or compliments the building material. Refer to Section 7.10.2 Refuse and 7.10.3 Dumpsters of the Unified Development Code.
- 6. BUFFER YARD:** A type B buffer yard consisting of at least 5 feet and 10 points shall be installed, maintained, and remain in place along the property boundaries abutting residential districts.
- 7. LIGHTING:** All lighting fixtures used in the parking area and around the building shall be of the directional type and shall be installed in such a manner as to shield the adjacent residences from any directing light source and in no case shall they be greater than 15 feet above the average elevation of the site.
- 8. SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area. Wall signs shall have an allowable total sign area as provided in the Unified Development Code Section 7.5.

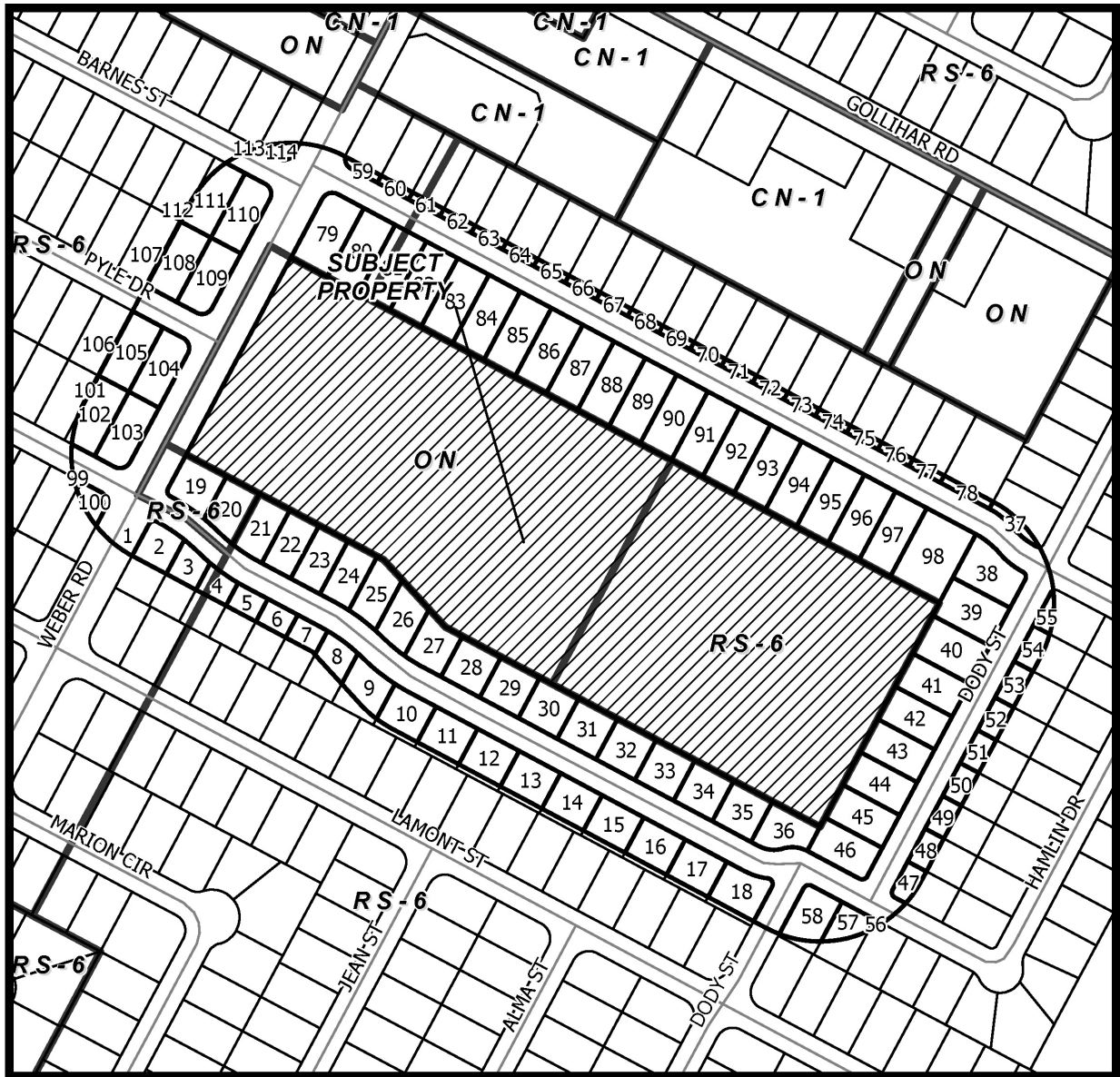
9. HOURS OF OPERATION: The hours of operation shall be limited from 08:00 AM to 08:00 PM. Customer access to the facility shall be prohibited after 08:00 PM.

10. TIME LIMIT: Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Site Plan
- (C) Returned Notices

(A) Existing Zoning and Notice Area Map



CASE: ZN9180

Zoning and notice Area

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

Subject Property with 200' buffer

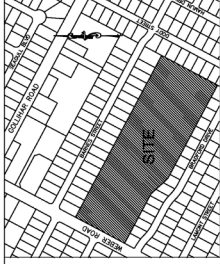
Owners in favor

114 Owners within 200' listed in ownership table

Owners in opposition



(B) Site Plan



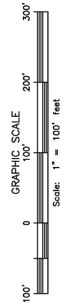
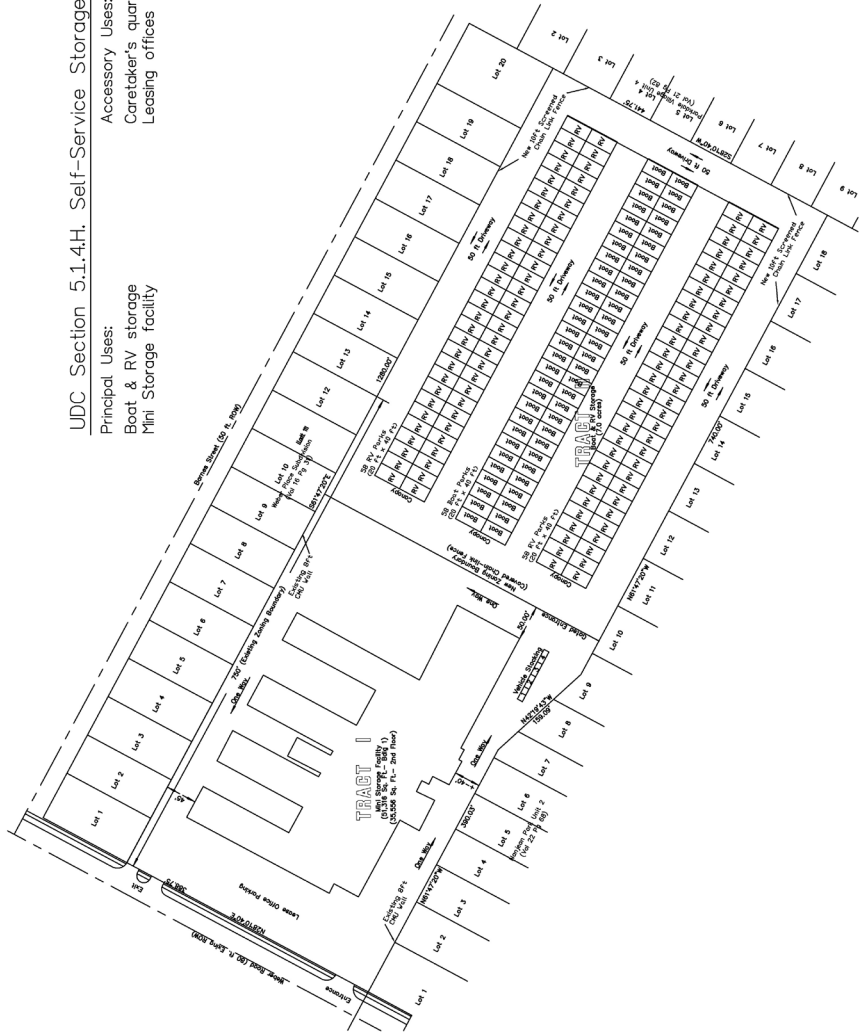
LOCATION MAP NOT TO SCALE

SITE PLAN 4626 WEBER ROAD

THE EDWIN E. CONNER TRACT, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 40, PAGE 95, MAP RECORDS OF NUECES COUNTY, TEXAS.

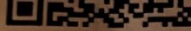
- TRACT I ON Office District to CG-2
General Commercial District
- TRACT II RS-6 Single-family Residential District
to CG-2 General Commercial District

UDC Section 5.1.4.H. Self-Service Storage
 Principal Uses:
 Boat & RV storage
 Mini Storage facility
 Accessory Uses:
 Caretaker's quarters
 Leasing offices



Mark J. Ormoneo, Inc.
 Corpus Christi, TX 78401
 USB # 27824
 MARCH 24, 2028

(C) Returned Notices



Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Richard Vasquez Jr
Address: 4121 Barnes Street Phone No.: 361-445-1062

() In Favor (X) In Opposition

Reason:

[Signature]
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3240
INFOR Case No. ZN9180
Property Owner ID: 94



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

ZONING CASE ZN9180 Zeba LLC

PLANNING COMMISSION, April 1, 2026

Zeba LLC DISTRICT 2



Rezoning a property at or near
4626 Weber Road
From the "ON" & "RS-6/SP"
To the "ON/SP"



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow self-storage (incl. storage for boat and RV), office space, and a caretaker’s quarter.

Area Development Plan:

Bayside Area Development Plan, Adopted on (December 10, 2024)

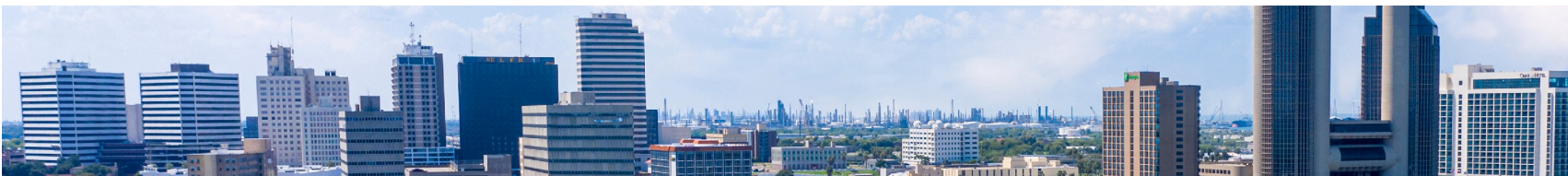
Designated Future Land Use:

Government

Existing Zoning District:

“ON” Neighborhood Office District and “RS-6/SP” Single Family District with a Special Permit

	Existing Land Use	Zoning District
Site	Public/Semi-Public	ON and RS-6/SP
North	Low-Density Residential	RS-6
South		RS-6 and RS-6/SP
East		RS-6
West		



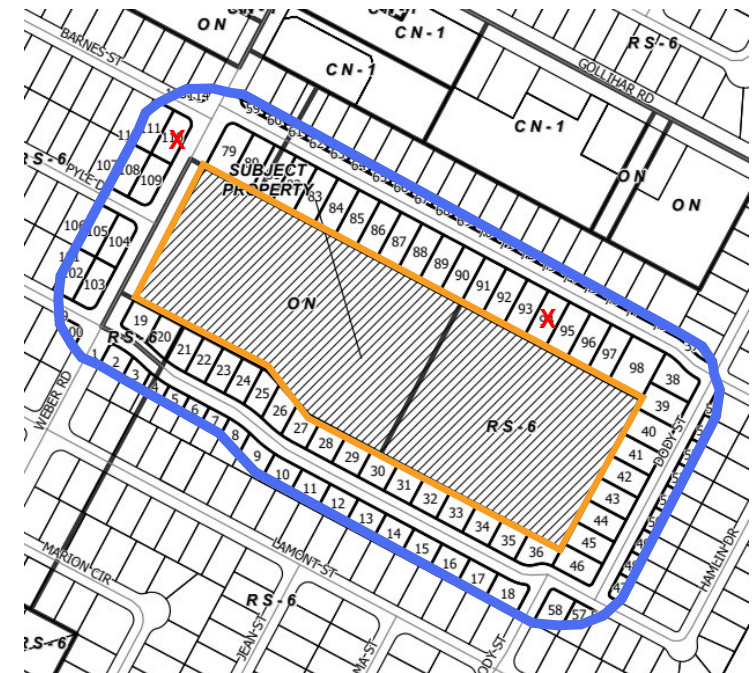
Public Notification

114 Notices mailed inside the 200' buffer
 8 Notices mailed outside the 200' buffer

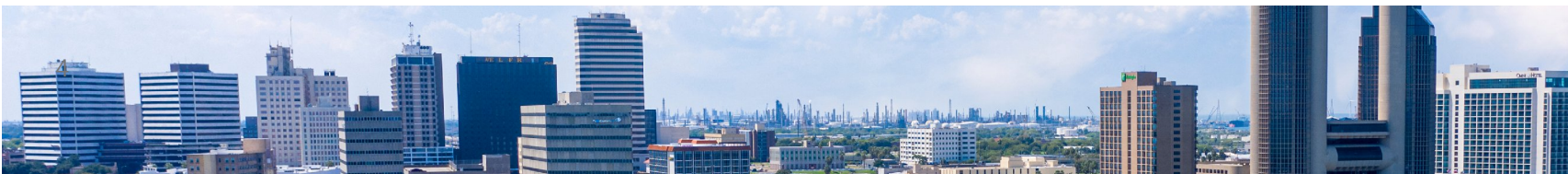
 Notification Area

 Opposed: 2 (1.94%)
 Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)



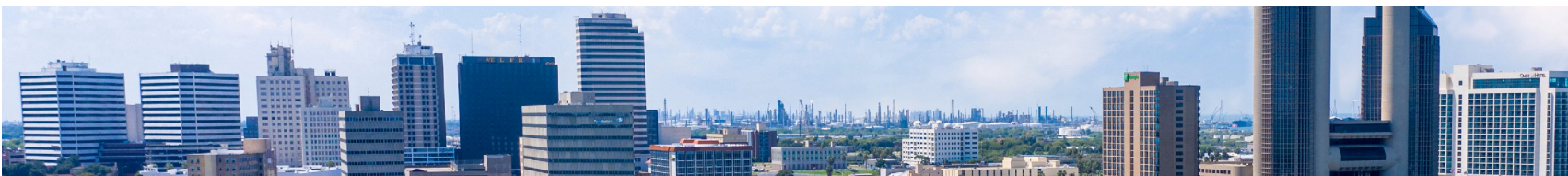
*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & Recommendation

- The proposed rezoning is generally consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of Medium-Density Residential.
- The base zoning to be applied by the proposed amendment, if approved, is compatible with the present zoning. It is the less intense districts of all the commercial districts and may be appropriate adjacent to residential uses. It allows very limited commercial uses that generate relatively low traffic. Additional development standards apply for non-residential developments.
- Given the history of the property, in determining the most appropriate recommendation, staff considered the significant public perception, the stigma of legacy landfill, possible contamination, which likely would render residential development undesirable and market infeasible, therefore find that this may be a well-suited development for the site, under the strict oversight provided by the special permit.

STAFF RECOMMENDS APPROVAL TO THE “ON/SP” NEIGHBORHOOD OFFICE WITH A SPECIAL PERMIT



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Special Permit Conditions

1. USE: The only use authorized by this Special Permit other than uses permitted in the base zoning district is a self-service storage use, including boat and RV storage, as established by the site plan, subject to the limitations established by Section 5.2.14 Self-Service Storage, including Boat and RV Storage of the Unified Development Code. Cleaning or maintenance of marine or recreational vehicles is strictly prohibited.

2. DEVELOPMENT STANDARDS: The development of the site shall be in substantial conformance with the submitted site plan, attached as Exhibit (B) Site Plan. The special conditions herein, for parking, landscaping, dumpster location, buffer yard, lighting, signage, and hours of operation shall govern.

3. PARKING: Parking, including loading, and stacking, shall adhere to Section 7.2 Off-Street Parking, Loading, and Stack of the Unified Development Code.

4. LANDSCAPING: Landscaping and screening, shall adhere to Section 7.3 Landscaping Of the Unified Development Code.

5. DUMPSTER: Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of solid or opaque material that matches or compliments the building material. Refer to Section 7.10.2 Refuse and 7.10.3 Dumpsters of the Unified Development Code.

6. BUFFER YARD: A type B buffer yard consisting of at least 5 feet and 10 points shall be installed, maintained, and remain in place along the property boundaries abutting residential districts.

7. LIGHTING: All lighting fixtures used in the parking area and around the building shall be of the directional type and shall be installed in such a manner as to shield the adjacent residences from any directing light source and in no call shall they be greater than 15 feet above the average elevation of the site.

8. SIGNAGE: One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area. Wall signs shall have an allowable total sign area as provided in Unified Development Code Section 7.5..

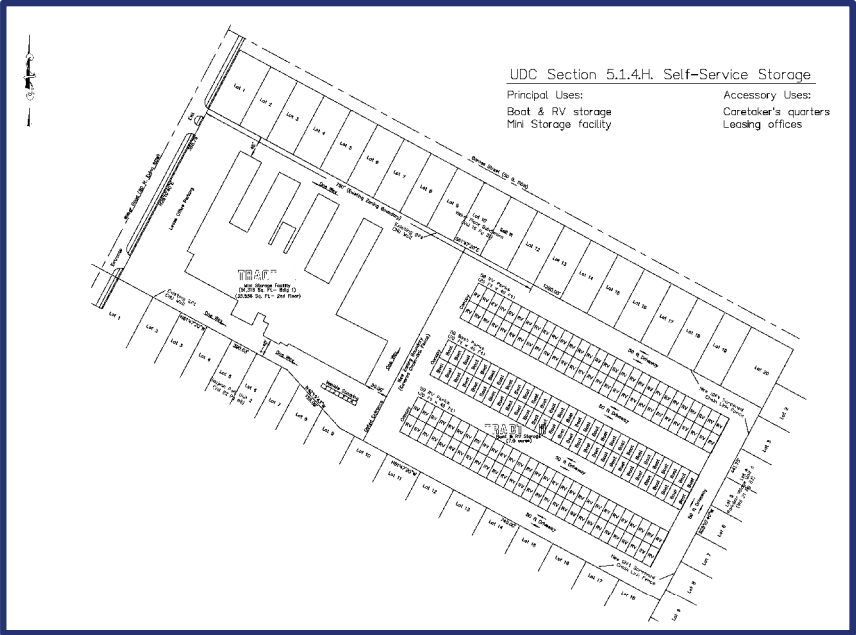
9. HOURS OF OPERATION: The hours of operation shall be limited from 08:00 AM to 08:00 PM. Customer access to the facility shall be prohibited after 08:00 PM.

10. TIME LIMIT: Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Site Plan



UDC Section 5.1.4.H. Self-Service Storage

- | | |
|------------------------|------------------------|
| Principal Uses: | Accessory Uses: |
| Boat & RV storage | Car/bike's quarters |
| Mini Storage facility | Leasing offices |



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!