



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, March 5, 2025

5:30 PM

Council Chambers

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

I. **Call to Order, Roll Call**

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

III. **Approval of Absences: NONE**

IV. **Approval of Minutes**

1. [25-0304](#) Planning Commission Meeting Minutes DRAFT February 19, 2025

Attachments: [2-19-25 PC Meeting Minutes DRAFT](#)

V. **Consent Public Hearing: Discussion and Possible Action**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

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

A. Plats

2. [25-0300](#) PL8603
Steele's Addition Block 12 Lot 63R and Lot 69R (Replat of 0.71 Ac.)
Located North of Ruth St. and West of Harmon St.

Attachments: [PL8603CoverTabReplat](#)
[PL8603ClosedDocReport](#)
[PL8603ApprovedPlat](#)

3. [25-0315](#) PL 8360
Rolling Acres Subdivision No. 2 Block 1 Lots 5A & 5B (Replat of 0.60 Ac.)

Location: Corner of Leopard Street and Rolling Acres Dr.

Attachments: [PL8360CoverTabReplat](#)
[PL8630ClosedDocReport](#)
[Updated Plat 2-24 \(2\)](#)

B. New Zoning

4. [25-0310](#) Zoning Case No. ZN8481, Texas Lone Star Abstract & Title Investments Group, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near CR 47 and FM 43 from the "FR" Farm Rural District (upon annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8481 Texas Lone Star Abstract & Title Investments Group LLC Staff Report](#)
[ZN8481 Texas Lone Star Abstract & Title Investments Group LLC](#)

5. [25-0311](#) Zoning Case No. ZN8561, ADR Investments, LLC. (District 4). Ordinance rezoning a property at or near 820 Naval Air Station (NAS) Drive from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8561 ADR Investments LLC Staff Report](#)
[ZN8561 ADR Investments LLC Presentation](#)

6. [25-0312](#) Zoning Case No. ZN8584, Daovone Xayasene (District 1). Ordinance rezoning a property at or near 2828 Ruth, 2830 Ruth, and 2816 Ruth Street from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

Attachments: [ZN8584 Daovone Xayasene Staff Report](#)
[ZN8584 Daovone Xayasene Presentation](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Robert Kurtz, at 361-826-3112 or robertk3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - DRAFT

Planning Commission

Wednesday, February 19, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:30 pm. A quorum was present to conduct the meeting.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: 2-5-25 Commissioner Hedrick

Commissioner Miller made a motion to approve the absences from February 5, 2025, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed

IV. Approval of Minutes: February 5, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the February 5, 2025, meeting minutes as presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [25-0226](#) Planning Commission Meeting Minutes DRAFT February 5, 2025

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

Chairman York addressed the Commission that he will be abstaining from items 2, 5, and 6. He stated that they will start with items 3 and 4.

Andrew Dimas, Development Services, read Consent Items 3 and 4. The Plats satisfy all requirements of the Local Government Code as well as the Unified Development Code (UDC)/State Law, and staff recommend approval. The floor was opened up for Commissioner comments/questions. There being no discussion, Chairman York opening the public hearing for items 3 and 4. There being no public comment, Chairman York closed the public hearing. Vice Chairman Salazar-Garza made a motion to pass items 3 and 4 as presented by staff. Commissioner Budd seconded. The Vote: All Aye. The motion passed.

Andrew Dimas, Development Services, read Consent Items 2, 5, and 6. Items satisfy all requirements of the Local Government Code as well as UDC/State Law. Staff recommended approval. The floor was opened for Commissioner comments/questions. Commissioner Miller requested that staff go through the presentation on Item #6. Andrew

Dimas presented. Commissioner Miller asked how the property will be built up being that a large portion of it is water, if it is normal to be done in the current order, and how long does the PUD permit last. Staff satisfactorily answered his questions. Vice Chairman Salazar-Garza opened public hearing for Items 2, 5, and 6. There being no public comment, Vice-Chairman Salazar-Gaza closed the public hearing. Commissioner Munoz made a motion to approve items 2, 5, and 6. Commissioner Budd seconded. The Vote: All Aye. Abstained Chairman York. The motion passed.

A. Plats

- 2. [25-0189](#) PL8579
Country Estates Subdivision Unit No. 2 Block 2 Lots 18-24 (Final plat of 1.72 Ac.)
 Located south Hearn Rd. and east of Brookline Dr.
- 3. [25-0190](#) PL8564
NUECES GARDENS NO. 1 LOTS 18A, 18B, 18C, 18D, & 18E (REPLAT OF 4.728 ACRES)
 Located north of Starlite Lane & east of Violet Road.
- 4. [25-0191](#) PL8550
FOXWOOD ESTATES PHASE II, BLOCK 13, LOTS 3A & 3B (REPLAT OF 2.193 ACRES)
 Located south of Saratoga Boulevard & east of Weber Road.
- 5. [25-0201](#) PL8571
WATER BEACH ADDITION, BLOCK 6, LOTS 1A & 2A (REPLAT OF 2.23 ACRES)
 Located south of Starr Street & west of N Shoreline Boulevard.

B. Zoning

- 6. [25-0228](#) Zoning Case No. ZN8332, Golden Pointe, LLC. (District 4). Ordinance rezoning a property at or near 13902 South Padre Island Drive from the “CR-2/IO” Resort Commercial District with an Island Overlay to the “CR-2/IO/PUD” Resort Commercial District with an Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Public Hearing: Discussion and Possible Action

- 7. [25-0231](#) A proposed Roadway Master Plan Amendment to delete a Collector Street (Project 18-V)

Andrew Dimas, Development Services, gave a brief presentation on Item 7 due to the

absence of a representative from Public Works, Street Department. Chairman York asked about the update to the master plan. Renee Couture, Assistant Director of Public Works, Street Department arrived and answered Chairman York's question after giving a background on the reason for the change. Couture explained that the old master plan was incorporated with the new, updated master plan. Commissioner Miller stated that during the original presentation of Item 7 the change could not be defined. Couture stated that based on the new Roadway Master Plan the classification no longer exists.

Commissioner Cantu commented that nothing has changed as far as other access for people to go from the road to the beach. Charman York answered yes. Commissioner Miller stated that he could not support this item due to the possibility of future congestion. Chairman York asked if another department is looking at this plan and approving it? Renee Couture pointed out that various roads are being proposed, and they are not looking at future planning yet. They evaluate on a case-by-case basis. Chairman York opened up public hearing for Item 7. Applicant engineer, Steven Grunwald, with Urban Engineering spoke on the section being sandwiched between two proposed roads that go to the beach. He feels that the way it is set up is not unreasonable. Charman York asked him to show the Commissioners which ones on the map were his. Commissioners Miller and Teichelman discussed bottlenecking and the best current plans that would benefit future congestion issues. An applicant, Jeff Hudser, with Coastal Dunes, explained his future plans for the site.

Commissioner Miller motions to deny the proposed amendment to the UTP removing project 18B from the Roadway Master Plan. Commissioner Hedrick seconded the motion.

Chairman York requested a roll call vote. Reminded the commission that voting Aye would be in favor of denial. The vote, Aye: Commissioners Mandel, Miller, Munoz, Hedrick, and Teichelman. Nay: Commissioners York, Salazar-Garza, Budd, and Cantu. The motion to deny passes by a 5 to 4 vote.

8. [25-0232](#) A proposed amendment to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street between County Road 22 and County Road 20A.

Commissioner Hedrick is abstaining from item 8.

Jorge Chavez, Traffic Engineer, Public Works Department presented the proposed amendment to modify the Corpus Christi Transportation Master Plan. Chairman York asked what relationship Item 9 has with Item 8. Chavez states that Item 9 is holistically tied to Item 8, but separate line items. Chavez explains the difference between Item 8 and Item 9 but will explain one at a time. Commissioners York and Miller state their concern about congestion and the size of the cross streets that could impact the reduction of the road. Chavez brings up the city's GIS map to show the size of the surrounding streets. Renee Couture continued to explain the details involved with reducing the street and that the Roadway Master Plan states that each street reduction will be able to accommodate. Couture said that the larger roadways will take away the strain from the smaller roads

with multiple points of egress and digress.

With no other questions from the Commissioners, Chairman York opened public hearing. Developer Moses Mostaghazi, with MPM Development, explained that the road being reduced did not connect to any homes, and the larger road to the east and west of the subdivision would be the primary use for those that live in the area. After an extensive discussion on traffic flows and future building sites in the area, Commissioner York closed the public hearing.

Vice-Chairman Salazar-Garza made motion on Item 8 to approve as presented. Seconded by Commissioner Mandel. Due to issues with clarification, Vice-Chair Salazar-Garza withdrew the motion. Vice-Chair Salazar-Garza made a motion to approve Item 8 as amended by staff. Commissioner Mandel seconded the motion. The vote: Aye-6, Nay-2 (Commissioner Hadrick abstained). The motion passed.

- 9. [25-0233](#) A proposed two (2) amendments to modify the Corpus Christi Transportation Master Plan ("MobilityCC")-C3 Collector Street East of County Road 43 to Dead End & A2 Arterial Street between County Road 22 and Weber Road (FM 43).

Commissioner York briefly reviewed Item 9.

Jorge Chavez, Traffic engineer, Public Works Department briefly went over Item 9 for the record. Staff recommends approval.

Commissioner York opened a public hearing. Seeing no one to speak, Commissioner York closed public hearing. Commissioner Mandel made a motion to approve Item 9 by itself. Commissioner Budd seconded. The vote: Aye-8, Nay-1. The motion passes.

VII. Director's Report: None.

VIII. Future Agenda Items: None.

IX. Adjournment

Seeing no further business to conduct, the meeting was adjourned at 7:27 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2025**

PROJECT: PL 8603

Steele's Addition, Block 12, Lot 63R, and Lot 69R (Replat of 0.71 Ac.)

Located North Ruth St. and west of Harmon St.

Zoned: RM-3/CG-2

Owner: Daovone Xayasene

Surveyor: Brister Surveying

The applicant proposes to replat the property to combine lots and portions of other lots for building purposes. The submitted Replat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.



Merged Document Report

Application No.: PL8603

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility Plan.pdf
Merged Documents Report.pdf
Updated Plat 2-20.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Justin Phung	justinp2@cctexas.com	361-826-1896
John Gonzales	JGonzalez@cctexas.com	

General Comments

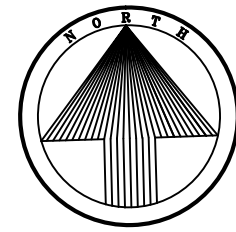
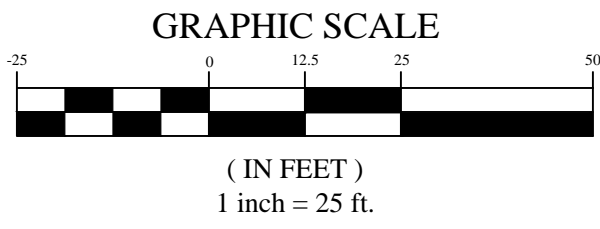
Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Bria Whitmire : DS	Closed	Informational: Any work done in the ROW will require a separate permit from ROWmanagement@cctexas.com. you can refer to driveway design standards in UDC 7.1.7.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: yes (hydrant spacing to be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no 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	Plat is a non public notice plat. Rezoning to be done from RS-6/CG2 to RM1/CG2	
2	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25 The deadline for revisions to be submitted is 2/24/25.	
3	P001	Note	Mark Zans : LD	Closed		
4	P001	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
5	P001	Note	Mark Zans : LD	Closed	Add block number to plat.	
9	P001	Note	Mark Zans : LD	Closed	Traffic comments: 1 <input type="checkbox"/> Informational: <input type="checkbox"/> Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2 <input type="checkbox"/> Informational: <input type="checkbox"/> The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 3 <input type="checkbox"/> Informational: <input type="checkbox"/> Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard	

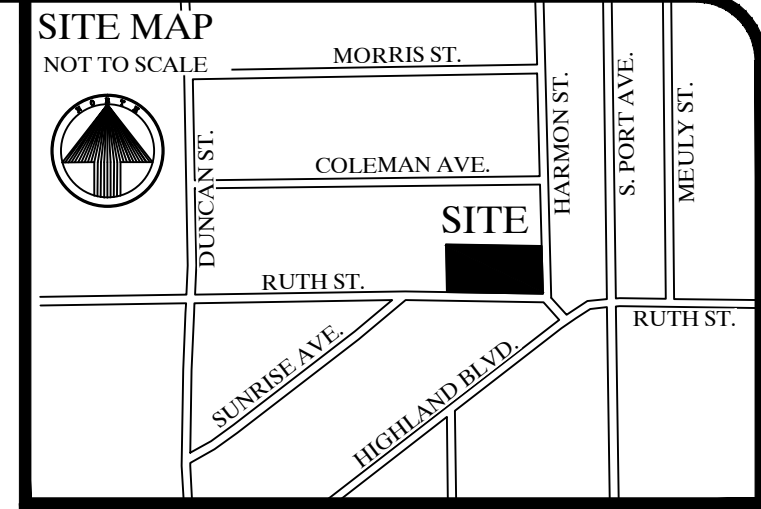
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>"regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Mark Zans : LD	Closed	Park comments: Application discusses the construction of 2 4-Plex buildings, 4 units per buildings, 2 total, to equal 8 newly created dwelling units. 8 new units x \$462.50 = \$3,700.00 park fee.	
12	1	Note	Justin Phung : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
13	1	Note	Justin Phung : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
6	1	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
10	1	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



PLAT OF STEELE'S ADDITION BLOCK 12, LOTS 63R AND 69R

BEING A REPLAT OF BLOCK 12, ALL OF LOTS 63 - 68 AND THE REMAINING PORTIONS OF LOTS 69 - 72, STEELE'S ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME 2, PAGE 49, MAP RECORDS OF NUECES COUNTY, TEXAS AND ALSO BEING ALL OF BLOCK 12, LOT 72B, STEELE'S ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME 28, PAGE 85B, MAP RECORDS OF NUECES COUNTY, TEXAS. ALL BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021033950, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



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

STATE OF TEXAS
 COUNTY OF NUECES

I, DAOVONE XAYASENE, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION, THIS THE _____ DAY OF _____, 2025.

 DAOVONE XAYASENE,
 OWNER

STATE OF TEXAS
 COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAOVONE XAYASENE, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

 NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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

STATE OF TEXAS
 COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2025

 MICHAEL YORK
 CHAIRMAN

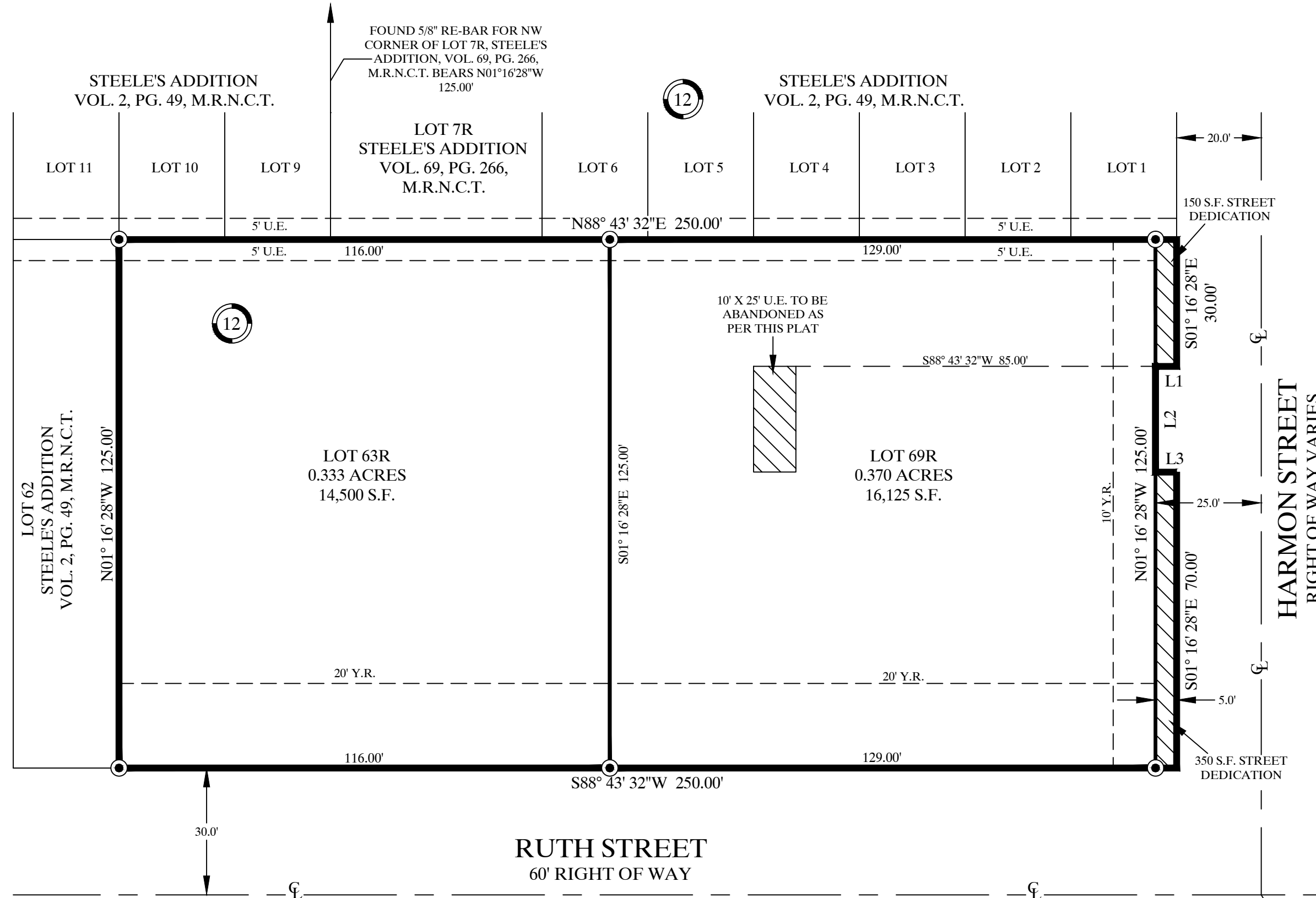
 MICHAEL DICE
 SECRETARY

STATE OF TEXAS
 COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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



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

L1 = S88° 43' 32" W 5.00'
 L2 = S01° 16' 28" E 25.00'
 L3 = N88° 43' 32" E 5.00'

⊙ = SET 5/8" RE-BAR

NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- THE TOTAL PLATTED AREA IS 0.715 ACRES, INCLUDING STREET DEDICATION.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

 KARA SANDS
 COUNTY CLERK

 DEPUTY

DATE OF MAP: 20 FEBRUARY 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 5, 2025**

PROJECT: PL 8360

Rolling Acres Subdivision No. 2 Block 1 Lots 5A & 5B (Replat of 0.60 Ac.)

Location: Corner of Leopard Street and Rolling Acres Dr.

Zoned: RS-6 & ON/SP

Owner: Leslie Lopez

Surveyor: Brister Surveying

The applicant proposes to replat the property to create one new lot for commercial building purposes. The submitted Replat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.



Merged Document Report

Application No.: PL8360

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility Plan.pdf
Updated Plat 2-24.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Justin Phung	justinp2@cctexas.com	361-826-1896
John Gonzales	JGonzalez@cctexas.com	

[General Comments](#)

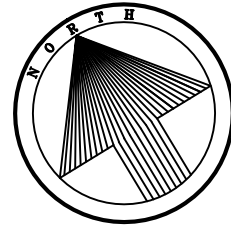
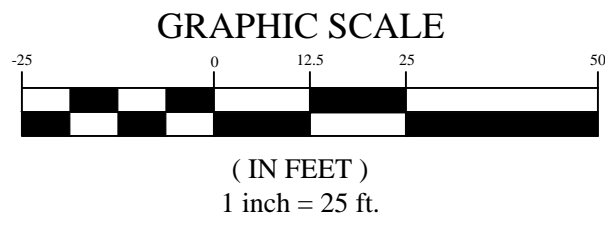
[Corrections in the following table need to be applied before a permit can be issued](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Bria Whitmire : DS	Closed	This is a private service connection to Lot 5B; Label as Private Utility Easement	
17	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: no (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, upon site development 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.	
18	P001	Note	Bria Whitmire : DS	Closed	Add note: Upon site development, any increase of impervious cover, decrease in time of concentration (Tc), or increase peak flows shall be mitigated per IDM 3.05.a.a.	
8	Utility	Note	Bria Whitmire : DS	Closed	Relabel as Existing Private Wastewater for Lot 5B	
10	Utility	Note	Bria Whitmire : DS	Closed	This is a private service connection to Lot 5B; Label as Private Utility Easement	
19	P001	Note	Mark Zans : LD	Closed	Change chairman name to Michael York	
20	P001	Note	Mark Zans : LD	Closed	Change secretary name to Michael Dice.	
21	P001	Note	Mark Zans : LD	Closed	Change all year references to 2025.	
22	P001	Note	Mark Zans : LD	Closed	TxDot comments: add below 4 notes to notes section----- <ul style="list-style-type: none"> •□No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. •□TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). •□Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. •□If the owner responsible for maintaining the 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. <ul style="list-style-type: none"> 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 established. 	
24	P001	Note	Mark Zans : LD	Closed	Plat is a final plat non public otice plat.	
26	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25. The deadline for revisions to be submitted is 2/24/25.	
27	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
28	P001	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
30	P001	Note	Mark Zans : LD	Closed	Provide block number	
31	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
32	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
33	P001	Note	Mark Zans : LD	Closed	Provide inside dimension	
34	P001	Note	Mark Zans : LD	Closed	Provide inside dimension.	
39	P001	Note	Mark Zans : LD	Closed		
36	Utility	Note	Justin Phung : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
37	Utility	Note	Justin Phung : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
38	Utility	Note	Justin Phung : STREET	Closed	PW STR: Please refer to the City of Corpus Christi Rapid Pavement Program (RPP) page for any potential streetwork that may interfere with construction. Please note, projected street construction years are subject to change.	
15	Utility	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
35	Utility	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



PLAT OF ROLLING ACRES SUBDIVISION NO. 2 BLOCK 1, LOTS 5A AND 5B

BEING A REPLAT OF BLOCK 1, LOT 5, ROLLING ACRES SUBDIVISION NO. 2, AS SHOWN ON A MAP RECORDED IN VOLUME 11, PAGE 47, MAP RECORDS OF NUECES COUNTY, TEXAS SAVE AND EXCEPT THE SOUTHWEST 40' THEREOF ACQUIRED BY THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

I, LESLIE LOPEZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE _____ DAY OF _____, 2025.

LESLIE LOPEZ,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LESLIE LOPEZ, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2025

MICHAEL YORK
CHAIRMAN

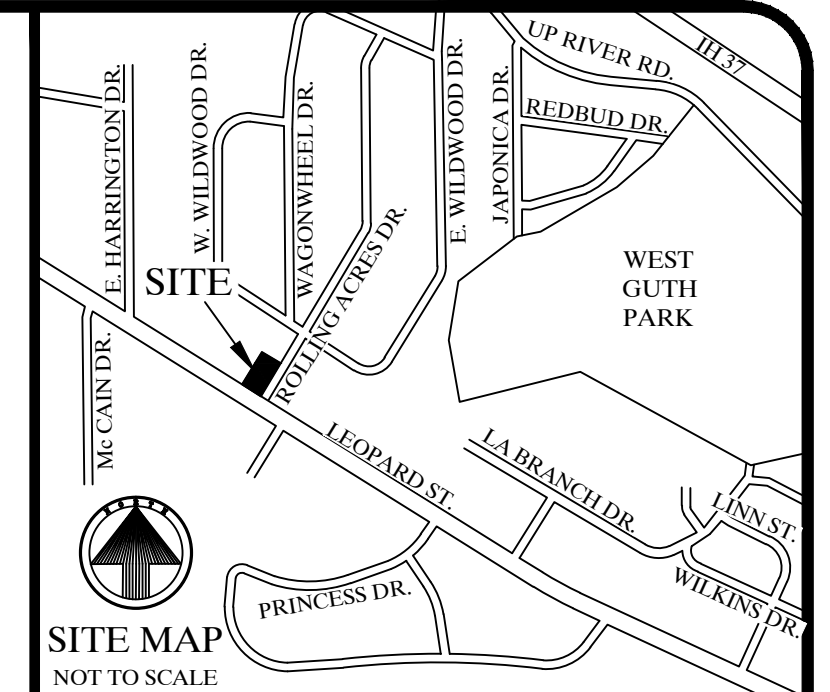
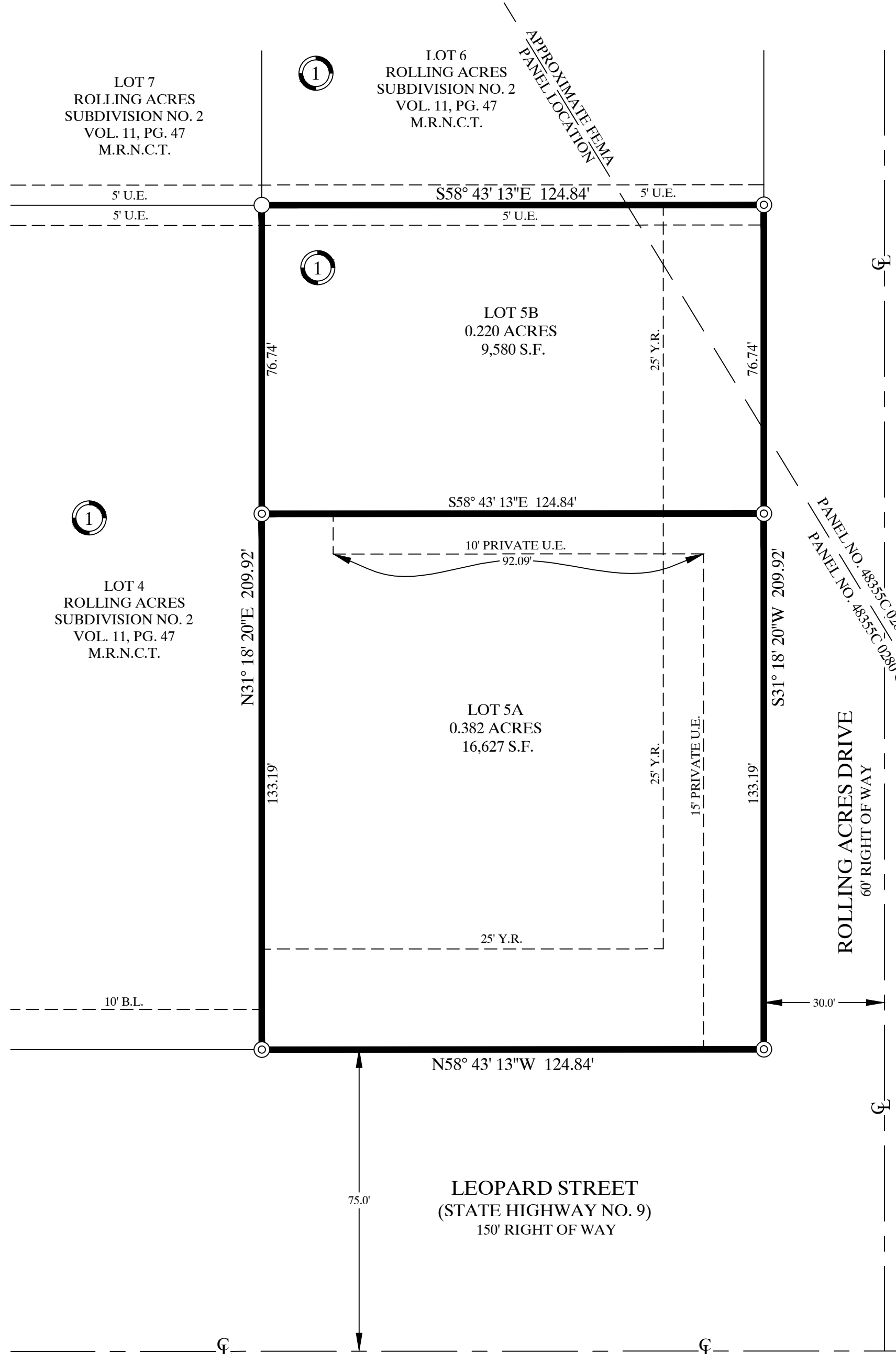
MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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



Brister Surveying

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR DRAINAGE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0285 G AND 48355C 0280 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.602 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. UPON SITE DEVELOPMENT, ANY INCREASE OF IMPERVIOUS COVER, DECREASE IN TIME OF CONCENTRATION (Tc), OR INCREASE PEAK FLOWS SHALL BE MITIGATED PER IDM 3.05.a.a.
8. NO INCREASE IN STORMWATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
9. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
10. 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.
11. IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN IT TO TXDOT ROW, THE OWNER MUST RECTIFY THE ISSUE.
12. 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 ESTABLISHED.

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

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

DATE OF MAP: 24 FEBRUARY 2025

ZONING REPORT CASE ZN8481

Applicant & Subject Property			
District: 3 (Upon Annexation) Owner: Texas Lone Star Abstract & Title Investments Group LLC Applicant: Texas Lone Star Abstract & Title Investments Group LLC Address: Near FM-43 (Farm-to-Market Road 43) and CR-47 (County Road 47). Legal Description: 2 acs. out of 57.28 acs. out of the north half of Section 4, Laureles Farm Tract Acreege of Subject Property: 2 Acres. Refer to Attachment (A).			
Zoning Request			
From: "FR" Farm Rural District (Upon Annexation) To: "CN-1" Neighborhood Commercial District Purpose of Request: To allow a commercial development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Commercial
North		Transportation (FM-43), Agricultural	Transportation (FM-43), Commercial
South		Residential Estate	Low-Density Residential
East		Agricultural	Commercial
West		Transportation (CR-47), Commercial	Transportation (Cr-47), Commercial
Plat Status: The subject property is not platted and is outside of the city limits. Platting must be preceded by annexation and rezoning to accommodate the applicant's proposed development. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None Code Violations: None.			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
FM-43 (Farm-to-Market Road 43); TXDOT Owned & Maintained, Pending Annexation	"A3" Primary Arterial Divided	130-Foot ROW, 6 Thru Lanes, Median	100-Foot ROW, 4 Thru Lanes, Center Turn Lane
	Designation	Section Proposed	Section Existing
CR-47 (County Road 47); County Owned & Maintained, Pending Annexation	"A2" Secondary Arterial Divided	100-Foot ROW, 4 Thru Lanes, 4 Lanes, Median	50-Foot ROW, CountyOwned and Maintained, 2 Thru Lanes, No Median/Center Turn Lane

Transit: The Corpus Christi RTA does not provide service to the subject property.	
Bicycle Mobility Plan: The subject property is outside city limits.	
Utilities	
Gas: A 6-inch HDPE (active) grid main exists along FM-43.	
Stormwater: An open stormwater channel exists on both sides of FM-43 and CR-47.	
Wastewater: None exists.	
Water: A 4-inch PVC (active and public) distribution line exists along FM-43, as does an 8-inch HPDE (active and public) distribution line exists along the east side of CR-47.	
Corpus Christi Comprehensive Plan (Plan CC)	
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.	
ADP (Area Development Plan): According to Plan CC the subject property is located within the London ADP (Adopted on March 17, 2020).	
Water Master Plan: The subject property is outside the City's master plan area.	
Wastewater Master Plan: The subject property is outside the City's master plan area.	
Stormwater Master Plan: The subject property is outside the City's master plan area.	
Roadway Master Plan: The subject property is outside the City's master plan area.	
Public Notification	
Number of Notices Mailed	11 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)
Public Hearing Schedule	
Planning Commission Hearing Date: March 5, 2025	
City Council 1st Reading/Public Hearing Date: April 15, 2025	
City Council 2nd Reading Date: April 22, 2025	

Background:

The subject property is a 2-acre tract with a current agricultural land use out of the London area. It is located along FM-43 (Farm-to-Market Road 43), a primary arterial road, and CR-47 (County Road 47), secondary arterial. The site is approximately 3 miles west of the city line, along FM-43/Weber Road. Portion of it and CR-47, are to be annexed for the subject property to be incorporated within city limits.

The surrounding properties, at the exception of those to the south and west of the parcel, host agricultural land uses. To the south, the fully developed London Village, a 2015 residential estate subdivision (low in density) abuts the subject property. West of the parcel, and further west of CR-47, is a commercial use. All surrounding properties are outside city limits.

The applicant is requesting a change of zoning from “FR” Farm Rural District, to be granted upon annexation, to the “CN-1” Neighborhood Commercial District for a commercial development that will contain office, and retail sales and/or services activities.

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

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

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

- Future Land Use, Zoning, and Urban Design
 - 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.
 - Corpus Christi has well-designed neighborhoods and built environments.

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

The proposed rezoning is consistent with the London ADP and is consistent with the FLUM designation of commercial.

- Promote land development that enhances the character and opportunities of London.
 - Encourage compatible and appropriate land uses for long term and sustainable growth patterns.

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 amendment is generally consistent with goals and strategies of the City of Corpus Christi Comprehensive plan and the FLUM designation of commercial along FM-43 in the largely unincorporated London Area.
- In reviewing the appropriateness of the applicant’s request, 3 miles out of the city’s limits, adjacent to a low-density residential subdivision, and determining its compatibility, staff considered the environmental conflict that could arise from an abutting commercial district, the Unified Development Code’s regulations of certain elements/features, and found the applicant’s request acceptable.
 - The fully developed London Village is also built out with a generous rear setback.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment.

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 “FR” Farm Rural District, to be granted upon annexation, to the “CN-1” Neighborhood Commercial District.

- The applicant’s proposal aligns with the designated future land use and address a location need to support the growing London area.

Attachment(s):

(A) Metes & Bounds Description and Exhibit.

(B) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit



Texas Geo Tech
LAND SURVEYING, INC.

EXHIBIT "A"

Being a 2.00-acre (86,988.08 Square Feet) tract of land out of a called 59.276 acres of land, same being a portion of the **NORTH HALF (N/2) OF THE NORTH HALF (N/2) (NORTH QUARTER) OF SECTION FOUR (4), LAURELES FARM TRACTS**, a map of which is recorded in Volume 3, Page 15, Map Records, Nueces County, Texas, and being more particularly described by Metes and Bounds as follows;

BEGINNING at a 5/8-inch iron rod found on the east right-of-way line of County Road 47, for the southwest corner of this tract;

THENCE: N 00° 47' 43" W – with the east right-of-way line of said County Road 47, a distance of 299.96 feet to a 5/8-inch iron rod set on the south right-of-way line of County Road 43, also known as Weber Road, same being the northwest corner of this tract;

THENCE: N 89° 12' 14" E – with the south right-of-way line of said County Road 43, also known as Weber Road, a distance of 290.00 feet to a 5/8-inch iron rod set for the northeast corner of this tract;

THENCE: S 00° 47' 43" E – 299.96 feet to a 5/8-inch iron rod set for the southeast corner of this tract;

THENCE: S 89° 12' 14" W – 290.00 feet to the **POINT OF BEGINNING** containing 2.00 acres of land, more or less.

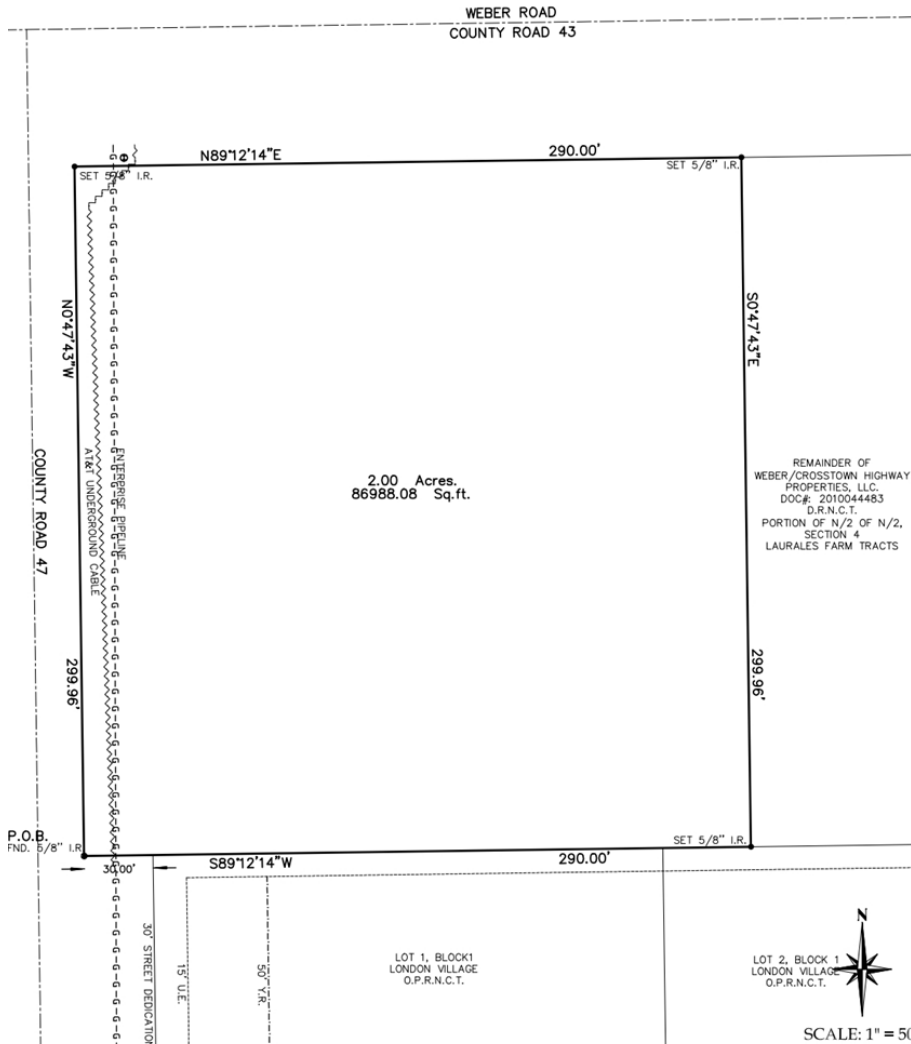
I, Jarrel L. Moore, a Registered Professional Land Surveyor, do here by certify that to the best of my knowledge, this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards set forth by the Texas Board of Professional Land Surveying. Bearings and distances are NAD 1983. Texas South Zone and are based on grid coordinates. October 12, 2023.

October 12, 2023
231008.doc



Jarrel L. Moore
Jarrel L. Moore
Register Professional Land Surveyor
License Number 4854

EXHIBIT "B"



<p>SURVEY OF:</p> <p>BEING A 2.00 ACRE (86,988.08 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 59.276 ACRES OF LAND, SAME BEING A PORTION OF THE NORTH HALF (N/2) OF THE NORTH HALF (N/2) (NORTH QUARTER) OF SECTION FOUR (4), LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS.</p>	<p>TITLE NOTE:</p> <p>ACCORDING TO THE TITLE COMMITMENT PROVIDED BY NUECES TITLE COMPANY, GF#: 23-145-CC, HAVING AN EFFECTIVE DATE OF: OCTOBER 04, 2023, AND HAVING AN ISSUED DATE OF: OCTOBER 09, 2023, ITEMS:</p> <p>ITEMS: 10. a., b., c. AND f. (NO EFFECT) ITEMS 10. d. AND e. (BLANKET)</p> <p>ALL OTHER ARE OUTSIDE OF THE PURVIEW OF THIS SURVEY</p>
---	---

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

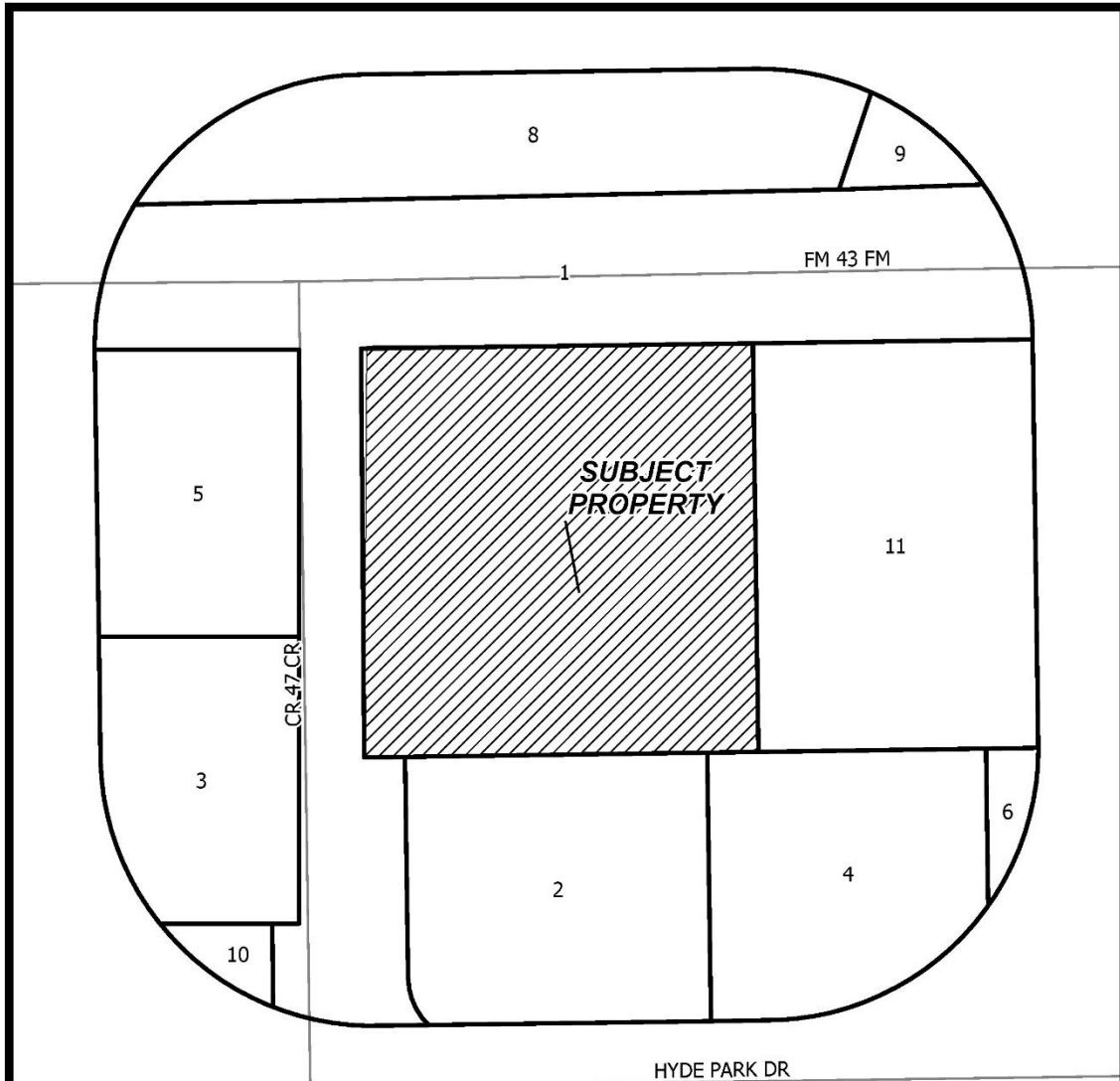
Jarrel L. Moore
 JARREL L. MOORE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE No. 4854

ALL BEARINGS AND DISTANCE REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.

TEXAS GEO TECH
LAND SURVEYING, INC
 5525 SOUTH STAPLES, SUITE B-2
 Corpus Christi, TX 78411
 (361) 993-0808 Fax (361) 993-2955
 www.lexasgeotech.com

DATE: 10/12/2023	DRAWN: EF
SCALE: 1" = 50'	JOB NUMBER: 231008
APPROVED: JLM	SURVEY: JT*BP

(B) Existing Zoning and Notice Area Map



CASE: ZN8481
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
CR-1	Resort Commercial	RS-TF	Two-Family
CR-2	Resort Commercial	RS-15	Single-Family 15
CG-1	General Commercial	RE	Residential Estate
CG-2	General Commercial	RS-TH	Townhouse
CI	Intensive Commercial	SP	Special Permit
CBD	Downtown Commercial	RV	Recreational Vehicle Park
CR-3	Resort Commercial	RMH	Manufactured Home
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer

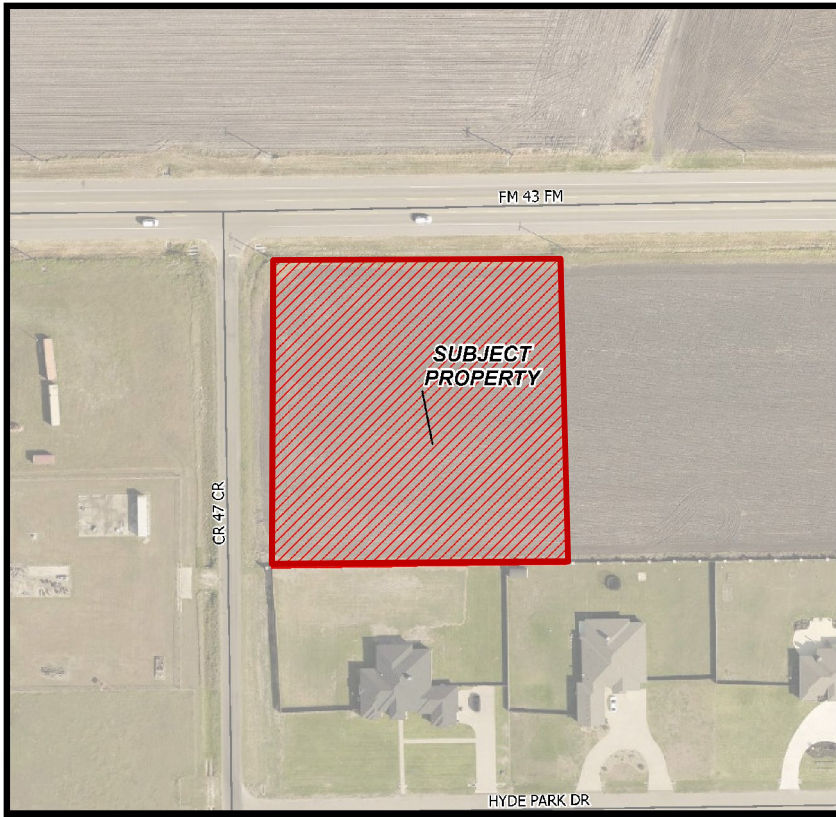
Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



Zoning Case ZN8481



**Texas Lone Star Abstract & Title
Investment Group LLC**
District 3 (Upon Annexation)

Rezoning for a property at or near
FM-43 & CR-47
From the "FR" Farm Rural District (Upon Annexation)
To the "CN-1" Neighborhood Commercial District



Planning Commission
March 5, 2024

Zoning and Land Use



Proposed Use:

To allow a commercial development.

ADP (Area Development Plan):

London, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Commercial

Existing Zoning District:

"OCL" Outside City Limits ("FR," Upon Annexation)

Adjacent Land Uses:

North: Transportation, Agricultural; Zoned: "OCL"

South: Residential Estate; Zoned: "OCL"

East: Agricultural; Zoned: "OCL"

West: Transportation, Commercial; Zoned: "OCL"

Public Notification

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

Notification Area

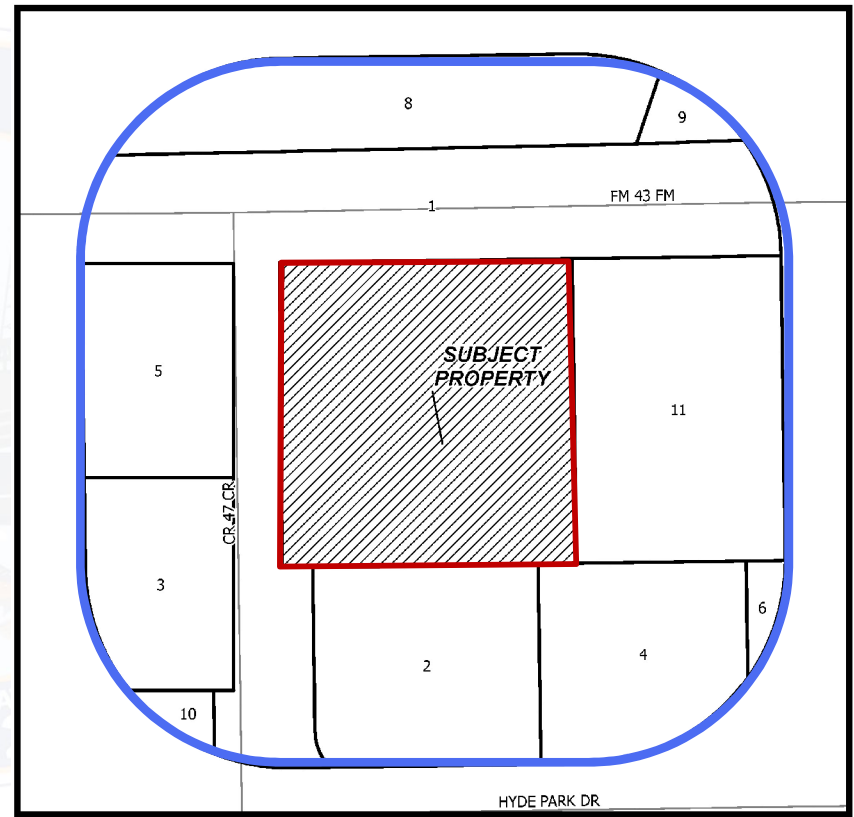
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

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



Staff Analysis and Recommendation

- The proposed amendment is consistent with goals and strategies of the City of Corpus Christi Comprehensive plan and the FLUM designation of commercial along FM-43 in the largely unincorporated London Area.
- In reviewing the appropriateness of the applicant's request, 3 miles out of the city's limits, adjacent to a low-density residential subdivision, and determining its compatibility, staff considered the environmental conflict that could arise from an abutting commercial district, the Unified Development Code's regulations of certain elements/features, and found the applicant's request acceptable.
- The property to be rezoned is suitable for use permitted by the zoning district to be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
FROM THE "FR" FARM RURAL DISTRICT UPON ANNEXATION
TO THE "CN-1" NEIGHBORHOOD COMMERCIAL DISTRICT**

ZONING REPORT CASE ZN8561

Applicant & Subject Property			
District: 4 Owner: ADR Investments Inc Applicant: ADR Investments Inc Address: 820 NAS (Naval Air Station) Drive, located along the north side of NAS Drive, south of Claride Street, and east of West Lakeside Drive. Legal Description: Lot 19R, Block C, Flour Bluff Estates Acreeage of Subject Property: 0.4 acre.			
Zoning Request			
From: "CG-1" General Commercial District To: "CG-1/SP" General Commercial District with a Special Permit Purpose of Request: To conditionally allow a contractor's shop without outdoor storage.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CG-1" General Commercial	Vacant	
North	"CG-1" General Commercial, "CG-1/SP" General Commercial District with a Special Permit	Low-Density Residential, Commercial, and Vacant	Transition Aviation Special District
South	"CG-1" General Commercial	Transportation (NAS Dr), Commercial	Transportation (NAS Dr), Transition Aviation Special District
East	"CG-1/SP" General Commercial with a Special Permit	Low-Density Residential, Commercial	Transition Aviation Special District
West	"CG-1" General Commercial		Transition Aviation Special District
Plat Status: The subject property is platted per MRNC (Map Records of Nueces County Texas) Volume 68 Page 662. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within the MCAOD of TRUAX Field at NAS-CC. Code Violations: None.			
Transportation and Circulation			
NAS (Naval Air Station) Drive	Designation	Section Proposed	Section Existing
	"F1" Freeway/Expressway	400-Foot ROW 4-10 Thru Lanes, Median	170-Foot ROW 4 Thru Lanes, Center Turn Lane

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 3 <i>NAS Shuttle</i> , Route 4 <i>Flour Bluff</i> , Route 29 <i>Staples</i> with stops near Stone Street and NAS Drive, and Waldron Road and NAS Drive.	
Bicycle Mobility Plan: The subject property is approximately 600 feet from the nearest planned Bike Boulevard, along Matlock Street, Military Drive, and Jester Street.	
Utilities	
Gas: A 2-inch WS (Active) grid main exists along the west side of NAS Drive, and a 4-inch WS (active) along the northern boundary of the parcel. Stormwater: None. Wastewater: An 8-inch VCP (active and public) gravity main exists along the west side of NAS Drive. Water: A 6-inch DIP (active and public) distribution line exists along the west side of NAS Drive.	
Corpus Christi Comprehensive Plan (Plan CC)	
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Flour Bluff ADP (Adopted on June 22, 2021). Water Master Plan: No improvements have been proposed. Wastewater Master Plan: No improvements have been proposed. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: No improvements have been proposed.	
Public Notification	
Number of Notices Mailed	9 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
Public Hearing Schedule	
Planning Commission Hearing Date: March 5, 2025 City Council 1st Reading/Public Hearing Date: April 15, 2025 City Council 2nd Reading Date: April 22, 2025	

Background:

The subject property is a vacant and undeveloped 0.4-acre parcel out of District 4 in Flour Bluff. It is located along the north side of the freeway segment of NAS (Naval Air Station) Drive. The parcel is within the Military Compatibility Area Overlay District (MCAOD) of the TRUAX field at NAS-CC, outside of any clear or accident potential zones; however, it is within the light, vertical obstruction, and noise safety subzones of the base.

Except for the right-of-way along the southern boundary of the subject property, the parcel lies within a "CG-1" General Commercial District southwest of Scotland Drive and northeast of South Padre Island Drive. A special permit to the north property allows specific warehouse and freight movement activities without outside storage. There are also some low-density residential and vacant uses. The property to the east and south of the parcel and NAS Drive have a current commercial land use. The property special permit dating to 1983 on the parcel to the east may be inactive.

The applicant requests a special permit for a contractor's shop without outdoor storage. The base "CG-1" General Commercial District permits restaurants, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

A contractor's shop (typically of the building, heating, plumbing, or electrical trade) is permitted in the "IL" Light Industrial and "IH" Heavy Industrial District under the light industrial service use category. Under that category, firms are defined as those engaged in the light industrial use service activities and are typically engaged in the manufacturing, assembly, repair, or servicing of industrial, business, or consumer machinery, equipment, products, or by-products, mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the public, come to the site.

With the nearby naval base, properties in the surrounding area have been assigned a future land use designation of Transition Aviation Special District to transition away from residential uses, which allows the congregation of people near bases, to non-residential uses to ensure compatibility of land uses between military and civilian operations.

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

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

- Corpus Christi has a robust "entrepreneurial ecosystem" that supports a thriving small business community.
- 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.
- Regulations to protect military and civilian airfield and airport use are in place.
 - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
 - Avoid development that is incompatible with the operation of military airfields and the airport.

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

The proposed rezoning is consistent with the Flour Bluff ADP and is consistent with the FLUM designation of Transition Aviation District.

- Encourage local business investment and growth.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's rezoning request purpose and researched 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 amendment to the current zoning district is generally consistent with the goals and strategies of the City of Corpus Christi Comprehensive Plan and with the FLUM designation of Transition Aviation Special District.
- In reviewing the applicant's proposed amendment and determining the appropriateness of such a request, staff considered the activities associated with a contractor's shop, siting, and compatibility with the nearby base, the zoning and conforming uses of surrounding properties, and the character of the neighborhood, and drafted special conditions to limit any adverse impacts.
 - The activities permitted with the special permit will not be insensitive to the surrounding properties and can co-exist with the base.
- The proposed rezoning is compatible with the Joint Land Use Study (JLUS), which is also cited in the Flour Bluff ADP.
 - NAS-CC and the City prepared and adopted a JLUS in 2013 that called for land use changes to ensure compatibility with military and civilian aviation.
 - For NAS-CC, this means avoiding residential land uses and other concentrations of people between the military installation and South Padre Island Drive.
 - Implementing this recommendation of the JLUS is particularly important for NAS-CC, one of the most important employers in Corpus Christi.

Staff Recommendation:

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

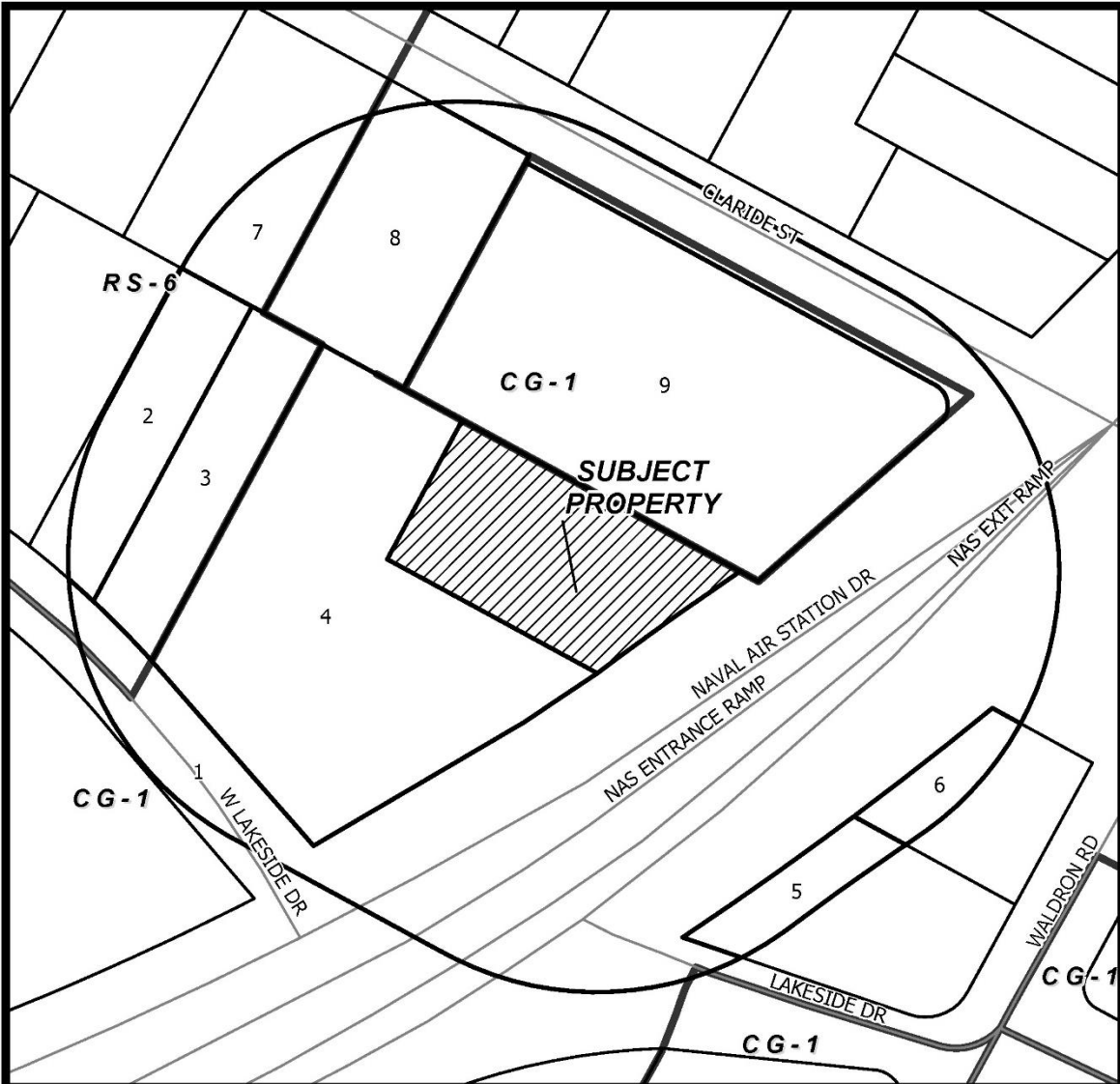
1. **Use:** The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use, specifically, a building, heating, plumbing, or electrical contractor's shop, except for storage yard, and any other uses listed under the Light Industrial Service use category per UDC Section 5.1.5.A.
2. **Landscaping:** Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code.
3. **Dumpster:** All solid waste shall be confined in a dumpster screened from street, public, and neighboring views, as indicated on the attached site plan. No dumpster is permitted within the front street yard. Screening for the dumpster must be composed of a solid or opaque material that matches or compliments the building material of the principal structure.
4. **Outside Storage and Display:** Outside storage and display is prohibited.
5. **Screening & Buffer Yard:** A 10-foot-wide buffer yard and 5 points shall be required along the property boundaries adjacent to residential zoning districts.
6. **Lighting:** All lighting shall be shielded, and pole lights shall be of the fully cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
7. **Building Height:** The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.
8. **Hours of Operation:** The hours of operation shall be limited from 8:00 AM to 05:00 PM. Customer access after 05:00 PM shall be prohibited.
9. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.

10. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
11. **Time Limit:** In accordance with 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.

Attachments:

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

(A) Existing Zoning and Notice Area Map



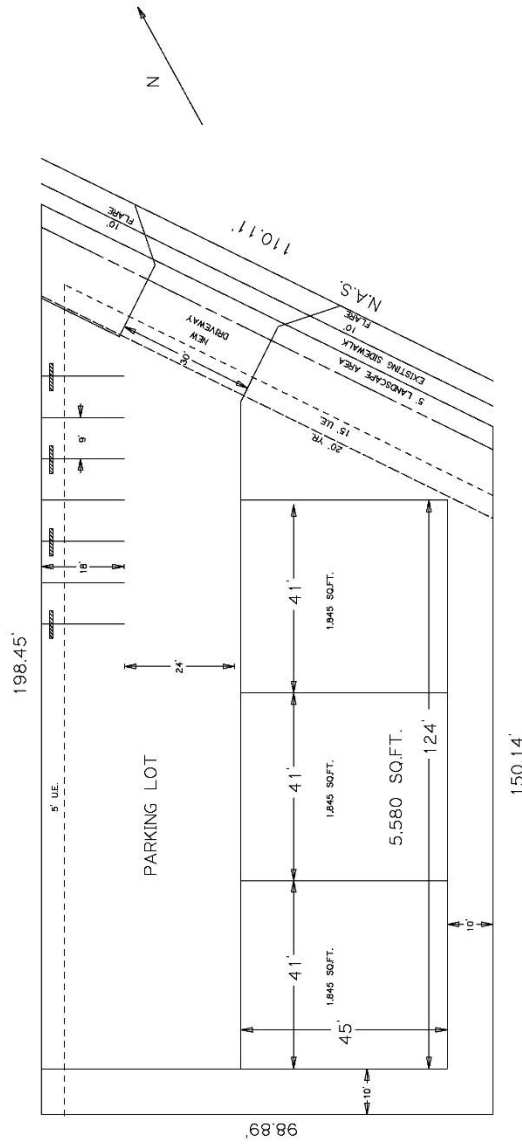
CASE: ZN8561
Zoning and notice Area

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
-  Owners within 200' listed on attached ownership table
-  Owners in opposition



(A) Site Plan



SITE A

PARKING REQUIREMENTS

STORAGE AREA 1 PER 2,500 SF OF INDOOR STORAGE

INDOOR STORAGE BUILDING (A) = 5,580 SF

2.2 SPACES REQD.

SPACES REQD. 2

6 SPACES ON SITE

ADR INVESTMENTS
820 N.A.S

LOT 19 R, BLOCK C
FLOUR BLUFF EST.
CORPUS CHRISTI, TEXAS

Zoning Case ZN8561



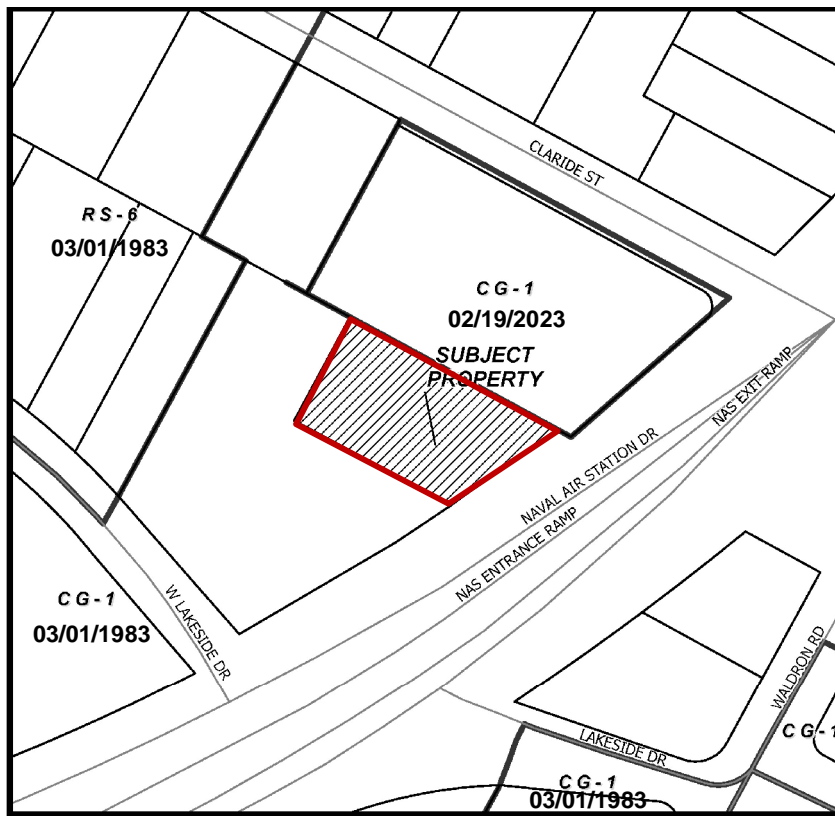
**ADR Investments LLC
District 4**

**Rezoning for a property at or near
820 NAS (Naval Air Station) Drive
From the "CG-1" General Commercial District
To the "CG-1/SP" General Commercial
with a Special Permit**



Planning Commission
March 05, 2025

Zoning and Land Use



Proposed Use:

To allow a contractor's stop.

ADP (Area Development Plan):

Flour Bluff, Adopted on June 22, 2021

FLUM (Future Land Use Map):

TASD (Transition Aviation Special District)

Existing Zoning District:

"CG-1" General Commercial District

Adjacent Land Uses:

North: Low-Density Res. , Commercial, Vacant; Zoned: "CG-1" and "CG-1/SP"

South: Transportation (NAS), Commercial; Zoned: "CG-1/SP"

East: Low-Density Res. , Commercial; Zoned: "CG-1/SP"

West: Low-Density Res. , Commercial; Zoned: CG-1

Public Notification

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

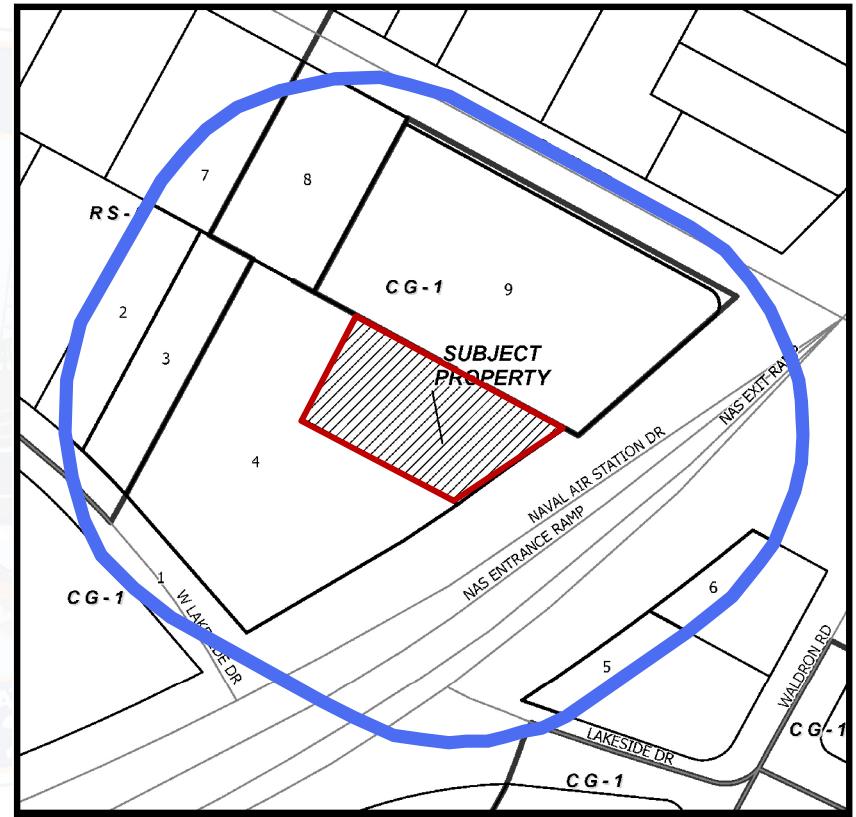
Notification Area



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



In Favor: 0 (0.00%)



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



Staff Analysis and Recommendation

- The proposed amendment to the current zoning district is generally consistent with the goals and strategies of the City of Corpus Christi Comprehensive Plan and with the FLUM designation of Transition Aviation Special District.
- In reviewing the applicant's proposed amendment, and determining the appropriateness of such a request, staff considered the activities associated with a contractor's shop, siting, and compatibility with the nearby base, the zoning and conforming uses of surrounding properties, and the character of the neighborhood, and drafted special conditions to limit any adverse impacts.
- The proposed rezoning is compatible with the Joint Land Use Study (JLUS), which is also cited in the Flour Bluff ADP. NAS-CC and the City prepared and adopted a JLUS in 2013 that called for land use changes to ensure compatibility with military and civilian aviation.

**STAFF RECOMMENDS APPROVAL
TO THE "CG-1/SP" GENERAL COMMERCIAL W/ A SPECIAL PERMIT**

Special Permit Conditions

Use: The only use allowed on the subject property other than uses permitted in the base zoning district is a light industrial service use, specifically, a building, heating, plumbing, or electrical contractor's shop, except for storage yard, and any other uses listed under the Light Industrial Service use category per UDC Section 5.1.5.A.

Landscaping: Landscaping must be provided in accordance with Article 7.3 Landscaping of the Unified Development Code Landscaping.

Dumpster: All solid waste shall be confined in a dumpster screened from street, public, and neighboring views, as indicated on the attached site plan. No dumpster is permitted within the front street yard. Screening for the dumpster must be composed of a solid or opaque material that matches or compliments the building material of the principal structure

Outside Storage and Display: Outside storage and display is prohibited.

Screening & Buffer Yard: A 10-foot-wide buffer yard and 5 points shall be required along the property boundaries adjacent to residential zoning districts.

Special Permit Conditions (Cont.)

Lighting: All lighting shall be shielded, and pole lights shall be of the fully cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.

Building Height: The building height requirement shall adhere to UDC Section 4.2.8.C Modification of Height Regulations.

Hours of Operation: The hours of operation shall be limited from 8:00 AM to 05:00 PM. Customer access after 05:00 PM shall be prohibited.

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

Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.

Time Limit: In accordance with 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.

ZONING REPORT CASE ZN8584

Applicant & Subject Property			
<p>District: 1 Owner: Daovone Xayasene Applicant: Daovone Xayasene Address: Portion of 2816 Ruth, 2828, and 2830 Ruth, located along the north side of Ruth Street, south of Coleman Avenue, east of Duncan Street, and west of South Port Avenue. Legal Description: Lots 63-66, and portion of lot 37, Block 12, Steele’s Addition. Acreege of Subject Property: 0.33 acres</p>			
Zoning Request			
<p>From: “RS-6” Single-Family 6 District and “CG-2” General Commercial District To: “RM-3” Multifamily District Purpose of Request: To allow multi-family development.</p>			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	“RS-6” Single-Family 6, “CG-2” General Commercial	Vacant	Medium-Density Residential
North	“RS-6” Single-Family 6	Low-Density Residential	
South	“IL” Light Industrial	Transportation (Ruth St), Commercial, Vacant	Transportation (Ruth St), Medium-Density Residential
East	“CG-2” General Commercial	Vacant, Commercial	Medium-Density Residential
West	“RS-6” Single-Family 6	Low-Density Residential	
<p>Plat Status: The subject property consists of two lots of record and a portion of a lot. Platting will be required to accommodate the proposed development. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.</p>			
	Designation	Section Proposed	Section Existing
Ruth Street	"Local" Residential	40-Foot ROW 1 Thru Lane, 2 Way, On-Street Parking	60-Foot ROW 1 Thru Lane, 2 Way, On-Street Parking

Transit: The Corpus Christi RTA services the subject property via Bus Route 16 Morgan Port along S Port Avenue.

Bicycle Mobility Plan: The subject property is approximately a block from the nearest planned Bike Boulevard, along Ruth Street, west of Sabinas Street, and along Sabinas Street, south of Ruth Street.

Utilities

Gas: A 6-inch coated Steel (active) grid main exists along the south side of Ruth Street.
Stormwater: A 30-inch RCP (active and public) line exists along the north side of Ruth Street.
Wastewater: An 8-inch VCP (active and public) distribution exists along the north side of Ruth street..
Water: A 6-inch ACP (active and public) distribution line exists along the north side of Ruth Street.

Corpus Christi Comprehensive Plan (Plan CC)

Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016.
ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside ADP (Adopted on January, 2023).
Water Master Plan: No improvements have been proposed.
Wastewater Master Plan: No improvements have been proposed.
Stormwater Master Plan: No improvements have been proposed.
Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	41 within a 200-foot notification area 7 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: March 5, 2025
City Council 1st Reading/Public Hearing Date: April 15, 2025
City Council 2nd Reading Date: April 22, 2025

Background:

The subject property, out of the westside area and district 1, is a vacant 0.33-acre tract out of multiple lots and a portion of a lot out of the Steele’s subdivision. It is located along a local right-of-way, Ruth Street, near Agnes Street and South Port Avenue, both arterials. Steele’s Addition, 62 acres at the time of the plat, appears to have originally been subdivided from residential use.

Apart from the abutting right of way along its southern boundary, the properties to the north and west have a current land use designation of low-density residential. They are zoned “RS-6” Single-Family 6. Those to the east are vacant, with a portion having commercial activities, and are zoned “CG-2” General Commercial district. South of the subject property and Ruth Street are parcels zoned “IL”

Light Industrial use that are vacant or have a commercial use. An “RM-3” Multifamily district exists across the country as well.

The applicant is requesting a change of zoning to accommodate a multi-family development. The development will consist of two structures containing four units each.

The “RM-3” Multifamily District allows apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, and nursing homes. Density is limited to 36 units per acre; the subject property has a gross allowance of 11.

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.
 -

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

The proposed rezoning is consistent with the Westside ADP; however is not consistent with the FLUM designation of Medium-Density Residential.

Staff Analysis:

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

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, it is not consistent with the FLUM designation of medium-density residential.
- In reviewing the applicant’s request to amend the current district, staff considered compatibility with the single-family residential district to the north and west, and the commercial district to the east, and found the proposed amendment acceptable.
 - The proposed district will buffer a commercial district regarded to be incompatible to a single-family district.
 - Additionally, the Unified Development Code will further ensure compatibility through height restrictions.
- The subject property is suitable for the use to be permitted by the zoning district that would be applied by the proposed amendment.

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

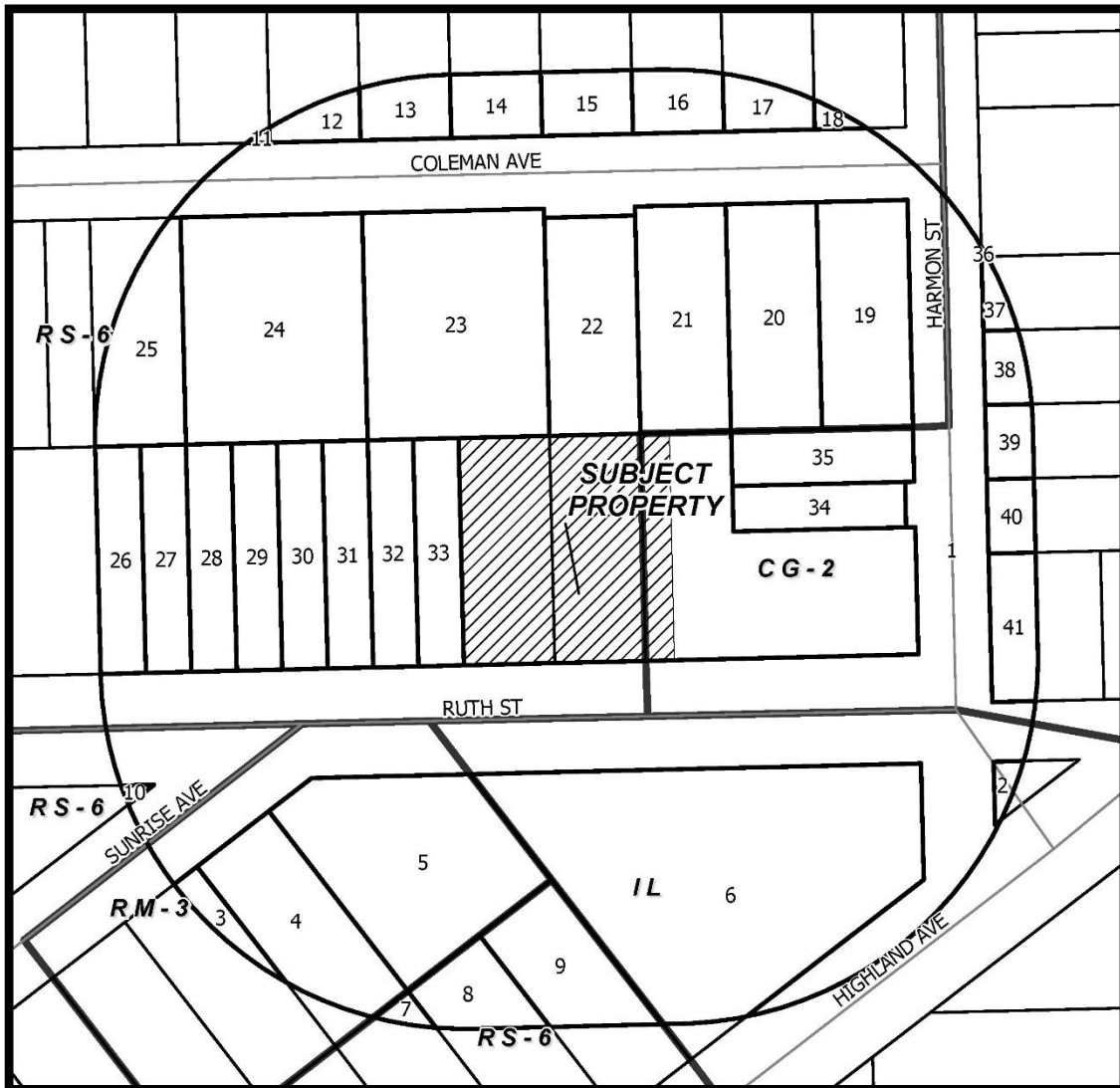
from the “RS-6” Single-Family 6 District and the “CG-2” General Commercial District to the “RM-3” Multifamily District.

- The proposed rezoning will not have an adverse impact on the surrounding area. It addresses a locational need, adds variety to the housing stock, and enhances an old neighborhood.

Attachment(s):

Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



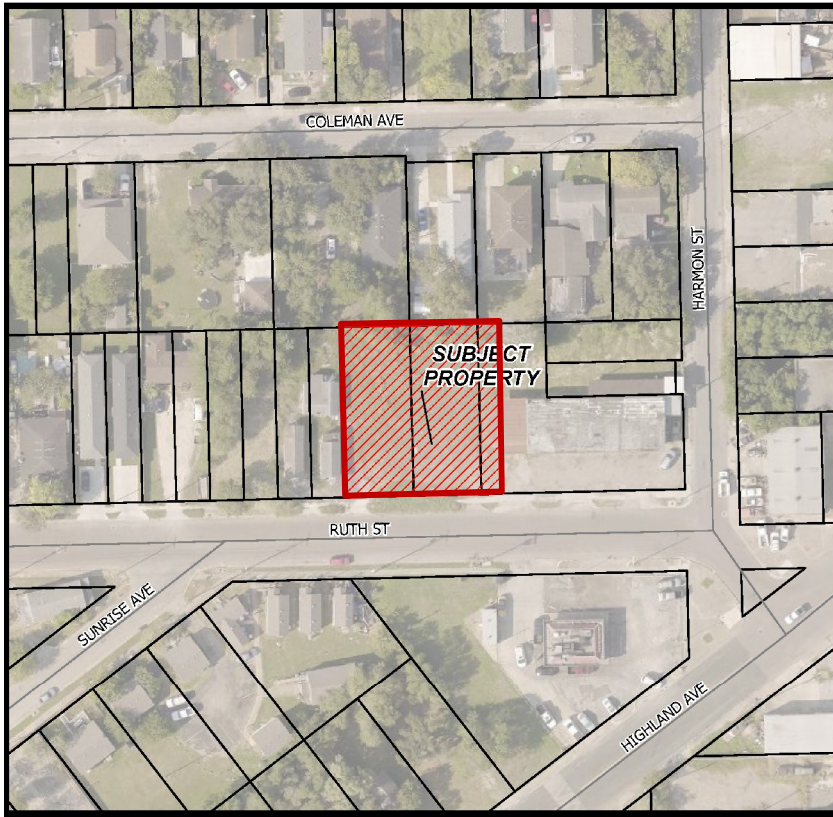
CASE: ZN8584
Zoning and notice Area

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
 Owners within 200' listed on attached ownership table
 Owners in opposition



Zoning Case ZN8584



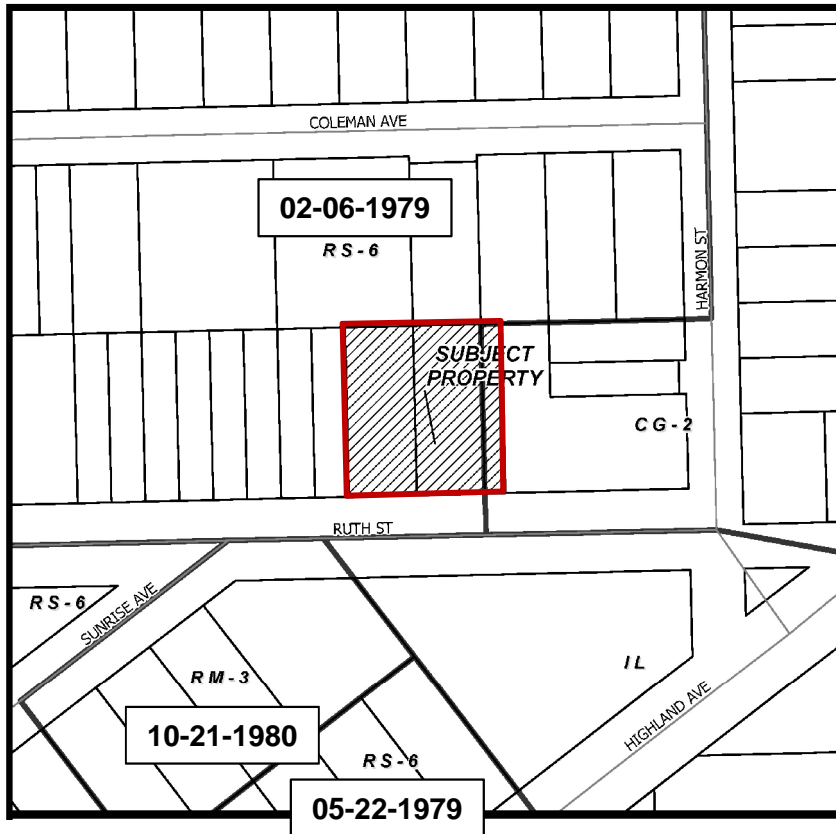
Daovone Xayasene
District 1

Rezoning for a property at or near
1826, 1828, & 2830 Ruth
From the "RS-6" Single-Family 6 & "CG-2" General
Commercial
To the "RM-3" Multi-Family



Planning Commission
March 05, 2025

Zoning and Land Use



Proposed Use:

To allow a multi-family development.

ADP (Area Development Plan):

Westside, Adopted on January 10, 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6, “CG-2” General Commercial

Adjacent Land Uses:

- North: Low-Density Residential; Zoned: “RS-6”
South: Transportation, Commercial, and Vacant; Zoned: “RM-3,” “CG-2”
East: Vacant, Commercial; Zoned: “CG-2”
West: Low-Density Residential; Zoned: “RS-6”



Public Notification

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

Notification Area

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



In Favor: 0 (0.00%)



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

Staff Analysis and Recommendation

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, it is not consistent with the FLUM designation of medium-density residential.
- In reviewing the applicant's request to amend the current district, staff considered compatibility with the single-family residential district to the north and west, and the commercial district to the east, and found the proposed amendment acceptable.
- The subject property is suitable for the use to be permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
TO THE "RM-3" MULTIFAMILY DISTRICT**