



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, November 13, 2024

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: October 30, 2024: Commissioners Miller, Cantu, and Teichelman.**

- IV. **Approval of Minutes: DRAFT Planning Commission Meeting Minutes October 30, 2024**
 1. [24-1838](#) October 30, 2024, Planning Commission Meeting Minutes DRAFT
Attachments: [10-30-24 PC Minutes DRAFT](#)

- V. **Annual Report**
 2. [24-1852](#) Discussion and Possible Action regarding the 2024 Planning Commission Annual Report.
Attachments: [PC 2024 Annual Report](#)

VI. Discussion and Possible Action regarding the November 27, 2024 Planning Commission meeting.

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

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

3. [24-1812](#)

PL8496

PADRE ISLAND PORTS O'CALL BLOCK 14 LOTS 25R AND 26R (REPLAT OF 0.53 ACRES).

Located west of Gypsy St. and north of Ports O Call Dr.

Attachments: [PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R CoverTabReplat](#)
[PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R ClosedDocReport](#)
[PL8496 Padre Island Ports O'Call Blk 14 Lots 25R 26R Plat102824](#)

4. [24-1842](#)

PL8482

RALLY CREDIT UNION CALALLEN (REPLAT OF 7.698 ACRES)

Located south of Northwest Blvd & west of FM 1889.

Attachments: [PL8482 Rally Credit Union Calallen Cover Txt Tab- PL8482](#)
[PL8482 Rally Credit Union Calallen Closed Comb Rpt](#)
[PL8482 Rally Credit Union UP.001 RALLY CALALLEN REPLAT](#)
[PL8482 Rally Credit Union Calallen Plat 10-31](#)
[PL8482 Rally Credit Union Calallen SWQMP.001 RALLY CALALLEN REPLAT](#)

5. [24-1843](#)

PL8482

RALLY CREDIT UNION CALALLEN BLOCK 1 LOTS 1 AND 2

Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL8482 Rally Credit Union SW Waiver](#)
[PL8482 Rally Credit Union SW Waiver](#)

B. Time Extension

6. [24-1811](#)

19PL1125

RIVER RIDGE UNIT 4 (PRELIMINARY PLAT OF 38.75 ACRES) 2nd REQUEST FOR A 24 MONTH EXTENSION.

Located north of C.R. 52 and east of C.R. 69

Attachments: [19PL1125 River Ridge Unit 4 Cover Tab-Time Ext](#)

- [19PL1125 River Ridge Unit 4 Time Extension Request](#)
- [19PL1125 River Ridge Unit 4 1stExtensionApproval](#)
- [19PL1125 River Ridge Unit 4 Time Extension ActionLtr12.09.20PCMtg](#)
- [19PL1125 River Ridge Unit 4 Plat PRE R3 11-12-20](#)

7. [24-1837](#) 22PL1049
KASPIAN SUBDIVISION UNIT 1 (FINAL PLAT OF 19.49 ACRES) 1st REQUEST FOR A 12-MONTH EXTENSION.
 Located north of C.R. 22 and east of C.R. 43,
Attachments: [22PL1049 Kaspian Subdivision CoverTabPlatExtension](#)
[22PL1049 Kaspian Subdivision PCActionLetterOriginal](#)
[22PL1049 Kaspian Unit 1 time extension request](#)
[22PL1049 Kaspian Subdivision OriginalApproved Plat](#)

C. Zoning

8. [24-1845](#) Zoning Case No. ZN8299, Anil C. Patel and Vandana A. Patel (OCL). Ordinance rezoning a property at or near 648 FM 2444 (Farm-to-Market Road 2444/Staples Street) from the “FR” Farm Rural District (upon annexation) to the “RS-22” Single-Family 22 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8299 Anil C. Patel and Vandana C. Patel Staff Report](#)
[ZN8299 Anil A. Patel and Vandana C. Patel Powerpoint](#)

D. Public Hearing: Discussion and Possible Action (Item D)

9. [24-1479](#) Bayside Area Development Plan - Planning & Community Development Department
Attachments: [Bayside ADP 241113 PC Public Hearing](#)
[20241030 Bayside ADP spread RFS](#)

VIII. Director’s Report

IX. Future Agenda Items

X. Adjournment

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Ruth Bocchino, at 361-826-3568 or ruthb3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



Meeting Minutes - Draft

Planning Commission

Wednesday, October 30, 2024

5:30 PM

Council Chambers

I. Call to Order, Roll Call:

Chairman York called the meeting to order at 5:33 pm and a quorum was established to conduct the meeting with Commissioners Miller, Cantu, and Teichelman absent.

Present 6 - Board Member Brian Mandel, Vice Chair Cynthia Garza, Board Member Justin Hedrick, Chair Michael York, Board Member Mike Munoz, and Board Member Michael Budd

Absent 4 - Advisory Non voting Ben Polack, Board Member Michael Miller, Board Member Ed Cantu, and Board Member Trey Teichelman

II. PUBLIC COMMENT: None.

Chairman York stated Item No. 6, 24-1774, Zoning ZN8474, Braselton Development Company, LTD. is pulled from the agenda. There are items to be discussed with staff and Public Comment will not be held for this item. Staff will send out new notices and the item will come before the Planning Commission at a later date.

III. Approval of Absences: October 16, 2024: Commissioners Munoz and Cantu

A motion was made by Vice Chairman Salazar-Garza to approve the absences of Commissioners Munoz and Cantu, seconded by Commissioner Hedrick. The Vote: All Aye. The motion passed.

IV. Approval of Minutes: October 16, 2024

A motion was made by Commissioner Hedrick to approve the minutes, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

1. [24-1769](#) Planning Commission Meeting Minutes October 16, 2024, DRAFT

Attachments: [10-16-24 PC Minutes DRAFT](#)

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

Andrew Dimas, Development Services, read Consent Items 2, 3, and 4 into the record. Item No. 4 is the only zoning case to be heard. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommends approval. Staff also recommends approval of Zoning Item 4.

Chairman York asked for Mr. Dimas to read Item No. 5 into the record, as there is a

quorum issue. Mr. Dimas read Item 5 into the record, staff recommends approval. Due to a lack of quorum, action could not be taken on Item 5 and the rezoning case will be rescheduled for a future Planning Commission meeting.

After staff's presentation, the floor was opened for commissioner comments/discussion.

Chairman York opened the Public Hearing for Items 2 and 3.

Chairman York explained Item 6 is pulled from the agenda.

Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to approve Items 2 and 3, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

Commissioner Hedrick abstained from Item 4 on the agenda.

Chairman York abstained from Item 5 on the agenda.

Commissioner Mandel abstained from Item 5 on the agenda.

Commissioner Munoz asked about low, medium, and high densities concerning the zoning cases.

Mr. Dimas explained density details.

Mr. Dimas re-read Item 4 into the record. Staff recommends approval.

After staff's presentation, the floor was opened for commissioner comments/discussion.

Chairman York opened the Public Hearing for Item 4.

Bruce and Alicia Plumley, 6810 Brooke Road, spoke regarding the change from residential to commercial, and expressed their concern about the zoning request, safety issues, and commercial businesses across from their home.

Chairman York asked about churches near this area and the setback requirements. Mr. Dimas stated they look at the size of the lot to decide what type of land use is accepted. The market controls the type of land use.

Moses Mostaghasi, MPM Development, stated they developed the property seven years ago. They did a 10 acre piece as RN-2, between 30 and 32 apartment complexes per acre. The two acre tract is a CN-1 property that allows restaurants and gas stations. The CG-2 property allows them to do their apartment complex, maybe a shopping center or restaurant. The decision has not been made yet regarding what

they will build.

Seeing no one else to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Munoz to approve Item 4 as presented, seconded by Vice Chairman Salazar-Garza. The Vote: Aye: Chairman York, Vice Chairman Salazar-Garza, Commissioners Munoz, Mandel, and Budd. Abstain: Commissioner Hedrick. The motion passed.

Mr. Dimas stated the Planning Commission is a recommending body only, and Item 4 will go to City Council for final approval.

Chairman York and Commissioner Mandel abstained from Item 5.

Vice Chairman Salazar-Garza opened the Public Hearing for Item 5.

Seeing no one to speak, Vice Chairman Salazar-Garza closed the Public Hearing.

Vice Chairman Salazar-Garza stated Item 6 is not open for Public Hearing.

Vice Chairman Salazar-Garza opened the general Public Hearing for public comment on anything that is not on the agenda.

Aaron Lopez, 2702 Martell Street, stated they just moved to London for the school district. The schools and roads are chaotic. The newer homes look like projects. Mr. Lopez stated his concerns about building in that area.

Vice Chairman Salazar-Garza stated there is no vote on Item 6, Planning Commission is a recommending body only, and the item will go to City Council for final approval.

Moses Mostaghasi stated the Kings Landing neighborhood has a C3 collector, a 50 foot concrete road, and a C1 collector. Mr. Mostaghasi explained there are sidewalks on both sides, TIA has been done on that neighborhood. London School Board is trying to build two new schools in the future. There is a sidewalk for kids to walk to school off of Lady Claudia. The neighborhood can handle the growth. Homes are \$200,00 to \$700,000.

Seeing no one else to speak, Vice Chairman closed the Public Hearing. No action to be taken on Item 6.

A. Plats

- 2. [24-1740](#) PL8472
SHELL ROAD POULTRY ACRES LOT 7AR (REPLAT OF 1.337 ACRES)
 Located north of Leopard Street & west of Violet Road.

- Attachments:** [PL8472 Shell Road Poultry Acres Cover Txt Tab](#)
[PL8472 Shell Road Poultry Acres Closed Comb Rpt](#)
[PL8472 Shell Road Poultry Acres Updated Plat 10-14](#)
[PL8472 Shell Road Poultry Acres SWQMP Full size ANSI D](#)
[PL8472 Shell Road Poultry Lot 7R Utility Plan](#)

3. [24-1778](#) PL8351 - PRELIMINARY PLAT
DEL-MAR SOUTH CAMPUS BLOCK 1 LOT 3 - PRELIMINARY PLAT OF 5.00 ACRES

Located north of Yorktown Blvd. and east of Cimarron Blvd.

- Attachments:** [PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation CoverTab](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Police Substation ClosedDocReport](#)
[PL8351 Del Mar South Campus Blk 1 Lot 3 Preliminary Plat Police Substation](#)

B. Zoning

4. [24-1772](#) Zoning Case No. ZN8477, MPM Development, LLC (District 5). Ordinance rezoning a property at or near 6817 Brooke Road, from the “RM-2” Multifamily District to the “CG-2” General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8477 MPM Development Zoning Report](#)
[ZN8477 MPM Development Presentation](#)

5. [24-1773](#) Zoning Case No. ZN8398, Mandel Family Homes, LLC (District 5). Ordinance rezoning a property at or near 3501 De Zevala Street, from the “RS-6” Single-Family 6 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8398 Mandel Family Homes LLC Staff Report](#)
[ZN8398 Mandel Family Homes LLC PWPT](#)

6. [24-1774](#) Zoning Case No. ZN8474, Braselton Development Company, Ltd. (TBD). Ordinance rezoning a property at or near CR-33 (County Road 33), and FM-43 (Farm-to-Market Road 43) from the “FR” Farm Rural District (upon Annexation) to the “RS-4.5” Single-Family 4.5 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

- Attachments:** [ZN8474 Braselton Development Company Ltd Staff Report](#)
[ZN8474 Braselton Development Company Ltd PWPT](#)

VII. Director's Report

Mr. Dimas stated we have three more Planning Commission meetings till the end of

the year. One meeting is Wednesday, November 27, the day before Thanksgiving. To move it off the calendar, there needs to be a vote. This agenda item will be on the agenda November 13, 2024.

VIII. Future Agenda Items: Vote on November 27, 2024, meeting.

IX. Adjournment:

There being no further business to conduct, the meeting was adjourned at 6:02 pm.



City Board, Commission & Committee Annual Report to City Council

Planning Commission / Airport Zoning Commission

1. State the goals and objectives for the 2024 calendar year.

Approve plats and other items, and recommend approval to city council on zoning cases and other items in accordance with charter.

2. Description of the action taken in furtherance of the goals and objectives during the 2024 calendar year.

Approved plats and other items, and recommended approval to city council on zoning cases and other items in accordance with charter.

3. Did the Board make recommendation to Council? If so, what did they recommend?

yes. made recommendations on zoning cases, city budget, and other items.

4. What are the goals and objectives for the 2025 calendar year?

Approve plats and other items, and recommend approval to city council on zoning cases and other items in accordance with charter.

5. How many times did the board meet or failed to meet?

roughly 25 times

6. How many vacancies did the board have and for how long?

2-3 for 4-6 weeks total. numbers are approximate

Approved by Committee:

Michael C York

Board Chair Signature

Michael York

Board Chair Name

michael@yorkeng.com

Board Chair Email

Approved

Review Status

Submitted by:

Michael Dice

Department Head Signature

Michael Dice

Department Head Name

michaeld3@cctexas.com

Department Head Email

Approved

Review Status

For Department Head Only:



I have reviewed the report as submitted by the Board Chair. (Please check to confirm.)

Comments (Optional):

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 13, 2024**

PROJECT: PL8496

Padre Island Ports O' Call Block 14 Lots 25R and 26R (Replat of 0.53 Ac.)

Located west of Gypsy St. and north of Ports O Call Dr.

Zoned: RM-3

Owner: La Mansion Lodging, LLC

Surveyor: Urban Engineering

The applicant proposes to plat the property to split one into two lots for business purposes. The submitted **Non-Public** 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.: PL8496

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Merged Documents Report.pdf
4. Utility Map.pdf
P0000000098_20241028.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
John Gonzales	JGonzalez@cctexas.com	
Melanie Barrera	Melanieb2@cctexas.com	361-826-3890

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
10	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	Plat1	Note	Melanie Barrera : DS	Closed	<p>10/30/24: comment is revised to be informational. please note, existing structures that are substantially improved (where repairs/renovation cost exceeds 50% of the structures value) will need to be brought up to current elevation requirements as part of permitting.</p> <p>Floodplain management: Revise note 11 to include compliance of current floodplain regulations, including elevation, should any structure be removed or reconstructed more than 50%. (City of Corpus Christi Code of Ordinances, Chapter 14, Article V, structures that are rehabilitated or altered, whereby the cost of work to the structure would equal or exceed 50% of the market value (excluding land value), must be brought into compliance with the current floodplain regulations)</p>	
1	Plat1	Callout	Mark Zans : LD	Closed	Change chairman name to Michael York	
2	Plat1	Callout	Mark Zans : LD	Closed	Remove red font information.	
3	Plat1	Callout	Mark Zans : LD	Closed	Remove General note #11	
4	Plat1	Note	Mark Zans : LD	Closed	Plat is a Replat.	
5	Plat1	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by Nov. 13, 2024. The deadline for revisions to be submitted is Nov. 4, 2024 .	
6	Plat1	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	Plat1	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.	
9	Plat1	Note	Mark Zans : LD	Closed	<p>Fire comments:</p> <p>Plat □Multi-family complex is existing. Hydrants and streets are existing.</p> <p>Plat □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>Plat □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>Info□A right of way agreement must be maintained. A gate may not be constructed on the property line that would impede fire department access.</p> <p>Infor□If the newly created lot line crossed through the building, it will need to be centered on a required 2-hour fire rated wall.</p> <p>Infor□All demising walls must be structurally independent, per 302.2.6 ***Exception exempts structural independence if townhomes are sprinklered to NPFA 13 D or P2904.</p> <p>Infor.□Structural independence is defined as 706.2, per IBC, per testing of NFPA 22. The wall must be through the foundation, with a footing, through the roof deck.</p> <p>Infor.□A PUD should be considered if the buildings are too close to the property line.</p>	
13	1	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
8	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).	

STATE OF TEXAS
COUNTY OF NUECES

LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____.

BY: LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
WILLIAM MARIN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM MARIN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, 2024

SAUL V. CASTILLO
R.P.L.S. NO. 6192

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2024.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2024.

AL RAYMOND III, AIA,
SECRETARY

MICHAEL YORK, P.E.
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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

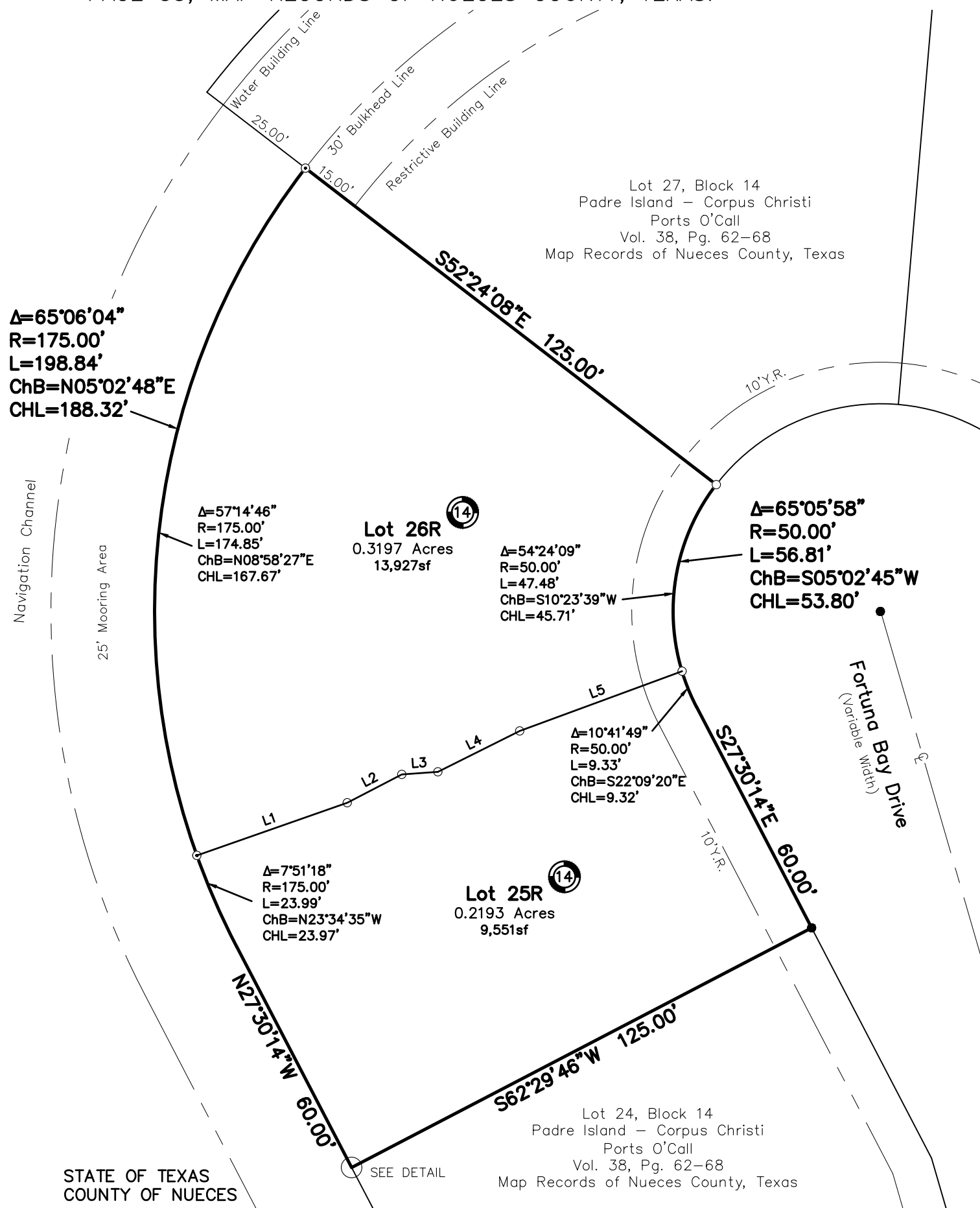
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of Padre Island - Corpus Christi Ports O'Call Block 14, Lots 25R and 26R

BEING A RE-PLAT OF LOT 25A, BLOCK 14, PADRE ISLAND - CORPUS CHRISTI PORTS O'CALL, A MAP OF WHICH IS RECORDED IN VOLUME 58, PAGE 55, MAP RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

KLEBERG BANK, N.A., HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY LA MANSION LODGING, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____.

BY: KLEBERG BANK

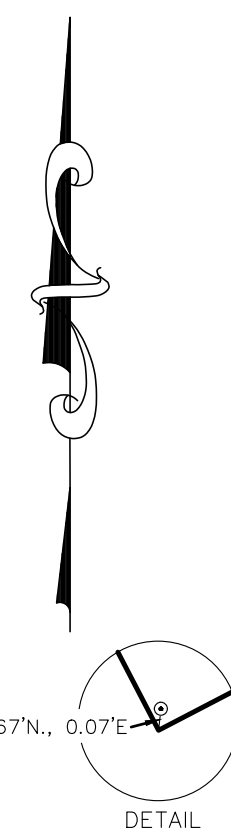
BY: _____
WILMA SAENZ-GROVER, VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILMA SAENZ-GROVER, AS VICE-PRESIDENT OF KLEBERG BANK, N.A., ON BEHALF OF SAID BANK.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0.67°N., 0.07°E-9
DETAIL

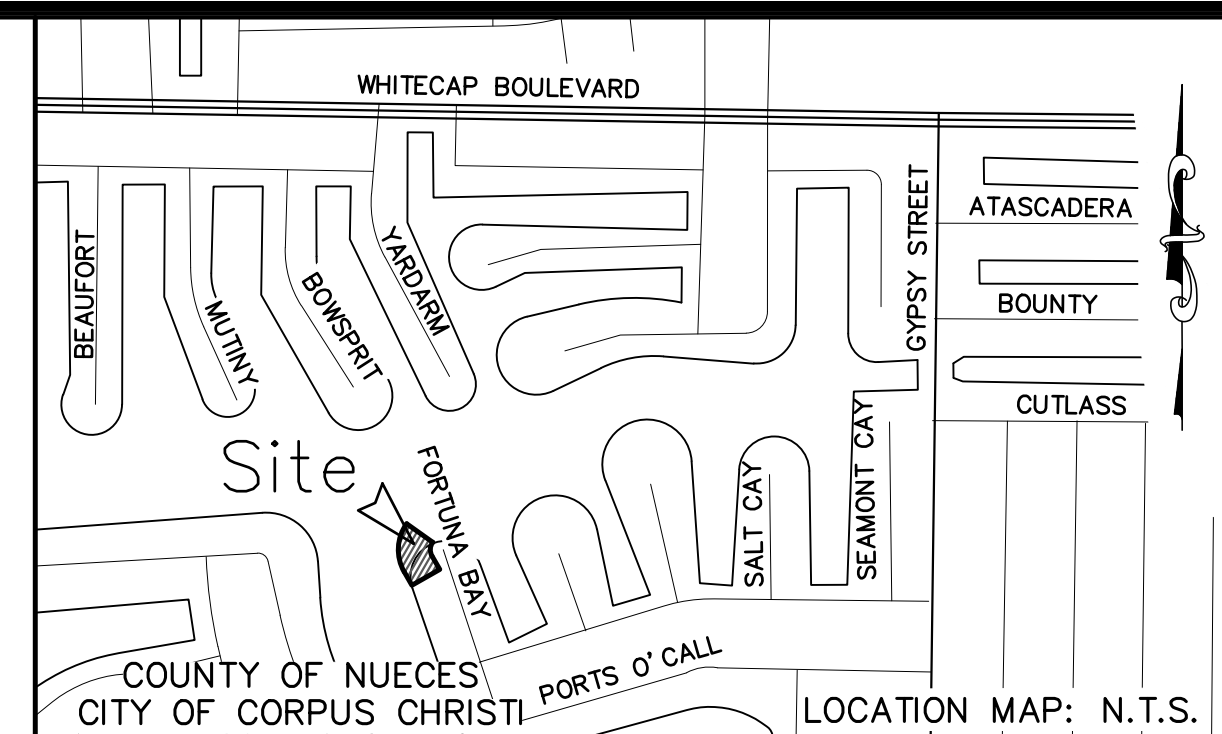
LINE	BEARING	DISTANCE
L1	N70°42'44\"E	38.40'
L2	N62°31'31\"E	14.83'
L3	N85°56'05\"E	8.72'
L4	N63°27'48\"E	22.02'
L5	N69°47'46\"E	41.71'

LEGEND:

- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT
- EASEMENT
- FOUND DRILL HOLE
- FOUND 5/8 INCH IRON ROD
- SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM"
- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- VOL. VOLUME
- PG. PAGE
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS

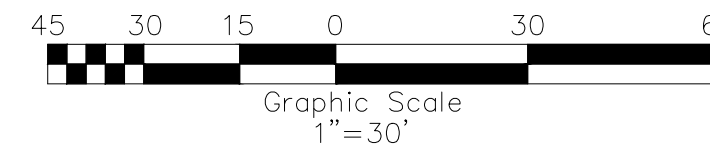
NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
- PROPERTY IS CURRENTLY ZONED "RM-3" MULTI-FAMILY RESIDENTIAL.
- THE TOTAL AREA TO BE PLATTED CONTAINS 0.5390 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
- 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". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "AE (EL 9)" ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0755G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0755G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
- SHARED ACCESS BETWEEN LOT LINES SHALL NOT BE OBSTRUCTED.
- VARIANCE FOR EXISTING STRUCTURES APPROVED PURSUANT TO THIS PLAT. IF EXISTING STRUCTURES ARE REMOVED OR RECONSTRUCTED MORE THAN 51%, THEN THE NEW CONSTRUCTION MUST COMPLY WITH ALL YARD REQUIREMENTS AND EASEMENTS.



Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM



Revised: 10/28/24
Submitted: 10/10/24
SCALE: 1\"=30'
JOB NO.: 000000098
SHEET: 1 of 1
DRAWN BY: XG
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urbansurvey1@urbaneng.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 13, 2024**

PROJECT: PL8482

RALLY CREDIT UNION CALLEN (REPLAT OF 7.698 ACRES)

Located south of Northwest Blvd & west of FM 1889.

Zoned: CN-1

Owner: RALLY CREDIT UNION

Surveyor: PAPE-DAWSON ENGINEERS

The applicant proposes to plat the property to develop two lots. The submitted Non-Public Notice 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.: PL8482

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
SWQMP.001 RALLY CALALLEN REPLAT (2).pdf
PL.001 RALLY CALALLEN PLAT.pdf
UP.001 RALLY CALALLEN REPLAT.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Non-public PC plat.	
2	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 10/30 PC. The deadline for revisions to be submitted in good order is 10/21. UPDATED: Placed on agenda for 11/13 PC	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
3	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	Andrea Fernandez : DS	Closed	Planning: 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.	
15	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: Yes, per 8.2.2. Waiver may be submitted for review. B. Water: Need will-serve letter from service provider for Lot 4, Blk 1 C. Wastewater: No D. Stormwater: At site development E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. "	

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

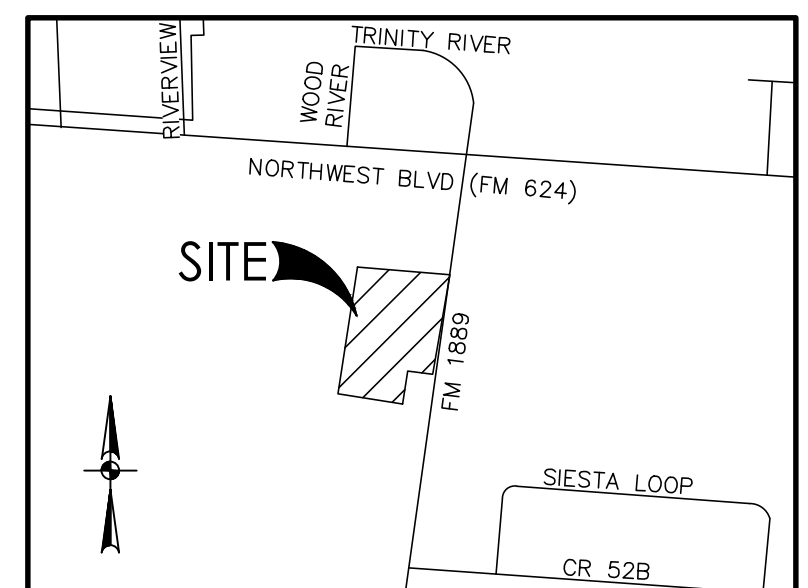
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	PL210	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along an existing or foreseeably planned CCRTA service route	
7	PL210	Note	Andrea Fernandez : DS	Closed	GIS: The plat closure meets acceptable engineering standards.	
8	PL210	Note	Andrea Fernandez : DS	Closed	AEP Texas distribution: No comment	
9	PL210	Note	Andrea Fernandez : DS	Closed	Fire comments 1-10: 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 3 Plat Any commercial development for this property will need to obtain a water flow survey. In the past, the water flow in this area has proved to be inadequate. 4 Plat 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	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>5 Plat 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>6 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water</p> <p>7 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>8 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>9 Plat D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>10 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	PL210	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-19:</p> <p>11 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>12 Plat D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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.</p> <p>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>14 Infor. 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>15 Plat 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>16 Plat 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
					<p>along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>17 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>18 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>19 Plat Commercial development of the property will require further Development Services review.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	PL210	Note	Andrea Fernandez : DS	Closed	<p>TxDOT Comments: Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>☐☐No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. ☐☐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). ☐☐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</p>	
					☐☐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	
14	PL210	Note	Alex Harmon : DS	Closed	Place plat note (not just on SWQMP, on plat as well) that any increase to stormwater runoff flow rates during site development shall be mitigated to comply with UDC 8.2.A, 8.2.8.B., and IDM 3.05	
18	PL210	Note	Andrea Fernandez : DS	Closed	Parks; Park and Recreations is not responsible for any landscaping or drainage in the project scope described.	
19	PL210	Note	Andrea Fernandez : DS	Closed	Traffic: Plat - Traffic has reviewed the referenced plat and has no comments.	
20	PL210	Note	Andrea Fernandez : DS	Closed	Streets: Informational: FM 1889 is TxDOT ROW and will require coordination with TxDOT.	

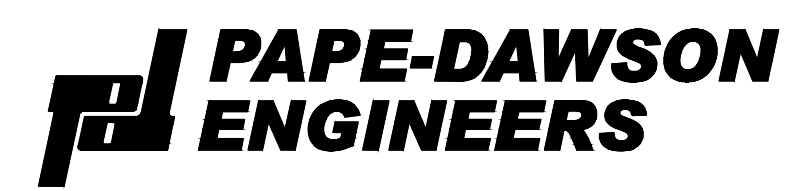
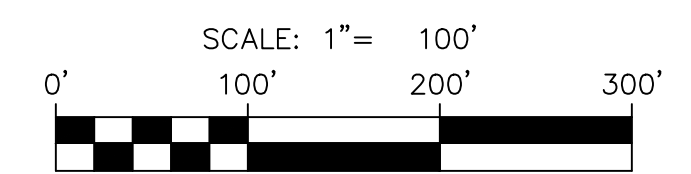
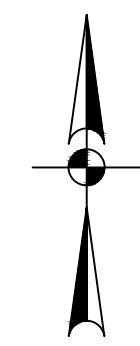


LOCATION MAP
NOT-TO-SCALE

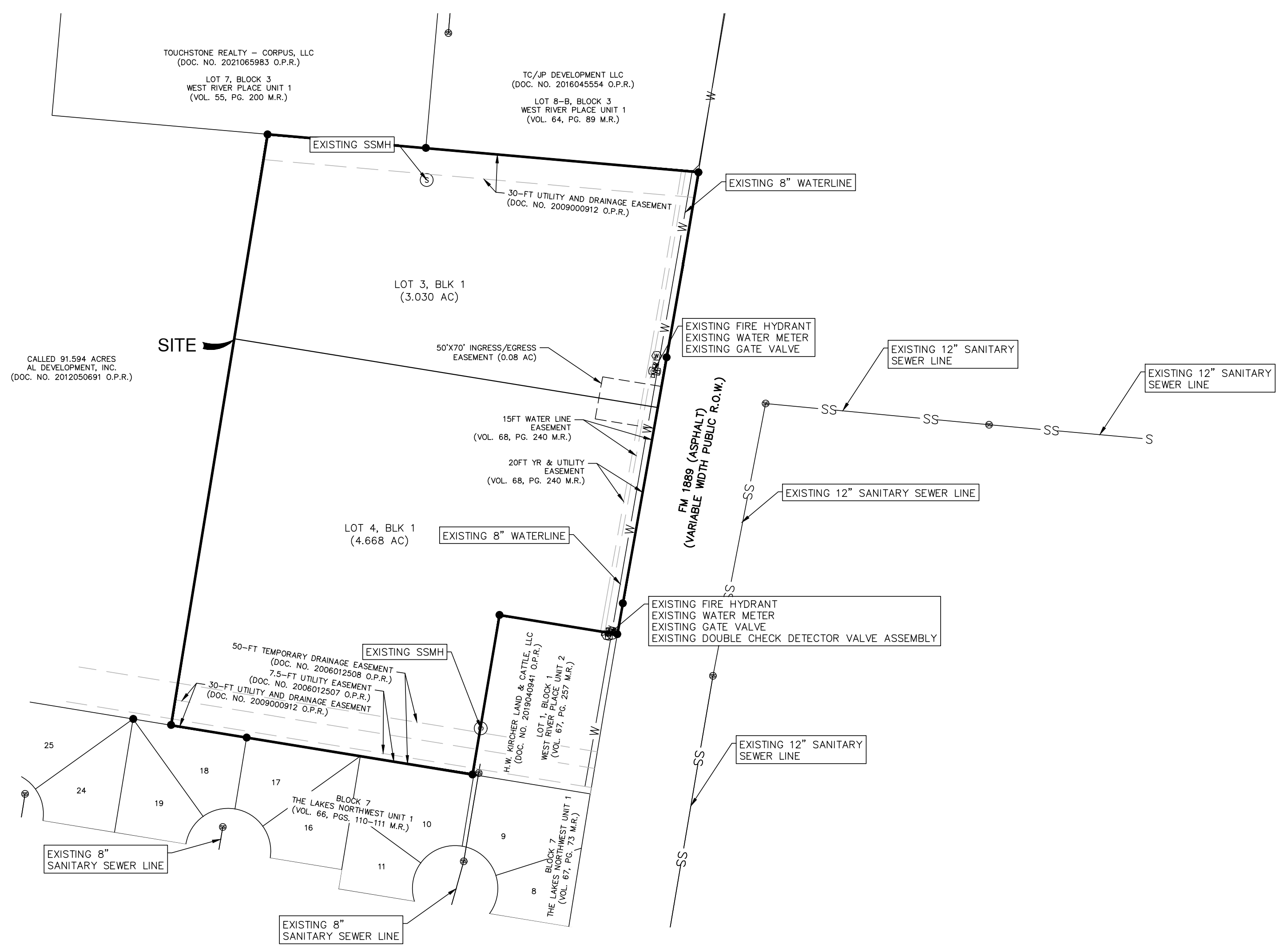
LEGEND

	PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENT LINE
	ADJOINING LOT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING PROPERTY CORNER
	EXISTING SANITARY SEWER MH
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
	MAP RECORDS, NUECES COUNTY, TEXAS
	DOCUMENT NUMBER
	VOLUME/PAGE
	ACRE(S)
	RIGHT-OF-WAY
	FARM-TO-MARKET
	BLOCK
	FEET
	TEXAS DEPARTMENT OF TRANSPORTATION

UTILITY PLAN CORPUS CHRISTI, TEXAS



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



- NOTES:**
1. NO INFRASTRUCTURE IS PROPOSED IN THE REPLAT.
 2. IT IS ASSUMED THAT PROPOSED INFRASTRUCTURE DEMANDS MATCH EXISTING.
 3. ALL UTILITIES SHOWN ON THIS EXHIBIT ARE EXISTING. SIZES AND LOCATION WERE DETERMINED BASED ON THE BEST AVAILABLE DATA.
 4. CURRENTLY THE SITE IS PARTIALLY DEVELOPED. THE DEVELOPED PORTION CONTAINS A COMMERCIAL DEVELOPMENT. THE UNDEVELOPED PORTION IS AN OPEN FIELD.

STATE OF TEXAS
COUNTY OF NUECES

I, CYNDY RAMOS, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

CYNDY RAMOS
EXECUTIVE VICE PRESIDENT
RALLY CREDIT UNION

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

BRIAN D. LORENTSON, R.P.L.S.
LICENSE NO. 6839

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

MICHAEL YORK, P.E.
CHAIRMAN

MICHAEL DICE, MBA
SECRETARY

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

THIS THE _____ DAY OF _____, _____.

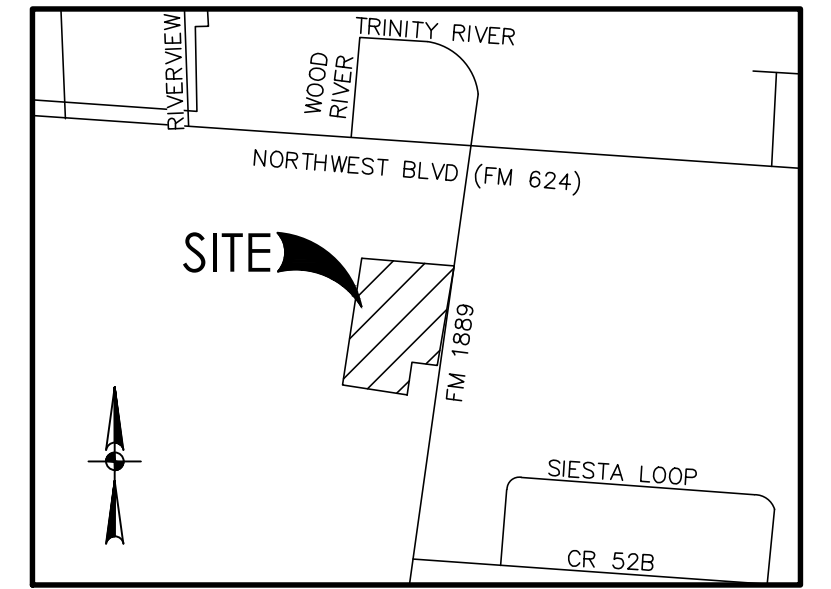
KARA SANDS
COUNTY CLERK

DEPUTY

PLAT OF RALLY CREDIT UNION CALLEN

BLOCK 1 - LOTS 1 & 2

BEING A TOTAL OF 7.698 ACRES, ESTABLISHING LOTS 1 AND 2, BLOCK 1, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, PREVIOUSLY BEING LOT 2, BLOCK 1 OF WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:

RALLY CREDIT UNION
3801 FM 1889
CORPUS CHRISTI, TEXAS 78380
PH: (361) 985-7300
CONTACT: CYNDY RAMOS, EXECUTIVE VICE PRESIDENT

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E.



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

LEGEND

—————	PLAT BOUNDARY
— · — · —	CENTERLINE
- - - - -	EASEMENT
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
○	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
M.R.N.C.T.	MAP RECORDS, NUECES COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
AC	ACRE(S)
Y.R.	YARD REQUIREMENT
I.R./I.P.	IRON ROD/IRON PIPE
(PD)	PAPE-DAWSON CAP
ROW	RIGHT-OF-WAY
FM	FARM-TO-MARKET
BLVD	BOULEVARD
CR	COUNTY ROAD
FD.	FOUND
BLK	BLOCK
FT	FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
IDM	CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL
UDC	CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0260G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

STORMWATER NOTE:

DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

TXDOT NOTE:

- PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- 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 TEXAS ADMINISTRATION CODE § 11.52 (2020).
- 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.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT RIGHT-OF-WAY, THE OWNER SHALL CORRECT THE PROBLEM.

RECEIVING WATER NOTE:

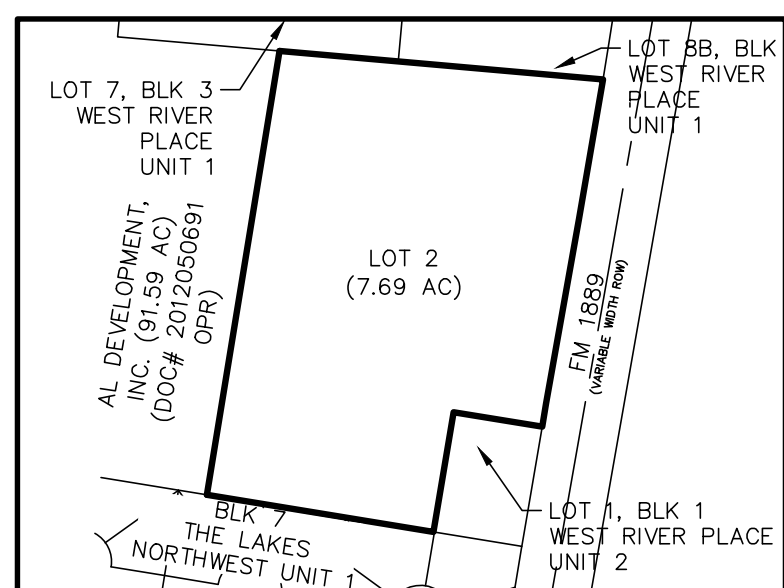
- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE 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.

SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 7.698 ACRES OF LAND.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

DATE OF PREPARATION: OCTOBER 30, 2024

SHEET 1 OF 2

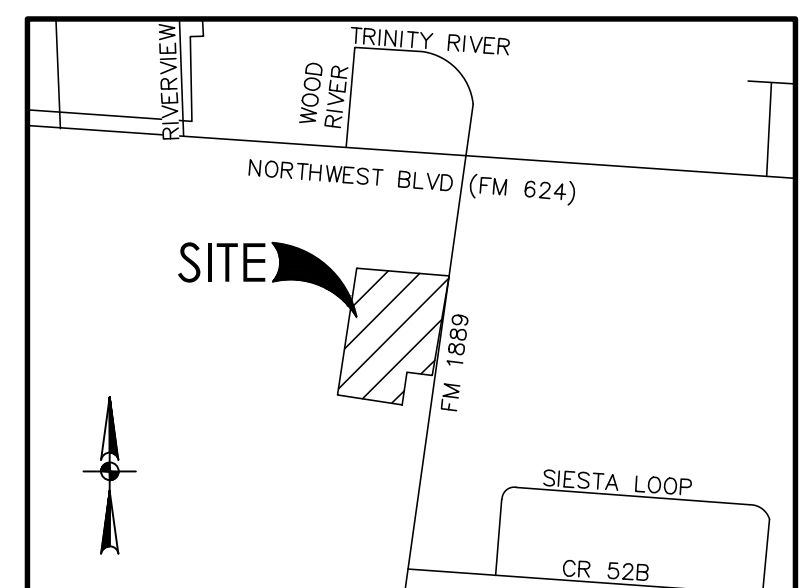
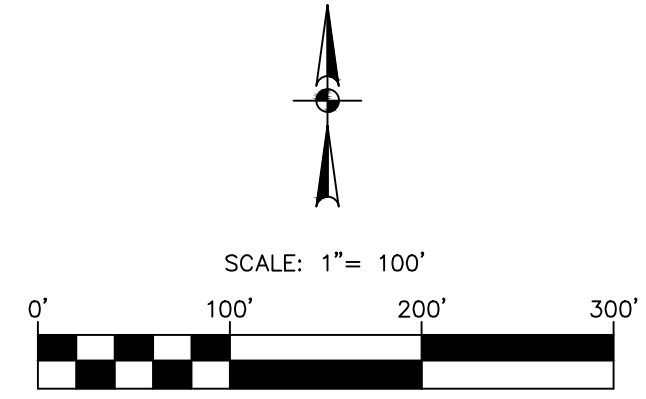


**AREA BEING PLATTED
THROUGH PLANNING COMMISSION**
SCALE: 1" = 300'

7.698 AC BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 1, OF THE WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

**PLAT OF
RALLY CREDIT UNION
CALALEN**

BLOCK 1 - LOTS 1 & 2
BEING A TOTAL OF 7.698 ACRES, ESTABLISHING LOTS 1 AND 2, BLOCK 1, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, PREVIOUSLY BEING LOT 2, BLOCK 1 OF WEST RIVER PLACE UNIT 2 RECORDED IN VOLUME 68, PAGE 240 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



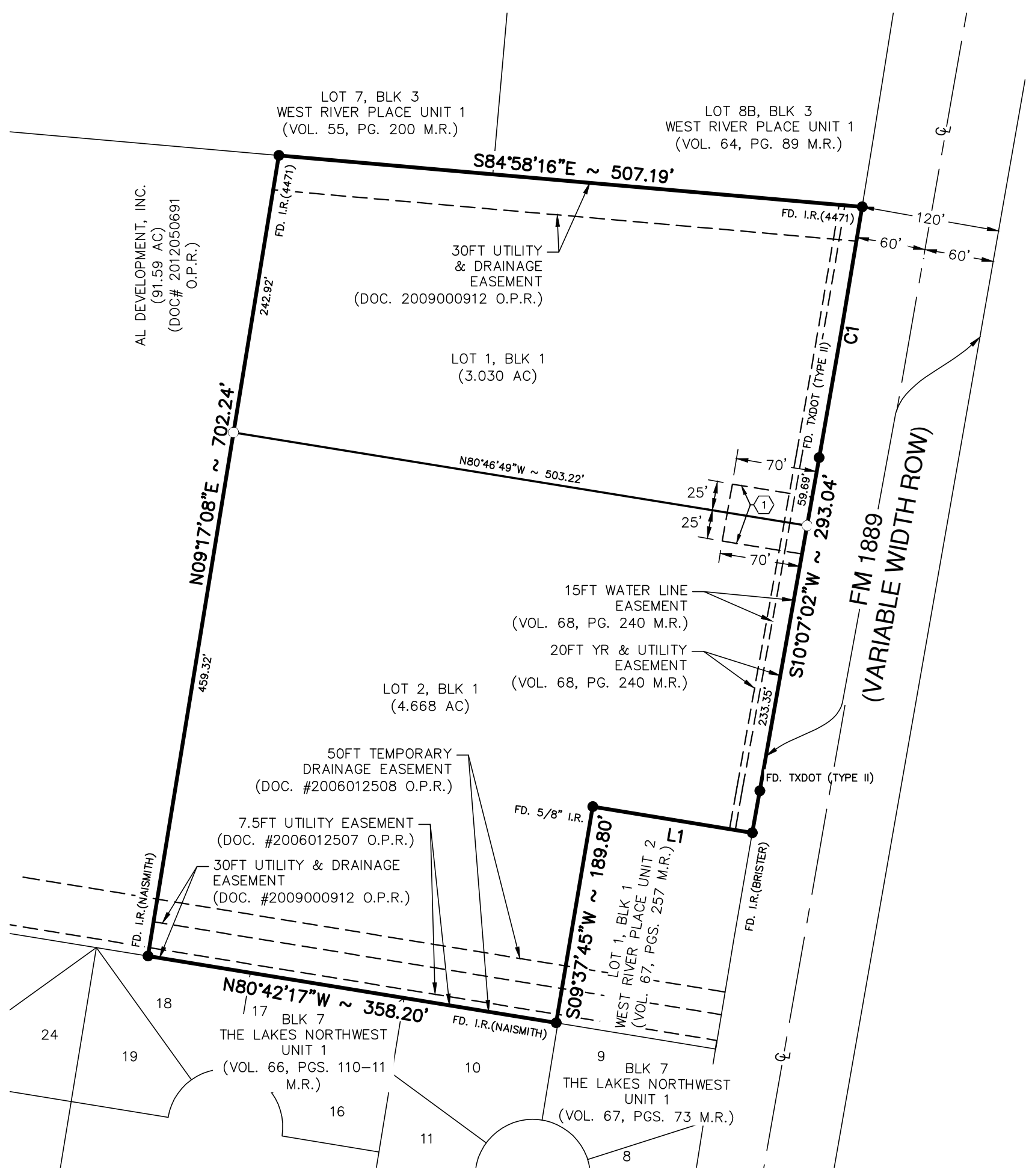
LOCATION MAP
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°44'14"W	140.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	16344.15'	000°46'20"	S09°43'52"W	220.31'	220.31'
C2	16464.15'	000°07'41"	S10°03'11"W	36.79'	36.79'

OWNER/DEVELOPER:
RALLY CREDIT UNION
3801 FM 1889
CORPUS CHRISTI, TEXAS 78380
PH: (361) 985-7300
CONTACT: CYNDY RAMOS, EXECUTIVE VICE PRESIDENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
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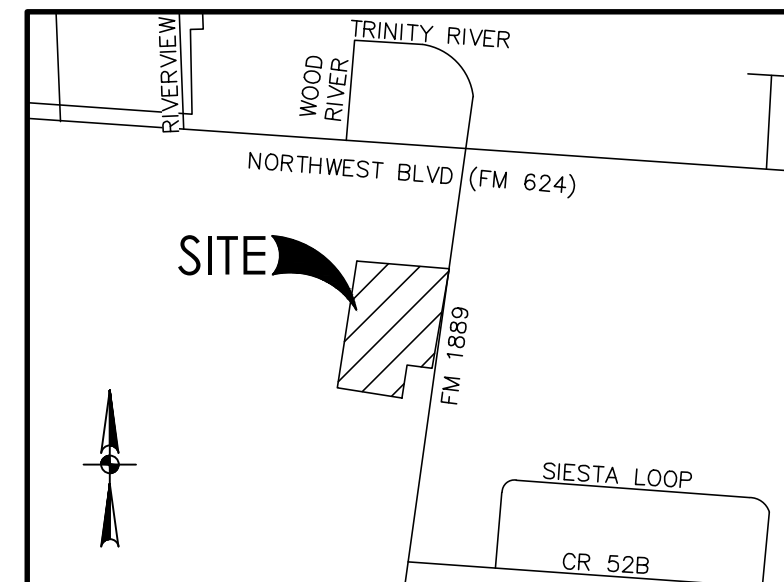


① 50'X70' INGRESS/EGRESS EASEMENT (0.08 AC)

- LEGEND**
- PLAT BOUNDARY
 - CENTERLINE
 - - - - EASEMENT
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
 - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
 - O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
 - M.R. MAP RECORDS, NUECES COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - VOL./PG. VOLUME/PAGE
 - AC ACRE(S)
 - Y.R. YARD REQUIREMENT
 - I.R./I.P. IRON ROD/IRON PIPE
 - (PD) PAPE-DAWSON CAP
 - ROW RIGHT-OF-WAY
 - FM FARM-TO-MARKET
 - BLVD BOULEVARD
 - CR COUNTY ROAD
 - FD. FOUND
 - BLK BLOCK
 - FT FEET
 - TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
 - ⊕ CENTER LINE

DATE OF PREPARATION: OCTOBER 30, 2024

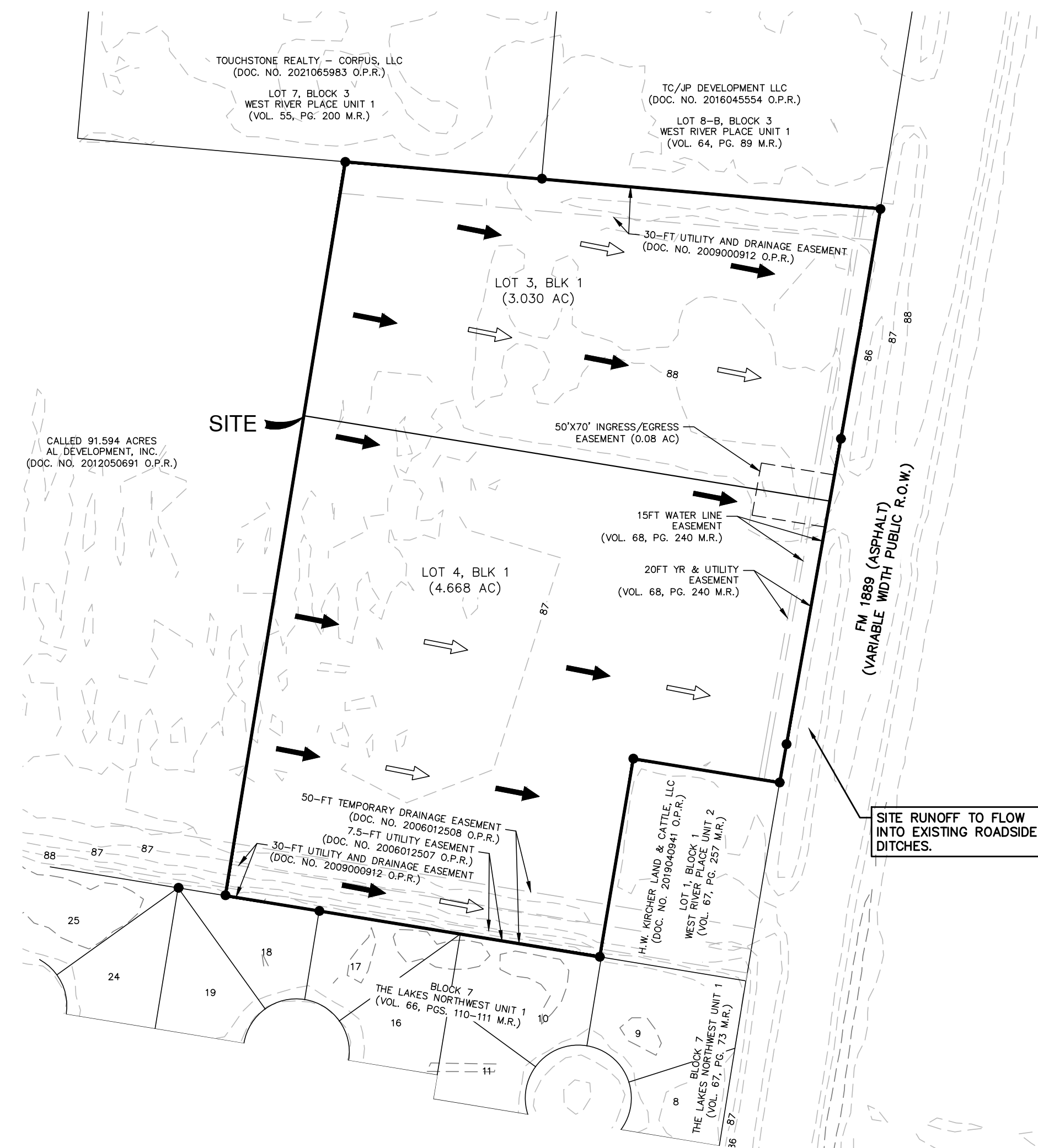
SHEET 2 OF 2



LOCATION MAP
NOT-TO-SCALE

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- ADJOINING LOT LINE
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- O.P.R.** OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R.** MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO.** DOCUMENT NUMBER
- VOL./PG.** VOLUME/PAGE
- AC** ACRE(S)
- ROW** RIGHT-OF-WAY
- FM** FARM-TO-MARKET
- BLK** BLOCK
- FT** FEET
- TXDOT** TEXAS DEPARTMENT OF TRANSPORTATION



FLOODPLAIN NOTE:

- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0260G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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.

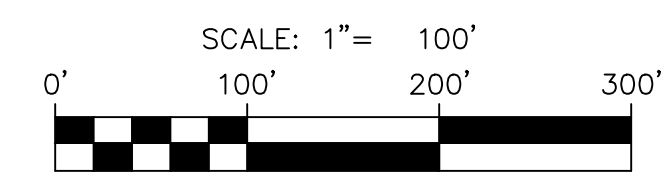
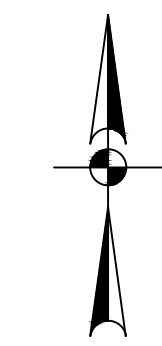
NOTES:

- NO INFRASTRUCTURE IS PROPOSED IN THE REPLAT.
- IT IS ASSUMED THAT PROPOSED INFRASTRUCTURE DEMANDS MATCH EXISTING.
- ALL UTILITIES SHOWN ON THIS EXHIBIT ARE EXISTING. SIZES AND LOCATION WERE DETERMINED BASED ON THE BEST AVAILABLE DATA.
- CURRENTLY THE SITE IS PARTIALLY DEVELOPED. THE DEVELOPED PORTION CONTAINS A COMMERCIAL DEVELOPMENT. THE UNDEVELOPED PORTION IS AN OPEN FIELD. THE COMPOSITE RUNOFF COEFFICIENT WAS CALCULATED TO BE 0.46 BASED ON RUNOFF COEFFICIENTS LISTED IN THE CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL.
- THE RAINFALL INTENSITY FOR THE TRACT WAS DETERMINED USING TR-55 TO CALCULATE THE TIME OF CONCENTRATION AND NOAA ATLAS 14 TO IDENTIFY THE RAINFALL INTENSITY.
- THE REPLATTING OF THIS SITE WILL NOT INCREASE THE AMOUNT OF IMPERVIOUS COVER OR CHANGE THE CURRENT LAND USE RESULTING IN NO ADVERSE IMPACTS.
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.A, 8.2.8.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

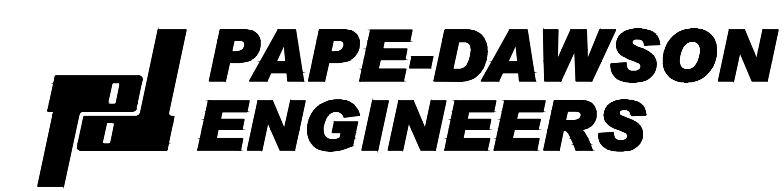


10/21/2024

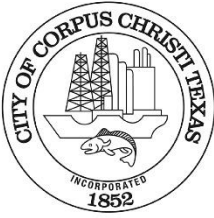
**STORM WATER QUALITY
MANAGEMENT PLAN**
CORPUS CHRISTI, TEXAS



	PEAKFLOW(CFS)					
	RUNOFF COEFFICIENT	INTENSITY (IN/HR)	TIME OF CONCENTRATION (MIN)	AREA (AC)	EXISTING FLOW	PROPOSED FLOW
5 YR	0.46	4.68	23	7.698	16.57	16.57
25 YR	0.46	6.5	23	7.698	23.02	23.02
100 YR	0.46	8.25	23	7.698	29.21	29.21



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



AGENDA MEMORANDUM

Planning Commission Meeting of November 13th, 2024

DATE: November 4, 2024

TO: Michael Dice, MBA, Interim Director of Development Services

FROM: Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer
BriaW@cctexas.com
(361) 826-3268

PL8482 Rally Credit Union Calallen Block 1 Lots 1 and 2

Request for a Plat Waiver for Sidewalk Construction per
UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

BACKGROUND:

The applicant is splitting into two lots which is currently one 7.698-acre lot at 3801 FM 1889, near Northwest Boulevard (FM624). Upon plat review, this site was found to be subject to sidewalk construction. Pape Dawson, on behalf of their client Rally Credit Union, would like to request a waiver of the sidewalk construction.

This plat waiver request is for the construction of approximately 550 feet of sidewalk along FM 1889 per UDC Sections 3.8.5, 3.30.1, 8.1.4, and 8.2.2.

STAFF ANALYSIS AND FINDINGS:

UDC 3.8.5.D, Final Plat Review Criteria, includes compliance with subdivision design and improvement standards adopted by the city (found in Article 8 of the UDC) and that the tract of land is adequately served by the improvements that meet Article 8 standards.

UDC 3.30.1., a final plat shall not be approved until the developer has installed the improvements required by this Unified Development Code or has guaranteed that such improvements will be installed.

UDC 8.1.4., *Types of Improvements Required*, outline the following:

“In the absence of any provision to the contrary, the developer shall provide the following improvements, as approved in the construction plans, in conformity with the standards, specifications, and requirements of this Unified Development Code, the Design Standards, utility master plans, and any state or federal requirements. Improvements eligible for participation shall be in compliance with Section 8.4 (Ordinance 029765, 03/19/2013)

- A. **Streets**, including but not limited to pavement, curb and gutter, **sidewalks**, roadside ditches, hike and bike trails, alleys, bridges and street lighting;....”

Within Article 8, the applicable standards referenced are in UDC 8.2.2., *Sidewalk Design Standards*, and UDC 8.2.1., *Street Design Standards*.

UDC Section 8.2.2.C allows for Administrative Exemptions for sidewalk construction for residential lots that meet certain provisions.

“8.2.2.C: An administrative exception may be granted to the standard in paragraph 8.2.2.A only when the following conditions are met:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instances, a sidewalk only shall be required on one side of the street right-of-way, or
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail, or
3. The lot is a minimum of 22,000 square feet and zoned Farm Rural or, Residential Estate, or
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater, or
5. Sidewalk construction is not required if all the following conditions are met:
 1. The lot does not front on, and is not adjacent to, a right-of-way, street, alignment, or corridor that is designated on:
 - a. The Urban Transportation Plan (UTP) or Thoroughfare Plan, or has a right-of-way width greater than 50 feet, or
 - b. the MobilityCCPlan, including the Trails Master Plan (HikeBikeCC) and the ADA Master Plan, or-
 - c. the Corpus Christi Metropolitan Planning Organization's (MPO) Strategic Plan for Active Mobility, or
 - d. any other plan that designates sidewalks or active transportation improvements.
 2. The lot is zoned Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF);
 3. There are no existing or planned sidewalks on adjacent lots;
 4. At least 75% of the block face (lots fronting on the same side of the street as the subject plat) is improved, as measured by the number of lots, or, by the linear footage of the block face, and does not have sidewalks.”

The criteria listed in UDC 8.2.2.C for staff to administratively waive sidewalk is not applicable to this plat.

The UDC also states, under Section 8.2.2.B.1, that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D:

“The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or

4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.”

The enumerated conditions in UDC 3.8.3.D for a sidewalk waiver are not fully met on this subject property.

FACTORS IN SUPPORT OF THE WAIVER REQUEST FOR SIDEWALK CONSTRUCTION:

1. There are currently no adjacent sidewalks along FM 1889 to connect to. The nearest sidewalk is 850 feet to the south. The next major thoroughfare is Northwest Blvd which also does not have sidewalks.
2. There is a drainage ditch along the right of way of FM 1889 which would make it unsafe for pedestrians to use the sidewalk.
3. There are no bus stops located along FM 1889.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
5. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible

FACTORS AGAINST THE WAIVER REQUEST FOR SIDEWALK CONSTRUCTION:

1. Not having sidewalks along a local street typically leads to pedestrians walking in roadways, an unsafe situation.
2. Construction of sidewalks, even unconnected sections, promotes the construction of sidewalks throughout the community.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the waiver request from the sidewalk construction requirement as the portions that would have to be built to connect the sidewalk along FM 1886, residential and commercial, are already developed without a sidewalk, as well as the design complications due to the drainage ditch along FM 1886.

The Planning Commission may choose to follow or decline Staff’s recommendation, and the Planning Commission may approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Final Plat of Rally Credit Union Callalen
- Exhibit B – Sidewalk Waiver Request Letter
- Exhibit C – Area Map
- Exhibit D – Property Frontage images

Exhibit A – Final Plat of Rally Credit Union Calallen

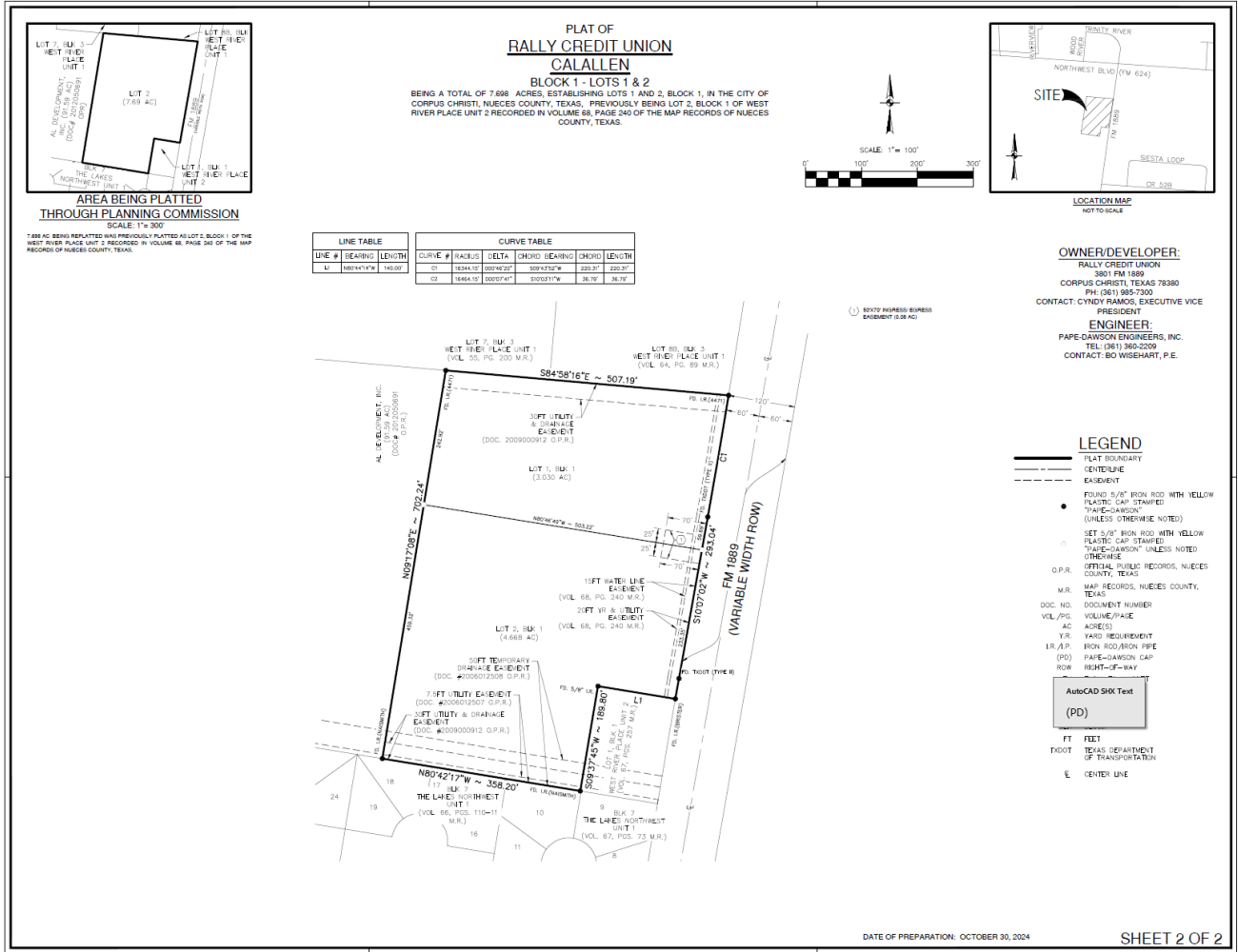


Exhibit B – Sidewalk Waiver Request Letter



October 21, 2024

Development Services
City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78401

RE: Rally Credit Union Calallen Replat Sidewalk Waiver

To Whom It May Concern:

On behalf of our client, Rally Credit Union, we would like to request a waiver of the sidewalk construction requirement per City of Corpus Christi Development Code (UDC) Section 8.1.4.A, Section 8.1.12.E.3 and Section 8.2.2 along FM 1889 for the final replat of Rally Credit Union Callalen Replat, and known as 3801 FM 1889. A few of the reasons why we feel it is unnecessary for the construction of a sidewalk are as follows:

- There are currently no adjacent sidewalks along FM 1889 to connect to. The nearest sidewalk is 850 feet to the south. The next major thoroughfare is Northwest Blvd which also does not have sidewalks.
- There is a drainage ditch along the right of way of FM 1889 which would make it unsafe for pedestrians to use sidewalk.
- There are no bus stops located along FM 1889.
- Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
- Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

A handwritten signature in blue ink that reads 'Bo Wisehart'.

Bo Wisehart, P.E.
Project Manager

P:\210\30\00\Word\Letters\Sidewalk Waiver letter to City.docx

Exhibit C – Area Map

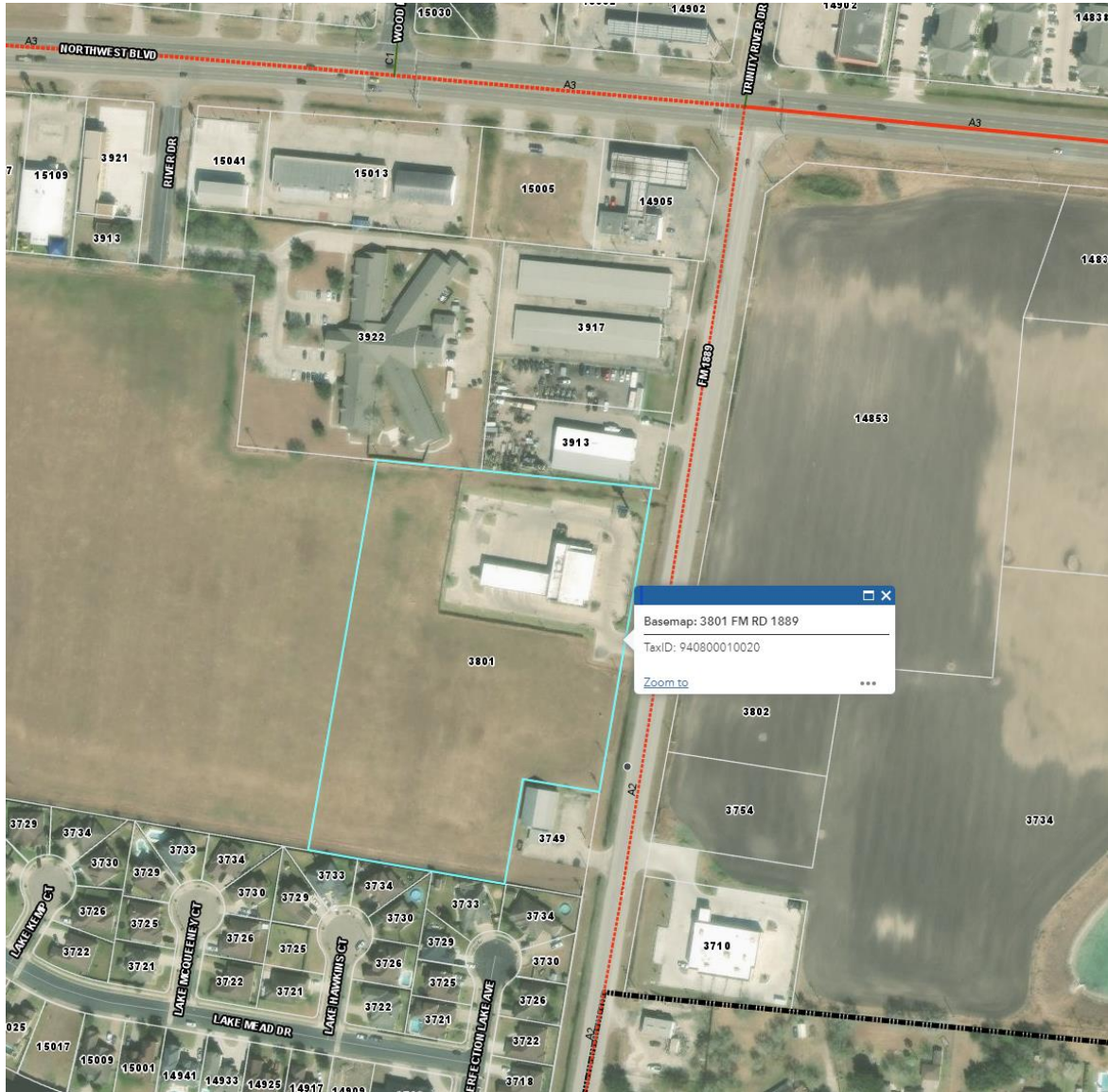


Exhibit D – Property Frontage images





PL8482 Rally Credit Union Block 1 Lots 1 and 2

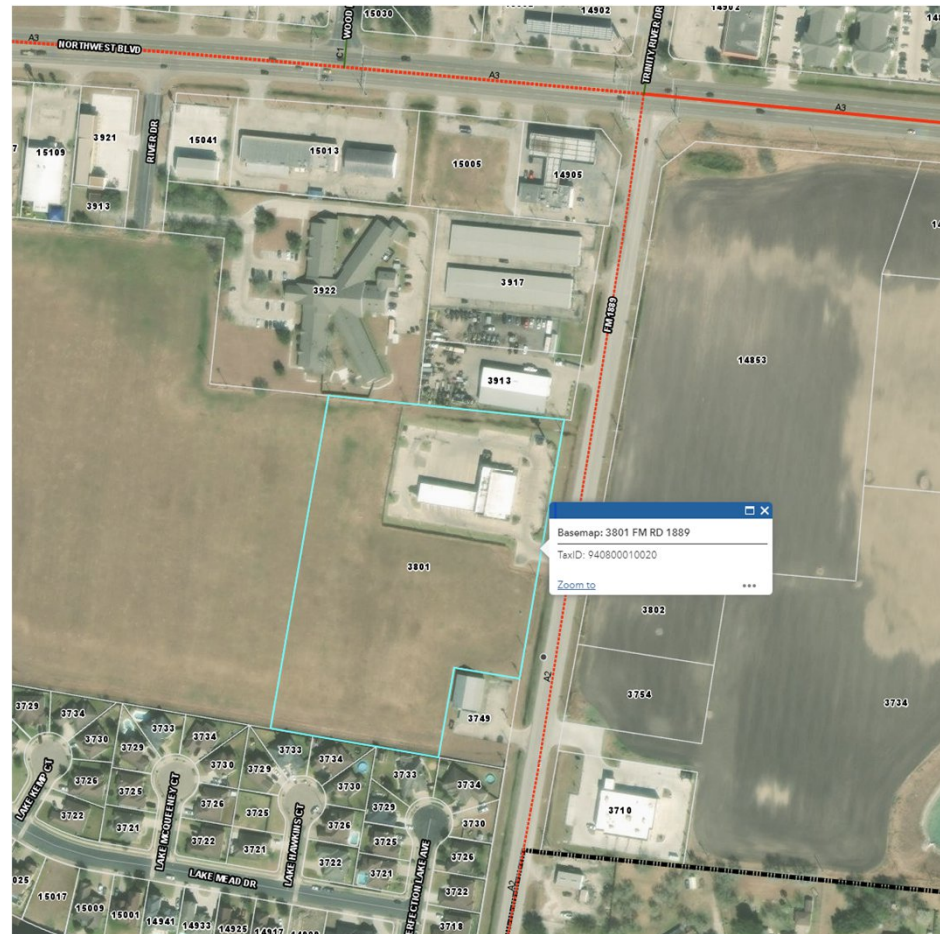
**Request for Plat Waiver
for Sidewalk Construction**

Planning Commission
November 13, 2024



Aerial View

Rally Credit Union Block 1 Lots 1 and 2





Applicable Final Plat Approval Procedures

Property must comply with subdivision design to for final plat approval

UDC 3.8.5.D.3. Final Plat Review Criteria

"The final plat is in compliance with any subdivision design and improvement standards adopted by the City...to promote the health, safety or general welfare of the City and the safe, orderly and healthful development of the City."

UDC 3.30.1.A: Applicability of Developer Guarantees

"Neither a final plat approval nor a certificate of occupancy for building development shall be issued until the developer has installed the improvements required by this Unified Development Code or has guaranteed that such improvements will be installed."



Sidewalk Subdivision Design Standards

Sidewalk construction is a general provision of subdivision design

UDC 8.1.4: General provisions for required improvements of subdivision design

“The developer shall provide the following improvements, as approved in the construction plans, in conformity with the standards...A. Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails, alleys, bridges and street lighting;”

Sidewalks should follow design standards and allow neighboring properties to extend at development

UDC 8.2.2.A.1: Subdivision design standards for sidewalk improvements

“Concrete sidewalks...shall be constructed in accordance with Subsection 8.2.1.B, Street Right-of-Way Dimensional Standards, and the ADA Master Plan, within all subdivisions except as provided...4. Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks.”



Nearest Sidewalk

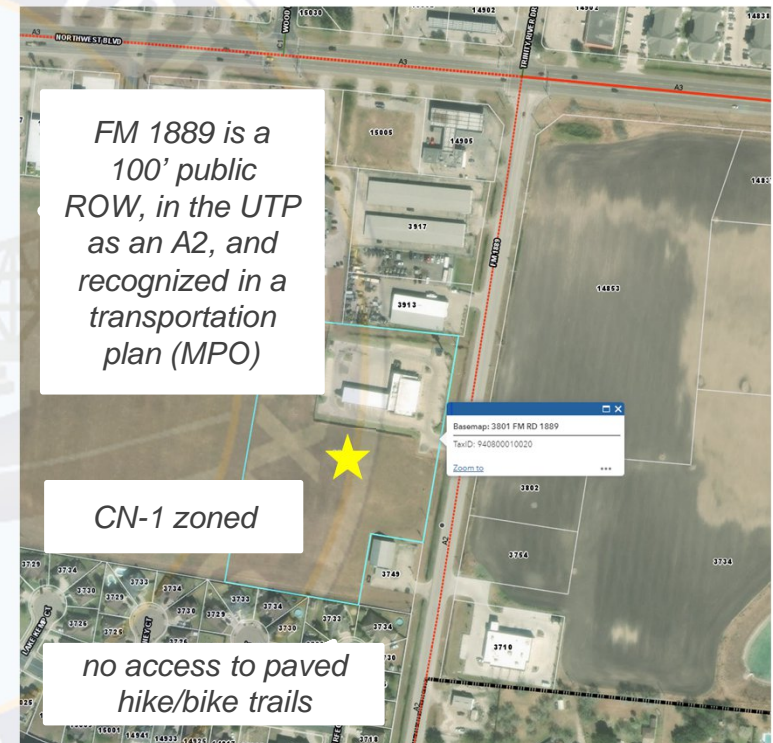




UDC 8.2.2.C

Criteria for Administrative Exemption

1. On permanently dead-ended streets, one side of the ROW sidewalk construction can be administratively waived if there's pedestrian access to a paved hike/bike trail;
2. Each lot has direct access to a paved hike/bike trail;
3. Property is zoned FE or RE and 22,000+sqf;
4. One side of a private street is constructed with 6' or greater sidewalk;
5. ALL of the following applies:
 1. Street is not on the UTP nor greater than 50'
 2. Street is not on a city recognized transportation plan
 3. Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF)
 4. 75% block frontage (lots/sqf) is improved and does not have sidewalk



The criteria listed in UDC 8.2.2.C for staff to administratively waive sidewalk is not applicable



UDC 3.8.3.D. Applicable Factors for Consideration

The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving sidewalk construction**:

1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC
-



Existing ROW Condition

Facing North from nearest sidewalk





Existing ROW Condition *Facing South from North Property Line*



Photo taken 4/18/2024 by staff



Factors Against Waiver

1. There are currently no adjacent sidewalks along FM 1889 to connect to. The nearest sidewalk is 850 feet to the south. The next major thoroughfare is Northwest Blvd which also does not have sidewalks.
 2. There is a drainage ditch along the right of way of FM 1889 which would make it unsafe for pedestrians to use sidewalk.
 3. There are no bus stops located along FM 1889.
 4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
 5. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible
-



Factors In Support of Waiver

1. Not having sidewalks along a local street typically leads to pedestrians walking in roadways, an unsafe situation.
2. Construction of sidewalks, even unconnected sections, promotes construction of sidewalk throughout the community.



Staff Recommendation

Staff recommends **approval** of the waiver from the sidewalk construction requirement.

(**Approval** = sidewalks do **not** have to be constructed for recordation
Disapproval = sidewalks **do** have to be constructed for recordation)

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 13, 2024**

PROJECT: 19PL1125

RIVER RIDGE UNIT 4 (PRELIMINARY PLAT OF 38.75 ACRES) 2nd Request for a 24-Month Time Extension.

Located north of C.R. 52 and east of C.R. 69

Owner: The Mostaghasi Investment Trust

Surveyor: Urban Engineering

The Planning Commission originally approved the above plat on December 9, 2020. The first request for extension was approved by the Planning Commission on Nov. 16, 2022, for 24 months. This is the second request for a 24-month extension and will expire on December 9, 2026. DSD recommends approval of granting a 24-month extension.

The applicant states: "Construction of River Ridge Unit 4 is currently underway and construction of required lift station for the project is also currently underway."

October 25, 2024

Via: email/hand delivered

Mark Zans
City of Corpus Christi
2406 Leopard Street
Corpus Christi, Texas 78408

Re: Time Extension Request
River Ridge Unit 4 (preliminary plat) 19PL1125
The Mostaghasi Investment Trust
Project No. 42879.B9.01

Mr. Zans:

The preliminary plat of River Ridge Unit 4 is due to expire on November 9th. At this time, we, Urban Engineering, on behalf of The Mostaghasi Investment Trust, would like to request a time extension of twenty-four (24) months for the above-referenced project. Construction of River Ridge Unit 4A and lift station are still actively underway. The final plat will not be recorded before the preliminary plat is due to expire. A check in the amount of \$399.30 for this request will be provided. Please feel free to call if you have any questions or comments.

Regards,

Urban Engineering



Xavier Galvan
Sr. Platting Technician
xgalvan@urbaneng.com



November 21, 2022

The Mostaghassi Investment Trust.
Hossein Mostaghassi
8026 Bar Le Doc
Corpus Christi, TX 78414

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

RE: 19PL1125
River Ridge Unit 4
(Preliminary – 38.75 Acres)

Dear Sir / Madam:

On Wednesday, **November 16, 2022**, the Planning Commission held a public hearing on your request for a time extension on the land subdivision located north of County Road 52 and east of County Road 69. that was approved by Planning Commission on December 09, 2020. After reviewing facts and taking public testimony, the Planning Commission ***approved*** your request for a twenty-four-month time extension. **The plat will expire on November 09, 2024. Please note this letter will be the only notification of the plat expiration date.**

To expedite the processing of building permits, changes to street names will no longer be accepted once the Planning Commission takes action on the final plat. If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO:gg

cc: Urban Engineering



December 11, 2020

The Mostaghassi Investment Trust
Hossein Mostaghassi
8026 Bar Le Doc
Corpus Christi, TX 78414

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

RE: 19PL1125
River Ridge Unit 4
(PRELIMINARY – 38.75 Acres)

Dear Mr. Mostaghassi:

On Wednesday, **December 9, 2020**, the Planning Commission held a public hearing on your land subdivision located north of County Road 52 and east of County Road 69. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat. T

The preliminary plat will expire on **December 9, 2022**, unless a final plat is approved with the Nueces County Clerk's office within that twenty-four-month period. **Please note this letter will be the only notification of the plat expiration date.** If you have any questions regarding the above, please call Gloria Garcia at (361) 826-3525.

Sincerely,

Nina Nixon-Mendez
Assistant Director
Development Services

NMM:cg

cc: Urban Engineering
Xavier Galvan
2725 Swantner Dr.
Corpus Christi, TX 78404



LEGEND:

- Property Line
- Centerline
- Yard Requirement
- Utility Easement
- M.R.N.C.T. Map Records Of Nueces County, Texas
- D.R.N.C.T. Deed Records Of Nueces County, Texas
- O.P.R.N.C.T. Official Public Records Of Nueces County, Texas
- Fd. 5/8" Iron Rod
- BW Fd. 5/8" Iron Rod with cap stamped "BASS AND WELSH ENGINEERING"

5.732 Acres out of Lot 2, Block 1
Nueces River Irrigation Park
Vol. A, Pg. 54, Map
Records of Nueces County, Texas
(Owner: Bay Area Healthcare Group)
(Clerk's File No. 2004039803, O.P.R.N.C.T.)

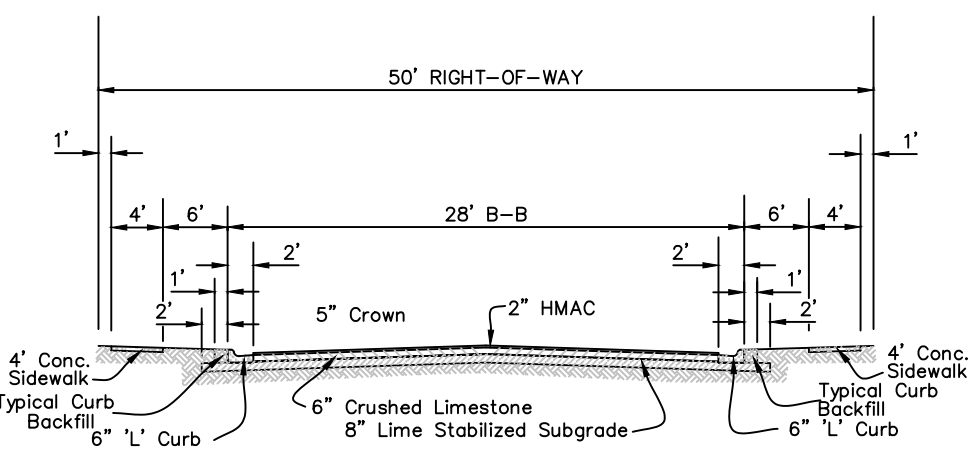
Lot 5, Block 1
Nueces River Irrigation Park
Records of Nueces County, Texas
(Owner: Johnny C. Brown, Jr., Et Al)
(Clerk's File No. 641297, D.R.N.C.T.)

West One-Half of Lot 7, Block 1
Nueces River Irrigation Park
Records of Nueces County, Texas
(Owner: River Homes, LLC)
(Clerk's File No. 20182286, O.P.R.N.C.T.)

PRELIMINARY PLAT
for
River Ridge Unit 4
Corpus Christi, Texas

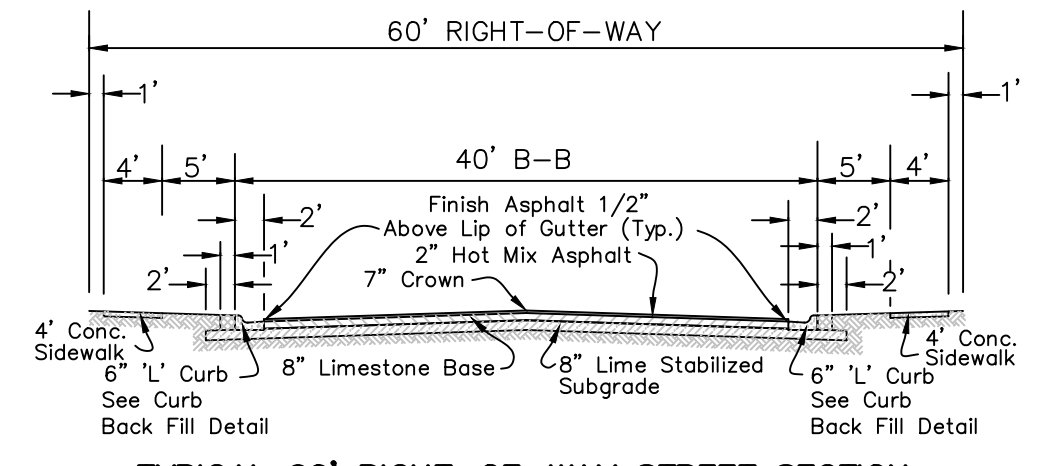
LEGAL DESCRIPTION:

38.75 Acres of Land, being a portion of Lot 6, Block 1, Nueces River Irrigation Park, a map of which is recorded in Volume A, Pages 54, Map Records of Nueces County, Texas, and being the same lands described as a 38.753 Acre Tract of Land in a Warranty Deed with Vendor's Lien from D&C Fence Co., Inc. a/k/a D&C Fence Company, Inc. to The Mostaghani Investment Trust d/b/a Sun George Contracting & Development Co., recorded in Document No. 2013005193, Official Public Records of Nueces County, Texas.



TYPICAL 50' RIGHT-OF-WAY STREET SECTION
Not to Scale

SPECIFICATIONS:
2" Type D Hot Mix Asphalt Concrete
Moisture shall be within ±3% Optimum Moisture
6" Crushed Limestone (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Limestone Subgrade (5% by Dry Wt.); Compacted to 95% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.
NOTE:
For Clay Soils Only: Street cross section shall be constructed over a 12 inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8 inch lime subgrade shall be scarified and constructed.

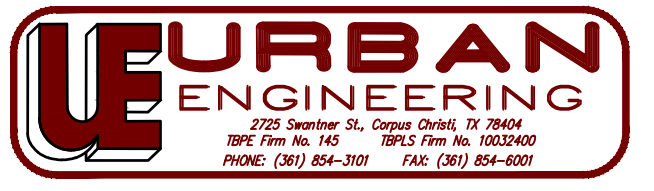


TYPICAL 60' RIGHT-OF-WAY STREET SECTION
Not to Scale

SPECIFICATIONS:
2" Type D Hot Mix Asphalt Concrete
Moisture shall be within ±3% Optimum Moisture
8" Limestone Base (TY A, GR 1); Compacted to 98% Std. Proctor Density
Moisture shall be within ±3% Optimum Moisture
8" Comp. Lime Subgrade (5% by Wt.); Compacted to 95% Standard Proctor Density
Moisture shall be within ±3% Optimum Moisture
Prime Coat MC-30 at 0.15 Gal/Sq. Yd.
NOTE:
For Clay Soils Only: Local and Residential Collector cross sections shall be constructed over a 12-inch section of compacted raw subgrade to 90% Standard Proctor, from which the 8-inch lime subgrade shall be scarified and constructed.

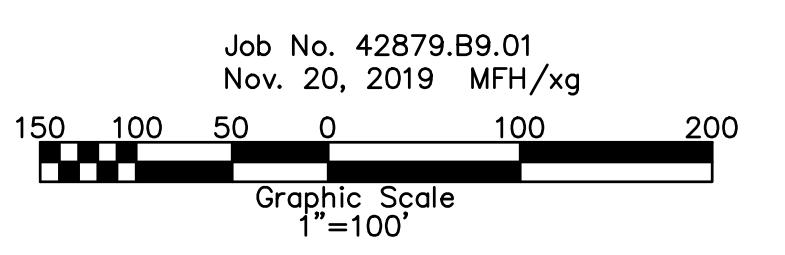
Notes:

1. Total platted area contains 38.75 Acres of Land. (Includes Street Dedication)
2. The receiving water for the storm water runoff from this property is the Oso Creek Basin and the Nueces River upstream of the Calallen Salt Water Intrusion Dam located 1.1 miles from Nueces Bay. The TCEQ has classified the aquatic life use for this segment of the Nueces River as "high". TCEQ also categorized the Nueces River as "contact recreation" use. Additional water quality protection measures must be observed for this receiving water due to the TCEQ designation as a "public water supply". The TCEQ has not classified the aquatic life use for the Oso Creek, but it is recognized as an environmentally sensitive area. The Oso Creek flows directly into the Oso Bay. The TCEQ has classified the aquatic life use for the Oso Bay as "exceptional" and "oyster waters" and categorized the receiving water as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0257 C, City of Corpus Christi, Texas which bears an effective date of March 18, 1985 and it is not located in a Special Flood Hazard Area.
5. The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
6. Water, Wastewater and Park fees shall be paid prior to recordation of the final plat.
7. Platted area is currently zoned as: RS-6
8. Each lot shall conform to the minimum lot width (FT) and Lot area (Sqft) Residential Development Standards (UDC 4.3.3).
9. No driveways are allowed to CR 52; No driveways are allowed to Riverside Boulevard from Block 6, Lots 1 and 24; Block 5, Lots 1 and 24; Block 4 Lots 1 and 24; Block 3, Lot 2; Block 7, Lot 1 or Block 8, Lot 1; No driveways are allowed to Skipping Rocks Road from Block 6, Lots 12 and 13; Block 5 Lots 12 and 13; Block 4, Lots 12 and 13; or Block 3, Lot 13.
10. Phasing 1 will be developed upon approval of final plat. Phase 2 Schedule is unknown at this time.
11. Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lots 16 and 17, Block 7; and Lot 3, Block 8 are non-buildable lots.



OWNER/DEVELOPER:
The Mostaghani Investment Trust
d/b/a Sun George Contracting
Development Co.
8026 Bar Le Doc
Corpus Christi, TX 78414
(361)765-4422

ENGINEER:
Urban Engineering Firm # 145
2725 Swantner
Corpus Christi, TX 78404
(361)854-3101



**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 13, 2024**

PROJECT: 22PL1049

Kaspian Subdivision Unit 1 (FINAL PLAT OF 19.49 ACRES) 1st Request for a 12-Month Extension.

Located north of C.R. 22 and east of C.R. 43

Owner: The Mostaghasi Investment Trust

Surveyor: Perales Engineering

The Planning Commission originally approved the above plat on December 13, 2023. This is the first request for a 12-month extension and will expire on December 13, 2025. DSD recommends a 12-month extension.

The applicant states:” The purpose of this correspondence is to formally request a twelve-month time extension for the recording of the Kaspian Unit 1 final plat, in accordance with Section 3.8.5.F. of the Unified Development Code, to allow time for completion and execution of the wastewater reimbursement agreement and subsequent commencement of construction.”



December 19, 2023

Mostaghasi Investment Trust
5626 Ocean Drive
Corpus Christi, Tx 78414

RE: 22PL1049
Kaspian Subdivision Unit 1
(FINAL PLAT 19.49 ACRES)

**DEVELOPMENT
SERVICES**

2406 Leopard
First Floor
Corpus Christi
Texas 78408
Phone 361-826-3240
www.cctexas.com

Administration
Fax 361-826-3006

Land Development
Fax 361-826-3571

Project Management
Fax 361-826-3006

Building Permits
Fax 361-826-4375

Dear Sir / Madam:

On Wednesday, **December 13, 2023**, the Planning Commission held a public hearing on your land subdivision located south of FM 43 and east of CR 43. After reviewing facts and taking public testimony, the Planning Commission **approved** the referred plat.

The final plat must be recorded with the Nueces County Clerk's office by **December 13, 2024**. **Please note this letter will be the only notification of the plat expiration date.** A final plat shall not expire if construction of improvements has been initiated and substantial progress continues toward completion of the improvements.

Prior to plat recordation, the following requirements must be met, and fees paid:

	Requirements/Fees/Credits	Fees
1.	Single Family Water Lot Fees: (\$220.22x 64 lots)	\$15,503.36
2.	Single Family Wastewater Lot Fee: (\$475.33x 64 lots)	\$33,477.12
3.	Park Development Fees: (\$462.50 x 64 lots)	\$29,600.00
3.	Recording fee \$110 (+ \$50.00 for any additional pages)	\$160.00
5	Final Plat Addressing Fee:	\$100.00
7.	Public Improvement Plans, Construction and Acceptance are required for improvements including Water, Wastewater, Stormwater, Fire Hydrant(s) Manhole(s), Streets Sidewalk(s) .	
8.	Two (2) full size originals (18" x 24") of the plat with original notarized signatures for recordation.	
9.	Include the plat in .dwg format and send to platapplication@cctexas.com	
10.	Provide a tax certificate with submittal of the original tracing indicating all taxes are current.	
11.	Any other requirements required prior to recordation. Fees were transferred from previous Plat Letter.	

**Please make checks payable to the City of Corpus Christi*

If you have any questions regarding the above, please call Mark Orozco at (361) 826-3921.

Sincerely,
Mark J. Orozco
Sr. City Planner

MJO
cc: J. Perales Civil Engineering

J. Perales & Associates, PLLC dba

J. Perales Civil Engineering and Planning Services

T.B.P.E. Firm # F-14207

October 29, 2024

City of Corpus Christi
Department Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Attention: Mr. Al Raymond, Director of Development Services

Subject: Request for Final Plat Time Extension for Kaspian Unit 1 Subdivision
(22PL1049)

Dear Mr. Raymond:

The City of Corpus Christi's Unified Development Code, Section 3.8.5.F, Expiration of Final Plats, requires that public improvements necessary for recordation of a final plat be in place or under construction within twelve months of approval of the plat by the City of Corpus Christi Planning Commission. The final plat for the Kaspian Unit 1 Subdivision was approved by the City of Corpus Christi Planning Commission on December 13, 2023. Public improvements required for recording of this plat include significant offsite water and wastewater system improvements which qualify for reimbursement of costs in accordance with Sections 8.5.2.C.1 and 8.5.2.E.1 of the Unified Development Code. Requests for reimbursement agreements for public water and wastewater improvements were submitted by correspondence of December 12, 2023. The reimbursement agreement for water improvements was acted on by City Council on August 13 and 20 of this year. Unfortunately, completion of the requested reimbursement agreement for public wastewater improvements still has not been completed by staff for City Council review and action. Section 8.5.2.E.1.d. of the Unified Development Code specifically states that a "reimbursement agreement must be approved by the City Council before the developer starts construction". Because of the logistics involved in coordinating the construction of the various public improvements included within the proposed development, it is necessary to construct the wastewater collection system prior to the other improvements. Commencement of construction of improvements required for recording of the final plat is, therefore, still on hold pending review of the wastewater reimbursement agreement by the City Council.

The purpose of this correspondence is to formally request a twelve month time extension for the recording of the Kaspian Unit 1 final plat, in accordance with Section 3.8.5.F. of the Unified Development Code, to allow time for completion and execution of the wastewater reimbursement agreement and subsequent commencement of construction.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Juan Perales, Jr., P.E.
J. Perales and Associates, PLLC
dba J. Perales Civil Engineering & Planning Services

STATE OF TEXAS
COUNTY OF NUECES

We, the Mostaghasi Investment Trust, hereby certify that we are the owners of the land embraced within the boundaries of the foregoing plat, subject to a lien in favor of Spirit of Texas Bank, that we have survey and subdivided as shown; that street shown as dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

this _____ day of _____ 20____.

Hossein Mostaghasi, Trustee

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Hossien Mostaghasi as Trustee of the Mostaghasi Investment Trust.

this _____ day of _____ 20____.

Notary public in and for the State of Texas.

STATE OF TEXAS
COUNTY OF NUECES

We, Spirit of Texas Bank Hereby certify that we are the holders of a Lien on the land embraced within the boundaries of the foregoing map and that we approve the subdivision and dedication for the purposes and considerations therein expressed.

BY: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____ 20____.

Bria A. Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____ 20____.

Michael M. Miller
Chairman

Al Raymond III, AIA
Secretary

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ___ day of _____, 20____, with its certificate of authentication was filed for record in my office the ___ day of _____, 20____. At ___ O'clock ___M., and duly recorded the ___ day of _____, 20____, at ___ O'clock ___M., in said County in Volume _____, Page _____, Map Records.

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ___M.
_____, 20____

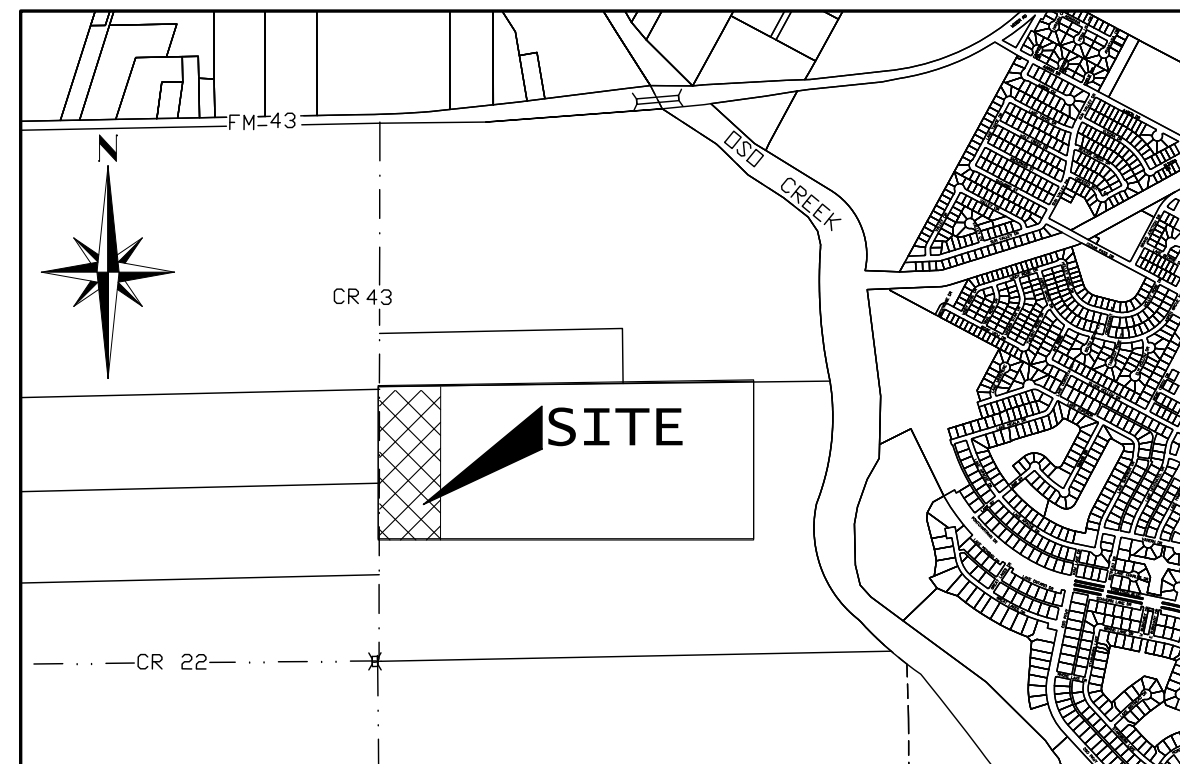
By: _____

State of Texas
County of Nueces

I, Fred C. Hayden, Jr., a Registered Professional Land Surveyor for Hayden Surveying, Inc. Have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____ 20____.

Texas License No. 4486



VICINITY MAP NOT TO SCALE

PLAT of KASPIAN SUBDIVISION - UNIT 1

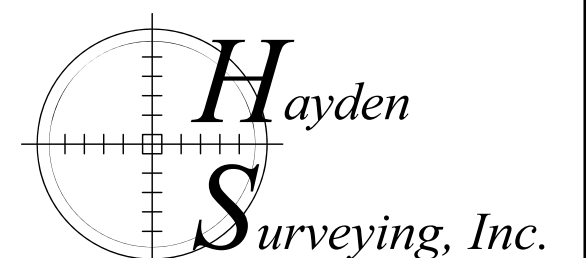
LEGAL DESCRIPTION:

BEING A TOTAL OF 19.491 ACRE TRACT OUT OF A CALLED 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 LAURELES 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. SAID 99.517 ACRE TRACT ALSO BEING DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LEIN CONVEYING PROPERTY FROM JOHN C. TAMEZ TO THE MOSTAGHASI INVESTMENT TRUST AS RECORDED UNDER DOCUMENT NO. 2021022985 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

NOTES

- 1) TOTAL PLATTED AREA CONTAINS 19.491 ACRES OF LAND INCLUDING STREET DEDICATIONS.
- 2) A 5/8" DIAMETER STEEL REBAR WAS FOUND AT EVERY CORNER, EXCEPT AS SPECIFIED OTHERWISE.
- 3) PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48355C0520G, 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.
- 4) ALL PROPOSED FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18 INCHES ABOVE CROWN ELEVATIONS OF FRONTING STREETS AND A MINIMUM OF 1 FOOT ABOVE THE PRELIMINARY OR EFFECTIVE 100 YEAR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
- 5) THE RECEIVING WATER BODY FOR THE STORM WATER RUNOFF FOR 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.
- 6) THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITATS, STATE OF TEXAS SUBMERGED LANDS, OR CRITICAL DUNES ON THE SITE.
- 7) ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 83 (CORS 96) EPOCH 2011. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- 8) THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 9) PRIVATE DRIVEWAY ACCESS ALONG COUNTY ROAD 43 IS PROHIBITED.
- 10) COUNTY ROAD 43 MUST BE BUILT TO A MINIMUM OF A 24-FT PAVEMENT WIDTH. ONCE 50% OF THE DENSITY OF THE SUBDIVISION IS PLATTED VIA FINAL PLAT, COUNTY ROAD 43 MUST BE BUILT TO THE REQUIRED UTP STANDARD.
- 11) AS THE SUBJECT PROPERTY IS BEING SERVED VIA A LIFT STATION. ONCE THE LIFT STATION REACHES 75% CAPACITY, NO FURTHER HOMES MAY BE CONSTRUCTED UNTIL PERMANENT WASTEWATER IMPROVEMENTS HAVE BEEN CONSTRUCTED.

Approved by the Planning Commission
on December 13, 2023



5866 S. STAPLES, SUITE 315
CORPUS CHRISTI, TEXAS 78413
PH: 361-728-7188

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

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

MICHAEL FASELER
 DOC.: 2002008129
 O.P.R.N.C.T.
 S 1/2 SECTION 5
 LAURELES FARM TRACT

COUNTY ROAD 43

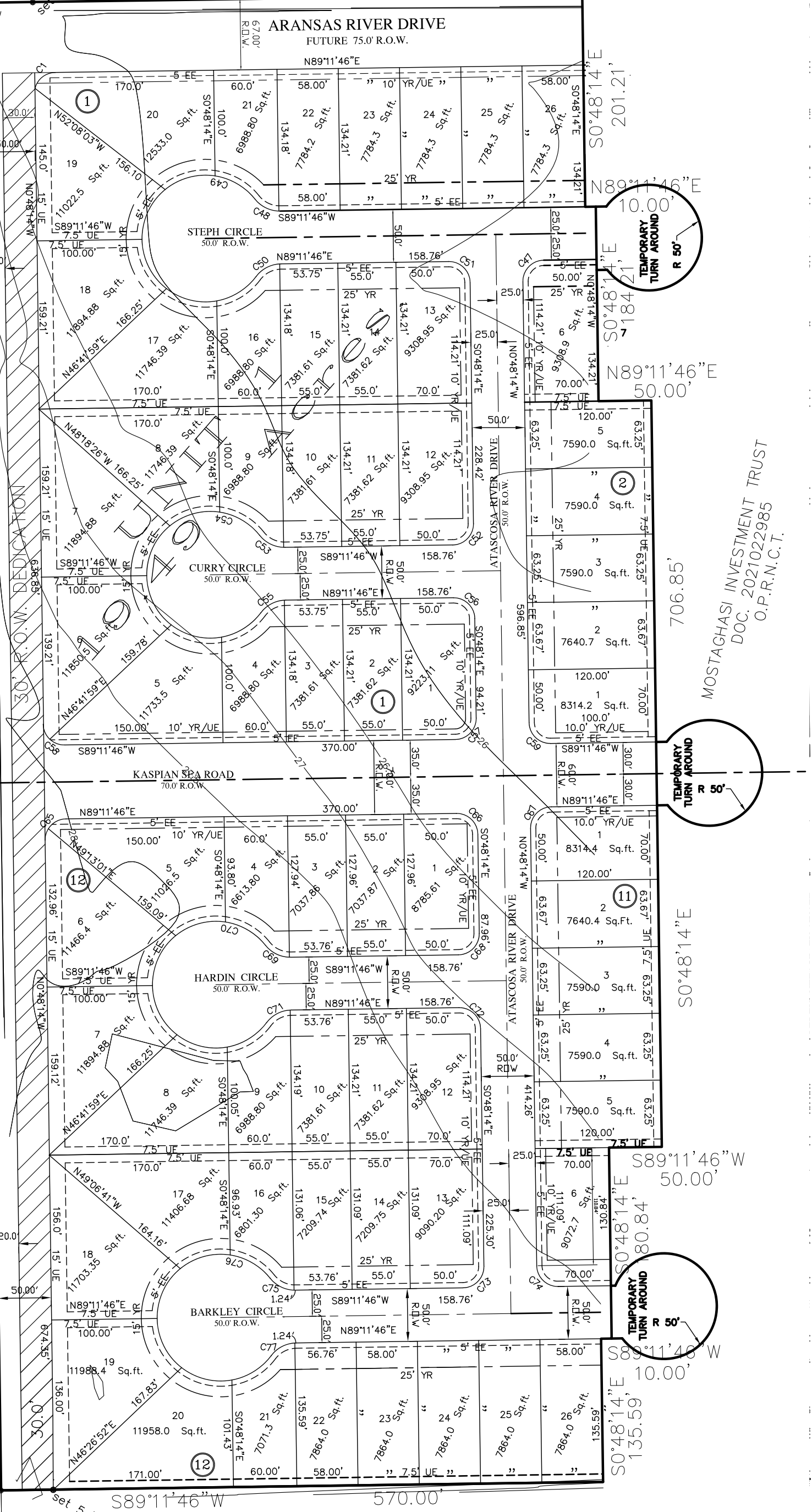
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NO°48'14"W

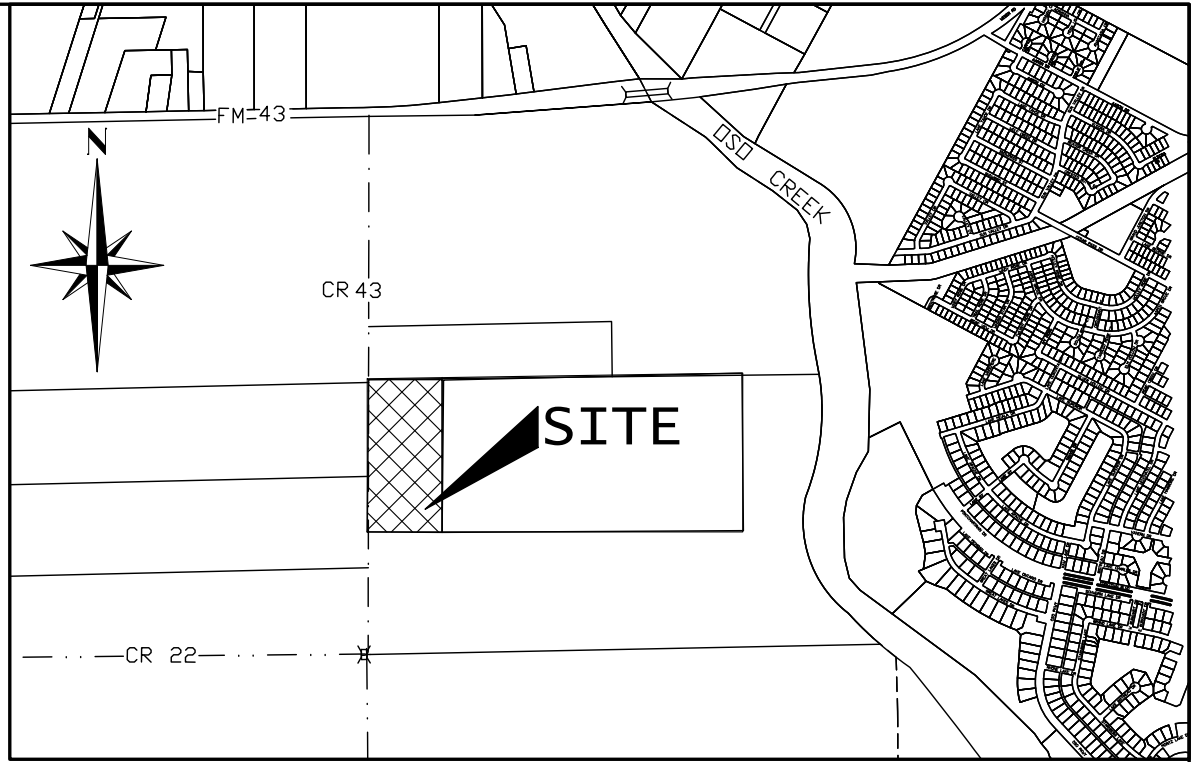
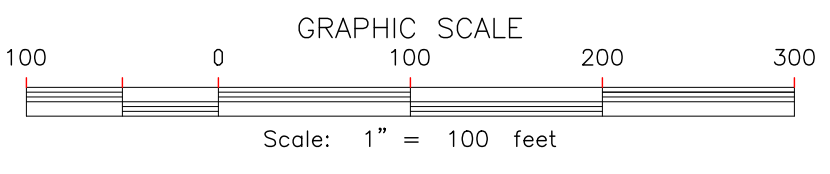
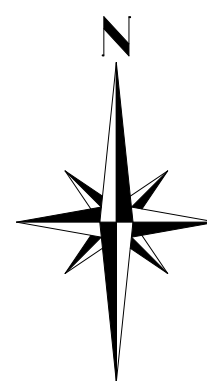
set 5/8 ft

set 5/8 ft

set 5/8 ft



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

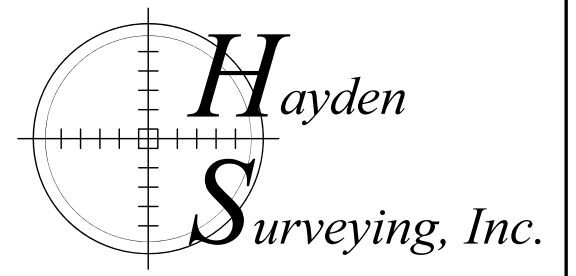


VICINITY MAP NOT TO SCALE

FINAL PLAT of KASPIAN SUBDIVISION - UNIT 1

LEGAL DESCRIPTION:
 BEING A TOTAL OF 19.491 ACRE TRACT OUT OF A CALLED 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 LAURELES 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, SAID 99.517 ACRE TRACT ALSO BEING DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN CONVEYING PROPERTY FROM JOHN C. TAMEZ TO THE MOSTAGHASI INVESTMENT TRUST AS RECORDED UNDER DOCUMENT NO. 2021022985 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	53°28'33"	18.67'	20.00'	S44°11'49"W	28.28'
C47	90°00'00"	31.42'	20.00'	S44°11'46"W	28.28'
C48	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C49	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C50	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C51	90°00'00"	31.42'	20.00'	N45°48'14"W	28.28'
C52	51°52'57"	18.11'	20.00'	N44°11'46"E	28.28'
C53	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C54	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C55	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C56	51°52'57"	18.11'	20.00'	N45°48'14"W	28.28'
C57	54°04'17"	18.87'	20.00'	N44°11'46"E	28.28'
C58	54°04'20"	18.87'	20.00'	S45°48'17"E	28.28'
C59	53°56'09"	18.83'	20.00'	S45°48'14"E	28.28'
C65	53°28'30"	18.67'	20.00'	S44°11'46"W	28.28'
C66	54°04'20"	18.87'	20.00'	N45°48'16"W	28.28'
C67	53°56'09"	18.83'	20.00'	S44°11'46"W	28.28'
C68	90°00'00"	31.42'	20.00'	N44°11'46"E	28.28'
C69	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C70	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C71	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'
C72	90°00'00"	31.42'	20.00'	N45°48'14"W	28.28'
C73	90°00'00"	31.42'	20.00'	N44°11'46"E	28.28'
C74	90°00'00"	31.42'	20.00'	S45°48'14"E	28.28'
C75	52°19'48"	27.40'	30.00'	S64°38'19"E	26.46'
C76	75°20'23"	78.90'	60.00'	S0°48'14"E	73.33'
C77	52°19'48"	27.40'	30.00'	S63°01'52"W	26.46'



5866 S. STAPLES, SUITE 315
 CORPUS CHRISTI, TEXAS 78413
 PH: 361-728-7188

ZONING REPORT CASE ZN8299

Applicant & Subject Property			
District: OCL Owner: Anil C. Patel and Vandana A. Patel Applicant: Anil C. Patel and Vandana A. Patel Address: 648 FM 2444 (Farm-to-Market Road 2444, also known as Staples Street), located along the north side of FM 2444, or Staples Street, and west of CR 41 (County Road 41). Legal Description: A portion of the west half of the northeast quarter of Section 30. Laureless Farm Tracts, as submitted by Metes and Bounds. Acreege of Subject Property: 19.2 acres. Refer to Attachment (A) Metes and Bounds.			
Zoning Request			
From: "FR" Farm Rural District (Upon Annexation) To: "RS-22" Single-Family 22 District Purpose of Request: To allow a low-density single-family residential subdivision.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Vacant	Medium-Density Residential, Commercial
North	"OCL" Outside City Limits	Vacant	Low-Density Residential
South	"OCL" Outside City Limits	Transportation (FM 2444), Agricultural	Transportation (FM 2444), Commercial
East	"OCL" Outside City Limits	Agricultural	Medium-Density Residential, Commercial
West	"OCL" Outside City Limits	Vacant	Low-Density Residential, Commercial
Plat Status: The subject property is not platted. A final plat, attached to the subject amendment request, was approved on November 16, 2022, by the Planning Commission. A rezoning must precede the recording of the land subdivision action. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: The subject property is outside the City's limits.			
Transportation and Circulation			
	Designation	Section Proposed	Section Existing
FM 2444 (Farm-to-Market Road 2444/ Staples Street)	"A3" Primary Arterial Divided	130-Foot ROW 6 Lanes, Median	100-Foot ROW 4 Lanes, Center Turn Lane
Transit: The Corpus Christi RTA does not provide service to the subject property.			

Bicycle Mobility Plan: None within reasonable access.	
Utilities	
Gas: No line exists adjacent to the property. Stormwater: No line exists adjacent to the property. Wastewater: No line exists adjacent to the property. Water: An 8-inch PVC (Public Distribution) line exists along the north side of FM-2444 (Farm-to-Market Road 2444/Staples 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 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 owners)
Public Hearing Schedule	
Planning Commission Hearing Date: November 13, 2024 City Council 1st Reading/Public Hearing Date: January 14, 2025 City Council 2nd Reading Date: January 21, 2025	

Background:

The subject property is a 19.2-acre, vacant and undeveloped, tract out of the unincorporated London area, south and west of the Oso Creek, along the north side of FM-2444 (Farm-to-Market Road 2444), which is also known as South Staples Street within the City's limits.

The surrounding properties are outside the City's limits. The properties to the north and west are vacant, and those to the east, and south of the subject property and FM-2444, have an agricultural use.

The applicant is requesting an amendment from the "FR" Farm Rural District to be granted upon annexation, to accommodate a low-density residential subdivision of approximately 21 lots. The "RS-22" Single Family 22 Residential District permits single-family detached houses, group homes, and limited public and civic uses.

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 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.
 - Promote the monitoring of current development to identify infrastructure capacity deficiencies in advance of future development.

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

The proposed rezoning is consistent with the London ADP; however, is not consistent with the FLUM designation of Medium-Density Residential and Commercial.

Staff Analysis:

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

- The proposed rezoning is consistent with the City’s comprehensive plan; while inconsistent with the future land use designation of medium-density residential on the interior, with commercial use along FM-2444, it generally agrees with the envisioned character by the London community.
- The subject request is compatible to the character and will not have an adverse impact on the surrounding neighborhood.
- The subject property is suitable for the uses 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 “FR” Farm Rural District to the “RS-22” Single-Family 22 District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Recent Annexation Map

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS
NUECES COUNTY

19.2027 ACRES

EXHIBIT "A"

Field Note Description for **19.2027 acres (836,467.8 square feet)**, out of called 20.808 acres out of the west one half (1/2) of the northeast one quarter (1/4) of Section 30, Laureles Farm Tracts, as recorded in Volume 3, Page 15, Map Records Nueces County, Texas, Official Public Records Nueces County, Texas (O.P.R.N.C.T.), the said **19.2027 acres (836,467.8 square feet)**, being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) Monument found on the existing north Right-of-Way (R.O.W.) of Farm to Market (F.M.) 2444, (110 foot R.O.W.), as conveyed to the State of Texas in Volume 578, Page 287, Deed Records Nueces County, Texas (D.R.N.C.T.), same point being on the common boundary of the west one half (1/2) of the northeast one quarter (1/4) of the said Section 30 and the east one half (1/2) of the northeast one quarter (1/4) of the said Section 30, for the southwest corner of a called 77.577 acre tract, as conveyed to Nueces Real Estate Partnership in Document No. 2004037243, O.P.R.N.C.T., for the southeast corner and the **"POINT OF BEGINNING"** of the herein described 19.2027 acre tract;

THENCE South 89°11'38" West, along and with the common boundary of the existing north R.O.W. of the said F.M. 2444, also known as Staples Street, and the herein described 19.2027 acres, at 90.42 feet passing a TXDOT Monument found, in all a distance of 879.73 feet to a TXDOT Monument found for the northeast corner of a called 0.809 acre tract, as conveyed to the State of Texas in Document No. 2014024608, O.P.R.N.C.T., same point being the southeast corner of a called 66.49 acres, as conveyed to Mostaghasi Investment Trust in Document No. 2023015900, O.P.R.N.C.T., for the southwest corner of the herein described 19.2027 acre tract;

THENCE North 00°51'21" West, along and with the common boundary of called 66.49 acres (Mostaghasi Investment Trust tract), and the herein described 19.2027 acres, a distance of 950.48 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGINEERING", found for an internal corner of the called 66.49 acres (Mostaghasi Investments Trust tract), for the northwest corner of the herein described 19.2027 acre tract;

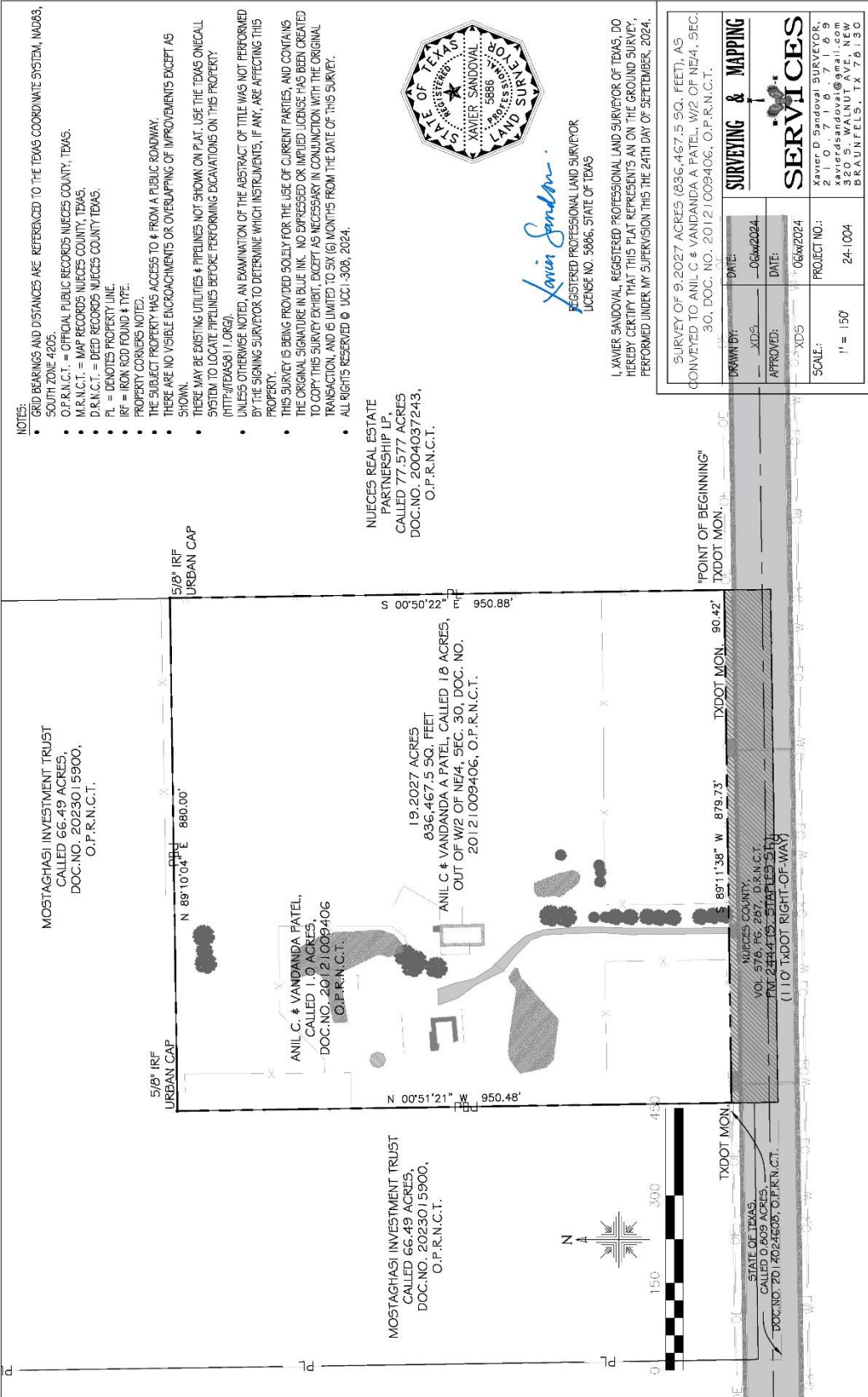
THENCE North 89°10'04" East, along and with the common boundary of called 66.49 acres (Mostaghasi Investment Trust tract), and the herein described 19.2027 acres, a distance of 880.00 feet to a 5/8 inch iron rod with red plastic cap stamped "URBAN ENGINEERING", found on the west boundary of the called 77.577 acres (Nueces Real Estate tract), for the northeast corner of the herein described 19.2027 acre tract;

THENCE South 00°50'22" East, along and with the common boundary of the called 77.577 acres (Nueces Real Estate tract) and the herein described 19.2027 acres, a distance of 950.88 feet, to the **"POINT OF BEGINNING"** and containing within these metes & bounds **19.2027 acres (836,467.8 square feet)** of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Zone 4205, NAD 83).

I hereby certify that the foregoing legal description was prepared from survey performed on the ground under my supervision and it correctly represents the facts found at the time of the survey.


Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas





NOTES:

- GEO BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
- O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUJECES COUNTY, TEXAS.
- M.R.N.C.T. = MAP RECORDS NUJECES COUNTY, TEXAS.
- D.R.N.C.T. = DEED RECORDS NUJECES COUNTY TEXAS.
- PL = DENOTES PROPERTY LINE.
- IRF = IRON ROD FOUND & TYPED.
- PROPERTY CORNERS NOTED.
- THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
- THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONECALL (811)/TEXAS611.ORG).
- SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY.
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT PERFORMED BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY, ARE AFFECTING THIS PROPERTY.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF CURRENT PARTIES, AND CONTAINS THE ORIGINAL SIGNATURE IN BLUE INK. NO EXPRESSED OR IMPLIED LICENSE HAS BEEN CREATED TO COPY THIS SURVEY EXHIBIT, EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, AND IS LIMITED TO SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.
- ALL RIGHTS RESERVED © UCCI 3008, 2024.

NUJECES REAL ESTATE PARTNERSHIP LP,
CALLED 777.577 ACRES,
DOC.NO. 2004037243,
O.P.R.N.C.T.



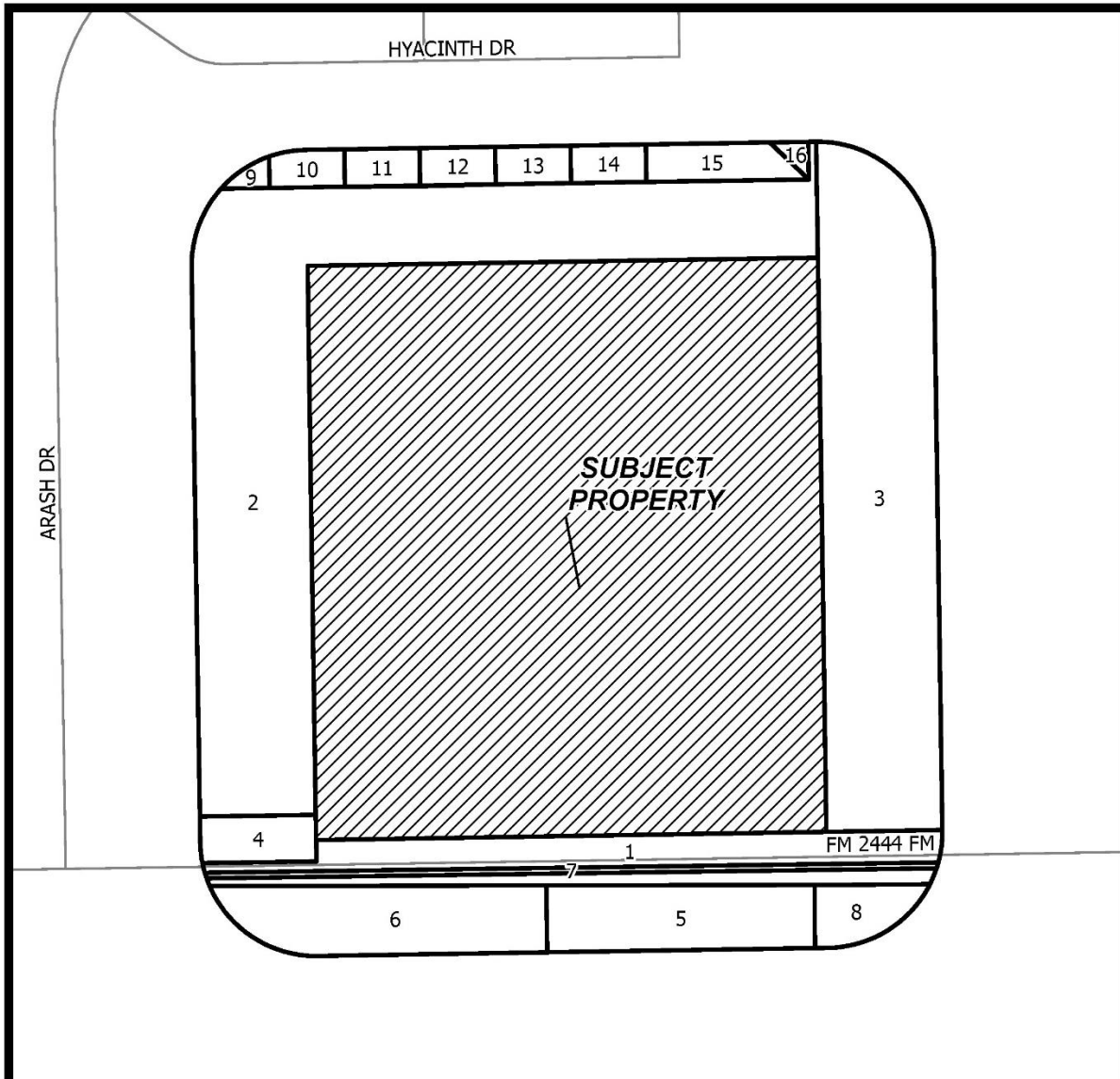
Xavier Sandoval
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 24TH DAY OF SEPTEMBER, 2024.

SURVEY OF 9.2027 ACRES (836,467.5 SQ. FEET), AS CONVEYED TO ANIL C. & VANDANDA A. PATEL, W/2 OF N/24, SEC. 30, DOC. NO. 20121009406, O.P.R.N.C.T.	
DRAWN BY: XDS	DATE: 06/24/2024
APPROVED: XDS	DATE: 06/24/2024
SCALE: 1" = 150'	PROJECT NO.: 24-1004

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR,
Xavier D Sandoval & Associates, P.C.
xaviersandoval@gmail.com
320 S. WALNUT AVE., NEW
PRAUNFELS, TX 76180

(B) Existing Zoning and Notice Area Map



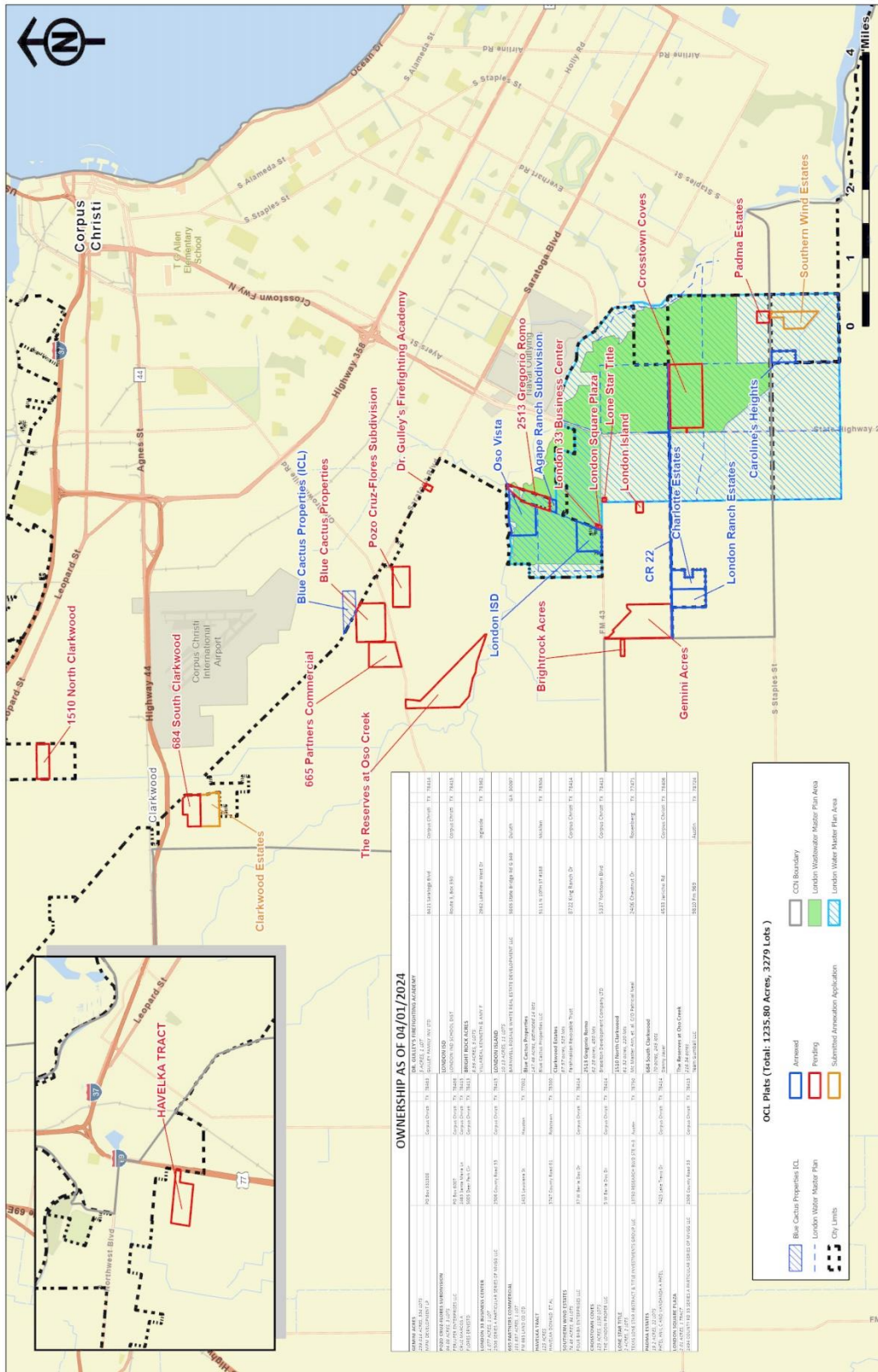
CASE: ZN8299 Zoning and notice Area

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
CJ	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



(C) Recent and Annexation Map



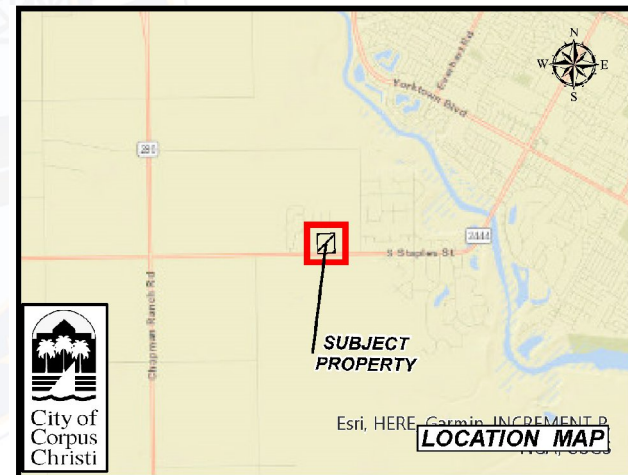
City of Corpus Christi GIS Team - GIS Map or Data Request/Development Service/Map/PERMITS/OCL PROJECT MAP/PROJECT MAP

Zoning Case ZN8299



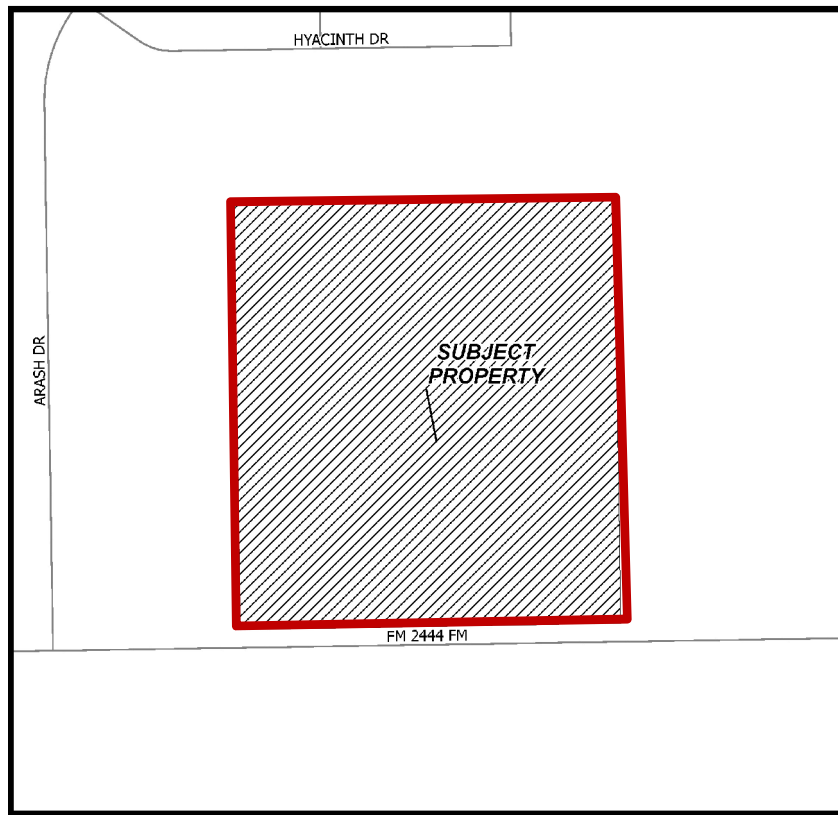
Anil C. Patel & Vandana A. Patel
OCL

**Rezoning for a property at or near
648 FM (Farm-to-Market Road 2444/S Staples Street)
From the "FR" Farm Rural District (Upon Annexation)
To the "RS-22" Single-Family 22 District**



Planning Commission
November 13, 2024

Zoning and Land Use



Proposed Use:

To allow low-density residential subdivision.

ADP (Area Development Plan):

London ADP, adopted on March 17, 2020

FLUM (Future Land Use Map):

Medium-Density Residential and Commercial

Existing Zoning District:

"FR" Farm Rural District

Adjacent Land Uses:

North: Vacant; Zoned: OCL

South: Transportation (FM-2444), Agricultural;
Zoned: OCL

East: Agricultural; Zoned: OCL

West: Vacant; Zoned: OCL

Public Notification

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

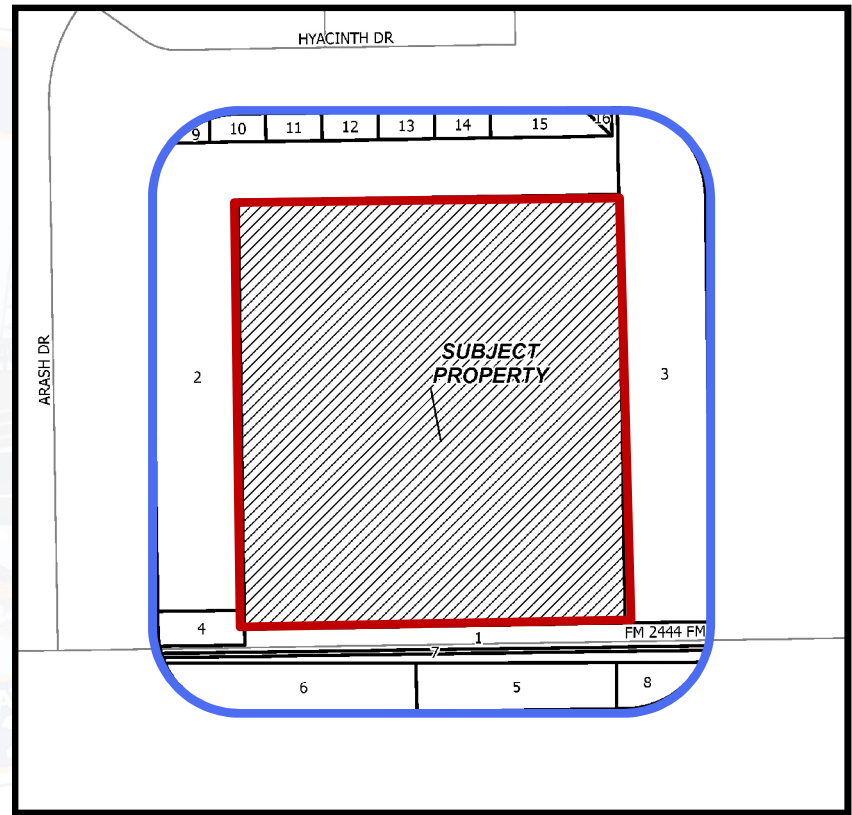
Notification Area



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



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.*

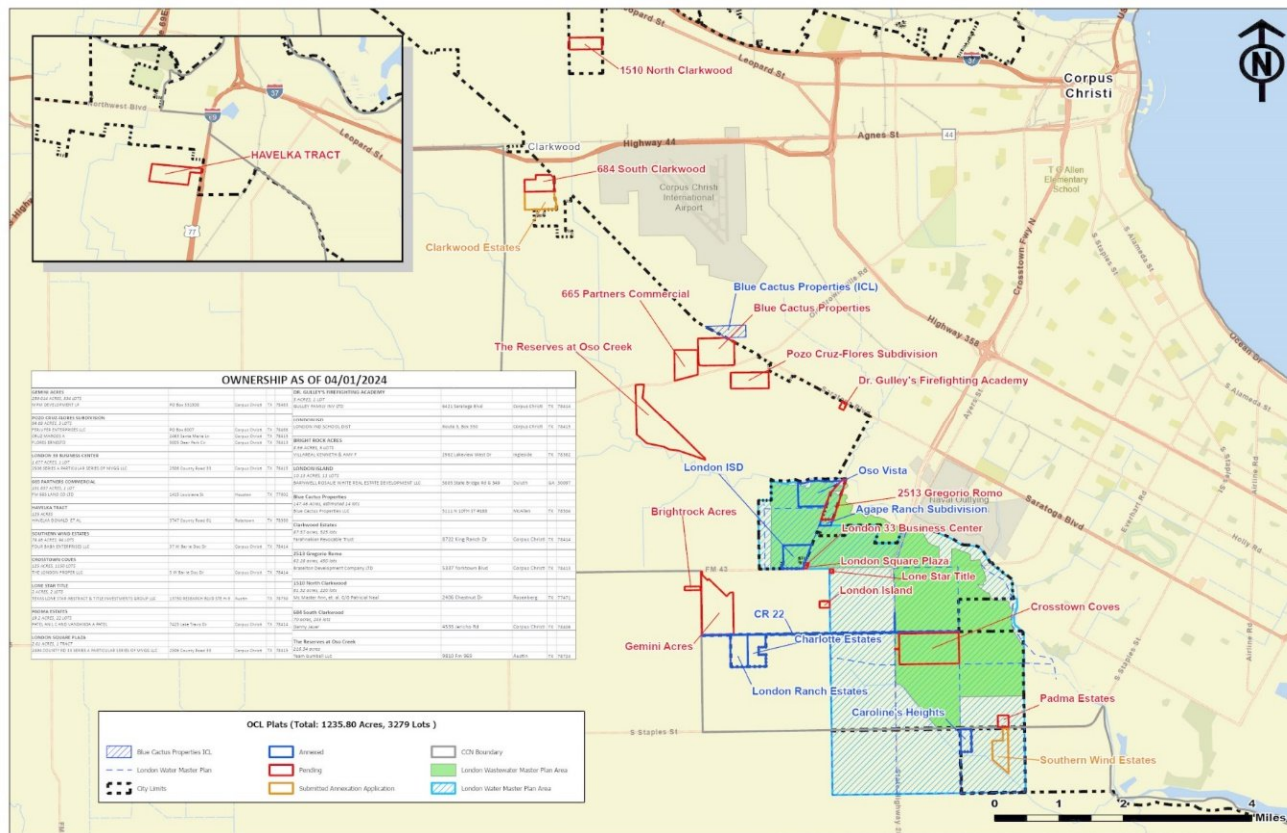


Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City's comprehensive plan; while inconsistent with the future land use designation of medium-density residential on the interior, with commercial use along FM-2444, it generally agrees with the envisioned character by the London community.
- The subject request is compatible to the character and will not have an adverse impact on the surrounding neighborhood.
- The subject property is suitable for the uses to be permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
TO THE "RS-22" SINGLE-FAMILY 22 DISTRICT**

Recent Annexations

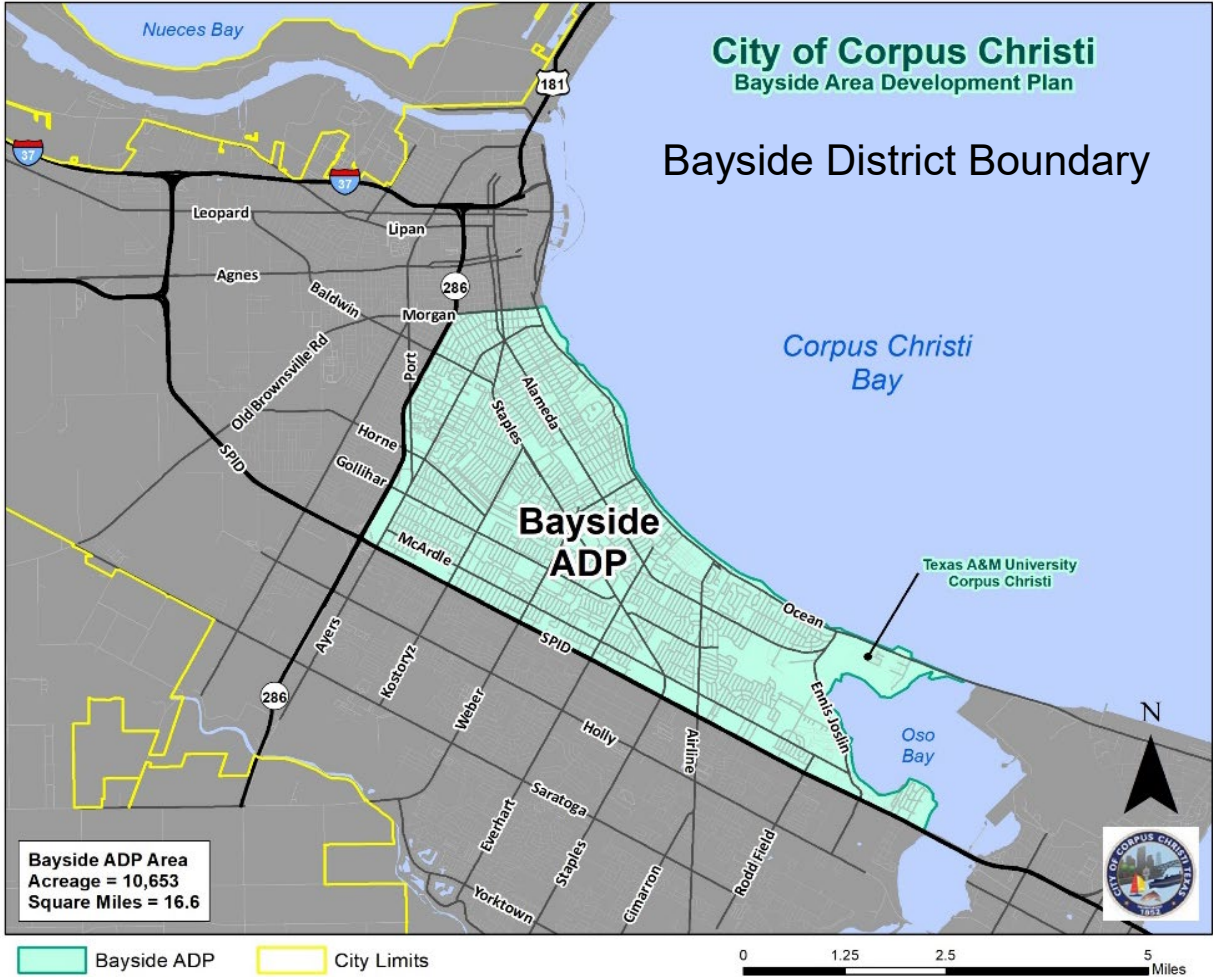




Bayside
AREA DEVELOPMENT PLAN
Planning Commission
Public Hearing



November 13, 2024



PUBLIC ENGAGEMENT

ADVISORY COMMITTEE MEETING #1

The committee reviewed demographics and existing conditions of the study area.

May 23, 2022

SURVEY #1

An online survey was launched to gather input from the community regarding the existing conditions and visions for Bayside.

2022

ADVISORY COMMITTEE MEETING #2

The Advisory Committee met to review draft vision themes, policy initiatives, future land use plan, and guided next steps for potential action items and public investment.

November 7, 2022

ADVISORY COMMITTEE MEETING #3

The Advisory Committee reviewed and provided feedback on the ADP Action Steps, Alameda Concept Plans, and the Vision renderings.

June 13, 2023

COMMUNITY MEETING #1

The community provided feedback on the Vision Themes, Policy Initiatives, future land use, and transportation opportunities.

February 23, 2023

FOCUS GROUP MEETINGS

Five Focus Group Meetings were conducted to get further input on Bayside's opportunities for Commercial Development, Parks, Environmental Resiliency, Transportation, and Housing.

January 17 - 20, 2023

COMMUNITY MEETING #2

The community had an opportunity to learn more about and provide feedback on the Bayside Area Development Plan and take the online survey.

September 8, 2023

SURVEY #2

An online survey was launched to gather community feedback on the draft plan.

September - October, 2023

ADVISORY COMMITTEE MEETING #4

Review the final draft of the Bayside Area Development Plan

July 15, 2024

ADOPTION

Thriving Neighborhoods

Foster inviting, prosperous and multi-generational neighborhoods with a mix of destinations and housing options that instill neighborhood pride for the existing residents and visitors while attracting the new.



Healthy Places

Improve public and environmental health, and enhance public spaces and infrastructure.



VISION THEMES

VISION THEMES

100% of community meeting participants agreed with this vision

Connected Network

Improve walking, biking, and roadways to safely connect people to their destinations.



VISION THEMES

VISION THEMES

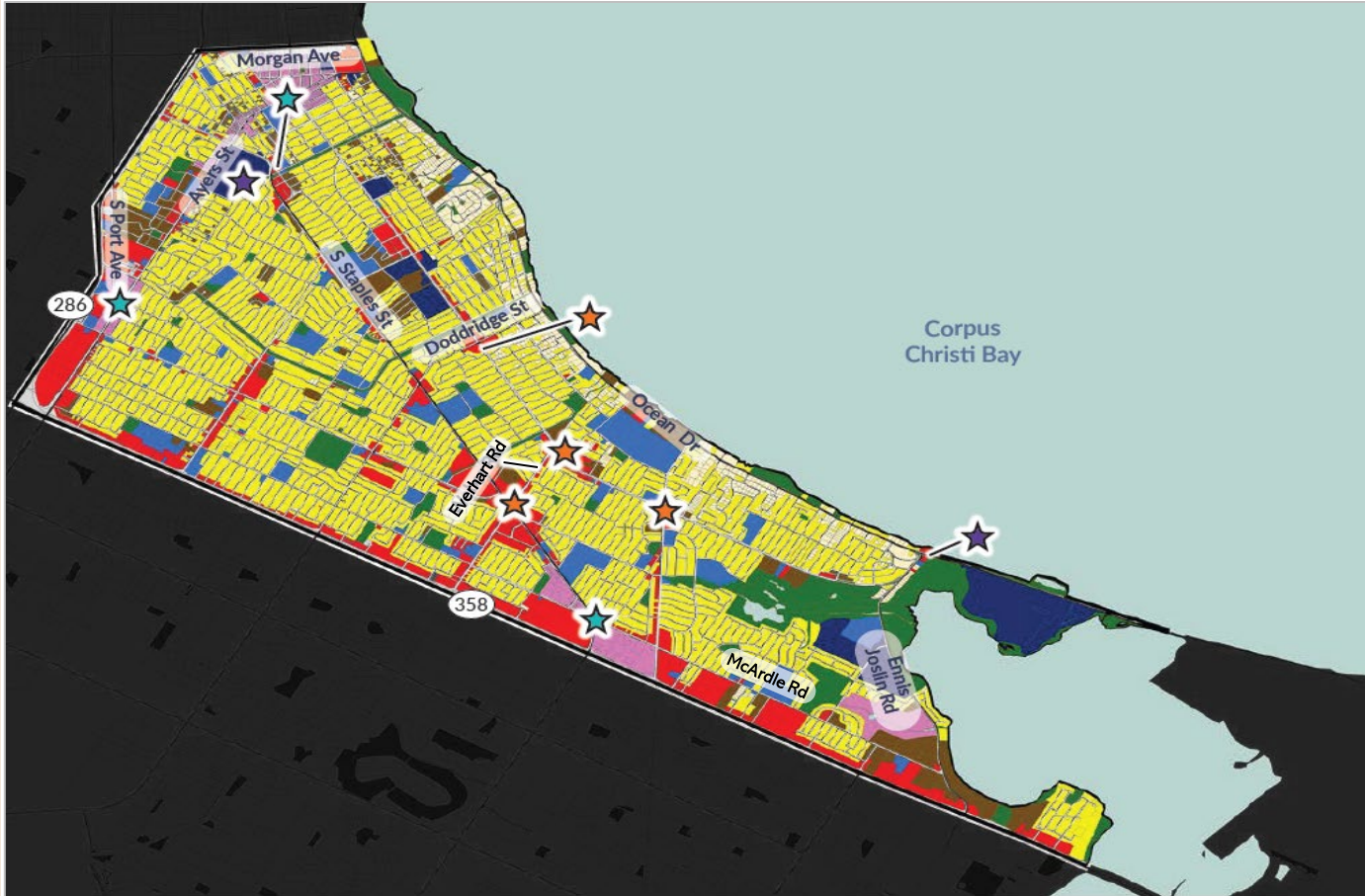
90% of community meeting participants agreed with this vision

POLICY INITIATIVES		VISION THEMES		
		THRIVING NEIGHBORHOODS	HEALTHY PLACES	CONNECTED NETWORK
1	ENHANCE LOCAL BUSINESS VITALITY AND CONNECTIVITY TO SURROUNDING NEIGHBORHOODS	X	X	X
2	PRIORITIZE SAFE TRANSPORTATION FOR ALL	X	X	X
3	UNDERSTAND AND ADDRESS BAY-RELATED ENVIRONMENTAL ISSUES	X	X	
4	IMPROVE GREEN AND OPEN SPACES	X	X	X
5	INTRODUCE AND SUPPORT MORE HOUSING OPTIONS	X	X	

FUTURE LAND USE MAP



Bayside
AREA DEVELOPMENT PLAN



- ★ "Collegetown"
- ★ Urban Village
- ★ Neighborhood Village
- Commercial
- Government
- Light Industrial
- Heavy Industrial
- Institutional
- Mixed Use
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Permanent Open Space
- Vacant



Next Steps

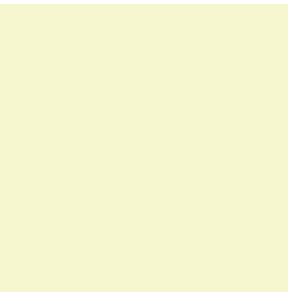


- Planning Commission is to forward their recommendation to the City Council.
- City Council will hold final public hearing before adoption.

City of Corpus Christi

Bayside

Area Development Plan



OCTOBER 30, 2024



Bayside
AREA DEVELOPMENT PLAN

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Brawner Parkway, existing condition
Photo Credit: City of Corpus Christi

ACKNOWLEDGEMENTS

CITY COUNCIL

- Paulette M. Guajardo**
Mayor
- Michael T. Hunter**
Council Member At-Large
- Jim Klein**
Council Member At-Large
- Mike Pusley**
Council Member at-Large
- Everett Roy**
Council Member District 1
- Sylvia Campos**
Council Member District 2
- Roland Barrera**
Council Member District 3
- Dan Suckley**
Council Member District 4
- Gil Hernandez**
Council Member District 5

CITY STAFF

- Peter Zaroni**
City Manager
- Daniel McGinn, AICP**
Director of Planning and Community Development
- Annika Yankee, AICP**
Planning Manager
- Amanda Torres, AICP, CFM**
Senior Planner
- Keren Costanzo, AICP, LEED AP**
Planning Manager

PLANNING COMMISSION

- Michael York, P.E.**
Chair
- Cynthia Garza**
Vice Chair
- Michael Budd**
Commission Member
- Ed Cantu**
Commission Member
- Justin Hedrick**
Commission Member
- Brian Mandel**
Commission Member
- Michael Miller**
Commission Member
- Mike Munoz**
Commission Member
- Trey Teichelman**
Commission Member
- Benjamin Polak (Ex-officio)**
Commission Member

PARTNER AGENCIES

- Robert MacDonald**
Corpus Christi Metropolitan Planning Organization (MPO)
- Craig Casper**
Corpus Christi Metropolitan Planning Organization (MPO)
- Gordon Robinson**
Corpus Christi Regional Transportation Authority (RTA)

ADVISORY COMMITTEE

- Rayann Arguijo**
Young Professionals of the Coastal Bend
- Dara Betz**
Del Mar College - Heritage Campus
- Sylvia Campos**
City Council Member District 2
- Shane Casady**
Driscoll Children's Hospital
- John Dibala**
Corpus Christi ISD
- Gene Kasprzyk**
Historic Morningside Preservation Society
- AnnMarie Madden**
CHRISTUS Spohn - Shoreline Campus
- David Loeb**
Landlord Resources
- Dr. Alissa Mejia**
Parks and Recreation Advisory Committee
- Michael Miller**
Planning Commissioner
- Mari Marlow Peña**
Fleet Feet/Bay Area Bicycles
- Dr. Clarendia Phillips**
TAMUCC
- Jason Rodriguez**
Hester's Cafe
- Kathleen Rubano**
CC Medical Center
- Marisa Smithwick**
CC Housing Authority
- Dan Suckley**
City Council Member District 4
- Tom Tagliabue**
Resident

HOLD FOR ORDINANCE/RESOLUTION

HOLD FOR ORDINANCE/RESOLUTION



TABLE OF CONTENTS

3	INTRODUCTION
12	FUTURE LAND USE MAP
18	VISION THEMES
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40	PUBLIC INVESTMENT INITIATIVES
48	ALAMEDA STREET CONCEPT DESIGNS

INTRODUCTION



DEVELOPMENT OF THE PLAN

The Bayside Area Development Plan (ADP) continues the momentum of the Plan CC Comprehensive Plan. The Bayside ADP is intended to guide the City in supporting anticipated growth in the community. The strategic recommendations were developed through analysis and understanding of the impact of development patterns, transportation infrastructure, natural infrastructure, and other factors within Bayside. This plan provides guidance for City leadership to assess priorities in infrastructure improvements, regulations, and policy decisions to further improve quality of life.

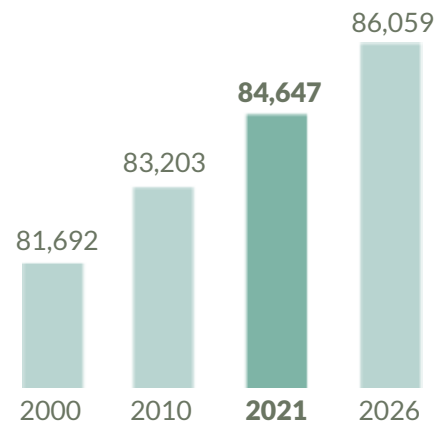
Bayside is located within the Corpus Christi city limits and is bounded by Ocean Drive along the north, Oso Bay to the east, South Padre Island Drive (SPID) to the south, and the Crosstown Expressway to the west. Bayside includes residential neighborhoods, commercial development, educational institutions, medical facilities, and access to natural areas.

The ADP was developed through a combination of examining the existing conditions, public engagement processes, and incorporating the community's vision of the community. Community members of Bayside were involved throughout the planning process, providing their input regarding the future of Bayside. They participated in multiple engagement events and activities such as an online survey, focus group meetings, and community workshop meetings.

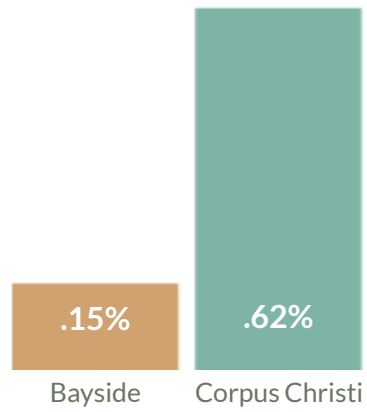
An Advisory Committee was also established, consisting of residents, business owners, and stakeholders who are representatives of the community. The Committee helped guide the planning process by providing their insights and ensuring that various community needs were represented in the ADP. Much of the input provided from the community are directly reflected in the recommendations identified in the plan, making this a collaborative, community-driven plan.

DEMOGRAPHICS

POPULATION

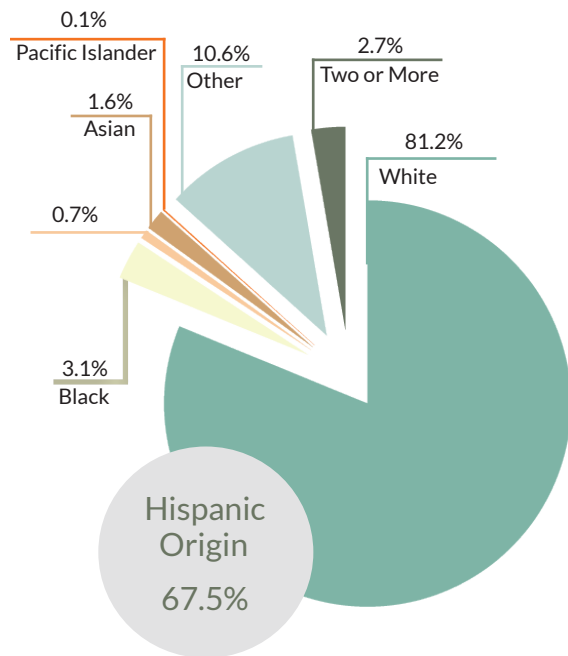


Population Growth by Year

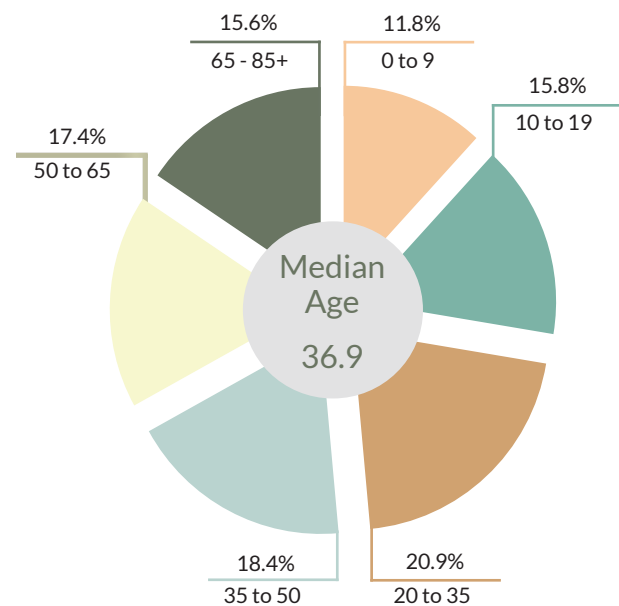


Average Annual Growth Rate 2010 - 2021

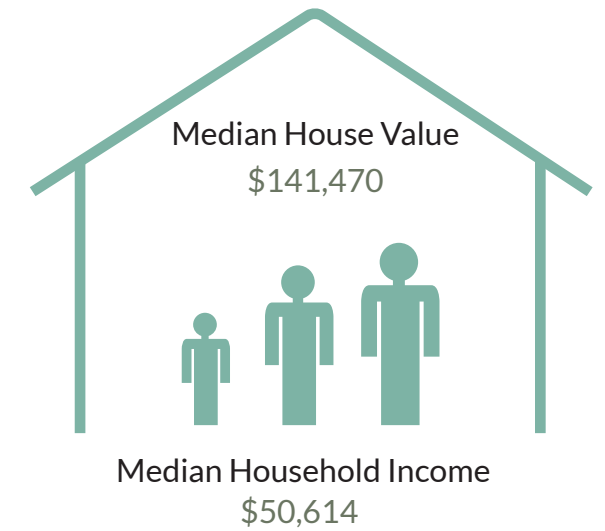
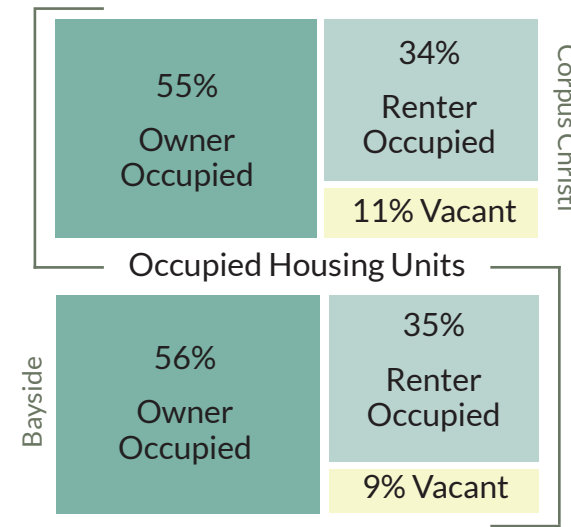
RACE & ETHNICITY (2021)



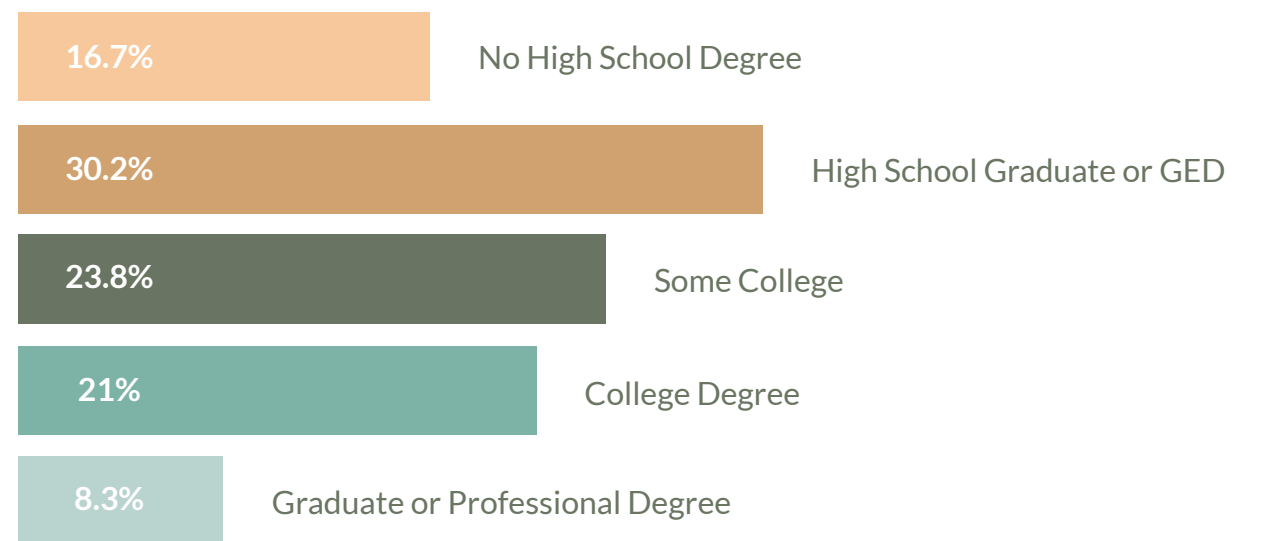
AGE (2021)



HOUSING (2021)



EDUCATIONAL ATTAINMENT FOR POPULATION 25+ (2021)



PUBLIC ENGAGEMENT TIMELINE

ADVISORY COMMITTEE MEETING #1

May 23, 2022

The committee reviewed demographics and existing conditions of the study area.

SURVEY #1

June 9 - July 31, 2022

An online survey was launched to gather input from the community regarding the existing conditions and visions for Bayside.

ADVISORY COMMITTEE MEETING #2

November 7, 2022

The Advisory Committee met to review draft vision themes, policy initiatives, future land use plan, and guided next steps for potential action items and public investment.

ADVISORY COMMITTEE MEETING #3

June 13, 2023

The Advisory Committee reviewed and provided feedback on the ADP Action Steps, Alameda Concept Plans, and the Vision renderings.

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February 23, 2023

The community provided feedback on the Vision Themes, Policy Initiatives, future land use, and transportation opportunities.

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January 17 - 20, 2023

Five Focus Group Meetings were conducted to get further input on Bayside's opportunities for Commercial Development, Parks, Environmental Resiliency, Transportation, and Housing.

COMMUNITY MEETING #2

September 8, 2023

The community had an opportunity to learn more about and provide feedback on the Bayside Area Development Plan and take the online survey.

SURVEY #2

September - October, 2023

An online survey was launched to gather community feedback on the draft plan.

ADVISORY COMMITTEE MEETING #4

July 15, 2024

Review the final draft of the Bayside Area Development Plan

ADOPTION

ABOUT THE ADVISORY COMMITTEE

The Advisory Committee consisted of 17 community representatives including residents, business owners, City Council, TAMUCC, Del Mar College, Planning Commission, young business professionals, and Corpus Christi ISD.

SURVEY SUMMARY #1

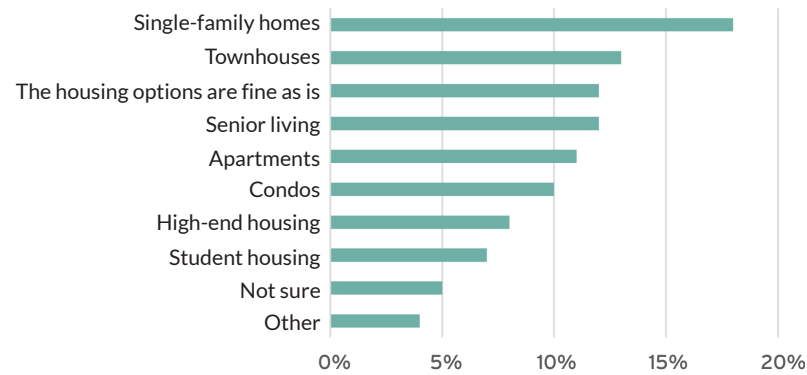
588 PARTICIPANTS

ABOUT SURVEY #1

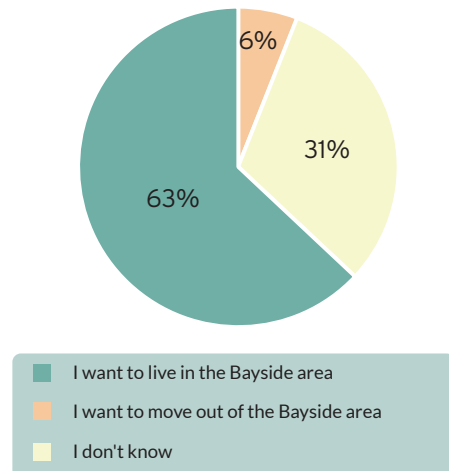
An online survey was launched to gather input from the community regarding the priorities of the community, existing conditions of the area, and opportunities for the future of Bayside. The survey was open from June 9, 2022 to July 31, 2022. This summary presents the results of the online survey.

HOUSING NEED

Housing Needs Facing Bayside

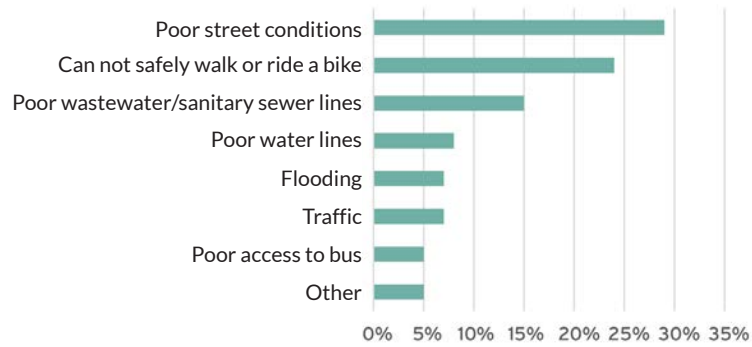


Where do you want to live in 5-10 years?



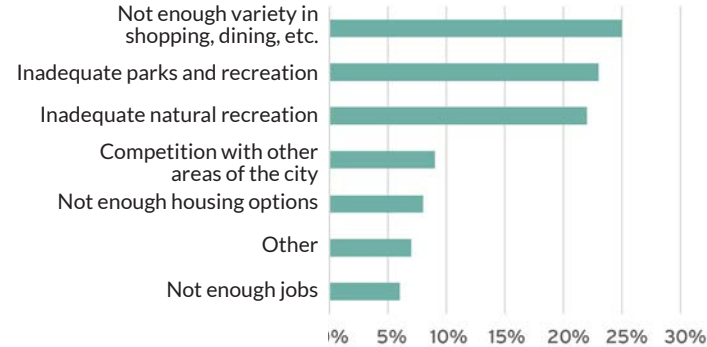
INFRASTRUCTURE

Infrastructure Issues Facing Bayside



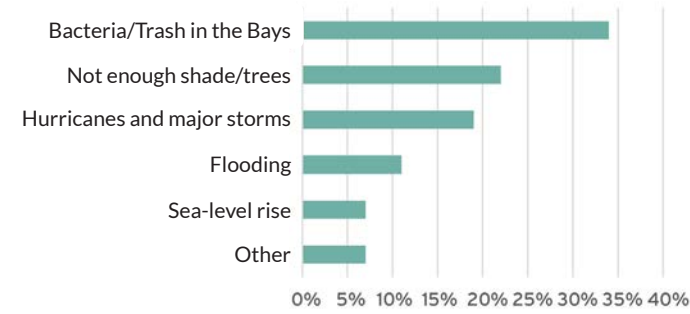
LAND USE

Land Use Issues Facing Bayside



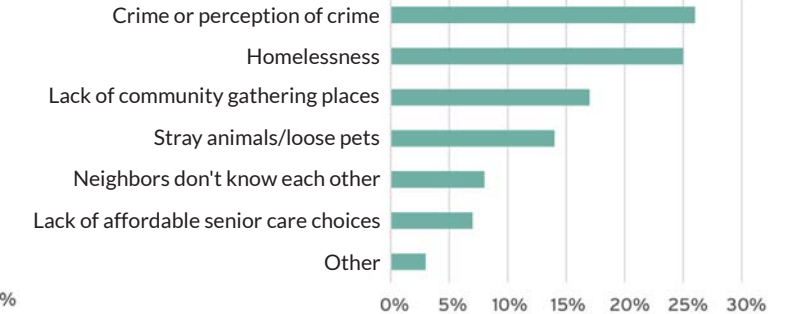
ENVIRONMENT

Environmental Issues Facing Bayside



SOCIAL ISSUES

Social Issues Facing Bayside



MAPPING EXERCISE

Participants were instructed to drag and drop markers on to the map indicating a like, suggestion, or concern onto an interactive online map of the Bayside study area. Maps, as well as the full survey summary, can be viewed in the appendix. From these comments, five summary themes were identified:

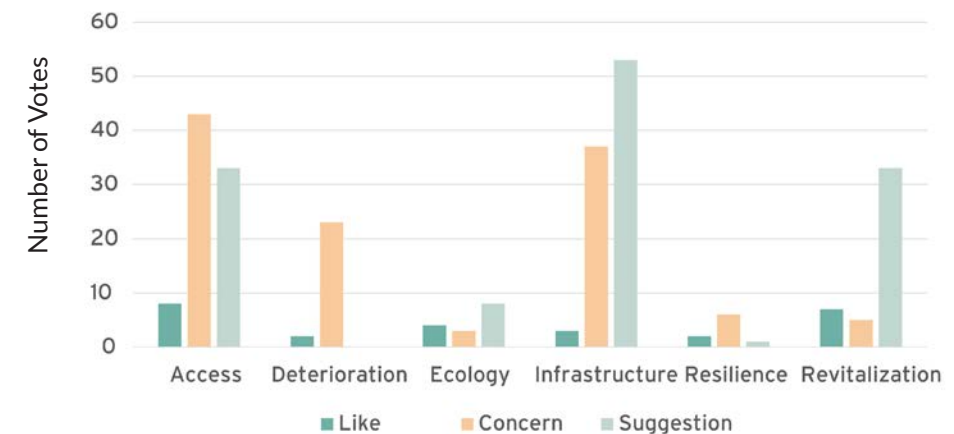
Access: Mobility related to the Bayside area's geographic location, enabling access to its defining physical features and affecting overall convenience of travel to other areas, as well as travel times.

Neighborhood/Area Character: Socioeconomic and related physical characteristics defining Bayside neighborhoods and overall area, such as relationship between decline of business and empty lots, homelessness, and stray animals.

Infrastructure: Relating to the availability and condition of various types of infrastructure in the area, such as sidewalks, crossings, bike lanes, and roadways.

Resilience: Perceptions of the area's ability to withstand day-to-day weathering, weather events, and potential disasters, as well as preservation of area elements.

Environment: Relationship of natural elements to the Bayside area, including the ocean, green areas, trees, wildlife, and pollution.



SURVEY SUMMARY #2

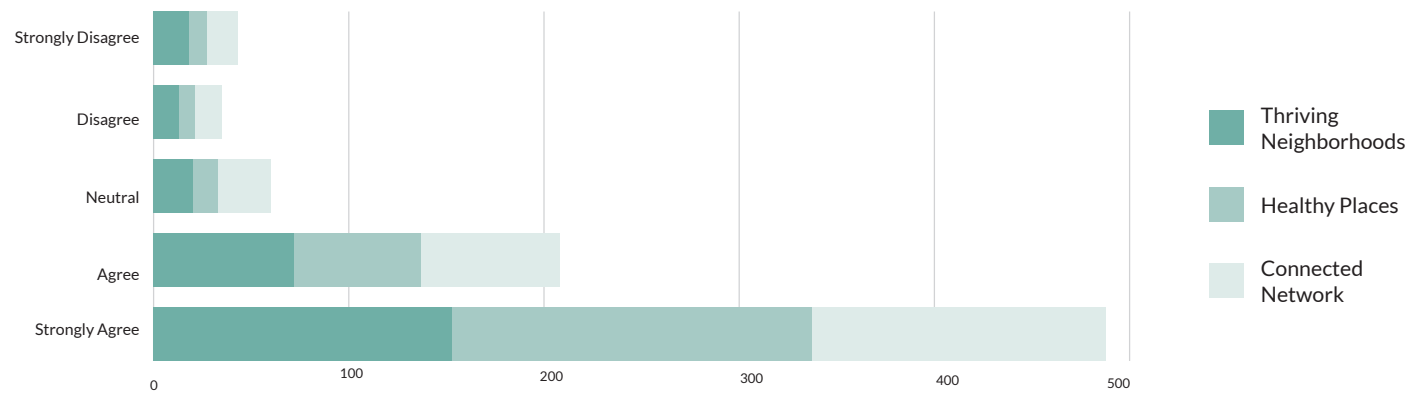
281 PARTICIPANTS

ABOUT SURVEY #2

An online survey was launched to gather input from the community regarding the priorities of the Vision Themes, Policy Initiatives and corresponding Action Items, and the Future Land Use Map of Bayside. The survey was open from September 26 to October 23, 2023. This summary presents the results of the online survey regarding the Vision Themes, Policy Initiatives, and the Action Items.

VISION THEMES

How much do you agree with the Vision(s)?



POLICY INITIATIVES

How much of a priority is this policy initiative to you?*

*The ranking are based on the number of respondents who identified the policy initiative as either "High Priority" or "Essential" on Survey #2



ACTION ITEMS

Participants were instructed to drag and rank the action steps for each policy initiative from highest to lowest priority. Below shows the top three action items that received the highest average rank for each policy initiative.

Enhance Local Business Vitality and Connectivity to Surrounding Neighborhoods

1. Continue to work with Sunrise Mall owners and potential partners through economic development mechanisms.
2. Identify and partner with local agencies that will help small businesses find the resources and technical support they need to grow.
3. Evaluate the Unified Development Code, Infrastructure Design Manual, and Future Land Use Map updates to support the development of walkable, commercial nodes.

Improve Green and Open Spaces

1. Where drainage channels are installed, encourage a swale design rather than the outdated "v" type ditch where feasible.
2. Explore opportunities to enhance open spaces in the Oso Bay area with environmentally sensitive design.
3. Promote exercise and health at parks by adding more amenities and activities.

Introduce and Support More Housing Options

1. Work with TAMUCC and Del Mar College to identify new locations for affordable, student housing development.
2. Continue to promote infill development.
3. Support preservation of historic homes.

Prioritize Safe Transportation for All

1. Prioritize the construction of multi-use paths along drainage channels.
2. Make it safe, comfortable, and convenient for people of all ages and abilities to bike to key destinations like parks, schools, services and work.
3. Reduce traffic crashes and ensure safe and efficient transportation systems.

Understand and Address Bay-Related Environmental Issues

1. Continue working with City partners and external partners to reduce erosion.
2. Collaborate with county, state, and federal agencies to include actions on the local Hazard Mitigation plan to address the City's vulnerability to natural disasters.
3. Support ongoing trash and pollution efforts by creating new programs and funding more improvements.

FUTURE LAND USE MAP



FUTURE LAND USE MAP

ABOUT THE FUTURE LAND USE MAP

The Bayside Future Land Use Map serves as a guideline for future zoning and development decisions, providing a foundation to support the vision and recommendations of the plan, establish a land use framework, and influence policy decisions.

Land use is essential to define how people live, work, and play in an area. When evaluating designated land uses, it is important to factor the current use and the potential use of the land. Most future land use maps retain the current existing land use but may find opportunities to shape the future of how vacant or undeveloped properties can be developed. Zoning is a direct tool used by cities to guide the development of land. Zoning is the prescribed legal use of a parcel of land based on city regulations. Zoning is in large part influenced by the designations identified on the Future Land Use Map.

The Plan CC Comprehensive Plan (adopted in 2016) identified future land uses for all of Corpus Christi and provided

development guidelines. The Area Development Plan process goes further into detail about land uses and areas of development that are specific to Bayside. The Future Land Use Map has been revised to incorporate input from stakeholders, planned development, and best planning practices.

The Bayside Future Land Use Map serves as a guideline for future zoning and development decisions helping to shape the built environment. The Future Land Use Map will provide a foundation to support the vision and recommendations of the plan, establish a land use framework, and influence policy decisions. Each of the designations presented on the Bayside Future Land Use Map correlates with designations identified in Plan CC.




FUTURE LAND USE CATEGORIES

AGRICULTURE/RURAL ENTERPRISE

This category includes farms and other enterprises that serve the rural population.

RESIDENTIAL USES

The predominant residential land use in the City of Corpus Christi is the single-family dwelling at a range of densities. All residential categories also include schools, churches, and neighborhood-serving public uses.

-  Low-density residential: up to 3 units per acre
-  Medium-density residential: 4 to 13 units per acre (including two-family dwellings)
-  High-density residential: more than 13 units per acre

COMMERCIAL USES

Commercial land uses include retail, services, hotel, and office uses that are typically open to the public at large. High-density residential uses, such as townhomes, cottage housing, apartments, and condominiums are considered compatible with commercial uses. Other commercial uses, such as wholesale and distribution businesses, are included in the light industry category because they have similar impacts, such as high volumes of trucking. Schools, churches, and neighborhood-serving public uses can be included in commercial land use areas.

INDUSTRIAL USES

Most of the industrial uses within the city limits of Corpus Christi are light industrial; heavy industry is generally located in the industrial districts outside the city limits.

TRANSPORTATION

Airports, railroads, highway and interstate rights-of-way.

MIXED-USE AREAS

Mixed-use centers include residential, retail, hotel, and office uses. Mixed-use centers are pedestrian-friendly with buildings oriented towards the street. Residential uses are generally of a higher density, including apartments, condominiums, townhomes, cottage housing, and small-lot single-family residential. The mixture can be vertical, with different uses on different floors of a building, and horizontal, with different uses side by side. Churches, schools and public uses are included in mixed-use areas.

INSTITUTIONAL

Hospitals, colleges, universities, schools, large churches, and similar institutions, whether public or private, are designated as separate land uses because of their campus-like character, which requires special attention to edges and relationships with adjacent areas.

GOVERNMENT

Government uses include federal, state, county, regional and municipal government facilities and installations, except for government-owned institutions.

PLANNED DEVELOPMENT

Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.

PERMANENT OPEN SPACE

Parks and playgrounds, recreational fields and facilities, greenways, and other green areas managed for public access and recreation.

Note: For more information about categories included in the Future Land Use Map, please refer to pages 55-57 of Plan CC.

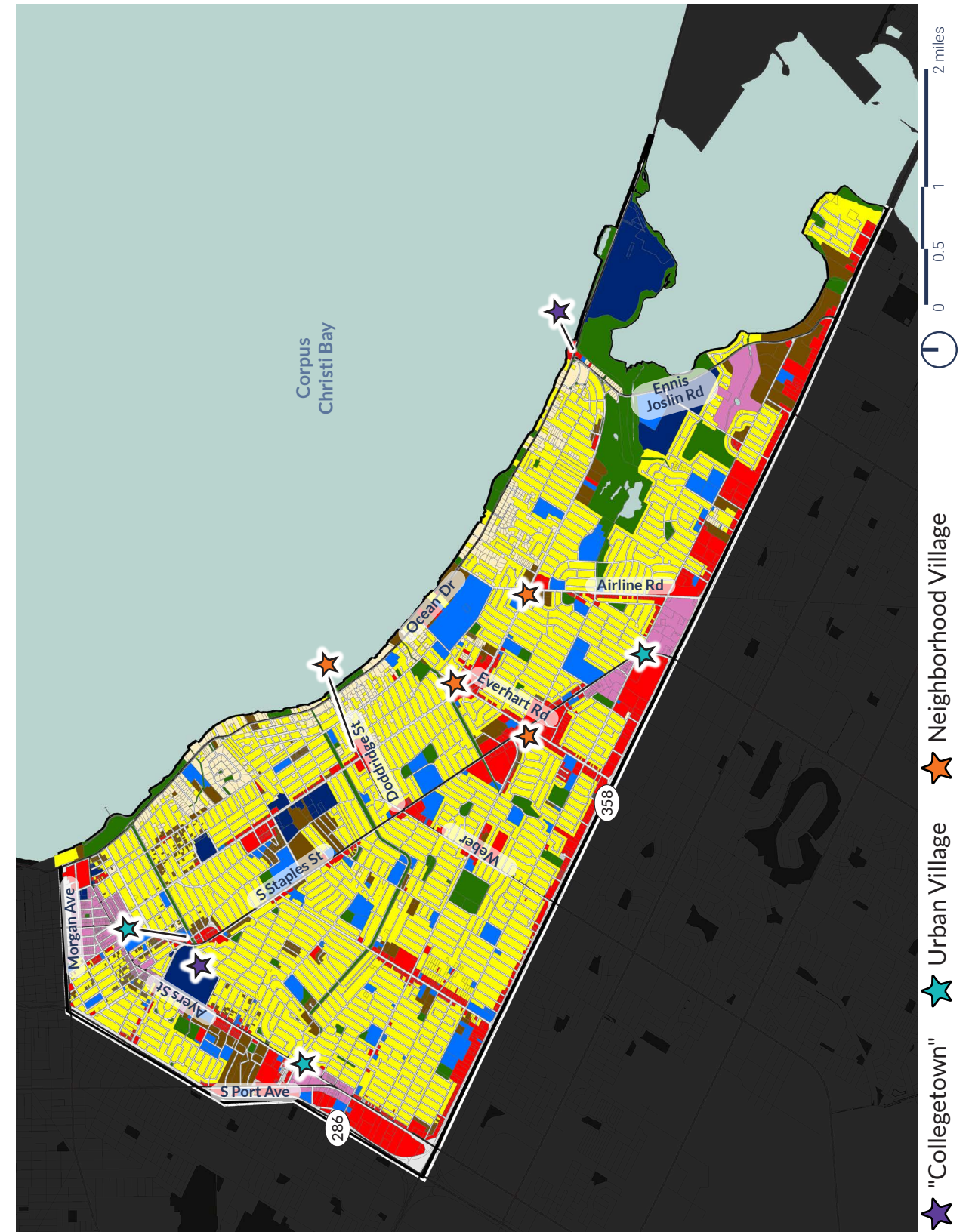
FUTURE LAND USE MAP

LAND USE	ACRES	%
Mixed-Use	438	4%
Commercial	1272	12%
Government	733	7%
Institutional	590	5%
Light Industrial	15	0.14%
Heavy Industrial	2	0.02%
Low-Density Residential	506	5%
Medium-Density Residential	5586	51%
High-Density Residential	730	7%
Permanent Open Space	977	9%
Water	33	0.3%
Total	10,883	100%

Neighborhood Villages are smaller, walkable, mixed-use villages that can be as small as a few blocks around an intersection. They primarily serve the surrounding neighborhoods with retail and services.

Urban Villages are medium sized walkable centers that cover multiple blocks, include ground-floor stores and restaurants and upper-story offices, and typically have public transportation stops or stations. The types of stores, restaurants, and other amenities serve residents in the surrounding neighborhood and attract people from other parts of the city.

A "**collegetown**" is a type of Urban Village, with retail, services, entertainment, and (often) housing, that is oriented toward the needs of students and located near a university, college, or student-oriented housing.





VISION THEMES

VISION THEMES

Visioning is a planning tool and exercise used to collect input from the community to identify clear visions of their community 20 to 30 years from now. Though visions are high level, a community with clear visions can better focus on achieving their goals for the future. The City has a role in helping the community achieve their visions by directing development, improvements, and policy decisions to align with the vision.

The public engagement process surfaced three vision themes that are tied to the residents' desires for the future. The following are the vision themes identified:

● Thriving Neighborhoods

» Foster inviting, prosperous and multi-generational neighborhoods with a mix of destinations and housing options that instill neighborhood pride for the existing residents and visitors while attracting the new.

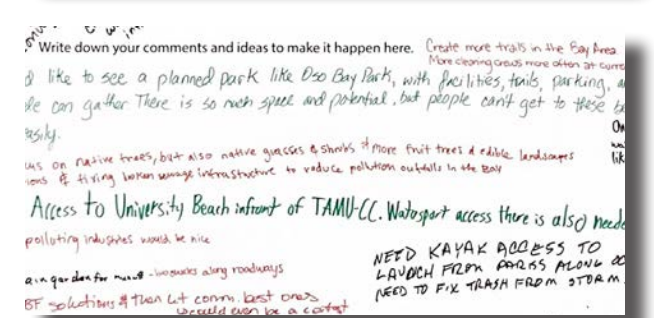
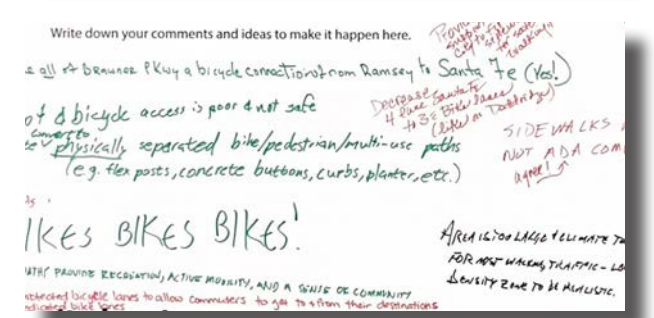
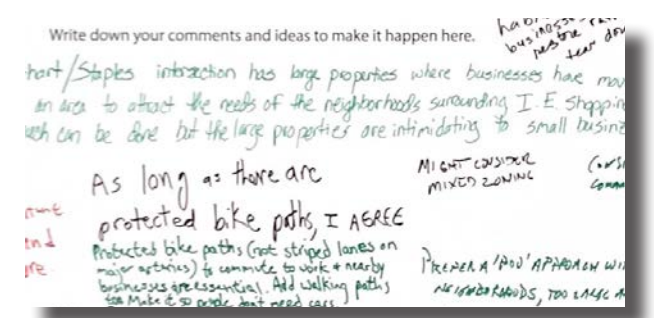
● Connected Network

» Improve walking, biking, and roadways to safely connect people to their destinations.

● Healthy Places

» Improve public and environmental health and enhance public spaces and infrastructure.

MY VISION IS...





95% of community meeting participants agreed with this vision*

THRIVING NEIGHBORHOODS

Foster inviting, prosperous and multi-generational neighborhoods with a mix of destinations and housing options that instill neighborhood pride for the existing residents and visitors while attracting the new.

VISION

Bayside hosts a robust mix of commercial, residential, and recreational uses with clear signage and wayfinding that attract visitors. Bayside’s housing stock is well-maintained and contains a variety of housing types. Neighborhoods, commercial areas, and other destinations are easily accessible by foot, bike, transit, or car. Housing serves a range of incomes and affordability levels, and has convenient access to commercial and recreational areas. Bayside has a variety of shopping, dining, and goods and service destinations, supporting long-time enterprises and new businesses alike. Formerly deteriorated and underutilized spaces are reimagined as redevelopment opportunities and become mixed-use districts supporting office, retail, housing, and recreation.

KEY ELEMENTS

- Urban Villages
- Family-Friendly Neighborhood
- Variety of Housing Types
- Commercial and Recreational Areas
- Support for Long-Time and New Businesses

COMMUNITY INPUT

The following community input supports the vision theme:

“There’s a lot of potential for [Triangle Area (S. Alameda, Avalon, and Robert Dr. intersection)] area, with some nice businesses and restaurants, but it’s not very attractive or walkable. Parking isn’t great. It could be so much more.”

“[Kostoryz Road between Foley and Gollihar] is a corridor with some good local businesses and restaurants, but it’s not very attractive or inviting. Unless you specifically know of your destination, you probably wouldn’t wander here to explore the businesses. There’s lots of room for improvement.”

“This plaza has so much potential for business, but it’s so run down that it doesn’t feel inviting. Could it be made easier to find and more attractive?”

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023



100% of community meeting participants agreed with this vision*

HEALTHY PLACES

Improve public and environmental health, and enhance public spaces and infrastructure.

VISION

Bayside is a community that features welcoming, accessible, and safe public spaces. Nature-based solutions protect Bayside’s shorelines against erosion while enhancing natural beauty and habitat. Public access to the waterfront fosters local pride and supports recreational use. With a variety of amenities in accessible public locations, Bayside improves residents’ and visitors’ mental and physical health by increasing access to recreation and leisure activities. Enhanced stormwater and green infrastructure mitigates flooding and improves water quality, while also presenting additional uses such as paths and trails where allowable. Green infrastructure, including trees, also serves to beautify parks, trails, boulevards and public spaces.

KEY ELEMENTS

- Well-maintained park facilities
- Access to Corpus Christi Bay
- Access to recreation and leisure activities
- Nature-based solutions to protect bay shorelines from erosion
- Improved coastal resiliency
- Green infrastructure

COMMUNITY INPUT

The following community input supports the vision theme:

“This shoreline is eroding at an alarming rate. Hurricane Hanna accelerated the damage here. Can a living shoreline or something for wildlife be put in place that also addresses erosion and water quality?”

“Please add more trees that are drought tolerant and are diverse. Trees do better when they are near one another.”

“Make recreational corridors with bioswales or rain gardens for drainage.”

“Area needs further development/ redevelopment but in a way that maximizes the natural beauty of the area and increases opportunities for access through expanded parks, multi-use development, and mass transit/bike use. Protect the waterfront.”

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023



CONNECTED NETWORK

Improve walking, biking, and roadways to safely connect people to their destinations.

VISION

Bayside is a community where residents and visitors can safely access key commercial, residential, and recreational destinations on foot, bike, public transit, or car. Streets are well-maintained under improved systems for operations and funding. The sidewalk network is strategically expanded where needed and accessible for all abilities. Shade trees and other amenities are added for comfort. Bicycle infrastructure is safe for all ages and abilities and connects key destinations. Traffic congestion is managed well, and vehicles drive at safer speeds on streets with safe crossings.

KEY ELEMENTS

- Walkable/Bikeable Streets
- Access to Public Transit
- Updated Street Amenities
- Mixed-Use Developments

COMMUNITY INPUT

The following community input supports the vision theme:

"[Ocean Drive at Airline Road] intersection desperately needs a crosswalk across Ocean. People are always crossing here. Lots of people live on this block, and it's near parks and bus stops. The sidewalk also ends soon after this, so pedestrians need a way to cross if they want to stay on a sidewalk."

"Dedicating at least one lane of traffic to a blocked cycling/walking lane would be a huge improvement in safety and attract more people to the neighborhood and the businesses between Everhart and Airline."

"We need safe bike paths between residential and commercial areas like this one so we can choose bikes over cars for everyday errands, not just for recreation."

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

POLICY INITIATIVES

Five policy initiatives were developed to support the implementation efforts to achieve the vision themes described in the Bayside Area Development Plan. For each policy initiative, strategies are identified to guide the implementation of one or more vision themes. The strategies are the actions needed to be taken by the City to successfully implement the plan.



POLICY INITIATIVES	VISION THEMES		
	THRIVING NEIGHBORHOODS	HEALTHY PLACES	CONNECTED NETWORK
1 ENHANCE LOCAL BUSINESS VITALITY AND CONNECTIVITY TO SURROUND NEIGHBORHOODS	✓	✓	✓
2 PRIORITIZE SAFE TRANSPORTATION FOR ALL	✓	✓	✓
3 UNDERSTAND AND ADDRESS BAY-RELATED ENVIRONMENTAL ISSUES	✓	✓	
4 IMPROVE GREEN AND OPEN SPACES	✓	✓	✓
5 INTRODUCE AND SUPPORT MORE HOUSING OPTIONS	✓	✓	

1 ENHANCE LOCAL BUSINESS VITALITY AND CONNECTIVITY TO SURROUNDING NEIGHBORHOODS

98% of community meeting participants rank this high priority*

HOW WE GET THERE...

1.1 Create a sidewalk network that provides pedestrian connectivity among residential, retail, commercial, and recreational uses.

1.1.1 Update the City ADA Master Plan with consideration of bus stop boarding data, including wheelchair boardings, and input from schools and the Regional Transportation Authority to identify priorities for sidewalk, ramp, and crosswalk improvements. Evaluate barriers to implementation such as funding and limited space.

1.1.2 Improve sidewalks to create neighborhood connectivity around the following commercial nodes: Port/Ayers, Six Points, and Staples Street and McArdle Road.

1.1.3 Evaluate the feasibility of a public-private partnership program between the City and property owners to fix and/or install sidewalks.

1.1.4 Amend municipal land development codes to require trail corridor dedication for multi-use trails and the construction of applicable trail segments as part of new



Activating underutilized public space helps enhance connectivity
Photo Credit: Atlantadowntown.com



Small, boutique style businesses can adapt existing buildings to provide opportunities for economic and cultural growth
Photo Credit: Flickr - Creative Commons

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

development. (2022 Parks, Recreation, and Open Space Master Plan, Strategy 1.2.2.)

1.1.5 Prepare a city-wide trails master plan that serves as a blueprint for increasing bicycling and walking access to parks and other community destinations. (2022 Parks, Recreation, and Open Space Master Plan, Strategy 1.2.3.)

1.2 Evaluate the Unified Development Code (UDC) to support the creation of walkable commercial areas.

1.2.1 Amend Article 7 General Development Standards to incentivize or support more sidewalks, lighting, shade, and seating in commercial areas to address safety and accessibility concerns.

1.2.2 Develop a program to install street lighting where current conditions are not meeting the City lighting standards for the distance between light poles. Ensure lighting standards reduce light pollution to maintain dark skies for wildlife such as resident and migrating birds.

1.2.3 Evaluate and amend UDC Section 7.3 Landscaping to optimize the required landscaping or tree plantings for commercial and multifamily developments in a way that creates shade and unobstructed paths for key pedestrian areas.

1.2.4 Incentivize bicycle parking by authorizing a reduction up to a maximum of 20% of required off-street parking spaces for development or uses that make

special provisions to accommodate bicyclist facilities. Bicycle parking could also be required for either new construction of a parking lot; when a parking lot is fully reconstructed or resurfaced; or when a parking lot is expanded by an additional 50% or more spaces.

1.2.5 Under Section 7.2.3., allow redevelopment projects to reduce their parking requirements by 10% to provide ADA parking spaces that require more space or for the placement of bus stops.

1.2.6 Amend Section 1.11.3 to include a definition of “redevelopment” as a property investment over 50% of the property value.

1.2.7 Support live-work development types in transition areas between mixed-use centers and single-family residential neighborhoods.

1.2.8 Amend Section 4.5 Commercial Districts to include mixed-use districts such as a Residential Professional District and Corridor Mixed-Use District that would allow residential dwellings to be combined with a commercial ground floor.

1.2.9 Reduce building setback requirements in UDC Section 4.5 from a minimum setback of 20 feet from the street to a maximum of 20 feet (“build-to zone”), which would encourage buildings to be closer to the street, boosting walkability and sense of place. Ensure buildings do not encroach future right-of-way for streets, sidewalks, bike paths, or other public needs.

1.3 Evaluate the City’s Infrastructure Design Manual to support the creation of walkable commercial areas.

- 1.3.1 Amend the manual to allow for “flex zones” --- parking spaces that would allow for multiple uses including parking, loading/picking up for buses and cars, as well as parklets.
- 1.3.2 Evaluate best practices for pedestrian and bicycle infrastructure and amend Section 6.2.3 Pedestrian and Bicycle Accommodations to improve local infrastructure designs.
- 1.3.3 Evaluate and amend Chapter 9 Landscaping Design Requirements to optimize landscaping or tree planting in a way that creates shade and improved aesthetics along sidewalks or multi-use paths.



Mixing residential and commercial uses at small scales can help foster a more vibrant, walkable community experience
Photo Credit: Whiskey Kitchen

1.4 Implement the Future Land Use Map’s recommendations for mixed-use development.

- 1.4.1 Support the development of the following areas as “Urban Villages”, as described in the City’s Comprehensive Plan future land use definitions: Six Points, the former Sunrise Mall, and Port-Ayers intersection; the following areas as “Neighborhood Villages”: Everhart Road/Staples Street/ Carmel Parkway, Alameda Street/ Doddridge Road, Alameda Street/ Robert Drive, and Alameda Street/ Airline Road; and the following areas as “Collegetowns”: Del Mar College



Creative use of public right-of-ways can provide opportunities for public plazas and other forms of public space
Photo Credit: NACTO

Heritage Campus on Ayers Street/ Baldwin Avenue and Ennis Joslin Road/Ocean Drive corridor as a collegetown

- 1.4.2 Incentivize businesses to share parking, especially within areas identified as Urban Villages and or Mixed-Use.
- 1.4.3 Develop specific plans for identified Urban Villages, Neighborhood Villages, and Collegetowns.
- 1.4.4 Create a local government corporation to act as a redevelopment agency in designated areas of the city where redevelopment is desired, such as the Urban and Neighborhood Village locations.
- 1.4.5 Apply Corridor Mixed-Use District zoning as described in the Corpus Christi Unified Development Code update, if approved, to those areas identified as Urban Villages, Neighborhood Villages, and Collegetowns.
- 1.4.6 Utilize economic development incentive programs such as neighborhood empowerment zones, public improvement districts, Chapter 380 incentives, and tax increment financing to spur redevelopment.
- 1.5 Support destination, recreation, and entertainment options that encourage visitors and locals to visit Corpus Christi and Oso Bays.

1.5.1 Continue incorporating physical improvements to public spaces in future Capital Improvement Plans to help increase use and community connections to Corpus Christi and Oso Bays. (2022 Parks, Recreation, and Open Space Master Plan, Policy 2.2.6)

1.5.2 Support small-scale, semi-permanent, and leasable spaces for markets and restaurants, near and along Corpus Christi Bay.

1.5.3 The City of Corpus Christi Office of Economic Development will create and manage programs to revitalize the Bayside business community.



Wider sidewalks, reduced setbacks, and more flexible urban design standards foster more engaging forms of community space
Photo Credit: Whiskey Kitchen

1.5.4 Continue to work with Sunrise Mall owners and potential partners through economic development mechanisms, such as a Tax Increment Reinvestment Zone or a Chapter 380 Agreement, or a zoning mechanism such as a Planned Unit Development.

1.5.5 Ensure a mix of land uses and development types, as well as urban design features such as wide sidewalks, bicycle infrastructure, shade trees, and reduced setbacks that support a walkable area that activates the space and creates a community-oriented development.

1.6 Create a facade improvement program for neighborhoods such as Six Points to assist property owners with making key exterior building improvements that will increase economic value and promote a cohesive urban design and visual identity for the area.

1.6.1 Use financial tools such as a Business Improvement District, a Financial Assistance Grant Program/Small Revolving Loan Fund, Low-Interest Loan Program, Tax Increment Reinvestment Zone, Public Improvement District, or Municipal Management District.

1.6.2 Develop programs to address unsafe or unsightly commercial properties.

1.6.3 Continue the positive work of the City's Nuisance Abatement Team, which is a collaboration of City departments formed to address properties posing the worst threats to public health and safety.

1.6.4 Pursue implementation of a citywide vacant building ordinance.

1.6.5 Create an ordinance requiring repair or removal of unsightly or derelict signs.

1.6.6 Support businesses trying to create outdoor cafes and amenities for customers.

1.6.7 Amend Section 7.2.3. Districts Exempt from Parking Ratios of the Unified Development Code to add outdoor cafes as a permitted reduction of minimum parking requirements.

1.6.8 Standardize sidewalk café, parklet, and pedlet regulations found in Chapter 49, Streets and Sidewalks, of the City code of ordinances to be allowable within walkable commercial areas in Bayside such as Six Points.



Parklets use existing street parking as a public space to allow for seating and other public or business uses.

Photo Credit: Boston Seaport

1.6.9 Explore Business Improvement District models and business community interest in establishing street corridor aesthetics, parking coordination, and increased safety and cleaning services.

1.6.10 Recruit entertainment venues within the study area.

1.6.11 Promote opportunity zones within the Bayside study area to incentivize mixed-use development.

1.7 Identify and partner with local agencies that will help small businesses find the resources and technical support they need to grow.

1.7.1 Support or incentivize the "right-sizing" of larger commercial sites into smaller square footage tenant spaces that are currently in high demand but lacking in the Bayside area. Incentives could range from financial incentives to reduced parking minimums.

1.7.2 Partner with the City's Development Services, Economic Development, the Del Mar College Small Business Development Center, and the Urban Land Institute-San Antonio chapter to create technical assistance for small-scale development.

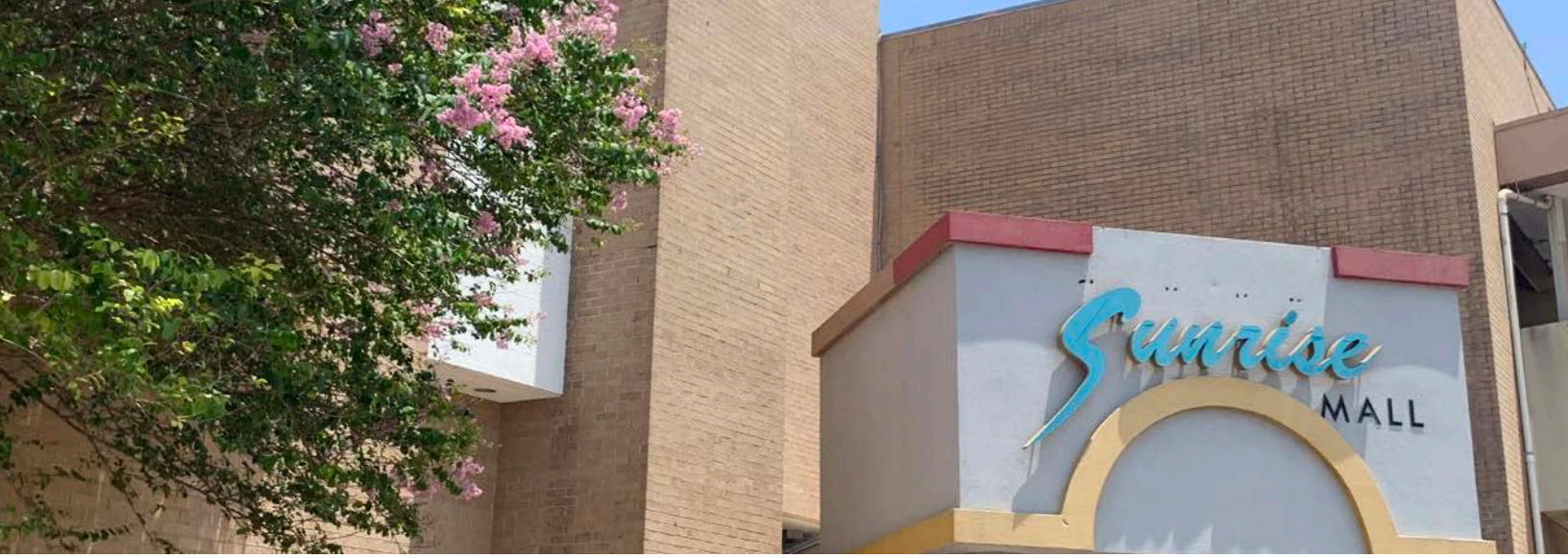
1.7.3 Revive the Incremental Development Alliance training series previously offered by the City in 2022.

1.7.4 Educate small businesses on financing mechanisms available to them such as LiftFund, financial assistance grant programs, or other low-interest loan programs.



Pedlets extend the public realm from the sidewalk into the streetscape to allow for businesses to use sidewalk space while still accommodating pedestrian traffic.

Photo Credit: The Dominion Post



SUNRISE MALL CONCEPT








Sunrise Mall is a two-story, enclosed shopping mall located at the intersection of Airline Road and South Padre Island Drive. The mall was completed in and flourished during the early 1980s with anchor tenants such as Sears.

The closure of one of the mall's anchor stores, Frost Bros., in the late 1980s led to many retailers leaving Sunrise Mall and moving their businesses across the street to the now La Palmera Mall. This has led to significant downfall of the mall.

Today, the mall still stands with new tenants, including Planet Fitness, New Life Church, Freedom Fitness, Odyssey Early Learning, and Eddie's Tavern & Social (formerly Little Woodrow's Bar).

Previous area plans and Bayside communities have expressed interest and have identified potential opportunities for site revitalization featuring mixed uses, which could include multifamily housing, retail, restaurants and more.

The City's Planning and Community Development Department and Office of Economic Development may have an opportunity to collaborate with the owners of Sunrise Mall to revitalize and reimagine its future.

LEGEND	
	Retail
	Mixed Use, Multi Family
	Hotel
	Parking Garage
	Live/Work Units
	Entertainment Venue
	Existing Structure



2 UNDERSTAND AND ADDRESS BAY-RELATED ENVIRONMENTAL ISSUES

79% of community meeting participants rank this high priority*

HOW WE GET THERE...

2.1 Implement suitable actions identified in the draft Cole and Ropes Park Bacteria Reduction Implementation Plan (iPlan) recommendations for landscaping on public and private property and along public streets because plantings can reduce storm water, improve water quality, reduce urban heat and the temperature of storm water runoff flowing into the bays, and improve the attractiveness of an area, among other benefits.



Bay improvements can improve environmental quality and resilience while also providing higher quality recreation
Photo Credit: Landezine

2.1.1 Evaluate methods to remove bacteria with green infrastructure.

2.1.2 Evaluate retrofitting or improving key areas with Low Impact Development (LID) methods that reduce run-off and improve stormwater quality.

2.1.3 Provide training workshops to the design community demonstrating LID techniques.

2.1.4 As a pilot project, identify an opportunity to install stormwater detention, retention, and/or rain gardens and bioswales to enhance an existing park or greenspace.



Partnerships and community involvement can provide vital support to bay restoration and resilience building efforts
Photo Credit: Wikipedia Commons

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

POLICY INITIATIVES

2.1.4.1 Use the pilot project to identify and address barriers to constructing LID and as an educational tool.

2.1.4.2 Refine and adopt additional LID standards in the Unified Development Code and Infrastructure Design Manual that will reduce volumes of stormwater runoff from areas of significant redevelopment.

2.1.5 Establish an Urban Forest Management Plan that will help the City plan for and maintain trees in public areas and along streets.

2.1.6 Ensure the selection and placement of the right tree in the right place.

2.2 Monitor bacteria flowing into bays as suggested in the draft Cole and Ropes Park Bacteria Reduction Implementation Plan (iPlan).

2.2.1 Monitor indirect sources of pollution flowing into bays as suggested in the iPlan.

2.2.1.1 Continue sampling bacteria levels along bay front parks.

2.2.1.2 Collect rainfall data along drainage channels leading to the bays for use by researchers to correlate rainfall levels with stormwater pipe flow and bacteria levels.

2.2.1.3 Conduct stormwater outfall flow sampling.



Living shorelines provide a more beautiful bayside environment while fostering greater resilience to coastal erosion
Photo Credit: nrcsolutions.org

2.3 Evaluate public utility programs and projects that reduce bacteria and other contaminants in the bays.

Sanitary Sewer:

2.3.1 Continue and enhance the existing Fats, Oil, and Grease (FOG) Program, encouraging residents and businesses not to dispose of these things down drains.

2.3.2 Review standards for utility infrastructure design in the City's technical construction codes and update codes as needed to ensure new infrastructure meets the latest standards and technology.

2.3.3 Continue monitoring sanitary sewer overflows.

2.3.3.1 Continue and expand the notification system for monitoring sanitary sewer overflows.

POLICY INITIATIVES

2.3.3.2 Establish a targeted inspection program for private sewer lines to test and ensure they do not have any leaks/breaks and require by law the repair of substandard private sewer lines, also known as private laterals.

2.3.3.3 Enhance the inspection program for commercial cross-connections.

2.3.4 Continue and expand collection system line cleaning, inspection, repair, and rehabilitation.

2.3.5 Develop a long-term rainfall infiltration/inflow program to find and fix system defects.

2.3.6 Conduct hydraulic modeling of the wastewater collection system.

Storm Sewer:

2.3.7 Determine the effectiveness of stormwater retrofits to remove bacteria.

2.3.8 Enhance the City's major outfall assessment and repair program by retrofitting structurally unsound outfalls.

2.3.9 Support and encourage the adoption of the Stormwater Master Plan.

2.3.10 Continue storm sewer system line cleaning, inspection, repair and rehabilitation.

2.4 Investigate opportunities to utilize effluent from the Oso Wastewater Treatment Plant to irrigate landscaping at parks, public rights-of-way, and other municipal facilities where feasible.



©Robert Perry

Urban forestry can help foster more widespread tree canopy cover using native tree species such as the Coastal Live Oak

Photo Credit: Robert Perry

2.5 Collaborate with county, state, and federal agencies to include actions on the local Hazard Mitigation plan to address the City's vulnerability to the environmental impact of hurricanes and other natural disasters. Including actions on this plan will allow the City to be eligible for funding through FEMA's Hazard Mitigation Grant Program.

2.5.1 Improve drainage channel ditches throughout the study area by correcting the erosion on the sides and bottom of the ditches.

2.5.2 Provide an updated assessment of the eight major stormwater outfalls and other outfalls that runoff into Corpus Christi Bay, such as the Brawner/Proctor outfall and Gollihar outfall.

2.5.3 Install emergency generators, instrumentation, and electrical control system for automatic switch

POLICY INITIATIVES

between power and emergency generators for Oso Water Treatment Plant.

2.5.4 Map and assess the city's vulnerabilities for coastal erosion, expansive soils, land subsidence, and wildfires.

2.6 Continue working with City partners and external partners to reduce erosion along Corpus Christi and Oso Bays.

2.6.1 Establish a proactive shoreline management plan that would develop, present, and implement measures for addressing erosion while allowing recreational access along the bays.

2.6.2 Engineer a design for shoreline stabilization that would reduce bluff erosion in order to preserve the existing park footprints at South Cole Park, Ropes Park, and Poenisch Park, and provide safe public access to pocket beaches.

2.6.3 Apply hybrid living shoreline stabilization techniques to maximize environmental benefits while restoring safe public access to the shoreline and stabilizing beaches by enhancing or mimicking natural coastal features.

2.6.4 Evaluate other locations that would benefit from shoreline stabilization such as Swantner Park, Doddridge Park, Palmetto Park, South Bay Park, Hans and Pat Suter Wildlife Refuge, and Oleander Point at Cole Park.

2.6.5 Prevent vehicular access to the Oso Bay shoreline.



Shoreline erosion at Poenish Park on the Corpus Christi Bay.

Photo Credit: Alissa Mejia



Preventing vehicular access to the Oso Bay shoreline is critical to protect the Bay's natural features from vehicle impacts such as the ground wear pictured above

Photo Credit: City of Corpus Christi

POLICY INITIATIVES

2.7 Support ongoing trash and pollution efforts by creating new programs and funding more improvements.

2.7.1 Create an introductory public education campaign about water quality in Corpus Christi Bay with all types of media marketing as well as developing educational materials.

2.7.1.1 Develop a specific campaign (“Leave It Better than You Found It” and “Don’t Mess with Texas Water”) targeting the reduction of litter in the community. (ex: Litter from vehicles and by individuals around public spaces).

2.7.1.2 Develop an advisement protocol to warn the public when bay access areas may have periodically elevated bacteria levels, typically during and immediately after rainfall.

2.8 Continue to fund and install catch basins, solid interceptors, and other devices for stormwater lines leading into the bays.

2.9 Establish bay cleanup initiatives with communities and stakeholders around the city.

2.10 Provide education and training for homeowners and multifamily management on runoff from pesticides and fertilizers, as well as proper waste disposal including lawn clippings.

2.11 Prevent intentional dumping and disposal by establishing education and outreach programs targeted toward community involvement to identify and report instances of illegal dumping and disposal.

2.12 Continue installation of pet waste disposal stations and develop an Adopt-a-Pet-Waste-Station Program.

2.13 Strengthen animal control ordinances to include the removal and proper disposal of pet waste with new enforcement measures, stricter fines, and enhancements to improve enforceability.

3 IMPROVE GREEN AND OPEN SPACES

74% of community meeting participants rank this high priority*

HOW WE GET THERE...

3.1. Promote exercise and health at parks by adding more amenities and activities.

3.1.1 Implement the recommendations of the City’s adopted 2022 Parks and Recreation Master Plan for improving existing parks.

- Zepeda Park – Update the basketball courts.
- Cullen Park – Improve sports facilities, maintenance, new trees, new signage, loop trail, and natural areas for landscaping and storm water collection.
- Lamar Park – Update amenities, improve playgrounds, maintenance, trails.
- Cole Park – Complete master planned recommended updates.
- Cupier Park – Upgrade current playground equipment with the installation of new shade structures over the new playgrounds and utilizing a rubber fall zone with concrete sub-base.
- Sam Houston Park – Upgrade current playground equipment with the installation of new shade structures over the new

playgrounds and utilizing a rubber fall zone with concrete sub-base.

- Lindale Park – Renovate and expand recreational center into a multigenerational facility incorporating the existing senior and recreational centers.
- Casa Linda Park – Build new playground.
- Sherwood Park – Upgrade current playground equipment with the installation of new shade structures over the new playgrounds and utilizing a rubber fall zone with concrete sub-base
- Windsor Park – Upgrade current playground equipment with the installation of new shade structures over the new playgrounds and utilizing a rubber fall zone with concrete sub-base.
- South Bay Park – Update with shade trees and lighting; update basketball courts; repair sidewalk, and add benches and shade structures.
- Botsford Park – New playground with mulch fall zone.
- Price Park – Repair and update

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

POLICY INITIATIVES

parking lots, sidewalks, trails, lighting, fencing, signage, scoreboards, irrigation systems, buildings, structures, playing surfaces and other related improvements.

- Garden Senior Center – Renovate and expand into a multigenerational facility.
- Swantner Park – Develop a parks improvement plan.

3.1.2. Add more shade and seating to pocket parks and waterfront parks.

3.1.3. Explore appropriate locations for watersport launches along the Bay.

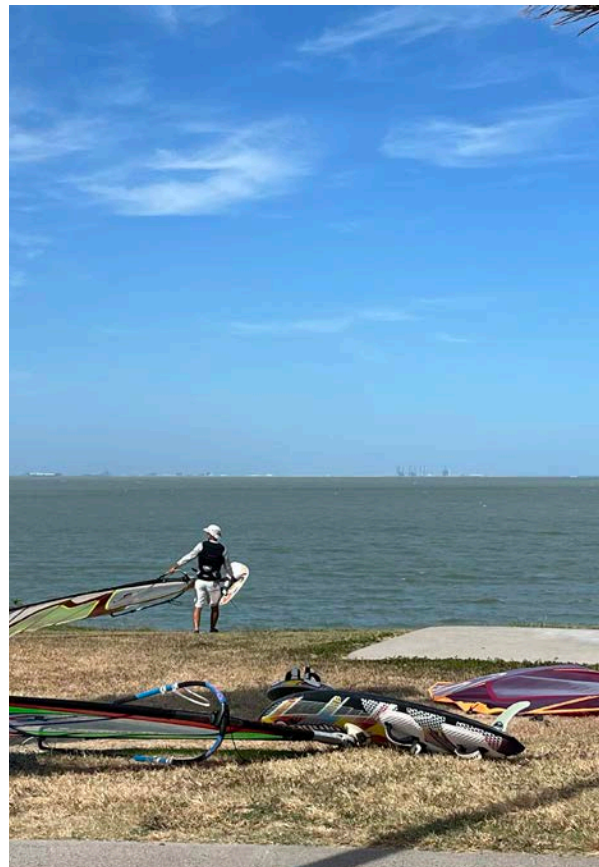
3.1.3.1 Develop a “blueway” plan that would identify all current and potential water sport launch points within the city limits.

3.1.3.2 Create convenient paddling trail access points or boat launches in parks along waterways. All boat launches should be designed to serve an assortment of non-motorized watercraft, including electric motor boats, kayaks, and canoes, and should be in convenient locations for park visitors to easily access.

3.1.3.3 Evaluate Swantner Park for a water sport launch, specifically wind foiling which takes advantage of the quick deepening and existing beach at this park.



Hans & Pat Suter Wildlife Refuge
Photo Credit: TAMUCC



"Corpus Christi is the No. 1 place to kiteboard in North America and is in the top three in the Western Hemisphere." - Corpus Christi Caller Times
Photo Credit: Alissa Mejia

POLICY INITIATIVES

3.1.4 Utilize the City’s existing public art program by showcasing local artists and Bayside community branding in parks.

3.1.5 Add interpretation signage paying homage to the indigenous Karankawa people around Hans and Pat Suter Park.

3.1.6 Ensure ADA accessibility throughout parks and surrounding sidewalk networks.

3.1.6.1 North Pope Park – add ADA ramps from neighborhood connections.

3.1.6.2 Evelyn Price Park – add ADA accessible seating and sidewalks.

3.1.7 Provide improved access points to and viewsheds of Corpus Christi Bay and Oso Bay.

3.1.7.1 Preserve views of the bay at the intersection of Ocean Dr. and Airline Rd. by purchasing the property or through other methods.

3.1.7.2 Preserve views of the Oso Bay at Ennis Joslin Park 1 at 6053 Ennis Joslin Rd.

3.2. Explore opportunities to enhance open spaces in the Oso Bay area with environmentally sensitive design.

3.2.1. Address updates needed at Hans and Pat Suter Wildlife Refuge:

3.2.1.1. Support and maintain access to the Hans and Pat Suter Wildlife Refuge by completing repairs to internal trails within the park and converting trails to a concrete, ADA-accessible trail.

3.2.1.2. Reconstruct the boardwalk at an elevated height similar to the one at the Oso Bay Nature and Wetlands Preserve so that it is less impacted by storms/flooding, improves bird watching, and reduces unsafe water access.

3.2.1.3. Conduct shoreline management practices to stabilize and reduce further erosion around the bay edge of the park.

3.2.2. Explore the feasibility of a publicly accessible multi-use trail around the Oso Wastewater Treatment Plant.

3.2.3. Coordinate with TAMU-CC for the University Beach improvements and the adjacent parking site.

3.2.4. Assess opportunities to acquire additional wetlands along Oso Bay to preserve natural habitat and wildlife, support flood mitigation in the adjacent areas, and enhance the overall environmental well-being of Corpus Christi’s watersheds.

3.2.5. Develop more natural areas in existing parks per the adopted 2022 Parks and Recreation Master Plan. A possible pilot project could be at Cullen Park.

POLICY INITIATIVES

3.3. Where drainage channels are installed, adopt a swale design rather than the outdated “v” type ditch where feasible. Swale design drainage channels allow parklike amenities, attractive pocket prairies, and sidewalks/bike paths while providing flood protection and wildlife habitat opportunities. Natural ground cover should replace concrete liners in existing drainage channels wherever possible.



Recreational waterfront features can strengthen community relationships with their environment

Photo Credit: Berger Partnership

3.3.1. Storm drain improvements along Gollihar Rd. and S. Staples St. and channel improvements from Airline Rd to Oso Municipal Golf Course to relieve flooding for neighborhoods and businesses.

3.3.2. Storm drain system improvements along Shephard Dr and across Whitaker Dr and Cleopatra Dr to reduce neighborhood flooding.

3.3.3. Storm drain system improvements along Alameda from Ronson Dr to Glenmore Street to reduce neighborhood and street flooding.

3.3.4. Storm drain system improvements along S. Port Ave, across Crosstown Expressway, and along Shely St; and culvert and storm drain improvements along Logan and Louisiana to reduce flooding west of Crosstown and near Staples and Brownlee.

3.3.5. Culvert and channel improvements along Brawner Parkway from Ramsey Street to Corpus Christi Bay; and storm drain system improvements along S Staples St from Buccaneer Dr to Brawner to relieve neighborhood flooding.

3.3.6. Channel improvements along Carmel Pkwy from S. Staples St to Corpus Christi Bay; and storm drain improvements along Santa Fe St to reduce neighborhood flooding.

3.3.7. Storm drain improvements along Ashland Dr and Airline Rd from S Alameda St to Corpus Christi Bay to relieve neighborhood flooding.

3.4. Work with local animal care organizations to create and implement an action plan to reduce stray and loose animals in parks and in neighborhoods.

4 PRIORITIZE SAFE TRANSPORTATION FOR ALL

69% of community meeting participants rank this high priority*

HOW WE GET THERE...

4.1 Continue efforts to repair existing streets in poor condition.

4.1.1 Ensure funding for traffic signal replacements and coordination.

4.2 Construct paved shared use paths along drainage channels that the community already uses for recreation: Brawner, Louisiana, and Carmel Parkways and the Gollihar/ Cullen Ditch.

4.2.1 Create safe street crossings for trails at:

- Brawner Parkway at Kostoryz Road, Staples Street, and Alameda Street.
- Louisiana Parkway at Staples Street, Alameda Street, Santa Fe Street, and Ocean Drive.
- Carmel Parkway at Staples Street, Alameda Street, and Santa Fe Street.
- Gollihar Road at Airline Road and Belmeade Drive.

4.2.2 Ensure the widths of shared use paths follow American Association of State Highway and Transportation Officials (AASHTO) Guide for the



Brawner and other drainage greenways provide an opportunity for further investment into shared use paths to support existing uses.

Photo Credit: City of Corpus Christi

Development of Bicycle Facilities, Section 5.2.1 “Width and Clearance” of being 10 to 14 feet wide and eight feet wide under certain conditions such as low pedestrian use or constrained right- This will accommodate the safe separation of walkers and bicyclists.

4.2.3 Design and construct crossings over drainage channels to create better connections between destinations and neighborhoods.

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

4.2.3.1 Improve the safety railing along the Fort Worth Street bridge over the Carmel Parkway drainage channel.

4.3 Make it safe, comfortable, and convenient for people of all ages and abilities to walk or use wheelchairs to get to key destinations like parks, schools, services, and work.

4.3.1 Review the City's Americans with Disabilities Act (ADA) Master Plan and update the Plan if needed.

4.3.2 Construct and incentivize sidewalk improvements in neighborhoods through cost-sharing tools such as the City of San Antonio's Sidewalk Cost-Sharing Program; establishing an in-house residential sidewalk construction team similar to the City of Galveston's where residents only pay for materials and the city provides labor and equipment; and/or creating a residential sidewalk improvement district policy.

4.3.3 Develop a list or map of missing sidewalks and prioritize the construction of sidewalks that lead to bus stops, parks, schools, services, and that implement the ADA Master Plan.

4.3.4 Review the list of streets planned for reconstruction against the list of needed sidewalks so that projects can be funded and built together.

4.3.5 Support TAMU-CC exploring the feasibility of a bridge or boardwalk between the Main Campus and Momentum Campus.



Painted crosswalks in the Six Points area enhance pedestrian safety while beautifying the streetscape

Photo Credit: Asakura Robinson

4.4 Make it safe, comfortable, and convenient for people of all ages and abilities to bike to key destinations like parks, schools, services, and work.

4.4.1 Identify streets that have excess capacity for vehicle traffic and are located where critical connections for the pedestrian and bicycle networks are needed. Preliminary candidate streets include but may not be limited to:

- Gollihar Road between Greenwood Drive and S. Staples Street.
- Alameda Street between Texan Trail and Ennis Joslin Road.
- McArdle Road between Ennis Joslin Road and Carroll Lane.
- Ennis Joslin Road between South Padre Island Drive and Ocean Drive.
- Any four-lane undivided street that has been restriped to three-lanes for safety (see Item 4.4)

4.4.2 Construct the right type of bicycle infrastructure needed in the right place. Use nationally recognized guidance as the American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities and the National Association of City Transportation Officials (NACTO) guidebook Designing for All Ages and Abilities: Contextual Guidance for High-Comfort Bicycle Facilities.

4.4.2.1 Use nationally recognized methods for safely separating bicycle riders from vehicles where vehicle speeds create a safety hazard.

4.4.2.2 Where there are bike paths, carefully design and construct street intersections with separate crosswalks for walkers and bikers.

4.4.3 Amend the Bicycle Mobility Plan to include protected bicycle paths along Ayers Street, Alameda Street, South Staples Street between Brawner Parkway and Gollihar Road, Gaines Drive, Santa Fe Street between Ayers Street and Doddridge Street; and Airline Road between Alameda and Ocean Drive. These streets are currently missing on the adopted Plan and can link future bike paths on drainage channels to high-density residential and key service areas.

4.4.4 Re-evaluate the design of Ayers Street between Baldwin Blvd. and Port Ave. to provide protected

bike infrastructure and improved sidewalks as recommended by MobilityCC, page 106.

4.5 Reduce traffic crashes and ensure safe and efficient transportation systems.

4.5.1 Work with the Corpus Christi Metropolitan Planning Organization (CCMPO) to develop the Regional Active Transportation and Complete Street Plan for adoption by the City Council.



Shifting space from road to sidewalk creates opportunities for incorporating public-oriented space into building frontage areas

Photo Credit: City of Austin

4.5.1.1 Ensure the plan incorporates specific cross-section design recommendations for all segments of the pedestrian and bicycle mobility networks.

4.5.1.2 Identify priority segments of the mobility networks to incorporate into the CCMPO’s financial plan, a requirement of all Federal and State transportation project construction funding, and the City of Corpus Christi Capital Improvement Plan (CIP).



Curb extensions help to slow traffic by reducing lane widths at pedestrian crossings while offering beautification opportunities
Photo Credit: Richard Drdul

4.5.2 Review the City’s Infrastructure Design Manual and Unified Development Code to maximize Average Daily Trip thresholds for each street type, particularly Collector-type streets, so that streets are not overbuilt when reconstructed.

4.5.3 Test anti-speeding or “traffic calming” designs on streets in volunteer neighborhoods through “tactical urbanism,” where temporary low-cost traffic calming measures are installed and tested in advance of street reconstruction. Explore model programs like Cincinnati’s Paint the Streets program.

4.5.4 Recognize that speed humps and speed cushions are not the only way to reduce vehicle speeds. Update codes or policies to offer neighborhoods a full menu of nationally recognized traffic calming methods, such as curb extensions

located at intersections or for on-street parking, chicanes, or traffic circles.

4.5.5 Add features to the street to slow traffic around pedestrian crossings, such as curb extensions, pedestrian islands, or signage with lights or signals.

4.5.6 Complete up-to-date Average Daily Trip (ADT) counts to select efficient, economical, and safer designs for street reconstruction projects.

4.5.7 Convert four-lane roads to three-lane roads (that is, one lane in each direction plus a center turning lane). Four-lane undivided roads are known to create dangerous conditions for drivers.

The following streets in the Bayside area are strong candidates for this low-cost, high-impact intervention:

- Santa Fe Street between Ayers Street and Doddridge Street (already complete between Doddridge St. and Robert Dr).

- Texan Trail between Alameda Street and Staples Street.
- Everhart Road between Tarpon Place and Alameda Street.
- Gollihar Road between Staples Street and Airline Road.
- Staples Street between Buckaroo Trail to Leopard Street.
- Ayers Street between Baldwin Boulevard and Staples Street at Six Points.
- Morgan Avenue between Ocean Drive and Airport Road.
- Doddridge Street between S. Alameda Street and Pope Drive.

4.5.8 Evaluate and install improvements to reduce the high rate of crashes on Staples Street between South Padre Island Drive (SPID) and McArdle Road followed by other SPID intersections.

4.6 Work with the Corpus Christi Regional Transportation Authority to improve the safety, convenience, and comfort of riding a public bus.

4.6.1 Support the CC Regional Transportation Authority’s development of a Bus Rapid Transit (BRT) route connecting City Hall to TAMU-CC with other key locations along the route, such as Six Points, La Palmera Mall, Southside Transfer Station, former Sunrise Mall, which is ripe for redevelopment.

4.6.1.1 Begin working on “transit corridor design standards” for future Bus Rapid Transit (BRT) routes within the City’s Infrastructure Design Manual.

4.6.2 Prioritize the construction of sidewalks in the Bayside that lead to bus stops, such as improvements to the intersection and sidewalks at Staples Street and McArdle Road from Airline Road to Holmes Drive.

4.6.3 Identify high-priority crosswalk improvements.

4.6.4 Prioritize ADA accessibility to bus stops.

4.6.5 Amend the City’s Unified Development Code to allow commercial property owners to reduce their parking requirement when making space for bus stops or shelters.



Wider sidewalks, street trees, and other complete street features foster a more enjoyable, engaging pedestrian experience
Photo Credit: Wikipedia Commons

POLICY INITIATIVES

4.7 Continue to improve Ocean Drive as the Corpus Christi Bay Trail, a premier trail that offers residents and visitors an opportunity to walk and ride bicycles while enjoying the bay views and parks and connecting TAMU-CC to Downtown.

4.7.1 Hold a “ciclovía” event on Ocean Drive where a lane of traffic is closed temporarily for use by the community to walk or ride bikes on a slow Sunday. Consider doing this on the first Sunday of the month to coincide with the monthly Art Walk event held downtown.

4.7.2 Conduct a feasibility study for protected, and separate pedestrian and bicycle facilities along the bay side of Ocean Drive, assuming a 10-foot or more easement adjacent to the right-of-way.

4.7.3 Install pedestrian-activated signalized crosswalks at key locations on Ocean Drive. Prioritize crosswalks that connect to City parks, apartments, and condo buildings or places where there is a high density of users.

4.7.4 Evaluate and design Ocean Drive intersections that safely accommodate all users with the following highest priority intersections:

- Ennis Joslin Road
- Doddridge Road
- Airline Road

4.7.5 Reduce the speed limit on Ocean Drive to 35 mph and incorporate traffic calming measures or designs for a lesser speed, which further protects bicyclists and pedestrians using crosswalks to the bayfront parks.

4.7.5.1 Allocate funding for traffic calming devices such as speed feedback signs, radars to collect traffic data, and LED signs.

4.7.5.2 Identify high-risk pedestrian mid-block crossings for improvements. Crossings will be upgraded with ADA pedestrian ramps, crosswalk pavement markings, and signage.



Ciclovía events involve temporarily closing a street to car traffic to allow for bike and pedestrian use

Photo Credit: Flickr - CicLAvia Los Angeles



A child rides their bicycle on Ocean Drive in lanes closed for reconstruction.

Photo Credit: City of Corpus Christi

5 INTRODUCE AND SUPPORT MORE HOUSING OPTIONS

50% of community meeting participants rank this high priority*

HOW WE GET THERE...

5.1 Develop a City infill reinvestment policy with the following strategies.

5.1.1 Continue to fund the City’s recently overhauled Infill Housing Incentive Program.

5.1.2 Support housing developers that build new homes in existing neighborhoods by waiving fees such as building permit, plan review, solid waste, and utility taps.

5.1.3 Develop a process for the City to acquire abandoned properties and prepare them for future infill development.

5.1.4 Create a resource available to the public that identifies residential homes or vacant lots for purchase to promote infill development of available properties.

5.1.5 Evaluate a streamlined permitting process for accessory dwelling units (ADUs) such as a pre-permitted design “catalog” and continue to evaluate necessary code amendments to support ADUs.

5.1.6 Develop pre-permitted residential plan designs that could be applied on infill residential lots.

5.1.7 Create a program or amend the Unified Development Code to reduce the burden of having to combine lots into one larger lot (“replat”) when property owners are building a new structure in an existing neighborhood.

5.1.8 Create a Property Improvement Program to help reduce regulatory barriers that low- to moderate-income households experience when trying to improve their houses/property.



Increasing middle housing options, such as the townhomes pictured above, provide housing opportunities to a broader market

Photo Credit: Harka

*Percentages are based on responses received from the second Community Workshop held on September 8, 2023

POLICY INITIATIVES

5.1.8.1 Evaluate implementing a “tangled title” or title remediation program to provide legal assistance to low-income residents to obtain a clear title to a property they have inherited. Having a clear title is essential to keep residents housed, allows the owner to benefit from the ability to sell their property, and enables them to apply for housing grants offered by the City.

5.1.8.2 Reduce or rebate rezoning fees for properties within single-family neighborhoods whose current zoning prohibits single-family uses and where the rezoning complies with rezoning criteria. In some recent cases, a property owner has had to rezone their lot to a residential zoning district despite being in a single-family neighborhood to build a new house or an addition to an existing home. Rezoning can cost around \$1,500 and 2.5 to three months.

5.1.9 Partner with other government entities to assess whether using Public Facility Corporations (PFCs) or developing vacant government-owned land is a viable option for creating affordable workforce housing.



Accessory Dwelling Units (ADUs) are a valuable housing option for increasing residential density in existing residential areas
Photo Credit: Harka

5.2 Create opportunities and incentives for the construction of the missing middle housing types, such as duplexes, triplexes, and multiplexes.

5.2.1 Allow parking requirement reductions for redevelopment projects.

5.2.2 Provide public training opportunities to support adaptive reuse of vacant buildings, infill, and small-scale development.

5.2.3 Develop an adaptive reuse policy that would direct developers interested in redeveloping abandoned buildings into infill multi-family housing developments.

5.3 Develop a housing assessment with local higher education institutions.

5.3.1 Work with developers to consider locating student housing within a mixed-use area or build mixed-use housing with supportive services.

5.3.2 Support housing development near transit.

POLICY INITIATIVES

5.3.3 Evaluate parking reductions for students near transit or near campus.

5.3.4 Encourage university housing development within the Sunrise Mall redevelopment opportunity.

5.3 Support aging in place.

5.3.1 Work with the Area Agency for Aging and area non-profits to implement home modifications for seniors, such as ramps, bathroom updates, and other common modifications.

5.4 Develop a toolkit for housing renovation.

5.4.1 Identify and evaluate tools such as loan, grant and education programs for qualified housing improvements.

5.4.2 Continue to provide grants for Minor Home Repair to assist low-income or elderly homeowners to make needed home repairs.

5.4.3 Preserve Development Services’ Contractor STAR (Safety, Training, Accountability, and Registration) program to provide homeowners with an additional means to find qualified contractors based on their service lines.

5.4.4 Create a tool rental program modeled after San Antonio’s Tool Shed Program that would collect a variety of hand and gas power tools that can be used at no cost by residents, businesses, and community groups to clean and improve their properties.

5.5 Support preservation of historic homes.

5.5.1 Establish an incentive program for rehabilitating and preserving historic homes, especially in targeted neighborhoods identified in the Historic Preservation Plan (ex: tax abatements).

5.5.1.1 Determine goals for local tax incentive programs.

5.5.1.2 Identify programs in other cities that can serve as good models.

5.5.1.3 Develop a proposal for consideration by City staff.

5.5.1.4 Engage with the community through multiple meetings as appropriate to explain the goals, proposed responsibilities and benefits associated with each program, and implementation plan/schedule; answer question and gather feedback. Make revisions as necessary.

5.5.1.5 Bring proposal to the Landmark Commission, Planning Commission, and City Council for consideration.

5.5.1.6 After approval, develop a communications strategy to make property owners aware of the program and to encourage participation, measure interest and response, etc.

5.5.1.7 Plan to collect data that is needed for annual reports to City officials.

5.5.2 Evaluate designating areas, such as Ocean Drive and the following neighborhoods: Del Mar, Six Points,

POLICY INITIATIVES

Bessar Park, Morningside/Bellavida, and Lamar Park, as local historic districts

5.5.3 Continue to support the Historic Preservation Officer working with neighborhoods to conduct historic building surveys at Morningside and Del Mar subdivisions.

5.6 Support efforts to provide resources to help the unhoused.

5.6.1 Fund permanent supportive housing, which would provide indefinite housing or rental assistance combined with supportive services for disabled persons experiencing homelessness so that they may live independently.

5.6.1.1 Work with the Texas Balance of State Continuum of Care to increase the amount of funds available to the community.

5.6.1.2 Any awarded funding would be administered locally or distributed to providers.

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PUBLIC INVESTMENT INITIATIVES



PUBLIC INVESTMENT INITIATIVES

Public Investment Initiatives are improvements to the built or natural environment that align with the vision of this plan and help support the physical development necessary to accomplish the plan's goals. The initiatives described in this section are in direct relation to the City's capital improvement planning efforts and annual budget. While some of these initiatives come directly from the City's Capital Improvement Budget and supporting documentation, others originate from the public input received during the engagement process and are presented here with the intention of integrating new, public-driven projects into future City capital improvement planning efforts.

To articulate how these Public Investment Initiatives should be implemented over time, they have been broken down into three categories: short term (1-5 years), medium term (5-10 years), and long term (10+ years).

Short term projects are typically actionable at the time of plan adoption and should be pursued within a time frame of 1 to 5 years. They tend to be lower cost, often being funded by existing revenue sources or funding mechanisms, and are smaller scale, reducing implementation challenges.

Medium term projects are often larger scale and require greater funding and support to implement. Generally expected to be undertaken within the next 5 to 10 years, they will require greater planning and organizational effort.

Long term projects are those that do not yet have a set time frame, are reliant on the completion of other projects, or will otherwise not realistically be actionable within the next 10 years. They are often larger scale, more ambitious efforts with high potential benefit and should be continually revisited and revised as more short to medium term projects are completed.

SHORT TERM (1-5 YEARS)

PROJECT NAME	
PARK AND TRAIL IMPROVEMENTS	
P1	H.E.B. Park Improvements, Pool Resurfacing & Parking Lot
P2	Cole Park Plaza Shade Structure
P3	Louisiana Parkway Trail Design & Construction
P4	Cupier Park Improvements
P5	Sam Houston Park Improvements
P6	Lindale Park Improvements
P7	Casa Linda Park Improvements
P8	Sherwood Park Improvements
P9	Lamar Park Improvements
P10	Windsor Park Improvements
P11	Swantner Park Master Plan
P12	Gollihar/Cullen Ditch Multi-Use Trail
P13	Koolside Park Sidewalk/Trail
P14	Swantner Park Water Sports Launch
P15	Brawner Parkway Trail Design & Construction
P16	South Bay Park Improvements
P17	Botsford Park Playground
P18	Price Park Parking Lot Improvements
P19	Oleander Park Parking Lot Improvements
P20	Swantner Park Parking Lot and Lighting Improvements
P21	Hans & Pat Suter Wildlife Refuge Improvements: Parking Lot, Lighting, Trail & Erosion
P22*	Urban Forest Management Plan
P23*	Funding for Urban Trees
STREET IMPROVEMENTS	
S1	Brownlee Boulevard Reconstruction (Staples St to Morgan Ave)
S2	South Staples Street Reconstruction (Kostoryz Rd to Baldwin Blvd)
S3	Swantner Drive Reconstruction (Texan Trail to Indiana Ave)
S4	Alameda Street Reconstruction (Louisiana Parkway to Texan Trail)
S5	Alameda Street Design and Reconstruction Project (Texan Tr to Doddridge St)
S6	McArdle Road Reconstruction (Carroll Ln to Kostoryz Rd)
S7	Everhart Road Reconstruction (SPID to Alameda St)

#	PROJECT NAME
S8	Ocean Drive/Airline Road Intersection Improvement Project
S9	Ocean Drive/Airline Road Intersection Bike/Pedestrian Safety Improvements
S10	Gaines Street Bike/Pedestrian Improvements to Brookdale Park
S11	Santa Fe Street Multi-Modal Design & Reconstruction (Ayers to Doddridge)
S12	Tompkins/Fig Street Safety Improvements
S13	Brawner Parkway Reconstruction (Ramsey to Alameda)
S14	SPID Intersection Traffic Safety Improvements
S15	Robert Dr. Sidewalks for Bus Stops (Alameda St to Ocean Dr)
S16	Gollihar Rd. Reconstruction (Airline Rd to Belmeade Dr)
S17	Neyland Library Traffic Safety Improvements
S18	Alameda Street Reconstruction and Bike/Pedestrian Improvements (Everhart to Airline, including Avalon)
S19	Elizabeth Street Reconstruction (Santa Fe St to Staples St)
S20	Alameda Street Reconstruction (Doddridge St to Everhart Rd)
S21	Ocean Drive Maintenance Program & Median Improvements
S22	Ocean Dr. Bike & Pedestrian Improvement Plan
S23*	Complete Streets, Active Transportation, & Micro-Mobility Plan (CCMPO)
S24*	Combined Santa Fe St./Alameda St./Ocean Dr. Traffic Analysis

UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U1	Morgan, Louisiana, and Brawner/Proctor Outfall Assessments
U2	Hewitt Place/Santa Fe Street Wastewater Line Upsizing (Consent Decree priority)
U3	36" Twin Wastewater Line Rehabilitation within Oso Golf Course (Consent Decree priority)
U4	Ocean Drive Bridge Replacement (TxDOT)
U5*	Cole Park, Louisiana, & Morgan Bay Water Quality Improvements/Trash Interceptors
U6*	Wastewater Capacity Constraints Projects
U7*	Bay Erosion Plan
U8*	Water Line Replacements (Citywide)

HEALTH & SAFETY IMPROVEMENTS	
H1	Fire Station #3 Replacement
H2	Fire Station #8 Replacement

* indicates projects with a location that is still being determined or are not location specific

PUBLIC INVESTMENT INITIATIVES



MID-TERM (5-10 YEARS)

#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P24	Price Park Sports Complex Improvements
P25	Lindale Multigenerational Recreational Facility
P26	Ropes Park Shoreline Erosion Improvements
P27	Doddridge Park Shoreline Erosion Improvements
P28	Zepeda Park Basketball Court Improvements
P29	Oso Golf Course Club House Improvements
P30	Swantner Park Shoreline Erosion Improvements
P31	Poenisch Park Shoreline Erosion Improvements
P32	Karankawa People Interpretative Signage Project
P33	Hans and Pat Suter Wildlife Refuge: Elevated Boardwalk, Benches, Observation Blinds
P34	Cole Park Improvements - Phase 1-2-3 (Construction)
P35	Nature-Based Storm Water Solutions at Cullen Park
STREET IMPROVEMENTS	
S25	Alameda Street Reconstruction (Staples St to Coleman Ave)
S26	Ayers Street Intersection and Sidewalk Improvements (Port to Gollihar)
S27	Kosar Street Reconstruction (Staples St to Naples St)
S28	Norton Street Reconstruction (Kostoryz Rd to Ramsey St)

#	PROJECT NAME
S29	Staples St./McArdle Intersection & Sidewalk Improvements (Airline Rd to Holmes)
S30	Gollihar Rd. Reconstruction & 4 to 3 Lane Conversion Evaluation (Airline Rd to Staples St)
S31	Carmel Parkway North & South (Staples St to Ft Worth St)
S32	Bus Rapid Transit Traffic Signal Synchronization and Prioritization (Staples/McArdle/Ennis Joslin/Ocean)
S33*	Sidewalk Connectivity Assessment Implementation, Phase 1
UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U8	Brawner Parkway Drainage Channel Improvements
U9	Oso Wastewater Treatment Plant Improvements
U10	Gollihar Road Storm Water Culvert Improvements (Staples St to Airline Rd)
U11	Carmel Drainage Channel Improvements & Trail (Design Only)
U12*	Wastewater / Water Line Replacements (Citywide)
U13*	Wastewater Capacity Constraints Projects
HEALTH & SAFETY IMPROVEMENTS	
H3	Fire Station #11 Replacement

* indicates projects with a location that is still being determined or are not location specific



LONG-TERM (10+ YEARS)

#	PROJECT NAME
PARK AND TRAIL IMPROVEMENTS	
P35	Swantner Park Improvements Master Plan
P36	Trail Around Oso WW Treatment Plant/ TAMUCC Momentum Campus
P37	University Beach Improvement Project (TAMUCC)
P38	Intercampus Boardwalk Project (TAMUCC)
P39	Neyland Library Expansion
STREET IMPROVEMENTS	
S33	Gollihar Street 4-to-3 Lane Evaluation (Greenwood Dr to Staples St)
S34	Staples Street Bike Infrastructure (Brawner Pkwy to Gollihar Rd)
S35	Carmel Parkway Trail Intersection Improvements
S36	Alameda St. Reconstruction (Airline Rd to Parade Dr)
S37	Bike Loop (Ennis Joslin Rd/Alameda St/ Airline Rd/ Ocean Dr)
S38	Alameda St. Reconstruction (Parade Dr to Ennis Joslin Rd)
S39	Ennis Joslin Road/Ocean Drive Intersection Improvements
S40	Ocean Drive Bike Improvements (Ennis Joslin Rd to TAMUCC)
S41*	Sidewalk Connectivity Assessment Implementation, Phase 2

UTILITY/INFRASTRUCTURE IMPROVEMENTS	
U12	Carmel Parkway Drainage Channel Improvements & Trail (Construction)
U13	Alameda Street Storm Water Culvert Improvements (Ronson Dr. to Oso Golf Course)
U14	Airline Road Storm Water Culvert Improvements (St. Pius Dr. to Ocean Dr.)
U15*	Erosion Protection Improvements on City-Owned Land
U16*	Wastewater / Water Line Replacements (citywide)
U17*	Wastewater Capacity Constraints Projects
HEALTH & SAFETY IMPROVEMENTS	
H4*	New Police Substation

* indicates projects with a location that is still being determined or are not location specific



BICYCLE MOBILITY PLAN AMENDMENTS

#	PROJECT NAME	TYPE
BIKE IMPROVEMENTS		TYPE
B1	Ayers (Port Ave to Ocean Drive)	One-way cycle track (both sides)
B2	Alameda (Ayers to Ennis Joslin)	One-way cycle track (both sides)
B3	Santa Fe (Ayers to Robert)	One-way cycle track (both sides)
B4	Staples Street (Brawner to Gollihar)	One-way cycle track (both sides)
B5	Gaines (Airline to Robert)	Multi-use side path
B6	Airline (Alameda to Ocean)	One-way cycle track (both sides)
	Current Bicycle Mobility Plan	-



ALAMEDA STREET CONCEPT DESIGNS



ALAMEDA STREET CONCEPT DESIGNS

The City of Corpus Christi and residents of the City have expressed a need and interest in improving pedestrian and bike connectivity and mobility within Bayside. Alameda Street was selected as one of the key corridors that connect to various neighborhoods within Bayside that should be prioritized in right-of-way improvements.

Concepts for the following three segments of Alameda Street were designed to improve safety and mobility on Alameda Street, with key features including:

● Alameda Street at Texan Trail

- » Proposed bike lanes on both sides of Alameda Street
- » Addition of a mid-block crosswalk between Texan Trail and Rossiter Street
- » Additional trees planted along Alameda Street

● Alameda Street at Avalon Street

- » Vehicular road closure at the intersection of Alameda Street and Avalon Street
- » Proposed bike lanes on Everhart Road, Robert Drive, and Avalon Street
- » More trees and landscape in the area

● Alameda Street at Ennis Joslin Road

- » A proposed off-street trail along the northern boundary of the Oso Bay Golf Course
- » Proposed landscaped road medians along Alameda Street, including a pedestrian island on Ennis Joslin, closing off the right-turn lane
- » Proposed crosswalks throughout the area

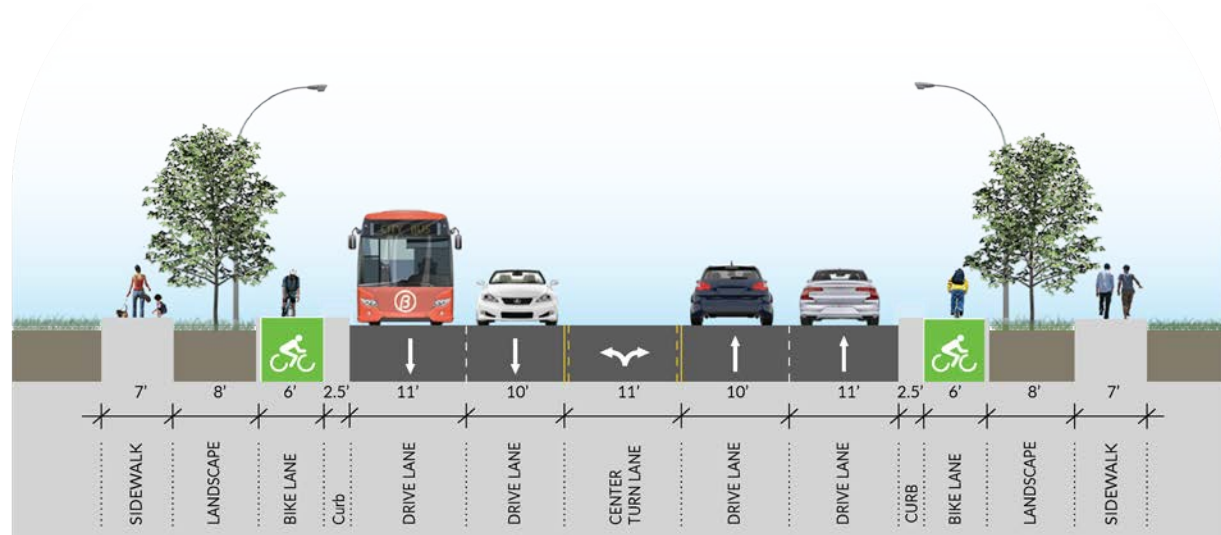


Corpus Christi RTA shuttle bus on Alameda Street

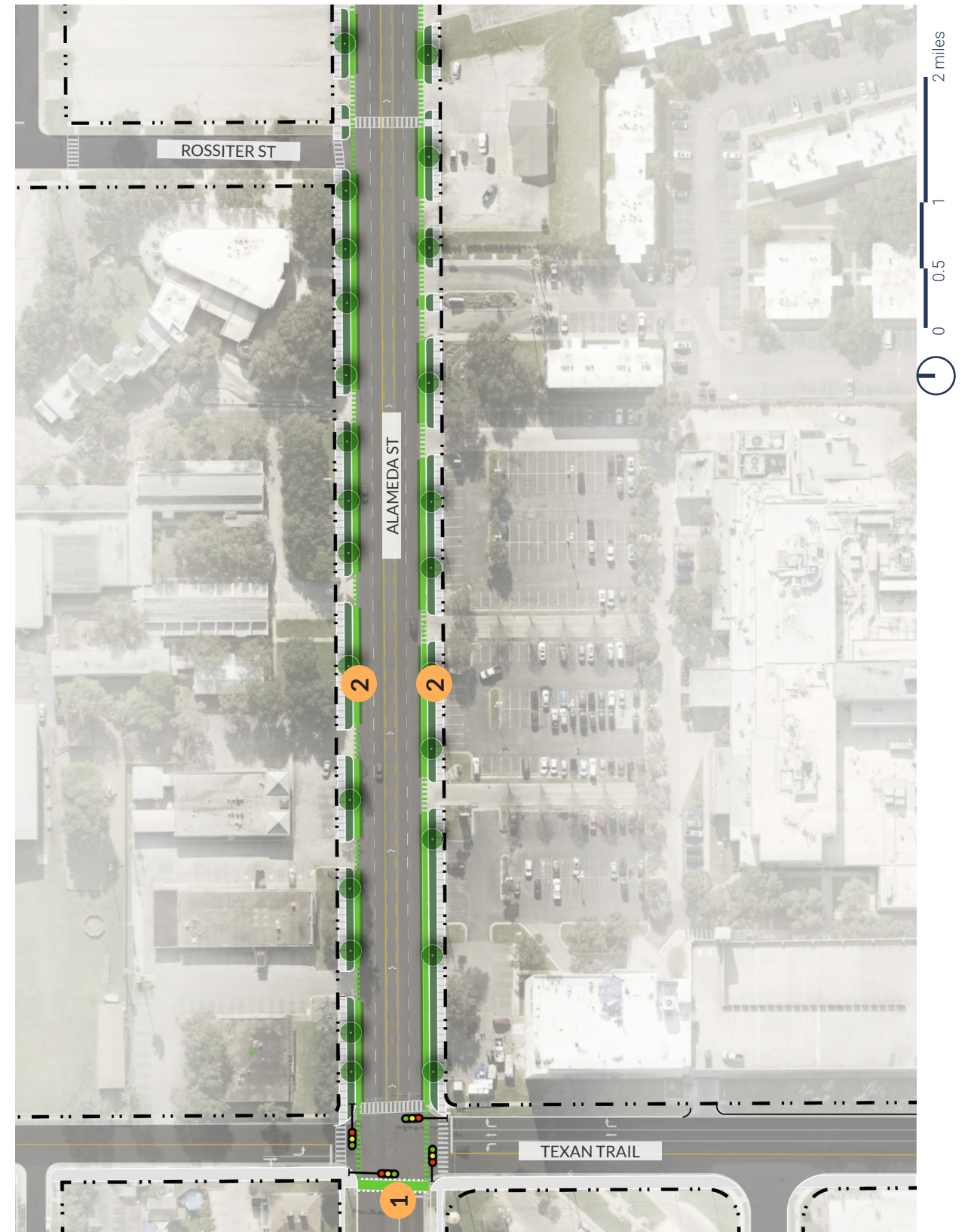
ALAMEDA - TEXAN TRAIL

STREET IMPROVEMENTS	
1	Proposed Crosswalk
2	Proposed Bike Lane

LEGEND	
	Existing Crosswalk
	Traffic Light
	Existing Bus Stop
	Proposed Tree
	Yellow Lane Divider
	Proposed Bike Lane
	Parcel



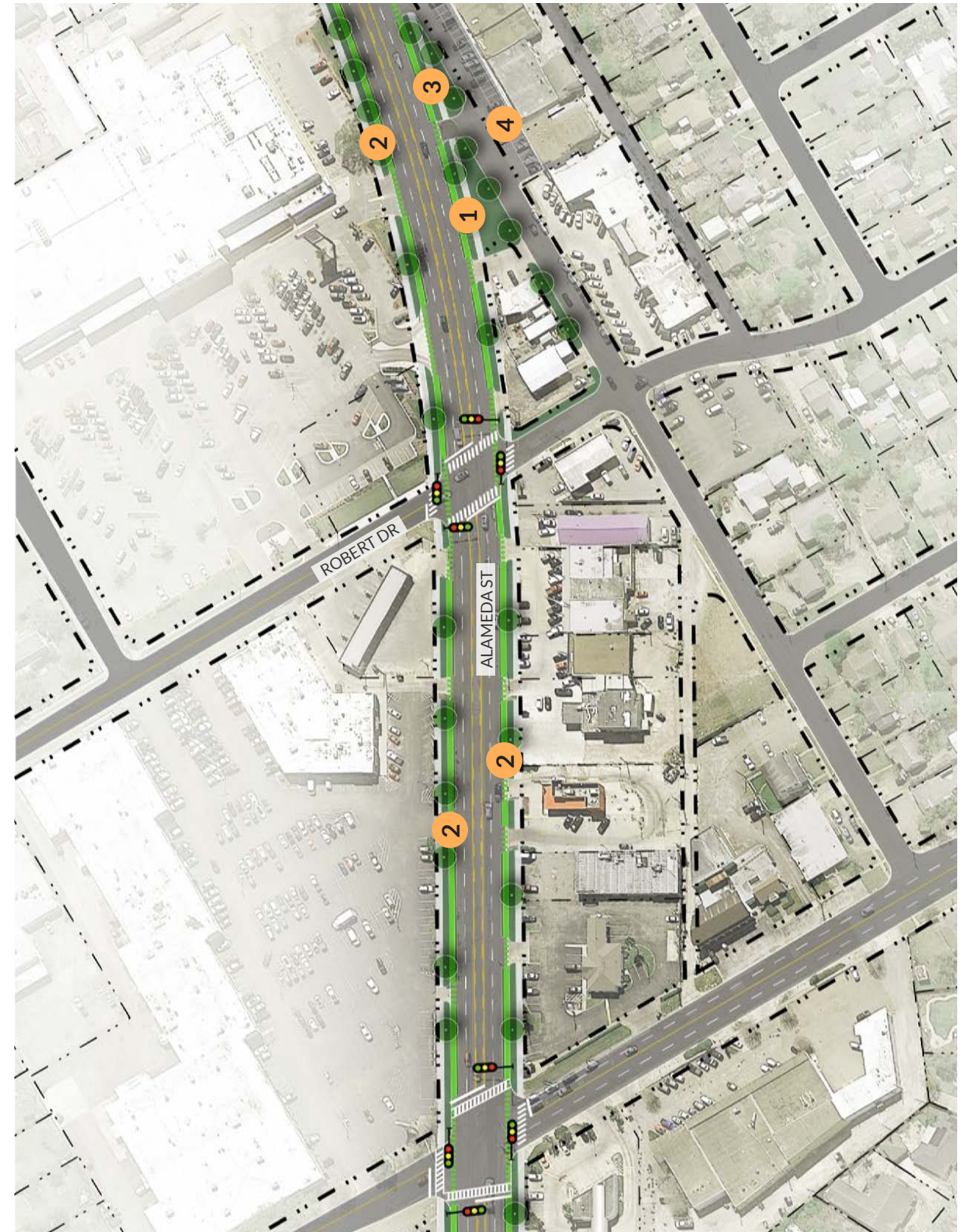
Right-of-Way Section for Alameda St.



ALAMEDA - AVALON AREA

STREET IMPROVEMENTS	
1	Proposed Sidewalk
2	Proposed Bike Lane
3	Proposed Landscape
4	Reorganized Avalon/Alameda Connection

LEGEND	
	Existing Crosswalk
	Traffic Light
	Existing Bus Stop
	Proposed Bus Stop
	Proposed Tree
	Proposed Sidewalk
	Yellow Lane Divider
	Proposed Bike Lane
	Parcel

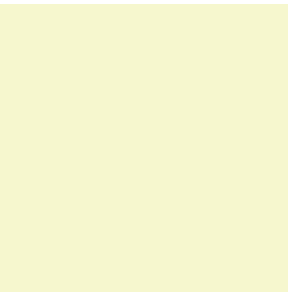


ALAMEDA - ENNIS JOSLIN

STREET IMPROVEMENTS	
1	Proposed Crosswalk
2	2-Way Cycle Track
3	Road Median

LEGEND	
	Existing Crosswalk
	Traffic Light
	Existing Bus Stop
	Existing Road Median
	Proposed Landscaped Road Median
	Proposed Off-Street Trail
	Yellow Lane Divider
	Existing Bike Lane
	Parcel





Bayside
AREA DEVELOPMENT PLAN