



February 1, 2021

Ms. Leane Heldenfels, City Planner
City of Corpus Christi
Planning and ESI
1201 Leopard Street, 4th Floor
Corpus Christi, Texas 78401

Subject: 16.17 Acres out of Lot 9, Block 1, Nueces River Irrigation Park (Owner: LD Calallen CCTX Hwy 77, LLC)

Ms. Heldenfels,

We, Urban Engineering, on behalf of LD Calallen CCTX Hwy 77, LLC, formally submit to the City of Corpus Christi, this request for annexation of the subject property as allowed in Chapter 43, Section 43.014 of the State of Texas Local Government Code. The subject property is contiguous to the current City limits and is currently being used for agricultural purposes. The owner of the property is proposing a 13-building apartment community with a commercial tract at the Northeast corner of the property. Requested zoning at annexation for the apartments is RM-2. Requested zoning at annexation for the commercial tract is CG-2. There are currently no residential units on the property. The only structures currently on the site are a lift station and Electric transformer located at the Northwest corner of the property. The apartment site is proposed to be constructed in a single phase. The table below lists the size and amount of proposed housing units. The attached site plan shows the layout of the proposed buildings, parking/paving and open space. The attached tax statement contains the current property values. There are no streets proposed with this development, therefore a proposed street plan is not being provided. Water service will be provided by Nueces County Water Control and Improvement District No. 3. Sanitary sewer service will be provided by the City of Corpus Christi. Water is available to site along County Road 52. Sanitary sewer is also available along County Road 52.

UNIT TABULATION

TYPE	AREA	NO.	%	TOTAL AREA	
A1	732	108	34.62%	79,056	59.62%
A2	802	78	25.00%	62,556	186 (1) bedroom units
B1	1,047	48	15.38%	50,256	40.38%
B2	1,124	78	25.00%	87,672	126 (2) bedroom units
TOTAL		312	100.00%	279,540	312 total units

Thank you,

Xavier Galvan