



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final-revised

Planning Commission

Wednesday, August 6, 2025

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Chairman York (7.23.2025 meeting)

IV. Approval of Minutes: July 23, 2025 Meeting Minutes

1. [25-1228](#) Planning Commission Meeting Minutes DRAFT 7.23.2025

Attachments: [7.23.25 PC Meeting Minutes- DRAFT](#)

V. Discussion and Possible Action: Election of Chairman and Vice Chairman

VI. Consent Public Hearing: Discussion and Possible Action (Items A, B, & 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

A. Plats

2. [25-1230](#) PL8810
REPLAT - Padre Island No. 2
Lots 14A, 15A & 15B Block 43
(1.55 Acres)

(District 4). Generally located at 14206 Playa Del Rey, north of Verdemar Drive, and east of Playa Del Rey.

Attachments: [PL8810CoverTabReplat](#)
[PL8810ClosedCommentReport](#)
[PL8810LatestPlat](#)

3. [25-1231](#) PL8772
FINAL PLAT-King's Point Unit 2
Lot 3, Block 2
(1.79 Acres)

(District 3). Generally located at 3146 6004 Yorktown Boulevard, north of Yorktown Boulevard. and east of Loire Boulevard.

Attachments: [PL8772CoverTabFinal](#)
[PL8772ClosedCommentReport](#)
[PL8772LatestPlat](#)

B. Plats- Appeals and Time Extensions

4. [25-1240](#) PL8226
FINAL - Viridian Phase I
Lots 1-31, 55-67, and 198-227

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8226 Appeal and Time Extension](#)
[PL8226 Expiration Determination](#)
[Mirabella 12-Month Extension Request](#)
[PL8226 Plat.crdownload](#)

5. [25-1239](#)

PL8227

FINAL - Viridian Phase II

Lots 32-48, 186-197, and 228-258 (15.60 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8227 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(003\)](#)[Mirabella 12-Month Extension Request](#)[PL8227 Final Plat.crdownload](#)6. [25-1241](#)

PL8229

FINAL - Valencia Phase I

Lots 1-24, 104-110, Common Areas (10.59 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8229 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(004\)](#)[Mirabella 12-Month Extension Request](#)[PL8229 Final Plat.crdownload](#)7. [25-1242](#)

PL8231

FINAL - Valencia Phase II

Lots 25-26, 95-103, 95-103, 111-129, and 154-168 (15.06 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8231 Appeal and Time Extension](#)

[PL8226 Expiration Determination \(004\)](#)[Mirabella 12-Month Extension Request](#)[PL8231 Final Plat.crdownload](#)

8. [25-1244](#)

PL8230

FINAL - Ventanas Phase I

Lots 1-85, 141-174 (22.43 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8230 Appeal and Time Extension](#)
[PL8226 Expiration Determination \(004\)](#)
[Mirabella 12-Month Extension Request](#)
[PL8230 Final Plat.crdownload](#)

9. [25-1245](#)

PL8228

FINAL - Ventanas Phase II

Lots 1-16, 86-140, 341-342 (14.47 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Attachments: [PL8228 Appeal and Time Extension \(002\)](#)
[PL8226 Expiration Determination \(004\)](#)
[PL8228 Final Plat.crdownload](#)

C. **Zoning**10. [25-1232](#)

Zoning Case No. ZN8548, AI Development, Inc. (District 4). Ordinance rezoning a property at or near 6502 Holly Road from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN8548 AI Development Inc Staff Report](#)
[ZN8548 AI Development Inc PowerPoint Presentation](#)

11. [25-1233](#)

Zoning Case No. ZN8622, John Tompkins (District 4). Ordinance rezoning a property at or near 14762 Running Light Drive from the "RM-AT/IO" Multifamily District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily District with the Island Overlay and a Planned Unit Development Overlay; providing for a penalty not to exceed \$2,000 and publication.

(Staff recommends approval).

Attachments: [ZN8622 John Tompkins Staff Report](#)

[ZN8622 John Tompkins PowerPoint Presentation](#)

VII. Presentation: Finance Department

12. [25-1262](#)

Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

Attachments: [Agenda Memo Aug 6 FY2026 Proposed Capital Budget](#)

[FY2026 Proposed Capital Budget Presentation Final](#)

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 Jessica Martinez, at 361-826-3202 or jessicam2@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, July 23, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None

III. Approval of Absences: Commissioner Miller (7.9.2025 meeting)

Commissioner Mandel made a motion to approve the absences of Commissioner Miller. Commissioner Teichelman seconded. Vote: All Aye. Motion passed

IV. Approval of Minutes: July 9, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from July 9, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [25-1077](#) Planning Commission Meeting Minutes DRAFT 7.9.2025

Attachments: [7.9.25 PC Meeting Minutes- DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, 4, 5, 6, 7, & 8 into record. The plats will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items 9 & 10 into record and staff recommend approval for the conditional approval plats.

Andrew Dimas, Development Services introduced item 11 into record and staff recommend approval for time extension.

Andrew Dimas, Development Services introduced item 12 into record and staff recommend approval for the rezoning request.

Vice Chairman Salazar-Garza opened the floor for questions/comments on items 9 & 10 due to Commissioner Hedrick abstaining.

Commissioner Budd asked about item 9 regarding the entrance points only being on one road. Andrew Dimas stated the entrance points were on Warrior Dr. and Haven. Andrew Dimas stated there can be access roads cross from commercial into residential.

Vice Chairman Salazar-Garza asked if there were any other questions 9 and 10. Being none, public comment was opened. Comment closed.

Commissioner Miller made a motion to approve the consent agenda items 9 & 10 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

Vice Chairman Salazar-Garza opened the floor for questions/comments on items 2, 3, 4, 5, 6, 7, & 8 and 11 & 12.

Commissioner Munoz asked about item 3 stating that two lots of the plat deemed unbuildable because of AT&T easements. Andrew Dimas stated the AT&T easements will be relocated. During this occurring the owner can begin building on the other lots and eventually come back to the two lots in question amending the plats.

Commissioner Miller asked about item 12 stating they have previously discussed this property. Andrew Dimas stated back in 2022 they were requesting CG2 but the new owner is wanting to expand into more commercial development. The recommendation would be "ON" due to purely being office or multifamily along for another access point and parking on the property.

Commissioner Hedrick asked about item 11 regarding at what point would the City require PI plans to be submitted when a plat was to be approved. Andrew Dimas stated this changed at the beginning of this year. PI plans only need to be submitted with final plats. Approval of the public improvement plans is not required before the Planning Commission's review. . He stated this one is asking for a time extension due to working on the PI plans still.

Vice Chairman Salazar-Garza asked if there were any other questions items 2, 3, 4, 5, 6, 7, & 8 and 11 & 12. Being none, public comment was opened. Comment closed.

Commissioner Miller made a motion to approve the consent agenda items 2 - 8 and 11 & 12 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

A. Plat

2. [25-1144](#) PL8566
PRELIMINARY PLAT- Oso Ranch Unit 1B
(16.73 Acres)

(District 4) Generally located at 2449 Flour Bluff Drive, south of Purdue Road and west of Flour Bluff Drive.

Attachments: [PL8566 Oso Ranch Cover Tab](#)
 [PL8566OsoRanchUnit1BclosedComments](#)
 [PL8566OsoRanchPrelimPlat](#)

3. [25-1083](#) PL8690
REPLAT - Lynnwood Place Unit 1
Lots 1-7, Block D
(1.41 acres)

(District 2). Generally located at 5310 Surrey Lane, east of Surrey Lane and north of Tiger Lane.

Attachments: [PL8690ReplatCoverTab](#)
 [PL8690ClosedCommentReport](#)
 [PL8690LatestPlatPg1&2](#)

4. [25-1101](#) PL8773
REPLAT - Bessar Park
Lot 8R Block 5
(0.24 Ac.)

(District 2). Generally located at 223 Rosebud Ln, south of Rosebud Ln. and east of Santa Fe Street.

Attachments: [PL8773ReplatCoverTab](#)
 [PL8773ClosedCommentReport](#)
 [PL8773Latest Plat](#)

5. [25-1138](#) PL8768
REPLAT - Surrey Place Unit 1
Lots 3A & 3B, Block 25
(1.84 Acres)

(District 3). Generally located at 5354 Kostoryz Road, east of Kostoryz Road, and north of Sokol Drive.

Attachments: [PL8768 Surrey Place Cover Tab](#)
[PL8768ClosedCommentReport](#)
[PL8768LatestPlat](#)

6. [25-1142](#) PL8736
 REPLAT - Flour Bluff Estates
 Lots 5R and 15R, Block E
 (1.76 Acres)

(District 4). Generally located at 10414 South Padre Island Drive, east of Waldron Road and north of South Padre Island Drive.

Attachments: [PL8736 Flour Bluff Estates Cover Tab](#)
[PL8736ClosedCommentsReport](#)
[PL8736LatestPlat](#)

7. [25-1131](#) PL8819
 FINAL PLAT - Southside Storage Tract
 Lot 1, Block 1
 (1.166 acres)

(District 5) Generally located at 7106 Brooke Road, on the north corner of Rodd Field Road and Brooke Road.

Attachments: [PL8819CoverTabFinal](#)
[PL8819 Closed Comment Report](#)
[PL8819LatestFinalPlat](#)

8. [25-1137](#) PL8811
 FINAL PLAT- Kosar Addition
 Lot 1R Block 8
 (1.84 Acres)

(District 3). Generally located at 3146 Highland Drive, north of Highland Drive east of Osage Street.

Attachments: [PL8811 Kosar Add Cover Tab](#)
[PL8811ClosedCommentReport](#)
[PL8811LatestPlat](#)

B. Plat-Conditional Approval

9. [25-1145](#) PL8742
 PRELIMINARY PLAT - Yellowstone
 (154.42 Acres)

(District 1). Generally located north of Haven Road and west of Warrior Road

Attachments: [PL8742 Yellowstone Cover Tab](#)
 [PL8742YellowstonePrelimClosedOpenReport](#)
 [YellowstonePrelimPlat6202025](#)

10. [25-1146](#) PL8719
 FINAL PLAT - King's Landing Unit 11
 (38.07 Acres)

(District 3) Generally located at 1498 Farm-to-Market Road (FM) 43, north of FM 43 and east of Digger Ln.

Attachments: [PL8719KLUnit11ConditionalApproval](#)
 [PL8719KL11ClosedOpenReport](#)
 [PL8719KL11FinalPlat6192025](#)

C. Time Extension

11. [25-1154](#) PL8076
 EXTENSION REQUEST - Azali District 1 (Final)
 (28.90 acres)

(District 3): Generally located at 3602 Saratoga Boulevard, north of Saratoga Boulevard, and south of Glenway Drive, east of Kostoryz Road and west of Weber Road.

Attachments: [PL8076PlatExtCoverTab](#)
 [PL8076Latest Plat](#)
 [PL8076 Plat Ext Request](#)

D. Zoning

12. [25-1136](#) Zoning Case No. ZN8769, Gary W. Crook (District 1). Ordinance rezoning a property at or near 14454 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "ON" Neighborhood Office District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN8769 Gary Crook Staff Report](#)
[ZN8769 Gary Crook PowerPoint Presentation](#)

VI. Director's Report

Andrew Dimas spoke about the newly appointed commissioner coming on board once he is sworn in. Orientation would be done at DSD just to go over the procedures regarding planning commission. An election of officers would also be done at the upcoming meeting.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Vice Chairman Salazar-Garza adjourned the meeting at 5:42 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 6, 2025

PL8810

REPLAT – Padre Island No. 2

Lots 14A, 15A & 15B Block 43
(1.55 Acres)

(District 4). Generally located at 14206 Playa Del Rey, north of Verdemar Drive, and east of Playa Del Rey.

Zoned: RS-6

Owner: William Wilson & 4 WS, LLC

Surveyor: Texas Geo Tech

The applicant proposes to replat the property for residential development. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07-24-2025**11:34:16****Final Report - Approved****Application No. PL8810****Description :****Address :****Record Type : PLAT****Document Filename : 250613 PLAT.R1.pdf****Comment Author Contact Information:**

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

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
5	P002	Note	Alex Harmon : DS	Closed	7/16/25 UPDATE: Comment not addressed. Plat has zone AE (10 ft) and Zone AE (11 ft). Utility Plan has zone AE (11 ft) only. Confirm BFEs and ensure consistency.
6	P002	Note	Mark Zans : LD	Closed	Place square footages of lots on the lots.

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
7	P002	Note	Mark Zans : LD	Closed	Make plat outline a heavier darker line width. make it distinctive from the other plat lines.
8	P002	Note	Mark Zans : LD	Closed	Park fee: 3 residential units x 462.50 = \$1,387.50
9	P002	Note	Mark Zans : LD	Closed	: Plat is a (Non-public notice PC plat).
10	P002	Note	Mark Zans : LD	Closed	
11	P002	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.
12	P002	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.

STATE OF TEXAS
COUNTY OF NUECES

WE, WILLIAM WILSON and 4 WS, LLCC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE_____ DAY OF _____ 2025.

WILLIAM WILSON, OWNER AND MANAGER OF 4 WS, LLC

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
WILLIAM WILSON.

THIS THE_____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

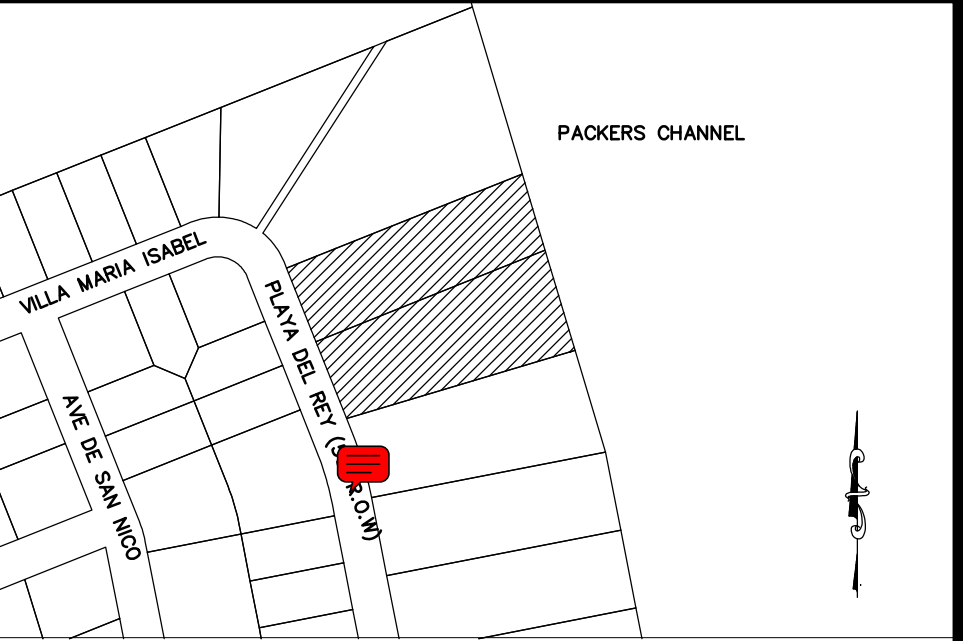
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE
FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION
AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT
AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE ____ DAY OF _____ 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

PADRE ISLAND NO 2, BLOCK 43 LOTS 14A, 15A AND 15B

BEING A RE-PLAT OF PADRE ISLAND NO 2, BLOCK 43 LOT 14 and LOT 15 ACCORDING TO THE
MAP RECORDED IN VOLUME 13, PAGE 28, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 1.53 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- 4) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0565G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 0.2 ANNUAL PERCENTAGE FLOOD HAZARD AND ZONE AE AREAS OF SPECIAL FLOOD HAZARD WITH BFE OF 10 FT AND 11 FT
- 5) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 6) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

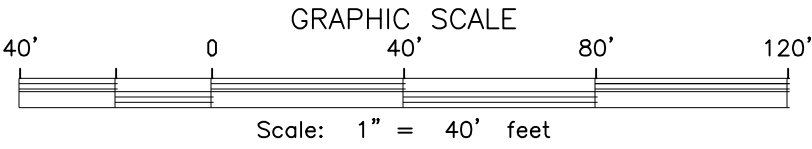
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M.

_____, 2025

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 250613
JULY 14, 2025

STATE OF TEXAS
COUNTY OF NUECES

WE, WILLIAM WILSON and 4 WS, LLCC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

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COUNTY OF NUECES

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MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS
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THIS THE_____ DAY OF _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

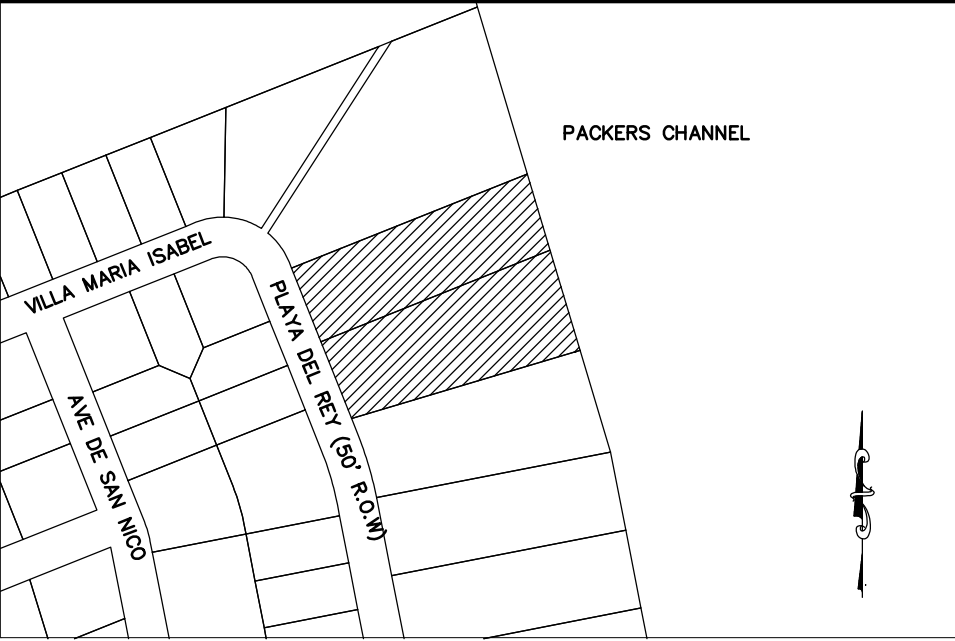
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AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT
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REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

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- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

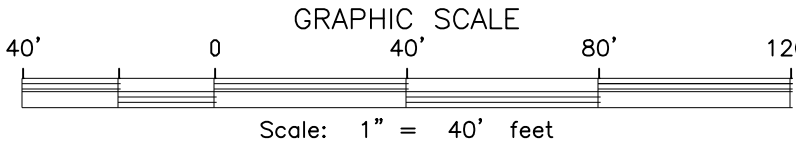
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ M. AND DULY RECORDED THE ____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

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M.

_____, 2025

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 250613
JULY 14, 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 6, 2025**

PL8772

FINAL - King's Point Unit 2

Lot 3, Block 2

(1.79 Acres)

(District 3). Generally located at 3146 6004 Yorktown Boulevard, north of Yorktown Boulevard and east of Loire Boulevard.

Zoned: CN-2

Owner: Oliver Ommani

Surveyor: Texas Geo Tech

The applicant proposes to replat the property for commercial uses. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07-28-2025**15:38:20****Final Report - Approved****Application No. PL8772****Description :****Address :****Record Type : PLAT****Document Filename : 250603 - RE-PLAT-2- 6004 YORKTOWN.R1.pdf****Comment Author Contact Information:**

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

General Comments

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

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
12	P001	Note	Alex Harmon : DS	Closed	
3	P001	Note	Mark Zans : LD	Closed	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
4	P001	Note	Mark Zans : LD	Closed	Please depict and label all easements on the property . Per City GIS system, a 15' wide easement runs N-S down the middle of the property. There is a 15' wide easement along the Yorktown road frontage.
5	P001	Note	Mark Zans : LD	Closed	Remove general #8 Duplicated genrel note no. 2
6	P001	Note	Mark Zans : LD	Closed	Plat is a final plat
7	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/23/2025. The deadline for revisions to be submitted is 7/14/2025
8	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.
9	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.
11	P001	Note	Mark Zans : LD	Closed	Please change the picture to a different picture. Road names and property lines should be readable, and the proposed site should be clearly marked and identified

STATE OF TEXAS
COUNTY OF NUECES

I, Oliver Ommani hereby certify that I am (50%) owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

OLIVER OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by OLIVER OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, Vallollah and Saeideh Ommani hereby certify that together we are (50%) owner's of the Land embraced within the boundaries of the foregoing plat, that we have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

VALLOLLAH OMMANI, OWNER

SAEIDEH OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by VALLOLLAH and SAEIDEH OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2025, with its certificate of authentication was filed for record in my office the _____ day of _____ 2025, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____

Filed for Record
At _____ o'clock ____ M.
_____ 2025

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

KING'S POINT UNIT 2 BLOCK 2, LOT 3

BENG A TOTAL OF 1.8 ACRE TRACT OF LAND, OUT OF FLOUR BLUFF & ENCINAL FARM GARDEN TRACTS, SECTION 10 LOT 11. AS RECORDED IN VOLUME A PAGE 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING SAME BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2024012048 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:

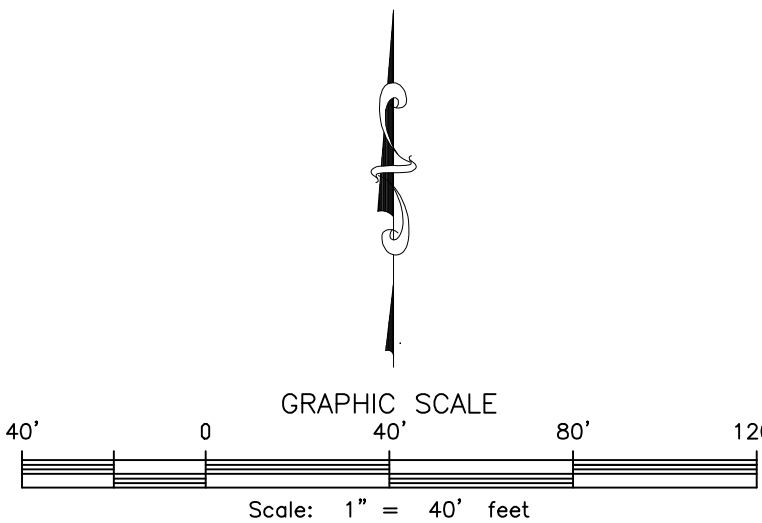
1. TOTAL PLATTED AREA CONTAINS 1.76 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF MINIMUM FLOOD HAZARD, COMMUNITY PANEL No. 48355C0520G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. FOUND 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
6. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO BAY AS "CONTACT RECREATION" USE.
8. DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2025.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854



TEXAS GEO TECH
LAND SURVEYING, INC

5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
250603
JUNE 12, 2025

STATE OF TEXAS
COUNTY OF NUECES

I, Oliver Ommani hereby certify that I am (50%) owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

OLIVER OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by OLIVER OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, Vallollah and Saeideh Ommani hereby certify that together we are (50%) owner's of the Land embraced within the boundaries of the foregoing plat, that we have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

VALLOLLAH OMMANI, OWNER

SAEIDEH OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by VALLOLLAH and SAEIDEH OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2025, with its certificate of authentication was filed for record in my office the _____ day of _____ 2025, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____

Filed for Record
At _____ o'clock ____ M.
_____ 2025

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

KING'S POINT UNIT 2 BLOCK 2, LOT 3

BENG A TOTAL OF 1.8 ACRE TRACT OF LAND, OUT OF FLOUR BLUFF & ENCINAL FARM GARDEN TRACTS, SECTION 10 LOT 11. AS RECORDED IN VOLUME A PAGE 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING SAME BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2024012048 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

JBMA YORKTOWN LTD
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
CALLED : 4.686 ACRES
FROM LOT 12, BLOCK 10
O.P.R.N.C.T.

LOT 12- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 11- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 10- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 9- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 3
1.76 Acres.
76861.29 Sq.ft.

LOT 2- BLOCK 2
KING'S POINT UNIT 2
VOLUME 69 PAGE 374-375
M.R.N.C.T.



VICINITY MAP

SCALE: N.T.S.

GENERAL NOTES:

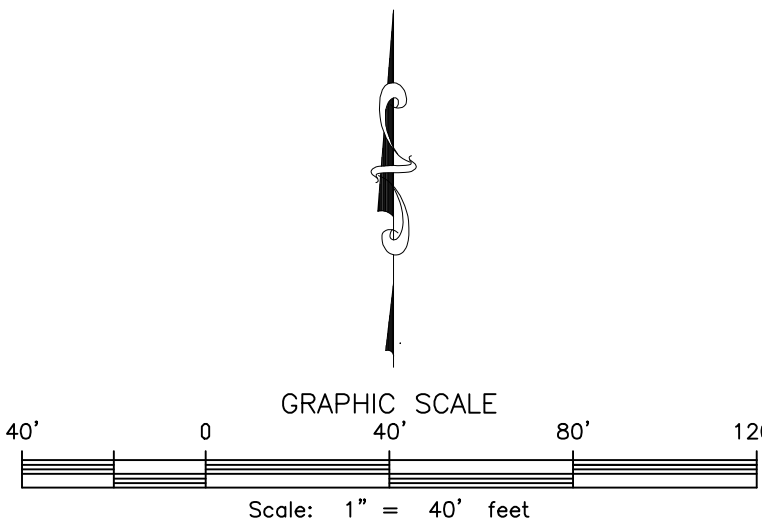
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STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2025.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854



TEXAS GEO TECH
LAND SURVEYING, INC

5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
250603
JUNE 12, 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8226

FINAL - Viridian Phase I

Lots 1-31, 55-67, and 198-227

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements (PI8347): Status – Released for Construction
- Preliminary Plat (PL8223) Approval Date: April 3, 2024

The plat approved on April 17, 2024, expired on April 17, 2025, pursuant to Section 3.8.5.F of the Unified Development Code, due to non-initiation of improvements within twelve months and absence of a financial guarantee. A time extension and appeal request was submitted on July 18, 2025—92 days after expiration—seeking a **1-year** extension.

As outlined in Section 3.8.5.F, the Planning Commission retains authority to hear an appeal of the expiration determination, provided the appeal is submitted within 30 days of notification. The Commission may evaluate whether substantial progress toward completion had occurred and whether the expiration was warranted under the code.

The associated Public Improvements case (PI8347) is currently released for construction, which may be considered in assessing substantial progress.

Policy Context and Current Evaluation Status

The subject plats were originally approved before the implementation of the current policy requiring public improvements to be completed before or concurrently with final plat approval. The Land Development staff now has access to the necessary documentation to properly evaluate the plats under current standards.

Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

In accordance with UDC §8.1.8.C, the homeowners association's legal instrument must be approved as to form by the City Attorney prior to any plat recordation and must be recorded simultaneously with the plat. To date, this instrument has not been submitted to staff for review.

From: [Andrew Dimas \[DevSvcs\]](#)
To: [Moses Mostaghani](#)
Cc: [Edgar Garcia](#); [Michael Dice](#); [Elena Buentello](#); [Mark Zans](#)
Subject: Mirabella Final Plats
Date: Friday, July 18, 2025 11:19:26 AM
Attachments: [Outlook-0wulotv4.png](#)

Good Morning Moses,

As we discussed, the Mirabella plats listed below expired in April of this year.

- PL8226 Viridian Phase I
- PL8227 Viridian Phase II
- PL8229 Valencia Phase I
- PL8231 Valencia Phase II
- PL8230 Ventanas Phase I
- PL8228 Ventanas Phase II

However, UDC Section 3.8.5.F states an appeal can be submitted to the Planning Commission to reactivate the plats and therefore request a time extension. The fee for the appeal is \$1,064.80 and the time extension fee is \$399.30. You can make the request via email if you'd like to proceed.

Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-1137
Website: [Home | City of Corpus Christi](#)
Customer Portal: [Home - CIVICS \(infor.com\)](#)



NEED HELP WITH
CITY SERVICES?
CALL 311 TO REACH OUR
CUSTOMER CALL CENTER



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

July 18, 2025

CITY OF CORPUS CHRISTI PLANNING COMMISSION

1201 Leopard Street
Corpus Christi, Tx 78401

Re: SUBDIVISIONS REQUEST FOR EXTENSION (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

On behalf of the owner, Rhodes Development, Inc., Melden & Hunt, Inc. is requesting a 12-month plat approval extension on the below referenced subdivision plats. These subdivision plats received conditional preliminary approval at the Planning Commission Meeting of April 17, 2024.

As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

- Traffic Impact Analysis. This item had to be reviewed by the City and Tx-Dot and it took several months to go through the different review processes.
- UTP Amendment presented to City Council on **7/15/2025**. This item was presented by staff to City Council last month since these amendments are grouped with other requests and presented in batches.
- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Inc.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 ARE DEDICATED TO THE PUBLIC USE FOREVER, THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER
DATE

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST
DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND
SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

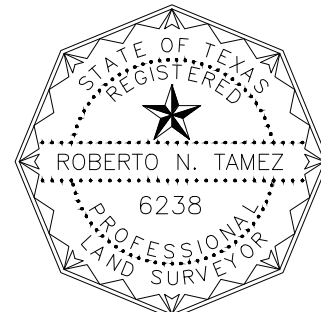
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VIRIDIAN PHASE I, WERE PREPARED FROM A
SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE
AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

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 MILLER
CHAIRMAN
AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS,
HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____, 2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

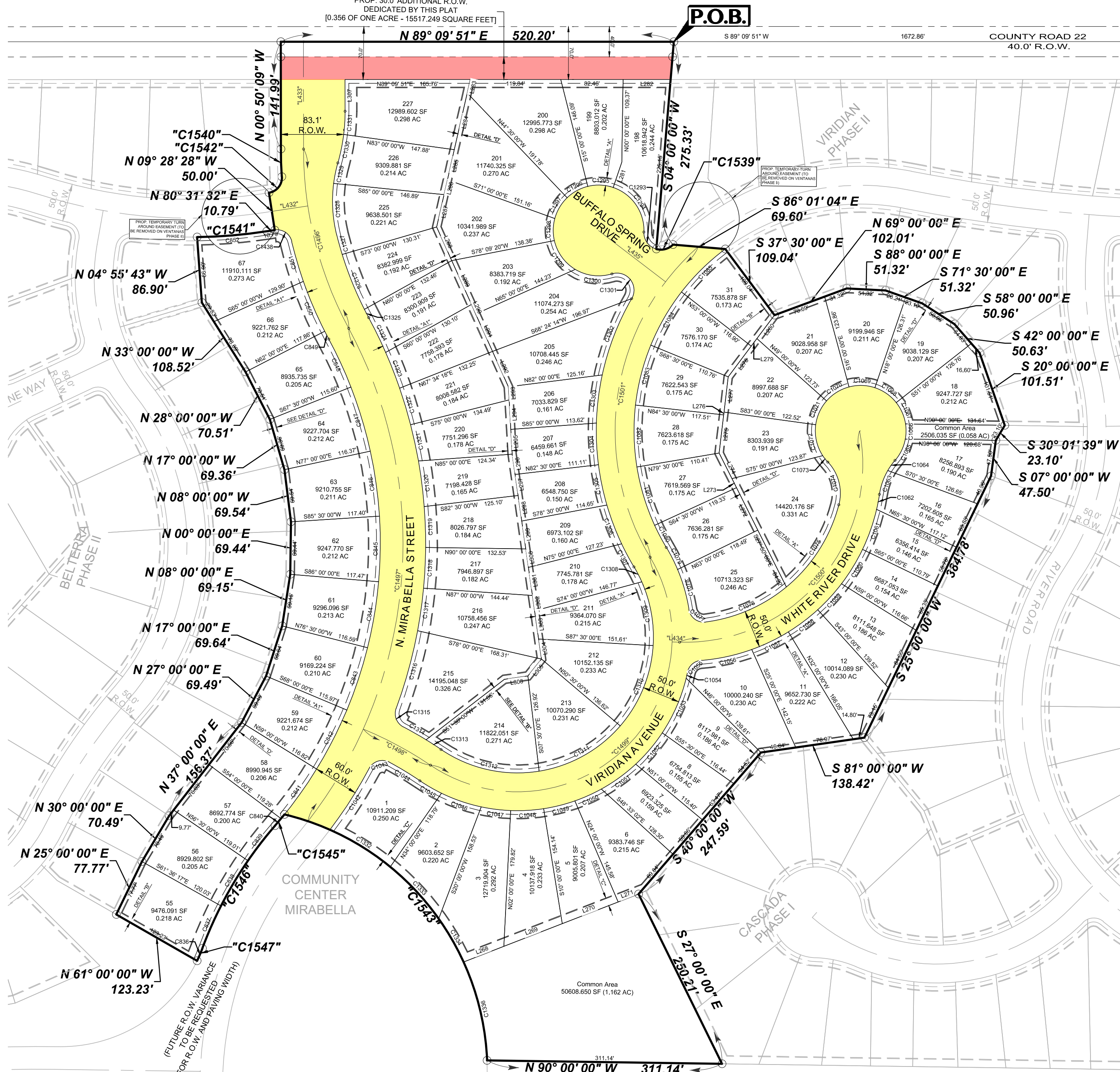
WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

FINAL PLAT OF VIRIDIAN PHASE I

BEING A SUBDIVISION OF 21.080 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING
THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

MPM DEVELOPMENT, L.P.,
W.D.W.V.L. DOC. NO. 2022022734, N.C.O.R.
SECTION 5, LAURELES FARM TRACTS
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.
PROP. 30.0' ADDITIONAL R.O.W.
DEDICATED BY THIS PLAT
(0.356 OF ONE ACRE - 15517.249 SQUARE FEET)



**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8227

FINAL - Viridian Phase II

Lots 32-48, 186-197, and 228-258 (15.60 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements: None
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Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

In accordance with UDC §8.1.8.C, the homeowners association's legal instrument must be approved as to form by the City Attorney prior to any plat recordation and must be recorded simultaneously with the plat. To date, this instrument has not been submitted to staff for review.

Attachment A: Email

Attachment B: Final Plat

From: [Andrew Dimas \[DevSvcs\]](#)
To: [Moses Mostaghani](#)
Cc: [Edgar Garcia](#); [Michael Dice](#); [Elena Buentello](#); [Mark Zans](#)
Subject: Mirabella Final Plats
Date: Friday, July 18, 2025 11:19:26 AM
Attachments: [Outlook-0wulotv4.png](#)

Good Morning Moses,

As we discussed, the Mirabella plats listed below expired in April of this year.

- PL8226 Viridian Phase I
- PL8227 Viridian Phase II
- PL8229 Valencia Phase I
- PL8231 Valencia Phase II
- PL8230 Ventanas Phase I
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Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-1137
Website: [Home | City of Corpus Christi](#)
Customer Portal: [Home - CIVICS \(infor.com\)](#)



NEED HELP WITH
CITY SERVICES?
CALL 311 TO REACH OUR
CUSTOMER CALL CENTER



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

July 18, 2025

CITY OF CORPUS CHRISTI PLANNING COMMISSION

1201 Leopard Street
Corpus Christi, Tx 78401

Re: SUBDIVISIONS REQUEST FOR EXTENSION (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

On behalf of the owner, Rhodes Development, Inc., Melden & Hunt, Inc. is requesting a 12-month plat approval extension on the below referenced subdivision plats. These subdivision plats received conditional preliminary approval at the Planning Commission Meeting of April 17, 2024.

As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

- Traffic Impact Analysis. This item had to be reviewed by the City and Tx-Dot and it took several months to go through the different review processes.
- UTP Amendment presented to City Council on **7/15/2025**. This item was presented by staff to City Council last month since these amendments are grouped with other requests and presented in batches.
- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Inc.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

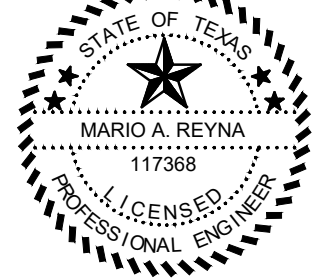
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE SURVEYED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VIRIDIAN PHASE II, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

DATE _____

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 MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

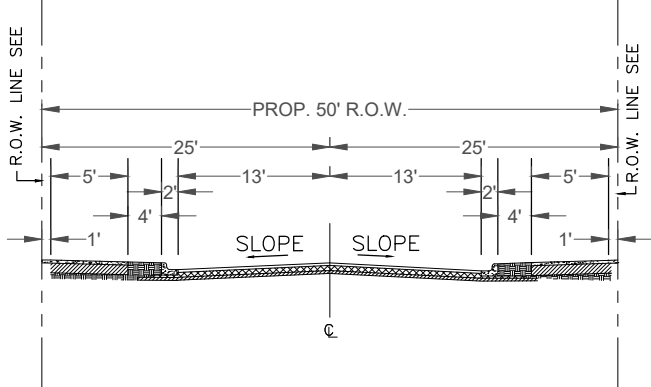
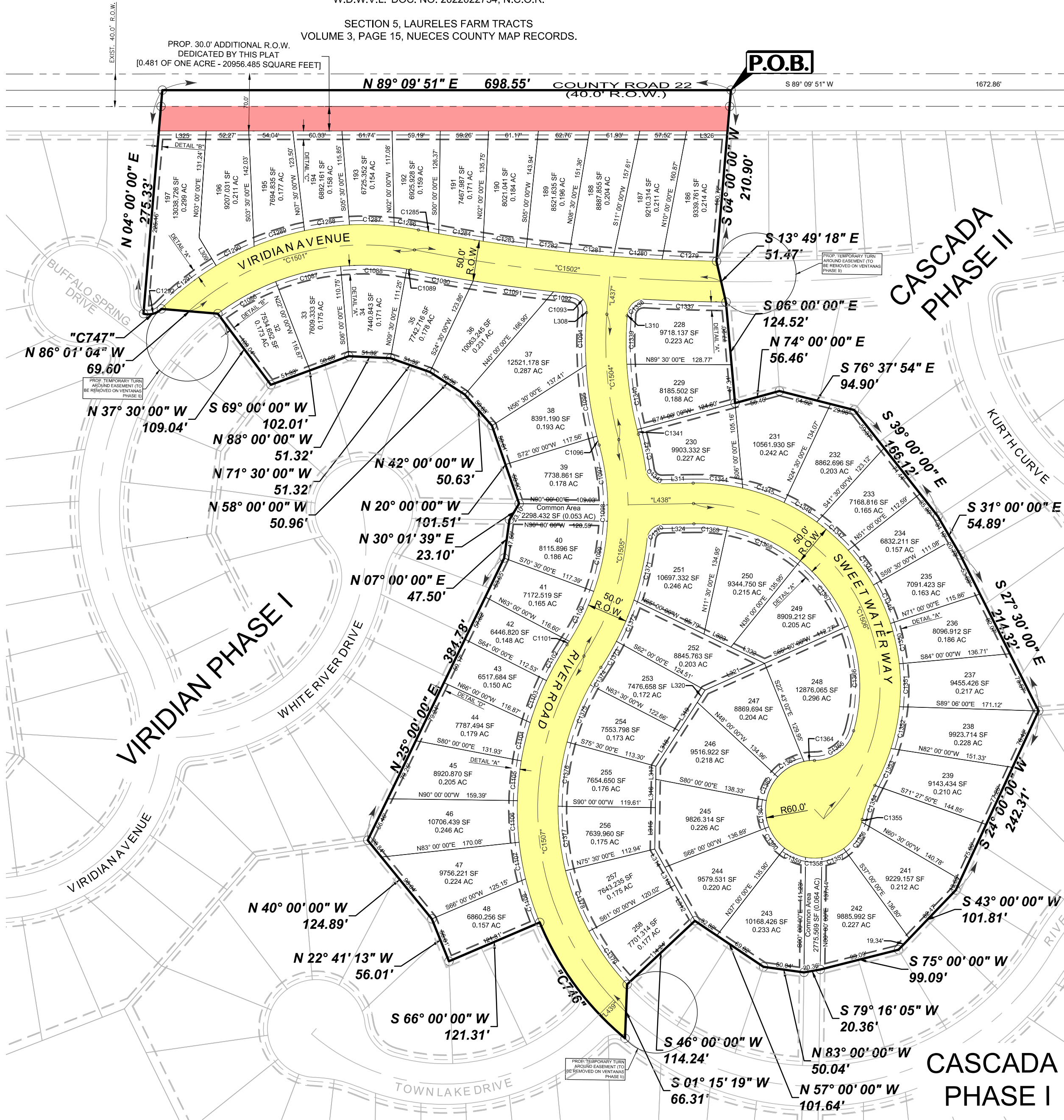
KARA SANDS, COUNTY CLERK

FINAL PLAT OF VIRIDIAN PHASE II

BEING A SUBDIVISION OF 15.605 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

SECTION 5

MPM DEVELOPMENT, L.P.,
W.D.W.V.L. DOC. NO. 2022022734, N.C.O.R.
SECTION 5, LAURELES FARM TRACTS
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



TYPICAL LOCAL STREET SECTION
WITH 50' R.O.W.

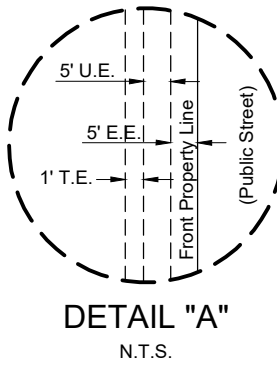
N 17135200.160
E 1327930.793
P.O.C.
N.E. COR.
SECTION 8
SEE DETAIL "E"

DETAIL "E"
N.T.S.

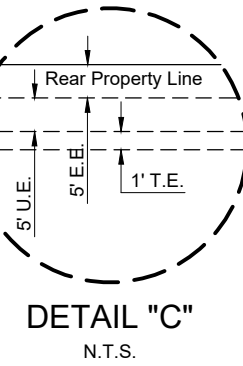
LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND PIP NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- R.O.W. - RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE

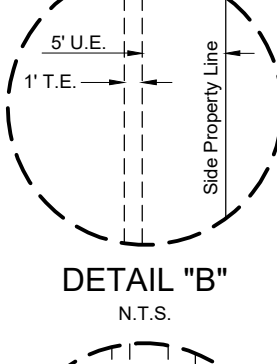
— COUNTY ROAD 22 DEDICATED R.O.W.
— INSIDE ROAD R.O.W. (2.744 ACRES - 119339.842 SQ. FT.)



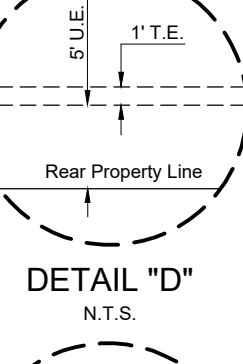
DETAIL "A"
N.T.S.



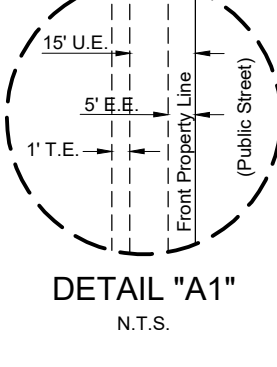
DETAIL "C"
N.T.S.



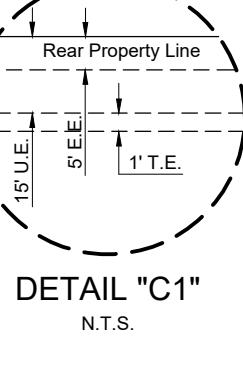
DETAIL "B"
N.T.S.



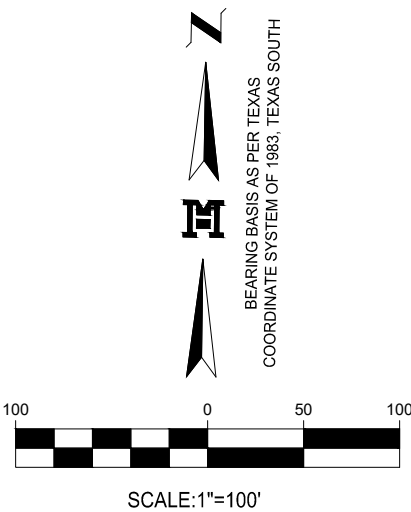
DETAIL "D"
N.T.S.



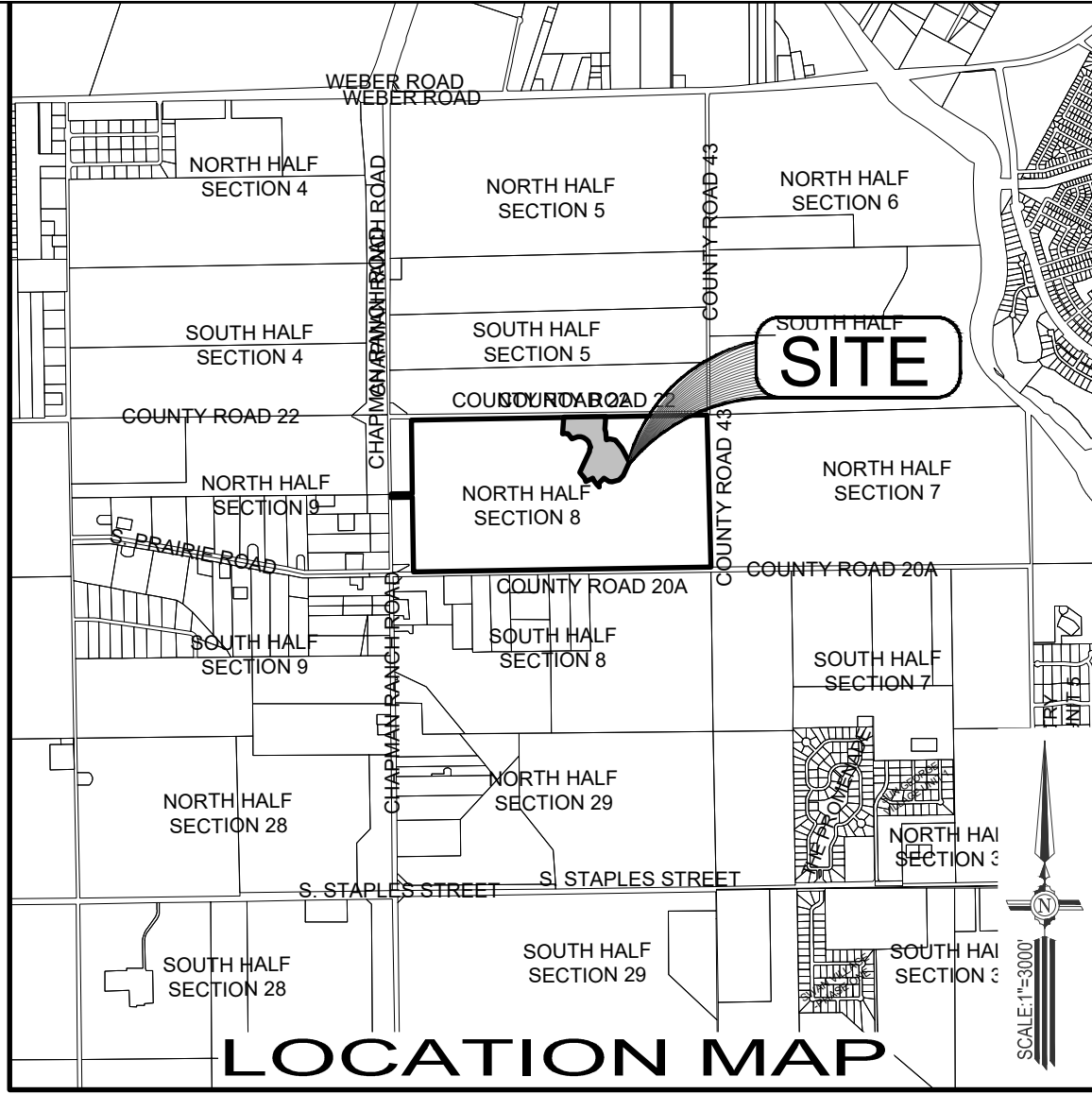
DETAIL "A1"
N.T.S.



DETAIL "C1"
N.T.S.



DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____



LOCATION MAP

OWNERS INFORMATION:

BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

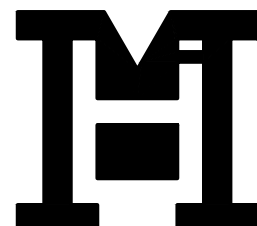
ENGINEER:

MARIO A. REYNA
115 W. McINTYRE
EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 48544 0515 G; MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI.
FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 1713295.6630; EASTING: 1322839.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/IS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT) MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 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 IN 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 DOWNSIDE DRAINAGE SYSTEM.
- 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.

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
FAX: (956) 381-1839
ESTABLISHED 1947
PH: (956) 381-0981
WWW.MELDENANDHUNT.COM

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8229

FINAL - Valencia Phase I

Lots 1-24, 104-110, Common Areas (10.59 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements:
 - PI8346: Status – *Release for Construction*
 - PI8357 (Common Area): Status – *Release for Construction*
- Preliminary Plat (PL8223) Approval Date: April 3, 2024

The plat approved on April 17, 2024, expired on April 17, 2025, pursuant to Section 3.8.5.F of the Unified Development Code, due to non-initiation of improvements within twelve months and absence of a financial guarantee. A time extension and appeal request was submitted on July 18, 2025—92 days after expiration—seeking a **1-year** extension.

As outlined in Section 3.8.5.F, the Planning Commission retains authority to hear an appeal of the expiration determination, provided the appeal is submitted within 30 days

of notification. The Commission may evaluate whether substantial progress toward completion had occurred and whether the expiration was warranted under the code.

The associated Public Improvements case (PI8346) is currently released for construction, which may be considered in assessing substantial progress.

Policy Context and Current Evaluation Status

The subject plats were originally approved before the implementation of the current policy requiring public improvements to be completed before or concurrently with final plat approval. The Land Development staff now has access to the necessary documentation to properly evaluate the plats under current standards.

Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

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From: [Andrew Dimas \[DevSvcs\]](#)
To: [Moses Mostaghani](#)
Cc: [Edgar Garcia](#); [Michael Dice](#); [Elena Buentello](#); [Mark Zans](#)
Subject: Mirabella Final Plats
Date: Friday, July 18, 2025 11:19:26 AM
Attachments: [Outlook-0wulotv4.png](#)

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- PL8227 Viridian Phase II
- PL8229 Valencia Phase I
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- PL8230 Ventanas Phase I
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Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-1137
Website: [Home | City of Corpus Christi](#)
Customer Portal: [Home - CIVICS \(infor.com\)](#)



NEED HELP WITH
CITY SERVICES?
CALL 311 TO REACH OUR
CUSTOMER CALL CENTER



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

July 18, 2025

CITY OF CORPUS CHRISTI PLANNING COMMISSION

1201 Leopard Street
Corpus Christi, Tx 78401

Re: SUBDIVISIONS REQUEST FOR EXTENSION (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

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As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

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- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Inc.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 ARE DEDICATED TO THE PUBLIC USE FOREVER, THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____.

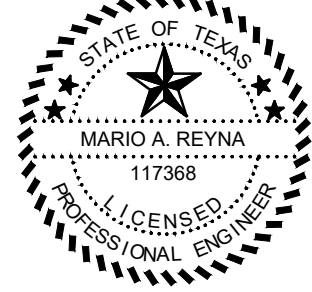
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VALENCIA PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

DATE

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 MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT DATED THIS THE _____ DAY OF _____, 2024 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____, 2024 AT _____ O'CLOCK, M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

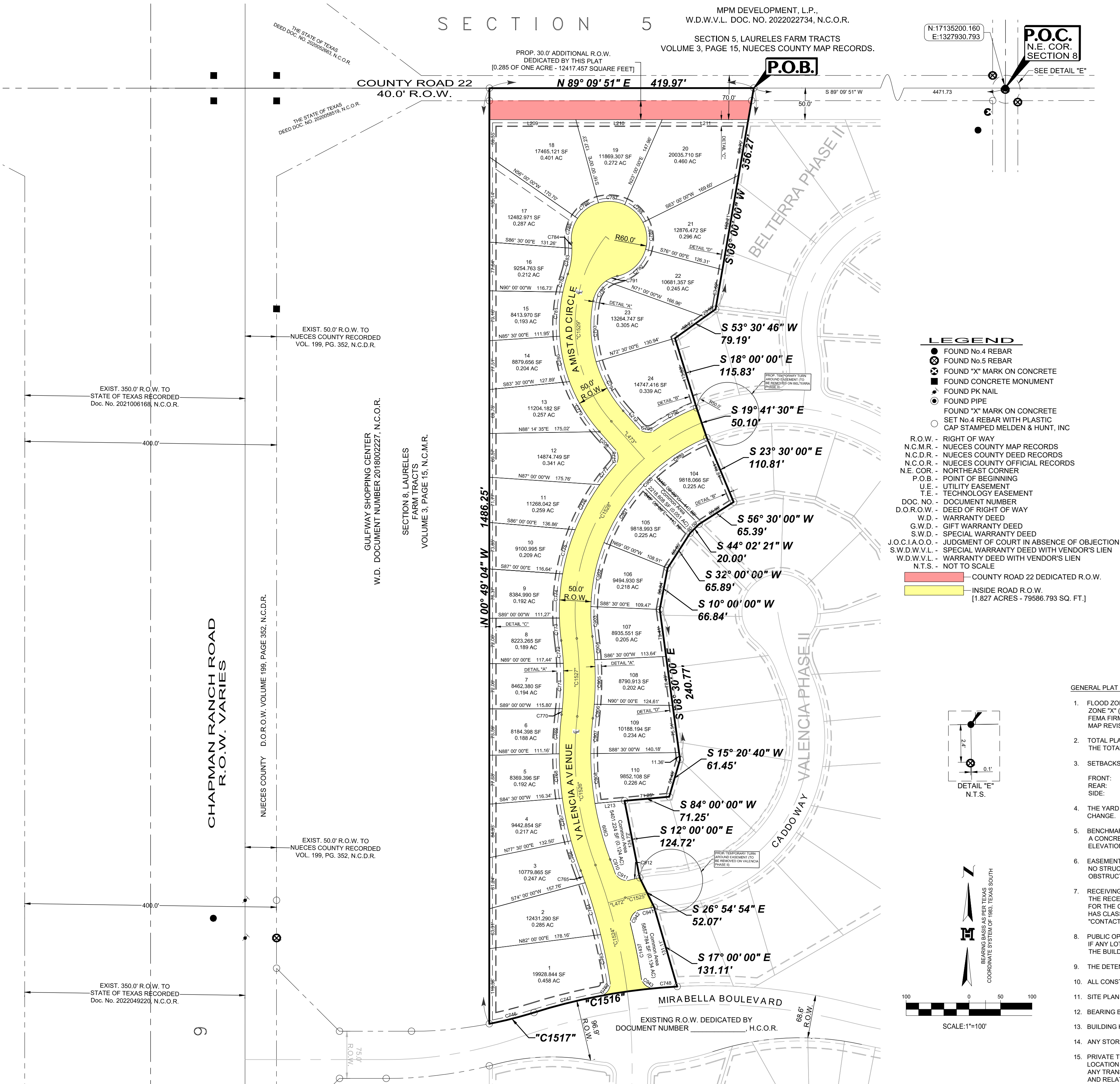
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF VALENCIA PHASE I

BEING A SUBDIVISION OF 10.592 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0515 G. MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52; NORTHING: 17132505.6630; EASTING: 1322839.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS; EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT: OWNER RESERVES UNTO RHODES DEVELOPMENT INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 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 IN 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 DOWNSIDE DRAINAGE SYSTEM.
- 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.

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8231

FINAL - Valencia Phase II

Lots 25-26, 95-103, 95-103, 111-129, and 154-168 (15.06 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements: None
- Preliminary Plat (PL8223) Approval Date: April 3, 2024

The plat approved on April 17, 2024, expired on April 17, 2025, pursuant to Section 3.8.5.F of the Unified Development Code, due to non-initiation of improvements within twelve months and absence of a financial guarantee. A time extension and appeal request was submitted on July 18, 2025—92 days after expiration—seeking a **1-year** extension.

As outlined in Section 3.8.5.F, the Planning Commission retains authority to hear an appeal of the expiration determination, provided the appeal is submitted within 30 days of notification. The Commission may evaluate whether substantial progress toward completion had occurred and whether the expiration was warranted under the code.

The are no associated Public Improvements.

Policy Context and Current Evaluation Status

The subject plats were originally approved before the implementation of the current policy requiring public improvements to be completed before or concurrently with final plat approval. The Land Development staff now has access to the necessary documentation to properly evaluate the plats under current standards.

Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

In accordance with UDC §8.1.8.C, the homeowners association's legal instrument must be approved as to form by the City Attorney prior to any plat recordation and must be recorded simultaneously with the plat. To date, this instrument has not been submitted to staff for review.

From: [Andrew Dimas \[DevSvcs\]](#)
To: [Moses Mostaghani](#)
Cc: [Edgar Garcia](#); [Michael Dice](#); [Elena Buentello](#); [Mark Zans](#)
Subject: Mirabella Final Plats
Date: Friday, July 18, 2025 11:19:26 AM
Attachments: [Outlook-0wulotv4.png](#)

Good Morning Moses,

As we discussed, the Mirabella plats listed below expired in April of this year.

- PL8226 Viridian Phase I
- PL8227 Viridian Phase II
- PL8229 Valencia Phase I
- PL8231 Valencia Phase II
- PL8230 Ventanas Phase I
- PL8228 Ventanas Phase II

However, UDC Section 3.8.5.F states an appeal can be submitted to the Planning Commission to reactivate the plats and therefore request a time extension. The fee for the appeal is \$1,064.80 and the time extension fee is \$399.30. You can make the request via email if you'd like to proceed.

Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-1137
Website: [Home | City of Corpus Christi](#)
Customer Portal: [Home - CIVICS \(infor.com\)](#)



NEED HELP WITH
CITY SERVICES?
CALL 311 TO REACH OUR
CUSTOMER CALL CENTER



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

July 18, 2025

CITY OF CORPUS CHRISTI PLANNING COMMISSION

1201 Leopard Street
Corpus Christi, Tx 78401

Re: SUBDIVISIONS REQUEST FOR EXTENSION (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

On behalf of the owner, Rhodes Development, Inc., Melden & Hunt, Inc. is requesting a 12-month plat approval extension on the below referenced subdivision plats. These subdivision plats received conditional preliminary approval at the Planning Commission Meeting of April 17, 2024.

As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

- Traffic Impact Analysis. This item had to be reviewed by the City and Tx-Dot and it took several months to go through the different review processes.
- UTP Amendment presented to City Council on **7/15/2025**. This item was presented by staff to City Council last month since these amendments are grouped with other requests and presented in batches.
- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Inc.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 ARE DEDICATED TO THE PUBLIC USE FOREVER, THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST
DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED, GIVEN UNDER MY HAND AND
SEAL OF OFFICE, THIS THE _____

DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VALENCIA PHASE II, WERE PREPARED FROM A
SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A TRUE
AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB No. 24304.08

DATE _____

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 MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

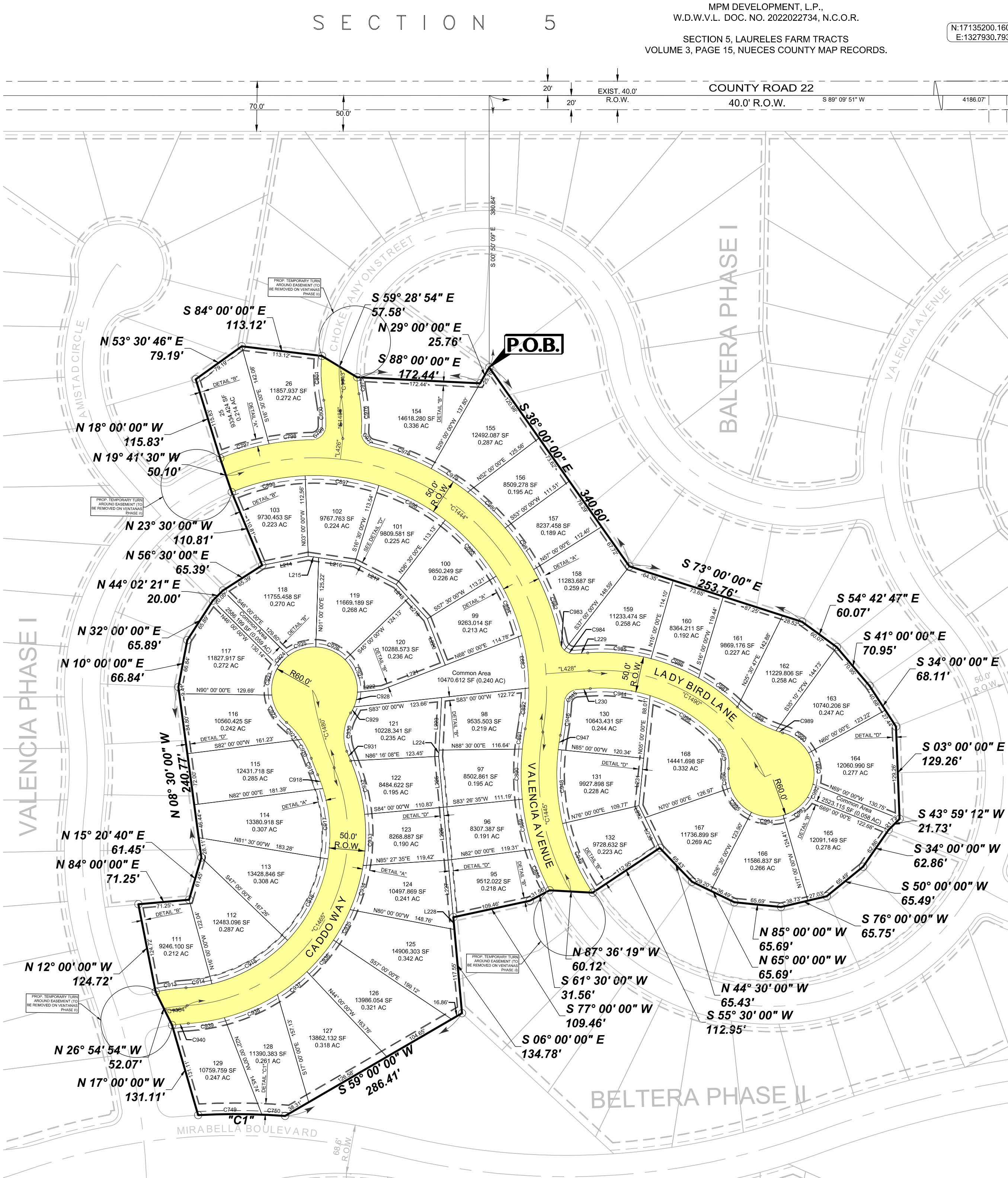
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS,
HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____, 2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ DAY OF _____, 2024 AT _____
O'CLOCK _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

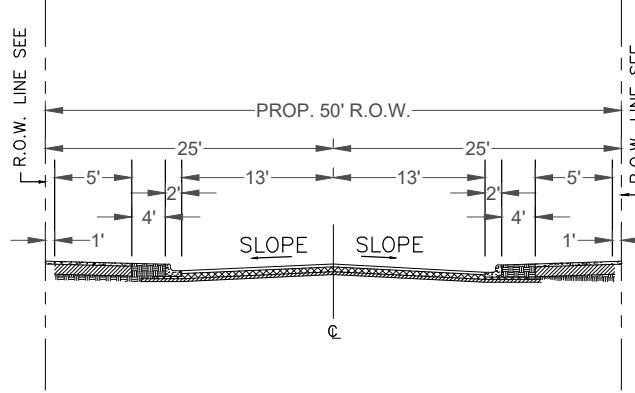
KARA SANDS, COUNTY CLERK

FINAL PLAT OF VALENCIA PHASE II

BEING A SUBDIVISION OF 15.063 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



P.O.C.
N.E. COR.
SECTION 8
SEE DETAIL "E"



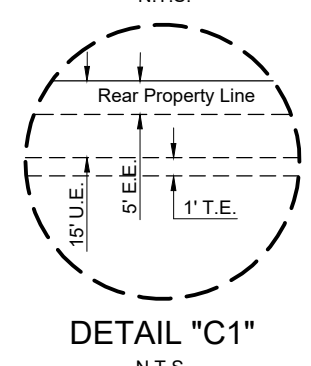
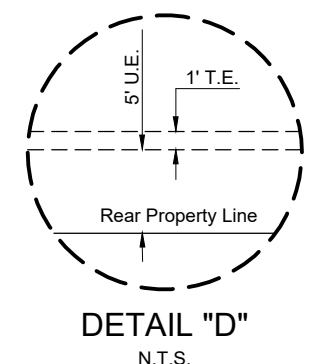
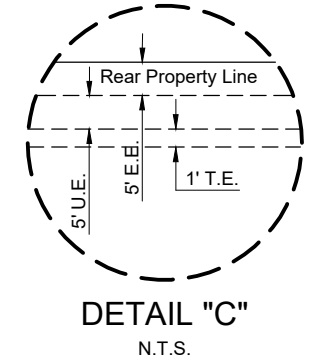
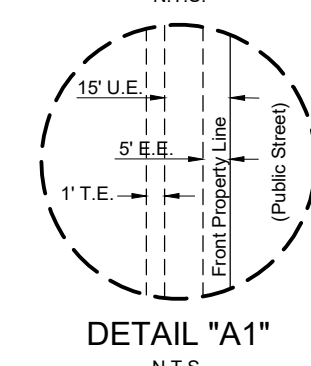
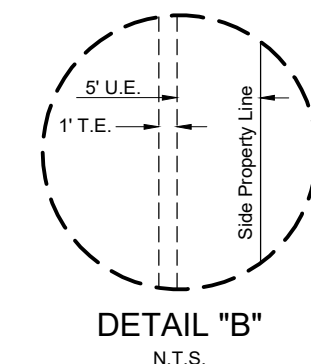
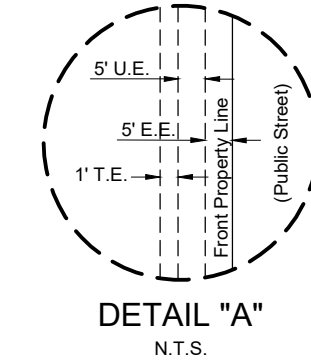
TYPICAL LOCAL STREET SECTION
WITH 50' R.O.W.

LEGEND

- FOUND No. 4 REBAR
- ⊗ FOUND No. 5 REBAR
- ⊙ FOUND "X" MARK ON CONCRETE
- FOUND PK NAIL
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

R.O.W. - RIGHT OF WAY
N.C.M.F. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. - NOT TO SCALE

INSIDE ROAD R.O.W.
[2.689 ACRES - 116820.064 SQ. FT.]



GENERAL PLAT NOTES & RESTRICTIONS

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MPM DEVELOPMENT, L.P.,
W.D.W.V.L. DOC. NO. 2022022734, N.C.O.R.

SECTION 5, LAURELES FARM TRACTS
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.

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E:1327930.793

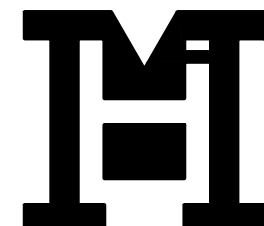
STATE OF TEXAS §
COUNTY OF FAYETTE §

I, _____ FOR NATIONAL BANK, DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF
A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH MANOK GP, LLC IS THE OWNER, AND WE APPROVE OF THE
SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. THIS THE _____ DAY OF
_____, 20____

BY: _____

DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
FAX: (956) 381-1839
ESTABLISHED 1947
PH: (956) 381-0981
WWW.MELDENANDHUNT.COM

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8230

FINAL – Ventanas Phase I

Lots 1-85, 141-174 (22.43 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements:
 - PI8349: Status – *Release for Construction*
- Preliminary Plat (PL8223) Approval Date: April 3, 2024

The plat approved on April 17, 2024, expired on April 17, 2025, pursuant to Section 3.8.5.F of the Unified Development Code, due to non-initiation of improvements within twelve months and absence of a financial guarantee. A time extension and appeal request was submitted on July 18, 2025—92 days after expiration—seeking a **1-year** extension.

As outlined in Section 3.8.5.F, the Planning Commission retains authority to hear an appeal of the expiration determination, provided the appeal is submitted within 30 days

of notification. The Commission may evaluate whether substantial progress toward completion had occurred and whether the expiration was warranted under the code.

The associated Public Improvements case (PI8349) is currently released for construction, which may be considered in assessing substantial progress.

Policy Context and Current Evaluation Status

The subject plats were originally approved before the implementation of the current policy requiring public improvements to be completed before or concurrently with final plat approval. The Land Development staff now has access to the necessary documentation to properly evaluate the plats under current standards.

Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

In accordance with UDC §8.1.8.C, the homeowners association's legal instrument must be approved as to form by the City Attorney prior to any plat recordation and must be recorded simultaneously with the plat. To date, this instrument has not been submitted to staff for review.

From: [Andrew Dimas \[DevSvcs\]](#)
To: [Moses Mostaghani](#)
Cc: [Edgar Garcia](#); [Michael Dice](#); [Elena Buentello](#); [Mark Zans](#)
Subject: Mirabella Final Plats
Date: Friday, July 18, 2025 11:19:26 AM
Attachments: [Outlook-0wulotv4.png](#)

Good Morning Moses,

As we discussed, the Mirabella plats listed below expired in April of this year.

- PL8226 Viridian Phase I
- PL8227 Viridian Phase II
- PL8229 Valencia Phase I
- PL8231 Valencia Phase II
- PL8230 Ventanas Phase I
- PL8228 Ventanas Phase II

However, UDC Section 3.8.5.F states an appeal can be submitted to the Planning Commission to reactivate the plats and therefore request a time extension. The fee for the appeal is \$1,064.80 and the time extension fee is \$399.30. You can make the request via email if you'd like to proceed.

Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-1137
Website: [Home | City of Corpus Christi](#)
Customer Portal: [Home - CIVICS \(infor.com\)](#)



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

July 18, 2025

CITY OF CORPUS CHRISTI PLANNING COMMISSION

1201 Leopard Street
Corpus Christi, Tx 78401

Re: SUBDIVISIONS REQUEST FOR EXTENSION (PL8226 Viridian Phase I, PL8227 Viridian Phase II, PL8229 Valencia Phase I, PL8231 Valencia Phase II, PL8230 Ventanas Phase I, PL8228 Ventanas Phase II)

City of Corpus Christi Planning Commission,

On behalf of the owner, Rhodes Development, Inc., Melden & Hunt, Inc. is requesting a 12-month plat approval extension on the below referenced subdivision plats. These subdivision plats received conditional preliminary approval at the Planning Commission Meeting of April 17, 2024.

As part of the preliminary approval, several major conditions were established that were supposed to be met prior to the final approval of these plans. These conditions included:

- Traffic Impact Analysis. This item had to be reviewed by the City and Tx-Dot and it took several months to go through the different review processes.
- UTP Amendment presented to City Council on **7/15/2025**. This item was presented by staff to City Council last month since these amendments are grouped with other requests and presented in batches.
- Establishing TIRZ between Land Developers and City Officials

Your consideration on this request at your next board meeting is appreciated. If you have any questions and/or require additional information, please do not hesitate to contact me.

Respectfully,

Mario A. Reyna, P.E.
President

Cc: Rhodes Development, Inc.

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY 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 ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER

DATE _____

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST
DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND
SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____

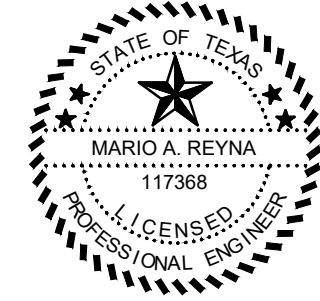
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY
THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VENTANAS PHASE I, WERE PREPARED FROM A
SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/08/2024, AND THAT IT IS A
TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB No. 24304.08

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 MILLER
CHAIRMAN

AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS,
HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____, 2024 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
ON THE _____ DAY OF _____, 2024 AT _____ O'CLOCK AND DULY
RECORDED ON _____ M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____ DAY OF _____, 2024.

KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

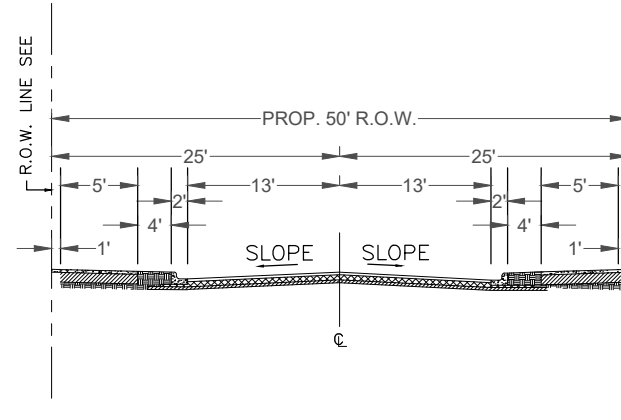
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
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CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY
EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

DAY OF _____, 20____

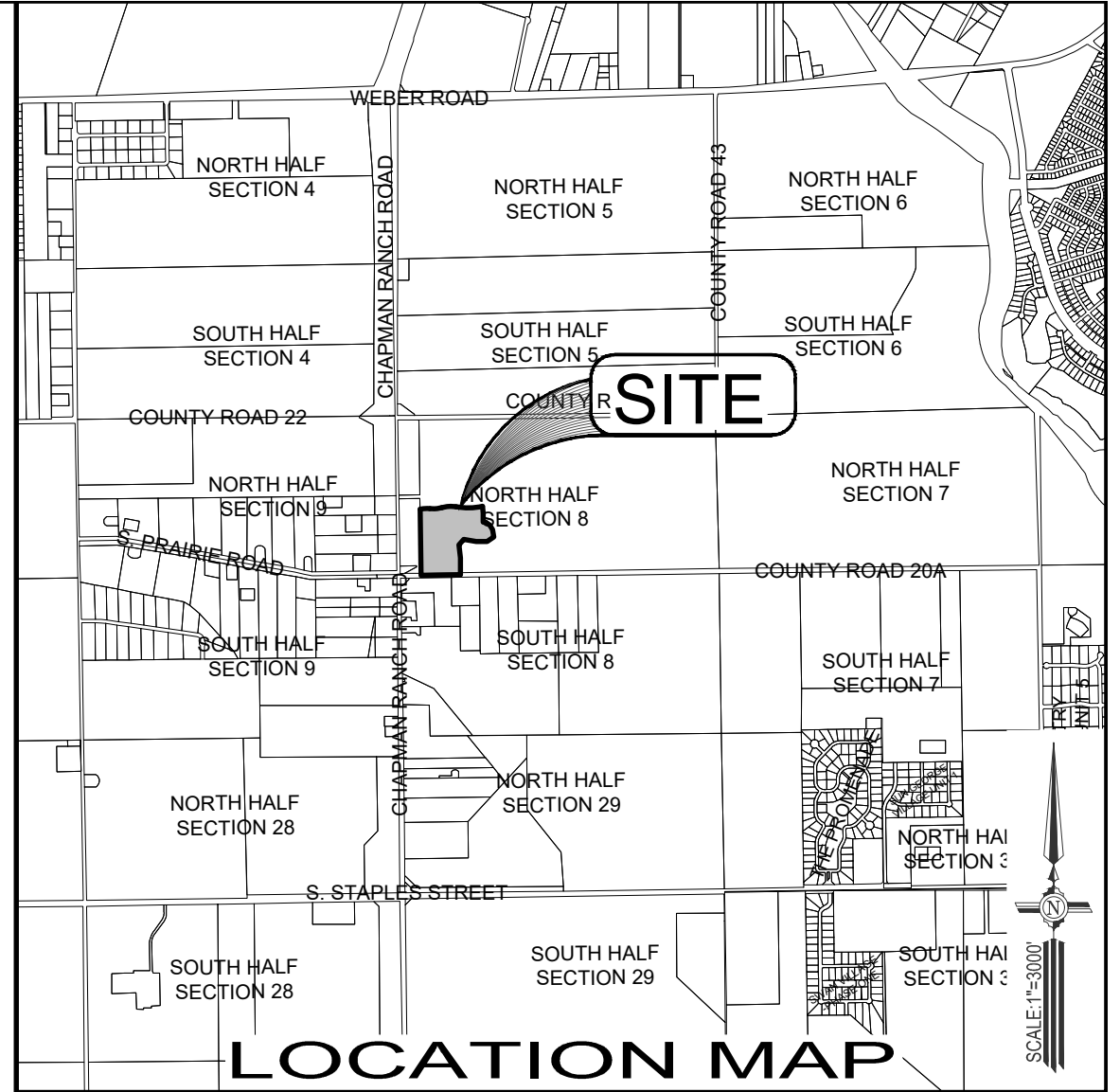
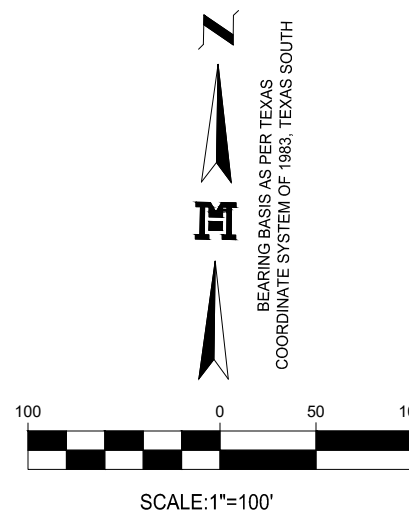
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF VENTANAS PHASE I

BEING A SUBDIVISION OF 22.430 ACRES OF LAND SITUATED IN
THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT
OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



TYPICAL LOCAL STREET SECTION
WITH 50' R.O.W.



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND No. 5 REBAR
 - FOUND "X" MARK ON CONCRETE
 - FOUND CONCRETE MONUMENT
 - FOUND PK NAIL
 - FOUND PIPE
 - FOUND "X" MARK ON CONCRETE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT-OF-WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
J.O.C.I.A.O.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
N.T.S. - NOT TO SCALE

- FLOOD "ZONE AE"
- COUNTY ROAD 20A DEDICATED R.O.W.
- INSIDE ROAD R.O.W. [4.330 ACRES ± 323 SQ. FT.]

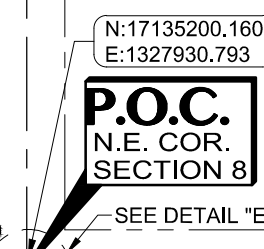
OWNERS INFORMATION:
BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON INSPIRED, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:
ROBERTO N. TAMEZ, R.P.L.S.
115 W. McINTYRE
EDINBURG, TX 78541

ENGINEER:
MARIO A. REYNA
115 W. McINTYRE
EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
FEMA FIRM COMMUNITY PANEL NUMBER 485404 0515 G.
MAP REVISED: OCTOBER 15, 2022.
- TOTAL PLATTED AREA NOTE:
THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 15' OR EASEMENT WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS
SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE:
A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF
CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52, NORTHING: 17132505.6630, EASTING:
1322839.0520.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF
FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE
EASEMENT.
- RECEIVING WATER NOTE:
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE:
IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION
WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF
BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND
APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY
EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY
EASEMENT) MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY
TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT
NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS
PLAT.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT
CENTER OF EACH RESIDENTIAL LOT
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION
WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 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 IN 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.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY
CONTROL FAILS TO MAINTAIN THE CONTROL TO TxDOT ROAD, THE OWNER SHALL CORRECT THE PROBLEM.



SEE DETAIL "E"

DETAIL "E" N.T.S.

DETAIL "A" N.T.S.

DETAIL "C" N.T.S.

DETAIL "D" N.T.S.

DETAIL "B" N.T.S.

DETAIL "C1" N.T.S.

DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8228

FINAL – Ventanas Phase II

Lots 1-16, 86-140, 341-342 (14.47 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

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Thanks,

Andrew K. Dimas, AICP
Assistant Director - Land Development
Development Services Department (DSD)
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Main Line: (361) 826-3240
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Customer Portal: [Home - CIVICS \(infor.com\)](#)



Development Services Mission Statement

"To administer the building and development codes and facilitate development of the City."

STATE OF TEXAS §
COUNTY OF NUECES §

WE, HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING VENTANA PHASE II PLAT THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BOBAK MOSTAGHASI
MANAGING MEMBER
DATE _____

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BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
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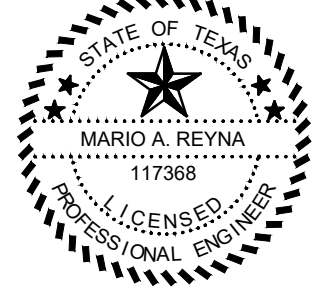
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MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
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DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 02/20/24
ENGINEERING JOB # 24022.00

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COUNTY OF HIDALGO §

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ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-08-2024
SURVEYING JOB NO. 24304.08

DATE _____

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COUNTY OF NUECES §

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THIS THE _____ DAY OF _____, 20____

MICHAEL MILLER
CHAIRMAN
AL RAYMOND, III, AIA, CBO
SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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DATED THIS THE _____ DAY OF _____, 20____

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

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COUNTY OF NUECES §

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WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
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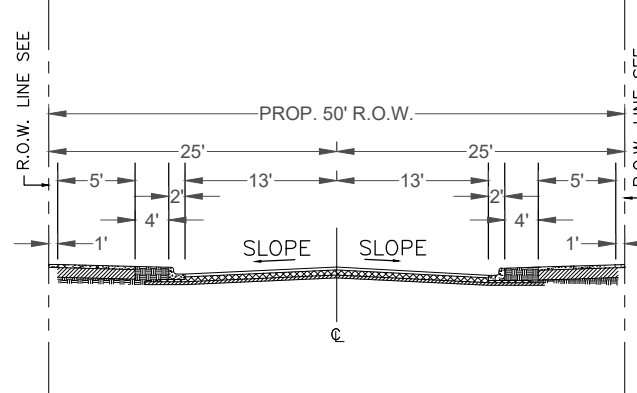
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____, 20____

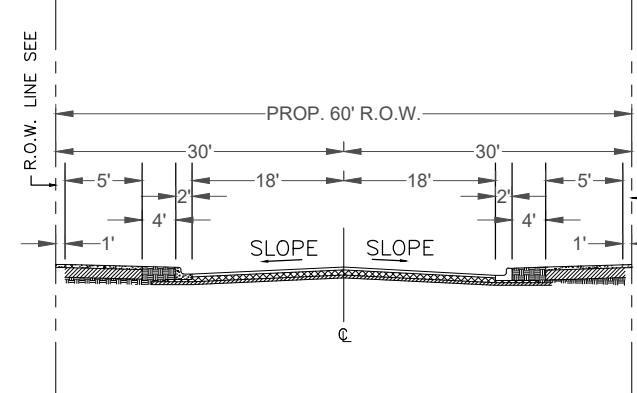
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT OF VENTANAS PHASE II

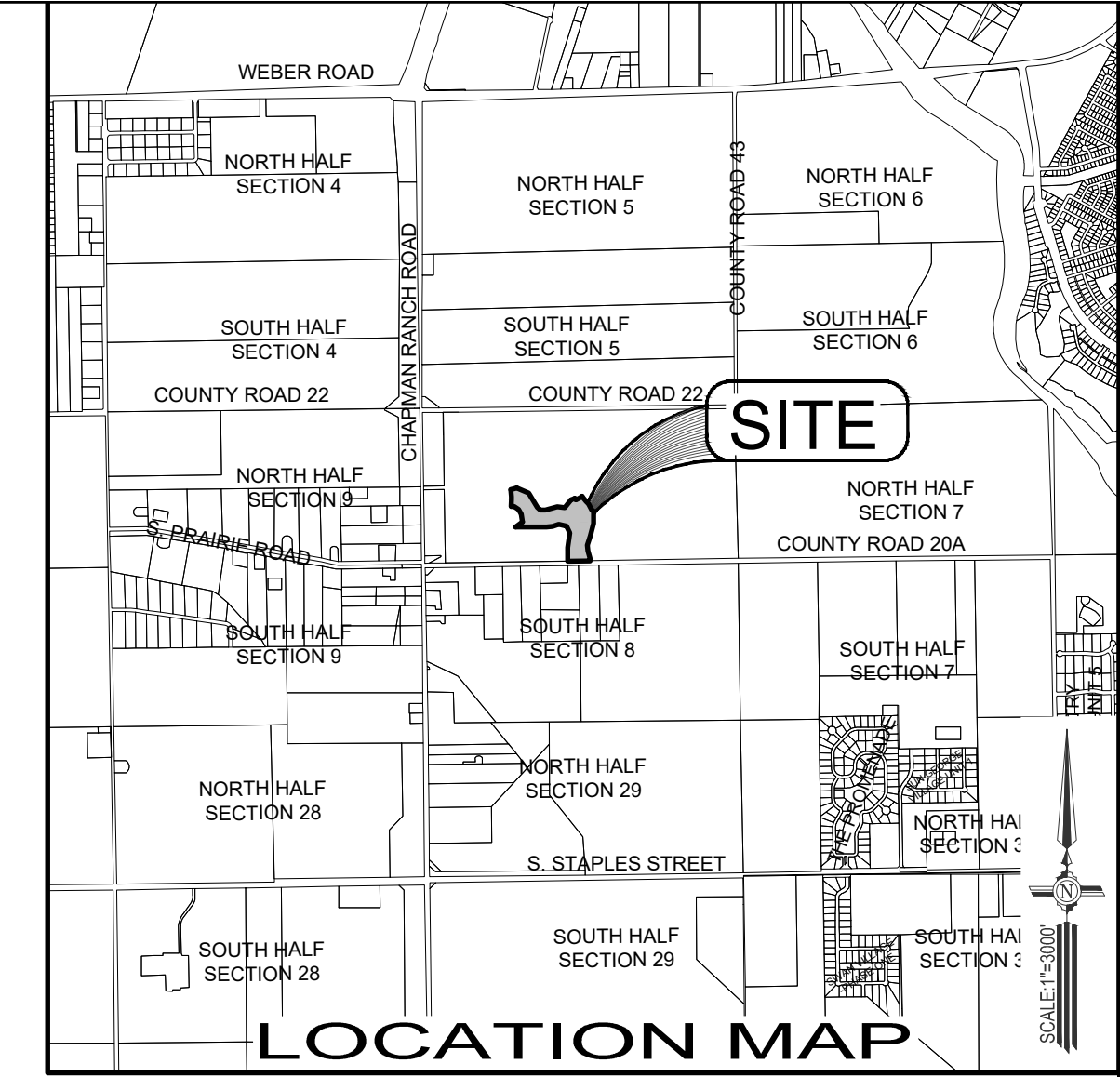
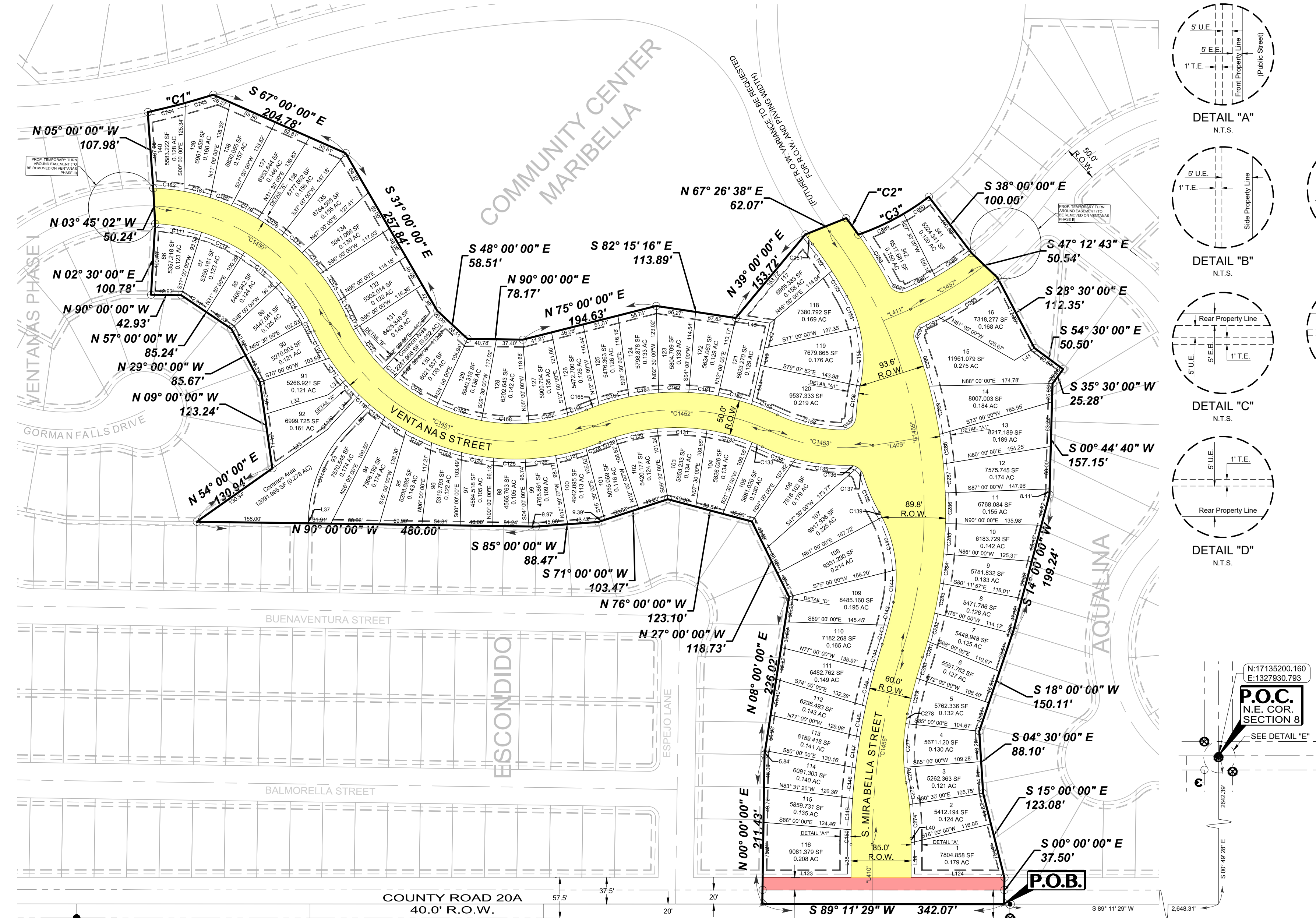
BEING A SUBDIVISION OF 14.479 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE NORTH HALF OF SECTION 8, LAURELES FARM TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, NUECES COUNTY MAP RECORDS.



TYPICAL LOCAL STREET SECTION
WITH 50' R.O.W.



TYPICAL LOCAL STREET SECTION
WITH 60' R.O.W.



LOCATION MAP

OWNERS INFORMATION:

BOBAK MOSTAGHASI, MANAGING MEMBER
THE LONDON PROPER, LLC
A TEXAS LIMITED LIABILITY COMPANY
5 WEST BAR-LE-DOC DRIVE
CORPUS CHRISTI, TEXAS 78414

SURVEYOR:

ROBERTO N. TAMEZ, R.P.L.S.
115 W. MONTYRE
EDINBURG, TX 78541

ENGINEER:

MARIO A. REYNA
115 W. MONTYRE
EDINBURG, TX 78541

GENERAL PLAT NOTES & RESTRICTIONS

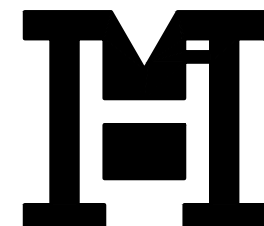
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 48544 0515 Q. MAP REVISED: OCTOBER 13, 2022.
- TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 297.148 ACRES OF LAND.
- SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
- FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
REAR: 10' OR EASEMENT WHICHEVER IS GREATER
SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BENCHMARK NOTE: A CONCRETE MONUMENT FOUND ON THE NORTHEAST RIGHT-OF-WAY CLIP LINE OF THE INTERSECTION OF CHAPMAN RANCH ROAD AND COUNTY ROAD 20A. ELEVATION: 25.52; NORTHING: 17132505.6930; EASTING: 1322839.0520.
- EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- RECEIVING WATER NOTE: THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS 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.
- PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
- BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
- BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
- ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TxDOT.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 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 IN 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.
- 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.

LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- RIGHT OF WAY
- N.C.M.R. - NUECES COUNTY MAP RECORDS
- N.C.D.R. - NUECES COUNTY DEED RECORDS
- N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- DOC. NO. - DOCUMENT NUMBER
- D.O.R.O.W. - DEED OF RIGHT OF WAY
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- J.O.C.I.A.O. - JUDGMENT OF COURT IN ABSENCE OF OBJECTION
- S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
- W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN
- N.T.S. - NOT TO SCALE
- COUNTY ROAD 20A DEDICATED R.O.W.
- INSIDE ROAD R.O.W. [3.147 ACRES - 137071.846 SQ. FT.]

DRAWN BY: J.L.G. DATE: 02-20-24
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

ZONING REPORT

CASE ZN8548

Applicant & Subject Property			
District: 4 Owner: AI Development, Inc Applicant: All Development, Inc. Address: 6502 Holly Road, located along the north side of Holly Road, east of Airline Road and Woodbend Drive, and west of Rodd Field Road. Legal Description: Lot 1, Block 2, Woodbend subdivision Acreage of Subject Property: 3.3 acres			
Zoning Request			
From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Purpose of Request: To allow a commercial development; particularly a strip retail plaza.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial	Vacant	High-Density Residential
North	"RM-1" Multi-Family, "RS-6" Single-Family 6	Low- and Medium-Density Residential	Medium-Density Residential, High-Density Residential
South	"RS-TF/SP" Two-Family with a Special Permit, "RS-6" Single-Family 6	Low- and Medium-Density Residential	Medium- and High-Density Residential
East	"RS-6" Single-Family 6	Low-Density Residential	Medium-Density Residential
West	"CN-1," Neighborhood Commercial and "RM-3" Multi-Family District	Commercial, Medium-Density Residential	Commercial, High-Density Residential
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 64 Page 264-265. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None			
Roadway Master Plan			

Holly Road	Designation	Section Proposed	Section Existing
	"A1" Minor Arterial Undivided	95-Foot ROW 4 Lanes, Center Turn Lane	100-Foot ROW 4 Lanes, Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 26 <i>Staples Street Station</i> near the intersection of Airline Road and Holly Road, a quarter mile west of the site.			
Bicycle Mobility Plan: The subject property is approximately a quarter mile north of a planned off-road multi-use trail, along the Mary Carroll (Schanen) Ditch, and three-quarter of a mile south of a planned one-way cycle track along each side of Williams Drive.			
Utilities			
Gas: A 2-inch gas line exists beyond the northern and eastern property boundary lines, within the abutting residential subdivision. Stormwater: A 24-inch RCP (active and public) storm water pipe exists along the north side of Holly Road. Wastewater: An 8-inch (active and public) gravity main exists along Woodbend Drive, however, terminates at the northwestern corner of the property; and a 30-inch PVC (active and public) force main along the side property line. Water: A 12-inch PVC (active and public) distribution line exists along the north side of Holly Road, as does an 8-inch pipe along Woodbend Drive; and a 30-inch DIP (active and public) transmission line exists along Holly Road.			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Southside ADP (Adopted March 17, 2020).			
Water Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Wastewater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Stormwater Master Plan: No improvements have been proposed. The site is adjacent to existing infrastructure. Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed	40 within a 200-foot notification area 4 outside 200-foot notification area		
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)		
Public Hearing Schedule			

<p>Planning Commission Hearing Date: August 6, 2025 City Council 1st Reading/Public Hearing Date: September 16, 2025 City Council 2nd Reading Date: October 7, 2025</p>
--

Background:

The subject property is a 3.33-acre tract in the southside area of the city out of the Woodbend Subdivision. It is located along Holly Road, an A1 class arterial street, and Woodbend Drive, a local residential street, a quarter mile east of the Holly Road and Airline Road intersection. It also abuts a medium-density residential subdivision at its north and east. Holly Road, a minor arterial road is lined mainly with residential subdivisions with a modest portion with commercial developments nearest the intersections.

The surrounding properties are primarily zoned “RS-6” Single-Family 6 district, which are found to the north and east of the property, with low-density residential uses. There are also some medium-density residential uses to the north. The property to the west of the parcel and Woodbend Drive is zoned “CN-1” Neighborhood Commercial with commercial use; while those to the south of the tract and Holly Road are zoned “RS-TF/SP” Two-Family District with a Special Permit and “RS-6” Single-Family 6, with low- and high-density residential uses.

The applicant is requesting a change of zoning to accommodate a commercial development; particularly a strip retail plaza with restaurant and retail sales and services uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented 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.

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

The proposed rezoning is consistent with the Southside ADP; however is not consistent with the FLUM designation of high-density residential.

Staff Analysis:

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

- The Zoning Map amendment request is consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The current zoning district allows the uses proposed by the applicant, as does the “CG-2” General Commercial District, however, it would permit more intense commercial development, including bars/nightclubs, mini storage, and car dealerships, to take place.
- The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment.
 - Where located, the site would allow a “CG-2” District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road.

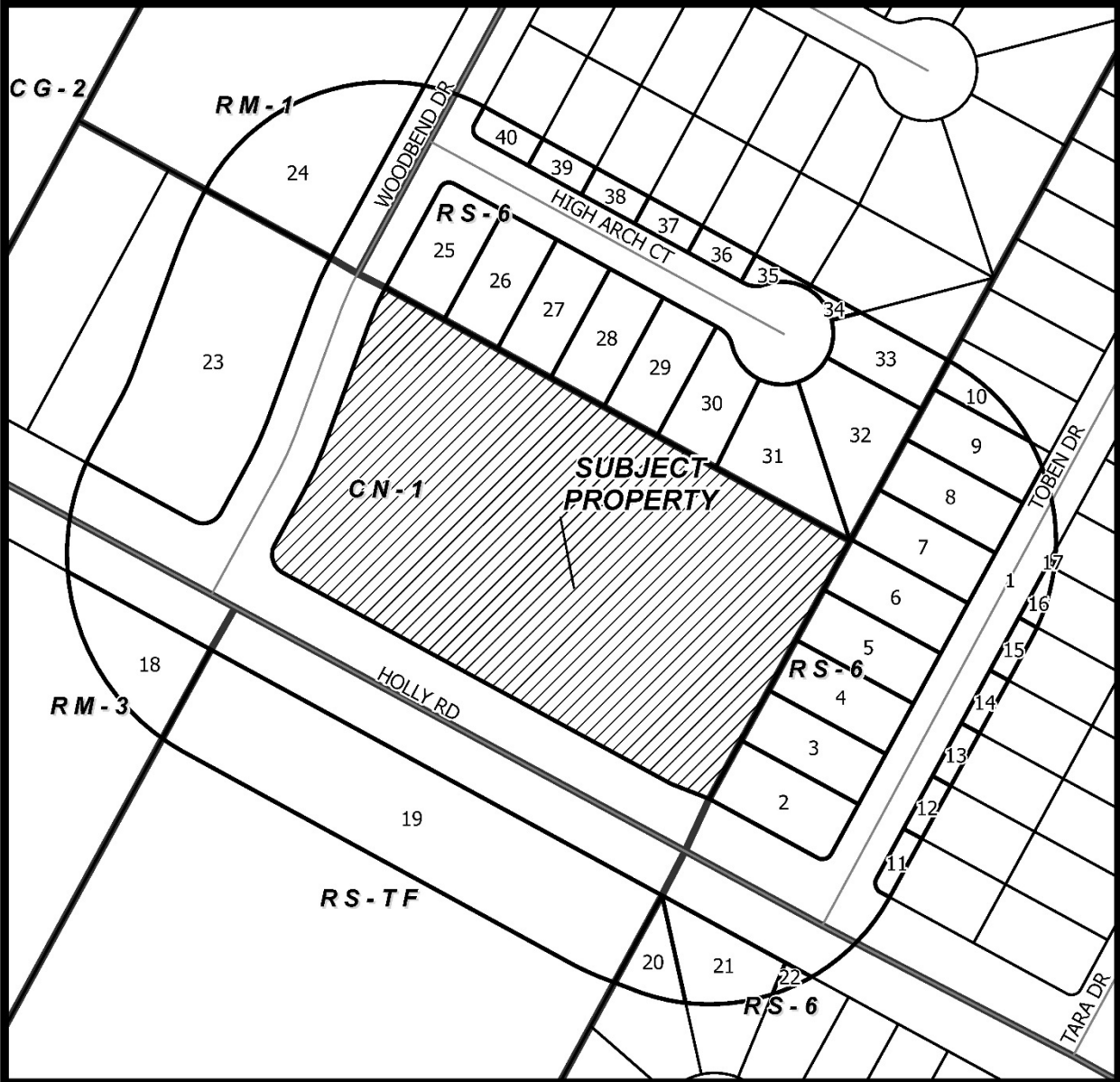
Staff Recommendation:

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 denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Attachment(s):





(A) Existing Zoning and Notice Area Map.

(A) Existing Zoning and Notice Area Map



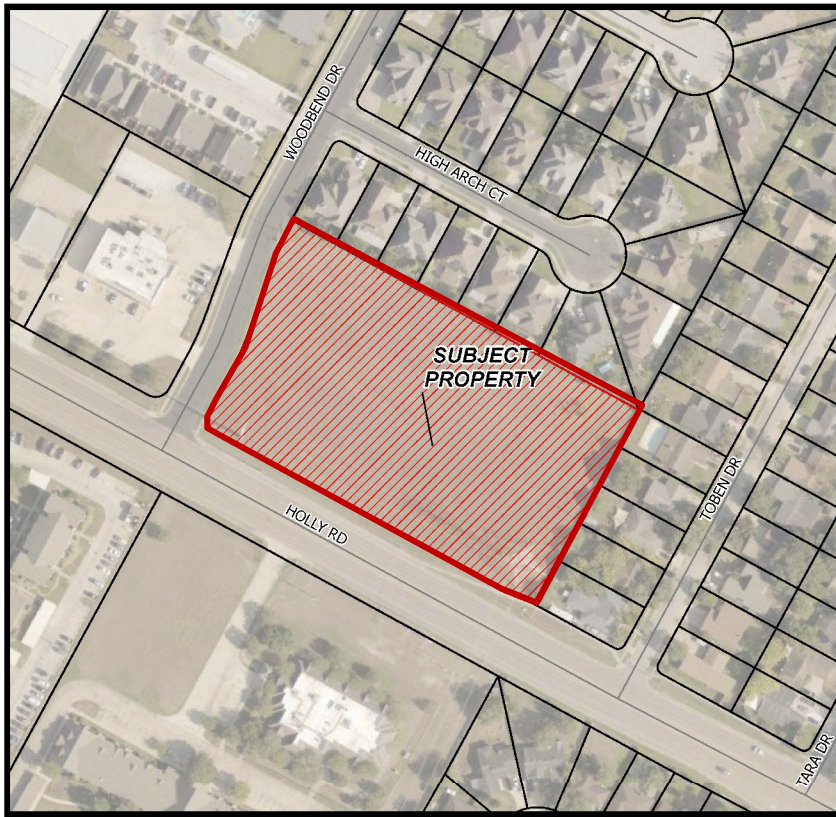
CASE: ZN8548
Zoning and notice Area

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-16	Single-Family 16
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

-  Subject Property with 200' buffer
 Owners in favor
 4 Owners within 200' listed on attached ownership table
 Owners in opposition

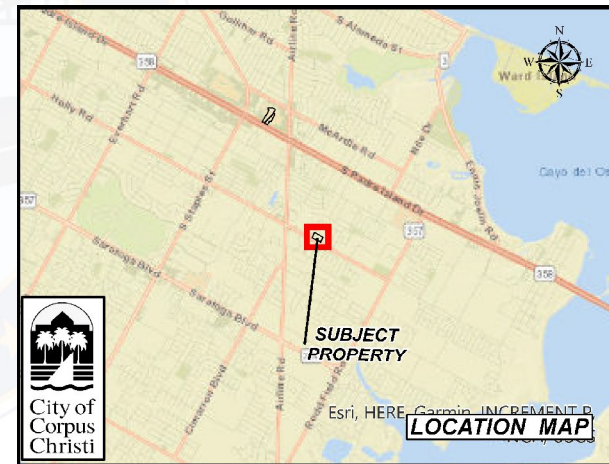


Zoning Case ZN8548



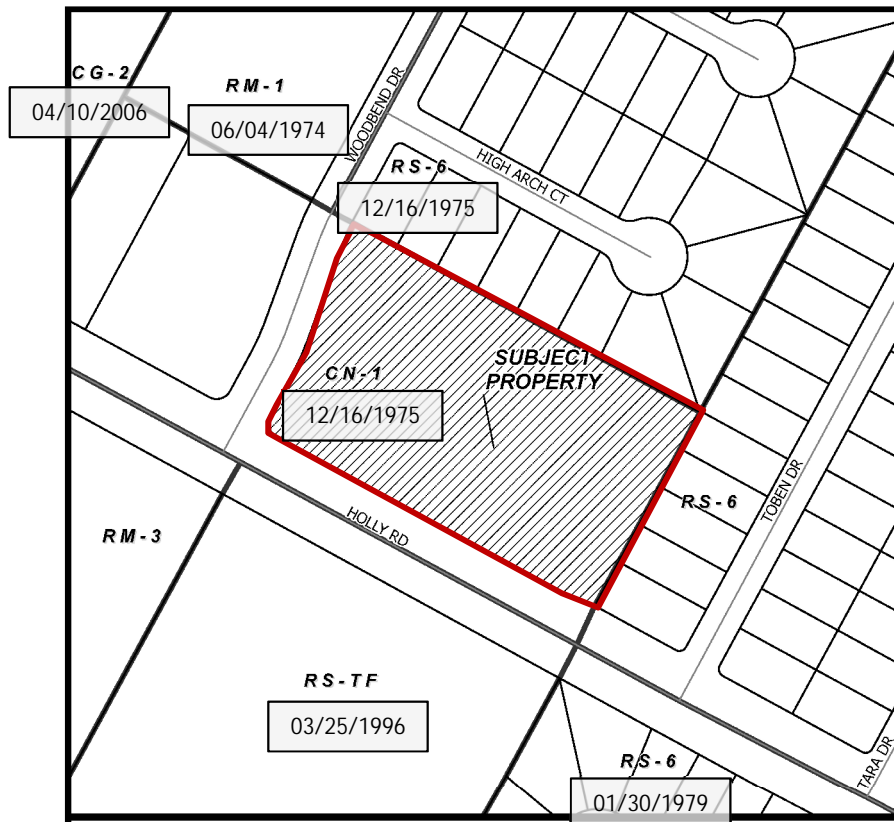
AI Development Inc.
District 4

**Rezoning for a property at or near
6502 Holly Road
From the "CN-1" Neighborhood Commercial District
To the "CG-2" General Commercial District**



Planning Commission
August 6, 2025

Zoning and Land Use



Proposed Use:

To allow a commercial development

ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

FLUM (Future Land Use Map):

High-Density Residential

Existing Zoning District:

"CN-1" Neighborhood Commercial District

Adjacent Land Uses:

- North: Low- and Medium-Density Residential; Zoned: "RM-1" and "RS-6"
- South: Low- and Medium-Density Residential; Zoned: "RS-TF/SP, "RS-6"
- East: Low-Density Residential; Zoned: "RS-6"
- West: Commercial, Medium-Density Residential; Zoned: "CN-1," "RS-6"

Public Notification

40 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

Notification Area

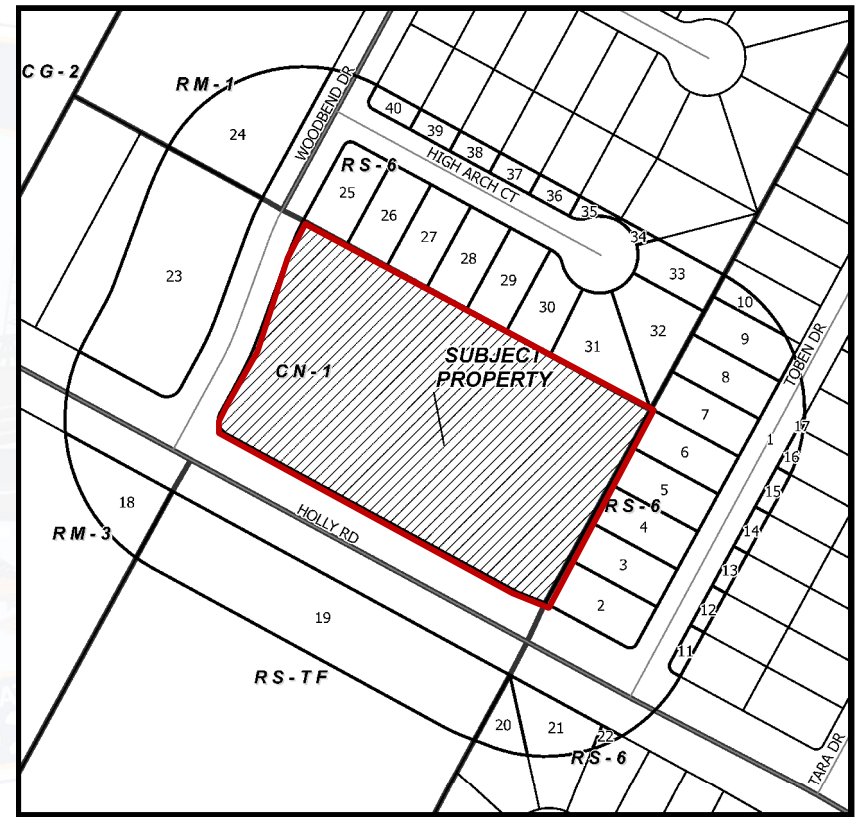
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

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



Staff Analysis and Recommendation

- The Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The current zoning district allows the uses proposed by the applicant, as does the “CG-2” General Commercial District, however, it would permit more intense commercial development, including bars/nightclubs, mini storage, and car dealerships, to take place.
- The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment.
 - Where located, the site would allow a “CG-2” District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road.

STAFF RECOMMENDS DENIAL

ZONING REPORT CASE ZN8622

Applicant & Subject Property			
District: 4 Owner: John Tompkins Applicant: John Tompkins Address: 14762 Running Light Drive, along the north side of Running Light Drive, and west of Leeward Drive. Legal Description: Lot 27 out of the Padre Island Section E Subdivision Acreage of Subject Property: 0.29 acre.			
Zoning Request			
From: "RM-AT/IO" Multi-Family Apartment Tourist District with the Island Overlay To: "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with the Island and a Planned Unit Development Overlay. Purpose of Request: To allow a mixed residential development.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT/IO"	Insert Existing Land Use (s)	Mixed Use
North	"RM-AT/IO/PUD," Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay	Waterway, Vacant	Waterway, High-Density Residential, Mixed Use
South	"RM-AT/IO/PUD," Multi-Family Apartment Tourist District, with the Island Overlay and a Planned Unit Development Overlay	Transportation (Running Light Drive), Vacant	Transportation (Running Light Drive), Mixed Use
East	"RM-AT/IO," Multi-Family Apartment Tourist District with the Island Overlay	Waterway, Vacant	Waterway, Mixed Use
West	"RM-AT/IO," Multi-Family Apartment Tourist District with the Island Overlay	Vacant	Mixed Use
Plat Status: Although the subject property is platted per MRNCT (Map Records of Nueces County Texas) Volume 38 Page 25-26, platting will be required to develop the proposed development, if approved. Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None			

Roadway Master Plan			
Running Light Drive	Designation	Section Proposed	Section Existing
	"Local" Residential	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 65 <i>Padre Island Flex near Leeward Drive and Running Light Drive</i> .			
Bicycle Mobility Plan: The subject property is approximately 250 feet from the nearest Buffered Bike Lane, along Leeward Drive, planned as a one-way cycle track along each side of the right-of-way.			
Utilities			
Gas: The nearest infrastructure, a 2-inch PE (active) grid main, is along Leeward Drive. Stormwater: No infrastructure exists. Wastewater: An 8-inch VCP (active and public) gravity main exists along the north side of Running Light Drive. Water: An 8-inch ACP (active and public) distribution line exists along the south side of Running Light Drive.			
Corpus Christi Comprehensive Plan			
Plan CC: Provides a vision, goals, and strategies, to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Padre/Mustang Island ADP (Adopted on June 29, 2021).			
Water Master Plan: No improvements have been proposed. Wastewater Master Plan: Improvements have been proposed, which, includes a future force main along Leeward Drive. Stormwater Master Plan: No improvements have been proposed. Existing Conditions: Roadway Master Plan: No improvements have been proposed.			
Public Notification			
Number of Notices Mailed		44 within a 200-foot notification area 0 outside 200-foot notification area	
In Opposition		1 inside the notification area 0 outside the notification area 0.44 % in opposition within the 200-foot notification area (1 individual property owner). Refer to Attachment C.	
Public Hearing Schedule			
Planning Commission Hearing Date: August 6, 2025 City Council 1st Reading/Public Hearing Date: September 16, 2025 City Council 2nd Reading Date: October 7, 2025			

Background:

The subject property is a vacant and undeveloped 0.29-acre tract in the Padre/Mustang Island area of the City, within the Padre Island Section E subdivision, north of Whitecap Boulevard and Leeward Drive. The subject property was petitioned by the subject owner for a rezoning from the “RS-6” Single-Family 6 District with the Island Overlay to the “RM-AT/IO” Multi-Family-Tourist District with the Island Overlay in March 2024, a common pattern for this area. The property measures 50 feet wide and approximately 250 feet long and immediately abuts a waterway at its north.

The surrounding properties are primarily zoned “RM-AT/IO” Multi-Family Apartment Tourist District with the Island Overlay. This applies to the properties to the south, the west, and the east. The properties to the north of the subject property and waterway are zoned “RM-AT/IO/PUD” Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development overlay. They are all vacant.

The applicant is requesting a change of zoning to develop the Breezeway Townhomes Planned Unit Development (PUD), which will consist of four townhome units (lots 2-6), a single-family dwelling (lot 6), one common area (lot 1) to accommodate vehicular movement, parking, utilities, and amenities, such as a pool, and other common areas for a deck and a dock (lots 7 and 8). Refer to lot layout under attachment (B) Planned Unit Development Guideline Document.

Breezeway Townhomes Land Use Breakdown			
Lot	Land Use	Lot Area (SQF)	PUD Percentage
1	Common Area– Transportation, Utilities, Amenities	5,015	40%
2	Single-Family – Attached (Townhomes)	930	38%
3		900	
4		900	
5		930	
6	Single-Family – Detached (Single-Family)	1,184	22%
7	Common Area – Deck and Dock	896	
8		1,744	

The property, as illustrated in the lot layout map, will have townhome lots ranging from 900 sq. ft. – 930 square feet to be developed with one connected structure with 4 townhome units, and fronting Lot 1, designated as a common area for vehicular circulation, utilities, and amenities, over which structures will be allowed to overhang. The lot to be developed with single-family is set to be at least 1184 square feet.

The parent lot will have a 20-foot street yard along Running Light Drive, a 5-foot side yard will be provided on either side property lines, where the parcel abuts adjacent lots. The Planned Unit Development Guideline prescribes the following standards for the single-family and townhome uses against the Unified Development Code’s prescription below under the Breezeway Townhomes Planned Unit Development Standards table below.

Breezeway Townhomes Planned Unit Development Standards				
	Single-Family – Attached (Townhomes) Standards		Single-Family – Detached (Single-Family House) Standards	
	UDC Standards	PUD Standards	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>900</u>	5,000	<u>1,184</u>
Min. Lot Width (Ft)	26	30	50	<u>32</u>
Min. Street Yard (Ft)	10	10	20	20
Min. Street Yard - Corner (Ft)	10	10	10	0
Min. Side Yard – Single (Ft)	0	0	5	<u>0</u>
Min. Side Yard – Total (Ft)	0	0	10	0
Min. Rear Yard	5	5	5	5
Min. Building Separation	10	0		
Min. Open Space	30	<u>25</u>	25	25
Maximum Height (F)	45	45	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E
¹ Overhangs, from lots 2-5, unto Lot 1 (a common area), are allowed. 1. Unless otherwise stated in the deviation table, the development will conform with the Unified Development Code. 2. Items in <u>bold and underlined</u> communicate a deviation from the Unified Development Code standards.				

The “RM-AT” Multi-Family District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

Located in the Padre/Mustang Island area, this property also has the –IO Island overlay. The –IO, Island overlay is to promote quality development on Padre Island. It is designed to create a distinctive quality of life of the area by promoting building design characteristic of a resort area. These special regulations are in place to preserve the character of the area and economic importance to the City.

The Planned Unit Development overlay, to be added if the request is approved, encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

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.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is broadly consistent with the Padre/Mustang Island ADP; however is not consistent with the FLUM designation of mixed use.

Staff Analysis:

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

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 District with an Island overlay to the "RM-AT/IO" Multi-Family Apartment Tourist District with an Island overlay or "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
 - Surrounding properties have a pattern towards high-density residential developments, particularly townhomes, with the Planned Development Unit overlay for flexibility in arrangement within such narrow lots.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Staff Recommendation:

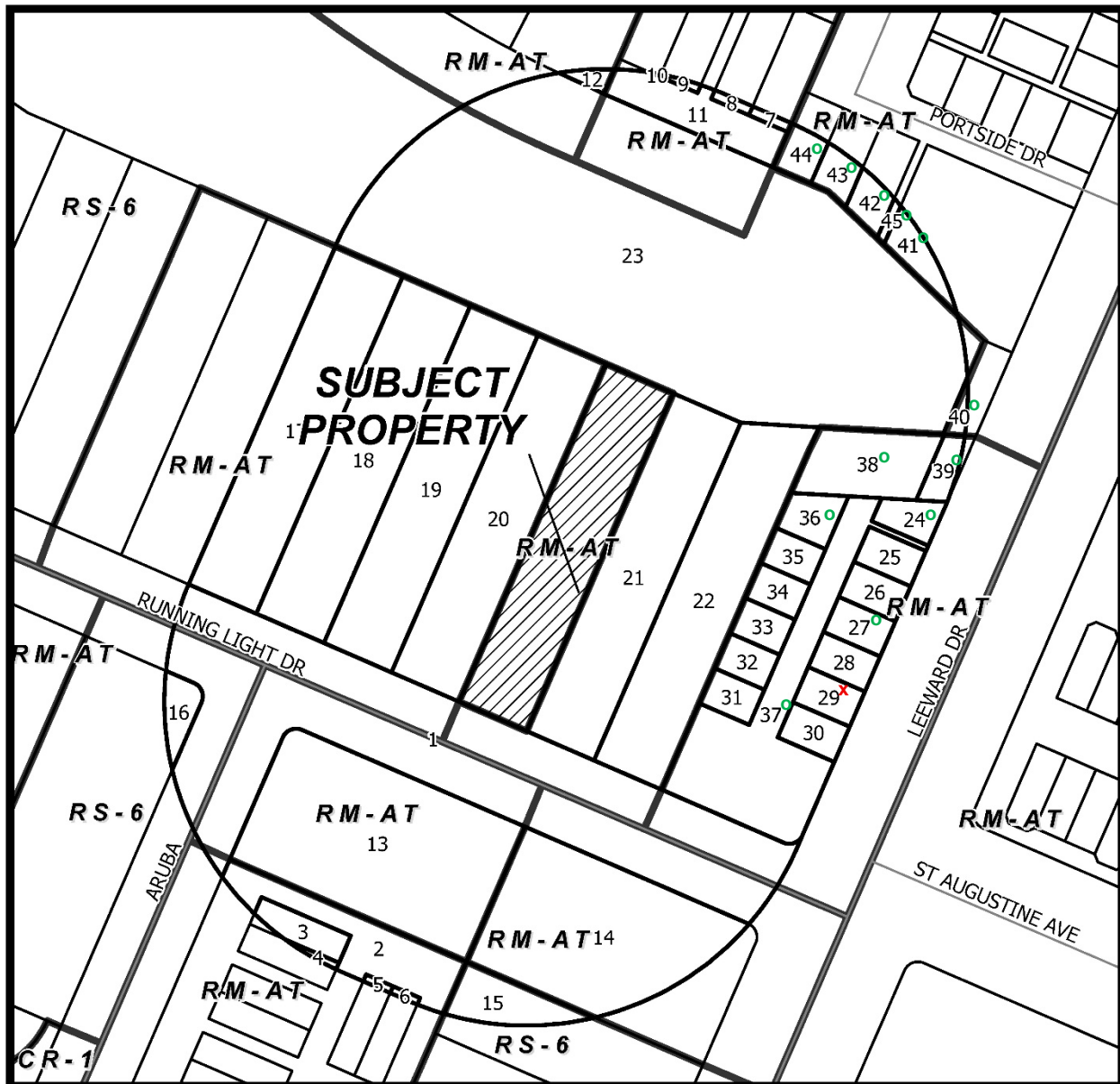
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff Recommends approval of the change of zoning from the "RM-AT/IO" Multi-Family Apartment Tourist District with the Island Overlay District to the "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with the Island Overlay and a Planned Unit Development Overlay, subject to the conditions that

The property shall be develop in accordance to the Development (PUD) Guidelines and Master Site Plan, attached as Exhibit B, and to the satisfaction of the Technical Review Committee (TRC) with a time limit of 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued. The conditions of the Planned Unit Development do not preclude compliance with other applicable Unified Development Code, Building, and Fire code requirements.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Planned Unit Development Guideline Document
- (C) Returned Notices (In Opposition)

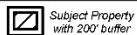
(A) Existing Zoning and Notice Area Map



CASE: ZN8622

Zoning and notice Area

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



4 Owners within 200' listed on attached ownership table



Owners in favor

X Owners in opposition



(B) Planned Unit Development Guideline Document

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DESCRIPTION

The landowner proposes to develop the Breezeway Town Homes Planned Unit Development (PUD) on a vacant tract of land located north of the intersection of Leeward Drive and Running Light Drive. The proposed development will consist of five residential lots to be developed with townhomes and a single-family home, one common area lot, and two amenity lots for decks & docks.

PROPERTY AND ADJOINING LAND USE AND ZONING

The property is currently vacant undeveloped property and measures 50-feet wide and approximately 250-feet long. The current zoning is RM-AT/IO. The concept for the Breezeway Town Homes Planned Unit Development (PUD) is for a group of townhomes with a common area. Lot 2-5 will range from 900 sq. ft. – 930 sq. ft. and will be developed with one connected structure with 4 townhome units. Additionally, Lots 2-5 will have frontage onto a common area lot to be used for access, utilities, and amenities. Lot 6 will be 1,184 sq. ft. and will be developed with a single-family detached structure.

The properties to the West and the properties to the South of Running Light Drive are vacant and zoned RM-AT/IO. The property to the east of the property is vacant, zoned RS-6/IO. The property to the North, across the canal, is currently vacant and is zoned RM-AT with Island Overlay.

VICINITY AND LOCATION

The subject property is located in Corpus Christi north of the intersection of Leeward Drive and Running Light Drive. The property has waterfront access to a canal on Lake Padre. See the Master Site Plan.

SITE PLAN & LOT LAYOUT

The Master Site Plan provided illustrates the proposed layout of lots and a pedestrian common area. The purpose of the request is to develop the Breezeway Town Homes PUD land. Lots 2-6 are single family residential lots. Lot 1 is a common area lot and consists of shared access, utilities, and amenity area. Lots 7 & 8 are located on the water and will be for decks & docks. The plat required infrastructure for this project will be constructed in a single phase.

MISCELLANEOUS

This development will allow short term rentals.

Breezeway Town Homes P.U.D. Summary

DEVELOPMENT DEVIATIONS

Deviations from the Townhome Development Standards (Lot 2-5) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 900 square feet.
3. The minimum lot width is 30-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Deviations from the Single-Family Development Standards (Lot 6) are as follows:

1. Building setbacks will be zero at the rear, on the sides, and at the front interior to the PUD. A 20' YR will be provided along Running Light Drive. A 5' YR will be provided along the perimeter of the development where it borders adjacent lots.
2. The minimum lot area is reduced to 1,184 square feet.
3. The minimum lot width is reduced to 32-feet.
4. Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

TABLES

Lot 2-5 will be developed with one connected structure with 4 townhome units. Lot 6 will be a standalone unit, categorizing lot 6 as a lot to be developed with a single-family detached structure.

Townhome Development Standards (Lot 2-5, highlighted in the site plan below) for the Padre/Mustang Island Area (Table 4.4.3.A Two Family and Townhouse Districts – Table 2)

<i>Townhouse Development (Front Access)</i>		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
<i>Min. Lot Area (Sqft)</i>	2600	900
<i>Min. Lot Width (Ft)</i>	26	30
<i>Min. Street Yard (Ft)</i>	10	10
<i>Min. Street Yard - Corner (Ft)</i>	10	10
<i>Min. Side Yard - Single (Ft)</i>	0	0
<i>Min. Side Yard - Total (Ft)</i>	0	0
<i>Min. Rear Yard</i>	5	5
<i>Min. Building Separation</i>	10	0
<i>Min. Open Space</i>	30	25
<i>Maximum Height (Ft)</i>	45	45 **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

Breezeway Town Homes P.U.D. Summary

Single-Family Development Standards (Lot 6) for the Padre/Mustang Island Area (Table 4.4.3.B Multi-Family Zoning Districts)

<i>Single-Family - Detached - Development Standards</i>		
	Unified Development Code Standard	PUD Development Standard (UDC Deviations)
<i>Min. Lot Area (Sqf)</i>	5000	1,184
<i>Min. Lot Width (Ft)</i>	50	32
<i>Min. Street Yard (Ft)</i>	20	20
<i>Min. Street Yard - Corner (Ft)</i>	10	0
<i>Min. Side Yard - Single (Ft)</i>	5	0
<i>Min. Side Yard - Total (Ft)</i>	10	0
<i>Min. Rear Yard</i>	5	5
<i>Min. Open Space</i>	25	25
<i>Maximum Height (Ft)</i>	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E	Subject to Section 4.2.8.C; 4.2.8.D; 4.2.8.E **Balconies & eaves will be permitted to extend over a property line and into Lot 1 (common area).

<i>Proposed Land Use Area Breakdown</i>		
<i>Land use</i>	Area (SF)	% of PUD area
<i>proposed single-family area</i>	4966	40%
<i>proposed common area</i>	4809	38%
<i>proposed water lot (decks & docks)</i>	2725	22%
<i>property area in PUD</i>	12500	100%

<i>Proposed Land Use Breakdown</i>		
	Number of Lots	Acreage/Lot Number
<i>Single-Family (Attached)/Townhomes</i>	4	Lots 2-5
<i>Single-Family (Detached)</i>	1	Lot 6
<i>Common Area</i>	3	Lots 1, 7, and 8

**The development will conform with the Unified Development Code, unless otherwise stated in the deviation tables above.

(C) Returned Notices (In Opposition)

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8622

John Tompkins has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT/IO" Multifamily District with the Island Overlay to the "RM-AT/IO/PUD" Multifamily District with the Island Overlay and a Planned Unit Development Overlay, resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 14762 Running Light Drive and described as Lot 27 out of the Padre Island Section E Subdivision, located along the north side of Running Light Drive, and west of Leeward Drive. See map on the reverse side.



The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 6, 2023**, during one of the Planning Commission's regular meetings, which begins at **05:30 p.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. You are invited to attend this public hearing to express your views on this rezoning.

The Planning Commission may recommend to the City Council approval, or denial, or approval of an intermediate zoning classification, and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

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

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

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

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

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

Property Owner(s) Name: Shaun Underkoffer & Lesley Tarangoy
Address: 14943 Leeward Dr. Corpus Christi, Phone No.: 210-585-67

() In Favor (X) In Opposition

TX 78418

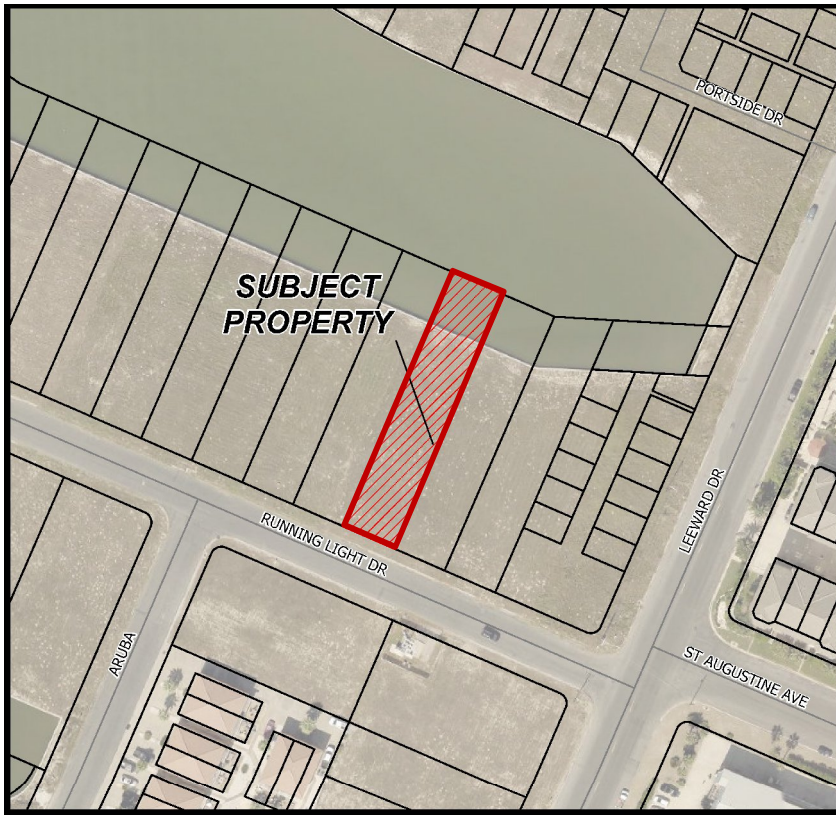
Reason: Agree w/ current zoning reg.

Signature

7/31/25

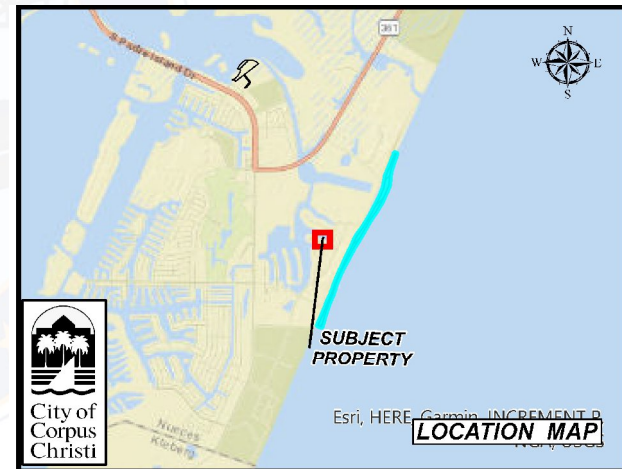
Planner Assigned: Saradja Regist
Email: SaradjaR@coctexas.g
Phone: 361-826-32
INFOR Case No. ZN8
Property Owner ID

Zoning Case ZN8622



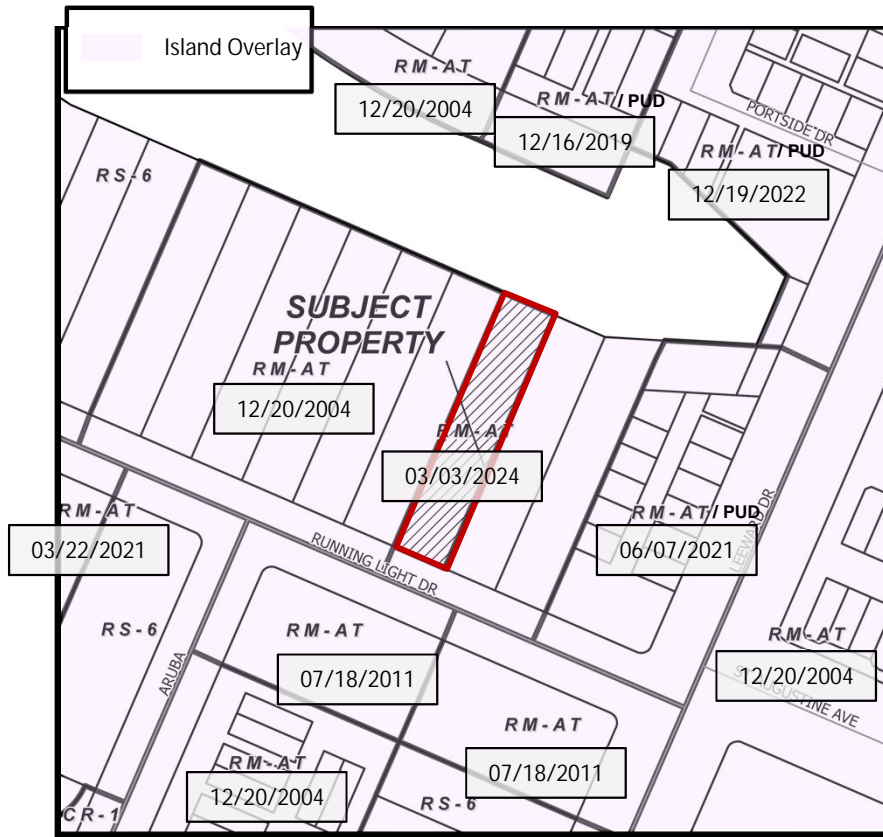
John Tompkins
District 3

Rezoning for a property at or near
14762 Running Light Drive
From the "RM-AT/IO," to the
"RM/AT/IO/PUD"



Planning Commission
August 6, 2025

Zoning and Land Use



Proposed Use:

To allow a mixed-use residential development.

ADP (Area Development Plan):

Padre/Mustang Island, Adopted on June 29, 2021

FLUM (Future Land Use Map):

Mixed Use

Existing Zoning District:

“RM-AT/IO” Multi-Family Apartment Tourist District with the Island Overlay

Adjacent Land Uses:

North: Waterway, Vacant; Zoned: “RM-AT/IO”

South: Vacant; Zoned: “RM-AT/IO/PUD”

East: Waterway, Vacant; Zoned: “RM-AT/IO,” and “RM-AT/IO/PUD”

West: Vacant; Zoned: “RM-AT/IO”

Public Notification

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

Notification Area

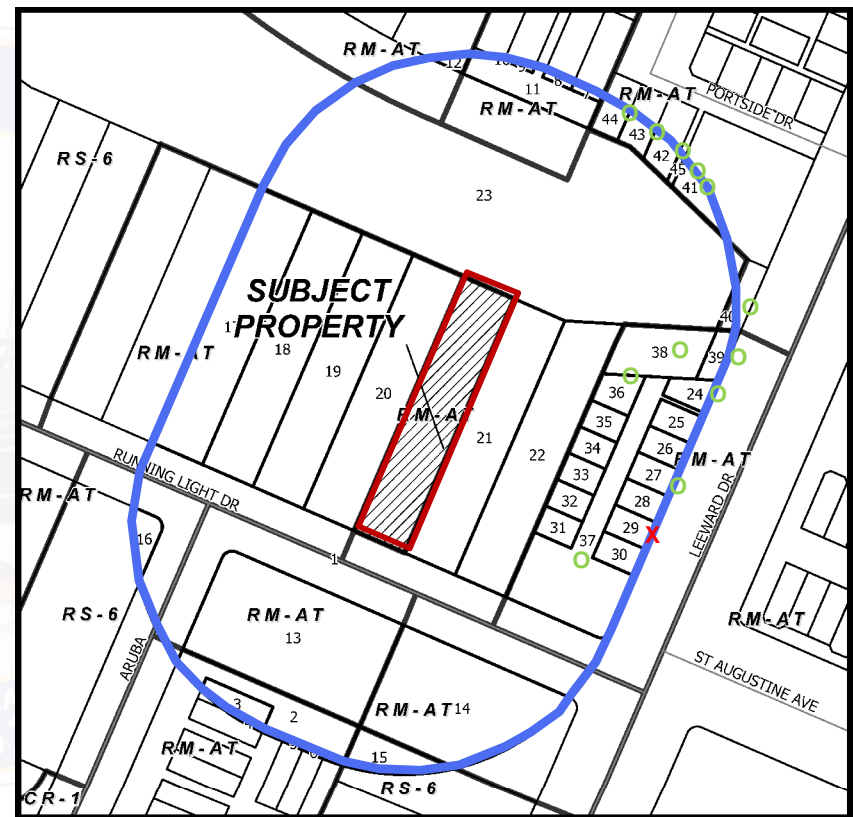
Opposed: 1 (0.44%)
Separate Opposed Owners: (1)

X

In Favor: 12 (9.14%)

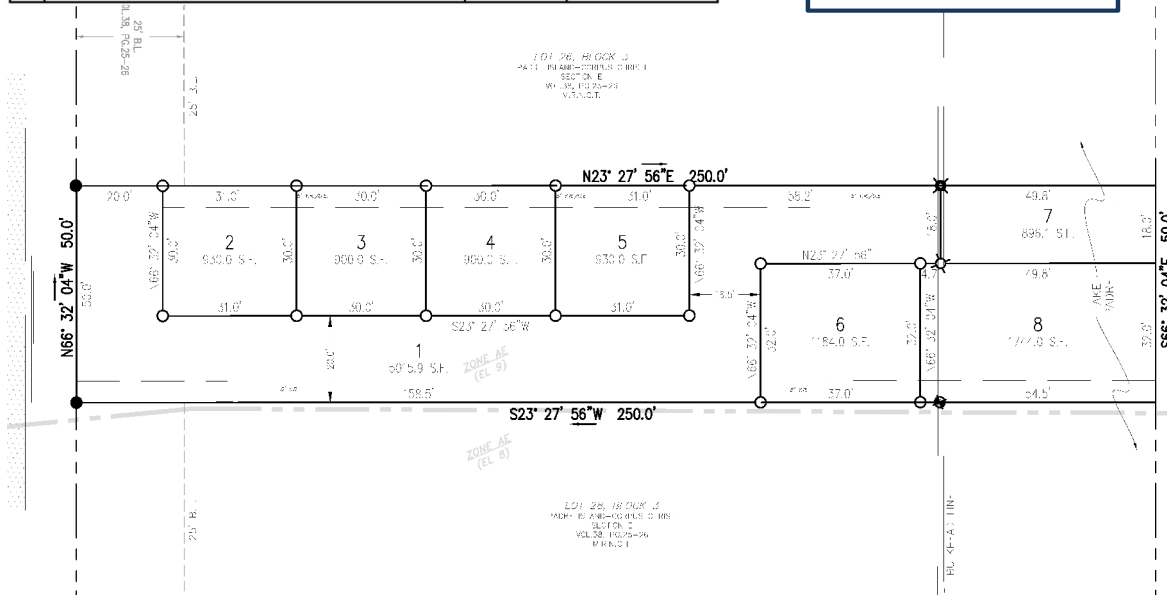
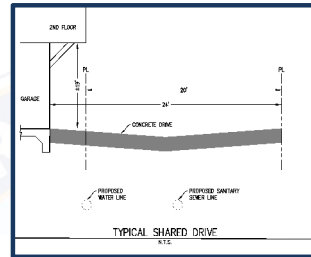
O

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



PUD Development Standards & Layout

Breezeway Townhomes Land Use Breakdown			
Lot	Land Use	Lot Area (SQF)	PUD Percentage
1	Common Area- Transportation, Utilities, Amenities	5,015	40%
2	Single-Family – Attached (Townhomes)	930	38%
3		900	
4		900	
5	Single-Family – Detached (Single-Family)	1,184	22%
6	Common Area – Deck and Dock	896	
7		1,744	



Breezeway Townhomes Planned Unit Development Standards				
	Single-Family – Attached (Townhomes) Standards		Single-Family – Detached (Single-Family House) Standards	
	UDC Standards	PUD Standards	UDC Standards	PUD Standards
Min. Lot Area (SQF)	2,600	<u>900</u>	5,000	<u>1,184</u>
Min. Lot Width (Ft)	26	30	50	<u>32</u>
Min. Street Yard (Ft)	10	10	20	20
Min. Street Yard - Corner (Ft)	10	10	10	0
Min. Side Yard - Single (Ft)	0	0	5	<u>0</u>
Min. Side Yard - Total (Ft)	0	0	10	0
Min. Rear Yard	5	5	5	5
Min. Building Separation	10	0		
Min. Open Space	30	<u>25</u>	25	25
Maximum Height (F)	45	45	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E	Per UDC 4.2.8.C; 4.2.8.D; 4.2.8.E

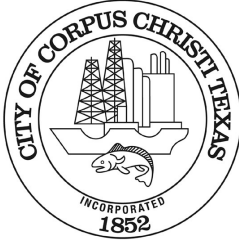
¹Overhangs, from lots 2-5, unto Lot 1 (a common area), are allowed.

1. Unless otherwise stated in the deviation table, the development will conform with the Unified Development Code.
2. Items in **bold and underlined** communicate a deviation from the Unified Development Code standards.

Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi's comprehensive plan; however, it is inconsistent with the future land use designation of mixed use.
- While not necessarily consistent with all the guiding documents of the city, the amendment to be applied if approved is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - As early as the 2000s, surrounding property owners have customarily rezoned their land from the "RS-6" Single-Family 6 District with and Island overlay to the "RM-AT/IO" Multi-Family Apartment Tourist District with an Island overlay or "RM-AT/IO/PUD" Multi-Family Apartment Tourist District with an Island and Planned Unit Development overlay.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL



AGENDA MEMORANDUM

For the Planning Commission Meeting of August 6, 2025

DATE: August 6, 2025

TO: Honorable Planning Commission

THRU: Amy Cowley, Director of Management & Budget
AmyC1@cctexas.com
(361) 826-3792

FROM: Rudy Pena, Jr., Capital Budget Manager
RudyP2@cctexas.com
(361) 826-3242

Proposed FY2025-2026 Capital Improvement Program (CIP) Budget

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Rudy Pena	Capital Budget Manager	Management & Budget

OUTSIDE PRESENTER(S):

None

CAPTION:

Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

PURPOSE:

The purpose of this item is to present the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget to the Planning Commission. Planning Commission recommendation to City Council will take place on August 20th, 2025.

BACKGROUND:

The Proposed Fiscal Year 2025-2026 Capital Improvement Program Budget contains the current project expenditures and proposed programmed capital expenses for all planned capital projects over the next ten years. As part of City Municipal Code Article V. Planning, Section 3. Power and Duties of Planning Commission, Paragraph A, Number 6: The Planning Commission shall review and make recommendations to the City Council on the City's annual Capital Budget.

LIST OF SUPPORTING DOCUMENTS:

Proposed FY 2025-2026 Capital Improvement Program (CIP) Budget book to be distributed during the Planning Commission meeting.

FY 2025-2026
PROPOSED
CAPITAL IMPROVEMENT
PROGRAM (CIP)
BUDGET

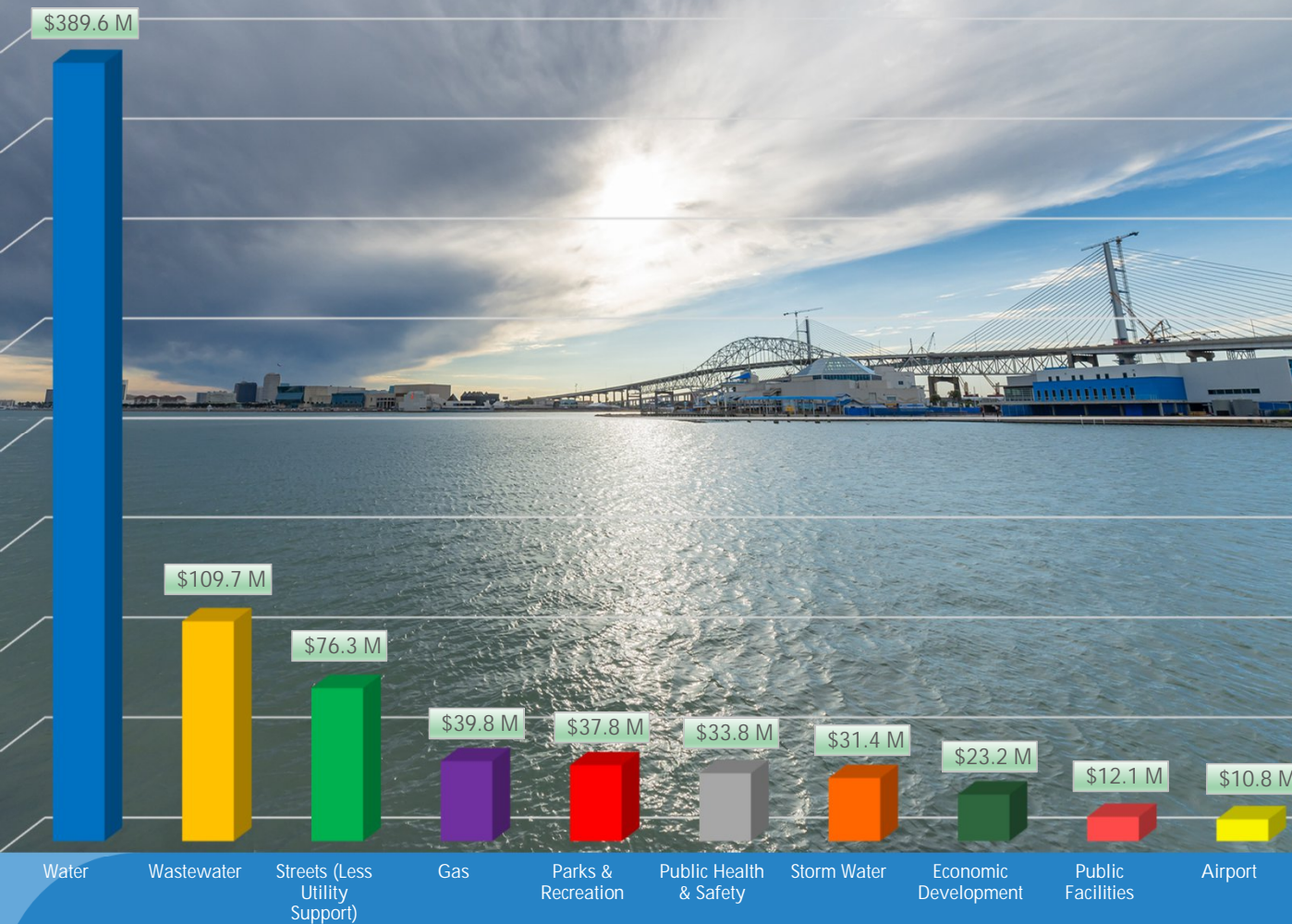
Presented by: Rudy Peña - Capital Budget Manager

FISCAL YEAR 2025-2026

**PROPOSED
CAPITAL
BUDGET**

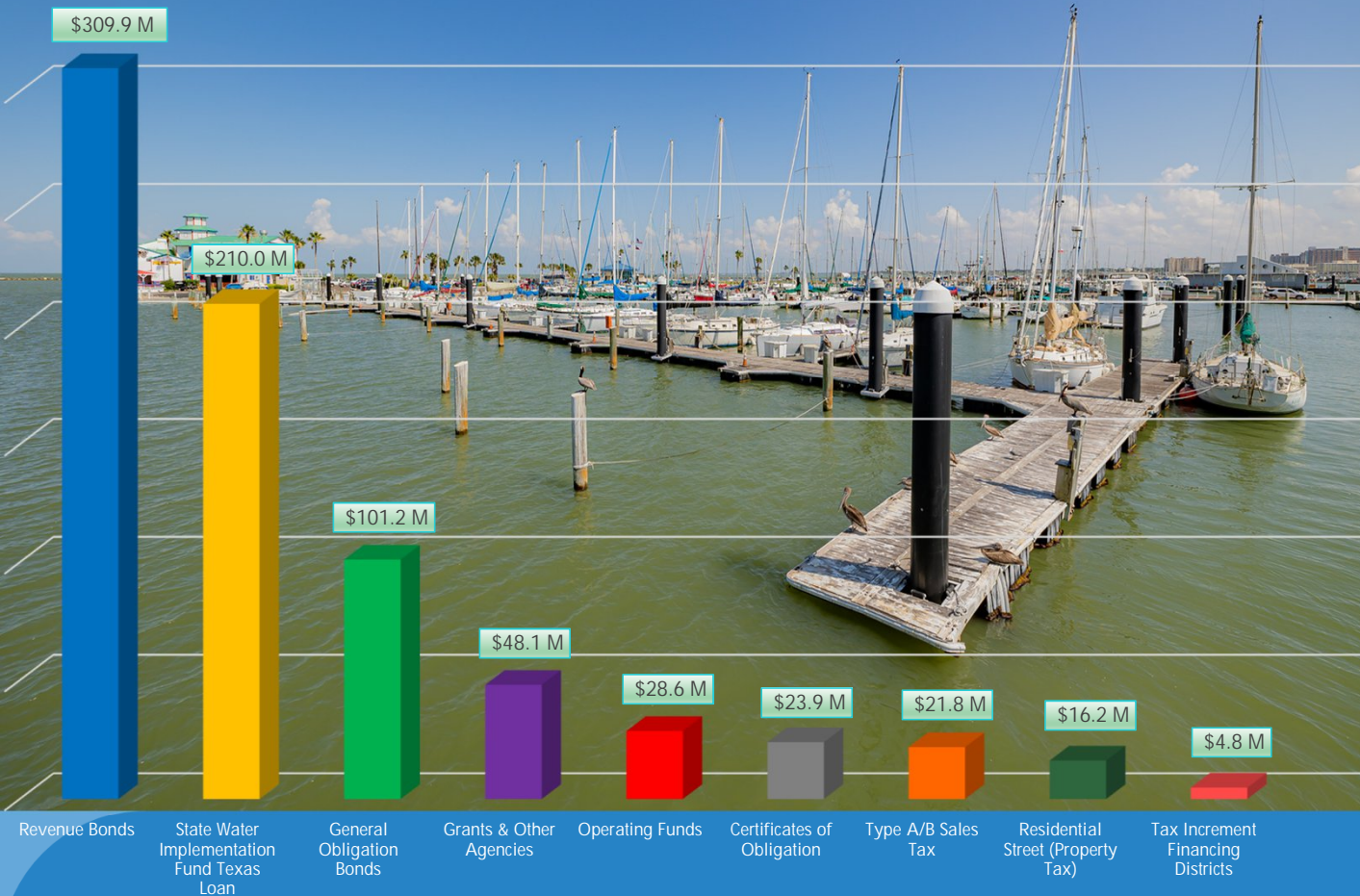


CIP Funding Use by Department



Funding Use By Program	Amount	% of Total
Water	\$ 389.6 M	51.0%
Wastewater	\$ 109.7 M	14.4%
Streets (Less Utility Support)	\$ 76.3 M	10.0%
Gas	\$ 39.8 M	5.2%
Parks & Recreation	\$ 37.8 M	5.0%
Public Health & Safety	\$ 33.8 M	4.4%
Storm Water	\$ 31.4 M	4.0%
Economic Development	\$ 23.2 M	3.0%
Public Facilities	\$ 12.1 M	1.6%
Airport	\$ 10.8 M	1.4%
Total FY 2026 Capital Uses	\$ 764.5 M	100%

Funding Sources



Funding Sources by Program	Amount	% of Total
Revenue Bonds	\$ 309.9 M	40.5%
State Water Implementation Fund Texas (SWIFT) Loan	\$ 210.0 M	27.5%
General Obligation Bonds	\$ 101.2 M	13.3%
Grants & Other Agencies	\$ 48.1 M	6.3%
Operating Funds	\$ 28.6 M	3.7%
Certificates of Obligation	\$ 23.9 M	3.1%
Type A/B Sales Tax	\$ 21.8 M	2.9%
Residential Street (Property Tax)	\$ 16.2 M	2.1%
Tax Increment Financing Districts	\$ 4.8 M	0.6%
Total FY 2026 Capital Sources	\$ 764.5 M	100%



CORPUS CHRISTI
INTERNATIONAL
AIRPORT

AIRPORT

PROGRAM HIGHLIGHTS:

- Parking Lot Improvements
- International Dr. Rehabilitation/Curbside Upgrades
- Rehabilitate Terminal Building (Replace Chillers and Fire Pump Base)
- ZEV Charging Station Infrastructure & Vehicles

FUNDING SOURCES:

- Airport Fund
- Federal Aviation Administration Grants



ECONOMIC DEVELOPMENT

PROGRAM HIGHLIGHTS:

- Convention Center Complex Rehabilitation and Improvements
- North Padre Island Seawall & Packery Channel Repairs/Improvements
- Seawall Capital Repairs
- Art Museum, Harbor Playhouse, Museum of Science & History HVAC Improvements

FUNDING SOURCES:

- Convention Center Complex Fund
- Tax Reinvestment Zone No.2
- Type A & Type B Sales Tax



CORPUS CHRISTI
**PARKS &
RECREATION**

PARKS & RECREATION / MARINA

PROGRAM HIGHLIGHTS:

PARKS

- Sherrill Veterans Memorial Park Military Monument
- Oso Golf Center-Club House
- Bill Witt Park Improvements
- Commodore Park Improvements
- Greenwood Baseball Complex
- Holly Road Train Trestle to Tourism Trail

MARINA

- Parking Lot Resurfacing L Head
- Replacement of Finger Piers – Lawrence Street T-Head

FUNDING SOURCES:

- General Obligation Bonds
- General Fund
- Grant Funds
- Park Development Funds
- TxDOT
- Type A Sales Tax





PUBLIC FACILITIES

PROGRAM HIGHLIGHTS:

- City Hall Parking Lot
- Asset Management – Service Center Secure Enclave & Fleet Vehicle Wash Facility
- CC Detention Center Renovations

FUNDING SOURCES:

- Certificates of Obligation
- General Fund



PUBLIC HEALTH & SAFETY

PROGRAM HIGHLIGHTS:

- Fire Station #8 and Fire Station #10
- Police Substations – Far South & Northwest
- Police Training Academy Generator
- Solid Waste Facility Complex – Transfer Station & Administration Building
- Solid Waste Compost Yard
- C.F. Valenzuela Landfill Sector 3B Cell Development

FUNDING SOURCES:

- Certificates of Obligation
- General Obligation Bonds
- General Fund
- Grant Funds



STREETS

PROGRAM HIGHLIGHTS:

- Bond 2018 & 2022 – Arterials & Collectors
- Bond 2024 Street Projects
- Residential Street Rebuild Program
- Street Preventative Maintenance Program

FUNDING SOURCES:

- Certificates of Obligation
- General Obligation Bonds
- Residential Street Property Tax
- Revenue Bonds
- Street Funds (Maintenance Program)
- Type B Sales Tax



GAS

PROGRAM HIGHLIGHTS:

- Underground Natural Gas Storage
- Gas Line / Regulator Stations Replacement Program
- Gas Transmission Main – City-Wide
- Gas Operations Building Upgrades & Division Office Construction
- Cathodic Protection Upgrades
- Gas Support for Street Projects (\$2.7M)

FUNDING SOURCES:

- Utility Revenue Bonds



STORM WATER

PROGRAM HIGHLIGHTS:

- ADA Curb Transitions – City-Wide
- City-Wide Storm Water Infrastructure Repair and Improvement
- Storm Water Pipe Inspection – City-Wide
- Storm Water Support for Street Projects (\$19.3M)

FUNDING SOURCES:

- Utility Revenue Bonds



WASTEWATER

PROGRAM HIGHLIGHTS:

- Wastewater Treatment Plant Repairs and Improvements
- City-Wide Lift Station Repair
- Wastewater Main and Line Replacement/Improvements
- Wastewater Maintenance Shop
- Wastewater Support for Street Projects (\$10.2M)

FUNDING SOURCES:

- Grant Funds
- PAYGO
- Utility Revenue Bonds



WATER

PROGRAM HIGHLIGHTS:

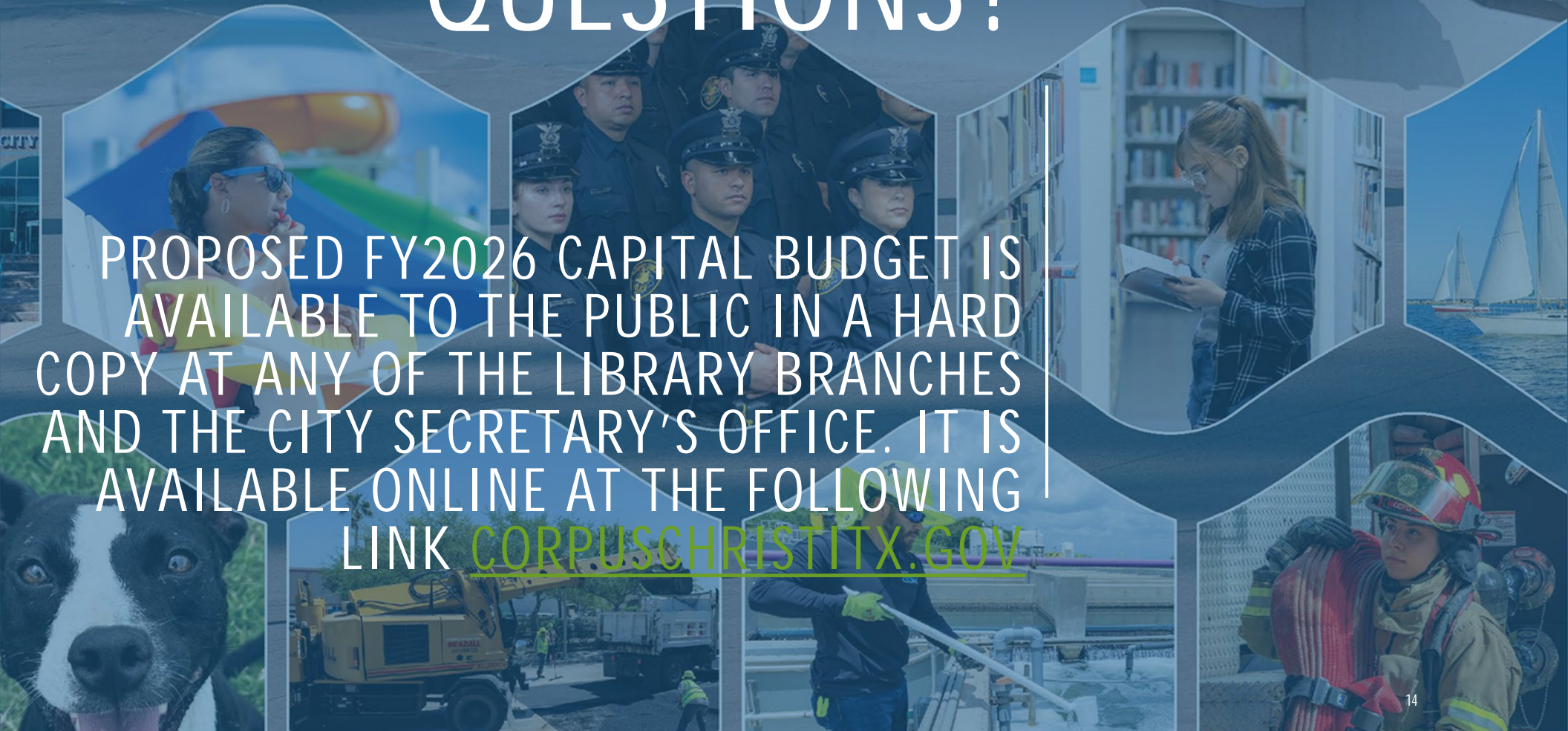
- Inner Harbor Water Treatment Campus
- Nueces County Groundwater Water Supply Program
- Mary Rhodes Pipeline Assessment & Improvement
- O.N. Stevens Site Infrastructure and Facility Improvements (WTP Chlorine System, Raw Water Influent and Chemical Facilities, Sedimentation Basin)
- City-Wide Line Repair/Replacement
- Water Support for Street Projects (\$11.7M)

FUNDING SOURCES:

- PAYGO
- Raw Water Fund
- Utility Revenue Bonds
- State Water Implementation Fund Texas Loan
- Texas State Funds

QUESTIONS?

PROPOSED FY2026 CAPITAL BUDGET IS AVAILABLE TO THE PUBLIC IN A HARD COPY AT ANY OF THE LIBRARY BRANCHES AND THE CITY SECRETARY'S OFFICE. IT IS AVAILABLE ONLINE AT THE FOLLOWING LINK CORPUSCHRISTITX.GOV



THANK YOU

Office of Management & Budget

361-826-3242

RudyP2@cctexas.com

www.corpuschristitx.gov