



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Agenda - Final

### Planning Commission

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Wednesday, February 18, 2026

5:30 PM

Council Chambers

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*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: Vice Chairman Munoz, Commissioners Miller and Budd (2.4.2026 meeting)**

**IV. Approval of Minutes: February 4, 2026**

1. [26-0231](#) February 4, 2026 Meeting Minutes

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

**A. Plats**

2. [26-0247](#) PL8879  
**PRELIMINARY PLAT - RIVERSTONE TRAILS PHASE I**  
(24.87 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

3. [26-0199](#) PL9117  
**REPLAT - BROOKLYN ADDITION**  
Lots 14R, Block G  
(0.5 Acres)
- (District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.
4. [26-0226](#) PL9042  
**REPLAT - SARATOGA INDUSTRIAL PLACE UNIT 2**  
Lots 11R & 12R, Block 1  
(1.78 Acres)
- (District 3) Generally located at 2334 Pollex Avenue, south of Saratoga Boulevard, and east of Ayers Street.
5. [26-0232](#) PL9118  
**REPLAT - COME DREAM COME BUILD SUBDIVISION TRANCHE 1**  
Lots 51-56, Block 1  
(0.60 Acres)
- (District 1) Generally located at 502 Eighteenth Street, north of Mary Street, south of Marguerite Street, east of 19th Street, and west of 17th Street.
6. [26-0246](#) PL9126  
**REPLAT - STEELE ADDITION**  
Lot 63, Block 5  
(0.82 acres)
- (District 1) Generally located at 2701 Agnes Street, north of Bluntzer Street, east of South Port Avenue, and west of Bluntzer Street.
7. [26-0248](#) PL9043  
**FINAL - NEMEC TOWNE CENTER PHASE 2**  
Block 1  
(25.34 acres)
- (District 1) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).
8. [26-0254](#) PL9069  
**FINAL - MEADOW RIDGE SUBDIVISION**  
(15.54 Acres)
- (District 1) Generally located at 3402 County Road (C.R.) 52, north of C.R. 50, south of Northwest Boulevard, east of C.R. 69, and west of Highway 77.

**B. Plat-Conditional Approval**

9. [26-0253](#) PL9141  
**FINAL- PARK PID UNIT 2**  
**Lot 11 Block 1**  
**Conditional Approval**  
(9.02 Acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

**C. Zoning**

10. [26-0228](#) Zoning Case No. ZN9062, Gulfway Mobile Home Park (District 4). Ordinance rezoning a property at or near 7409 McArdle Road from the "CG-2" General Commercial District to the "CG-2/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

**VI. Director's Report****VII Future Agenda Items****VIII. Adjournment**

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



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
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## Meeting Minutes - Draft

### Planning Commission

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Wednesday, February 4, 2026

5:30 PM

Council Chambers

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#### I. Call to Order, Roll Call

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

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioner Cantu (January 21, 2026 meeting)

Commissioner Hedrick made a motion to approve of the absence of Commissioner Cantu (1.7.2026 meeting). Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

#### IV. Approval of Minutes: January 21, 2026

Commissioner Jackson made a motion to approve the meeting minutes from January 21, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

#### 1. [26-0158](#) January 21, 2026 Meeting Minutes

Attachments: [1.21.26 PC Meeting Minutes- DRAFT](#)

#### V. Consent Public Hearing: Discussion and Possible Action (Item A)

Andrew Dimas, Development Services introduced items #2 into record. The plat 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.

With no questions for staff, Chairman Salazar-Garza opened for public comment on items #2. Being none, public comment was closed.

Commissioner Cantu made a motion to approve consent agenda items #2 as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

**A. Plats**

- 2. [26-0135](#) PL9035  
**REPLAT - Cane Harbor Bay**  
 Lots 30R and 32R, Block 38  
 (0.60 acres)

(District 4) Generally located at 15138 Cane Harbor Boulevard, north of Whitecap Boulevard, and east of South Padre Island Drive (Park Road 22).

**Attachments:**    [PL9035ReplatCoverTab1](#)  
                                   [PL9035LatestPlat](#)  
                                   [PL9035ClosedCommentReport](#)

**VI. Public Hearing: Discussion and Possible Action (Item B, C, & D)**

Andrew Dimas, Development Services introduced items #3 & 4 into record. Item #4 plat 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.

Item 3 is a Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2. The applicant is re-platting a 0.225 acre tract, inclusive of a 0.023 acre right-of-way dedication to the City of Corpus Christi, at the corner of Laguna Shores Road and Rex Lane. Upon plat review, this site was found to be subject to sidewalk construction. of their client Rally Credit Union, would like to request a waiver of the sidewalk construction.

**FACTORS IN SUPPORT OF WAIVER APPROVAL**

There are currently no adjacent sidewalks along Laguna Shores Road nor Rex Lane to connect to. The nearest sidewalk is approximately 4,000 LF away to the northwest at Yorktown Blvd and Holland Drive. There are rural drainage ditches throughout the area which would make it unsafe for pedestrians to use sidewalks. The nearest bus stations are along Yorktown Blvd, which also does not have sidewalks. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

**FACTORS AGAINST WAIVER APPROVAL**

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

Staff recommend approval of the waiver from the sidewalk construction requirement.

Commissioner Teichelman asks regarding how people get access to the bus stop in the area if there are no sidewalks. Andrew Dimas stated more than likely they are waiting in the ditch area until the bus arrives. He stated it is not ideal, but the department makes sure to work with RTA so they create a culvert for access. Commissioner Teichelman asked if there would be need to put sidewalks in for the foreseeable future for accessibility to the bus stops. Andrew Dimas stated there are grants opportunities that corporations could go through for the possibility of connections to the bus stops.

Commissioner Cantu asked if sidewalks were required, would the city dig them up in the event of road expansion and proper sewers, gutters. Andrew Dimas stated that their plat has requested specific street dedication and has the required right of way, if city plans on future construction.

Commissioner Hedrick asked about the drainage and if they must put the sidewalk they would have to construct farther in the property to allow for the drainage. Andrew Dimas confirmed this was correct.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #3 & 4. Being none, public comment was closed.

Commissioner Teichelman made a motion to approve agenda items #3 & 4 as presented by staff. Commissioner Jackson seconded. Vote: All Aye. Motion passes.

**B. Plat with Variance (Waiver)**

- 3. [26-0148](#) Request for a Plat Waiver for Sidewalk Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

**Attachments:**     [PL9091 Laguna Shores SW Waiver Memo](#)  
    [PL9091 Laguna Shores SW Waiver PPT](#)

**C. Plat**

- 4. [26-0129](#) PL9091  
**REPLAT - Laguna Shores Vista**  
 Lot 1 Block 1  
 (0.22 Ac.)

(District 4) Generally located at 4049 Laguna Shores Road, on the southeast corner of Laguna Shores Road and Rex Lane.

**Attachments:**     [PL9091ReplatCoverTab \(2\)](#)  
    [PL9091ClosedCommentReport](#)  
    [PL9091LatestPlat](#)

**D. Public Hearing: Discussion and Possible Action Regarding the Padre/Mustang Island Mobility Plan**

Keren Costanzo, Planning and Economic Development, introduced the Ordinance adopting the Padre/Mustang Island Mobility Plan as an element of the Plan CC Comprehensive Plan.

The Padre/Mustang Island Mobility Plan ("Island Mobility Plan") was initiated by the City of Corpus Christi to further previous planning efforts conducted for the area. The Island Mobility Plan evaluates the existing transportation system and recommends improvements that establish safe walking, cycling, golf cart, and watercraft connectivity.

The Island Mobility Plan establishes recommendations for a comprehensive transportation network that connects residential neighborhoods to activity centers by identifying critical routes for walking, bicycling, golf carts, and water transportation. The recommendations were developed through extensive community engagement. In addition, city staff coordinated with the Texas Department of Transportation (TxDOT) and Nueces County parks regarding recommendations that would impact those state- and county-owned facilities.

The Island Mobility Plan launched in the Spring of 2023 under the Economic Development Department and Funded by the TIRZ #2

**Project Timeline**

- Spring/Summer 2023 – Existing Conditions Review
- August 8, 2023 – Project intro at Island Strategic Action Committee (ISAC) and First Survey Launched
- Fall 2023 – Draft Recommendations Developed
- October 2023 – Public Open House
- Winter 2023/24 - Finalize Recommendations
- November 2023 – 2nd Online Survey
- April 15, 2024 – Public Open House

In May 2024, project management was transferred to the Planning and Community Development Department to finalize the recommendations. Upon review of the draft recommendations, and in consultation with the ISAC, more specific recommendations for Park Road 22 and State Highway 361 were developed and presented to TxDOT and Chairman Todd Hunter. Once recommendations were finalized, the Public Draft of the Padre/Mustang Island Mobility Plan was published online in late April 2025 and announced via Constant Contact email, initiating the plan adoption process.

**Plan Adoption Timeline**

- June 3, 2025 – ISAC recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment to emphasize greenscape and adequate drainage solutions on Park Road 22 and revise Sea Pines and Whitecap West interim and future recommendations with the ISAC.
- June 11, 2025 – Planning Commission held a Public Hearing and recommended adoption of the Padre/Mustang Island Mobility Plan with an amendment giving preference to native plants and oak trees in the landscape areas of Park Road 22 and

adding language to consider configurations to accommodate vehicle staking during school pick up and drop off along Park Road 22.

- February 3, 2026 – ISAC discussion and recommending action.
- February 4, 2026 – Planning Commission Public Hearing and recommending action.

The Draft Island Mobility Plan is already informing the design for Sand Dollar, which is funded by the TIRZ #2 Paper Streets Project.

Commissioner Esparza asked about the Don Patricio bridge not needing any extra construction to make access for the mobility lanes added. Keren Costanzo stated that the margins will just be minimized but there be no additional construction.

Commissioner Hedrick asked about the anticipated timeline for building out of the project. Keren Costanzo stated there is an implementation plan which consists of different timelines (short, mid and long term).

Chairman Salazar-Garza asked if any more amendments were made between the first presentation and this presentation based on public feedback from the island community. Keren Costanzo stated accommodations were based on the information received previously.

With no more questions for staff, Chairman Salazar-Garza opened for public comment on items #5. Being none, public comment was closed.

Commissioner Hedrick made a motion to recommend the approval agenda items #5 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

5. [26-0181](#) Public Hearing and recommending action for City Council to adopt the Padre/Mustang Island Mobility Plan as an element of Corpus Christi's Comprehensive Plan - Plan CC.

Attachments: [Agenda Memo - Island Mobility Plan](#)  
[Presentation - Island Mobility Plan](#)  
[2025-07-16 Island Mobility Plan](#)

VII. **Director's Report: None.**

VIII. **Future Agenda Items: None.**

IX. **Adjournment**

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:59 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL8879

**PRELIMINARY PLAT – RIVERSTONE TRAILS PHASE I**

(24.87 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Zoned: RS-6

Owner: Rhodes Development, Inc.

Engineer/Surveyor: Melden and Hunt

The applicant proposes to preliminary plat phase I of this development and intends to develop 67 lots for residential use and 3 common areas. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



## **Merged Document Report**

### **Application No.: PL8877**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
25081_Riverstone Ph1_02-06-2026.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Justin Phung	justinp2@corpuschristitx.gov	361-826-1896

**General Comments**

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
12	P001	Note	Bria Whitmire : DS	Closed	Being a Preliminary Plat, show boundaries of the Final Plats	
13	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes, Prior to or with Final Sidewalks: Yes, Prior to or with Final Lighting Plan: Yes, Prior to or with Final	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>B. Water: Yes, Prior to or with Final            Fire hydrants: Yes, Prior to or with Final            C. Wastewater: Yes, Prior to or with Final            D. Stormwater: Yes, Prior to or with Final            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.</p>	
19	P001	Note	Bria Whitmire : DS	Closed	<p>Common Areas 1 and 2 appear to be mostly detention pond-label footprint of pond and maintenance berm as non-buildable lot or private drainage easement to ensure its protected use and separate from common area that may have structures built.</p>	
20	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT:            (Lucio Ramos)            TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).            Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system.              If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.              Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	P001	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) Can I get coordinates of the center of the driveway and or proposed plan stationing to see how that fits with our proposed plan layouts of US 77 to CR 73.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
23	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
37	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez) PLAT - ROADWAY MASTER PLAN The proposed plat is impacted by the Roadway Master Plan Roadway Master Plan - project 1-AA C1 collector - 60 FT ROW dedication BB Width 40 FT Proposed plat provides a 76 FT ROW dedication - meeting minimum ROW dedication requirement  Roadway Master Plan - project 1-AE C1 collector - 60 FT ROW dedication Proposed plat does not show ROW dedication - not adhering to the Roadway Master Plan Amendment process required if plat / applicant does not wish to adhere to the Roadway Master Plan.	
38	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez) REQUIRES ACTION: PLAT Proposed Lake Athens Ave As per COCC - UDC, C1 Collector - no median / turn lane Proposed plat / drawings show median on lake Athens Ave Use of the design with curved roadways, provide evidence regarding the design requirements / criteria is being met: City of Corpus Christi Infrastructure Design Manual 6.2.8 Sight Distance Table 6.2.8.A Minimum Required Stopping Sight Distance 6.2.11 Horizontal Curve Radii	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Use of the design with curved roadways, provide evidence regarding the design requirements / criteria is being met:            If the Engineer of Record elects to the design of intersections occurring at skewed or non-orthogonal angles, it is necessary to provide supporting mathematical or geometric evidence. This evidence should demonstrate that the required clear line of sight—both approach and departure sight triangles—can still be achieved under the proposed intersection geometry and that the resulting design maintains safe operating conditions.</p> <p>The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition), Section 3.2.6.3 Sight Obstruction, regarding horizontal curves provides guidance that can be used to design to assure that the line-of-sight is clear for the vehicular traffic.</p> <p>This assures that appropriate stopping-sight-distance is provided for both the traveling public and pedestrians alike.</p> <p>The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition) provides guidance on approach sight triangles, which are based on intersections occurring at a 90-degree angle.</p>	
39	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW:            (Jorge Chavez)            INFORMATIONAL: PLAT            DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS</p> <p>Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)</p> <p>A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2).</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>The developer / applicant can reach out to <a href="mailto:rowmanagement@corpuschristitx.gov">rowmanagement@corpuschristitx.gov</a> for further assistance regarding the ROW Construction Permit they will be required to submit prior to any</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>temporary and / or permanent driveway off the immediate roadways.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter and utility easements.</p> <p>The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p>	
40	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Parks and Recreation Department: Phase 1 of the plat marks 67 lots is what is counted during examination of the plat as no direct dwelling unit proposal number is present, as such 67 is marked to match the proposed 67 lots for proposed residential dwelling units to be created. If this number increases or decreases, please contact in order to update the appropriate number of dwelling units to be proposed for development.</p> <p>67 (Dwelling Units) x \$462.50 (Fee) = \$30,987.50 Total Due</p>	
41	P001	Note	Mina Trinidad : DS	Closed	Change "final" verbiage on plat header to "Preliminary" as this is a preliminary plat.	
42	P001	Note	Mina Trinidad : DS	Closed	Metes and bounds not required to be shown on the plat.	
43	P001	Note	Mina Trinidad : DS	Closed	Remove plat signatures. Plat is a preliminary plat, it will go to Planning Commission but will not be recorded therefore, no signature blocks are needed.	
44	P001	Note	Mina Trinidad : DS	Closed	Owner and engineer/surveyors name must be on plat.	
45	P001	Note	Mina Trinidad : DS	Closed	Ensure total platted area general plat note matches the plat heading.	
46	P001	Note	Mina Trinidad : DS	Closed	<p>02/04/26 Update: "Receiving waters" plat note should follow TCEQ standards.</p> <p>Include "Receiving waters" plat note.</p>	
48	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational)</p> <p>UDC 8.1.8.B Homeowners Association Required prior to recordation.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>The developer shall submit a legal instrument:            (1) Establishing a plan for the use and permanent maintenance of the private improvements;            (2) Demonstrating that the homeowners association is self-perpetuating and adequately funded to accomplish its purposes;            (3) Providing the City and other governmental authorities with written permission for access at any time without liability when on official business;            and            (4) Permitting the City to remove obstructions if necessary for emergency vehicle access and to assess the cost of removal to the owner of the obstruction.</p>	
49	P001	Note	Mina Trinidad : DS	Closed	Update "Common Areas" plat note to include the common area numbers as well.	
50	P001	Note	Mina Trinidad : DS	Closed	Include street names on plat.	
51	P001	Note	Mina Trinidad : DS	Closed	Provide block numbers on plat.	
55	P001	Note	Mina Trinidad : DS	Closed	<p>Fire:            (Juan Perez)            Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
56	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez) 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</li> <li>3. The minimum street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</li> </ol> <p>Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:“ Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.</p> <p>D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions:  1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.  2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p> <p>D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.  Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisionsshall be provided with a 96-foot diameter cul-de-sac.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
57	P001	Note	Mina Trinidad : DS	Closed	(Informational) RMP C1 collector street within phase 1 development.	
58	P001	Note	Mina Trinidad : DS	Closed	Topographic contours to be shown on plat.	
59	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (Lucio Ramos) Drainage will be reviewed when driveway permit is requested.	
60	P001	Note	Mina Trinidad : DS	Closed	Update plat ownership and deed number within plat boundary.	
61	P001	Note	Mina Trinidad : DS	Closed	Include adjacent property owner information, Lake Athens Avenue continuation, and easements of adjacent properties within 200-feet of subject property. (This information was included on previous submittal of plat)	
16	U001	Note	Bria Whitmire : DS	Closed	Design Details to be confirmed on Construction Plans	
17	U001	Note	Bria Whitmire : DS	Closed	Notate the application of this cross section- assuming the cul d sac in comparing the B-B provided on the D&G sheet but provide references on all sheets to ensure clarity.	
18	U001	Note	Bria Whitmire : DS	Closed	Details of service connections around cul d sac to be further addressed on construction plans.	
24	U001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
25	U001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comment.	
52	U001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	
53	U001	Note	Mina Trinidad : DS	Closed	CCW: (John Gonzalez) Water Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Additional comments of the proposed water plan & profile to be provided during Public Improvements Phase. Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Additional comments of the proposed wastewater plan & profile to be provided during Public Improvements Phase.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
54	U001	Note	Mina Trinidad : DS	Closed	AEP: 02/05/26 Update: No above ground improvements are allowed 100' within our ROW (50 ft from centerline). (See documents titled "CE Jolley Easement" in attachments).  (Ronika Moralez) AEP Transmission does have an overhead power line but I believe it is not in Phase 1. I can send you my comments when I locate the easement.	
14	U002	Note	Bria Whitmire : DS	Closed	Minimum Slope is 3:1	
15	U002	Note	Bria Whitmire : DS	Closed	Provide Cross Section for all street types, including the 50' ROW, 60' ROW, 76' ROW and cul d sacs	
26	U002	Note	Justin Phung : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
27	U002	Note	Justin Phung : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
28	U002	Note	Justin Phung : STREET	Closed	PW STR: For typical street section details, please denote planned street classification per UDC 8.2.1.B standards	
29	U002	Note	Justin Phung : STREET	Closed	PW STR: Please provide typical street section specifications on pavement section materials and thicknesses.	
30	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
31	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
32	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
33	U002	Note	Justin Phung : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
34	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
35	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
36	U002	Note	Justin Phung : STREET	Closed	PW STR: Please provide clarification on the construction and material used for the cul-de-sac island.  2/9/2026: PW STR: Since the medians will be in City/Public ROW, the medians shall be constructed with concrete with no green space. For more information, please contact Public Works Stormwater Department.	
62	U002	Note	Justin Phung : STREET	Closed	PW STR: Informational - For PI, please provide geotech report for determining validity of street sections.	
64	U002	Note	Justin Phung : STREET	Closed	PW STR: Is it planned to have the median for the 76' ROW match what is existing for Lake Athens Avenue? Please coordinate with Public Works Stormwater Department to determine the construction of these.	

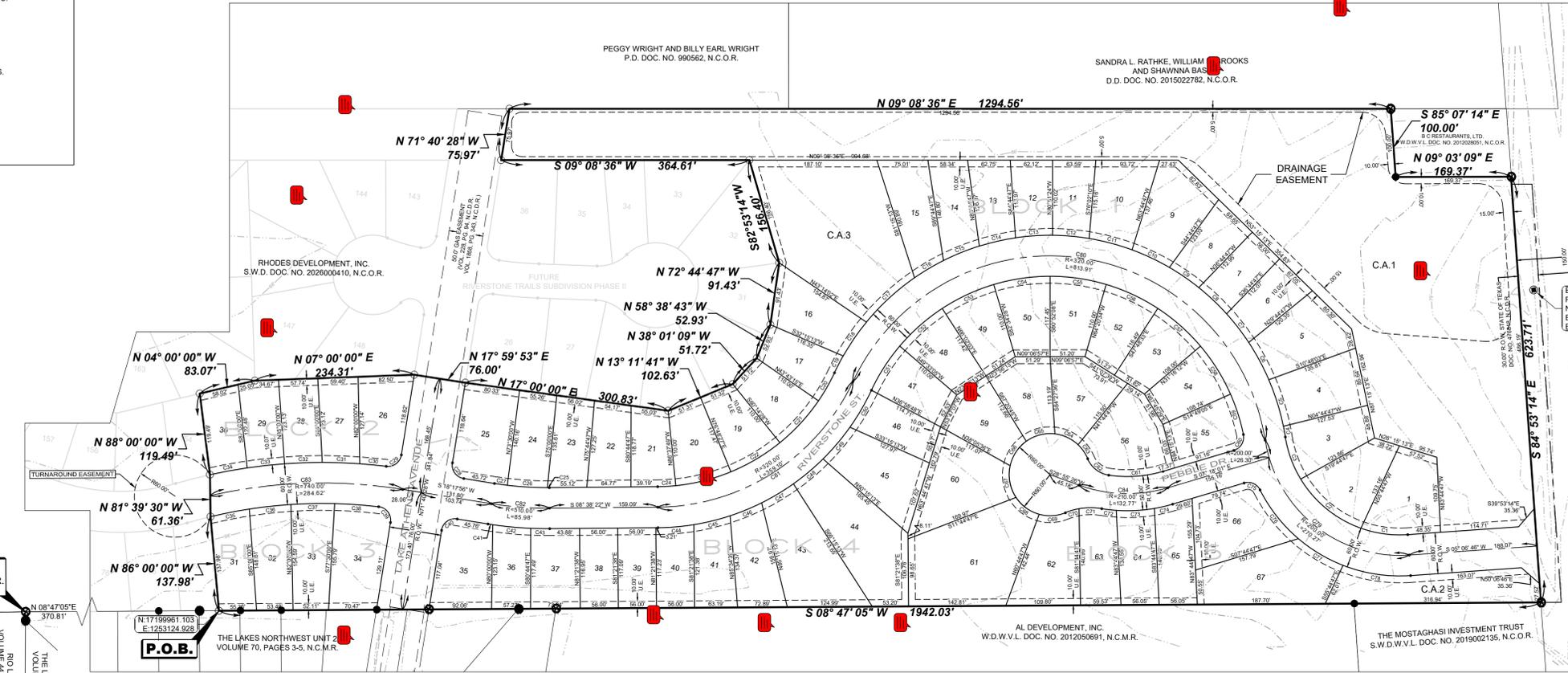
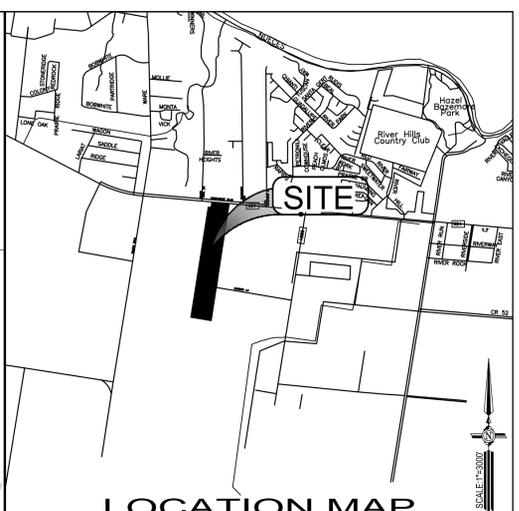
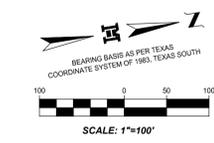
# PRELIMINARY PLAT OF RIVERSTONE TRAILS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 24.868 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

**OWNERS INFORMATION:**  
 RHODES DEVELOPMENT, INC.  
 NICK RHODES, PRESIDENT  
 200 S. 10TH ST., STE. 1700  
 McALLEN, TEXAS 78501  
 HIDALGO COUNTY, TEXAS

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

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



- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND NO. 5 REBAR
  - FOUND "X" MARK ON CONCRETE
  - FOUND CONCRETE MONUMENT
  - FOUND P.K. NAIL
  - FOUND PIPE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
  - SET NAIL
  - RIGHT OF WAY
- R.O.W. - NUECES COUNTY MAP RECORDS  
 N.C.D.R. - NUECES COUNTY DEED RECORDS  
 N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS  
 N.E. COR. - NORTH-EAST CORNER  
 P.O.B. - POINT OF BEGINNING  
 E - ELECTRICAL EASEMENT  
 U.E. - UTILITY EASEMENT  
 T.E. - TECHNOLOGY EASEMENT  
 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  
 N.T.S. - NOT TO SCALE

- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED) ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G. MAP REVISED: OCTOBER 13, 2022.
  - TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 24.868 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: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27. NORTHING: 17201942.63, EASTING: 1252969.00.
  - 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 THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  - 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 1, 2 AND 3 TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
  - 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 BE RESPONSIBLE FOR THE CONTROL.

**P.O.C.**  
 N.W. COR.  
 LOT 7

**P.O.B.**  
 N 17199961.103  
 E 1253124.928

THE LAKES NORTHWEST UNIT 2  
 VOLUME 70, PAGES 3-5, N.C.M.R.

THE LAKES NORTHWEST UNIT 2  
 VOLUME 70, PAGES 3-5, N.C.M.R.

LOT 7  
 RIO LAGO ACRES UNIT 2  
 VOLUME 44, PAGES 190-191, N.C.M.R.

**Lot Line Curve Table**

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	023° 33' 40"	170.00	69.91	35.45	S16° 53' 36" W	69.42
C2	039° 11' 58"	170.00	118.31	60.53	S48° 16' 25" W	114.05
C3	022° 11' 50"	170.00	65.86	33.35	S78° 58' 22" W	65.45
C4	002° 35' 57"	350.00	15.88	7.94	S88° 46' 22" W	15.88
C5	011° 42' 35"	350.00	71.53	35.89	S81° 37' 06" W	71.41
C6	010° 09' 10"	350.00	62.04	31.10	S70° 41' 09" W	61.95
C7	008° 40' 08"	350.00	52.98	26.53	S61° 16' 27" W	52.90
C8	009° 10' 42"	350.00	56.07	28.09	S62° 21' 03" W	56.01
C9	008° 34' 02"	350.00	52.33	26.22	S43° 28' 41" W	52.29
C10	009° 55' 27"	350.00	60.62	30.39	S34° 13' 57" W	60.55
C11	010° 40' 30"	350.00	65.21	32.70	S23° 55' 58" W	65.12
C12	008° 52' 06"	350.00	54.17	27.14	S14° 09' 40" W	54.12
C13	008° 55' 59"	350.00	54.57	27.34	S5° 15' 37" W	54.51
C14	008° 54' 55"	350.00	54.48	27.29	S3° 39' 50" E	54.41
C15	009° 19' 27"	350.00	56.96	28.54	S12° 47' 01" E	56.89
C16	008° 04' 47"	350.00	49.36	24.72	S21° 29' 08" E	49.32
C17	015° 44' 32"	350.00	96.16	48.39	S33° 23' 47" E	95.86
C18	009° 50' 21"	350.00	60.10	30.13	S46° 11' 14" E	60.03
C19	004° 33' 02"	350.00	27.80	13.91	S53° 22' 56" E	27.79
C20	009° 22' 41"	290.00	47.47	23.79	S50° 58' 06" E	47.41
C21	016° 31' 13"	290.00	83.62	42.10	S38° 01' 09" E	83.33
C22	016° 34' 00"	290.00	83.88	42.32	S21° 28' 32" E	83.56
C23	016° 33' 44"	290.00	83.83	42.21	S4° 54' 41" E	83.54
C24	005° 16' 11"	290.00	26.67	13.35	S6° 00' 16" W	26.66
C25	000° 20' 37"	480.00	2.88	1.44	S8° 48' 40" W	2.88
C26	007° 02' 30"	480.00	58.99	29.53	S12° 30' 13" W	58.96
C27	002° 16' 27"	480.00	19.05	9.53	S17° 09' 42" W	19.05
C28	000° 01' 36"	200.00	31.43	20.01	S63° 18' 44" W	28.29
C29	087° 48' 10"	200.00	30.65	19.25	S27° 46' 23" E	27.74
C30	002° 53' 58"	770.00	38.96	19.48	S14° 40' 44" W	38.95
C31	004° 06' 24"	770.00	55.19	27.61	S11° 10' 34" W	55.18
C32	004° 08' 14"	770.00	55.60	27.81	S7° 03' 15" W	55.59
C33	004° 06' 17"	770.00	55.16	27.59	S2° 55' 59" W	55.15
C34	004° 08' 30"	770.00	55.66	27.84	S1° 11' 24" E	55.65
C35	004° 41' 15"	710.00	58.09	29.06	N1° 54' 47" W	58.07
C36	004° 57' 49"	710.00	61.51	30.77	N2° 54' 45" E	61.49
C37	005° 11' 35"	710.00	64.38	32.30	N7° 59' 27" E	64.33
C38	005° 13' 21"	710.00	64.72	32.38	N13° 11' 54" E	64.69
C39	062° 30' 57"	200.00	32.29	20.90	N62° 40' 03" E	28.90
C40	089° 58' 24"	200.00	31.41	19.99	N26° 41' 16" W	28.28
C41	000° 45' 49"	540.00	7.20	3.60	N17° 55' 01" E	7.20
C42	005° 56' 05"	540.00	55.93	27.99	N14° 34' 04" E	55.91

**Lot Line Curve Table**

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C43	002° 57' 40"	540.00	27.91	13.96	N10° 07' 12" E	27.90
C44	008° 40' 33"	350.00	63.00	26.55	N4° 18' 05" E	62.95
C45	008° 58' 18"	350.00	64.81	27.46	N4° 31' 20" W	64.75
C46	008° 11' 24"	350.00	60.03	25.06	N13° 06' 11" W	49.99
C47	008° 53' 59"	350.00	63.43	27.24	N21° 38' 53" W	54.31
C48	009° 10' 04"	350.00	66.92	28.52	N30° 45' 25" W	56.86
C49	009° 58' 58"	350.00	60.98	30.57	N40° 24' 26" W	60.90
C50	010° 15' 31"	350.00	62.67	31.42	N50° 31' 41" W	62.58
C51	015° 12' 32"	290.00	76.98	38.72	N48° 03' 11" W	76.75
C52	016° 28' 58"	290.00	83.43	42.00	N32° 12' 28" W	83.14
C53	016° 32' 25"	290.00	83.72	42.15	N15° 41' 44" W	83.43
C54	016° 33' 23"	290.00	83.80	42.19	N0° 51' 10" E	83.51
C55	016° 31' 34"	290.00	83.65	42.12	N17° 23' 39" E	83.36
C56	016° 32' 02"	290.00	83.69	42.14	N33° 55' 26" E	83.40
C57	016° 32' 21"	290.00	83.71	42.15	N50° 27' 38" E	83.42
C58	016° 27' 06"	290.00	83.27	41.92	N66° 57' 22" E	82.98
C59	012° 15' 12"	290.00	62.02	31.13	N81° 18' 30" E	61.90
C60	085° 15' 53"	200.00	29.76	18.41	S49° 55' 57" E	27.09
C61	024° 57' 25"	185.00	80.58	40.94	S5° 10' 41" W	79.95
C62	058° 35' 02"	400.00	40.90	22.44	S46° 56' 55" W	39.14
C63	023° 59' 51"	600.00	12.75	6.38	S64° 14' 30" W	24.95
C64	036° 19' 33"	600.00	38.04	19.68	S34° 04' 45" W	37.41
C65	042° 20' 47"	600.00	44.35	23.24	S5° 15' 22" E	43.34
C66	041° 40' 47"	600.00	43.65	22.84	S47° 16' 09" E	42.69
C67	046° 19' 20"	600.00	48.51	25.67	N88° 43' 47" E	47.20
C68	040° 49' 30"	600.00	42.75	22.33	N45° 09' 22" E	41.85
C69	037° 35' 42"	600.00	39.37	20.42	N5° 56' 47" E	38.67
C70	011° 57' 30"	100.00	20.87	10.47	N65° 52' 19" W	20.83
C71	019° 15' 12"	100.00	33.60	16.96	N8° 44' 02" E	33.45
C72	005° 13' 38"	235.00	21.44	10.73	N15° 44' 50" E	21.43
C73	013° 41' 10"	235.00	56.13	28.20	N6° 17' 27" E	56.00
C74	006° 44' 53"	235.00	27.68	13.85	N3° 55' 35" W	27.66
C75	079° 29' 58"	200.00	27.75	16.63	N32° 26' 57" E	25.58
C76	022° 45' 44"	230.00	31.37	16.30	N60° 49' 03" E	30.77
C77	019° 05' 40"	230.00	76.60	38.69	N39° 53' 18" E	76.30
C78	025° 13' 03"	230.00	101.27	51.47	N17° 43' 36" E	100.45
C79	084° 57' 34"	200.00	396.56	183.14	N47° 35' 33" E	270.13
C80	145° 43' 47"	320.00	813.91	1,037.91	S17° 12' 27" W	811.59
C81	064° 17' 48"	320.00	359.10	201.11	N23° 30' 32" W	340.55
C82	009° 39' 34"	510.00	85.98	43.09	N13° 28' 09" E	85.88
C83	022° 02' 14"	740.00	284.62	144.09	S7° 16' 49" W	282.87
C84	036° 13' 27"	210.00	132.77	68.69	N10° 48' 42" E	130.57

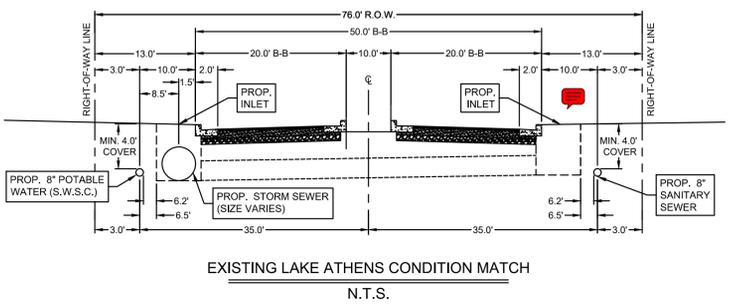
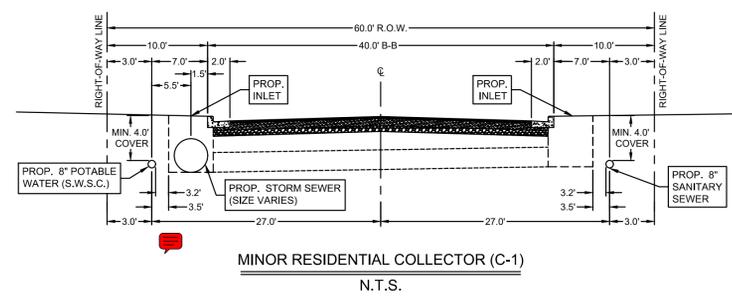
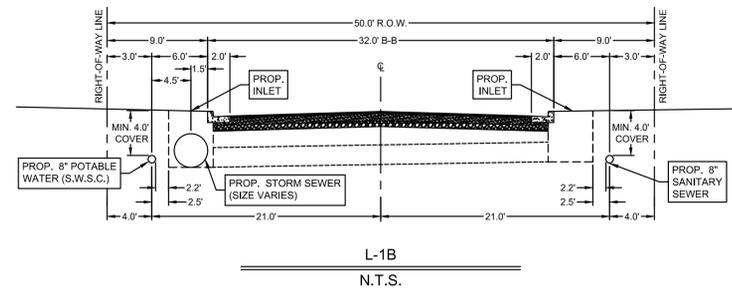
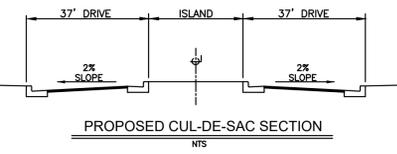
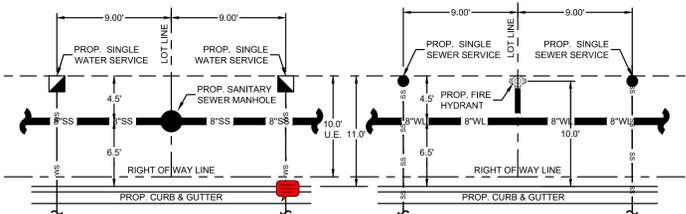
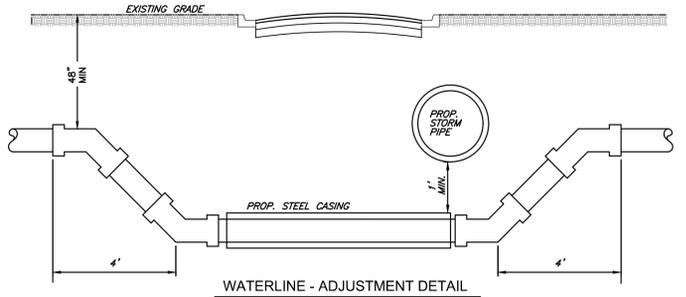
**Lot Area Table**

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	10697.77	0.246	36	6769.10	0.155
2	9823.42	0.226	37	8468.60	0.194
3	8280.50	0.190	38	6553.20	0.150
4	10215.06	0.235	39	6561.16	0.151
5	11061.77	0.254	40	6639.43	0.152
6	6904.79	0.159	41	7429.63	0.171
7	6258.85	0.144	42	8735.11	0.201
8	7057.79	0.162	43	15297.72	0.351
9	11267.48	0.259	44	18341.45	0.421
10	9783.22	0.225	45	11818.73	0.271
11	6576.42	0.151	46	7031.38	0.161
12	6484.67	0.149	47	7327.35	0.168
13	6970.54	0.160	48	7690.02	0.177
14	7749.02	0.178	49	7717.33	0.177
15	9835.38	0.228	50	7725.68	0.177
16	9733.58	0.223	51	7711.27	0.177
17	7247.81	0.166	52	7690.42	0.177
18	7517.87	0.173	53	7643.55	0.175
19	7730.98	0.177	54	7402.56	0.170
20	7728.91	0.177	55	7999.23	0.184
21	6879.09	0.158	56	12089.94	0.278
22	7289.25	0.167	57	9316.31	0.214
23	7469.18	0.171	58	8350.97	0.192
24	7902.04	0.181	59	8454.85	0.194
25	11433.77	0.262	60	13730.04	0.315
26	9160.99	0.210	61	21920.73	0.503
27	7140.08	0.164	62	11302.26	0.259
28	6955.40	0.160	63	8046.88	0.185
29	7098.62	0.163	64	7764.39	0.178
30	6827.64	0.157	65	8264.05	0.190
31	8112.56	0.186	66	12386.42	0.284
32	8726.15	0.200	67	15015.44	0.345
33	9054.06	0.208	C.A.1	241989.77	5.555
34	11844.30	0.272	C.A.2	13637.09	0.313
35	10578.21	0.243	C.A.3	37565.05	0.862

DRAWN BY: J.L.G. DATE 10

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	TYPE "A" INLET
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	8" R/W - 8" R/W RE-USE WATER LINE
	24" SD - 24" SD STORM LINE
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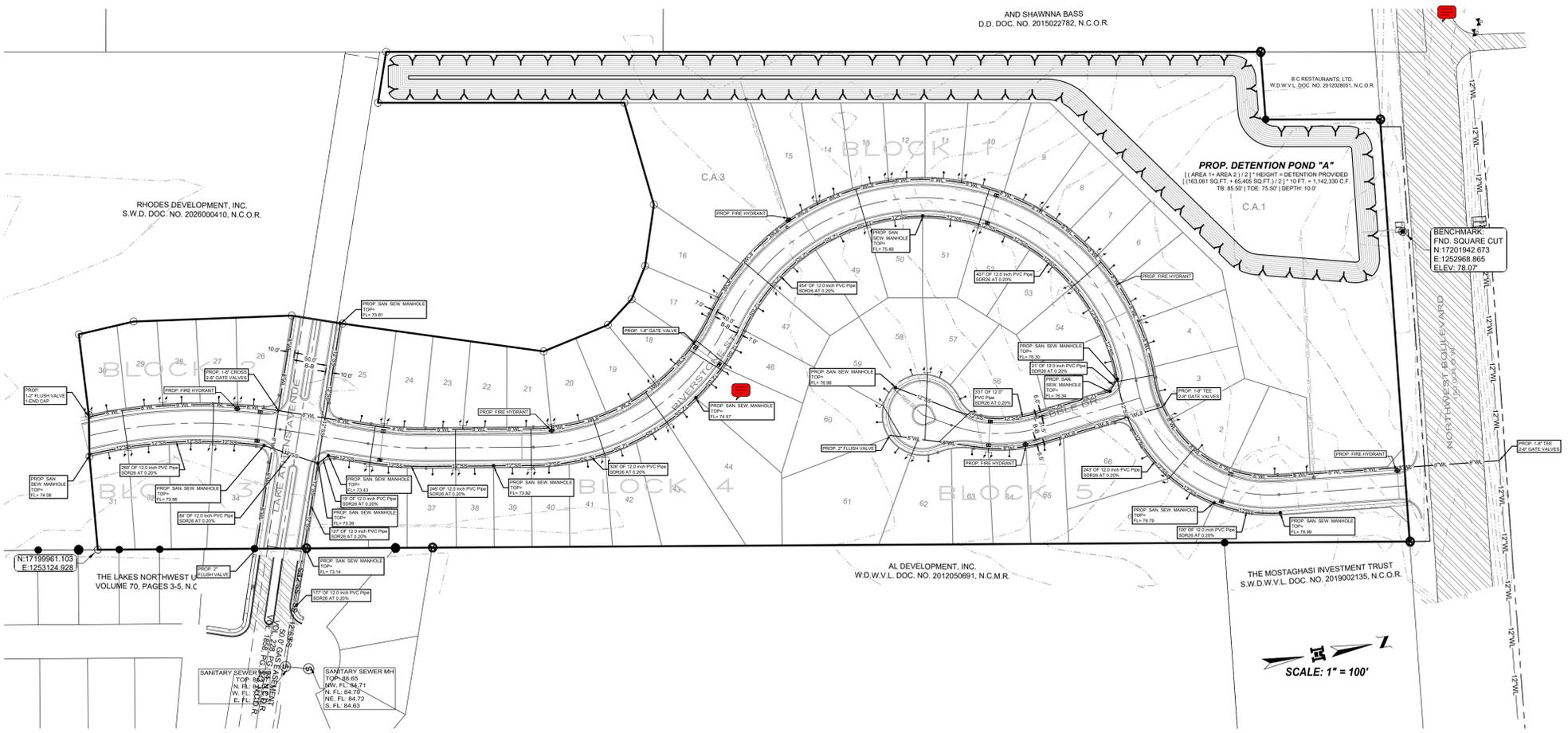
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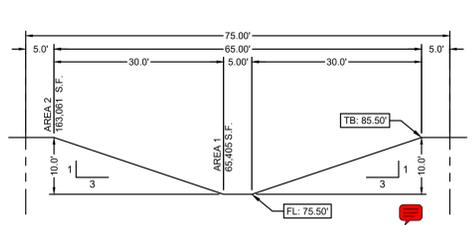
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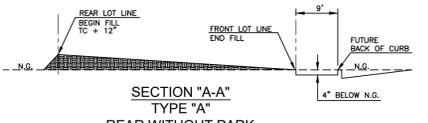
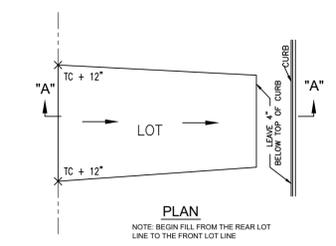
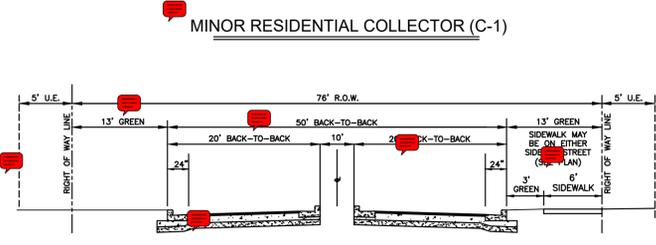
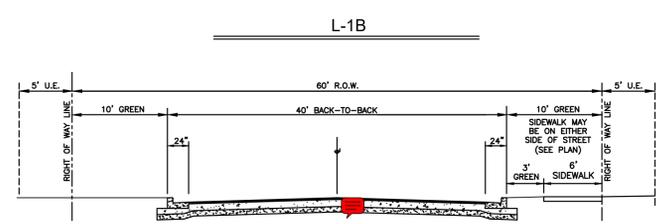
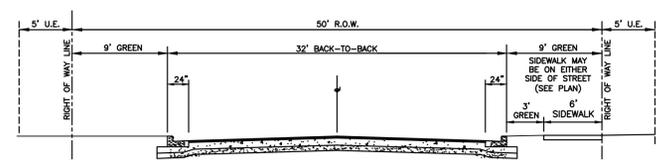
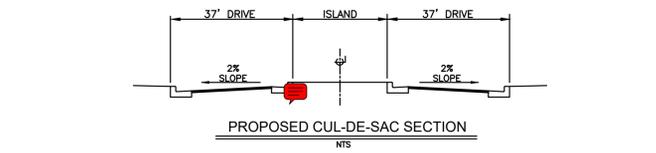


**SECTION CUT A-A  
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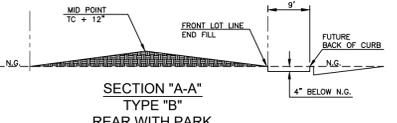
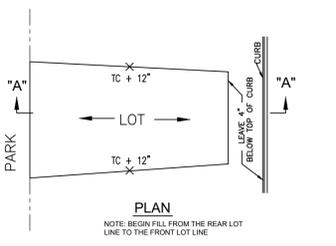
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**DRAINAGE AREA GROUP TABULATIONS**

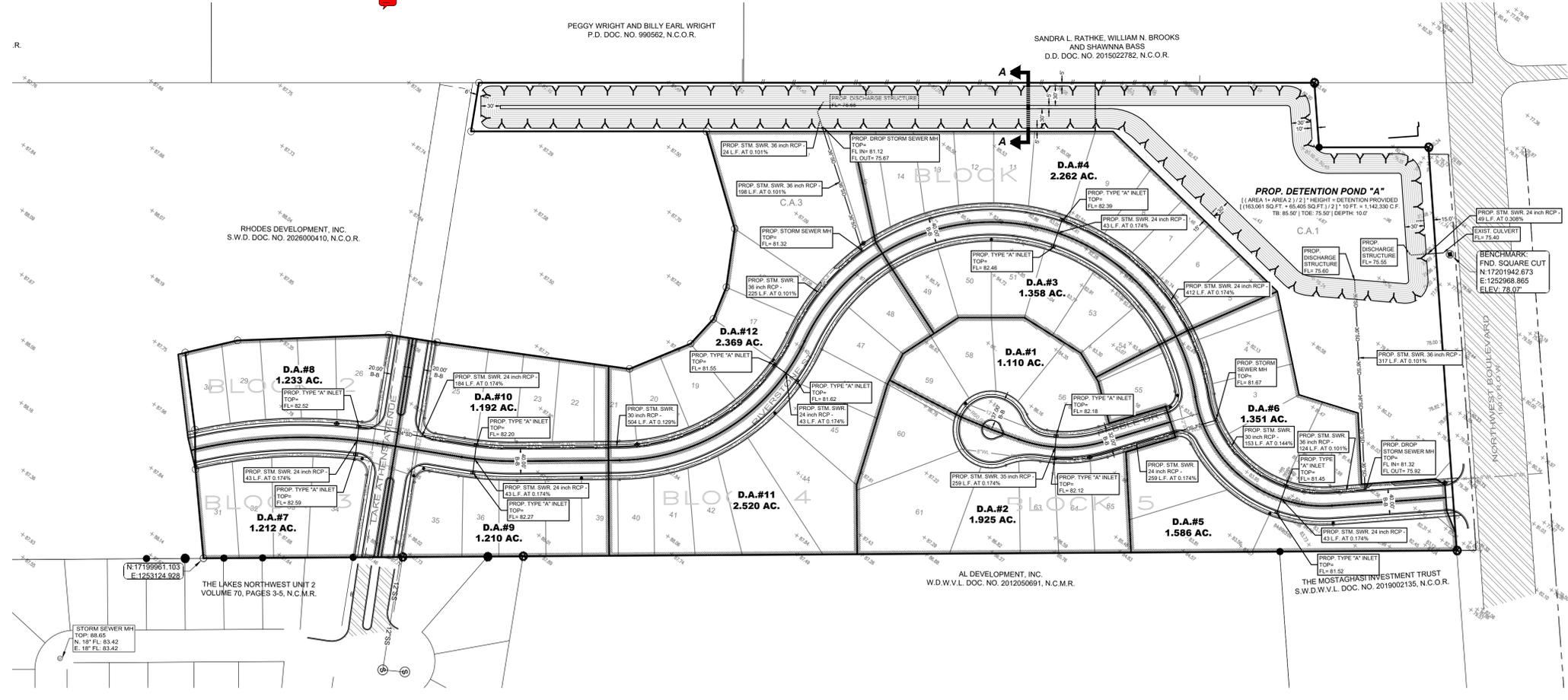
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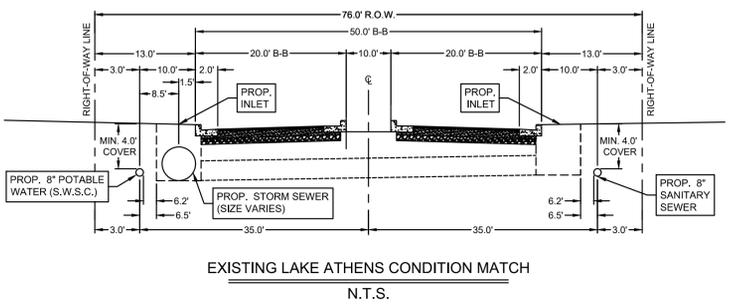
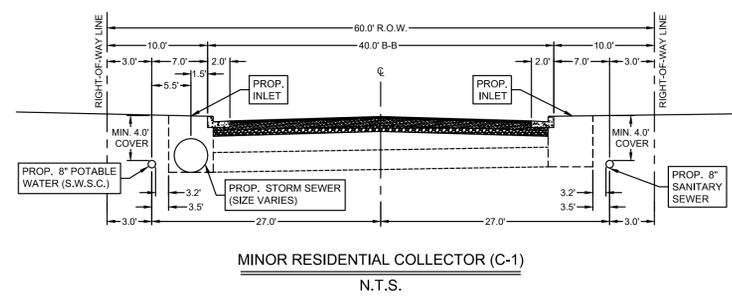
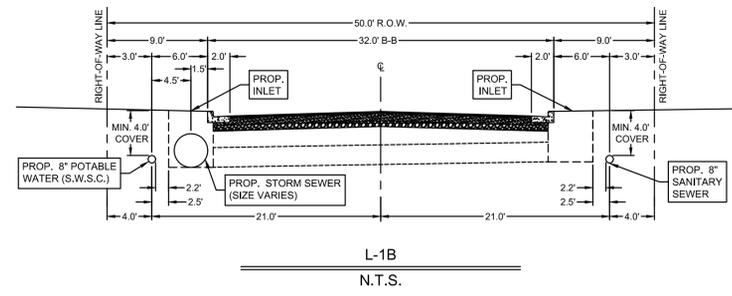
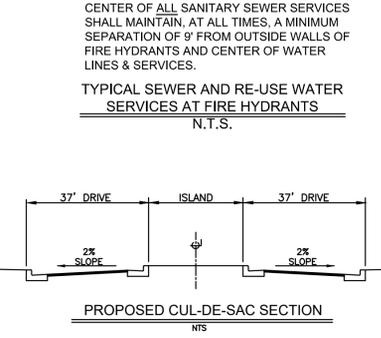
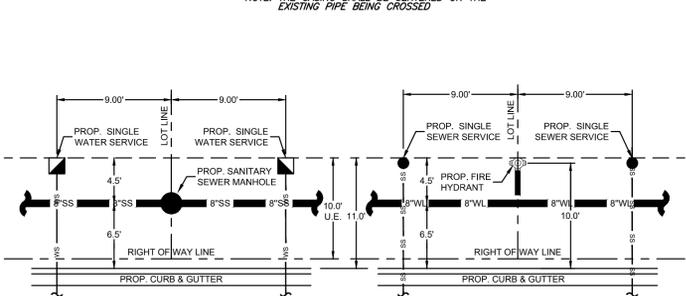
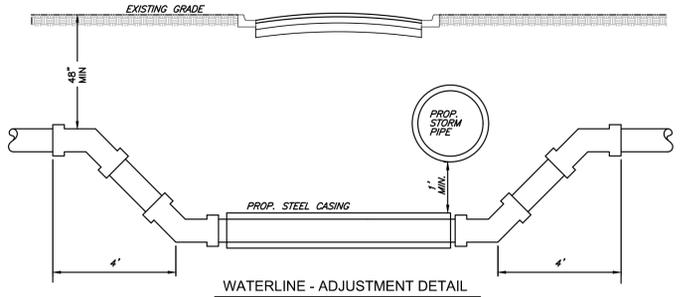
**TYPICAL LOT GRADING PLAN**  
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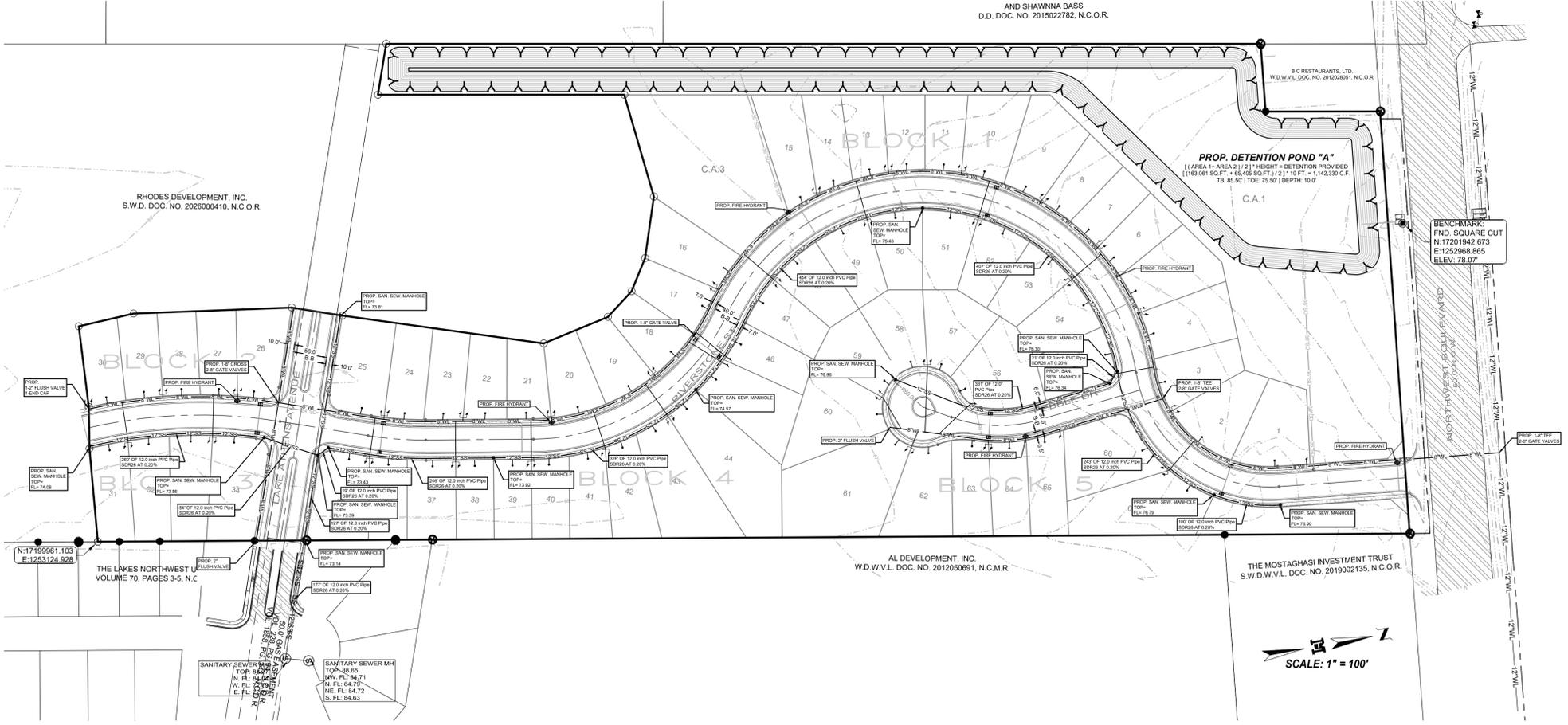
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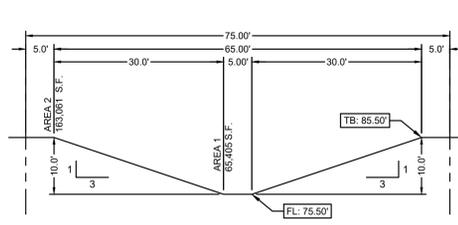
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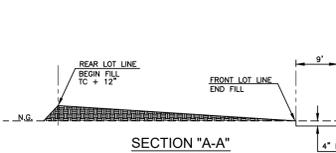
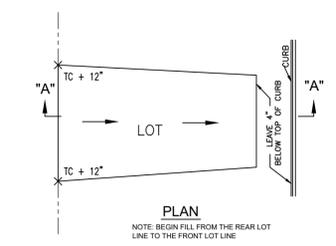
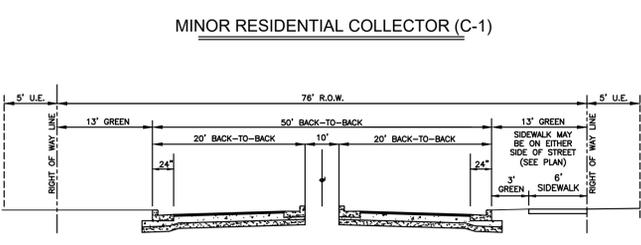
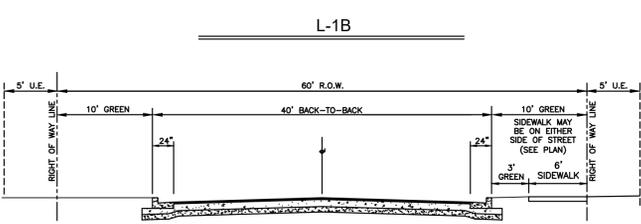
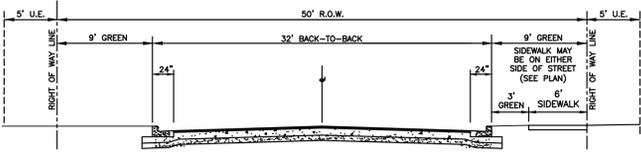
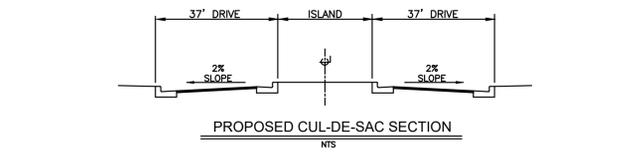


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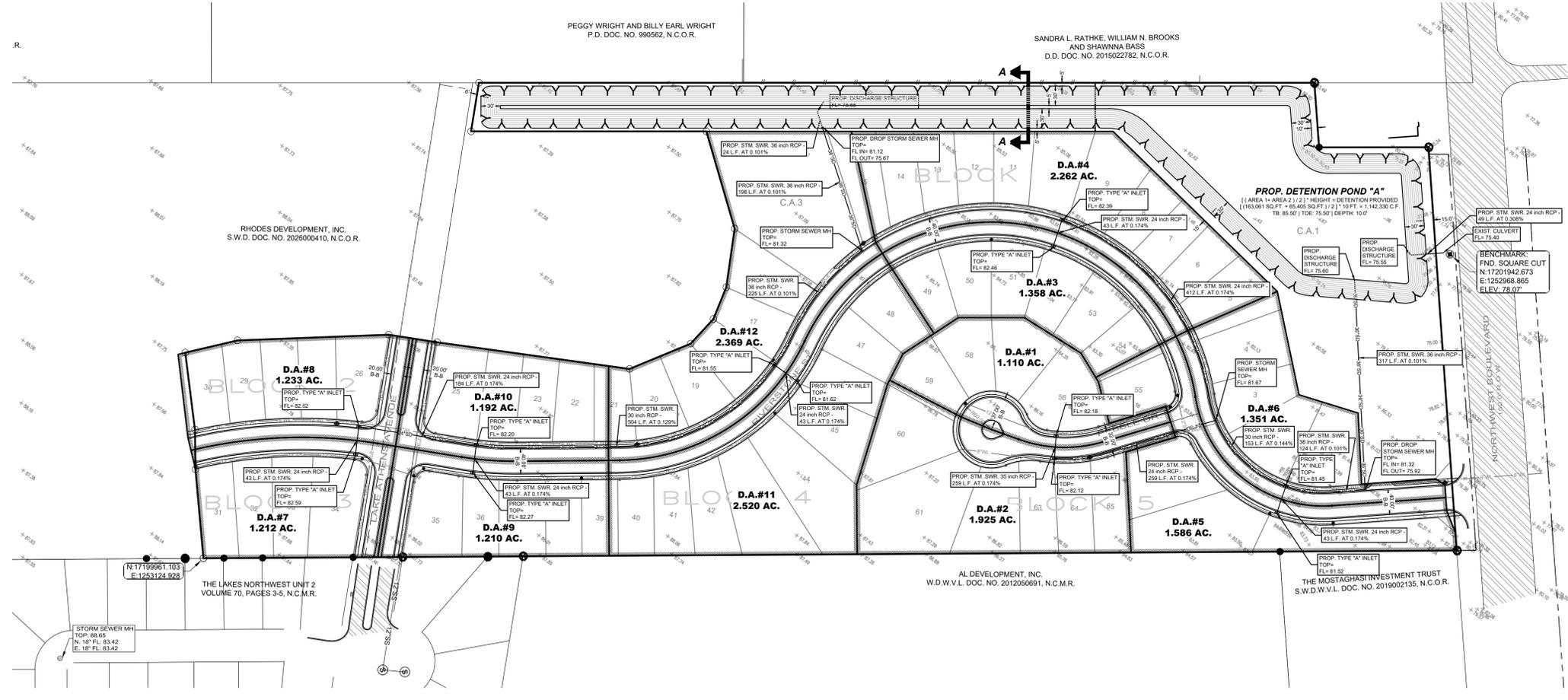
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**TYPICAL LOT GRADING PLAN**  
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PEGGY WRIGHT AND BILLY EARL WRIGHT  
 P.D. DOC. NO. 990562, N.C.O.R.  
 SANDRA L. RATHKE, WILLIAM N. BROOKS AND SHAWNNA BASS  
 D.D. DOC. NO. 2015022782, N.C.O.R.  
 RHODES DEVELOPMENT, INC.  
 S.W.D. DOC. NO. 2026000410, N.C.O.R.  
 AL DEVELOPMENT, INC.  
 W.D.W.V.L. DOC. NO. 2012050691, N.C.M.R.  
 THE MOSTAGH INVESTMENT TRUST  
 S.W.D. W.V.L. DOC. NO. 2019002155, N.C.O.R.  
 THE LAKES NORTHWEST UNIT 2  
 VOLUME 70, PAGES 3-5, N.C.M.R.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9117

**REPLAT – Brooklyn Addition**

Lots 14R, Block G

(0.59 Acres)

(District 1) Generally located at 2816 North Shoreline Boulevard, north of Pearl Street, south of Breakwater Avenue, and east of Surfside Boulevard.

Zoned: CR-3

Owners: Tinta Negra, LLC. (Channel Investments, Ltd.)

Surveyor: Bass & Welsh Engineering

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



## **Merged Document Report**

### **Application No.: PL9117**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
PLAT-Brooklyn Addn, Blk G, Lot 14R (2).pdf

Comment Author Contact Information:

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

[General Comments](#)

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mark Zans : DS	Closed	There are still plat documents needed for the completeness check. Please provide a copy of the latest deed showing the owner of the property. Application states Tinta Negra LLC and the plat shows Kenneth Berry / Beacon International.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mark Zans : DS	Closed	Be advised that there times when a 30-day review process is not enough time for comments and responses to be process. If comments are left unaddressed then the plat can be taken to Planning Commission with a recommendation of denial. In order to avoid this, please send a e-mail stating that the application can be modified to a 60 day review time.	
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
5	P001	Note	Bria Whitmire : DS	Closed	Update 1.28.26: Plat still not showing portion of property extending to the southeast which includes a structures with utilities. Indicate this to assure private utility easements are appropriately placed on the plat.  Show remaining 50' x 72' of Brooklyn Blk 4265 Lot 2 as neighboring lot and provide private utility easements and access easements to assure this remaining portion is not cut off.	
3	P001	Note	Mark Zans : LD	Closed	NCAD comment; Be advised that lot 2 and lots 4,6, and 8 according to NCAD are under different ownership. Tinta Negra owns lots 4 thru 8 and Channel Investments owns lot 2. All lots must be under one ownership to proceed with plat review.	
6	P001	Note	Mark Zans : LD	Closed	Change chairman name to Cynithia Salazar- Garza  Change Chairman to Chairperson	
7	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director	
8	P001	Note	Mark Zans : LD	Closed	Remove elevation /contour lines from plat.	
9	P001	Note	Mark Zans : LD	Closed	Remove old plat information. Add square footage of lot being platted.	
10	P001	Note	Mark Zans : LD	Closed	Remove the name of the company (Beacon International) in the ownership certification. Name should reflect ownership shown on deed.	
11	P001	Note	Mark Zans : LD	Closed	Change lot to 14R	
12	P001	Note	Mark Zans : LD	Closed	change lot number to 14R	



STATE OF TEXAS §  
COUNTY OF NUECES §

I, KENNETH I. BERRY, GENERAL PARTNER OF TINTA NEGRA, A TEXAS CORPORATION, FORMALLY KNOWN AS CHANNEL INVESTMENTS LTD. HEREBY CERTIFY THAT TINTA NEGRA, LTD. IS THE OWNER, FREE OF ALL LIENS OF THE PROPERTY SHOWN HEREON, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

KENNETH I. BERRY,  
GENERAL PARTNER OF TINTA NEGRA, LTD.

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
KENNETH I. BERRY,  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

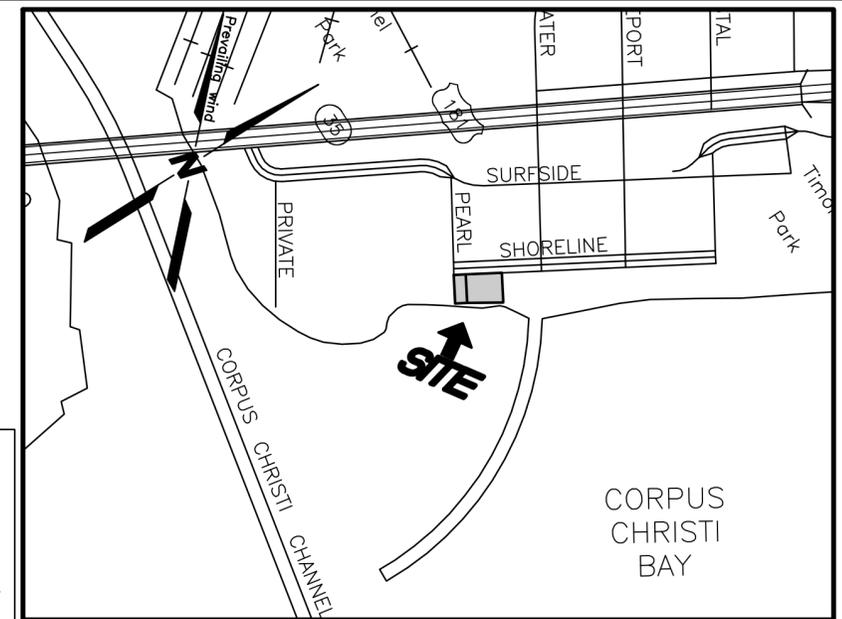
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF:

# BROOKLYN ADDITION

## BLOCK G, LOT 14R

BEING A REPLAT OF REVISED LOT 2,4,6 & 8 BLOCK G,  
BROOKLYN ADDITION, VOLUME A, PAGE 30, MAP RECORDS  
NUECES COUNTY TEXAS AND RECORDED IN DOCUMENTS  
2002047572, 2004066174 & 2011004955  
IN THE OFFICIAL RECORDS NUECES COUNTY, TEXAS

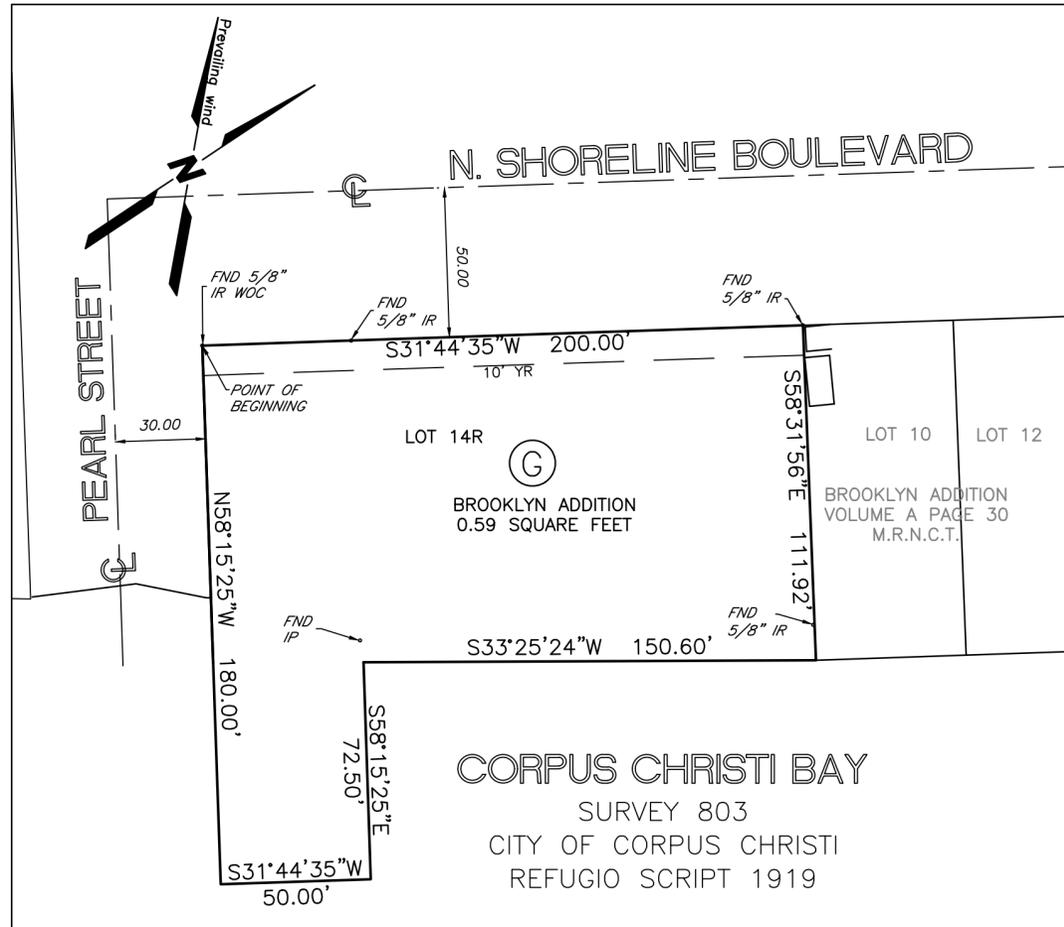


### LOCATION MAP

SCALE 1"=500'

### LEGEND

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



CORPUS CHRISTI BAY  
SURVEY 803  
CITY OF CORPUS CHRISTI  
REFUGIO SCRIPT 1919

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CYNITHIA SALAZAR-GARZA  
CHAIRMAN

MICHAEL DICE  
DIRECTOR

PREPARED BY

## BASS & WELSH ENGINEERING

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DATE

### NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE VE 11 & 12 COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION) BASE FLOOD ELEVATION DETERMINED AS SHOWN ON FEMA PANEL 48355 C 0310 G, DATED 10/13/22.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA CONTAINS 0.59 ACRES OF LAND.
- PROPERTY IS ZONED CR-3 RESORT COMMERCIAL (NORTH BEACH).

XREF: BASE

PLOTS/SCALE: 1:1

DRAWING NO: 25004

PLOT/DATE: 01-28-26 13:44 PM

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

MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS §  
COUNTY OF NUECES §

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY  
KARA SANDS  
COUNTY COURT  
NUECES COUNTY, TEXAS

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9042

**REPLAT – Saratoga Industrial Place Unit 2**

Lots 11R & 12R, Block 1

(1.78 Acres)

(District 3) Generally located at 2334 Pollex Avenue, south of Saratoga Boulevard, and east of Ayers Street.

Zoned: IL

Owners: Corpus Alushield, LLC

Surveyor: Munoz Engineering

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



### **Merged Document Report**

### **Application No.: PL9042**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
250028 - Plat-PLAT 1.pdf
250028 - Plat - 12092025.pdf

Comment Author Contact Information:

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

**General Comments**

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mark Zans : DS	Closed	Completeness check comment: Please submit a PHT (Peak Hour Trips) form to complete the application for review.	
12	P001	Note	Bria Whitmire : DS	Closed	Change spelling to Pollex	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
15	P001	Note	Bria Whitmire : DS	Closed	Update 2/2/26: PUE is fixed, however PUE and UE cannot overlap. Revise Label of PUE as designated 10' and note the total 20' YR separately.  Include private easement aligning with private sanitary sewer as included in C243784 and C239978. Public infrastructure is not being extended for a single lot but any and all yard lines shall be protected in private easements to assure future owners of lot 12R do not cut off utilities to lot 11R.	
2	P001	Note	Mark Zans : LD	Closed	Change lot numbers to 11R and 12R	
3	P001	Note	Mark Zans : LD	Closed	Spell out Industrial on the title.	
4	P001	Note	Mark Zans : LD	Closed	Spell out Industrial on the title.	
5	P001	Note	Mark Zans : LD	Closed	Please show private utility easement if present. Please label as private.	
6	P001	Note	Mark Zans : LD	Closed	#1 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
7	P001	Note	Mark Zans : LD	Closed	# 2 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
8	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynithia Salazar-Garza Change title to Chair	
9	P001	Note	Mark Zans : LD	Closed	Change Secretary title to Director	
10	P001	Note	Mark Zans : LD	Closed	# 2 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
11	P001	Note	Mark Zans : LD	Closed	#1 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
13	P001	Note	Mark Zans : LD	Closed	Fire comments 1-10 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Fire hydrant every 300 feet and operational."</p> <p>3 Note If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Note A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p> <p>6 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>7 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>8 Plat 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fireapparatus access roads are available.</p> <p>9 Plat D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>10 Plat 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p>	
14	P001	Note	Mark Zans : LD	Closed	<p>fire comments: 11-19</p> <p>11 Note An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>12 Plat 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>13 Plat D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>14 Note The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service reponse.</p> <p>15 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>16 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:“ Fire Lane-No Parking” at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, “Fire Lane-No Parking” at 15-foot intervals.</p> <p>17 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehciles.)</p> <p>18 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>19 Note Commercial development of the property will require further Development Services review.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Updated comments 1/5/2026 - Relabel easements working from property line into the lot.</p> <p>Relabel the easement next to the property line as a 10' easement. Relabel the easement between the 10' easement and the 20. Y.R. line as a 10' PUE. Leave the 20' Y.R. label as it is.</p>	



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9118

**REPLAT – Come Dream Come Build Subdivision Tranche 1**

Lots 51-56, Block 1

(0.60 Acres)

(District 1) Generally located at 502 Eighteenth Street, north of Mary Street, south of Marguerite Street, east of 19th Street, and west of 17th Street.

Zoned: RM-3

Owners: Come Dream Come Build

Surveyor: Halff Engineering

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



### **Merged Document Report**

### **Application No.: PL9118**

Description :	
Address :	502 EIGHTEENTH CORPUS CHRISTI TX 78405
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
V-PLAT-58432.001 CDBG TRANCHE 1 2026.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mark Zans : DS	Closed	For completeness check, please provide a utility plan showing current utility and future utility infrastructure.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
6	P001	Note	Bria Whitmire : ENG	Closed	Along 18th street, match ROW to the plat to the north, Plat Vol 67 Pg 86. This clarifies street maintenance, allows for pedestrian traffic, removes this portion of property from the taxes of the property, and has no impact to the site plan as maintains same setback as shown on this plat.	
2	P001	Note	Mark Zans : LD	Closed	Change all year references to 2026.  Check County Clerks certification for year reference.	
7	P001	Note	Mark Zans : LD	Closed	Please add Cynithia Salazar-Garza as Chairperson and provide signature line.	
9	P001	Note	Mark Zans : LD	Closed	Change Department of Development Services to Planning Commission	
12	P001	Note	Mark Zans : LD	Closed	Change total area being platted to 0.60 Acres.	
13	P001	Note	Mark Zans : LD	Closed	Provide plat information for property across 18th Street.	
14	P001	Note	Mark Zans : LD	Closed	Informational comment only: Per section 9.5.3.A of the UDC, the minimum street yard setback may be reduced to 15 feet.	
15	P001	Note	Mark Zans : LD	Closed	Park development fee: \$462.50 x 6 lots = \$2,775.00 Payment prior to recordation.	
16	P001	Note	Mark Zans : LD	Closed	Dedication of some roadway along 18th may be needed to align the plat to the alignment for lots and easements from the north properties across Marguerite Street.	



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9126

**REPLAT – Steele Addition**

Lot 63, Block 5

(0.82 acres)

(District 1) Generally located at 2701 Agnes Street, north of Bluntzer Street, east of South Port Avenue, and west of Bluntzer Street.

Zoned: IL

Owner: Tim Stephens, Stephens Equity Partners, Ltd.

Surveyor: Bass & Welch Engineering

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



**Merged Document Report**

**Application No.: PL9126**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT-Steele Addn, Block 5, Lot 63.pdf
2701 Plat Application.pdf

Comment Author Contact Information:

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

**General Comments**

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	1	Note	Valeria Merida : DS	Closed	Peak Hour Form is missing. (As per UDC 3.1.6.B Forms)	
3	1	Note	Valeria Merida : DS	Closed	Please provide the ownership deeds for lots 5-6 and lots 57-58, Block 5.	
1	3	Note	Valeria Merida : DS	Closed	All owners must sign the application.	
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>A. Streets: No Sidewalks: No Lighting Plan: No</p> <p>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.</p>	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
6	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p>	
7	P001	Note	Mina Trinidad : DS	Closed	<p>GIS: (Ziba A) Plat does not close within acceptable engineering standards.</p>	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no comments.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT: (Lucio R) TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> <li>• Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to</li> </ul>	

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					<p>prevent overloading the capacity of the downstream drainage system.</p> <ul style="list-style-type: none"> <li>• If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue.</li> <li>• Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish.</li> </ul>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT: (Lucio R) The small window map in the top right corner, showing the "SITE" in grey, is in the wrong block, S. of Marguerite St. instead of S.of Agnes St.</p>	
13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.</p>	
14	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Jorge Chavez) INFORMATIONAL: PLAT DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>	
15	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Jorge Chavez) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Roadway Master Plan.</p> <p>PLAT - REQUIRES ACTION: A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work withing utility easements.</p> <p>The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Muni-code Chapter 49-30 for permit requirements.)</p>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Parks and Recreation Department: No park fees as the plat is listed as proposed land use for light industrial. Purpose of plat is to combine property for the reasoning of light industrial development. No newly proposed dwelling units are to be created on the property, as such no fees are to be applied.</p>	
17	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Information/Note:</p> <p>-A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>1.Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2.Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3.The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>-Development of the property will require further Development Services review.</p> <p>-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez) All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>-507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>-912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>-503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>-503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>-503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p>	

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
19	P001	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature block to "Director"	
20	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission signature to "Cynthia Salazar-Garza" and "Chairperson"	
21	P001	Note	Mina Trinidad : DS	Closed	Increase street text within site map.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	



# APPLICATION FOR LAND SUBDIVISION

Development Services Department

166 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: \_\_\_\_\_ Grid/Map No.: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_

1. Applicant: TIM STEPHENS, President of Stephens Equity Partners Ltd.  
Telephone: (361) 882 8896 EMAIL: tim.stephens@johnstonesoutx.com  
Address: 2701 Agnes St, Corpus Christi, TX 78405  
Status of Applicant: Owner:  Other: (specify) \_\_\_\_\_

2. Engineer/Surveyor: BASS & WELSH ENGINEERING Telephone: (361) 882-5521  
Address: 3054 S. Alameda St., C.C., Texas 78404 EMAIL: MURRAYJR@AOL.COM  
Contact Person: MURRAY BASS, JR. Telephone: (361) 882-5521

3. Owner: SAME AS APPLICANT Telephone: (\_\_\_\_) \_\_\_\_\_  
Address: \_\_\_\_\_  
Type of Ownership:  Sole  Partnership  Corporation  
Other: \_\_\_\_\_

4. Preliminary Plat: \_\_\_\_\_ Final Plat: \_\_\_\_\_ Amending/Vacating Plat: \_\_\_\_\_ Replat:   
Proposed Subdivision Name: STEEL ADDITION BLOCK 5, LOT 63  
Location: SOUTH OF AGNES STREET-WEST OF BLUNTZER STREET Acreage: 0.82  
Legal Description: STEEL ADDITION LOTS 1-5 & LOTS 59-62, BLOCK 5  
Land Use: (Existing) LIGHT INDUSTRIAL (Proposed) LIGHT INDUSTRIAL  
Zoning: (Existing) N/A (Proposed) N/A  
Tax I.D. No.: 8409-0005-0010, 8409-0005-0590 AND 8409-0005-0055  
Proposed No. of Lots: 1 City Limits: In  Out \_\_\_\_\_  
Reason for plat/replat: TO COMBINE PROPERTY

**The APPLICATION WILL BE CONSIDERED VOID AFTER 180 DAYS IF NO COMMENTS ARE SUBMITTED RESPONDING TO DISTRIBUTED TECHNICAL REVIEW COMMITTEE COMMENTS.**

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

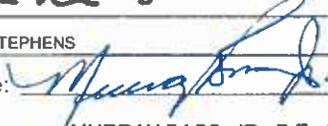
**APPLICATION IS NOT VALID WITHOUT COMPLETION OF ALL PAGES AND SIGNATURES.**

**7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN**

- X \_\_\_\_\_ 1. Brief description of the project
- X \_\_\_\_\_ 2. Maps showing the area covered by the plan or the preliminary plat
- X \_\_\_\_\_ 3. Land use assumptions used
- X \_\_\_\_\_ 4. Drainage plan elements:
  - A. Hydrology parameters, 5, 25, and 100 year;
  - B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
  - C. Define Drainage Area Boundary. Acreage, including sub basins;
  - D. Identify existing outfall;
  - E. Ditch cross sections, existing and proposed;
  - F. Verification of adequate inlet capacity;
  - G. Flow line elevations;
  - H. Establish hydraulic gradient line elevations (5-100 year);
  - I. Elevations/Contours;
  - J. Detention design if applicable (100 year);
- X \_\_\_\_\_ 5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
- N/A \_\_\_\_\_ 6. Confirm on-site storm water management facility, if any
- N/A \_\_\_\_\_ 7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
- X \_\_\_\_\_ 8. Route to runoff to ultimate outfall.
- X \_\_\_\_\_ 9. Include permanent measures to reduce pollution from runoff:
  - A. Vegetated buffer strips along boundaries of environmentally sensitive areas
  - B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
    - 1. Velocity control at outfall openings to eliminate erosion
    - 2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
  - C. Delineate wetlands
  - D. Identify submerged lands belonging to the State of Texas.
  - E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
  - F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
  - G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

**8. CERTIFICATION**

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature:  Date: 7 JAN '26  
 Owner's Printed Name: TIM STEPHENS  
 Engineer/Surveyor's Signature:  Date: 09/16/2022  
 Engineer/Surveyor's Printed Name: MURRAY BASS, JR., P.E., R.P.L.S

**APPLICATION IS NOT VALID WITHOUT COMPLETION OF ALL PAGES AND SIGNATURES.**

9. APPLICATION FEES:		Type II/IIA (Public Notice)		Type III/IIIA (Amending/Vacating)	
Type I/IA (Non-Public Notice)					
Less than 1 acre	\$171.00	Less than 1 acre	\$512.00	Less than 1 acre	\$685.00
1 to 5 acres	\$341.00	1 to 5 acres	\$792.00	1 to 5 acres	\$685.00
5+ acres	\$554.00	5+ acres	\$896.00	5+ acres	\$685.00

**10. RECORDING FEES: (due at the time original tracing is submitted for recording)**

\$60.00 per sheet

STATE OF TEXAS §  
COUNTY OF NUECES §

I, TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD., A TEXAS CORPORATION, HEREBY CERTIFY THAT TIM M. STEPHENS, IS THE OWNER, FREE OF ALL LIENS OF THE PROPERTY SHOWN HEREON, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD.

STATE OF TEXAS §  
COUNTY OF NUECES §

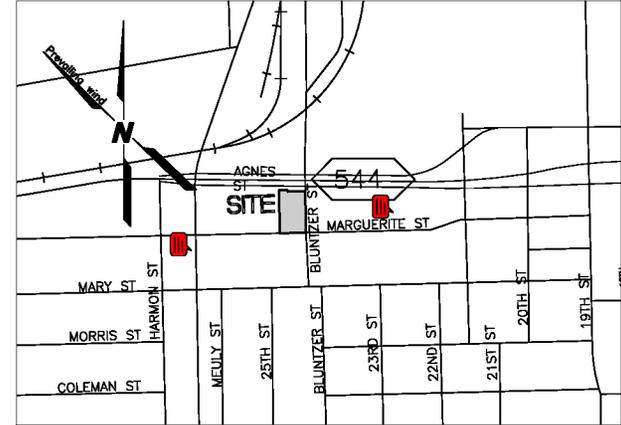
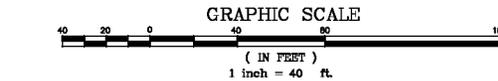
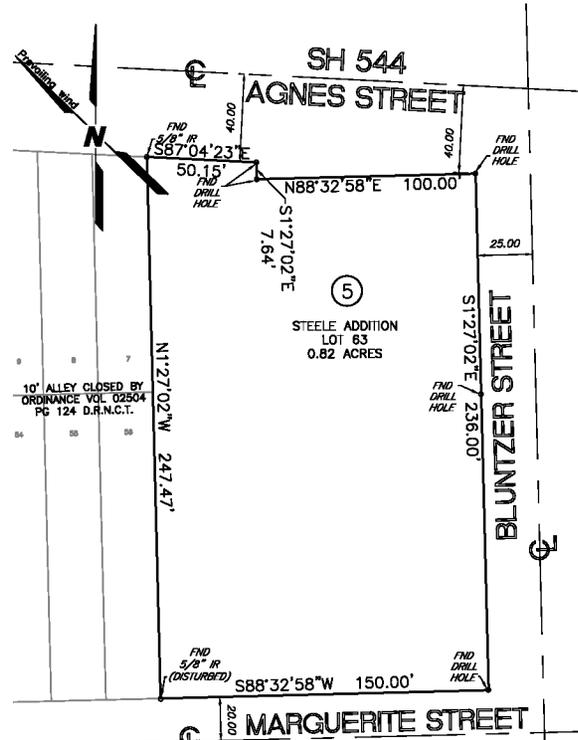
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH I. BERRY  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT OF:

### STEELE ADDITION BLOCK 5, LOT 63

BEING A REPLAT OF LOTS 1-6 & LOTS 57-62, BLOCK 5 STEELE ADDITION WHICH IS RECORDED IN DOCUMENT 2017014893 OFFICIAL RECORDS NUECES COUNTY TEXAS AND ON MAP IN VOLUME 2 PAGE 49, MAP RECORDS NUECES COUNTY TEXAS



#### LOCATION MAP

SCALE 1"=500'

#### LEGEND

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

DATE

#### NOTES

1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANELS 48355 C 0320 G DATED OCTOBER 13, 2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
5. TOTAL PLATTED AREA CONTAINS 0.82 ACRES OF LAND
6. PROPERTY IS ZONED IL (LIGHT INDUSTRIAL)

XREF: BASE

PLOTS/SCALE: 1:1

DRAWING NO: 25024

PLOT/DATE: 01-30-26 9:38 AM

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2026.

MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
12/19/25



STATE OF TEXAS §  
COUNTY OF NUECES §

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

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: \_\_\_\_\_ DEPUTY  
KARA SANDS  
COUNTY CLERK  
NUECES COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

MICHAEL DICE  
DIRECTOR

### BASS & WELSH ENGINEERING

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

STATE OF TEXAS §  
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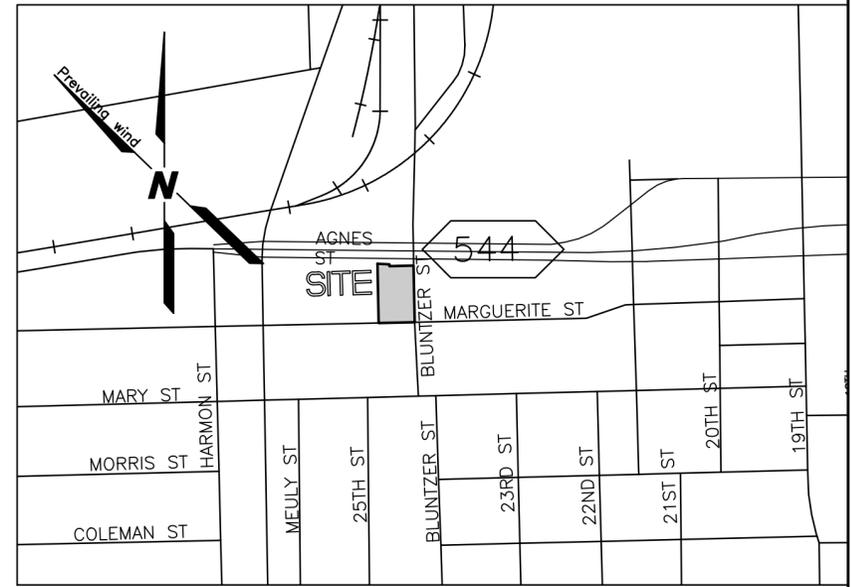
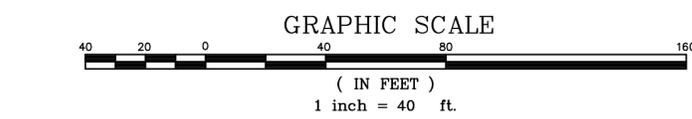
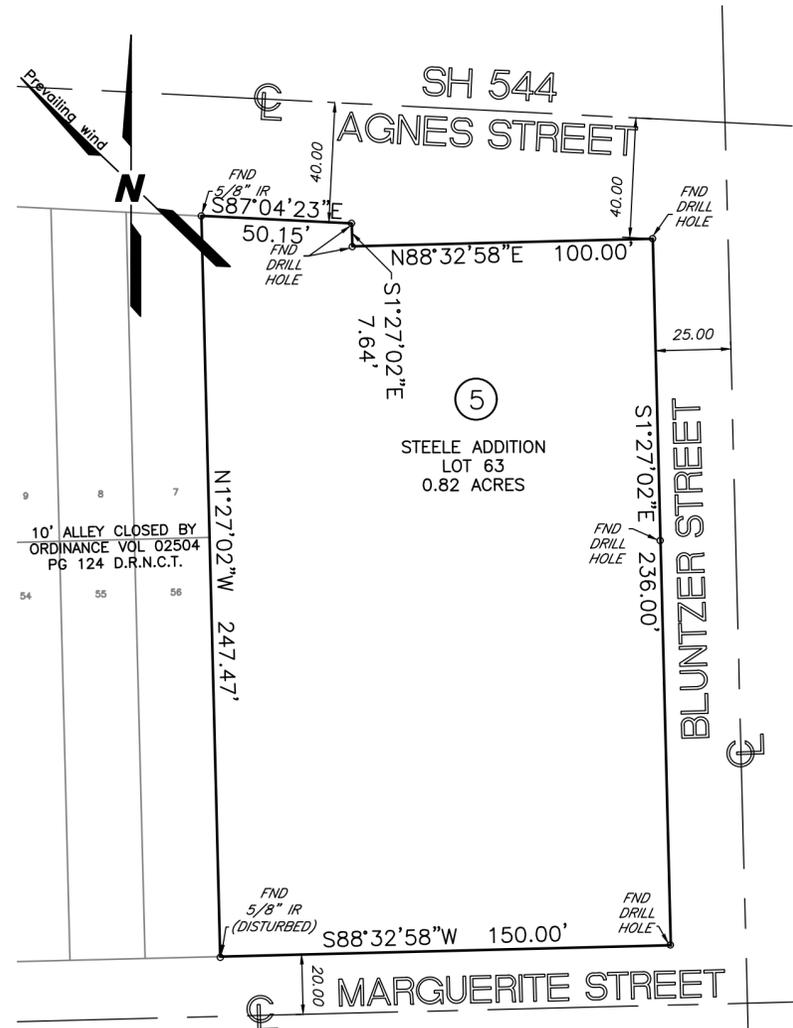
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### LOCATION MAP

SCALE 1"=500'

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DEVELOPMENT SERVICES ENGINEER

DATE \_\_\_\_\_

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*Murray Bass, Jr.*  
MURRAY BASS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS  
COUNTY OF NUECES

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DEPUTY  
KARA SANDS  
COUNTY COURT  
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CYNTHIA SALAZAR-GARZA  
CHAIRPERSON  
MICHAEL DICE  
DIRECTOR

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- TOTAL PLATTED AREA CONTAINS 0.82 ACRES OF LAND
- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9043

**FINAL – NEMEC TOWNE CENTER PHASE 2**

Block 1

(25.34 acres)

(District 1) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

Zoned: CG-2

Owner: 2AVH Calallen, LP.

Surveyor: Xavier Sandoval

The applicant proposes to final plat 8 lots for commercial use and 1 non-buildable lot. The submitted final plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



## **Merged Document Report**

**Application No.: PL9043**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
C400 - UTILITY PLAN.pdf
FINAL Replat+APPLICATION_20FOR_20LAND_20SUBDIVISION-NEMEC+TOWNSITE-XDS-SIGNED+delivered.pdf
25-1216 - Final Plat 3R - 1of2 & 2of2 (3).pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
5	Alex Harmon : DS	Open	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes B. Water: Yes, coordinate with NCWID#3 Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P002	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops served by the Route 27.	
11	P002	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Jorge Chavez, jorgec3@corpuschristitx.gov)</p> <p>12/15/2025 Update: Please see PW Traffic comments regarding the Roadway Master Plan.</p> <p>As per the Roadway Master Plan (project 1-AO), a C1 Collector is planned approximately in the north end of the proposed development, approximately 650 FT north of the existing Hobby Lobby driveway. The planned roadway (project 1-AO), a C1 Collector, shows access to IH-69 Access Road, to the east, and provided connectivity to westward parcels and future developments.</p> <p>-C1 Minor Residential Collector as per the current adopted Roadway Master Plan (RMP) -Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT -Connectivity from East to West</p> <p>Required path to conformity, an updated layout showing a ROW dedication of 60 FT near or within proximity of proposed roadway alignment &amp; access to westward parcels for future development.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Or Roadway Master Plan (RMP) Amendment process will be required if you wish to change classification (increase / decrease) or not provide the required ROW dedication.</p> <p>(Davin Davila) PLAT - REQUIRES ACTION: 1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2. Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) 3. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.</p>	
12	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS</p> <p>4. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 5. The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. 6. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 7. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). 8. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 9. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. The review and approval of the permit</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 10. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	
14	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
15	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: NO fees are to be applied as this plat is to confirm the proposed usage described as "department store," and "restaurants." As no newly proposed dwelling unit is to be constructed, no fees are to be applied.	
16	P002	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos)  1. TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). 2. Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. 3. If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. 4. Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>TxDOT's discretion and approval, prior to the access connection being establish.</p> <p>Nemec Towne Center has been approved for a driveway for both phase 1 and 2 to access US 77/ I 69 Southbound Frontage Road. CR 52 is not on our state's trunkline system.</p>	
17	P002	Note	Mina Trinidad : DS	Closed	(Informational) CCIA: This Plat does not fall within the Corpus Christi International Airports MCA overlay. There I have no comments.	
18	P002	Note	Mina Trinidad : DS	Closed	Remove Michael York name and add:  Cynthia Salazar-Garza Chairperson	
19	P002	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature to "Director."	
20	P002	Note	Mina Trinidad : DS	Closed	Remove "Preliminary Plat" and change to "Final Plat"	
21	P002	Note	Mina Trinidad : DS	Closed	Change text under heading to "Being a final plat of..."	
22	P002	Note	Mina Trinidad : DS	Closed	Include the yard requirement/zoning general note on the plat.	
23	P002	Note	Mina Trinidad : DS	Closed	Include the CG-2 General Commercial District yard requirements on the plat.	
24	P002	Note	Mina Trinidad : DS	Closed	Remove any existing structures shown on the plat.	
25	P002	Note	Mina Trinidad : DS	Closed	Will the existing street names remain? Ex: "Driveway E?" If streets are private, please label streets as private.	
26	P002	Note	Mina Trinidad : DS	Closed	Ensure all markings within plat are legible.	
27	P002	Note	Mina Trinidad : DS	Closed	(Informational) Streets: Public Works Streets does not have any comments.	
28	P002	Note	Mina Trinidad : DS	Closed	Revised scale of location map, focus more on the subject property and ensure all streets are legible surrounding the property.	
29	P002	Note	Mina Trinidad : DS	Closed	Write "non-buildable" under Lot 9 within the plat.	
30	P002	Note	Mina Trinidad : DS	Closed	Remove the "Preliminary, this document shall not be recorded" verbiage from the plat.	
7	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>Fire: (Captain Mark Lewis)</p> <p>12/9/25 Update: Mina, all Fire concerns have been addressed and Fire approves of PL9043 TRC 2 Nemec Towne Center Phase 2 (3601 IH 69).</p>	

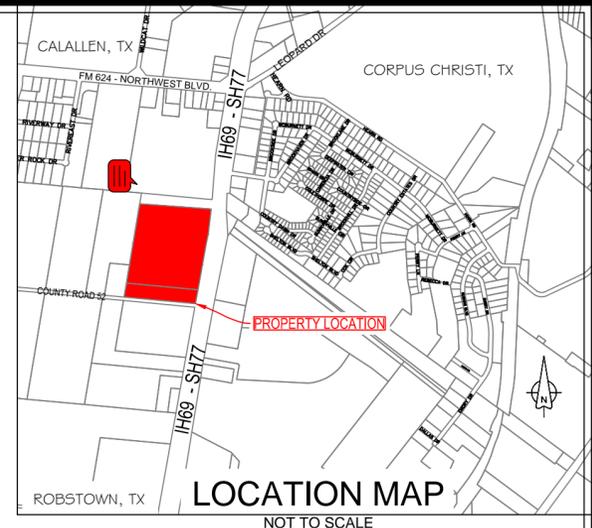
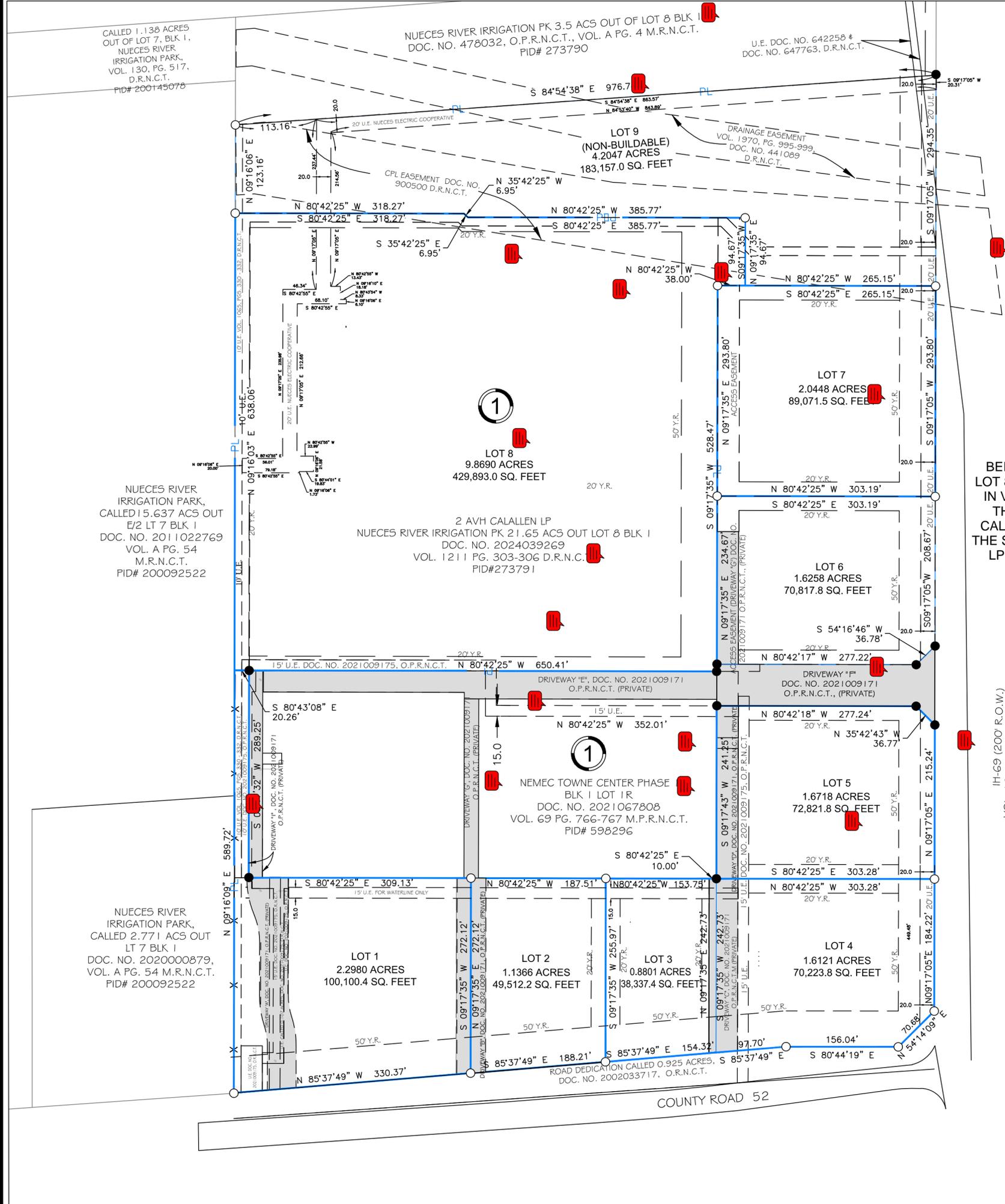
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Comments 1-3</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>3. Water supply in this area of the city may not support this required fire flow. A water supply study should take place to ensure adequate fire protection is in place.</p>	
8	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 4-10</p> <p>4. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>5. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water source</p> <p>6. 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>8. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>9. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
9	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 11-15</p> <p>11. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>12. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street.</p> <p>14. Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in.  Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>15. D105.1 Where required. Where the vertical</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater	
10	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 16-24</p> <p>16. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>17. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>18. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>19. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>20. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>21. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	

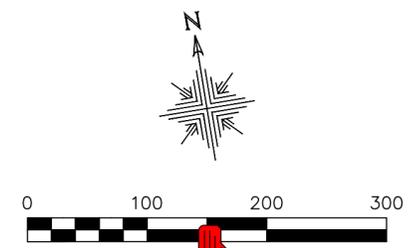
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>22. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>23. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>24. Commercial development of the property will require further Development Services review.</p>	
13	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>CCW: (Edgar Diaz Ruiz)</p> <p>12/15/25 Update: Additional comment: 1. Please provide estimated water/wastewater flows in public improvements.</p> <p>Water service will need to be coordinated with Nueces County WCID 3, CCW does not provide water to this area. Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p>	
1	Application	Note	Mina Trinidad : DS	Closed	<p>The following items are required to be submitted: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan 3. Peak Hour Trip (PHT) Form 4. Deed for the property</p>	
2	Application	Note	Mina Trinidad : DS	Closed	Ensure zoning is correct on application.,	
3	Application	Note	Mina Trinidad : DS	Closed	Please fill out all information on application (Tax ID and Plat Review tract)	

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
4	Application	Note	Mina Trinidad : DS	Closed	(Informational) If the 30-day review tract is selected, please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	



## FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND (CALLED 21.65 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039269, & THE SAME TRACT LAND (CALLED 3.76 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039249, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



### DEVELOPMENT INFORMATION

- PROPERTY OWNER  
2 AVH CALALLEN LP
- ENGINEER  
Rebecca Gonzales, P.E.  
Morris & Associates, Engineers, LLC
- SURVEYOR  
Xavier D. Sandoval R.P.L.S.

### LOT INFORMATION

COMMERCIAL	= 9 LOTS 25.3430 ACRES
DEDICATION	= 0.00 ACRES
<b>TOTAL</b>	<b>= 9 LOTS 25.3430 ACRES</b>

### PLAT ABBREVIATION LEGEND

O.P.R. - OFFICIAL PUBLIC RECORDS	D.R. - DEED RECORDS
M.R. - MAP RECORDS	PG - PAGE
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AC - ACRE	NB - NON-BUILDABLE
NB - NON-BUILDABLE	R.O.W. - RIGHT-OF-WAY
Y.R. - YARD REQUIREMENT	AE - ACCESS EASEMENT
U.E. - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

### PLAT SYMBOL AND LINE LEGEND

●	IRON ROD FOUND
○	PLASTIC CAP STAMPED "XDS"
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJOINING PROPERTY
- - -	EASEMENT

SURVEYING & MAPPING

DRAWN BY:	XDS
DATE:	11/26/2025
APPROVED:	XDS
DATE:	11/26/2025
SCALE:	1" = 100'
PROJECT NO.:	25-1001

# NEMEC TOWNE CENTER PHASE 2, BLOCK 1

CORPUS CHRISTI, NUECES COUNTY, TEXAS

PLAT - FULL SIZE = 18 x 24





# APPLICATION FOR LAND SUBDIVISION

Development Services Department

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@cctexas.com

Office Use Only

Plat No.: \_\_\_\_\_ Grid/Map No.: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_

1. Applicant: Xavier D. Sandoval  
Telephone: (210) 718-7189 EMAIL: xaviersandoval@gmail.com  
Address: 308 San Rafael Drive, Portland, TX 78374  
Status of Applicant: Owner: \_\_\_\_\_ Other: (specify) RPLS - Professional Land Surveyor

2. Engineer/Surveyor: Xavier D. Sandoval Telephone: (210) 718-7189  
Address: 308 San Rafael Drive, Portland, TX 78374 EMAIL: xaviersandoval@gmail.com  
Contact Person: Xavier D. Sandoval Telephone: (210) 718-7189

3. Owner: 2AVH Calallen, LP Telephone: (361) 813-7245  
Address: PO BOX 90776, San Antonio, TX 78209  
Type of Ownership:  Sole  Partnership  Corporation  
Other: \_\_\_\_\_

4. Preliminary Plat: \_\_\_\_\_ Final Plat: X Amending/Vacating Plat: \_\_\_\_\_ Replat: \_\_\_\_\_  
Proposed Subdivision Name: Nemec Towne Center Phase 2, Block 1  
Location: 3601 IH-69 Access Rd., Corpus Christi, TX. Acreage: 25.343  
Legal Description: BEING A RE-PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, A  
Land Use: (Existing) Agricultural/Commercial (Proposed) Commercial  
Zoning: (Existing) CG-2 (Proposed) CG-2  
Tax I.D. No.: 587400010081,587400010082  
Proposed No. of Lots: 9 Plat review: 30-day \_\_\_\_\_ X 60-day \_\_\_\_\_  
Reason for plat/replat: Site Development

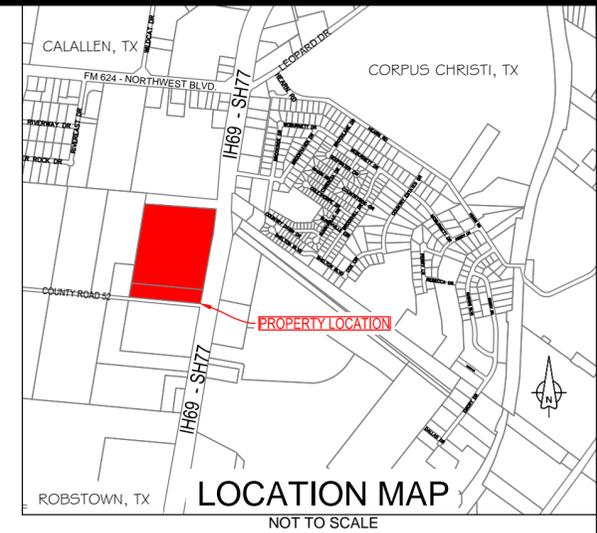
**Application is not valid without Completion of all pages**  
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmllabs.infor.com/>

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

SEE REVERSE SIDE

# FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND (CALLED 21.65 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039269, & THE SAME TRACT LAND (CALLED 3.76 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039249, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



NOT TO SCALE

STATE OF TEXAS                   h  
COUNTY OF \_\_\_\_\_ h

2AVH CALALLEN LP, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REPRESENTATIVE  
2AVH CALALLEN LP

STATE OF TEXAS                   h  
COUNTY OF \_\_\_\_\_ h

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS                   h  
COUNTY OF NUECES           h

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS                   h  
COUNTY OF NUECES           h

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

STATE OF TEXAS                   h  
COUNTY OF NUECES           h

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY  
KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

DOCUMENT NO. \_\_\_\_\_

FILED FOR RECORD AT \_\_\_\_\_ : \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS                   h  
COUNTY OF NUECES           h

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
XAVIER D. SANDOVAL, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5886

**DEVELOPMENT INFORMATION**

1. PROPERTY OWNER  
2 AVH CALALLEN LP
2. ENGINEER  
Rebecca Gonzales, P.E.  
Morris & Associates, Engineers, LLC
3. SURVEYOR  
Xavier D. Sandoval R.P.L.S.

**LOT INFORMATION**

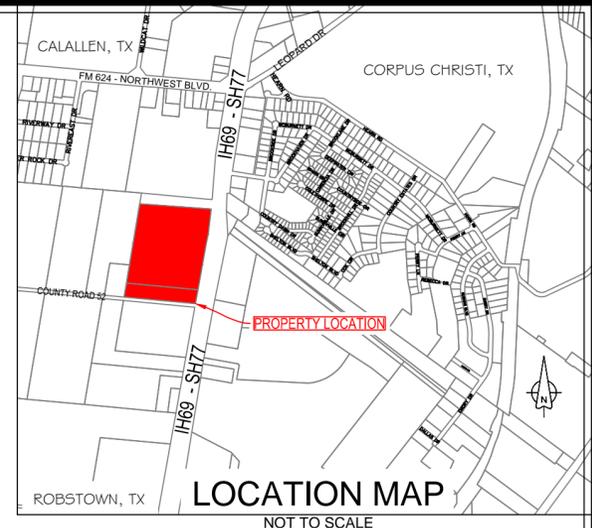
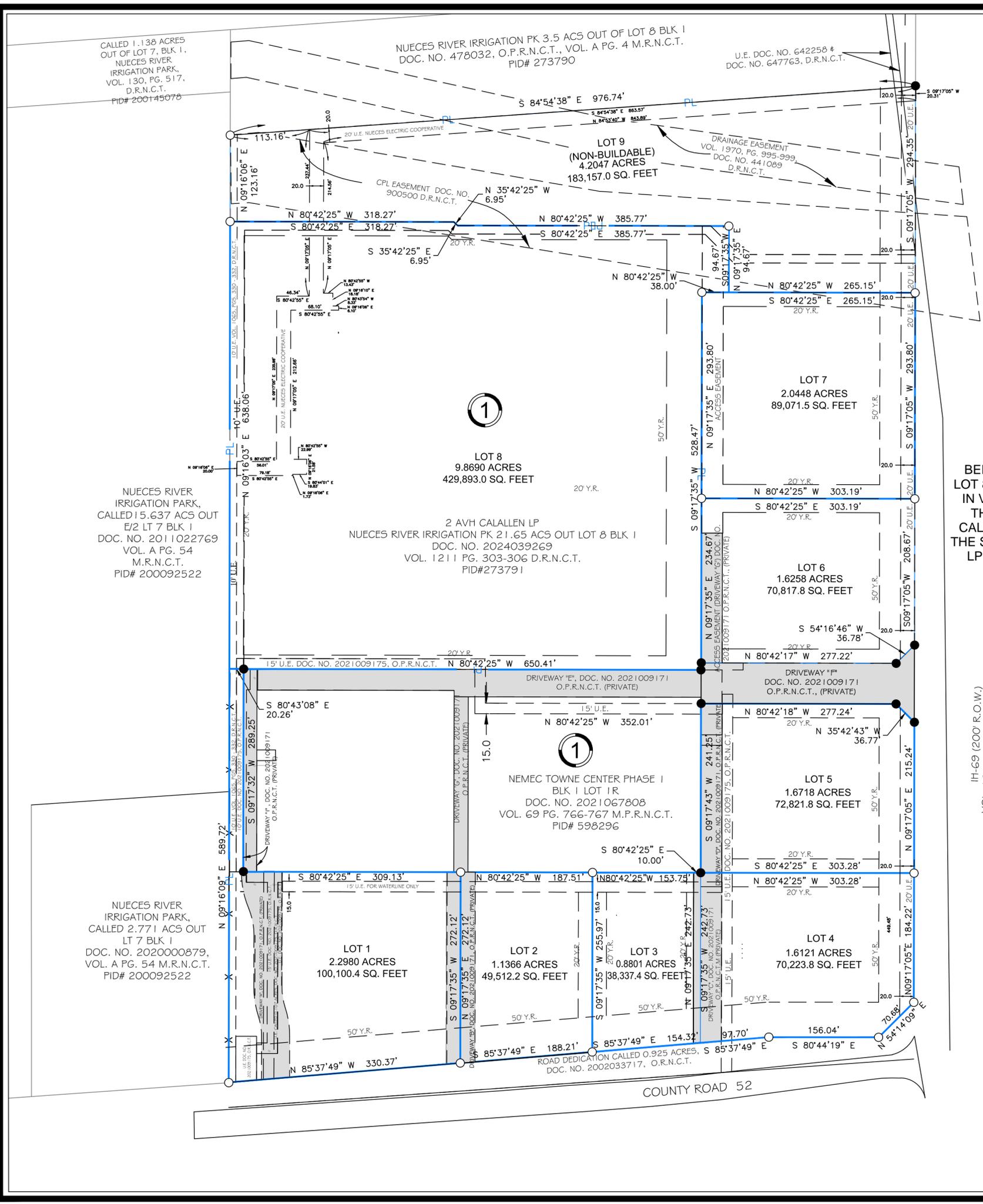
COMMERCIAL = 9 LOTS 25.3430 ACRES  
DEDICATION = 0.00 ACRES  
  
TOTAL = 9 LOTS 25.3430 ACRES

**PLAT NOTES**

- TOTAL PLATTED AREA CONTAINS 25.3430 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
1. FEMA INFORMATION: THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0260G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022. *THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
  2. RECEIVING WATERS  
NUECES RIVER DRAINAGE BASIN  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES RIVER, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE NUECES RIVER FLOWS DIRECTLY INTO THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
  3. LOT 9 IS NON-BUILDABLE.
  4. ALL FOUND PROPERTY CORNERS ARE NOTATED ON THE PLAT.
  5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
  6. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
  7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
  8. THIS SUBDIVISION INCLUDES PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION UNLESS DAMAGE IS NEGLIGENT BY SUCH ENTITY. THE OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY OF THIS SUBDIVISION.
  9. ZONED CG-2 GENERAL COMMERCIAL.
  10. MINIMUM FRONT YARD SETBACK OF 50 FEET IS REQUIRED & MINIMUM SIDE YARD SETBACK OF 20 FEET IS REQUIRED.

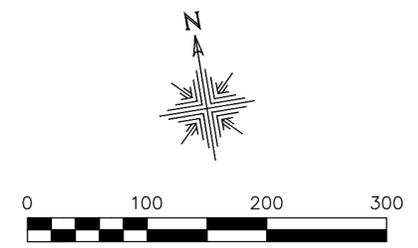
	S E R V I C E S Xavier D Sandoval SURVEYOR 2107187189 xavier@sandovalrpls.com PORTLAND, TX 78374
DRAWN BY: XDS APPROVED: XDS SCALE: 1" = 100'	DATE: 11/26/2025 DATE: 11/26/2025 PROJECT NO: 25-1001

**NEMEC TOWNE CENTER  
PHASE 2, BLOCK 1**  
 CORPUS CHRISTI, NUECES COUNTY, TEXAS



## FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND (CALLED 21.65 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039269, & THE SAME TRACT LAND (CALLED 3.76 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039249, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



### DEVELOPMENT INFORMATION

- PROPERTY OWNER  
2 AVH CALALLEN LP
- ENGINEER  
Rebecca Gonzales, P.E.  
Morris & Associates, Engineers, LLC
- SURVEYOR  
Xavier D. Sandoval R.P.L.S.

LOT INFORMATION	
COMMERCIAL	= 9 LOTS 25.3430 ACRES
DEDICATION	= 0.00 ACRES
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### PLAT ABBREVIATION LEGEND

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U.E. - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

### PLAT SYMBOL AND LINE LEGEND

●	IRON ROD FOUND
○	PLASTIC CAP STAMPED "XDS"
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJOINING PROPERTY
- - -	EASEMENT

**SURVEYING & MAPPING**  
S. E. R. V. I. C. E. S.  
Xavier D. Sandoval SURVEYOR  
210-718-7189  
xaviersandoval@gmail.com  
PORTLAND, TX 78374

DRAWN BY:	XDS	DATE:	11/26/2025
APPROVED:	XDS	DATE:	11/26/2025
SCALE:	1" = 100'	PROJECT NO.:	25-1001

# NEMEC TOWNE CENTER PHASE 2, BLOCK 1

CORPUS CHRISTI, NUECES COUNTY, TEXAS

PLAT - FULL SIZE = 18 x 24

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
February 18, 2026**

PL9069

**FINAL- MEADOW RIDGE SUBDIVISION**

(15.54 Acres)

(District 1) Generally located at 3402 County Road (C.R.) 52, north of C.R. 50, south of Northwest Boulevard, east of C.R. 69, and west of Highway 77.

Zoned: RS-4.5

Owner: MPM Development, LP

Surveyor: Bass & Welsh Engineering

The applicant proposes to replat the property to develop existing land for single family homes. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.



### **Merged Document Report**

### **Application No.: PL9069**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
25040 PLAT SH 1&2 12-16-25.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
17	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: Yes Sidewalks: Yes B. Water: Yes, coordinate with NWCID #3 Fire hydrants: Yes, coordinate with NWCID #3 C. Wastewater: Yes D. Stormwater: Yes E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
33	Alex Harmon : DS	Closed	Disapprove pending RMP amendment.	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Callout	Alex Harmon : DS	Closed	This site is entirely within Zone X.	
27	P001	Note	Bria Whitmire : DS	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>12/15/25 Update: AEP approves this particular layout of the detention pond within their easement with the caveat that a minimum 30' driveable path is maintained for work crews for the length of their easement. Add a plat note explaining this and remove drainage easement or relabel as a private drainage easement.</p> <p>12/5/25 UPDATE: Pending discussions with stormwater and AEP.</p> <p>Add note about who will maintain detention pond.</p>	
16	P002	Note	Alex Harmon : DS	Closed	<p>12/4/25 UPDATE: Closed due to Public Works already making a comment about the concrete thickness differences.</p> <p>Public Improvements show the streets to be concrete, while plat shows HMAC. Please verify street material type.</p>	
11	P001	Note	Mark Zans : LD	Closed	Change Secretary to Director	
13	P001	Note	Mark Zans : LD	Closed	Check Y.R. distances on all lots. some seem to be showing incorrect dimensions.	
14	P001	Note	Mark Zans : LD	Closed	Add word "FINAL" to plat title.	
20	P001	Note	Mark Zans : LD	Closed	<p>CCW comments:            1. Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).            a. CCW does not provide water service to this area, any water comments will need to be reviewed by Nueces County Water Control and Improvement District #3.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	P001	Note	Mark Zans : LD	Closed	<p>Sewer comments: Not addressed.</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.</p> <p>a. Wastewater flows will need to be provided to verify capacity availability at the Highway 77 lift station.</p>	
22	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>Stormwater comment: SW needs confirmation on proposed detention in proposed utility easement calculated increase flow needs to be mitigated on developers site boundary and maintained by developer</p>	
23	P001	Note	Mark Zans : LD	Closed	<p>IS there going to be a HOA present? If yes please provide documents and assignment of maintenance reasonability.</p>	
24	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Informational Plat intends for land development to go towards the proposal of new residential dwelling units. Number of lots communicated count of (89) proposed residential dwelling units. As such, fees have been calculated for the shared 89 lots for each corresponding dwelling unit. If number of proposed dwelling units changes, please contact in order to correct the fees if any changes are to occur. 89 units x 462.50 = \$41,162.50</p> <p>Correction to number of lots. 87 Lots x 462.50 = 40,237.50</p>	
28	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: PLAT - COMMENT (REQUIRES ACTION) Please see below the Traffic / ROW comments for the above subject plat:</p> <ul style="list-style-type: none"> <li>As per the Legacy UTP &amp; current Roadway Master Plan (project 1-AN), a C1 Collector is planned on the north end of the proposed development. The proposed plat does not meet the minimal ROW dedication as per the Legacy UTP &amp; current Roadway Master Plan &amp; associated public improvements as per Unified Development Code (UDC).</li> </ul>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<ul style="list-style-type: none"> <li>o□C1 Minor Residential Collector as per the Legacy UTP &amp; current Roadway Master Plan (RMP)</li> <li>o□Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT</li> <li>o□Connectivity from East to West</li> </ul> Document Viewer   Unified Development Code	
29	P001	Note	Mark Zans : LD	Closed	Fire comments 1 1□Plat□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2□Plat□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3□Plat□3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 4□Plat□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 5□Plat□503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 6□Plat□Note: An accessible road and a suitable water supply is required before going vertical with any structure. 7□Plat□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 8□Plat□D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	
30	P001	Note	Mark Zans : LD	Closed	Fire comments 2	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>9 Infor. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street.</p> <p>3. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>Infor. Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</p> <p>10 Plat 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>11 Plat 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>12 D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.  Exceptions:  1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.  2. The number of dwelling units on a single fire</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."</p> <p>13 D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.</p> <p>14 Note This plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.</p> <p>15 Plat 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>16 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p>	
31	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 3</p> <p>On this one, I make a separate specific comment that this plan review indicates that 89 homes will be constructed. Therefore, per the directives above, two points of access will be required from CR 52. Please submit revised plans indicating these two points of access.</p>	
34	P001	Note	Mark Zans : LD	Closed	<p>Traffic updated comments 12/12/25</p> <p>Public Works Traffic is currently working with the developer and engineering regarding the Roadway Master Plan (RMP) Amendment Process. Meadow Ridge is currently at the beginning of the amendment process.</p> <p>Public Works is aiming to hit a January Planning Commission date for final approval on the changes they are wanted to make regarding the RMP.</p> <p>We are also working with the adjoining property developers regarding the Roadway Master Plan, specifically ROW dedications &amp; connectivity. If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p>	
35	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Updated comment: 12/15/2025</p> <p>The City of Corpus Christi currently does not maintain stormwater detention ponds constructed within or for the exclusive benefit of private developments. Responsibility for the routine maintenance, upkeep, and repairs of these private detention ponds, including associated infrastructure, rests solely with the property owner(s)</p>	
36	P001	Note	Bria Whitmire : LD	Closed	<p>1/22/25: Public Works determined that the city may maintain this pond due to its proximity to an existing ditch that is currently maintained by the city.</p> <p>Updated comment 12/15/2025 A HOA will be required to be established for this plat for maintenance and responsibility purposes. Please submit HOA documents for review.</p>	
19	P002	Note	Mark Zans : LD	Closed	Add word FINAL to Plat title.	
32	P002	Note	Caleb Wong : STREET	Closed	PW STR: Typical street section for PL9069 for Meadow Ridge indicates a 7" concrete pavement thickness while PI9068 Public Improvement Plans indicated a 6" concrete pavement surface. Please provide clarification on which is the intended thickness for construction.	

W/2 LOT 7, BLK 1,  
N. R. I. P., V. A, P. 54, M. R.  
DOC. NO. 2018029266, D. R.  
RICK'S HOMES, LLC

# FINAL PLAT OF MEADOW RIDGE

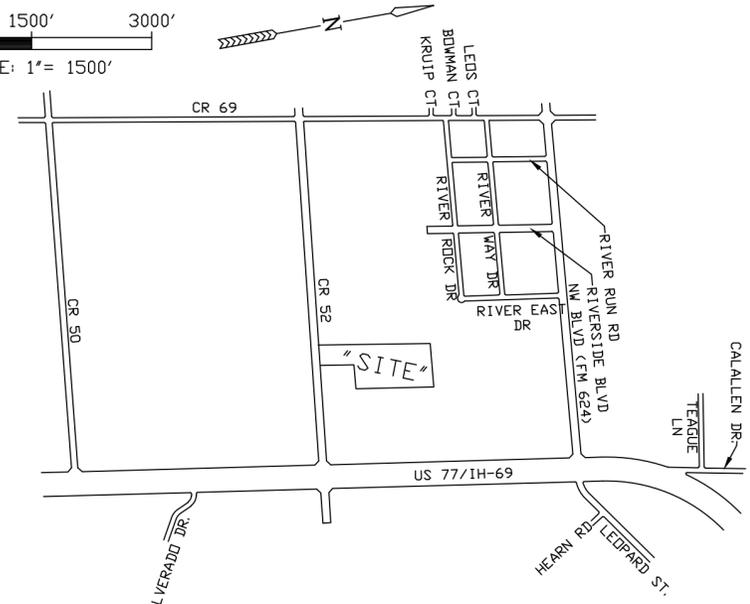
A 15.546 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BLOCK OR SECTION 1, LOT 7, NUECES RIVER IRRIGATION PARK, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS, NUECES COUNTY, TX

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

**BASS & WELSH ENGINEERING**  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 12/16/25  
COMP. NO.: PLAT-SH1  
JOB NO.: 25040  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2

0 750' 1500' 3000'  
SCALE: 1" = 1500'

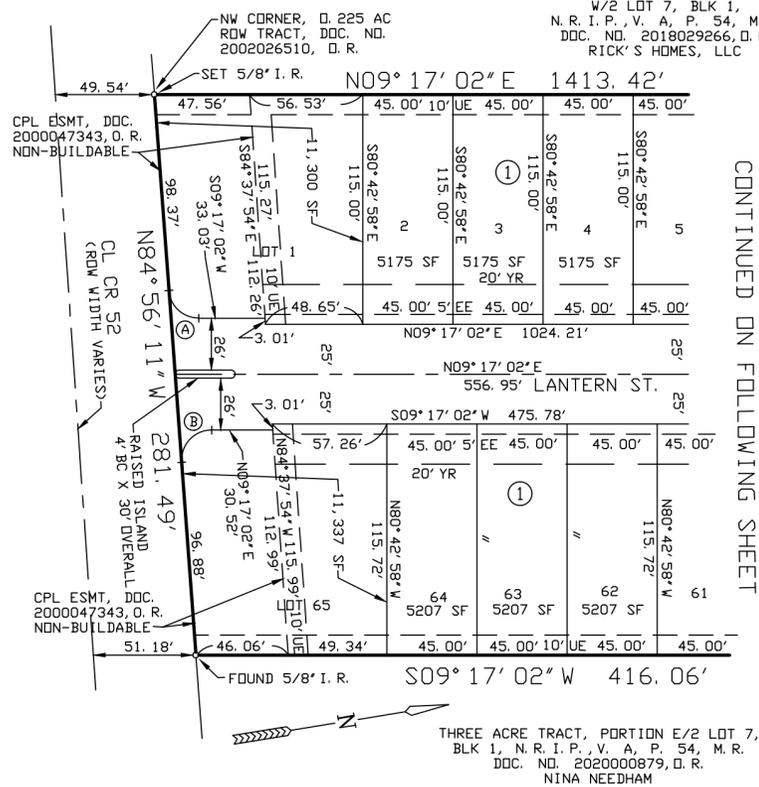


LOCATION MAP  
1"=1500'

CONTINUED ON FOLLOWING SHEET

### CURVE DATA

- Ⓐ  
D=85° 46' 47"  
R=15.00'  
T=13.93'  
L=22.46'  
CB=S52° 10' 26" W  
CH=20.42'
- Ⓑ  
D=94° 13' 13"  
R=15.00'  
T=16.15'  
L=24.67"  
CB=S37° 49' 34" E  
CH=21.98'



THREE ACRE TRACT, PORTION E/2 LOT 7,  
BLK 1, N. R. I. P., V. A, P. 54, M. R.  
DOC. NO. 202000879, D. R.  
NINA NEEDHAM

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, MPM DEVELOPMENT, LP, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN AND BLOCK 1, LOT 6 AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MOSSA MOSTAGHASI, GENERAL PARTNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOSSA MOSTAGHASI, GENERAL PARTNER OF MPM DEVELOPMENT, LP.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NIXON M. WELSH, RPLS NO. 2211

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),  
\_\_\_\_\_  
(TITLE), OF \_\_\_\_\_  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §  
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §  
THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON  
CYNTHIA SALAZAR-GARZA

\_\_\_\_\_  
DIRECTOR  
MICHAEL DICE

STATE OF TEXAS §  
COUNTY OF NUECES §  
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY,  
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF  
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT  
\_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN

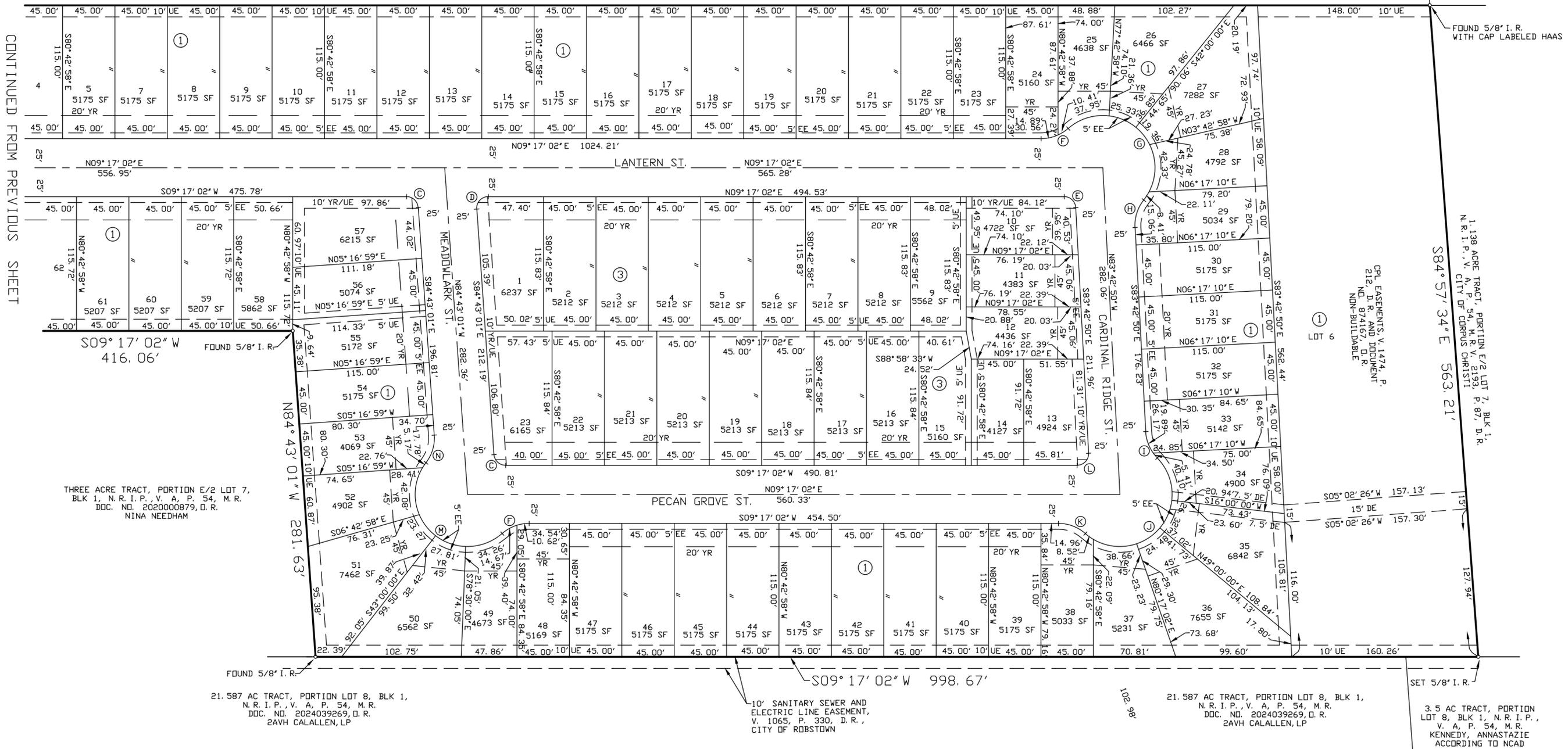
VOLUME \_\_\_\_ PAGE \_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_, WITNESS  
MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT  
OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR  
LAST WRITTEN.

BY: \_\_\_\_\_  
DEPUTY  
KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

- ### LEGEND:
- DE DRAINAGE EASEMENT
  - D. R. DEED RECORDS, NUECES CO., TX
  - EE ELECTRICAL EASEMENT
  - M. R. MAP RECORDS, NUECES CO., TX
  - NCAD NUECES COUNTY APPRAISAL DIST.
  - N. R. I. P. NUECES RIVER IRRIGATION PARK
  - O. R. OFFICIAL RECORDS OR OFFICIAL PUBLIC RECORDS, NUECES CO., TX
  - UE UTILITY EASEMENT

- ### NOTES
1. SET 5/8" IRON RODS WHERE POSSIBLE AT ALL LOT CORNERS; WHERE NOT POSSIBLE TO SET 5/8" IRON RODS, SET NAILS OR CHISEL MARKS AT LOT CORNERS IF POSSIBLE. ALL IRON RODS SET CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
  2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALLEEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
  3. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
  4. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X OR ZONE D, SAID FEMA ZONES ACCORDING TO FEMA MAP, 48355C0260G 10/13/2022.
  5. LEGAL DESCRIPTION: A 15.546 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF BLOCK OR SECTION 1, LOT 7, NUECES RIVER IRRIGATION PARK, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS, NUECES COUNTY, TX
  6. THE TOTAL PLATTED AREA CONTAINS 15.546 ACRES OF LAND INCLUDING STREET DEDICATIONS.
  7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  8. ALL DRIVEWAYS WITHIN THE SUBDIVISION SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  9. CITY SHALL MAINTAIN DETENTION BASIN/POND.

N09° 17' 02" E 1413.42'



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING**

**February 18, 2026**

PL9141

**FINAL- PARK PID UNIT 2**

**Lot 11 Block 1**

**Conditional Approval**

(9.02 Acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

Zoned: IL

Owner: IDV PARK PID L.P.

Surveyor: Pape-Dawson

The applicant proposes plating the property for commercial development. Upon satisfaction of the remaining conditions and Open comments in the Plat Review Comments Report, the submitted plat will satisfy the requirements of the Unified Development Code and State Law.

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



## **Merged Document Report**

### **Application No.: PL9141**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
260210 - PL-2106700-PLAT.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
2	P001	Note	Mark Zans : DS	Closed	Be advised that there times when a 30-day review process is not enough time for comments and responses to be process. If comments are left unaddressed then the plat can be taken to Planning Commission with a recommendation of denial. In order to avoid this, please send a e-mail stating that the application can be modified to a 60 day review time.	
3	P001	Note	Bria Whitmire : ENG	Closed	Improvements Required for Recordation, per UDC 8.1.4.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					A. Streets: No, however access with turnaround for fire apparatus required for site development Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No, however likely required for site development C. Wastewater: No D. Stormwater: No, however upon development post-development flow cannot exceed pre-development flow 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.	
4	P001	Note	Mark Zans : LD	Open	Please check deed document numbers and legal descriptions. This information on the plat does not match the documents provided.	
5	P001	Note	Mark Zans : LD	Closed	Show 20' Y.R. and label for IL zoning along front yard area	
7	P001	Note	Mark Zans : LD	Open	Be advised that this application will be a final plat and not a minor plat.	
9	P001	Note	Mark Zans : LD	Closed	Change secretary to Director	
11	P001	Note	Mark Zans : LD	Open	A revised preliminary plat will be needed. The previous preliminary plat was done in 2017 and is expired. This current final plat does not reflect the drawings of the previous preliminary plat.	
12	P001	Note	Mark Zans : LD	Closed	Please revise the location map to show the access road to the property.	
13	P001	Note	Mark Zans : LD	Closed	Change chairman to Chair	

STATE OF TEXAS  
COUNTY OF HARRIS

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

JARRAD COULTER  
PRINCIPAL  
IDV PARK PID, LP

STATE OF TEXAS  
COUNTY OF HARRIS

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF NUECES

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

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

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

CYNTHIA S. GARZA  
CHAIR

MICHAEL DICE, CBO, MBA  
DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

KARA SANDS  
COUNTY CLERK

DEPUTY

# PLAT OF PARK PID UNIT 2 BLOCK 1 - LOT 11

A 9.02 ACRE TRACT, SITUATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1; SAID  
9.02 ACRE TRACT BEING ALL OF LOT 12B, BLOCK 1, PARK P.I.D. UNIT 1 A PLAT RECORDED IN  
DOCUMENT NUMBER 2020051751 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY,  
TEXAS, A PORTION OF A 15.39 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED  
RECORDED IN DOCUMENT NUMBER 2017035617 OF THE SAID OFFICIAL PUBLIC RECORDS,  
AND A PORTION OF A 13.95 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED  
RECORDED IN DOCUMENT NUMBER 2016041090 OF THE SAID OFFICIAL PUBLIC RECORDS.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

BRIA WHITMIRE, PE, CFM, CPM, ENV SP, CBO  
DEVELOPMENT SERVICES ENGINEER

### FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0315G DATED 10/13/2022 PREPARED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS  
WITHIN ZONE X.

### STORMWATER NOTE:

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

### TXDOT NOTE:

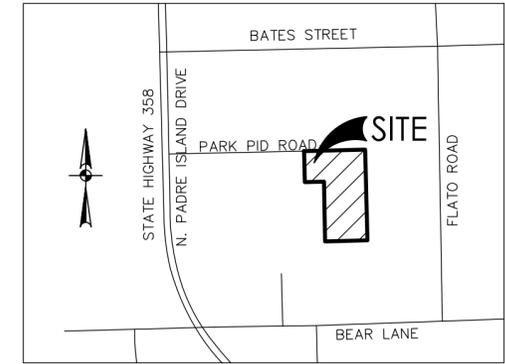
1. PROPERTY MUST COMPLY WITH TXDOT'S TRAFFIC ACCESS MANAGEMENT PLAN.
2. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
3. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND  
ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS  
CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS  
WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR  
RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN  
ACCESS CONNECTION. 43 TEXAS ADMINISTRATION CODE § 11.52 (2020).
4. 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.
5. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER  
QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT RIGHT-OF-WAY, THE OWNER SHALL  
CORRECT THE PROBLEM. .

### RECEIVING WATER NOTE:

1. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES  
HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
2. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE  
TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN  
ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ  
HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS"  
AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

### SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION  
AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED  
"PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY  
INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH  
2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE. US SURVEY FEET,  
DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM  
THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
5. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
6. THE TOTAL AREA TO BE PLATTED CONTAINS 9.02 ACRES OF LAND.
7. THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED  
DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.



LOCATION MAP  
NOT-TO-SCALE

### OWNER/DEVELOPER:

IDV PARK PID, LP  
10375 RICHMOND AVE STE 1950  
HOUSTON, TX 77042  
TEL: (832) 500-5202  
CONTACT: JARRAD COULTER

### ENGINEER:

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

## PAPE-DAWSON

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

### LEGEND

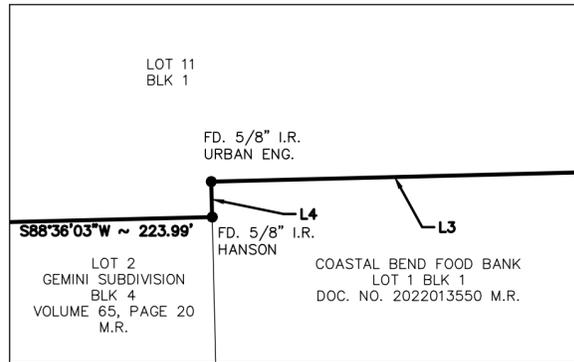
———	PLAT BOUNDARY
— · — · —	CENTERLINE
- - - - -	EASEMENT
●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
⊗	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
M.R.	MAP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

DATE OF PREPARATION: FEBRUARY 10, 2026

SHEET 1 OF 2

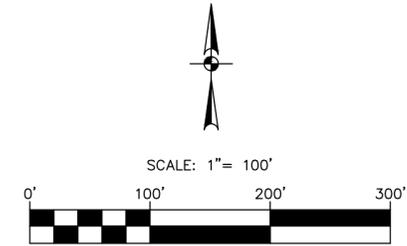
PLAT OF  
**PARK PID UNIT 2**  
BLOCK 1 - LOT 11

A 9.02 ACRE TRACT, SITUATED IN THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1; SAID 9.02 ACRE TRACT BEING ALL OF LOT 12B, BLOCK 1, PARK P.I.D. UNIT 1 A PLAT RECORDED IN DOCUMENT NUMBER 2020051751 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. A PORTION OF A 15.39 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017035617 OF THE SAID OFFICIAL PUBLIC RECORDS, AND A PORTION OF A 13.95 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2016041090 OF THE SAID OFFICIAL PUBLIC RECORDS.



**DETAIL "A"**  
SCALE 1"=5'

LINE #	BEARING	LENGTH
L1	S88°36'00"W	96.47'
L2	S88°35'59"W	77.05'
L3	S88°33'32"W	172.90'
L4	S01°26'29"E	1.48'
L5	S88°35'59"W	68.93'
L6	S88°36'00"W	96.47'



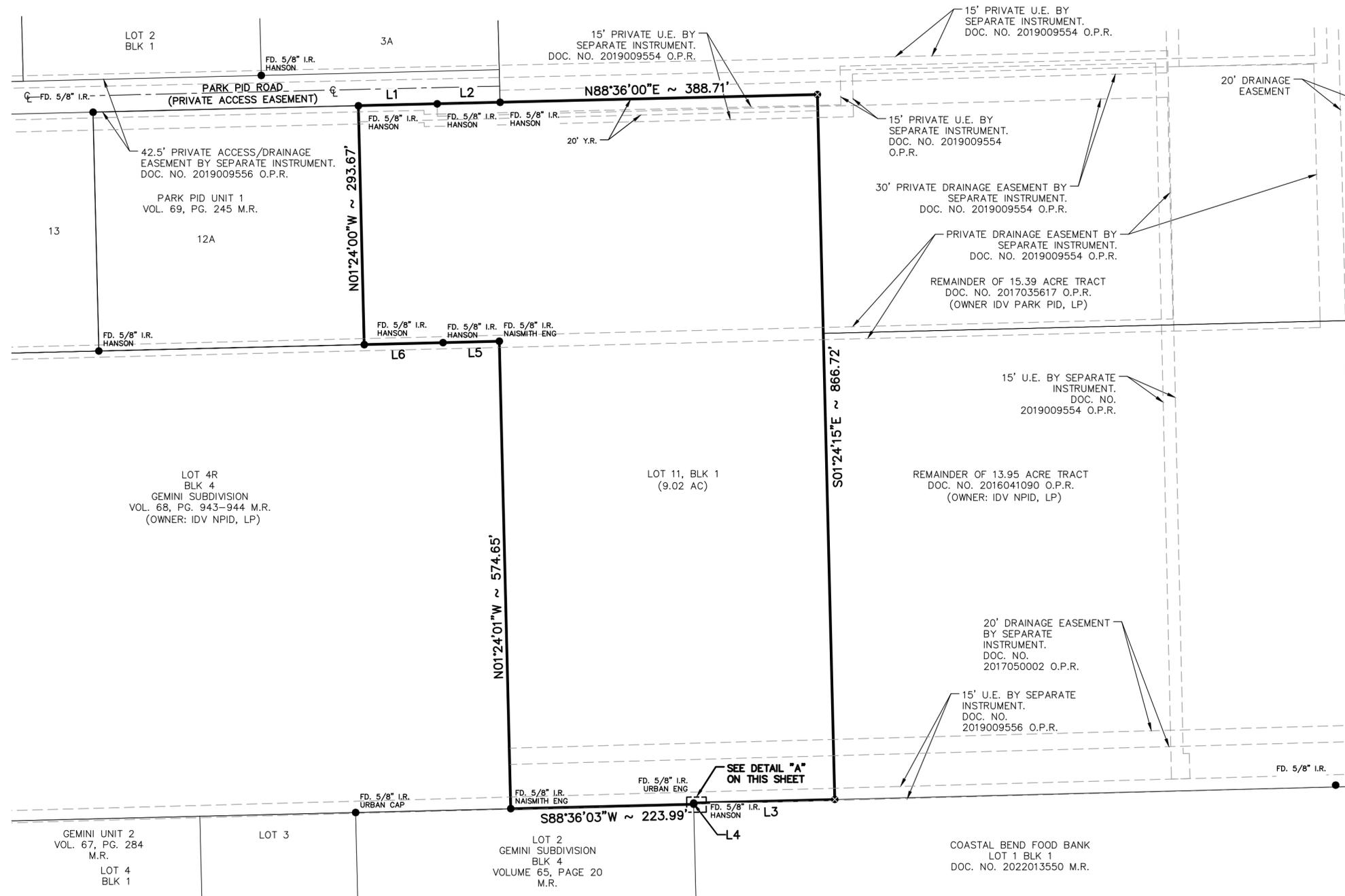
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**LEGEND**

- PLAT BOUNDARY
- CENTERLINE
- - - EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
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- O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
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- I.R./I.P. IRON ROD/IRON PIPE
- (PD) PAPE-DAWSON CAP
- ROW RIGHT-OF-WAY
- FM FARM-TO-MARKET
- BLVD BOULEVARD
- CR COUNTY ROAD
- FD. FOUND
- BLK BLOCK
- FT FEET
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- ⊕ CENTER LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



# ZONING REPORT

Case ZN9062

## APPLICANT & SUBJECT PROPERTY

**District:** 4  
**Owner:** Gulfway Mobile Home Park  
**Applicant:** Phoenix Tower International  
**Address:** 7409 McArdle Road, located along the south side of McArdle Road, west of Ennis Joslin Road, and east of Rodd Field Road.  
**Legal Description:** 0.59 Acres out of Lot 8, Block A, Joslin Tract  
**Plat Status:** The subject property is not platted and will require a Final Plat land development application in accordance with Unified Development Code Section 5.5.2.B *Platted Lots*.  
**Acreage of Subject Property:** 0.59 acres  
**Pre-Submission Meeting:** June 25, 2025  
**Code Violations:** None.

## ZONING REQUEST

**From:** "CG-2" General Commercial District  
**To:** "CG-2/SP" General Commercial District with a Special Permit  
**Purpose of Request:** To allow a Public and Civic Use – Utility, particularly a new 95-foot wireless telecommunication tower, to replace a deficient tower.

## CORPUS CHRISTI COMPREHENSIVE PLAN

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

## LAND USE

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

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

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"CG-2" General Commercial District	Public/Semi-Public	Government
<b>North</b>	"RM-1" Multi-Family District	Medium-Density Residential	High-Density Residential
<b>South</b>	"CG-2" General Commercial District	Commercial	Commercial
<b>East</b>			
<b>West</b>			

ROADWAY MASTER PLAN (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
McArdle Road	No. 10	C3	-	-	1	1	No Data	Widening improvements have been proposed on the Nile Drive to Ennis Joslin segment of McArdle Road.
BICYCLE MOBILITY PLAN								
The subject property is approximately 1,200 feet west of a proposed One-Way Cycle track along both sides of Ennis Joslin Road. There is an existing bike lane along McArdle Road.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service less than an 1/8th of a mile east and west of the subject property, along McArdle Road, via Routes <i>8 Flour Bluff Malls</i> and <i>66S TAMUCC Connection</i> .								
PUBLIC HEARINGS AND NOTIFICATIONS								
Planning Commission				February 18, 2026				
City Council 1 <sup>st</sup> Reading				March 31, 2026				
City Council 2 <sup>nd</sup> Reading				April 14, 2026				
8	Notices mailed to property owners within 200 feet of the subject property							
0	In Opposition			0	In Favor			
0	Percent In Opposition			0	Individual Property Owners in Opposition			

**Background:**

The subject property is a 0.06-acre tract, out of the Joslin Tract within the Bayside area, along the south side of McArdle Road, a “C3” class collector street, and 1,200 feet west of Ennis Joslin Road. It is the site to an existing 83-foot monopole wireless telecommunication tower allowed by right in the General Commercial District.

The properties to the north are zoned “RM-1” Multi-Family with a high-density residential use, and those to the south, east, and west, are zoned “CG-2” General Commercial District with commercial uses.

The applicant is petitioning a change of zoning to allow a 95-foot monopole telecommunication tower with accessory structures and 3 additional carriers. Per the applicant, the existing tower is structurally deficient, and with interest expressed in co-location. The existing tower will be removed and replaced 15 feet west within the leased area, which remains the same.

The current tower only supports a single wireless carrier, and is unable to structurally support additional equipment, while also failing at loads exceeding 200% capacity, making it unsuitable for further use or modification. The improvement is essential to increasing reliable wireless service that supports emergency response, local businesses, and residents, ensuring critical connectivity and communication for the community's safety and everyday needs.

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, including wireless telecommunication towers among utility uses; and the required special permit provides for the means of developing certain uses in a manner that will be compatible with adjacent properties.

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

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

- Corpus Christi has state-of-the-art broadband and telecommunications services.
  - Support continued state-of-the-art high-speed Internet and telecommunications access to all City departments and services.
  - Support continued cooperation with telecommunications providers through franchise agreements to allow access to the City's public right-of-way to provide state-of-the-art services to residents and businesses.
- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.

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

The proposed rezoning is consistent with the Bayside ADP; however, it is inconsistent with the future land use designation of Government.

**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 elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of Government.
  - The comprehensive plan prioritizes state-of-the-art broadband and telecommunication to enhance quality of life, foster innovation, and support economic growth.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities, and additionally:
  - The sleek, space-efficient monopole tower with co-location will have limited visual impact on the surrounding area, and the proposed infrastructure,

generally expected be part of the landscape, is deemed a necessity, and will augment critical infrastructure.

- To accommodate the growing demand for telecommunication services, the Unified Development Code regulates the development of telecommunication towers and facilities in a manner that addresses location needs while also balancing compatibility factors such as aesthetics, distractions, and public safety. Telecommunication towers have the ability of polluting the landscape if not properly regulated; which can result into adverse impacts on the overall aesthetic and character of a neighborhood; to become distractions to motorists; and causing damage if designed or sited poorly. The proposed tower adheres to those standards.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied and. Staff determined that the requested zoning map amendment will not have a negative impact upon the surrounding neighborhood.

### **Permitting Process:**

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

### **Staff Recommendation:**

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “CG-2” General Commercial District to the “CG-2/SP” General Commercial District with a Special Permit. The Special Permit, to be granted, will be subject to the following conditions:

1. **Use:** The only use permitted under this Special Permit, other than those permitted by right in the “CG-2” General Commercial District, is a wireless telecommunication facility of 95 feet in height and shall be designed to withstand a sustained wind speed of 135 mph.
2. **Parking:** Parking shall be Per UDC (Unified Development Code) Section 7.2.2 *Off-Street Parking Ratio*.
3. **Access:** Access and placement shall be as per the site plan.
4. **Telecommunications Tower Standards:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
5. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

### **Attachments:**

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

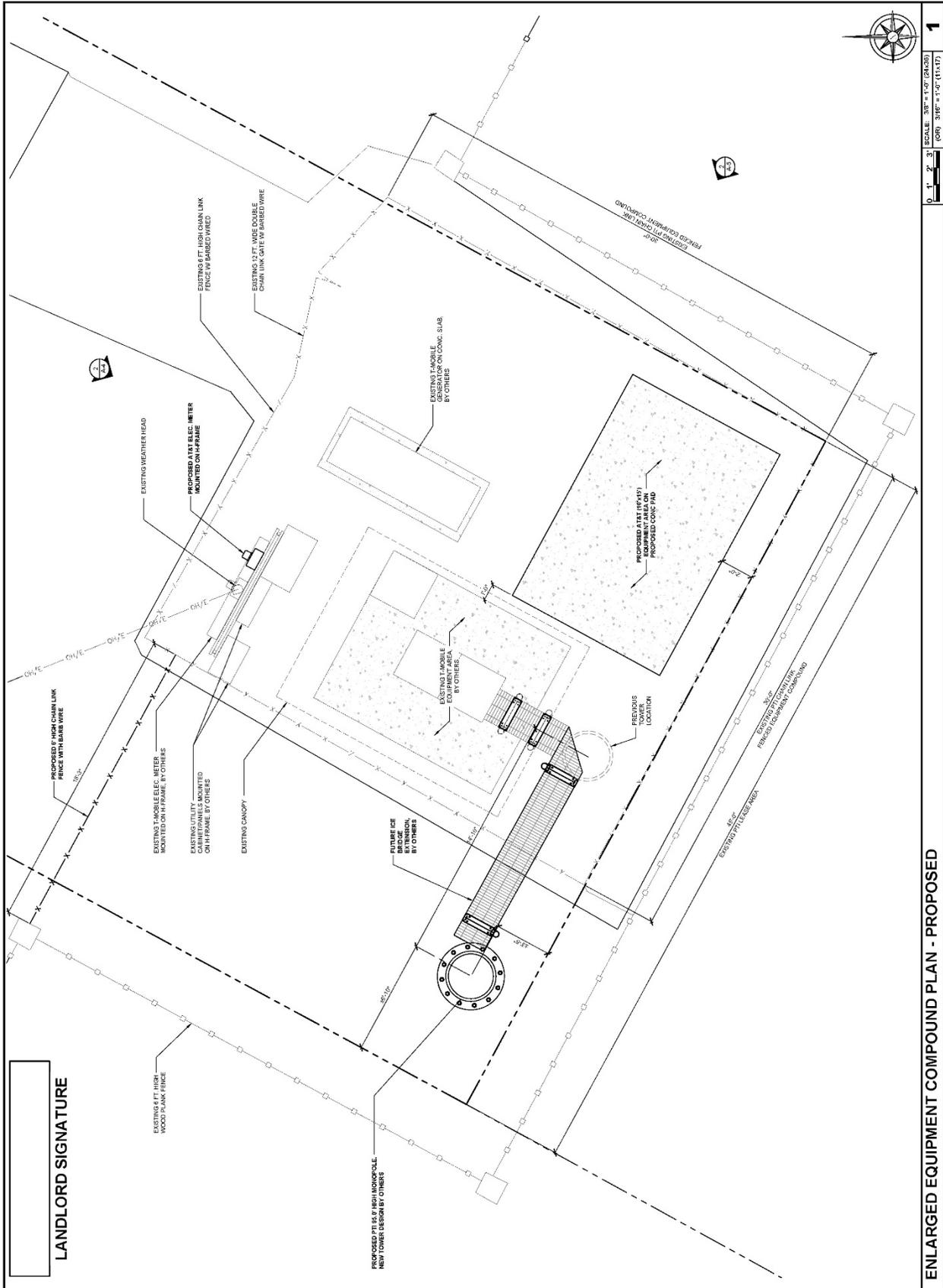
- (C) Overall Site Plan
- (D) Enlarged Site Plan







# (D)Enlarged Site Plan



LANDLORD SIGNATURE

SCALE: 3/8" = 1'-0" (24X36)  
 (CON) 3/16" = 1'-0" (11X17)

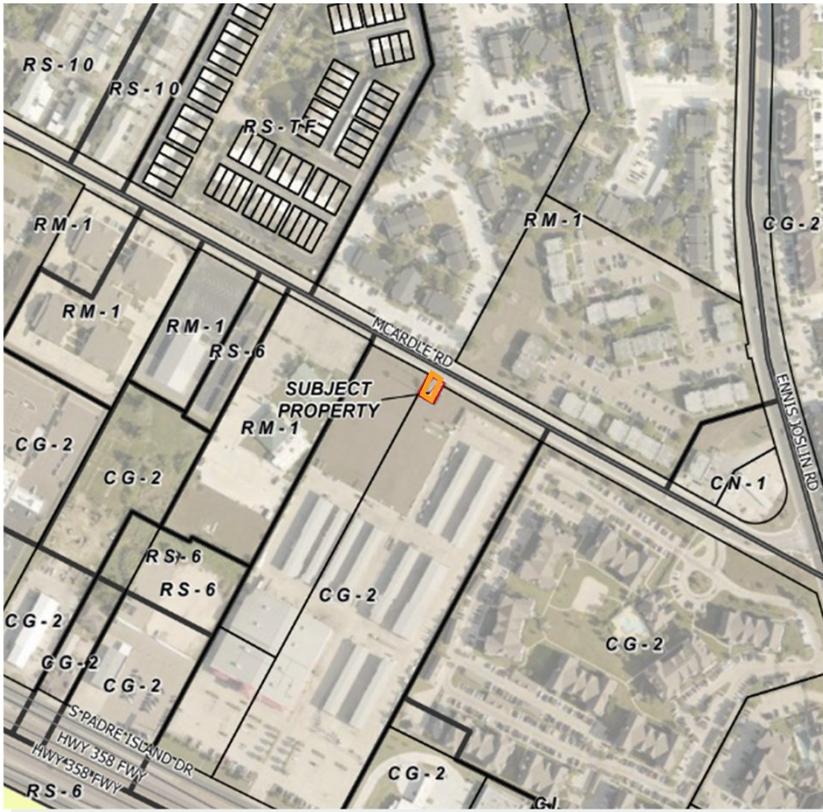




CITY OF CORPUS CHRISTI  
**DEVELOPMENT  
SERVICES**

**ZN9062,  
Gulfway Mobile  
Home Park**

PLANNING COMMISSION, FEBRUARY 18, 2026



## GULFWAY MOBILE HOME PARK LLC DISTRICT 4

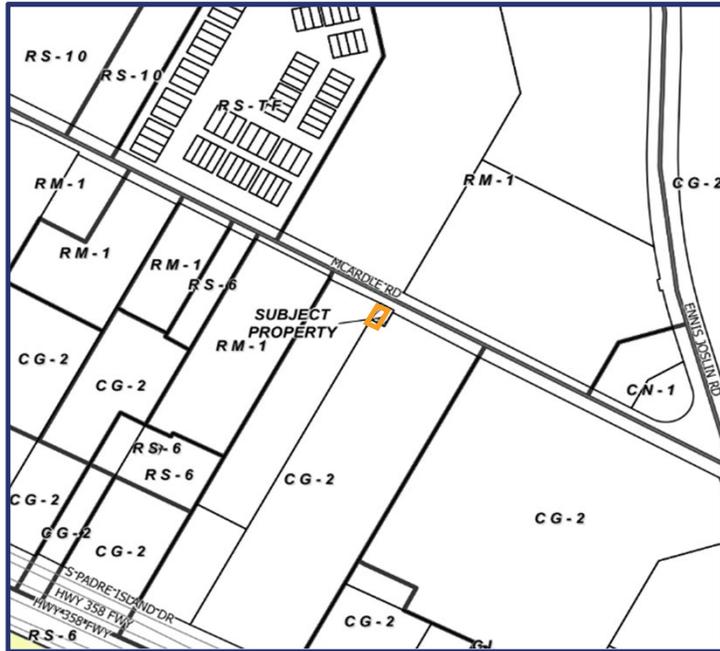


Rezoning a property at or near  
7409 McArdle Road  
From "CG-2" District,  
to "CG-2/SP" District



CITY OF  
**CORPUS  
CHRISTI**

# Zoning and Land Use



**Proposed Use:**

To allow a Public and Civic Use – Utility, particularly a new 95-foot wireless telecommunication tower, to replace a deficient tower.

**Area Development Plan:**

Bayside (Adopted on Dec-10-2024)

**Designated Future Land Use:**

Government

**Existing Zoning District:**

“CG-2” General Commercial District

	Existing Land Use	Zoning District
North	Medium-Density Residential	“RM-1” Multi-Family District
South	Commercial	“CG-2” General Commercial District
East		
West		



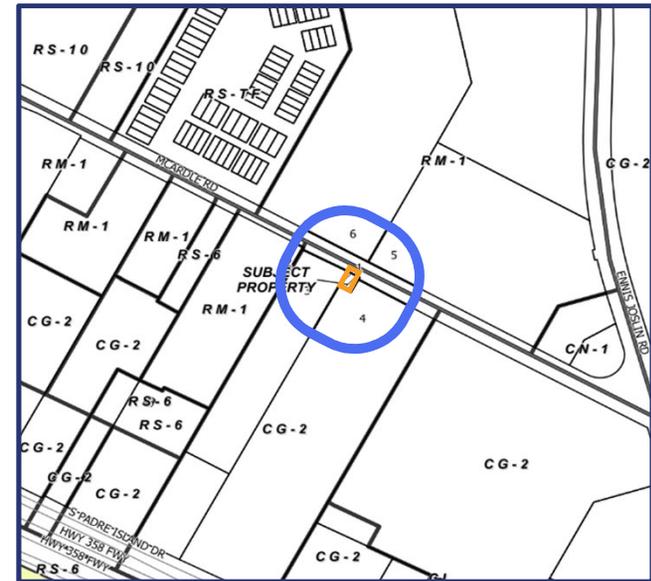
# Public Notification

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

— Notification Area

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

O In Favor: 0 (0.00%)



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



CITY OF  
**CORPUS  
CHRISTI**

# Analysis & Recommendation

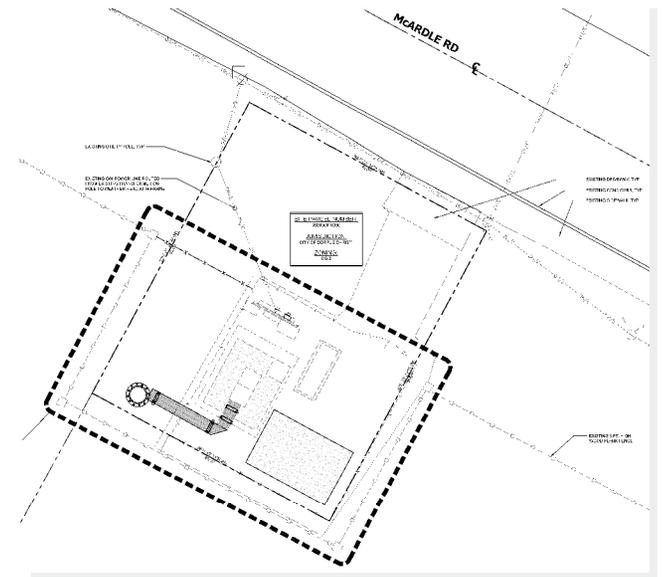
- The proposed rezoning is consistent with elements and goals of the City of Corpus Christi comprehensive plan (Plan CC); however, it is inconsistent with the future land use designation of Government.
- The applicant's request is compatible with the existing zoning and conforming uses of nearby properties as a general necessity and a use with very limited on-site activities.
- The property to be rezoned is suitable for the use to be permitted by the special permit to be applied and, staff determined that the zoning map amendment will not have a negative impact upon the surrounding neighborhood.

## STAFF RECOMMENDS APPROVAL OF THE SPECIAL PERMIT



# SPECIAL PERMIT CONDITIONS

1. **USE:** The only use permitted under this Special Permit, other than those permitted by right in the “CG-2” General Commercial District, is a wireless telecommunication facility of 95 feet in height and shall be designed to withstand a sustained wind speed of 135 mph.
2. **PARKING:** Parking shall be Per UDC (Unified Development Code) Section 7.2.2 *Off-Street Parking Ratio*.
3. **ACCESS:** Access and placement shall be as per the site plan.
4. **TELECOMMUNICATION TOWER STANDARDS:** The wireless communication tower is subject to all requirements of Section 5.5 of the Unified Development Code (UDC). These standards pertain to setbacks, screening, landscaping, signs, and lighting.
5. **OTHER REQUIREMENTS:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **TIME LIMIT:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.





Thank you!