



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, July 8, 2026

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Commissioner Teichelman (6.24.2026 meeting)

IV. Approval of Minutes: June 24, 2026

1. [26-1037](#) June 24, 2026 Meeting Minutes DRAFT

Attachments: [6.24.26 PC Meeting Minutes- DRAFT](#)

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats

2. [26-1027](#) PL9249
REPLAT - ROGER'S SUBDIVISION
Lots 1CA & 1CB, Block 1
(2.91 Acres)
- (District 5) Generally located at 7313 South Staples, north of Yorktown Boulevard southeast of Lipes Boulevard, and west of South Staples Street.
- Attachments:** [PL9249ReplatCoverTab](#)
[PL9249ClosedCommentReport](#)
[PL9249LatestPlat](#)
3. [26-1030](#) PL9305
REPLAT - RAYNE TRACT
Lot 4A, Block 2
(1.35 acres)
- (District 1) Generally located at 502 S Chaparral Street, north of Park Avenue, west of S Water Street, and south of Broadway Court.
- Attachments:** [PL9305ReplatCoverTab](#)
[PL9305 Closed Comment Report](#)
[PL9305LatestPlat](#)
4. [26-1001](#) PL8675
FINAL PLAT - SARATOGA RIDGE UNIT 1
(15.87 Acres)
- (District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.
- Attachments:** [PL8675FinalPlatCoverTab](#)
[PL8675ClosedCommentReport](#)
[PL8675LatestPlat](#)
5. [26-1029](#) PL9300
FINAL - STRIPES CORPUS CHRISTI
Lot 1
(5.46 acres)
- (District 3) Generally located at 6301 Highway 44, on the southwest corner of Heinsohn Road and Agnes Street.
- Attachments:** [PL9300CoverTabFinal](#)
[PL9300ClosedCommentReport](#)
[PL9300LatestFinalPlat](#)

B. Zoning

6. [26-1028](#) Zoning Case No. ZN9265 Rhodes Development Inc. (District 1). Ordinance rezoning a property at or near 15349 Northwest Boulevard from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District, providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9265 Rhodes Development Inc. Staff Report](#)
[ZN9265 Rhodes Development Inc. PC Pwpt](#)

7. [26-1033](#) Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial).

Attachments: [ZN9151 MVR Construction Co Inc. Staff Report \(4\)](#)
[ZN9151 MVR Construction Co Inc Pwpt](#)

VI. Public Hearing: Discussion and Possible Action (Item C)

The following Public Hearing items will be considered individually.

C. Plat with Variance (Waiver)

8. [26-1034](#) Request for a Plat Waiver for Street Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9275 Clarkwood Street Constr Waiver memo](#)
[PL9275 Clarkwood Street Constr Waiver ppt](#)

9. [26-1032](#) PL9275 **Conditional Approval**
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Attachments: [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)

10. [26-1035](#) Request for a Plat Waiver for Wastewater Construction per UDC Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.2

Attachments: [PL9299 Laguna Oaks Estates ww const waiver memo](#)
[PL9299 Laguna Oaks Estates ww const waiver ppt](#)

11. [26-1009](#) PL9299 - **Conditional Approval**
 REPLAT - LAGUNA OAKS ESTATES
 Lots 1-10, Block 1
 (19.32 Acres)

(District 4) Generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of South Padre Island Drive.

Attachments: [PL9299FinalCoverTab](#)
[PL9299OpenClosedCommentReport](#)
[PL9299LatestPlat](#)

VII. **Director's Report**

VIII. **Future Agenda Items**

IX. **Adjournment**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Jessica Martinez, at 361-826-3202 or 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
corpuschristitx.gov

Meeting Minutes - Draft

Planning Commission

Wednesday, June 24, 2026

5:30 PM

Council Chambers

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 Commissioners Teichelman.

PUBLIC COMMENT: None

II. Approval of Absences: Commissioners Hedrick and Budd (6.10.2026 meeting)

Commissioner Esparza made a motion to approve the absence of Commissioners Hedrick and Budd from the June 10, 2026, meeting. Commissioner Jackson seconded. Vote: All Aye. Motion passed.

III. Approval of Minutes: 6.10.2026 Meeting Minutes

Commissioner Jackson made a motion to approve the meeting minutes from June 10, 2026, as presented by staff. Commissioner Esparza seconded. Vote: All Aye. Motion passed.

1. [26-0960](#) June 10, 2026 Meeting Minutes DRAFT

Attachments: [6.10.26 PC Meeting Minutes- DRAFT](#)

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

On record, agenda item #4 was pulled and will be presented at the next scheduled planning commission meeting.

Bria Whitmire, Development Services introduced items #2, 3, & 6 into record. The plats will satisfy the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.

Bria Whitmire, Development Services introduced the following into record:

#7- Ordinance rezoning a property at or near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed

\$2,000 and publication. (Staff recommends approval).

Chairman Salazar-Garza asked the commission if there were any items they wish to pull from the consent agenda at this time for further review.

Commissioner Hedrick requested to pull item #5.

Commissioner Esparza asked about the "CN-1" zoning and if that would be allowed to operate bars and nightclubs. Bria stated this would only be for retail sale operation.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Esparza made a motion to approve agenda items #2, 3, 6 & 7 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

A. Plats

2. [26-0979](#) PL9213
PRELIMINARY - TULOSO-MIDWAY I.S.D. JUNIOR HIGH SCHOOL
Lot 1, Block 1
(40.00 acres)

(District 1) Generally located at 2128 McKinzie Road, north of State Highway 44 (HWY 44) and south of Leopard Street.

Attachments: [PL9213PrelimCoverTab](#)
 [PL9213CommentReport](#)
 [PL9213LatestPlat](#)

3. [26-0930](#) PL9285
REPLAT - NUECES ACRES UNIT 2
Lots 24E and 24F, Block 1
(0.91 Acres)

(District 1) Generally located at 11626 Mallard, north of Mallard Street, east of Violet Road, south of Haven Drive, and west of McKinzie Road.

Attachments: [PL9285ReplatCoverTab](#)
 [PL9285ClosedCommentReport](#)
 [PL9285LatestPlat](#)

4. [26-0974](#) PL9275
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

- Attachments:** [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)

5. [26-0929](#) PL8621
FINAL PLAT - BREEZEWAY TOWNHOMES PUD
LOTS 1 THRU 8
 (0.29 Acres)

(District 4) Generally located at 14762 Running Light, south of Granada Drive, east of Park Road 22, and west of Windward Drive.

- Attachments:** [PL8621FinalPlatCoverTab](#)
[PL8621ClosedCommentReport](#)
[PL8621LatestPLat](#)

Commissioner Hedrick asked about the previous zoning of the PUD. Mark Zans, Development Services stated the PUD was approved back in 11/17/25. Commissioner Hedrick was concerned that the lots are smaller than usual and if the PUD has designed plans yet. Bria Whitmire stated the conversation about the property has been about it being elevated on piers with parking underneath. The concern remains about fire being about to access the property in case of an emergency. Bria Whitmire stated the plan is for the units to be sprinkled and there would be an additional fire hydrant installed.

Commissioner Jackson asked if the PUD had changed since the approval in 2025. Mark Zans stated the original roadway was only 18 ft wide and it needed to be 20 ft for fire access, so the lots were redesigned.

With no questions from staff, Chairman Salazar-Garza opened for public comment. Being none, public comment was closed.

Commissioner Cantu made a motion to approve agenda item #5 as presented by staff. Commissioner Budd seconded. Vote: Aye: Chairman Salazar-Garza, Vice Chairman Munoz, Commissioners Budd, Cantu, Hedrick, & Esparza; Nay: Commissioner Jackson

6. [26-0976](#) PL9301
FINAL PLAT - SANDOVAL TRACT BLOCK 1 LOT 1A &1B
 (1.06 Acres)

(District 3) Generally located at 318 Saratoga Blvd, southeast of Old Brownsville Road and north of Saratoga Boulevard.

Attachments: [PL9301FinalCoverTab](#)
[PL9301 ClosedCommentReport](#)
[PL9301LatestPlat](#)

B. Zoning

7. [26-0955](#) Zoning Case No. ZN9296, Weber Crosstown Highway Prop, LLC. (District 3). Ordinance rezoning a property at or near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9296 Weber Crosstown Highway Prop LLC Staff Report](#)
[ZN9296 Weber Crosstown Highway Prop, LLC Pwpt](#)

VI. Briefing: Plat Classification

8. [26-0975](#) Platting Process

Attachments: [Platting Process](#)

VII. Director's Report: None.**VIII. Future Agenda Items: None****IX. Adjournment**

With no other business being discussed the meeting was adjourned at 6:34pm

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

PL9249

REPLAT – ROGER’S SUBDIVISION

Lots 1CA & 1CB, Block 1
(2.91 Acres)

(District 5) Generally located at 7313 South Staples, north of Yorktown Boulevard southeast of Lipes Boulevard, and west of South Staples Street.

Zoned: CG-2 and CN-1

Owners: South Staples Boardwalk Partners, LLC

Surveyor: DCCM/Urban Engineering

The applicant proposes to replat to create two lots from one for commercial development. All Technical Review Committee comments have been addressed. The submitted replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9249

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P75665_20260618.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: not for platting, possibly for site development-need more information to determine	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>if private easement needed or not (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>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>	
5	P001	Note	Bria Whitmire : DS	Closed	<p>Wastewater concern for Lot 1CA. While there is a manhole across Graford Place, it is on the curve and so not a straight shot. Also that manhole is shallow and may need a private grinder pump in order to be the connection point. The other option is a private wastewater easement across Lot 1CB for a long yard line to the wastewater along S. Staples however that line is over 20' deep and may be more difficult to connect to then the grinder pump option. Need plat to confirm which is the intention as affects easement requirements for the plat.</p>	
7	P001	Note	Bria Whitmire : DS	Closed	<p>Drainage Easement needs to be shown if planned. Refer to SWQMP comment for more information.</p>	
8	P001	Note	Bria Whitmire : DS	Closed	<p>Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link</p>	
9	P001	Note	Bria Whitmire : DS	Closed	<p>M.R.N.C.T. and D.R.N.C.T. double listed in legend</p>	
1	P001	Note	Mark Zans : LD	Closed	<p>Change director to Interim Asst. City Manager</p>	
2	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>Please see Fire's Comments PL9249 Roger's Subdivision Block 1 Lots 1CA & 1CB</p> <p>Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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 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>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> <p>503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
3	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</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>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>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>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>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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>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>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>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
10	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> •□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). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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. o□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). 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<ul style="list-style-type: none"> •□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 within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. DRIVEWAY ACCESS •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. •□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. Traffic control plans •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction. (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •□The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o□Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov •□TXDOT ROW process is the RULIS program (utility tie-ins) o□David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o□Right of Way Utility and Leasing Information System 	
11	P001	Note	Mark Zans : LD	Closed	<p>TxDot comments: TXDOT permits will be issued in accordance with access management standards and all</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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"> • 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. 	
12	P001	Note	Mark Zans : LD	Closed	If WW line easement is required along this property line, then please reflect on the plat and label width and use type.	
14	P001	Note	Mark Zans : LD	Closed	Astound Underground facilities: Astound does have underground facilities in an easement along Graford Road. Please place these faculties in and easement and reflect that easement on the plat.	

STATE OF TEXAS
COUNTY OF NUECES

SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOTS 1CA AND 1CB, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BY: SOUTH STAPLES BOARDWALK PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MIGUEL ANTONIO CALDERON VEGA, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL ANTONIO CALDERON VEGA, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

INTERNATIONAL BANK OF COMMERCE, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____

INTERNATIONAL BANK OF COMMERCE

JOHN VILLARREAL, SENIOR VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VILLARREAL, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

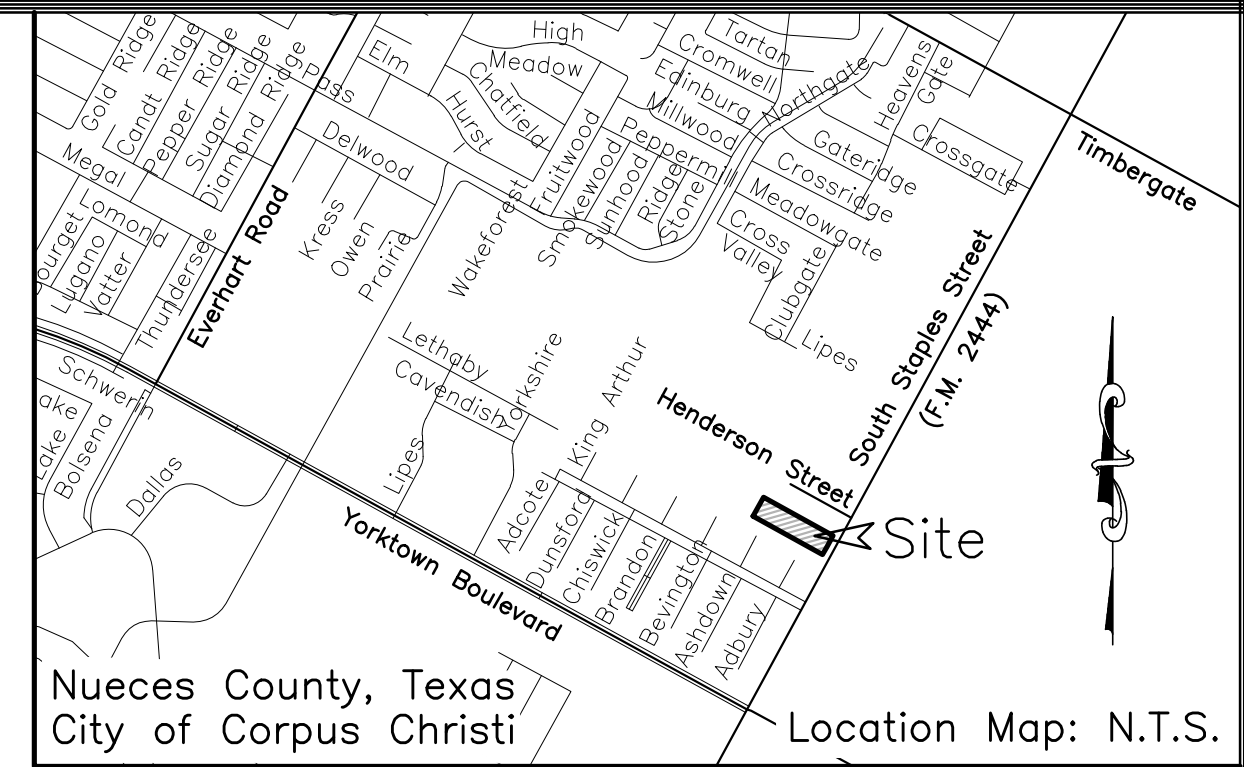
THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

MICHAEL DICE
INTERIM ASSISTANT CITY MANAGER

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

PLAT OF ROGER'S SUBDIVISION BLOCK 1, LOTS 1CA AND 1CB

BEING A RE-PLAT OF LOT 1C, BLOCK 1, ROGER'S SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 68, PAGE 906, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 AND CN-1.
3. TOTAL PLATTED AREA IS 2.91 ACRES OF LAND..
4. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
6. 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.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY LOCATED IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0520G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0520G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. VEHICULAR ACCESS ACROSS LOT LINES SHALL NOT BE OBSTRUCTED.
9. NO DRIVEWAY ACCESS ONTO GRAFORD PLACE.
10. THE PRIVATE DRAINAGE SYSTEM FOR LOTS 1CA AND 1CB SHALL CONFORM TO THE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. _____, O.P.R.N.C.T.

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2026. AT _____ O'CLOCK _____ M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2026.

DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, 2026

PAYTON C. JOHNSON
R.P.L.S. LICENSE NO. 6961



DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr, Corpus Christi, TX 78404
361.854.3101 | DCCM.com

Revised: 5/13/26
Submitted: 4/15/26
SCALE: 1"=60'
JOB NO.: 75665
SHEET: 1 of 2
DRAWN BY: XG

usurveying@dccm.com

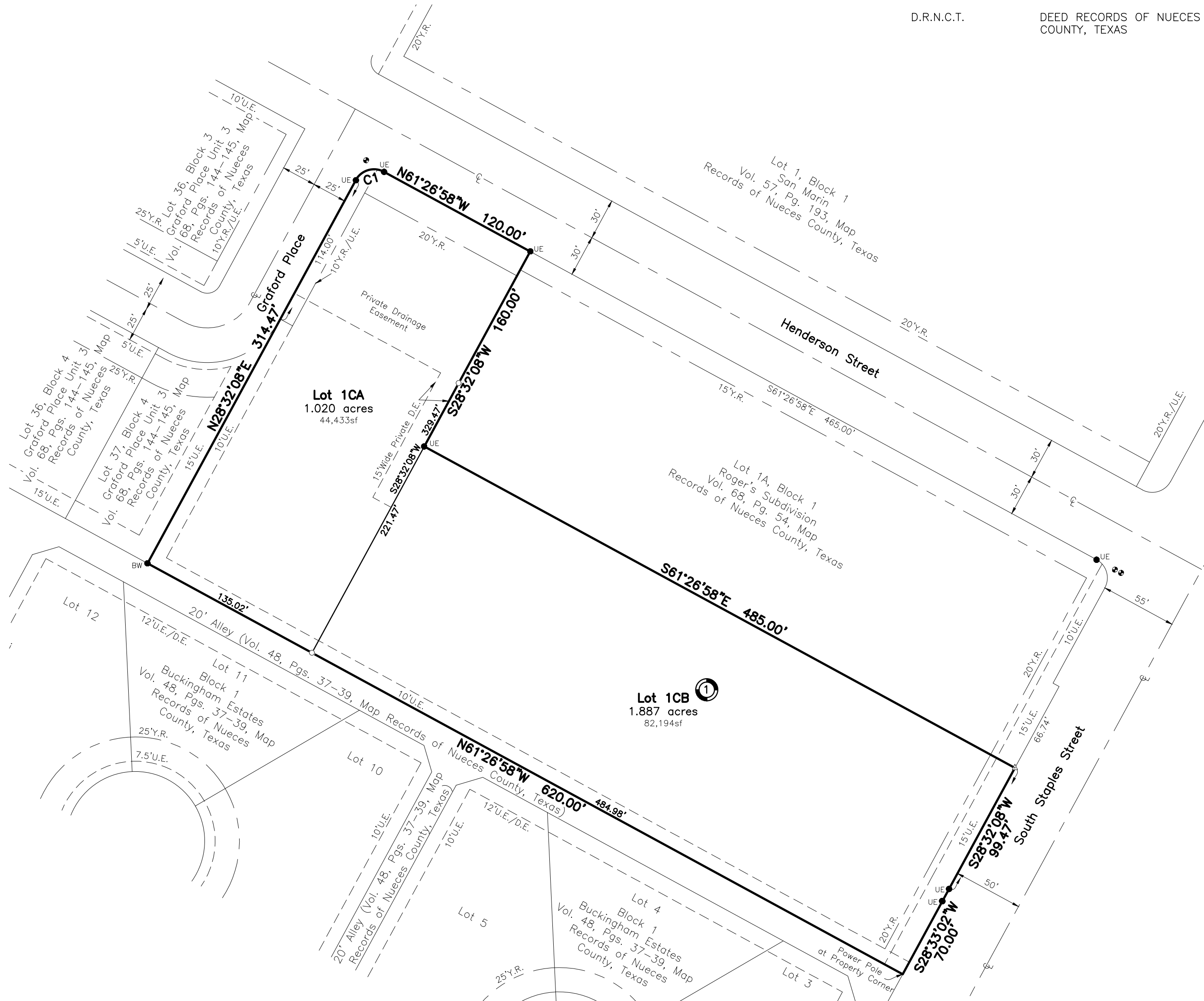
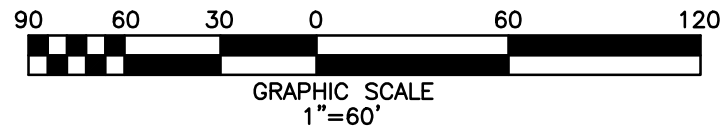
PLAT OF
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LEGEND:

	PLAT BOUNDARY
	ROAD CENTERLINE
	ADJACENT LOT LINE
	YARD REQUIREMENT
	EASEMENT
	FLOOD ZONE LINE
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS

	SET 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"
	FOUND DRILL HOLE
	FOUND 5/8 INCH IRON REBAR
	FOUND 5/8 INCH IRON REBAR WITH PLASTIC CAP STAMPED "URBAN ENGR CCTX"
	FOUND 5/8 INCH REBAR WITH CAP STAMPED "BASS AND WELSH"
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 SCALE: 1"=60'
 JOB NO.: 75665
 SHEET: 2 of 2
 DRAWN BY: XG

usurveying@dccm.com

STATE OF TEXAS
COUNTY OF NUECES

SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOTS 1CA AND 1CB, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____

BY: SOUTH STAPLES BOARDWALK PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MIGUEL ANTONIO CALDERON VEGA, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL ANTONIO CALDERON VEGA, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

INTERNATIONAL BANK OF COMMERCE, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20_____

INTERNATIONAL BANK OF COMMERCE

JOHN VILLARREAL, SENIOR VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VILLARREAL, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

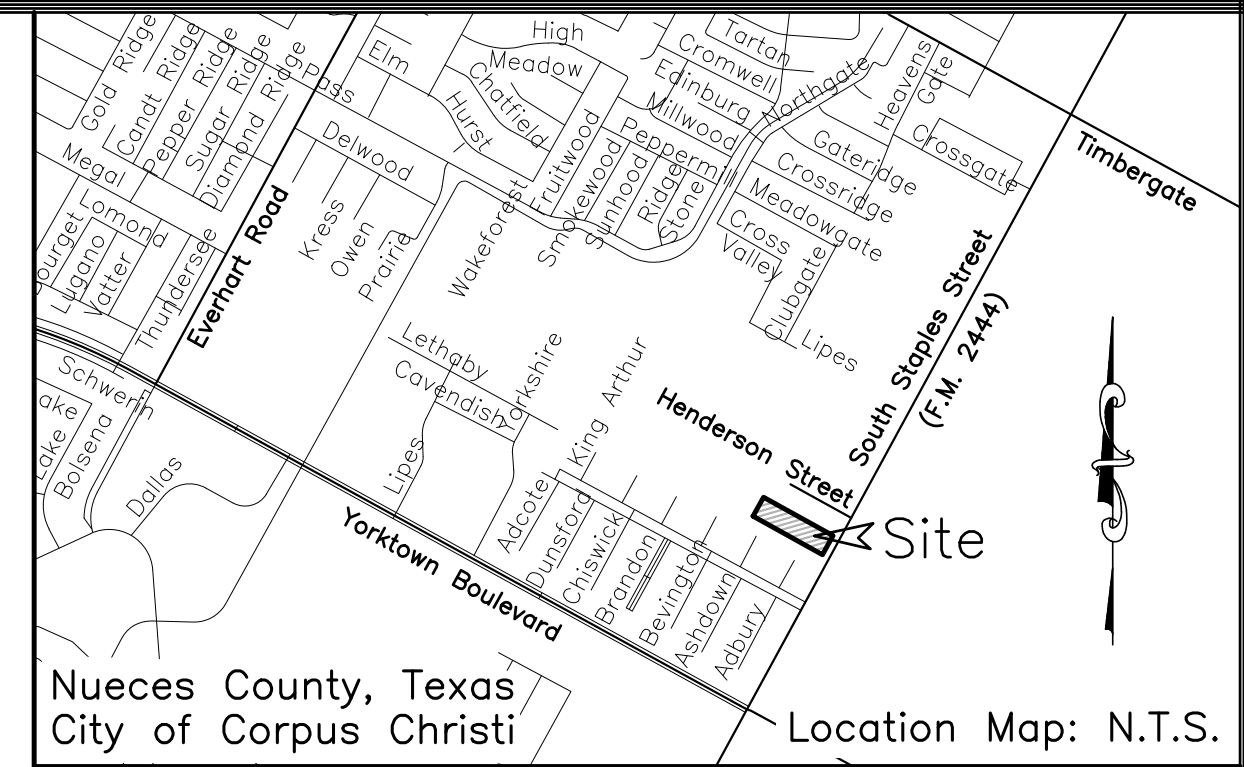
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MICHAEL DICE
INTERIM ASSISTANT CITY MANAGER

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

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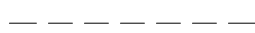

Revised: 5/13/26
Submitted: 4/15/26
SCALE: 1"=60'
JOB NO.: 75665
SHEET: 1 of 2
DRAWN BY: XG

surveying@dccm.com







PLAT OF
ROGER'S SUBDIVISION
BLOCK 1, LOTS 1CA AND 1CB

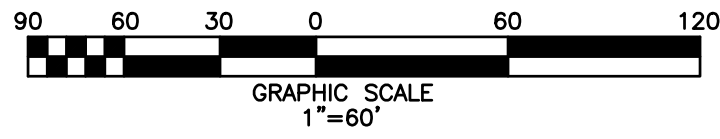
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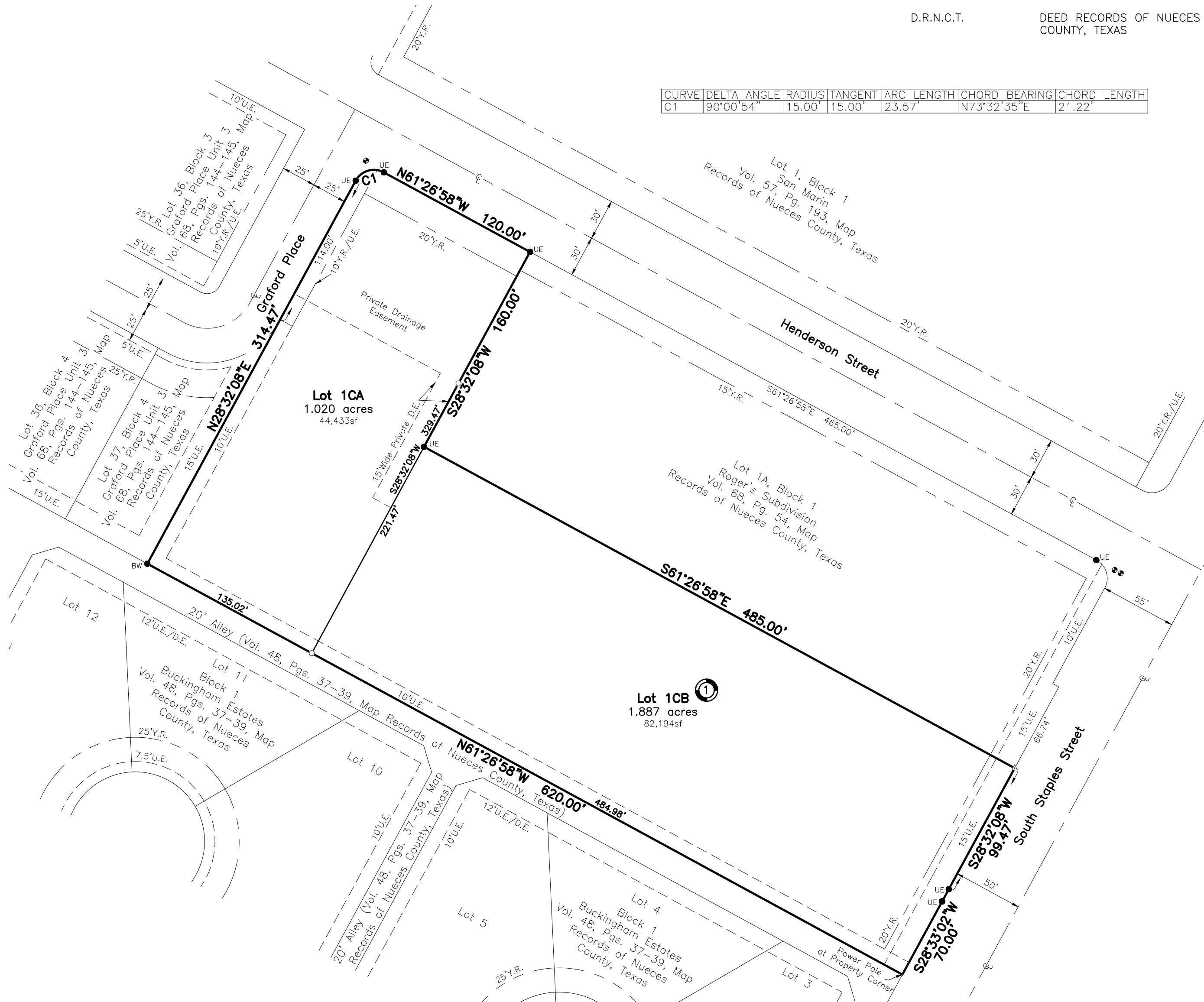
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-  FOUND PK NAIL WITH WASHER STAMPED "URBAN ENGR CCTX"



CURVE	DELTA	ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'54"	15.00'	15.00'	23.57'	N73°32'35"E	21.22'	



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usurveying@dccm.com

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

PL9305

REPLAT – RAYNE TRACT

Lot 4A, Block 2

(1.35 acres)

(District 1) Generally located at 502 S Chaparral Street, north of Park Avenue, west of S Water Street, and south of Broadway Court.

Zoned: CI

Owner: Saint Nicholas Greek Community Orthodox Church

Surveyor: Brister Surveying

The applicant proposes to replat the property for new construction or for the expansion of the existing building. 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.: PL9305

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 6-18.pdf
Utility Plan.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
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
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along existing CCRTA bus Route 6 Santa Fe/Malls but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops serving this route.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	Include block number within a circle illustrated in the plat drawing.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) Previous plat v31p24 shows 25' street dedication extending from Lot 4 towards S Chaparral St.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>temporary supply of water acceptable the fire department shall be provided and maintained.</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> <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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</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>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"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 3. The minimum UDC residential street width is 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. 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>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>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 vehicles.)</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.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	

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13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water: Water construction is not required for platting at this time (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>Wastewater: Wastewater construction is not required for platting at this time. (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
14	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The plat did provide adequate ROW dedication as required per the RMP.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) 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 assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. 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). 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 within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management</p>	

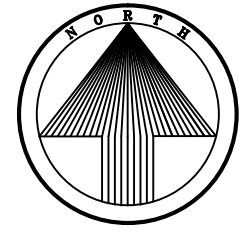
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					<p>standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p>	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees are to be applied as no newly proposed residential dwelling unit is to be developed. Project scope does not include a newly proposed residential dwelling unit(s). As such, no fees are to be applied.	
5	U001	Note	Mina Trinidad : DS	Closed	<p>Update 6/22/26: The applicant's response covers the gas comments for the plat.</p> <p>Gas Department: The Gas Department currently has a 2" gas main in the subject property, as shown on the utility layout, that will either require an easement or request in writing from the property owners to be killed at the property line.</p>	
1	P001	Note	Bria Whitmire : ENG	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: no Sidewalks: not at this time, however will be required upon site development B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P001	Note	Bria Whitmire : ENG	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	

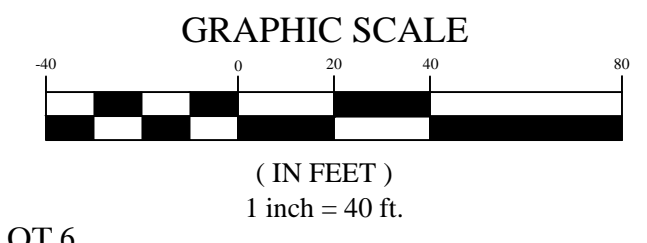


Brister Surveying

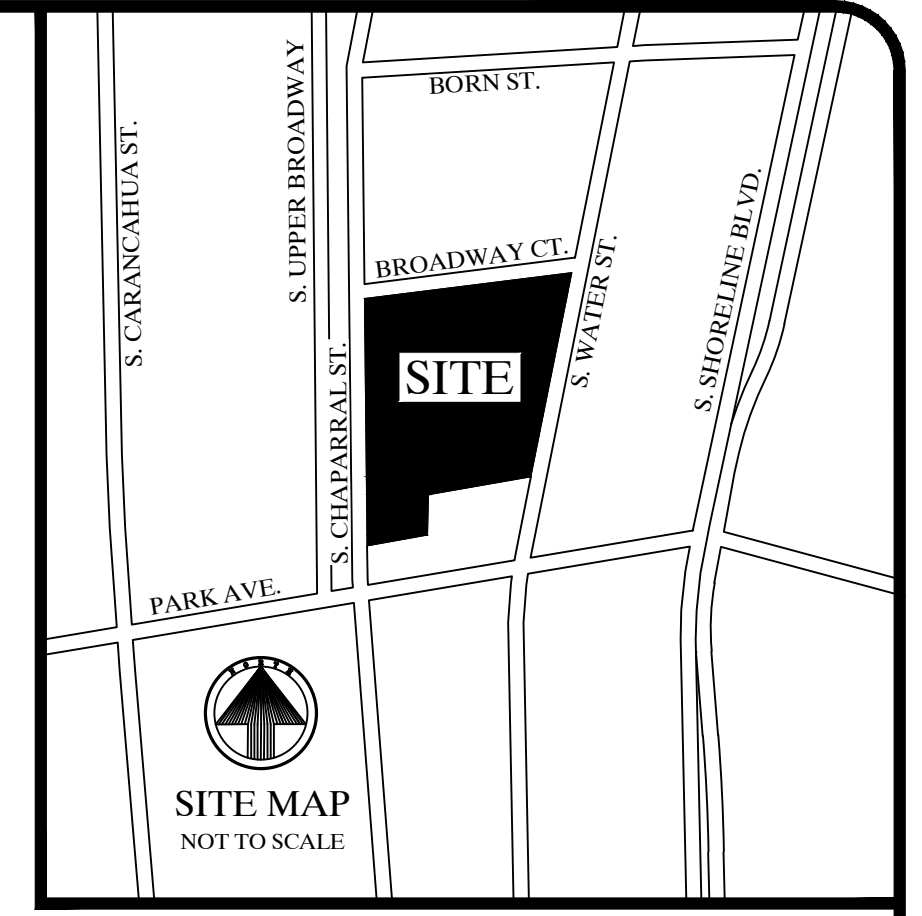
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@gmail.com
Firm Registration No. 10072800



PLAT OF RAYNE TRACT BLOCK 2, LOT 4A



BEING A PLAT OF 1.385 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, AND A PORTION OF LOT 6, BLOCK 3, "BROADWAY COURT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 4, BLOCK 2, "RAYNE TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 31, PAGE 24, MAP RECORDS NUECES COUNTY, TEXAS, AND A 0.11 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2025045962, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, SAINT NICHOLAS, GREEK COMMUNITY ORTHODOX CHURCH, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026.

GEORGE J. SPENTZOS
PARISH COUNCIL
VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

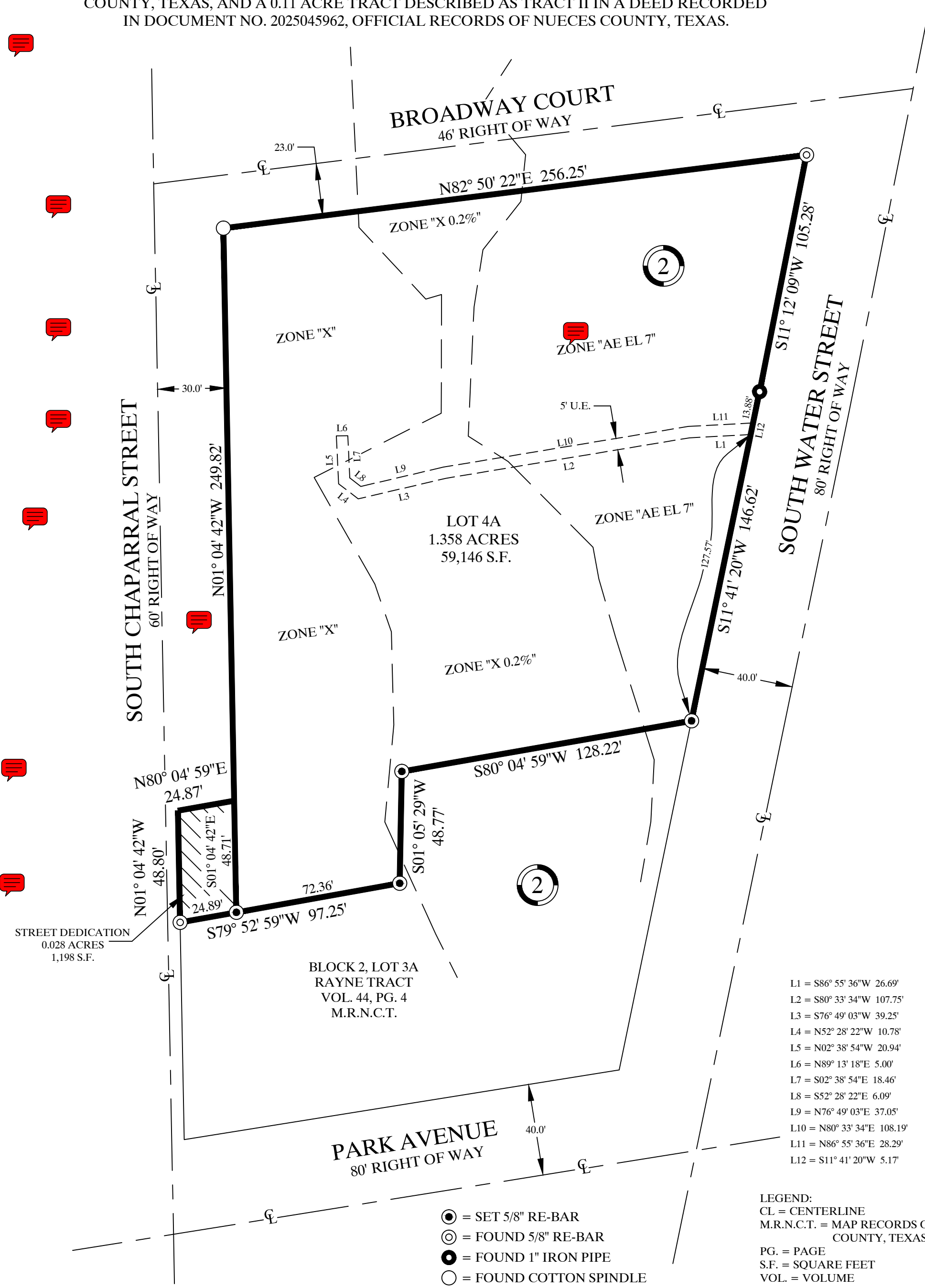
THIS THE _____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

NOTES:

1. 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.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "X 0.2%", AND "AE" WITH A B.F.E. OF 7 FEET ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 1.385 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.



STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP 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 IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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

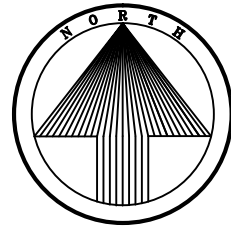
THIS THE _____ DAY OF _____, 2026.

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



Brister Surveying

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



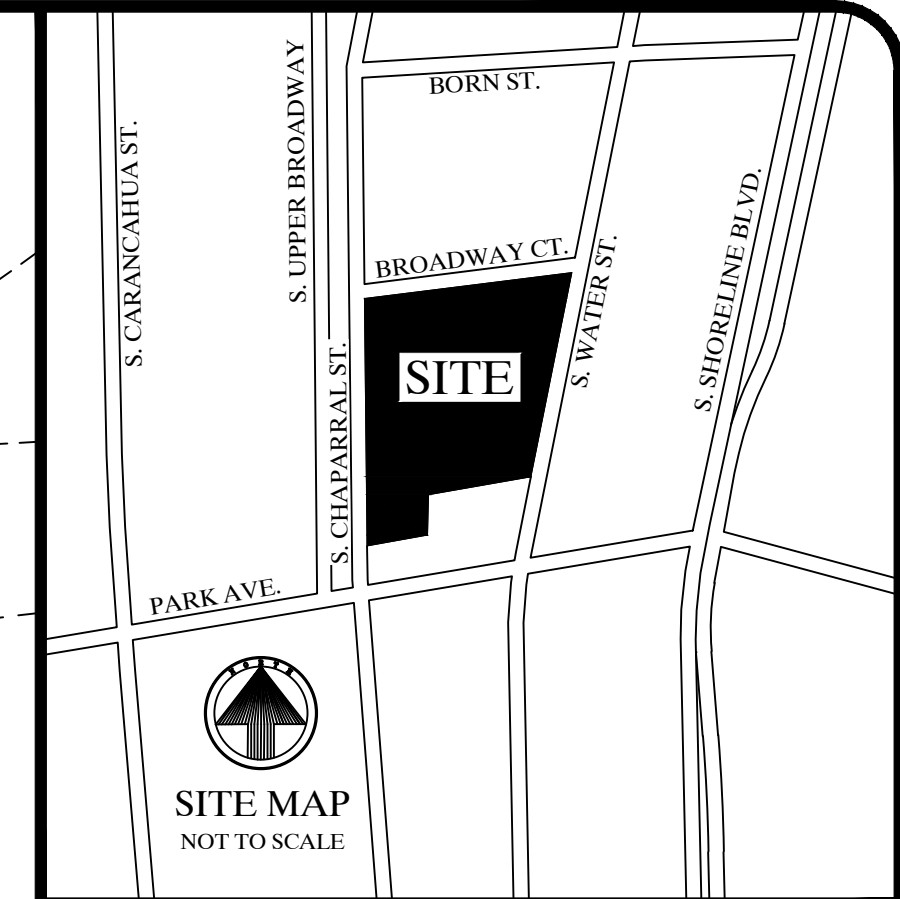
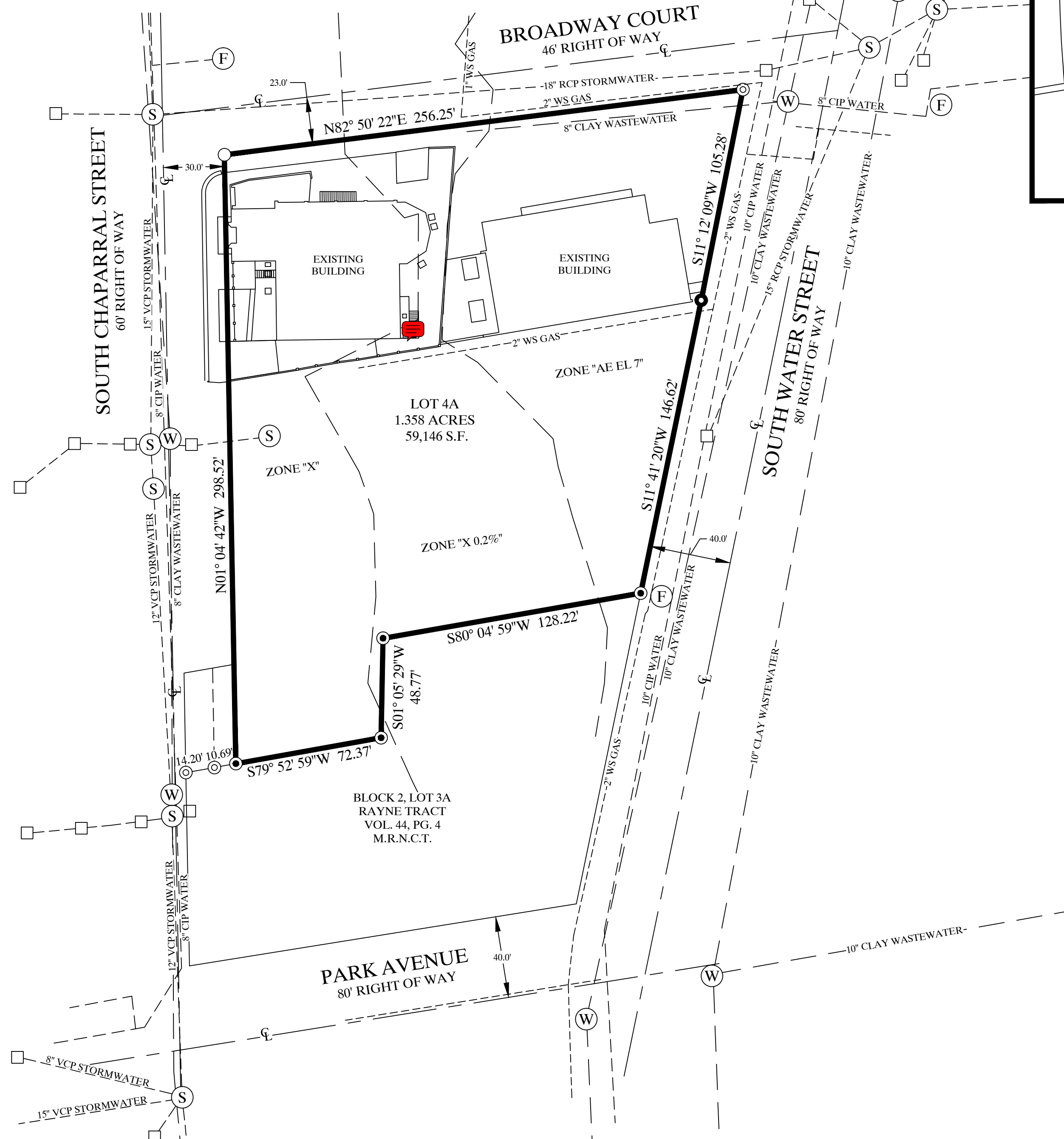
UTILITY PLAN FOR RAYNE TRACT - BLOCK 2, LOT 4A

BEING A PLAT OF 1.358 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, AND A PORTION OF LOT 6, BLOCK 3, "BROADWAY COURT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 4, BLOCK 2, "RAYNE TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 31, PAGE 24, MAP RECORDS NUECES COUNTY, TEXAS, AND A 0.11 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2025045962, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
VOL. = VOLUME

- (S) = STORMWATER MANHOLE
- (W) = WASTEWATER MANHOLE
- (F) = FIRE HYDRANT
- = STORMWATER INLET
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE
- = FOUND COTTON SPINDLE

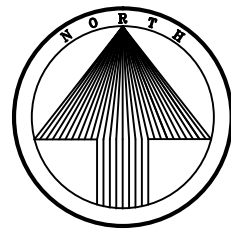
UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS CHRISTI GIS.

DATE OF MAP: 21 MAY 2026

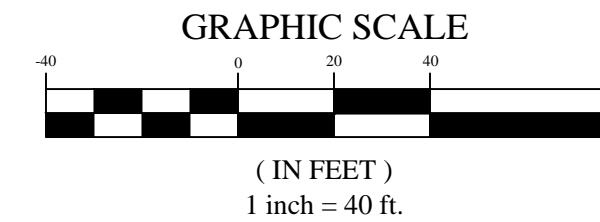


Brister Surveying

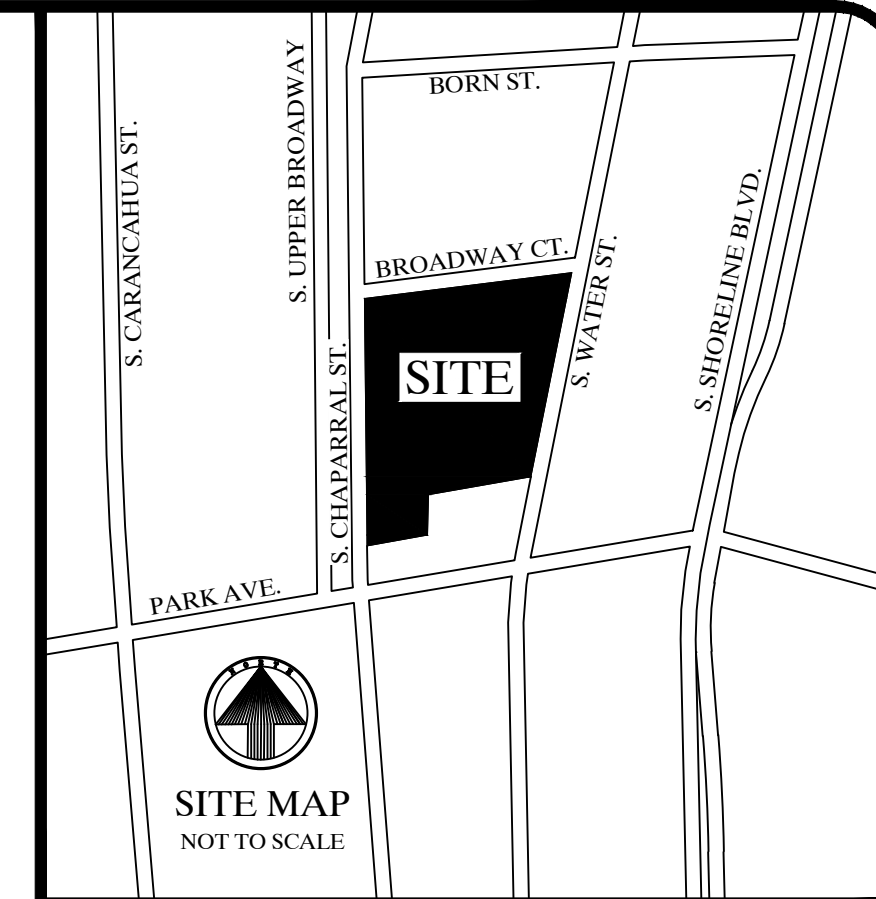
5506 Cain Drive
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PARISH COUNCIL
VICE-PRESIDENT

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COUNTY OF NUECES

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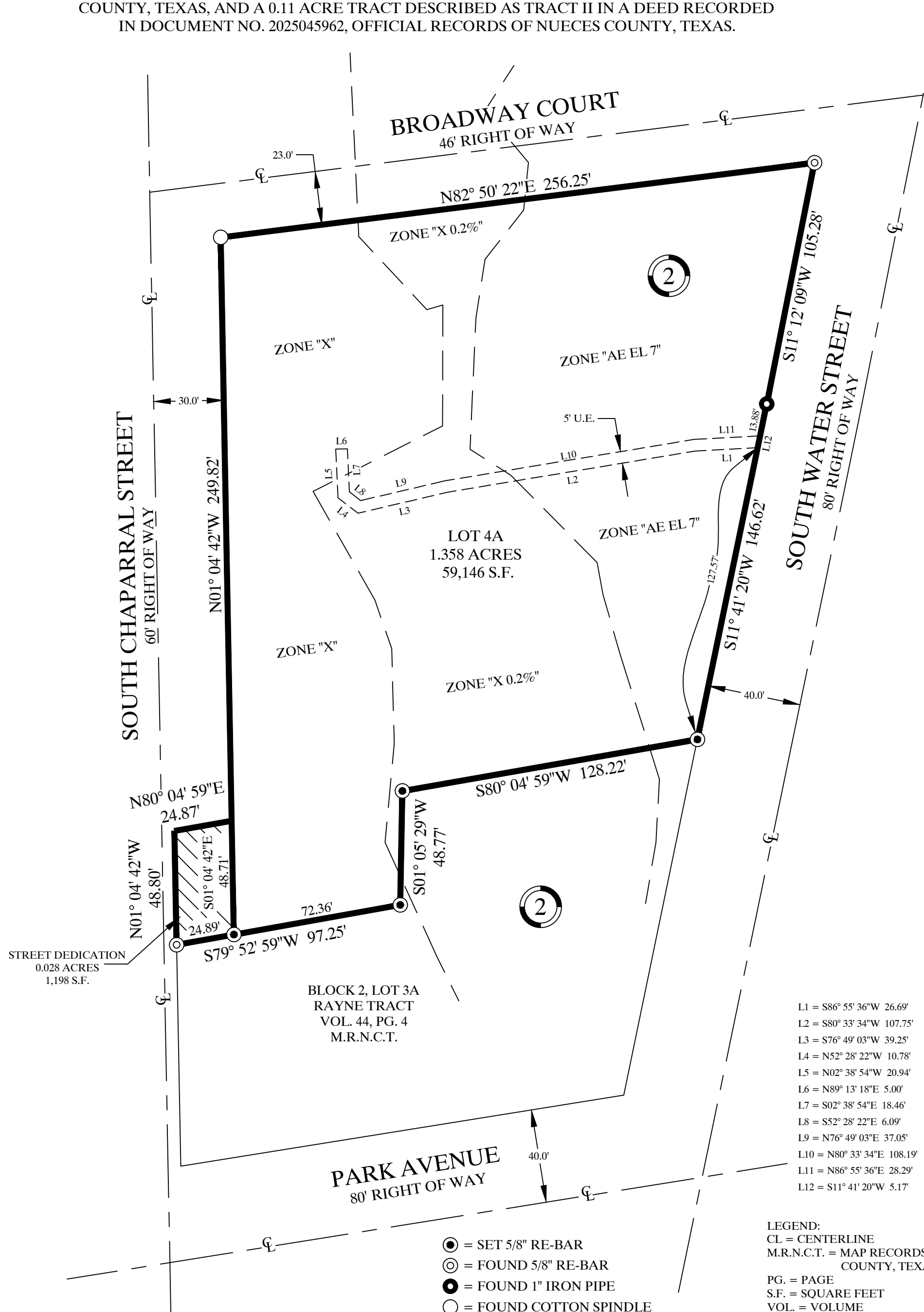
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CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

NOTES:

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- L1 = S86° 55' 36"W 26.69'
- L2 = S80° 33' 34"W 107.75'
- L3 = S76° 49' 03"W 39.25'
- L4 = N52° 28' 22"W 10.78'
- L5 = N02° 38' 54"W 20.94'
- L6 = N89° 13' 18"E 5.00'
- L7 = S02° 38' 54"E 18.46'
- L8 = S52° 28' 22"E 6.09'
- L9 = N76° 49' 03"E 37.05'
- L10 = N80° 33' 34"E 108.19'
- L11 = N86° 55' 36"E 28.29'
- L12 = S11° 41' 20"W 5.17'

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
PG. = PAGE
S.F. = SQUARE FEET
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STATE OF TEXAS
COUNTY OF NUECES

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DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____, 2026.

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

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

PL8675

FINAL PLAT – SARATOGA RIDGE UNIT 1

(15.87 Acres)

(District 3) Generally located at 602 Saratoga Boulevard, located north of Saratoga Boulevard and east of Old Brownsville Road.

Zoned: RS-4.5

Owner: Saratoga 400 Partners, LLC

Surveyor: Pape-Dawson Engineers

The applicant proposes to plat the property to create 67 lots. 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.: PL8675

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260424-Saratoga Ridge Unit 1 Plat.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	PL210	Note	Mina Trinidad : DS	Closed	Submit Land Subdivision Application.	
1	PL210	Note	Mina Trinidad : DS	Closed	Submit Land Subdivision Application.	
24	PL210	Note	Alex Harmon : DS	Closed	7/2/2025 UPDATE: Will the owner or HOA maintain? Plat note 11 mentions owner, comment response is HOA. Is it the intent of the developer to have the detention pond be maintained by the City? Detention ponds are generally not maintained by the City of Corpus Christi	
24	PL210	Note	Alex Harmon : DS	Closed	7/2/2025 UPDATE: Will the owner or HOA maintain? Plat note 11 mentions owner, comment response is HOA. Is it the intent of the developer to have the detention pond be maintained by the City? Detention ponds are generally not maintained by the City of Corpus Christi	
26	PL210	Note	Alex Harmon : DS	Closed	Further discussion about easements should be coordinated. Per the public improvement plans, AEP infrastructure will be in the ROW. City preference is a single 10' U.E.	
26	PL210	Note	Alex Harmon : DS	Closed	Further discussion about easements should be coordinated. Per the public improvement plans, AEP infrastructure will be in the ROW. City preference is a single 10' U.E.	
32	PL210	Note	Alex Harmon : DS	Closed	Street names should be verified with GIS/9-1-1 regulations.	
32	PL210	Note	Alex Harmon : DS	Closed	Street names should be verified with GIS/9-1-1 regulations.	
3	PL210	Note	Mark Zans : LD	Closed	TxDot comments: Please add the following 4 notes to the surveyor notes as per TxDot. • No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>§ 11.52, 2020).</p> <ul style="list-style-type: none"> •□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 established. 	
3	PL210	Note	Mark Zans : LD	Closed	<p>TxDot comments: Please add the following 4 notes to the surveyor notes as per TxDot.</p> <ul style="list-style-type: none"> •□No increase in stormwater discharge to the State right-of-way will be accepted by TxDOT. •□TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). •□Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. •□If the owner responsible for maintaining the 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 established. 	
4	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	PL210	Note	Mark Zans : LD	Closed	Plat is a final plat.	
5	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025.	
5	PL210	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025.	
6	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	PL210	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
7	PL210	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
7	PL210	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	PL210	Note	Mark Zans : LD	Closed	Add year 2025 to all required areas of the plat face.	
8	PL210	Note	Mark Zans : LD	Closed	Add year 2025 to all required areas of the plat face.	
9	PL210	Note	Mark Zans : LD	Closed	AEP Distribution comment: AEP Tx distribution is requesting the 10' UE along front of lots to be converted to a 5'EE/5"UE off of the ROW on every block and street.	
9	PL210	Note	Mark Zans : LD	Closed	AEP Distribution comment: AEP Tx distribution is requesting the 10' UE along front of lots to be converted to a 5'EE/5"UE off of the ROW on every block and street.	
10	PL210	Note	Mark Zans : LD	Closed	Provide street name unless street is named X.	
10	PL210	Note	Mark Zans : LD	Closed	Provide street name unless street is named X.	
11	PL210	Note	Mark Zans : LD	Closed	Place square footage of lots within the lot areas.	
11	PL210	Note	Mark Zans : LD	Closed	Place square footage of lots within the lot areas.	
12	PL210	Note	Mark Zans : LD	Closed	Remove Block numbers and depict block numbers with in a circle inside each block.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
12	PL210	Note	Mark Zans : LD	Closed	Remove Block numbers and depict block numbers with in a circle inside each block.	
13	PL210	Note	Mark Zans : LD	Closed	Provide width and square footage of ROW dedication.	
14	PL210	Note	Mark Zans : LD	Closed	provide width and square footage of ROW dedication.	
14	PL210	Note	Mark Zans : LD	Closed	provide width and square footage of ROW dedication.	
15	PL210	Note	Mark Zans : LD	Closed	Please make Y.R. number visible.	
15	PL210	Note	Mark Zans : LD	Closed	Please make Y.R. number visible.	
16	PL210	Note	Mark Zans : LD	Closed	Provide dimension for ROW dedication and square footage. of dedication area.	
16	PL210	Note	Mark Zans : LD	Closed	Provide dimension for ROW dedication and square footage. of dedication area.	
17	PL210	Note	Mark Zans : LD	Closed	Dimension easement.	
17	PL210	Note	Mark Zans : LD	Closed	Dimension easement.	
18	PL210	Note	Mark Zans : LD	Closed	There is no match line B on sheet 4 of 5. Please check match lines for continuation of the areas being platted.	
18	PL210	Note	Mark Zans : LD	Closed	There is no match line B on sheet 4 of 5. Please check match lines for continuation of the areas being platted.	
19	PL210	Note	Mark Zans : LD	Closed	Please depict all areas being platted on the location map.	
19	PL210	Note	Mark Zans : LD	Closed	Please depict all areas being platted on the location map.	
20	PL210	Note	Mark Zans : LD	Closed	Park fees: 67 lots x 462.50 = \$30,987.50	
20	PL210	Note	Mark Zans : LD	Closed	Park fees: 67 lots x 462.50 = \$30,987.50	
21	PL210	Note	Mark Zans : LD	Closed	Traffic comments; informational only 1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>13□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com) to complete this separate process and requirements.</p> <p>14□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	
21	PL210	Note	Mark Zans : LD	Closed	<p>Traffic comments; informational only</p> <p>1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>3□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks,</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
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Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
25	PL210	Note	Mark Zans : LD	Closed	GIS comments: Please provide a line and curve table showing all calls and dimensions for the boundary line of the plat to check closure.	
25	PL210	Note	Mark Zans : LD	Closed	GIS comments: Please provide a line and curve table showing all calls and dimensions for the boundary line of the plat to check closure.	
27	PL210	Note	Mark Zans : LD	Closed	Along the west boundaery line the RMP calls for a C-1 road classification. Roadway to be 60' ROW width.	
27	PL210	Note	Mark Zans : LD	Closed	Along the west boundaery line the RMP calls for a C-1 road classification. Roadway to be 60' ROW width.	
28	PL210	Note	Mark Zans : LD	Closed	Along the south boundary, Saratoga Blvd. to be A-3 road classification with 130' ROW width. Please check dedication of roadway along south boundary.	
28	PL210	Note	Mark Zans : LD	Closed	Along the south boundary, Saratoga Blvd. to be A-3 road classification with 130' ROW width. Please check dedication of roadway along south boundary.	
30	PL210	Note	Mark Zans : LD	Closed	Along the east boundary, roadway classification is A-2 with a ROW of 100'.	
30	PL210	Note	Mark Zans : LD	Closed	Along the east boundary, roadway classification is A-2 with a ROW of 100'.	
31	PL210	Note	Mark Zans : LD	Closed	Add to general notes the note for property subject to aircraft flyovers, noise, and vibrations.	
31	PL210	Note	Mark Zans : LD	Closed	Add to general notes the note for property subject to aircraft flyovers, noise, and vibrations.	
38	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/27/2025 1. Revisions did not include a revised copy of the Utility plan. 2. Revisions did not include a revised copy of the stormwater plan. Revised plans for the SWQMP and Utility plans are needed so that LD can sign off for those comments placed on those sheets.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
39	PL210	Note	Mark Zans : LD	Closed	Updated comments 6/27/2025 from GIS This revised plat presents significant issues that require immediate attention. The property boundaries lack clarity, with inconsistent line types (some dashed, some bold) making it difficult to ascertain precise demarcations. Furthermore, the tables contain duplicate entries displaying conflicting numerical data, which compromises the accuracy and reliability of the information. Please provide a corrected plat that addresses these discrepancies and clearly delineates all property lines and ensures data consistency.	
36	PL210	Note	Caleb Wong : STREET	Closed	PW STR: On Sheet 3 of 5, two areas are called out as numbers 18 and 19, but there appears to be no indication on the sheet to what the areas are. Please confirm the area types called out by these numbers.	
36	PL210	Note	Caleb Wong : STREET	Closed	PW STR: On Sheet 3 of 5, two areas are called out as numbers 18 and 19, but there appears to be no indication on the sheet to what the areas are. Please confirm the area types called out by these numbers.	
37	PL210	Note	Caleb Wong : STREET	Closed	PW STR: Please identify road classification types as listed in our City of Corpus Christi UDC and IDM	
37	PL210	Note	Caleb Wong : STREET	Closed	PW STR: Please identify road classification types as listed in our City of Corpus Christi UDC and IDM	

STATE OF TEXAS
COUNTY OF NUECES

I, SARATOGA 400 PARTNERS, LLC., 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 _____, _____.

FRED BRASELTON
PARTNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, 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 BEXAR

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 DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, _____.

MICHAEL YORK, P.E.
CHAIRMAN

MICHAEL DICE, MBA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

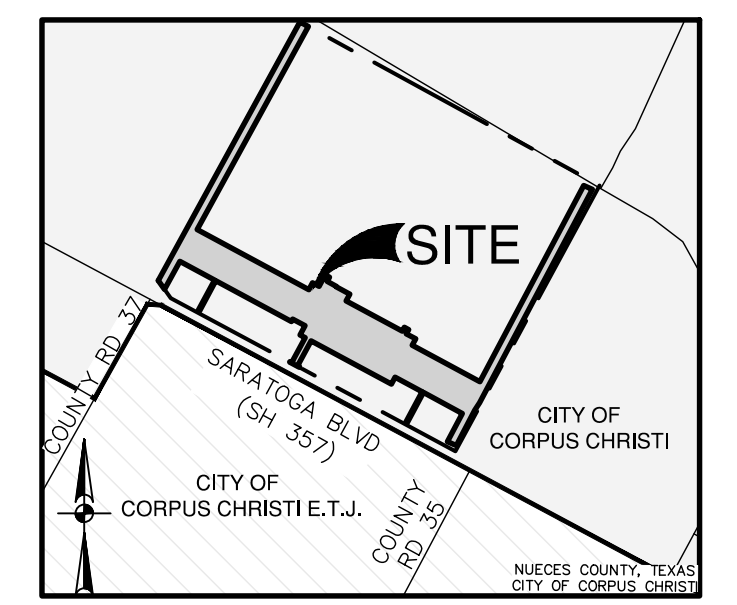
THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

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

PAPE-DAWSON
807 N UPPER BROADWAY, STE 103 I CORPUS CHRISTI, TX 78401 I 361.360.2209
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
DOC. NO.	DOCUMENT NUMBER	●	
VOL./PG.	VOLUME/PAGE	●	
AC	ACRE(S)	●	
I.R./I.P.	IRON ROD/IRON PIPE	○	EASEMENT POINT OF INTERSECTION
ROW	RIGHT-OF-WAY	○	
Y.R.	YARD REQUIREMENT	○	
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC.	DOCUMENT		
BLK	BLOCK		
1	5' ELECTRICAL EASEMENT	11	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)
2	5' UTILITY EASEMENT	12	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
3	20' YARD REQUIREMENT	13	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
4	7.5' UTILITY EASEMENT	14	120' WIDE PERMANENT DRAINAGE EASEMENT(8.714 AC)
5	10' YARD REQUIREMENT / 10' UTILITY EASEMENT	15	100' WIDE PERMANENT DRAINAGE EASEMENT(6.898 AC)
6	15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
7	15' WIDE UTILITY EASEMENT (0.124 AC)		
8	60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
9	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
10	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.782 AC)		

STATE OF TEXAS
COUNTY OF NUECES

AMERICAN BANK HEREBY CERTIFIES THAT IT HOLDS A LIEN ON 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 IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

PHILLIP J. RITLEY
SENIOR LENDING OFFICER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, 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

FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

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

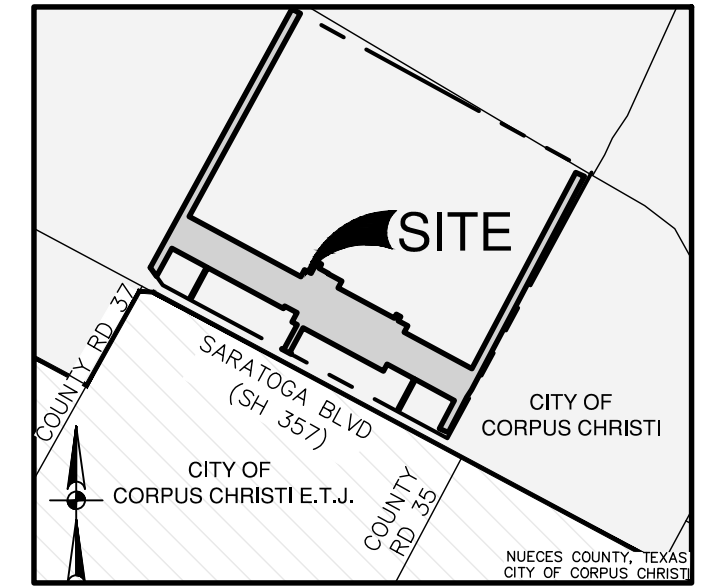
SURVEYOR'S NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 15.874 ACRES OF LAND INCLUDING ANY DEDICATION.
- 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.
- NO INCREASE IN STORM WATER DISCHARGE TO THE STATE RIGHT-OF-WAY WILL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RELEVANT RULES AND REGULATIONS. CONSIDERATIONS WILL INCLUDE ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND ENVIRONMENTAL EFFECTS RESULTING FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION (43 TEX. ADMIN. CODE § 11.52, 2020).
- DRAINAGE IMPROVEMENTS MUST ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION AND SHOULD BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
- IF THE OWNER RESPONSIBLE FOR MAINTAINING THE PERMANENT STORM WATER 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 TXDOTS DISCRETION AND APPROVAL, PRIOR TO THE ACCESS CONNECTION BEING ESTABLISHED.
- PROPERTY IS SUBJECT TO AIRPLANE FLYOVERS, NOISE, AND VIBRATIONS.

FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.

SCALE: 1" = 100'



LOCATION MAP NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

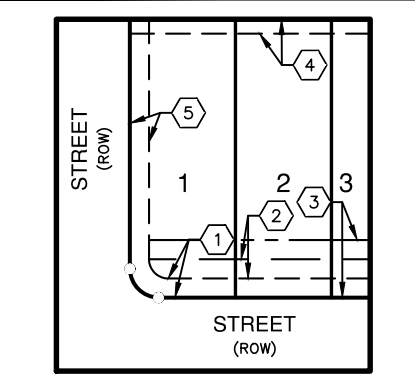
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

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

LEGEND

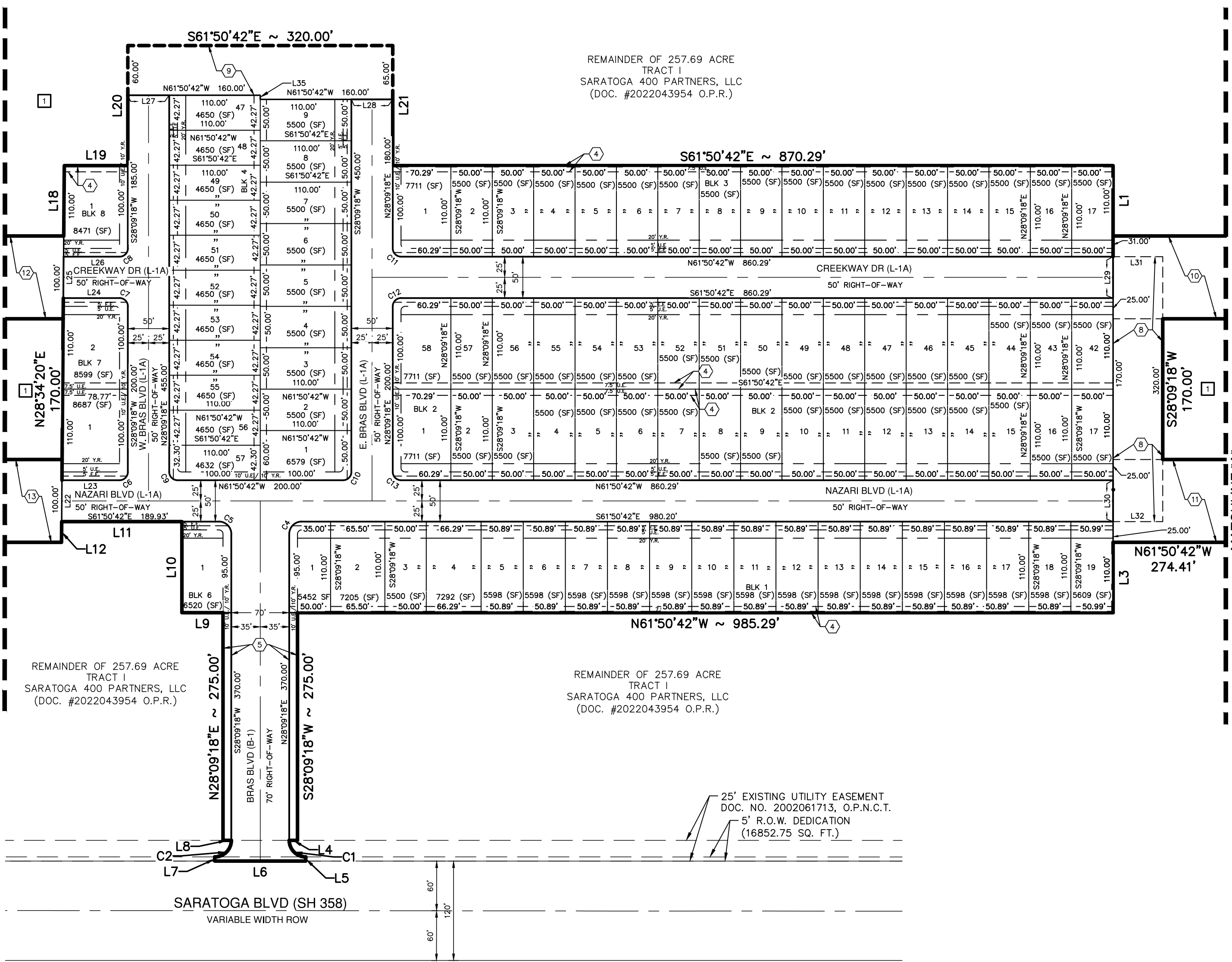
- O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- AC ACRE(S)
- I.R./I.P. IRON ROD/IRON PIPE
- ROW RIGHT-OF-WAY
- Y.R. YARD REQUIREMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DOC. DOCUMENT
- BLK BLOCK
- 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
- EASEMENT POINT OF INTERSECTION
- 1 5' ELECTRICAL EASEMENT
- 2 5' UTILITY EASEMENT
- 3 20' YARD REQUIREMENT
- 4 7.5' UTILITY EASEMENT
- 5 10' YARD REQUIREMENT / 10' UTILITY EASEMENT
- 6 15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)
- 7 15' WIDE UTILITY EASEMENT (0.124 AC)
- 8 60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW
- 9 VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW
- 10 100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)
- 11 100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
- 12 100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
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- 14 120' WIDE PERMANENT DRAINAGE EASEMENT(8.714 AC)
- 15 100' WIDE PERMANENT DRAINAGE EASEMENT(6.898 AC)
- 1 REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED NOT-TO-SCALE

MATCHLINE "D" SEE SHEET 4 OF 5

MATCHLINE "A" SEE SHEET 3 OF 5



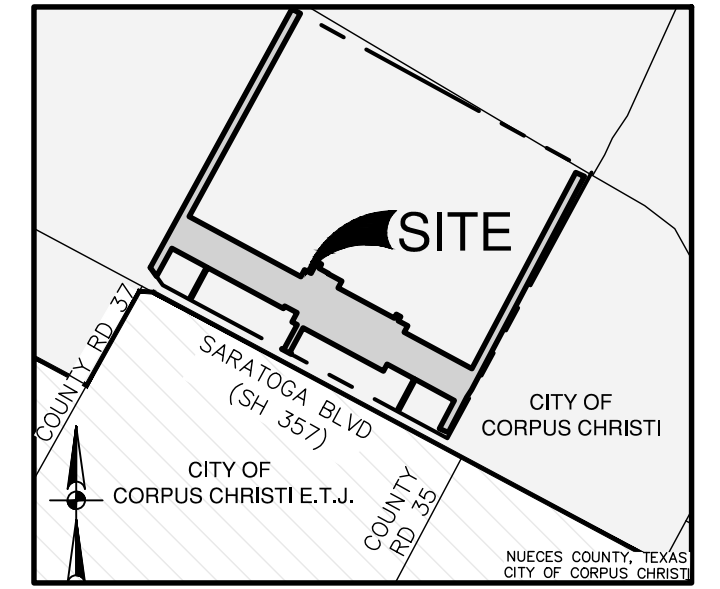
REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

25' EXISTING UTILITY EASEMENT DOC. NO. 2002061713, O.P.N.C.T. 5' R.O.W. DEDICATION (16852.75 SQ. FT.)

FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

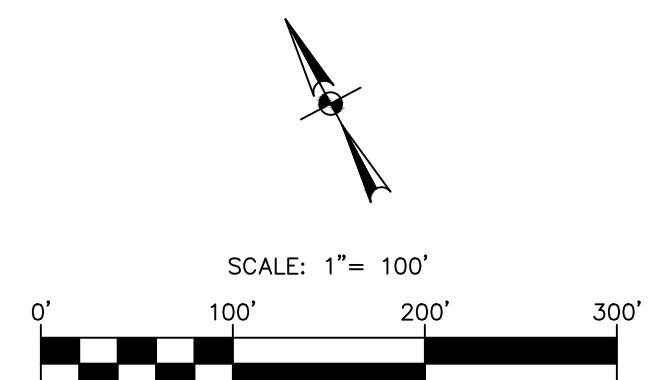
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PAPE-DAWSON

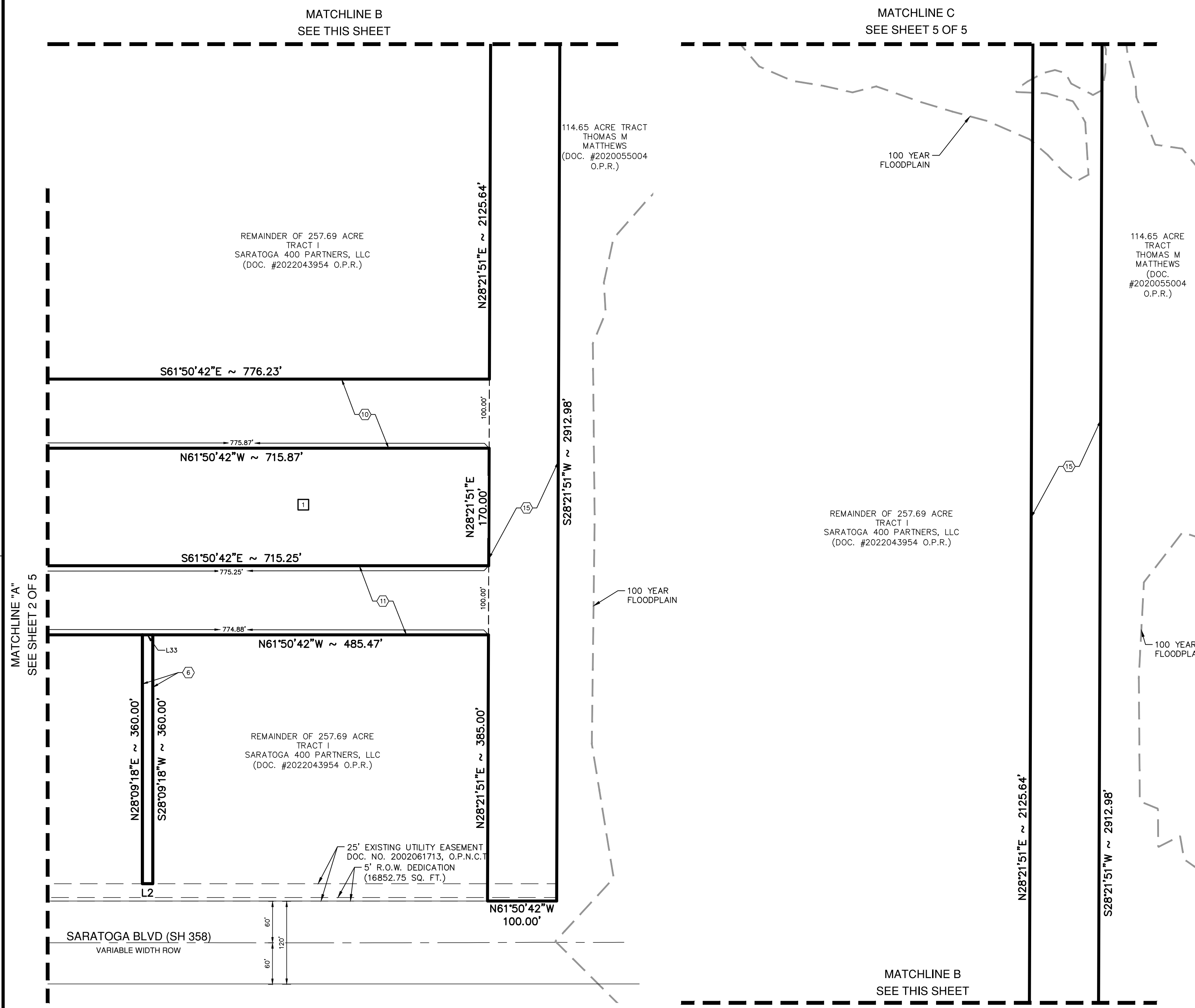
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
M.R.	MAP RECORDS, NUECES COUNTY, TEXAS	●	STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
DOC. NO.	DOCUMENT NUMBER	●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP
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AC	ACRE(S)	○	EASEMENT POINT OF INTERSECTION
I.R./I.P.	IRON ROD/IRON PIPE	○	
ROW	RIGHT-OF-WAY		
Y.R.	YARD REQUIREMENT		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		
DOC. BLK	DOCUMENT BLOCK		
1	5' ELECTRICAL EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.779 AC)	11	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(2.984 AC)
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6	15' WIDE TEMPORARY UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED ROW (0.124 AC)	1	REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)
7	15' WIDE UTILITY EASEMENT (0.124 AC)		
8	60' TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
9	VARIABLE WIDTH TEMPORARY UTILITY, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED LOTS AND ROW		
10	100' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)(1.782 AC)		



DATE OF PREPARATION: April 2026 **SHEET 3 OF 5**



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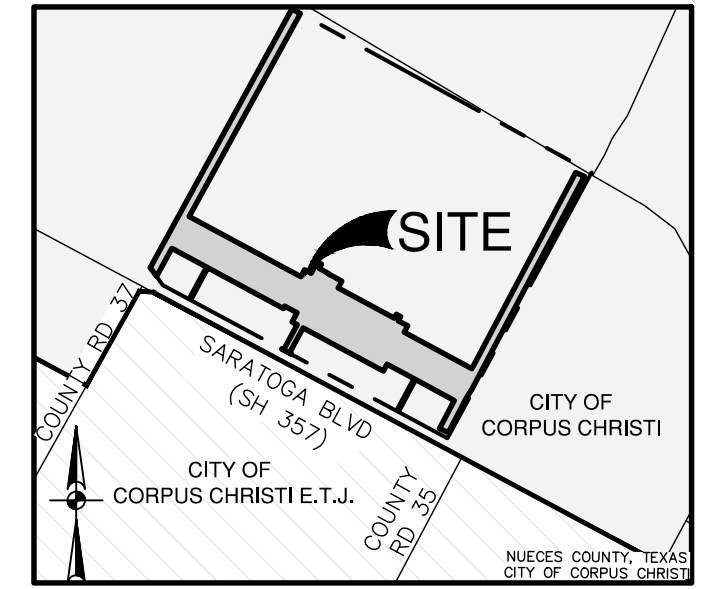
SARATOGA RIDGE UNIT 1
Civil Job No. 21032-02; Survey Job No. 21032-02

Date: Apr 24, 2026 4:45pm User: b. amador@perra
File: P:\21032\02\Design\Civil\Plat\2103202.dwg

FINAL PLAT OF SARATOGA RIDGE UNIT 1

BEING 42.671 ACRES OF LAND OUT OF LOTS 4 AND 5, WILLIAM J. ROBERTSON FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 40, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF TRACT I, AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM PUTT HILL INVESTMENTS, INC., A TEXAS CORPORATION TO BEHMANN BROTHERS FOUNDATION, A TEXAS NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NUMBER 2005063946, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY.

9 130' WIDE DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W. AND LOTS)



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON

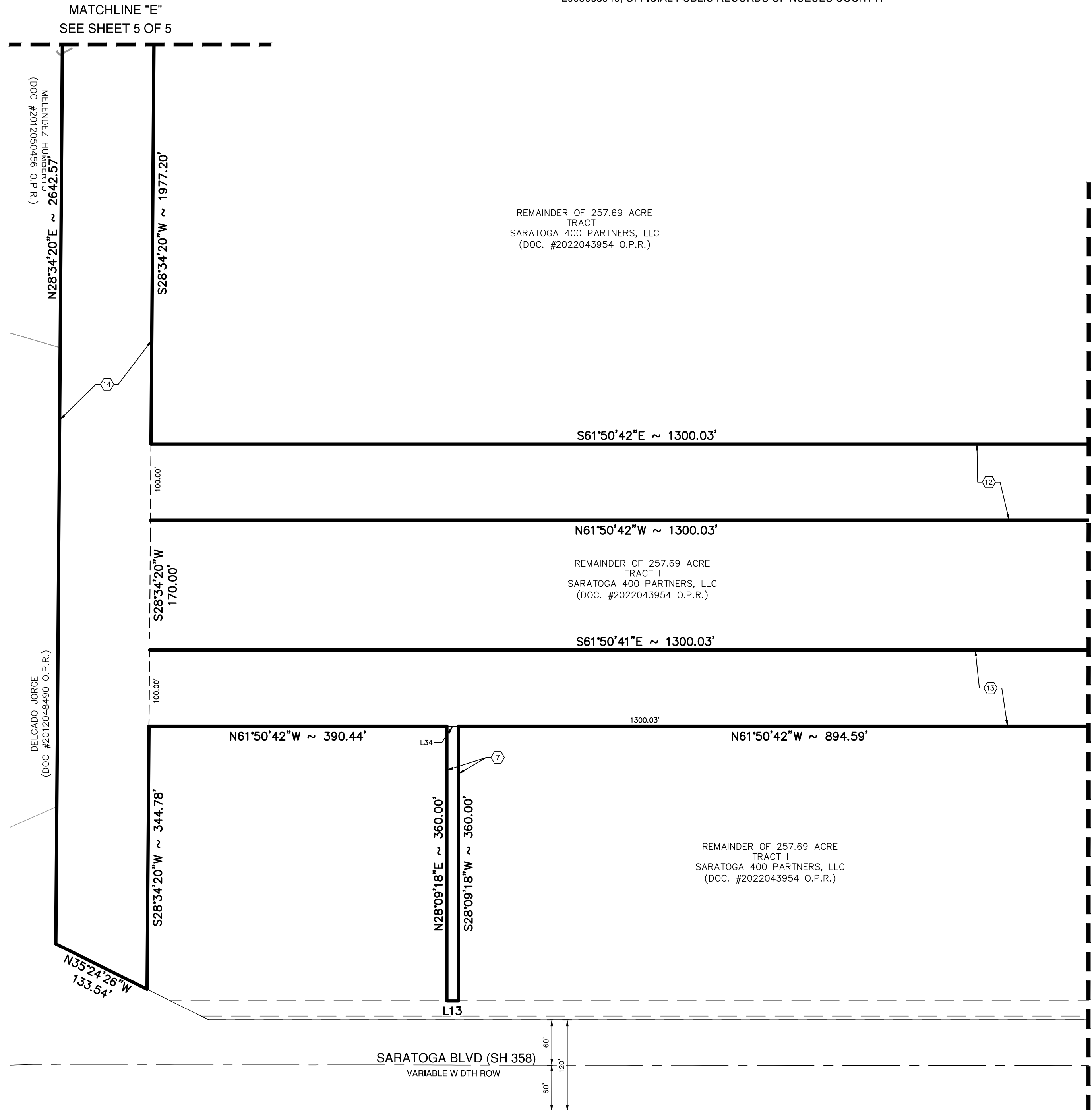
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E.

PAPE-DAWSON

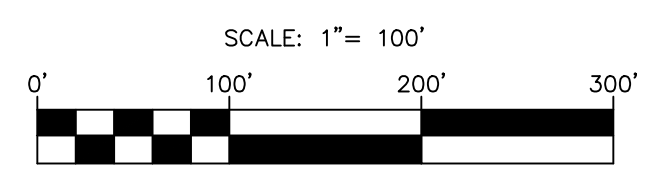
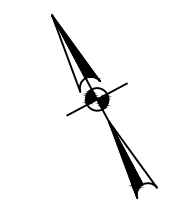
807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS	●	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
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MATCHLINE D
SEE SHEET 2 OF 5



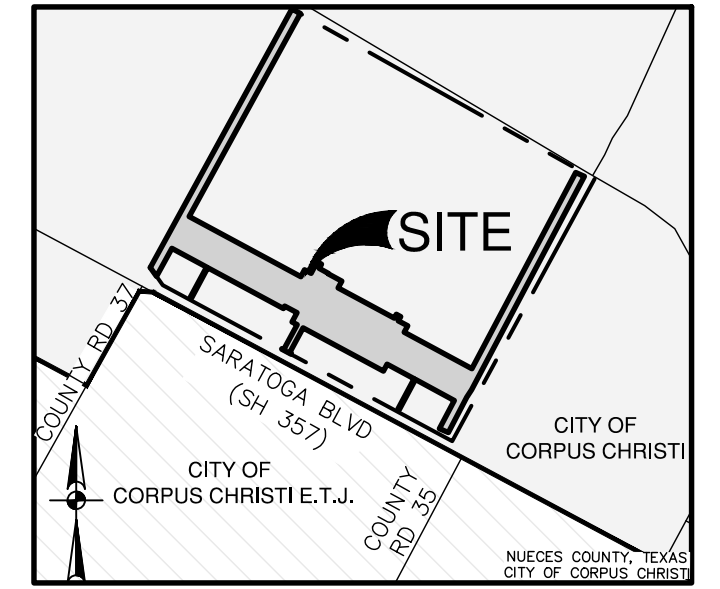
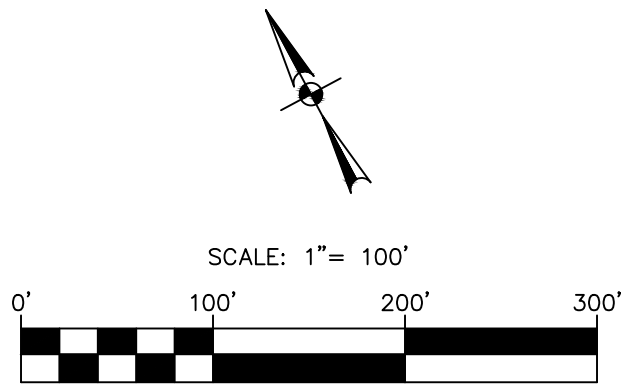
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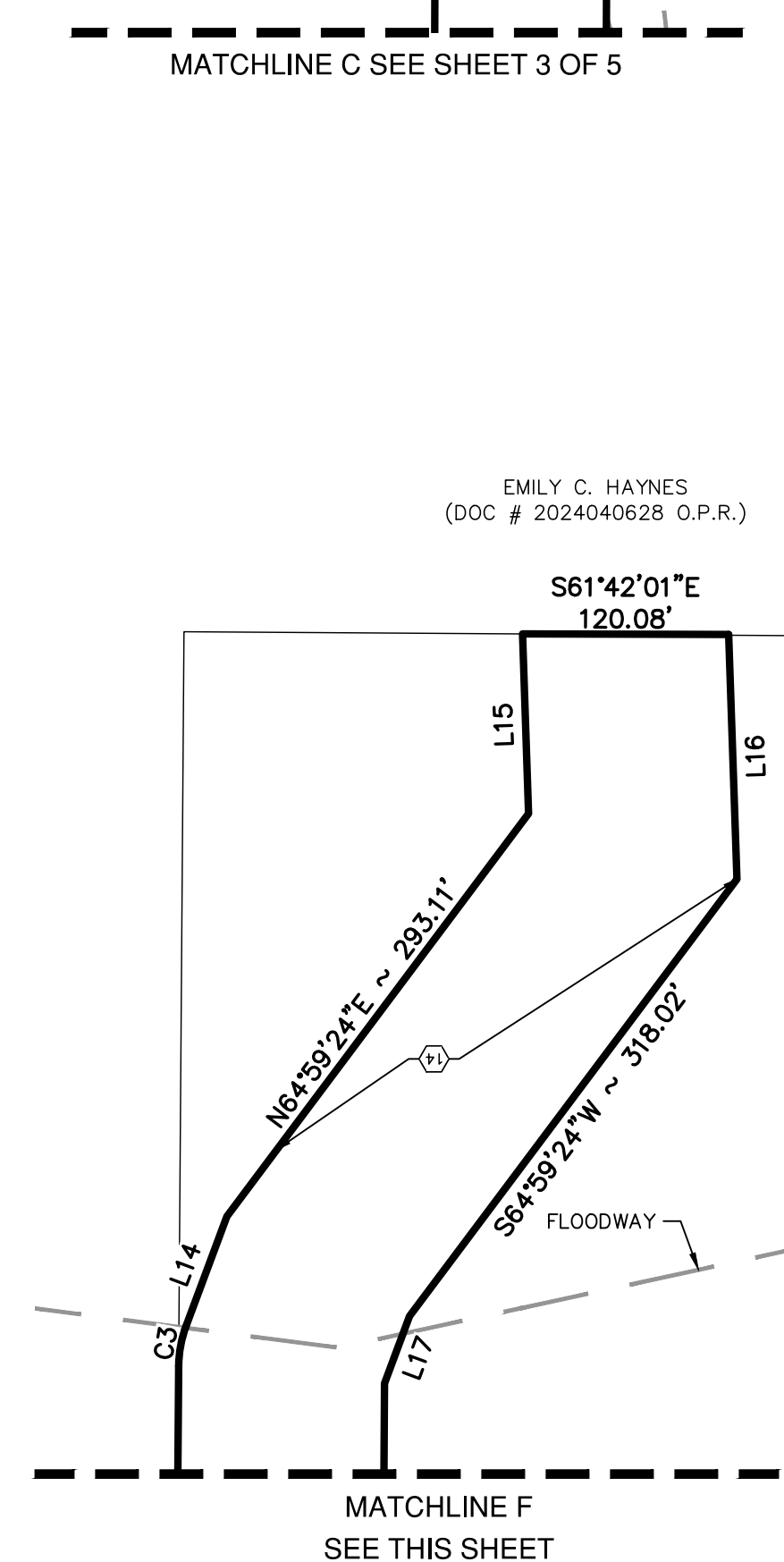
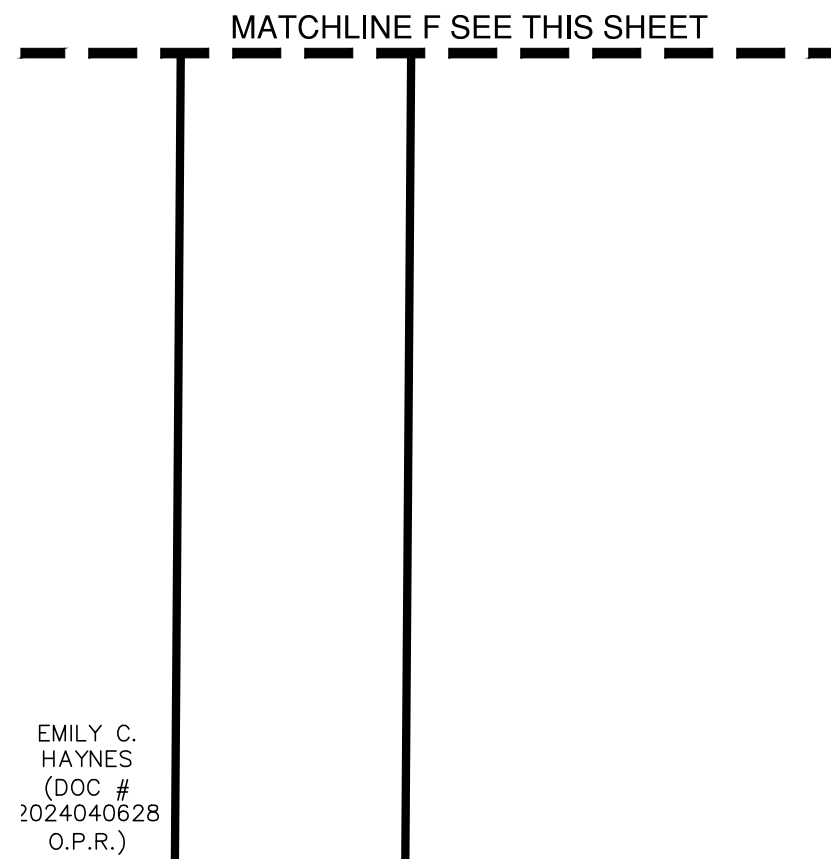
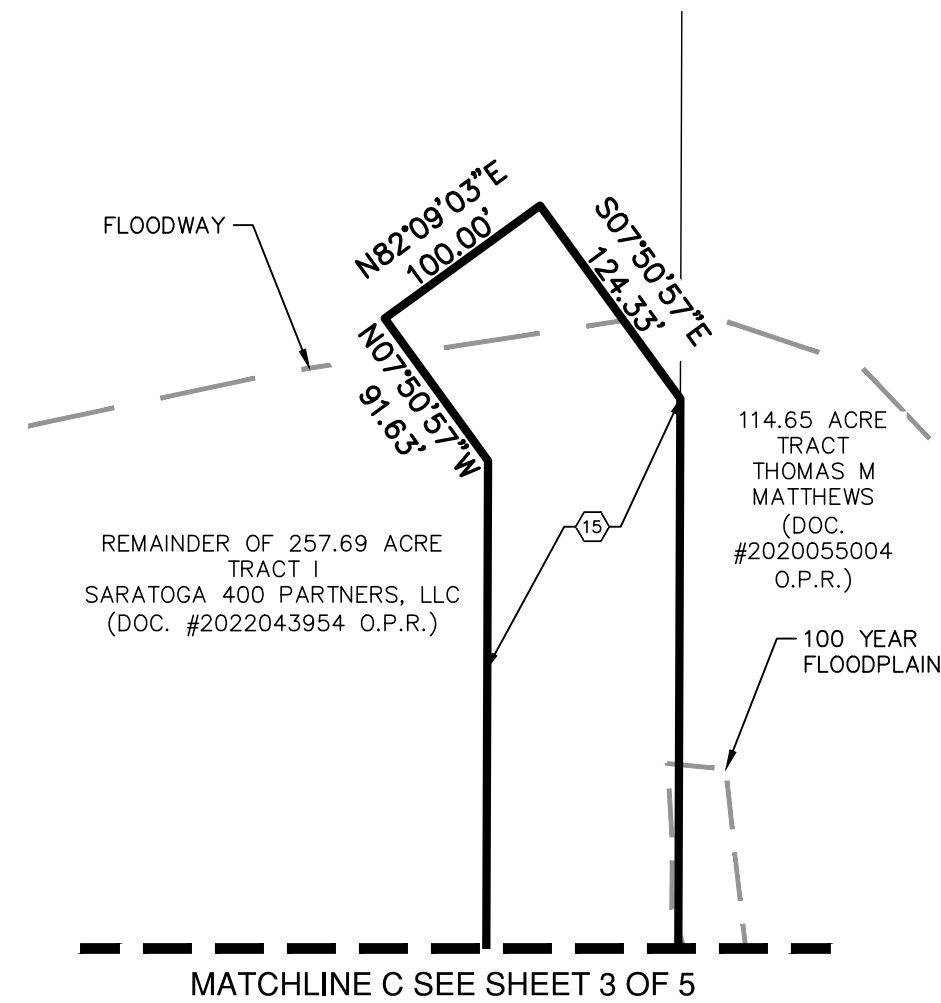
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REMAINDER OF 257.69 ACRE TRACT I SARATOGA 400 PARTNERS, LLC (DOC. #2022043954 O.P.R.)

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	90°00'00"	S16°50'42"E	28.28'	31.42'
C2	20.00'	90°00'00"	N73°09'18"E	28.28'	31.42'
C3	68.00'	20°00'00"	N38°34'20"E	23.62'	23.74'
C4	15.00'	90°00'00"	N73°09'18"E	21.21'	23.56'
C5	15.00'	90°00'00"	S16°50'42"E	21.21'	23.56'
C6	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C7	10.00'	90°00'00"	S16°50'42"E	14.14'	15.71'
C8	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C9	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'
C10	10.00'	90°00'00"	S73°09'18"W	14.14'	15.71'
C11	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'
C12	10.00'	90°00'00"	N73°09'18"E	14.14'	15.71'
C13	10.00'	90°00'00"	N16°50'42"W	14.14'	15.71'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S28°09'18"W	85.00'
L2	N61°50'42"W	15.00'
L3	S28°09'18"W	85.00'
L4	N61°50'42"W	10.00'
L5	S28°09'18"W	5.00'
L6	N61°50'42"W	110.00'
L7	N28°09'18"E	5.00'
L8	N61°50'42"W	10.00'
L9	N61°50'42"W	49.71'
L10	N28°09'18"E	110.00'
L11	N61°50'42"W	145.22'
L12	S28°34'20"W	25.00'
L13	N61°50'42"W	15.00'
L14	N48°34'20"E	68.31'
L15	N26°13'25"E	104.74'
L16	S26°13'25"W	142.61'
L17	S48°34'20"W	41.83'
L18	N28°34'20"E	85.00'
L19	S61°50'42"E	76.80'
L20	N28°09'18"E	145.00'
L21	S28°09'18"W	145.00'
L22	S28°34'20"W	50.00'
L23	N61°50'42"W	69.57'
L24	S61°50'42"E	67.97'
L25	S28°34'20"W	50.00'
L26	N61°50'42"W	67.60'
L27	N61°50'42"W	50.00'
L28	N61°50'42"W	50.00'
L29	N28°09'18"E	50.00'
L30	N28°15'39"E	50.00'
L31	N61°50'42"W	60.00'
L32	S61°50'42"E	60.00'
L33	N61°50'20"W	15.00'
L34	S61°50'42"E	15.00'
L35	N28°09'18"E	5.00'

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**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

PL9300

FINAL – STRIPES CORPUS CHRISTI

Lot 1

(5.46 acres)

(District 3) Generally located at 6301 Highway 44, on the southwest corner of Heinsohn Road and Agnes Street.

Zoned: IL

Owner: Heins 44 Retail Partners, LTD

Engineer: Bowman

The applicant proposes to final plat the lot and intends to develop a convenience store. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.



Merged Document Report

Application No.: PL9300

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
STRIPES CORPUS - PLAT.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
1	P001	Note	Valeria Merida : DS	Closed	Additional Required Items as per UDC 3.1.6.B Forms 1. Completed and signed application, including selection of either the 30-day or 60-day review track 2. PHT Form 3. Utility Plan (Final) 4. SWQMP (Final) 5. FINAL plat	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
3	P001	Note	Mina Trinidad : DS	Closed	<p>Update 6/22/26: Approved: PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The plat does provide adequate ROW dedication as required per the RMP.</p> <p>Traffic/ROW: (Moises T.) PLAT - ROADWAY MASTER PLAN The Proposed plat impacts and / or alters the existing Transportation Master Plan. Plat denied - the plat must conform to the Transportation Master Plan. Option 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications Option 2 Applicant request Amendment to Transportation Master Plan Planning Commission support required Ultimate decision-making body: City Council Platting / Public Improvement process stops until amendment process is complete. Amendment process can take approximately 60 or more days depending on complexity.</p> <p>The plat did not provide adequate ROW dedication on Heinsohn Road as required per the RMP. Heinsohn Road is an A-2 (100-foot ROW) as per the RMP.</p>	
4	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Moises T.) PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW) 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 assistance regarding the ROW Construction Permit they will be required to submit prior to</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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). 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 within utility easements.</p> <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System</p> <p>DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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 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>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</p>	

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					<p>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> <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. An accessible road and a suitable water supply is required once construction materials are brought on site.</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>	
6	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Chief Juan Perez)</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> <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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Wall to wall: 45 ft. 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>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>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 vehicles.)</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.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office. Underground Tank Permits and Inspection are coordinated with Fire Marshal's Office. (361) 826-3930</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees are to be applied as no newly proposed residential dwelling unit is in the project scope. Reasoning for plat is listed as, "creating a lot for development." Commercial proposal to create a Stripes chain. As such, no fees are to be applied.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) TxDOT: (Lucio R.) Usual comments but I do see that it is already shown on the plat.</p> <ul style="list-style-type: none"> • 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. 	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	P001	Note	Mina Trinidad : DS	Closed	06/05/26 Update: Please disregard my previous comment regarding the closure. Upon a second review of PL9300, I found that everything looks correct and it does close within acceptable engineering standards. GIS: (Ziba A.) Plat does not close within acceptable engineering standards.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments for this plat.	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Fatima C.) There are no comments regarding this plat application.	
13	P001	Note	Mina Trinidad : DS	Closed	Increase all signature block texts for better visibility when plat is recorded.	
14	P001	Note	Mina Trinidad : DS	Closed	Replace "Michael York, Chairman" with: Cynthia Salazar-Garza Chairperson	
15	P001	Note	Mina Trinidad : DS	Closed	Replace "Michael Diaz, Secretary" with: Michael Dice Director	
16	P001	Note	Mina Trinidad : DS	Closed	Increase text within plat dimensions for better visibility when the plat is printed for recordation. Increase building setback line, UE line, etc.	
17	P001	Note	Bria Whitmire : DS	Closed	PI9120 RFC'd 5.7.26 Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: not for platting, possibly at building permit B. Water: yes (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no	

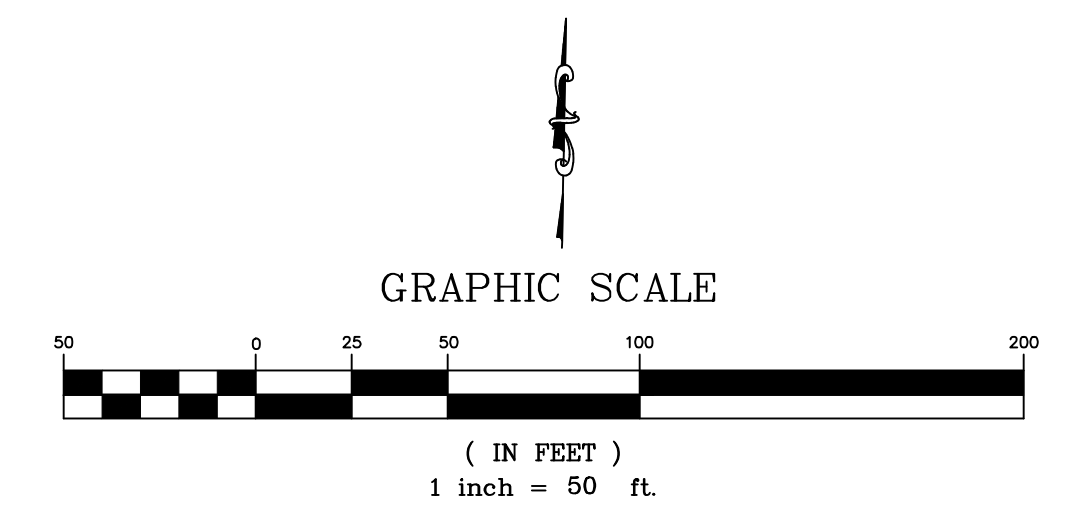
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	



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 Δ = DELTA ANGLE
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PLAT OF
 STRIPES CORPUS CHRISTI

BEING 5.467 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE ____ DAY OF _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2026 AT _____ O'CLOCK ____M AND DULY RECORDED IN VOLUME _____, PAGE _____ MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO. _____

KARA SANDS
 COUNTY CLERK

 DEPUTY

STATE OF TEXAS
 COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2026

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

STATE OF TEXAS
 COUNTY OF NUECES

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

THIS THE ____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
 CHAIRPERSON

MICHAEL DICE
 DIRECTOR

STATE OF TEXAS
 COUNTY OF _____

HEINS 44 RETAIL PARTNERS, LTD
 A TEXAS LIMITED PARTNERSHIP
 BY: HEINS 44, RETAIL GP, LLC A
 TEXAS LIMITED LIABILITY COMPANY

WE, HEINS 44 RETAIL PARTNERS LTD, HEREBY CERTIFY THAT WE ARE THE OWNER OF LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

BY: _____
 SHARON A. VICKERS
 ITS: PRESIDENT

STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SHARON A. VICKERS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ____ DAY OF _____, 2026

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
 REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT ENGINEER:

Bowman

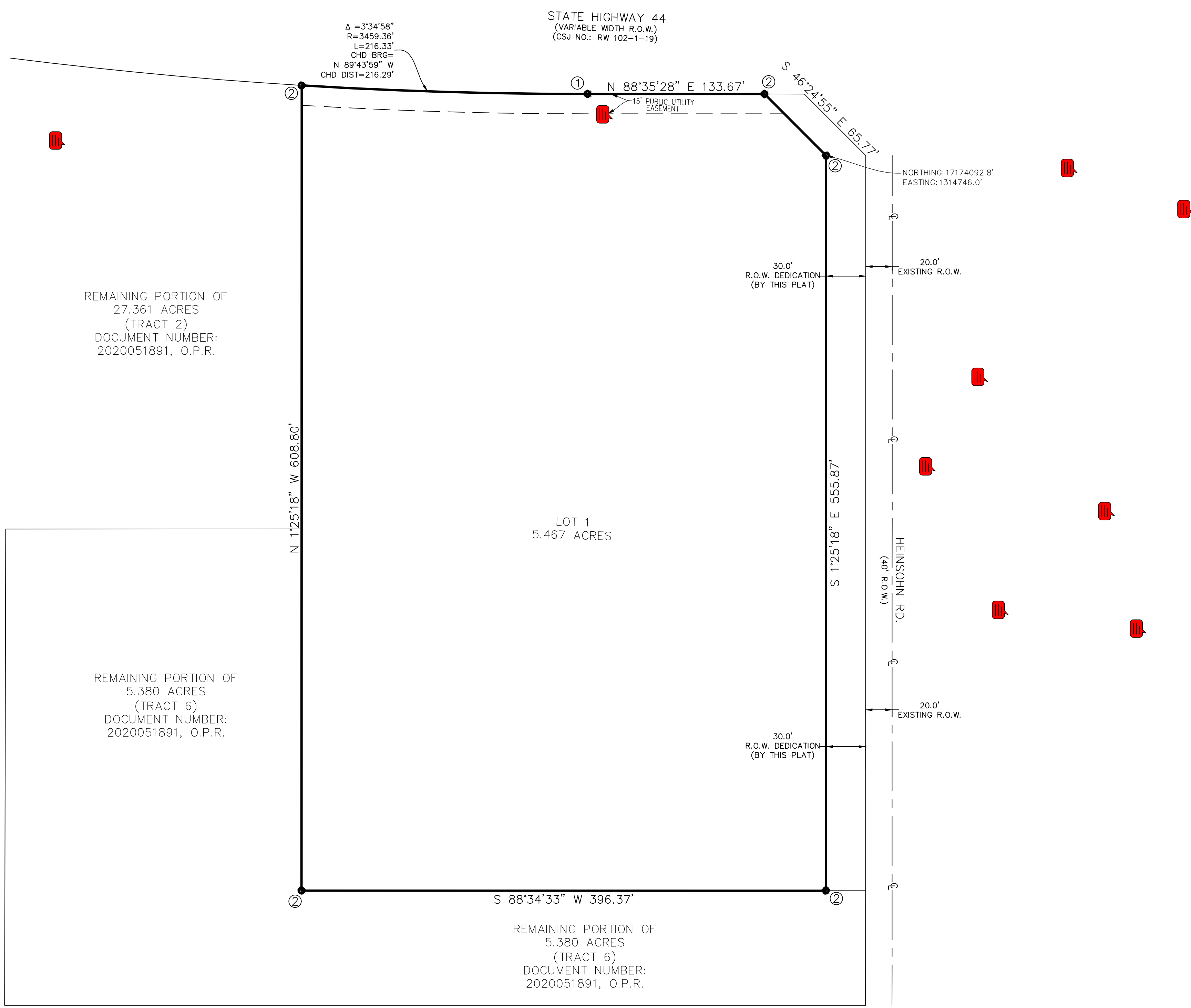
111 TOWER DRIVE, SUITE 325
 SAN ANTONIO, TEXAS 78232
 PHONE: 210-774-5504
 EMAIL: JHORA@BOWMAN.com
 TBPE Registration No.: F-14309

PROJECT SURVEYOR:

SINCLAIR LAND SURVEYING, INC.

3411 MAGIC DRIVE
 SAN ANTONIO, TEXAS 78229
 210-341-4518
 TBPE Registration No. 10089000

- GENERAL NOTES:
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 - MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
 - PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
 - THE TOTAL PLATTED AREA IS 5.882 ACRES.
 - THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
 - TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
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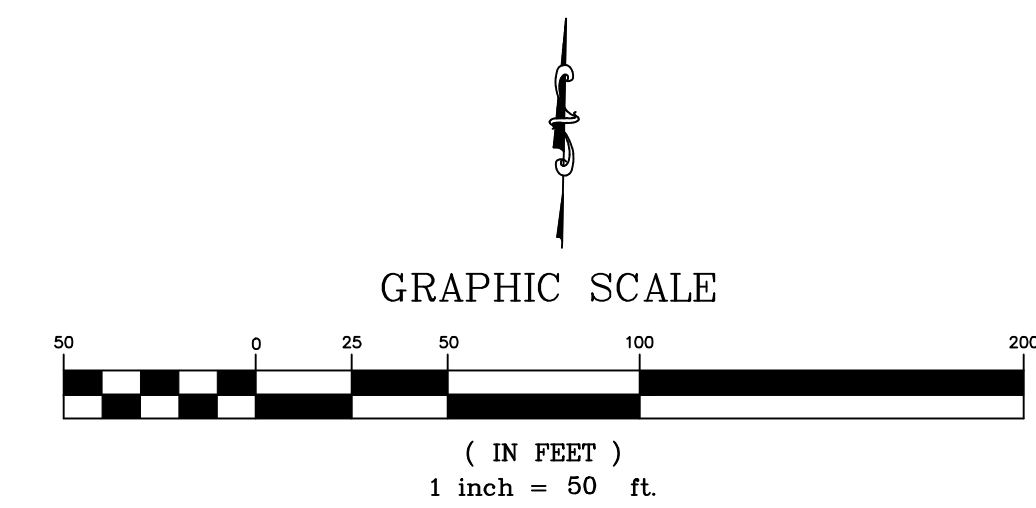


LOCATION MAP
NOT TO SCALE

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COUNTY OF NUECES

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KARA SANDS
COUNTY CLERK

DEPUTY

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COUNTY OF NUECES

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THIS THE ____ DAY OF _____, 2026

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

STATE OF TEXAS
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THIS THE ____ DAY OF _____, 2026

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF _____

HEINS 44 RETAIL PARTNERS, LTD
A TEXAS LIMITED PARTNERSHIP
BY: HEINS 44, RETAIL GP, LLC A
TEXAS LIMITED LIABILITY COMPANY

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ITS: PRESIDENT
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LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT ENGINEER:



111 TOWER DRIVE, SUITE 325
SAN ANTONIO, TEXAS 78232
PHONE: 210-774-5504
EMAIL: JHORA@BOWMAN.com
TBPE Registration No.: F-14309

PROJECT SURVEYOR:

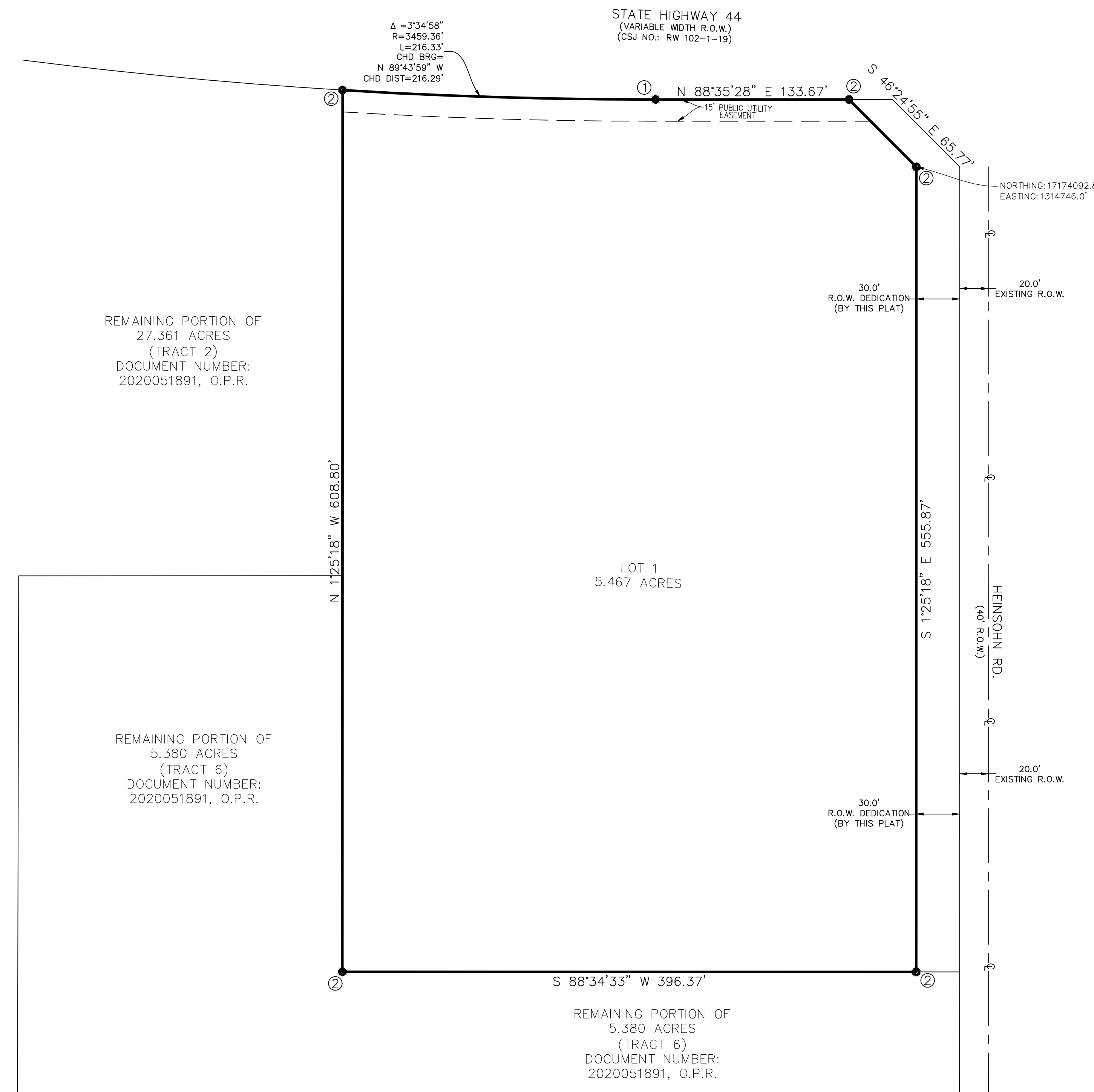


SINCLAIR LAND
SURVEYING, INC.

3411 MAGIC DRIVE
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ZONING REPORT

CASE ZN9265

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Rhodes Development, Inc.

Applicant: Melden and Hunt, Inc.

Address: 15349 Northwest Boulevard, located along the south side of Northwest Boulevard, east of CR-73 (Country Road 73), and west of FM 1889 (Farm-to-Market Road 1889)

Legal Description: 69.28 Acres off FM-624 (Farm-to-Market Road 624), McIntyre Partition, Undivided Interest.

Plat Status: The subject property is not platted.

Acreege of Subject Property: 69.282 acres

Pre-Submission Meeting: June 25, 2025

Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District

To: "RS-4.5" Single-Family 4.5 District

Purpose of Request: To allow a medium-density residential subdivision.

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 Northwest Area Development Plan (Adopted on January 9, 2006).

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
Site	"RS-6" Single-Family 6	Agricultural	Low-Density Residential
North	"OCL" Outside City Limits	Residential Estate, Professional Office, Commercial	Outside City Limits
South	"FR" Farm Rural	Agricultural	Low-Density Residential

East	"CG-2" General Commercial, "RM-1" Multifamily, "RS-6" Single Family 6, "OCL" Outside City Limits	Agricultural, Residential Estate, Medium-Density Residential, Park, Vacant	Mixed Use, Medium-Density Residential, Planned Development
West	"CG-2" General Commercial, "FR" Farm Rural, "OCL" Outside City Limits	Commercial, Residential Estate, Agricultural	Mixed-Use, Medium- and, Low-Density Residential, Outside City Limits

UTILITY MASTER PLANS

Service	Existing Conditions	Master Plan Improvements
Water	No infrastructure exists.	None.
Wastewater	No infrastructure exists.	None.
Stormwater	Minor Roadside Storm Ditch along the south side of Northwest Boulevard	None.
Gas	8-inch, Coated Steel Pipe, Along the north side of Northwest Boulevard	None.

ROADWAY MASTER PLANS (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Northwest Boulevard	1	"A3" Primary Arterial	-	-	2	2	24,921 near FM18889 and Northwest Boulevard	Right-of-Way Widening Proposed
Carousal Lane		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed
River Trails Drive		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed

Exxon Plan Road/Amanda Lane		"A2" Secondary Arteria, Divided	-	-	-	-	-	Right-of-Way Proposed
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property. About 2 miles away is Route 27 Leopard A, B, and Sunday, with stops along the Northside of Northwest Boulevard and east side of Wildcat Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				July 8, 2026				
City Council 1 st Reading				August 18, 2026				
City Council 2 nd Reading				August 25, 2026				
44 Notices mailed to property owners within 200 feet of the subject property								
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 69.28-acre undeveloped tract out of the Northwest area, located along the south side of Northwest Boulevard, an "A3" class arterial road and generally west of FM 1889 (Farm-to-Market Road 1889), an "A2" class arterial road. The subject property was part of a large city-initiated annexation dated December 1995, along the Northwest Boulevard corridor, which expanded the City further west. Annexations that followed later expanded the City further north, between Nueces River and Northwest Boulevard. The recently adopted RMP (Roadway Master Plan) indicate two planned east-to-west arterial and collector roadways across the site, and a north-to-south collector road along the west boundary of the parcel.

To the north of the area of request and Northwest Boulevard are properties outside the City's limits, consisting of commercial uses and the low-density (residential estate) Northwest Heights residential subdivision, established late-1970, like many within the adjacent unincorporated areas. To the east, properties are zoned "CG-2" General Commercial, "RM-1" Multifamily, and "RS-6" Single-Family 6, with current uses of agricultural, the Lake Northwest Unit 2 medium-density residential subdivision established in 2022, and some vacant parcels. About one-third of the eastern boundary also adjoins properties outside the City limits that contain low-density (residential estate) residential uses such as 1970s Rio Lado subdivision, and a park.

To the south lies the remainder of the parent tract, zoned "FR" Farm Rural with a current land use designation of agricultural. To the west, properties are zoned "CG-2" General Commercial and "FR" Farm Rural, also with agricultural and residential estate land uses. Some rear-abutting parcels on the west side lie outside the City limits and have similar agricultural use.

The applicant is petitioning the City for a change in zoning to the "RS-4.5" Single-Family 4.5 District to allow a medium-density residential subdivision of approximately 226 lots.

The “RS-4.5” Single-Family 4.5 District allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

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 development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is consistent with the Northwest ADP; however, is inconsistent with the FLUM designation of Low-Density Residential.

Staff Analysis:

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

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the Future Land Use Map’s designation of Low-Density Residential.
 - Despite this inconsistency, staff considered that medium-density development will be maintained through the RS-4.5 Single-Family 4.5 District, similar to the “RS-6” district, and that the request represents an infill development, with some infrastructure already existing.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Attachments:

(A) Metes & Bounds Description and Exhibit

- (B) Existing Zoning and Notice Area Map
- (C) Surrounding Properties Notification List

(A) Metes & Bounds

October 20, 2025

METES AND BOUNDS DESCRIPTION 69.282 ACRES OUT OF THE McINTYRE PARTITION CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

A tract of land containing 69.282 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of The McIntyre Partition, which said 69.282 acres were conveyed to William M. Mays and wife, Carol M. Mays, by virtue of a Warranty Deed recorded under Document Number 2005011825, Nueces County Official Records, said 69.282 acres also being more particularly described as follows:

COMMENCING at a No. 5 rebar found [Northing: 17197766.674, Easting: 1252785.812] on the Southwest corner of Lot 7, Stonegate Subdivision, according to the plat thereof recorded in Volume 68, Page 543, Nueces County Map Records;

THENCE, N 08° 47' 05" E a distance of 4.53 feet to a No. 4 rebar set, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

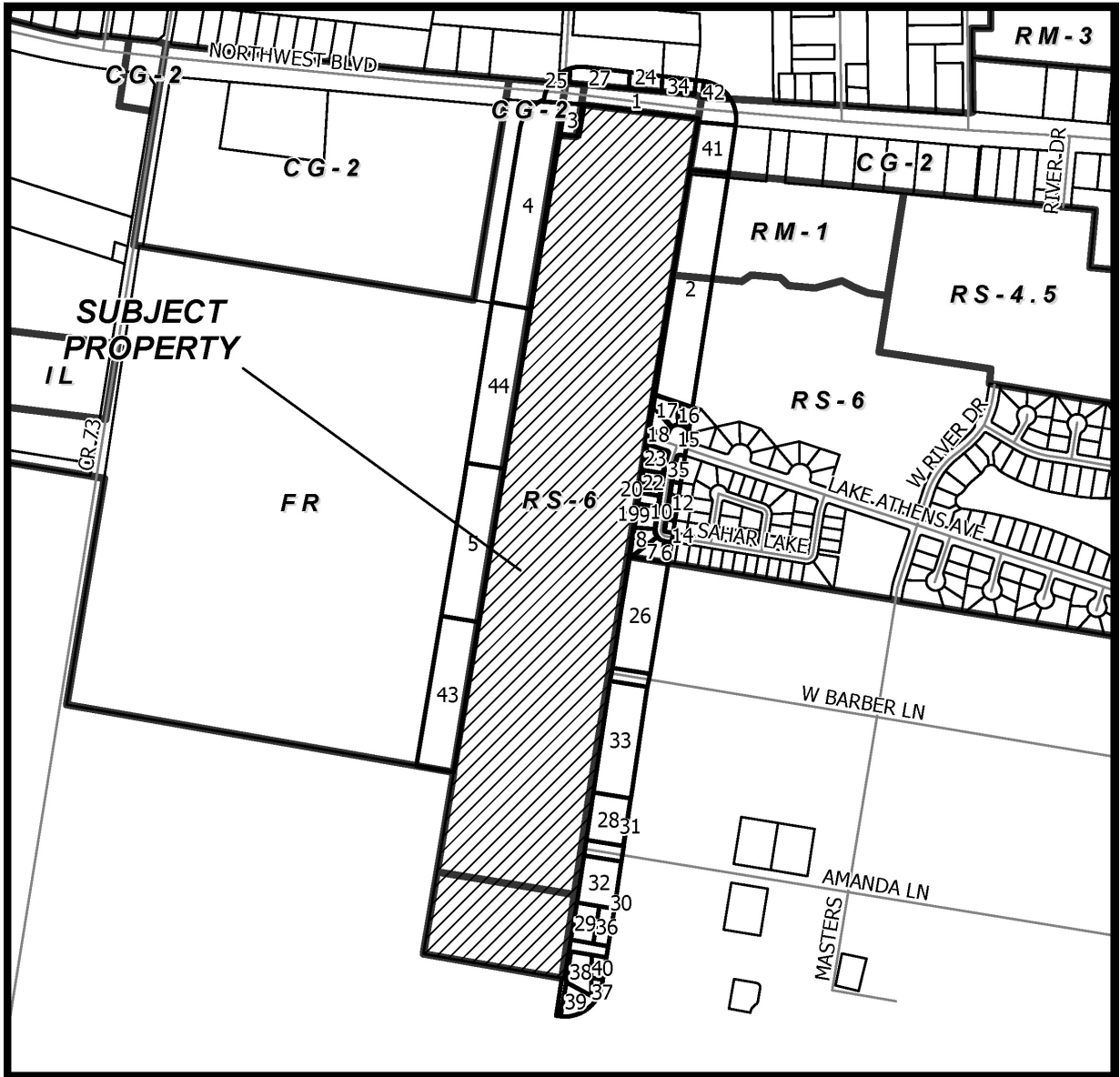
1. THENCE, N 80° 34' 48" W (N 79° 58' 44" W Deed call) a distance of 747.65 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. THENCE, N 09° 08' 36" E (N 09° 53' 23" E Deed call) a distance of 3,933.63 feet (3,934.26 feet Deed call) to a No. 5 rebar found, for the Southernmost Northwest corner of this tract;
3. THENCE, S 85° 07' 14" E (S 84° 17' 10" E Deed call) a distance of 100.00 feet to a No. 4 rebar found, for an inside corner of this tract;
4. THENCE, N 09° 03' 09" E (N 09° 53' 23" E Deed call) a distance of 169.37 feet (200.00 feet Deed call) to a No. 4 rebar set [Northing: 17201935.929, Easting: 1252800.289] on the existing South right-of-way line of Northwest Boulevard, {from which a No. 5 rebar found bears N 09° 03' 09" E a distance of 0.55 feet}, for the Northernmost Northwest corner of this tract;
5. THENCE, S 84° 53' 14" E along the existing South right-of-way line of Northwest Boulevard, a distance of 623.71 feet to a No. 4 rebar set {from which a No. 5 rebar found bears N 16° 49' 15" E a distance of 0.70 feet}, for the Northeast corner of this tract;
6. THENCE, S 08° 47' 05" W (S 09° 23' 09" W Deed call) a distance of 4,157.97 feet (4,188.03 feet Deed call) to the POINT OF BEGINNING and containing 69.282 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/06/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 10/20/2025



(B) Existing Zoning and Notice Area Map



CASE: ZN9265

Zoning and notice Area

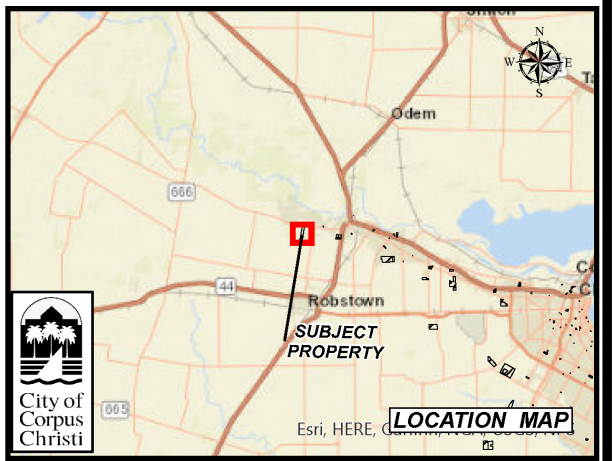
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

44 Owners within 200' listed in ownership table

Owners in opposition



(C) Surrounding Properties Notification Roster

ID	TAXID	NAME	ADDRESS	CITY	STATE	TIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	485300004002	Department of Public Works (Traffic and Engineering, & Right-of-Way)	241 W BAR LE DCC DR	Corpus Christi	TX	78414	MCINTYRE PARTITION 69.364 ACES OUT TR 4	ZN9265	265147.0167	13.41405191
2	485300004260	AL DEVELOPMENT INC	PO BOX 269540	Corpus Christi	TX	78426	MCINTYRE PARTITION 39.845 ACES OF FM RD 624	ZN9265	165281.41846	0.8686826281
3	485300007396	BATES SHAWNNA	1427 Genesee Tr	Austin	TX	78717-5047	MCINTYRE PARTITION UNDIV INT IN 7.458 ACES OUT OF N PT 47.63 AC TR	ZN9265	227601.4891	11.92963781
4	415900140190	DR HORTON-CORPUS CHRISTI LLC	7226 Citrus Valley Dr	Corpus Christi	TX	78414-84238	MCINTYRE PARTITION MIDDLE 1/3 OF 120.16 AC TR OUT MCINTYRE LAND, 40.093 ACES	ZN9265	163785.9283	8.577234223
5	415900140200	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 19	ZN9265	4323.960571	0.226404661
6	415900140210	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 20	ZN9265	12254.15125	0.641732026
7	415900140220	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 21	ZN9265	6569.098934	0.366630793
8	415900140230	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 22	ZN9265	6665.506687	0.349067425
9	415900150040	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 3	ZN9265	3448.268781	0.180680893
10	415900150050	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 4	ZN9265	3523.588537	0.184252276
11	415900150060	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 5	ZN9265	2837.046683	0.145290832
12	415900150070	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 6	ZN9265	3182.083335	0.166841141
13	415900150080	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 7	ZN9265	3448.268781	0.180680893
14	415900150090	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 8	ZN9265	3448.268781	0.180680893
15	415900150100	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 9	ZN9265	3448.268781	0.180680893
16	415900150110	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 10	ZN9265	3448.268781	0.180680893
17	415900150120	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 11	ZN9265	3448.268781	0.180680893
18	415900150130	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 12	ZN9265	3448.268781	0.180680893
19	415900150140	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 13	ZN9265	3448.268781	0.180680893
20	415900150150	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 14	ZN9265	3448.268781	0.180680893
21	415900150160	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 15	ZN9265	3448.268781	0.180680893
22	415900150170	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 16	ZN9265	3448.268781	0.180680893
23	415900150180	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 17	ZN9265	3448.268781	0.180680893
24	577700002300	DAVIS SANDRA J	5409 Partridge	Robstown	TX	78389-2036	NORTHWEST HTS B2 TR B	ZN9265	14484.11269	0.726512219
25	577700001300	DKR PROPERTIES INC	5429 Waggon Trl	Robstown	TX	78389-6018	NORTHWEST HTS A3 TR A	ZN9265	988.8838012	0.052296628
26	725200003070	DUNLAVY THOMAS M ET UX	STARLA K	Robstown	TX	78389-5848	RIO LADO ACRES #2 BLK 3 LOT 7	ZN9265	121616.7337	6.366893925
27	577700002300	GARZA JOE L ET UX	SILVIA L	Robstown	TX	78389	NORTHWEST HTS B3 TR B	ZN9265	27950.02295	1.462985199
28	844300003070	GONZALES EVALINDA & JEREMIAH MALDONADO	3802 Amanda Ln	Robstown	TX	78389-2059	STONEGATE BLK 3 LOT 7	ZN9265	50230.45004	2.650488987
29	844300003080	GRANVILLE DANIELLE & KERREN LACOUR	3781 Amanda Ln	Robstown	TX	78389-2058	STONEGATE BLK 3 LOT 8	ZN9265	50230.45004	2.650488987
30	844300003090	IRANIVARZANDY	3781 Amanda Ln	Robstown	TX	78389-2058	STONEGATE BLK 3 LOT 6	ZN9265	23.57158303	0.012317265
31	844300003080	JOHANN RANDY & SPS BILLIE-JO	3801 AMANDA LN	Robstown	TX	78389-2058	STONEGATE BLK 3 LOT 6	ZN9265	516.2164371	0.027039514
32	844300004070	LOPEZ SERGIO DANIEL & ASHLEY GONZALEZ LOPEZ	561 LEOPARD ST	Robstown	TX	78389-2059	STONEGATE BLK 4 LOT 7	ZN9265	50218.43206	2.629919634
33	725200004070	MUECES COUNTY	3809 Country Estates Dr	Corpus Christi	TX	78410-3812	RIO LADO ACRES NO 2 LT 7 BLK 4	ZN9265	118831.5573	6.412654517
34	577700002100	QUICKSILVER DEVELOPMENT LLC	2730 Violet Rd	Corpus Christi	TX	78410-4303	NORTHWEST HTS B-1 TR B	ZN9265	13913.14378	0.723374529
35	415900150190	RUBIO NOEL & YOHANARA RUTH RUBIO	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 13	ZN9265	879.786558	0.045868998
36	845700003010	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 13	ZN9265	5094.68805	0.262808336
37	845700003020	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 15	ZN9265	5094.68805	0.262808336
38	845700003010	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 15	ZN9265	23310.83959	1.220754714
39	845700003160	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 16	ZN9265	19860.07473	1.045280488
40	845700003010	SUPERIOR H & H HOMES LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 14	ZN9265	8341.151602	0.436811417
41	496300004000	THE MOSTAGHASI INVESTMENT TRUST	5626 OCEAN DR	Corpus Christi	TX	78412-2755	MCINTYRE PARTITION 2.4810 ACES OUT TR 4	ZN9265	52036.22925	2.729056897
42	725200002030	WHOLLY COW FARM & RANCH LLC	34 E Barre doc D	Corpus Christi	TX	78414-6249	RIVERSIDE ACRES BLK 2 LOT 21	ZN9265	87197.74203	4.56884644
43	496300004000	WHOLLY COW FARM & RANCH LLC	34 E Barre doc D	Corpus Christi	TX	78414-6249	RIVERSIDE ACRES BLK 2 LOT 21	ZN9265	87197.74203	4.56884644
44	485300007394	WRIGHT CECIL R	4132 WOOD RIVER DR	Corpus Christi	TX	78410	MCINTYRE PARTITION NO 6 OF 120.16 AC TR OUT MCINTYRE LAND, 40.055 ACES	ZN9265	175818.5724	9.168945144

NAME	1-MILE RADIUS OF SCHOOLS	PUBLIC NOTIFICATION LIST - SCHOOL DISTRICTS
CA Superintendent	Callahan Independent School District	78410
CAZ Current Principal	Wood River Elementary School	78410
	4405 Wilcox Dr	361-242-5600
	15115 Dry Creek Drive	361-387-5566

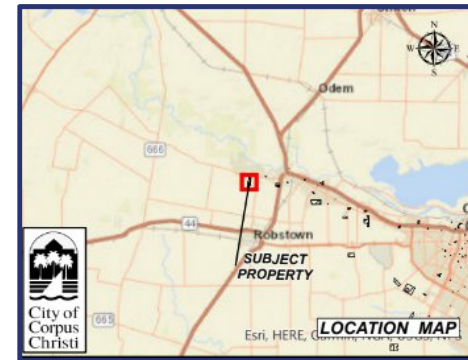


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

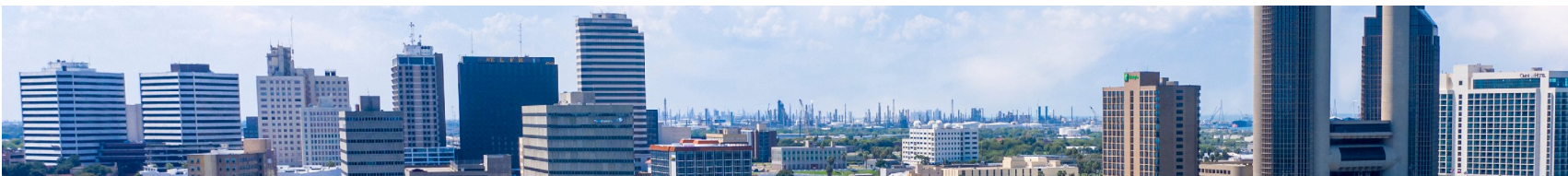
**ZONING CASE ZN9265 Rhodes
Development, Inc.**



Rhodes Development, Inc. DISTRICT 1

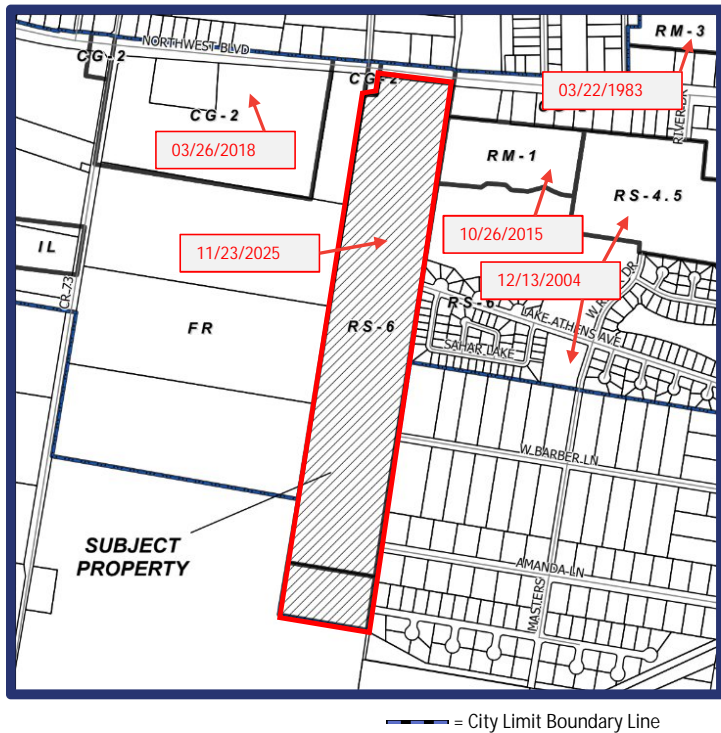


Rezoning a property at or near
15349 Northwest Boulevard
From the "RS-6" Single-Family 6 District
To the "RS-4.5" Single-Family 4.5 District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow a medium-density residential subdivision.

Area Development Plan:

Northwest Development Plan
(Adopted January 9, 2006)

Designated Future Land Use:

Low-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6

	Existing Land Use	Zoning District
Site	Agricultural	“RS-6” Single-Family
North	Residential Estate, Professional Office, Commercial	“OCL” Outside City Limits
South	Agricultural	“FR” Farm Rural
East	Agricultural, Residential Estate, Medium-Density Residential, Park, Vacant	“CG-2” General Commercial, “RM-1” Multifamily, “RS-6” Single-Family, “OCL” Outside City Limits
West	Commercial, Residential Estate, Agricultural	“CG-2” General Commercial and “FR” Farm Rural, “OCL” Outside City Limits



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

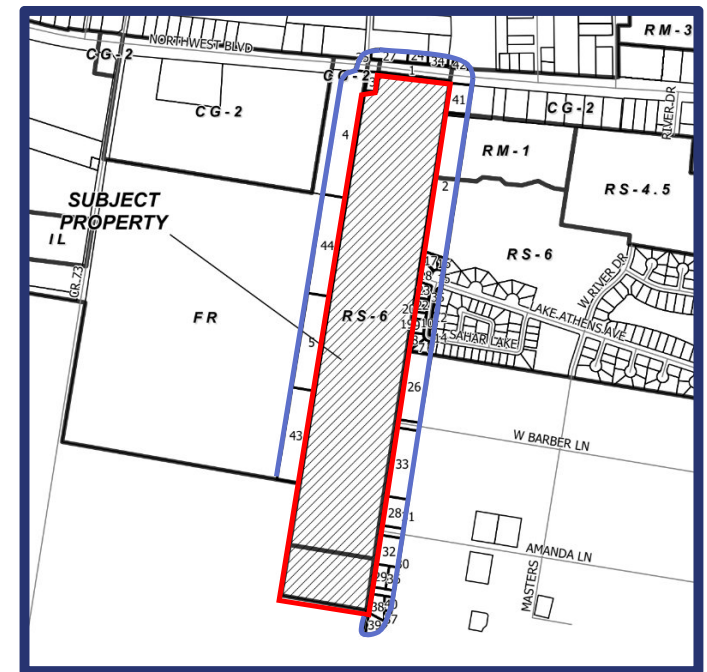
Public Notification

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

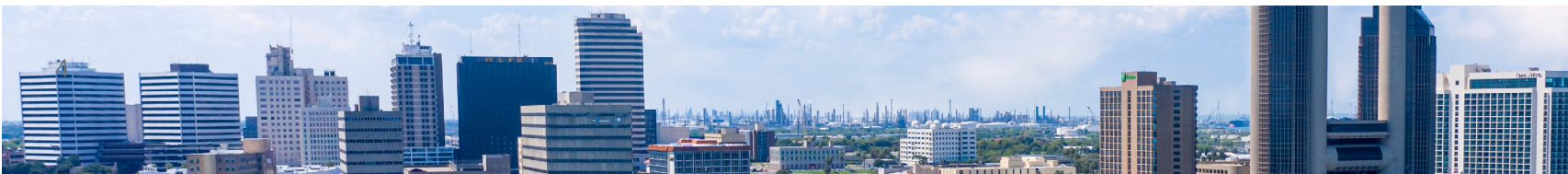
 Notification Area

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

 In Favor: 0 (0.00%)



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



**CITY OF CORPUS CHRISTI
 DEVELOPMENT
 SERVICES**

Analysis & Recommendation

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the Future Land Use Map's designation of Low-Density Residential.
 - Despite this inconsistency, staff considered that medium-density development will be maintained through the RS-4.5 Single-Family 4.5 District, similar to the "RS-6" district, and that the request represents an infill development, with some infrastructure already existing.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

STAFF RECOMMENDS APPROVAL FROM THE "RS-6" SINGLE-FAMILY 6 DISTRICT TO THE "RS-4.5" SINGLE-FAMILY 4.5 DISTRICT



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

ZONING REPORT

CASE ZN9151

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: MVR Construction Co. Inc.
Applicant: MVR Construction Company Inc.
Address: 6201 Greenwood Drive, located along the west side of Greenwood Drive, north of Saratoga and Days End Drive, south of Frio Street, and east of Los Robles Drive.
Legal Description: 14.483-acre tract out of Lots 1 and 2, Block 6, Bohemian Colony Lands
Plat Status: The subject property is per MRNCT (Map Records of Nueces County, Texas) Volume A, Page 48.
Acreage of Subject Property: 4.37 acres. Refer to Metes and Bounds attachment.
Pre-Submission Meeting: January 16, 2026
Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "CN-1" Neighborhood Commercial District with a Special Permit
Purpose of Request: To allow for the construction of a Warehouse and Freight Movement use; particularly a warehouse with aggregate storage.

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 Westside Area Development Plan (Adopted on January 10, 2023).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Agricultural	Medium-Density Residential
North	"RS-6" Single-Family 6, "RS-4.5" Single-Family 4.5	Agricultural, Medium-Density Residential	
South	"RS-4.5" Single-Family 6, "RM-1" Multifamily, "CN-1" Neighborhood Commercial	High-Density Residential	Medium-Density Residential

East	"CN-1" Neighborhood Commercial	Medium- and High-Density Residential	Medium-Density Residential
West	"RS-4.5" Single-Family 4.5	Agricultural, Vacant	Flood Plain Conservation

UTILITIES MASTER PLAN

	Existing Conditions	Master Plan Improvements
Water	12-inch PVC, Water Line (Public), along the east side of Greenwood Drive	None
Wastewater	8-inch PVC, Force Main (Public) and 8-inch HDPE, Gravity Main (Public) along the west side of Greenwood Drive;	None
Stormwater	54-inch RCP, Storm Pipe (Public) along the west side of Greenwood Drive; and 18-inch RCP, Storm Pipe (Public), across the property mid-tract.	None
Gas	2-inch Coated Steel, Grid Main, Outside and along the north property line.	None

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Greenwood Drive	7	"A1" Minor Arterial with Center Turn Lane	2	2	-	-	No Data	None Planned

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Route 19 *Ayers B* with designated stops along Greenwood Drive.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission	July 08, 2026
City Council 1 st Reading	July 28, 2026
City Council 2 nd Reading	August 11, 2026
60	Notices mailed to property owners within 200 feet of the subject property

3	In Opposition	0	In Favor
0.99%	In Opposition	3	Individual Property Owners in Opposition

Background:

The subject property is a 4.37-acre undeveloped property within the Westside Area Development, located along the west side of Greenwood Drive, an “A1” Minor Arterial Road, and north of a drainage way. Its surroundings are characterized primarily by medium-density residential developments. A third of the property lies within a FEMA floodway.

To the north properties are zoned “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District with medium-density residential land uses. To the south, properties are zoned “RS-4.5” Single-Family 4.5 District, “RM-1” Multifamily District, and “CN-1” Neighborhood Commercial District. Land uses range to Agricultural and Medium-Density Residential. To the east, properties are zoned “CN-1” Neighborhood Commercial with Medium- and High-Density Residential uses. To the west, properties are zoned “RS-4.5” Single-Family 4.5 District with Medium-Density Residential land uses and vacant land.

The applicant is requesting a change of zoning to allow for the development of a storage yard, which will include two 10,000-square-foot pre-engineered metal buildings for equipment, tools, construction materials, and limited office space, along with designated outdoor storage areas for stockpiling, and a fuel tank. Refer to attached site plan.

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

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

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

- Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage the protection and enhancement of residential neighborhoods.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

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

The proposed rezoning is inconsistent with the Area ADP and the FLUM designation of Medium-Density Residential.

Staff Analysis:

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

- The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential.
 - Staff considered the inconsistencies with the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit with conditions that address the operational characteristics of a warehouse with outdoor storage.
 - Those constraints increase the complexity of developing the property with uses permitted in the current zoning district, substantially affecting the feasibility of developing the site.

Staff Recommendation: Denial

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1/SP" Neighborhood Commercial District with a special Permit subject to the following conditions:

- 1. USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space, with aggregate storage per UDC (Unified Development Code) Section 5.3.2.I Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.
- 2. DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
- 3. PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
- 4. LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
- 5. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
- 6. BUFFER YARD:** A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.
- 7. LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
- 9. SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
- 10. NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
- 11. HOURS OF OPERATION:** Hours of operation shall be limited to 07:00 AM to 07:00 PM.
- 12. TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and

the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

13. OTHER REQUIREMENTS: The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements.

Attachments:

- (A) Metes & Bounds.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan.
- (D) Surrounding Property Owners Notification Roster

(A) Metes & Bounds Description and Exhibit

STATE OF TEXAS

JOB NO. 09-3371

COUNTY OF NUECES

10.105 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 2, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 22.551 acre tract of land as recorded and conveyed in Clerk's File No. 2007011366 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 20, Block 2, Ever Green Estates Unit 1 as recorded in Volume 67, Pages 638-639 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 20 minutes 00 seconds WEST 492.00 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said 22.551 acre tract;


THENCE, along the Southwest boundary line of said 22.551 acre tract, NORTH 60 degrees 40 minutes 00 seconds WEST 965.33 feet to a 5/8 inch iron rod set for West corner of this tract;

THENCE, along the Northwest boundary line of this tract, NORTH 45 degrees 21 minutes 51 seconds EAST 511.88 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of said Ever Green Estates Unit 1;

THENCE, along the Southwest boundary line of said Ever Green Estates Unit 1, SOUTH 60 degrees 40 minutes 07 seconds EAST 823.97 feet to the point of beginning and containing 10.105 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 2nd day of July, 2010.


Ronald A. Voss,
Registered Professional Land Surveyor No.2293



STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 09-3371

4.378 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 16.312 acre tract of land as recorded and conveyed in Clerk's File No. 231107, Volume 1787, Page 57 of the Deed Records of Nueces County, Texas, same being Tract 1 as recorded and conveyed in Document No. 2009037308 of the Substitute Trustee's Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same lying NORTH 60 degrees 40 minutes 00 seconds WEST 10.00 feet from the South corner of Lot 1, Block H, Las Palmas Unit 2, Section 1 as recorded in Volume 23, Page 68 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 15 minutes 45 seconds WEST 178.94 feet to a 5/8 inch iron rod found for the South corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 16 seconds WEST 789.86 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE, NORTH 29 degrees 02 minutes 00 seconds EAST 39.50 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 03 seconds WEST 351.95 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, NORTH 28 degrees 04 minutes 02 seconds EAST 139.54 feet to a 5/8 inch iron rod set for the North corner of this tract, same lying in the Northwest right-of-way margin of Los Robles Drive, same being the West corner of said Las Palmas Unit 2, Section 1;

THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

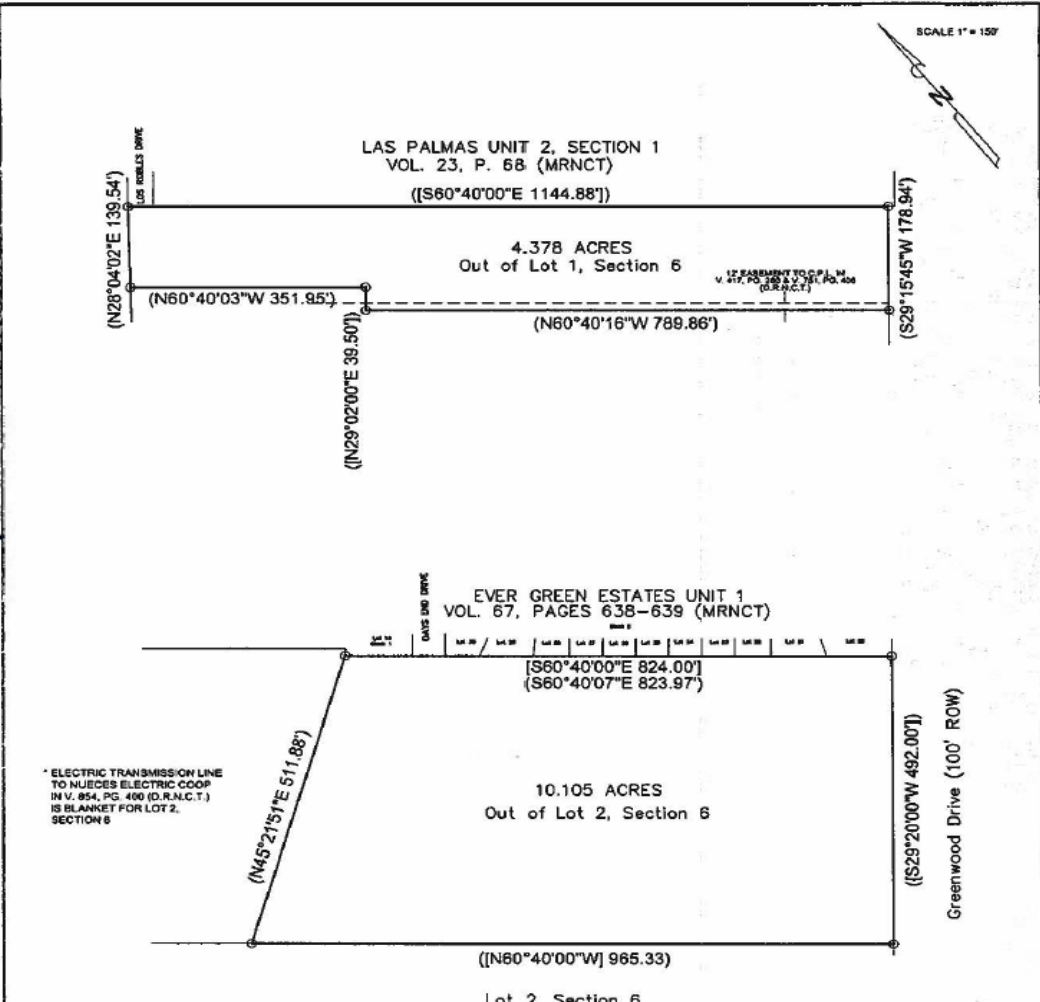
Dated this the 2nd day of July, 2010.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293

SEAL:





X

- ITEMS THAT DO NOT AFFECT THIS PROPERTY:
- EASEMENT TO STATE OF TEXAS IN V. 272, PG. 224 (D.R.N.C.T.)
 - RAILROAD R.O.W. EASEMENT IN V. 200, PG. 388 (D.R.N.C.T.)
 - D.E. IN V. 757, PG. 448 (D.R.N.C.T.)
 - C.P.L. R.O.W. EASEMENT IN V. 770, PG. 480 (D.R.N.C.T.)
 - R.O.W. IN V. 918, PG. 205 (D.R.N.C.T.) (LIES IN GREENWOOD DRIVE)

NOTES:
 (1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
 (2.) House Ties are to the foundation.
 NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.

This property lies within Zone C, according to FIRM 85, which is NOT within the 100 year Flood Plain.



I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown herein under my direction and supervision; that it is my knowledge and belief that there are no apparent encroachments or overlapping of improvements with the deed book except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:
 DATE: 07/07/2020
 REVISION: 07/29/2020
 CREW: RS & DL
 OFFICE: RV & PP
 GF#: _____
 JOB#: 20-7191

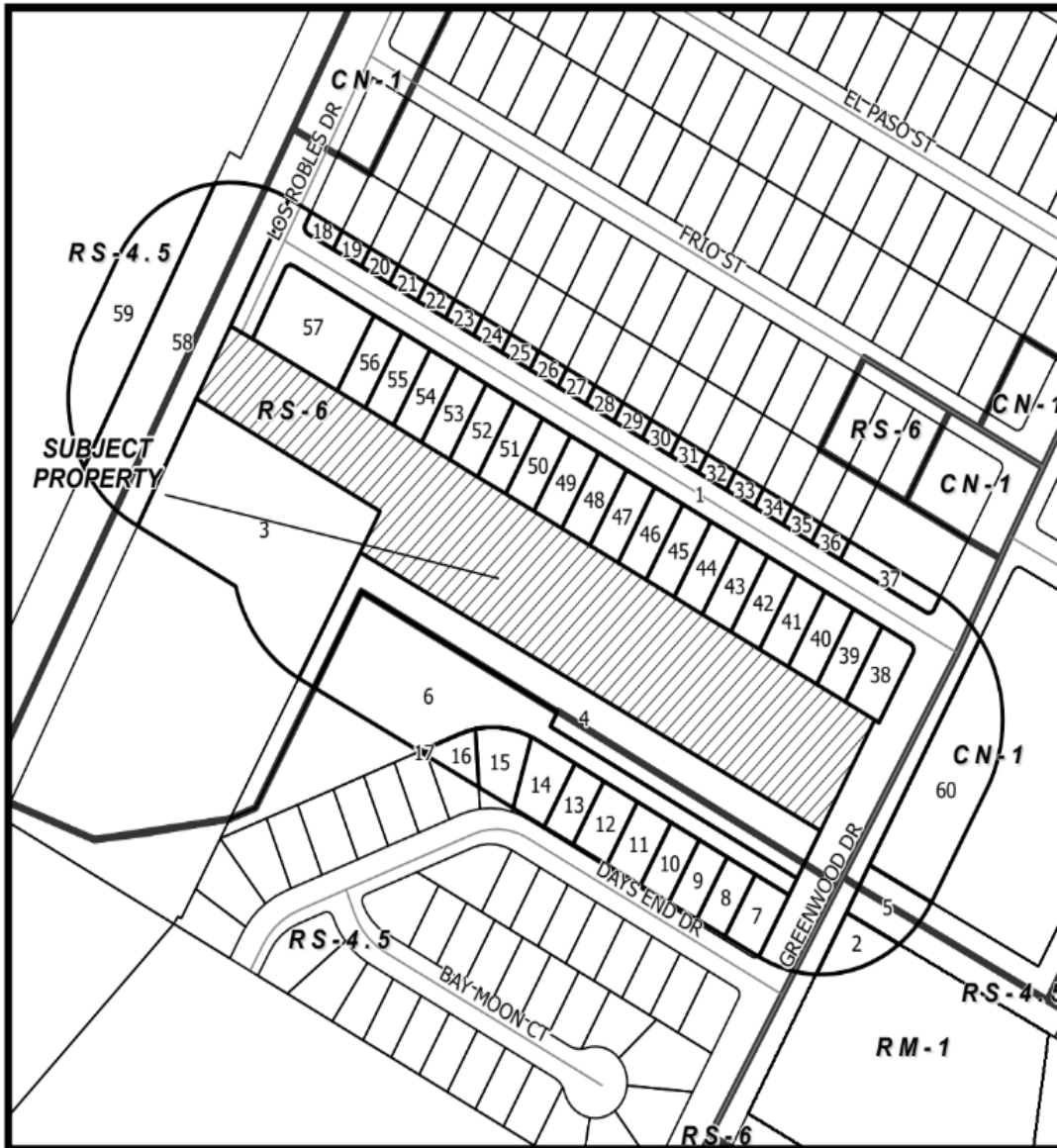
4.378 Acres Out of Lot 1, Section 6 and 10.105 Acres Out of Lot 2, Section 6, Bohemian Colony Lands, Vol. A, Page 48 (M.R.N.C.T.)
 Corpus Christi, Nueces County, Texas

KEY: WOOD FENCE
 [RECORDED] WIRE FENCE
 (MEASURED) VINYL FENCE

VOSS ENGINEERING, INC.
 ENGINEERING & LAND SURVEYING
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
 PHONE: 361.854.6202 FAX: 361.853.4898

FIRM NO. F-166

(B) Existing Zoning and Notice Area Map



CASE: ZN9151

Zoning and notice Area

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



60 Owners within 200' listed in ownership table



Owners in favor



Owners in opposition



(D)Surrounding Property Owners Notification Roster

FD	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENTAGE
1	032000010010	AVANTI AT GREENWOOD LP	2525 Hegelia Street	Corpus Christi TX	78415	78759-9001	AVANTI AT GREENWOOD ADDITION BLK 1 LOT 1A	ZN915	112959.2	17.42302136
2	032000010011	AVANTI AT GREENWOOD LP	3933 STECK AVE	AUSTIN TX	78759-9001	78759-9001	BOHEMIAN COLONY LANDS 4.84 ACS OUT OF LITS 1 & 2 SEC 6	ZN915	5678.259	0.875824662
3	0847000600013	CITY OF CORPUS CHRISTI	PO BOX 9277	CORPUS CHRISTI TX	78408	78408	BOHEMIAN COLONY LANDS .964 AC OUT OF LITS 1 & 2 SEC 6	ZN915	71696.77	11.05863514
4	0847000600016	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78408	78408	BOHEMIAN COLONY LANDS .964 AC OUT OF LITS 1 & 2 SEC 6	ZN915	55012.88	8.485283811
5	0847000700073	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78408	78408	BOHEMIAN COLONY LANDS 1.461 ACS OUT LITS 6 & 7 SEC 7 (DR DRAINAGE ROW)	ZN915	7826.453	1.207165842
6	2339000100020	JONES FELICIA	PO Box 9277	CORPUS CHRISTI TX	78408	78408	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4 (DRAINAGE ROW)	ZN915	53198.16	8.205376826
7	2339000100110	SCHOMPER JULIAN & WF VANESSA V	1526 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1	ZN915	5893.419	0.909011302
8	233900010020	PALOS ASHLEY NICOLE AND HALEY NICOLE SALTINA	1522 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1	ZN915	4931.287	0.760610374
9	233900010030	LARKINS-TROTTER JAMILAH	1514 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 3	ZN915	4948.057	0.763196962
10	233900010040	ESPINOSA MARK A	1518 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4	ZN915	4964.752	0.765772059
11	233900010050	GARZA JANEITE L	1510 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 5	ZN915	5979.769	0.922330124
12	233900010060	CASIRO STEPHEN ANDREW	1506 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 6	ZN915	5043.839	0.926042584
13	233900010070	MOSLEY BRANDY LANE	1452 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 7	ZN915	5147.397	0.793945375
14	233900010080	LOFERA JAVIER G AND	1454 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 8	ZN915	6688.116	1.0315867
15	233900010090	FULLA ERNESTO & WFE AMALIE	1450 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 9	ZN915	7015.939	1.082150726
16	233900010100	FOLLOWELL TERRY DON	1446 Days End Dr	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 10	ZN915	3663.89	0.565124884
17	233900010110	GONZALES RODOLFO	1425 Gavilan St	CORPUS CHRISTI TX	78417	78417	EVER GREEN ESTATES UNIT 1 BLK 1 LOT 11	ZN915	47.3121	0.007297501
18	423000070230	ORTIZ GUADALUPE A (LE)	1410 GAVILAN ST	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 23 BK G	ZN915	1580.734	0.243815108
19	423000070240	ORTIZ GUADALUPE A (LE)	1410 GAVILAN ST	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 24 BK G	ZN915	1459.059	0.225047882
20	423000070250	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415	78415	LAS PALMAS UNIT 2 SEC 1 LT 25 BK G	ZN915	1460.974	0.225343239
21	423000070260	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415	78415	LAS PALMAS UNIT 2 SEC 1 LT 26 BK G	ZN915	1462.924	0.225644011
22	423000070270	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415	78415	LAS PALMAS UNIT 2 SEC 1 LT 27 BK G	ZN915	1464.875	0.225944844
23	423000070280	DIAZ YANEZ EVANGELINA	1426 GAVILAN	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 28 BK G	ZN915	1466.811	0.226245487
24	423000070290	KARZA JOSE NOEL ET UX	1430 GAVILAN	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 29 BK G	ZN915	1468.726	0.226536829
25	423000070300	LONG JAVIER	1434 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 30 BK G	ZN915	1469.915	0.226722299
26	423000070310	VILLARREAL RICHARD	1438 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 31 BK G	ZN915	1471.898	0.227028053
27	423000070320	MONDRAON RUBEN ET UX	1442 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 32 BK G	ZN915	1474.562	0.227439092
28	423000070330	ROCHA SOLIS JUAN S AND WF SANDRA E MARTINEZ	1502 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 33 BK G	ZN915	1476.503	0.22773846
29	423000070340	GONZALEZ JUANA AND	LUCILA MERCEDDES GOM	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 34 BK G	ZN915	1478.45	0.228038737
30	423000070350	GARCIA ROSEMARY BLANCO	1518 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 35 BK G	ZN915	1480.391	0.22833809
31	423000070360	MONTELOLO MANUEL & WF MARIA V	1513 Frio St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 36 BK G	ZN915	1482.322	0.228635992
32	423000070370	GARCIA ROSEMARY BLANCO	1518 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 37 BK G	ZN915	1484.264	0.228893514
33	423000070380	MANRIQUE ALEXANDER J	1522 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 38 BK G	ZN915	1486.215	0.229236348
34	423000070390	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469	78469	LAS PALMAS UNIT 2 SEC 1 LT 39 BK G	ZN915	1517.937	0.234129204
35	423000070400	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469	78469	LAS PALMAS UNIT 2 SEC 1 LT 40 BK G	ZN915	1519.962	0.23444159
36	423000070410	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469	78469	LAS PALMAS UNIT 2 SEC 1 LT 41 BK G	ZN915	1521.822	0.234728465
37	423000070430	JIMENEZ ASHLEY NICOLE & MARGARITO ESCALANTE	1591 Gavilan St	CORPUS CHRISTI TX	78469	78469	LAS PALMAS UNIT 2 SEC 1 LT 42, 43 & 44 BK G	ZN915	4825.22	0.744250368
38	423000080010	BASALDU RUBEN AND FRANCISCA WFE	1537 GAVILAN ST	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 1 BK H	ZN915	6118.678	0.943755661
39	423000080020	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 2 BK H	ZN915	6119.959	0.943953229
40	423000080030	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 3 BK H	ZN915	6120.674	0.944063449
41	423000080040	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 4 BK H	ZN915	6121.168	0.944139723
42	423000080050	GALLEGOS SONIA	1521 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 5 BK H	ZN915	6120.543	0.944043306
43	423000080060	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 6 BK H	ZN915	6000.004	0.925451113
44	423000080070	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 7 BK H	ZN915	6000.057	0.925451113
45	423000080080	MARTINEZ ABLE ETUX DORA	4060 Jupiter St	Rio Grande Ci TX	78582	78582	LAS PALMAS UNIT 2 SEC 1 LT 8 BK H	ZN915	6000.025	0.925454368
46	423000080090	SOSA ERNESTO N & WF SOCORRO ECHAVARRIA	1505 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 9 BK H	ZN915	6000.008	0.925454368
47	423000080100	RAMOS BRENDA	1501 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 10 BK H	ZN915	6000.014	0.925452656
48	423000080110	INCLAN GILBERT J	1441 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 11 BK H	ZN915	6000.083	0.925463268
49	423000080120	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 Burgate Farm	San Antonio TX	78228	78228	LAS PALMAS UNIT 2 SEC 1 UNDIV INT IN LT 12 BK H	ZN915	6000.02	0.925453674
50	423000080130	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 Burgate Farm	San Antonio TX	78228	78228	LAS PALMAS UNIT 2 SEC 1 LT 13 BK H	ZN915	6002.111	0.925776085
51	423000080140	GONZALEZ VIVIANA	1422 Frio St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 14 BK H	ZN915	6011.6	0.927239654
52	423000080150	VIOLA GONZALEZ	1422 Frio St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 15 BK H	ZN915	6000.094	0.925465026
53	423000080160	LUNA OLGA	2033 TOBEN	CORPUS CHRISTI TX	78412	78412	LAS PALMAS UNIT 2 SEC 1 LT 16 BK H	ZN915	6000.02	0.925453674
54	423000080170	HERNANDEZ BEULAH LUNA (LE)	1417 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 17 BK H	ZN915	6000.02	0.925453674
55	423000080180	ALVAREZ ELOY AND WF DORIS ALVAREZ	1413 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 18 BK H	ZN915	6000.037	0.925456234
56	423000080190	VILLARREAL VICENTE	1405 Gavilan St	CORPUS CHRISTI TX	78417	78417	LAS PALMAS UNIT 2 SEC 1 LT 19 BK H	ZN915	6000.037	0.925456234
57	423000080200	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78469	78469	LAS PALMAS UNIT 2 SEC 1 LT 20 THRU 22 BK H	ZN915	18250.36	2.814968241
58	74250000584	TG 110 VILLAGE AT GREENWOOD GP LLC	1201 Leopard St	San Antonio TX	78401	78401	ROBERTSON WM J FARM TRS 18.54 ACS OUT OF E PT OF BRITTO UNITS 55191.49	ZN915	55191.49	8.51283182
59	74250000585	CITY OF CORPUS CHRISTI	3419 Nacogdoches Rd	San Antonio TX	78417	78417	ROBERTSON WM J FARM TRS 130.44 ACS OUT OF E PT OF 508 AC SUBDIVISION BLK 2 LOT 1	ZN915	30410.59	4.690582372
60	905700020010	Los Encinos SES Elementary School	1826 Frio	TX	78417	78417	VILLAGE AT GREENWOOD SUBDIVISION BLK 2 LOT 1	ZN915	33979.41	5.241043076
1-mile radius of schools										
648332.9										
100										
ES21 Current Principal										
Total: 60										



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9151
MVR Construction
Company, Inc.**

PLANNING COMMISSION, July 08, 2026

MVR Construction Co. Inc. DISTRICT 3

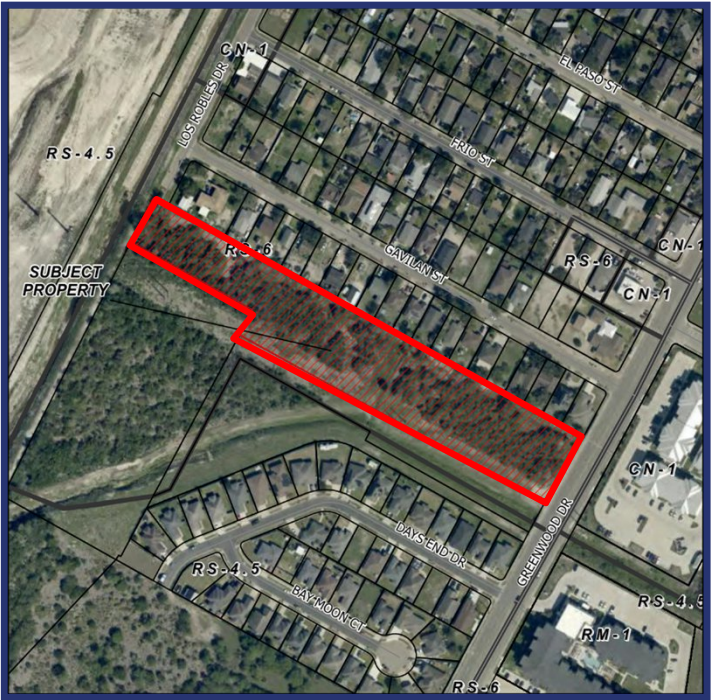


Rezoning a property at or near

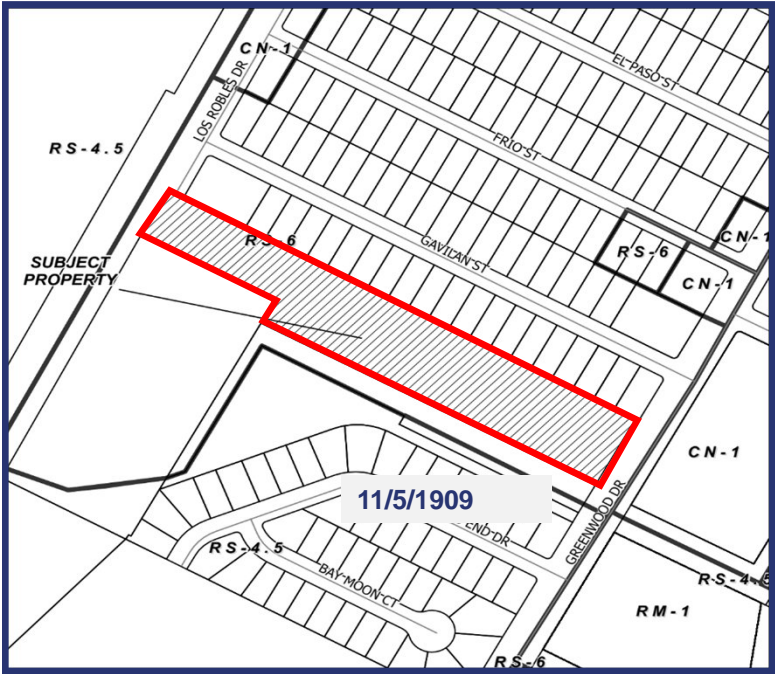
6201 Greenwood Drive

From the "RS-6" Single-Family 6 District

To the "CN-1" Neighborhood Commercial District with a
Special Permit



Zoning and Land Use



Proposed Use:

To allow a warehouse with aggregate storage.

Area Development Plan:

Westside Area Development Plan
(Adopted on January 10, 2023)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6 District

	Existing Land Use	Zoning District
Site	Agricultural	“RS-6” Single-Family 6
North	Agricultural, Medium-Density Residential	“RS-6” Single-Family 6, “RS-4.5” Single-Family 4.5
South	High-Density Residential	“RS-4.5” Single-Family 4.5, “RM-1” Multifamily, “CN-1” Neighborhood Commercial
East	Medium- and High-Density Residential	“CN-1” Neighborhood Commercial
West	Agricultural, Vacant	“RS-4.5” Single-Family 4.5



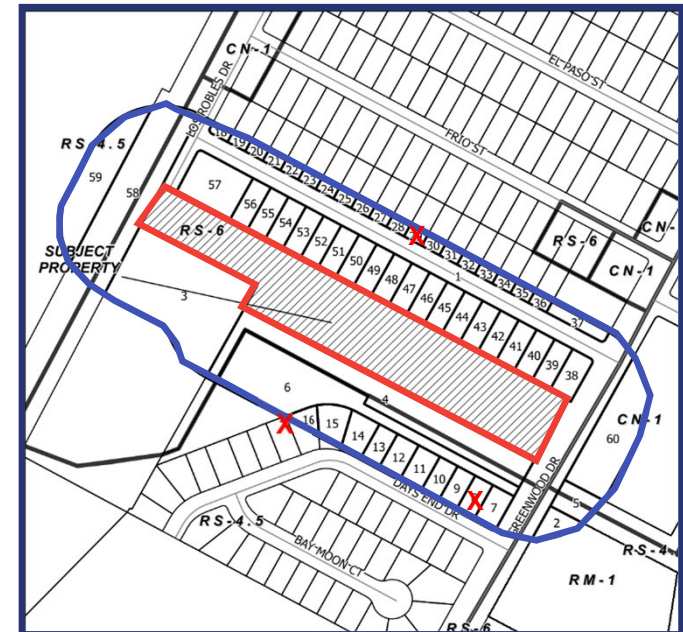
Public Notification

60 Notices mailed inside the 200' buffer
 1 Notices mailed outside the 200' buffer

 Notification Area

 **Opposed: 3 (0.99%)**
 Separate Opposed Owners: (3)

 **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.



Analysis & Recommendation

The proposed rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential.

- Staff considered the inconsistencies to the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit that addresses the visual and operational characteristics of a warehouse with aggregate storage use.

**STAFF RECOMMENDS DENIAL,
TO THE “CN-1/SP” NEIGHBORHOOD COMMERCIAL DISTRICT
WITH A SPECIAL PERMIT**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Applicants Request Special Permit Conditions

USE: The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a warehouse including office space, with aggregate storage per UDC (Unified Development Code) Section 5.3.2.1 Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.

DEVELOPMENT STANDARDS: Development standards shall be per the attached site plan.

BUFFER YARD: A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.

SIGNAGE: One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.

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

HOURS OF OPERATION: Hours of operation shall be limited to 07:00 AM to 07:00 PM.

OTHER REQUIREMENTS: These conditions do not preclude compliance with other applicable codes.



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Site Plan

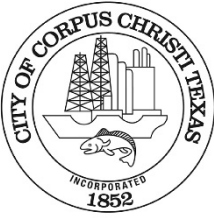


**CITY OF CORPUS CHRISTI
 DEVELOPMENT
 SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!



AGENDA MEMORANDUM

Planning Commission Meeting of July 8, 2026

DATE: June 29, 2026

TO: Yvette Wallace, CFM, Interim Director of Development Services

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

PL9275 Clarkwood Tract Subdivision

Request for a Plat Waiver of the Street Construction Requirement per Sections 3.8.5, 3.30.1, 8.1.4 and 8.2.1 of the Unified Development Code

BACKGROUND:

Roberto Cardenas of Texas Geo Tech Land Surveying, Inc., on behalf of the owner Julio Fernandez, is requesting a waiver for the street construction of Mazda St as required for the proposed plat. The property is generally located at 602 Alpine Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road. The land is zoned IL and is vacant. The original plat from 1955 provided street dedication for the layout of the subdivision, but many streets were ultimately not constructed by the developer.

This plat waiver request is for the construction of approximately 176 feet of street construction according to the Local Street Standards in Section 8.2.1 of the UDC. The reasons for this request are:

- The two lots combined for platting would be a corner lot situated on Alpine Street and therefore has access to Alpine Street. There are a number of plats recorded for corner lots situated on paper streets that were approved for construction waivers by Planning Commission and recorded to allow for the building permit. Most were in the Don Patricio subdivision (Vol. 67 Pg. 736, Vol. 68 Pg. 845, and Vol. 68 Pg 633).
- The owner, Julio Fernandez owns all of the platted lots fronting both sides of the paper street. Consideration has been made to close the street altogether, but the closing would render lots un-accessible. A new Preliminary plat would need to be approved combining lots and providing access to all properties. Currently the owner wants to have the two lots combined to complete his building permit for the industrial warehouse shop. Street construction may render the project time consuming and unfeasible in providing the construction plans by an engineer, city approval with fees, and hiring a contractor.

STAFF ANALYSIS:

Waiver of Construction Requirements for Street Improvements

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

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

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

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

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

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

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

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

Staff Findings on Waiver from Construction

Staff concludes that the future use of the property along Mazda Street remains uncertain, and may ultimately include a street closure that would eliminate this requirement altogether. The requested waiver is tied to a building permit that fronts Alpine directly and does not rely on Mazda Street for access or service.

STAFF RECOMMENDATION:

Staff recommends **approval** of the waiver request for the construction of Mazda Street.

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

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Proposed plat of Clarkwood Tract Subdivision

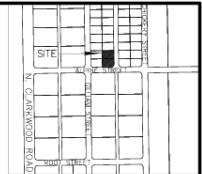
Exhibit B – Street Waiver Request Letter

Exhibit C – Area Map

Exhibit A

CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

BEING A REPLAT OF LOTS 27 AND 28, BLOCK 8, CLARKWOOD TRACT SUBDIVISION, AN ADDITION ON NUECES COUNTY, TEXAS AS SHOWN IN MAP RECORDED IN VOLUME 19, PAGE 96-97 MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING DESCRIBED IN DEED 2024023970 OF DEED RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF NUECES
I, JULIO FERNANDEZ, HEREBY CERTIFY THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT THIS SAID LAND SURVEYED AND SERVED AS SHOWN THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JULIO FERNANDEZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-SARZA, CHAIR PERSON

MICHAEL GEE, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

BRA WHITFIRE, P.E., CEM, CEM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF VALIDATION WAS FILED THIS _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ P.M. AND IS NOW RECORDED IN VOLUME _____ PAGE _____ MAP RECORDED NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ P.M.
_____ 2025

BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS EYEBOL SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

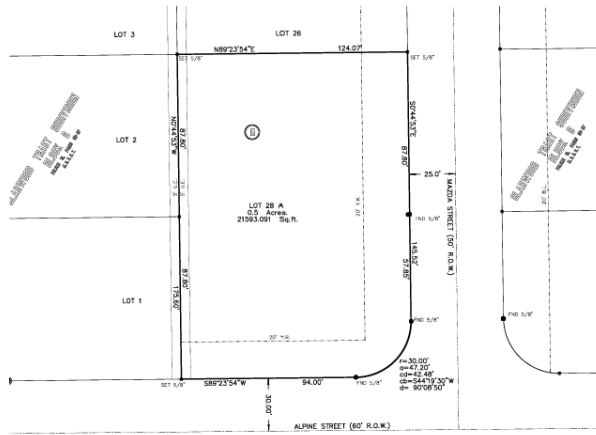
PAULE GARCIA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

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

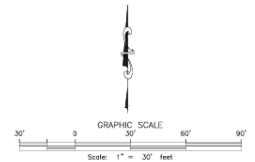
THIS THE _____ DAY OF _____ 2026.

JANEL L. POORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



GENERAL NOTES

- 1) THE TOTAL PLATTED AREA CONTAINS 0.35 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON-SITE SANITARY SEWER SYSTEM SHALL BE PROVIDED BY OWNER AS AN ALTERNATE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER MANAGER APPLICATION WILL BE SUBMITTED FOR THIS PLAT.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEC HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEC HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD BAY AS "EXCEPTIONAL" AND "DRYER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RESTRICTION USE."
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 483500300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEXED AREAS MUST BE REVIEWED AND APPROVED BY MANAGEMENT WITH THE CITY OF CORPUS CHRISTI PRIOR TO INSTALLATION.
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE INTEGRATED IN ACCORDANCE WITH LDC 8.25B, 8.25C AND 8.305 RESULTING IN NO ADVERSE PRACTICE BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



TEXAS GEO TECH
LAND SURVEYING, INC.
3510 N. STEWART ST. SUITE 80
CORPUS CHRISTI, TX 78411
(817) 997-5950 FAX (817) 997-5955
JULIO F. FERNANDEZ
MAY 21, 2026

Exhibit B

Street Waiver Request:

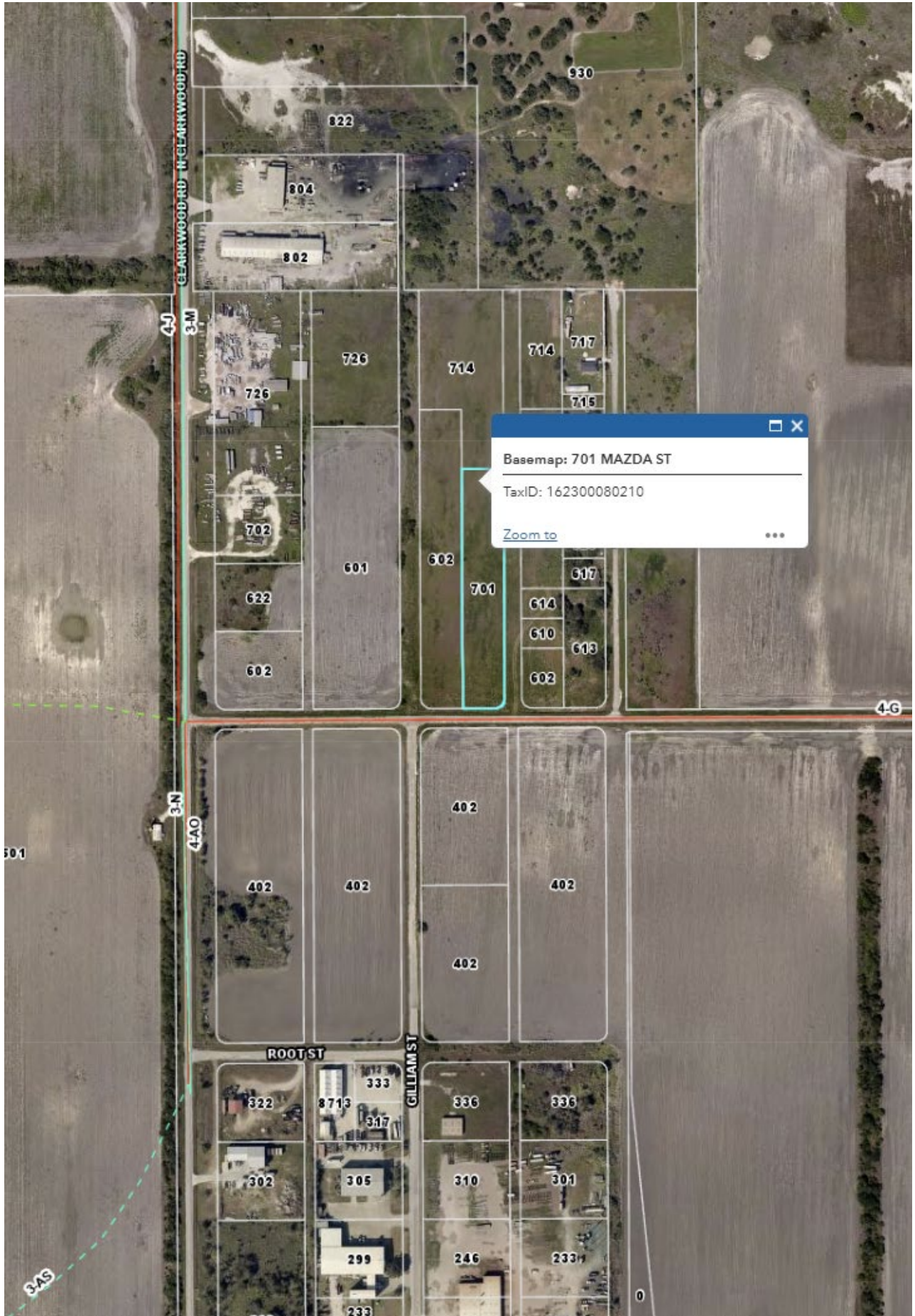
The subject property at 701 Alpine Street is to be replatted for a Building permit combining two lots into one. The property has been platted in Volume 19 Page 96-97 and was approved by the city of Corpus Christi Planning Commission. The recorded plat showed the layout for Mazda Street on the plat, but for some reason the street was not constructed. A public information request on the findings may not turn up any information as most archives may not have relevant information on construction approvals.

The replat of the two lots would have met the Minor plat definition if it was not for the construction requirement of the street and for the waste water construction. The previous recorded plat approved the waste water private systems in 1955, but as boundaries for Master Plans change and with infrastructure additions, a new waiver was submitted. The Waiver is submitted in part to the requirement to meet Design Standards for UDC Section 8.2.1. Streets.

The two lots combined for platting would be a corner lot situated on Alpine Street with the paper street (Mazda Street), therefore the property has the required access from Alpine Street. There are a number of plats recorded for corner lots situated on paper streets that were approved for construction waivers by Planning Commission and recorded to allow for the building permit. Most were in the Don Patricio subdivision (Vol. 67 Pg. 736, Vol. 68 Pg. 845, and Vol. 68 Pg 633).

Another factor to consider the Waiver approval is the fact that the owner, Julio Fernandez owns all of the platted lots fronting both sides of the paper street. Consideration has been made to close the street altogether, but the closing would render lots un-accessible. A new Preliminary plat would need to be approved combining lots and providing access to all properties. Currently the owner wants to have the two lots combined to complete his building permit for the industrial warehouse shop. Street construction may render the project time consuming and unfeasible in providing the construction plans by an engineer, city approval with fees, and hiring a contractor. Please consider approving this Waiver from the construction of the street.

Exhibit C



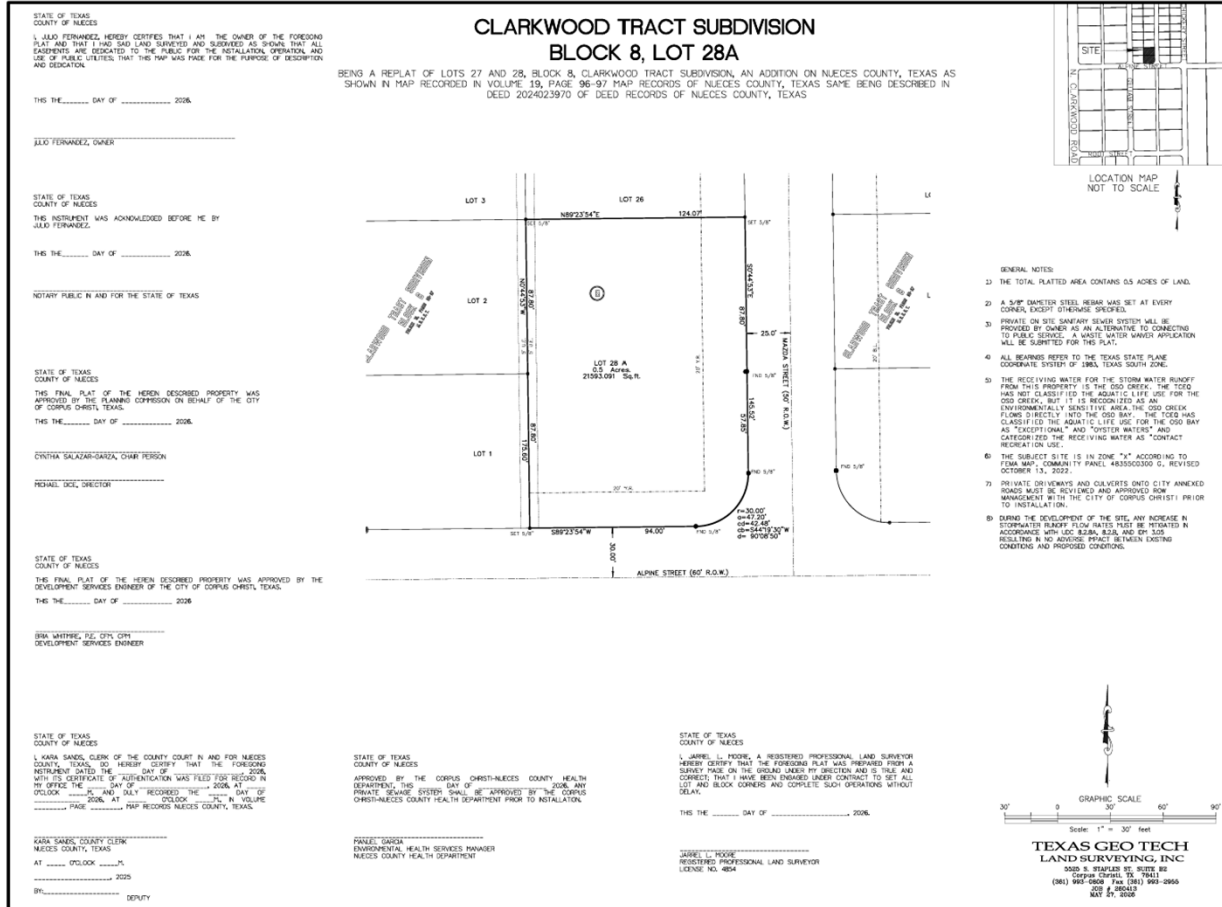


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**PL9275 Clarkwood Tract
Subdivision
Street Waiver**

Planning Commission July 8, 2026

Proposed Plat Clarkwood Tract Subdivision



**CITY OF CORPUS CHRISTI
DEVELOPMENT
SERVICES**

Street Construction Requirement

UDC 3.8.5.D

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

UDC 8.1.4.A

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



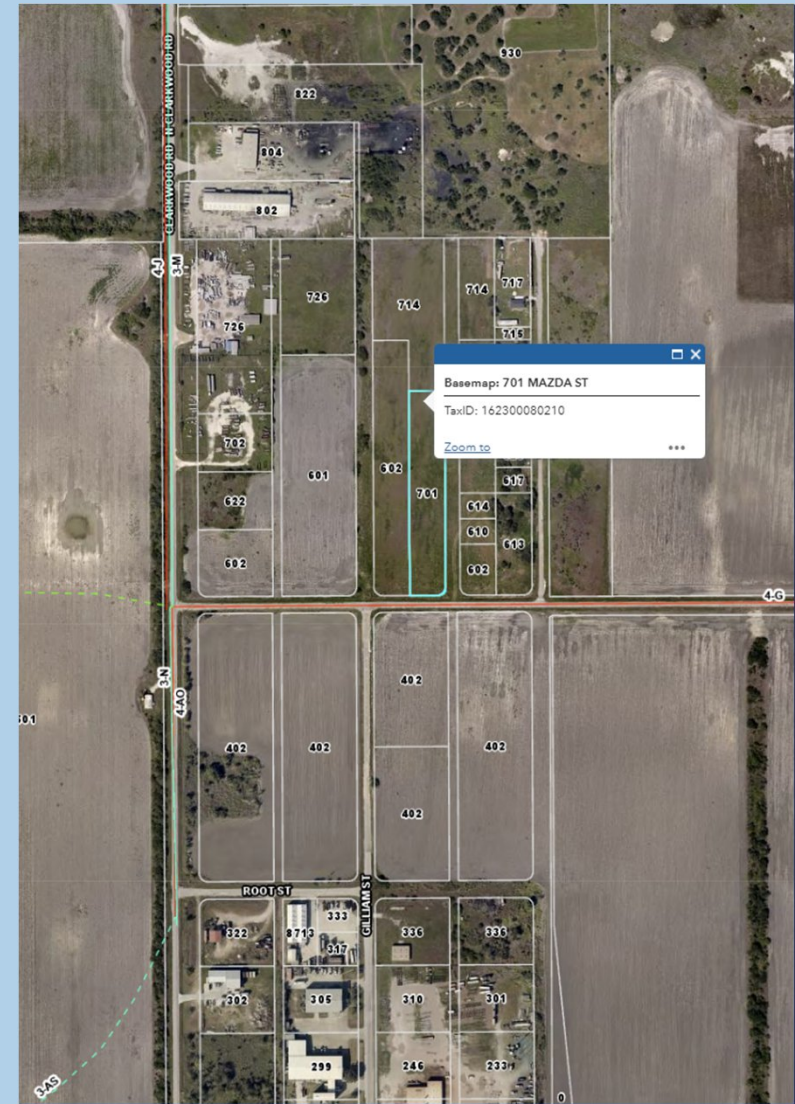
Applicable Factors for Consideration

- The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving wastewater construction**:
 1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC



Proposed Waiver for Street Construction

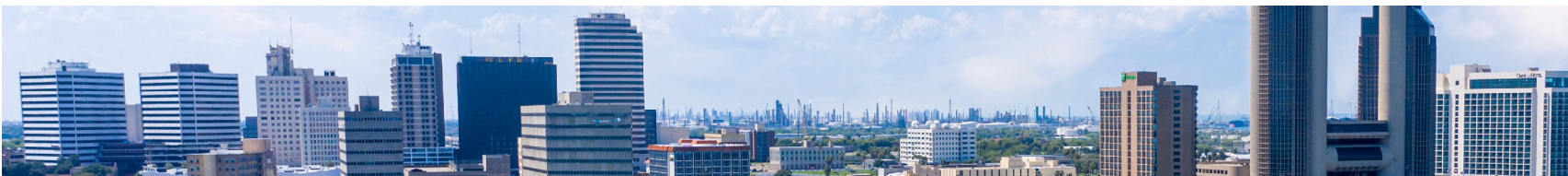
- Two lots combined for platting would be a corner lot with access to Alpine
- The owner owns all platted lots fronting both sides of the paper street
- Possible future street closure



Staff Recommendation

Staff recommends **approval** of the waiver from street construction.

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



CITY OF CORPUS CHRISTI
**DEVELOPMENT
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CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

PL9275 Conditional Approval
REPLAT – CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Zoned: IL

Owner: Julio Fernandez

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to replat the property to initiate their Light Industrial use. A Street Waiver Request is still under review with Traffic/ROW, therefore, not all of the Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Conditional Approval**, subject to compliance with the Technical Review Committee's comments:

- Bria Whitmire, Engineer: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat.



Merged Document Report

Application No.: PL9275

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260413-Plat-R1.pdf
4010 t APPLICATION FOR LAND SUBDIVISION-signed.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
7	P001	Note	Bria Whitmire : DS	Open	Update: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat. From discussion with Public Works ROW Management (ROWManagement@corpuschristitx.gov) open to a roadway closure for Mazda north of Alpine St rather than multiple street waivers as property is developed. Further coordination needed with Public Works prior to platting.	
9	P001	Note	Bria Whitmire : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes, unless construction waiver is approved Sidewalks: yes, unless construction waiver is approved B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes, unless septic is approved D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: closes within acceptable engineering standards.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comments.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>300 feet and operational."</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 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>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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
18	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</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>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>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>Note: Calculated Turning Radi for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>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>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 vehicles.)</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.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
19	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
20	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as reasoning for plat is described as, "to combine two lots into one for permitting." As no newly proposed dwelling units are within the project scope, no fees are to be applied.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
21	P001	Note	Mina Trinidad : DS	Closed	<p>Update 6/5/2026: CCW has no further comments for this plat.</p> <p>CCW: Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.</p>	
22	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p>	
23	P001	Note	Mina Trinidad : DS	Closed	<p>Update 06/09/26: Traffic/ROW has no additional comments. Street waiver request is under review.</p> <p>Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) 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 assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. 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). 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 within utility easements.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p> <p>Public Improvements (Street construction) waiver request The waiver will be evaluated prior to leadership review.</p> <p>Moises Torres 361-826-3552</p>	
24	P001	Note	Mina Trinidad : DS	Closed	Include block number within a circle inside the plat drawing for better visibility.	
25	P001	Note	Mina Trinidad : DS	Closed	Increase the street names and site on the location map for better visibility.	
26	P001	Note	Mina Trinidad : DS	Closed	Correct spelling in subheading text.	
27	P001	Note	Mina Trinidad : DS	Closed	<p>Replace "Public Health" signature line with:</p> <p>Manuel Garcia, Environmental Health Services Manager</p> <p>Nueces County Health Department</p>	
28	P001	Note	Mina Trinidad : DS	Closed	<p>Update 6/5/26: Applicant responded with the proposed use being warehouse use.</p> <p>The property is within the IL/APZ-1 zoning district. What is the proposed light industrial use?</p>	
2	APPLICATION FOR	Free Text	Valeria Merida : DS	Closed	CLARKWOOD TR LTS 21 THRU 28 BK 8	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
4	APPLICATION FOR	Note	Valeria Merida : DS	Closed	Additional Information Required: -Public Improvement plan (PIs required for construction of Mazda Street along frontage.)	
6	APPLICATION FOR	Note	Valeria Merida : DS	Closed	Address does not match other documents.	

STATE OF TEXAS
COUNTY OF NUECES

I, JULIO FERNANDEZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JULIO FERNANDEZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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COUNTY OF NUECES

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THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA, CHAIR PERSON

MICHAEL DICE, DIRECTOR

STATE OF TEXAS
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BRIA WHITMIRE, P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, 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 VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS _____ DAY OF _____ 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUEL GARCIA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

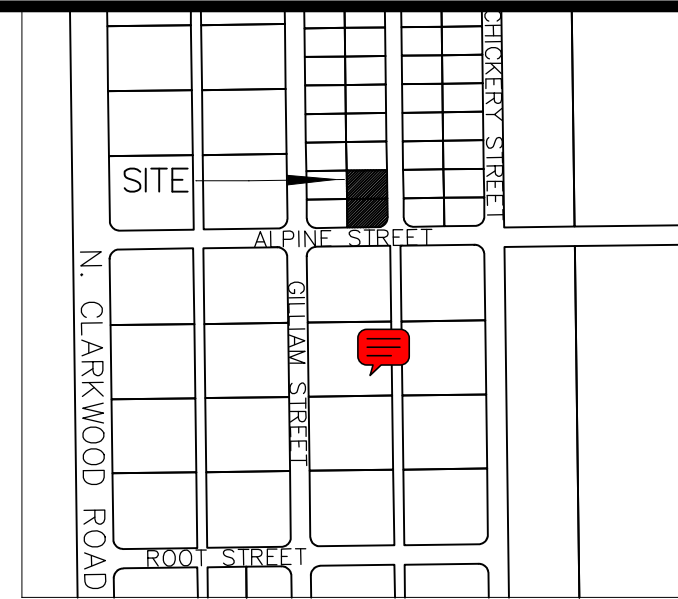
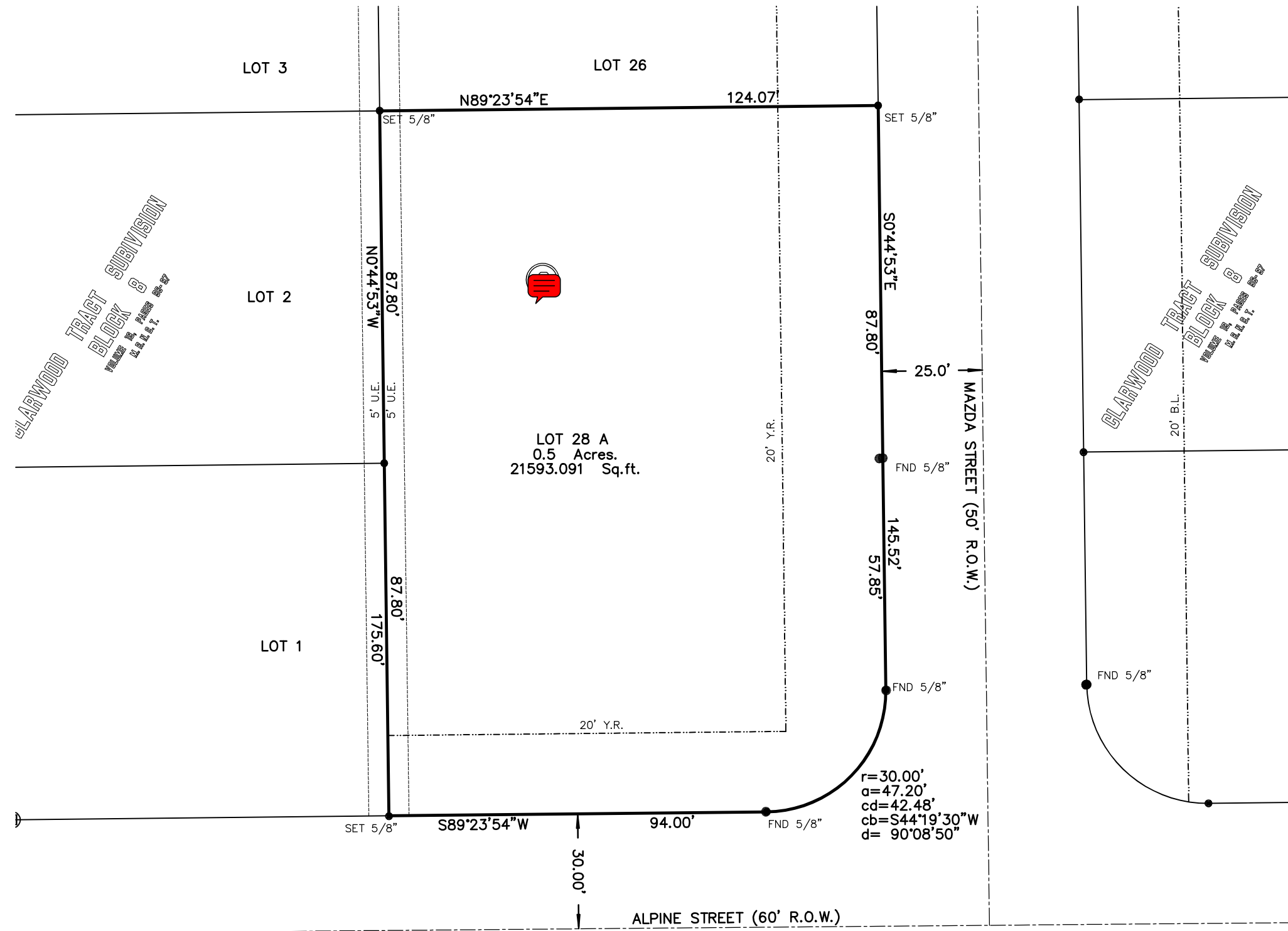
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 2026.

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

CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

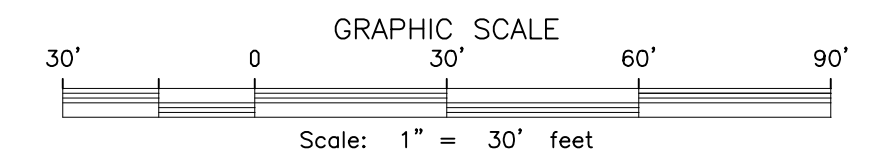
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LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

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TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260413
MAY 27, 2026



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

APPLICATION FOR LAND SUBDIVISION

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240



Office Use Only

Plat No.: _____ Grid/Map No.: _____
Planning Commission Hearing Date: _____

1. Applicant: Julio Fernandez
Telephone: (361) 808-8532 EMAIL: julio@coastalenergy.co
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410
Status of Applicant: Owner: Other: (specify) _____

2. Engineer/Surveyor: Texas Geo Tech Land Surveying Telephone: (361) 993-0808
Address: 5525 S. Staples St., C.C. TX 78411 EMAIL: rozcofamily4@gmail.com
Contact Person: Mark Orozco Telephone: (361) 548-2007

3. Owner: Julio Fernandez Telephone: (361) 808-8532
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410
Type of Ownership: Sole Partnership Corporation
Other _____

4. Preliminary Plat: _____ Final Plat: _____ Amending/Vacating Plat: _____ Replat:
Proposed Subdivision Name: CLARKWOOD TR LTS, BK 8, 28A
Location: 602 Alpine Street, Corpus Christi, TX 78409 Acreage: 0.5
Legal Description: CLARKWOOD TR LTS, BK 8, 28 and 27 CLARKWOOD TR LTS 21 THRU 28 BK 8
Land Use: (Existing) vacant (Proposed) Industrial
Zoning: (Existing) IL Light Industrial (Proposed) IL Light Industrial
Tax I.D. No.: 1623-0008-0210
Proposed No. of Lots: 1 Plat review: 30-day _____ 60-day
Reason for plat/replat: To combine two lots into one for permitting

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmmlabs.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

STATE OF TEXAS
COUNTY OF NUECES

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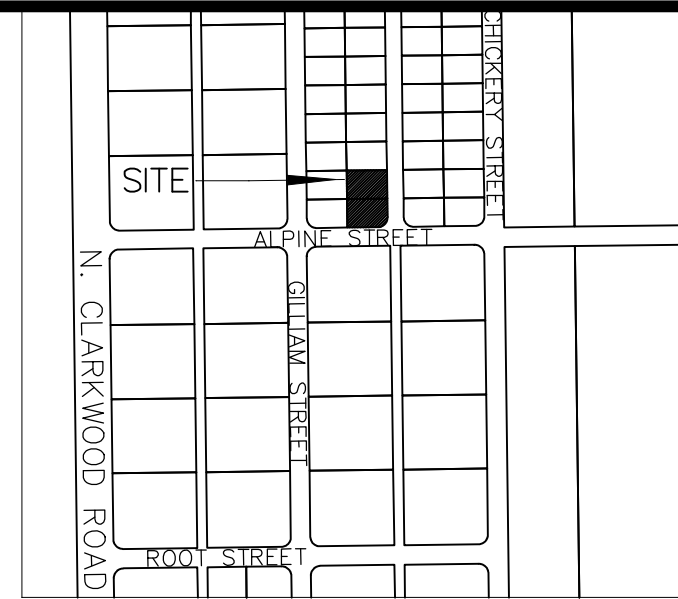
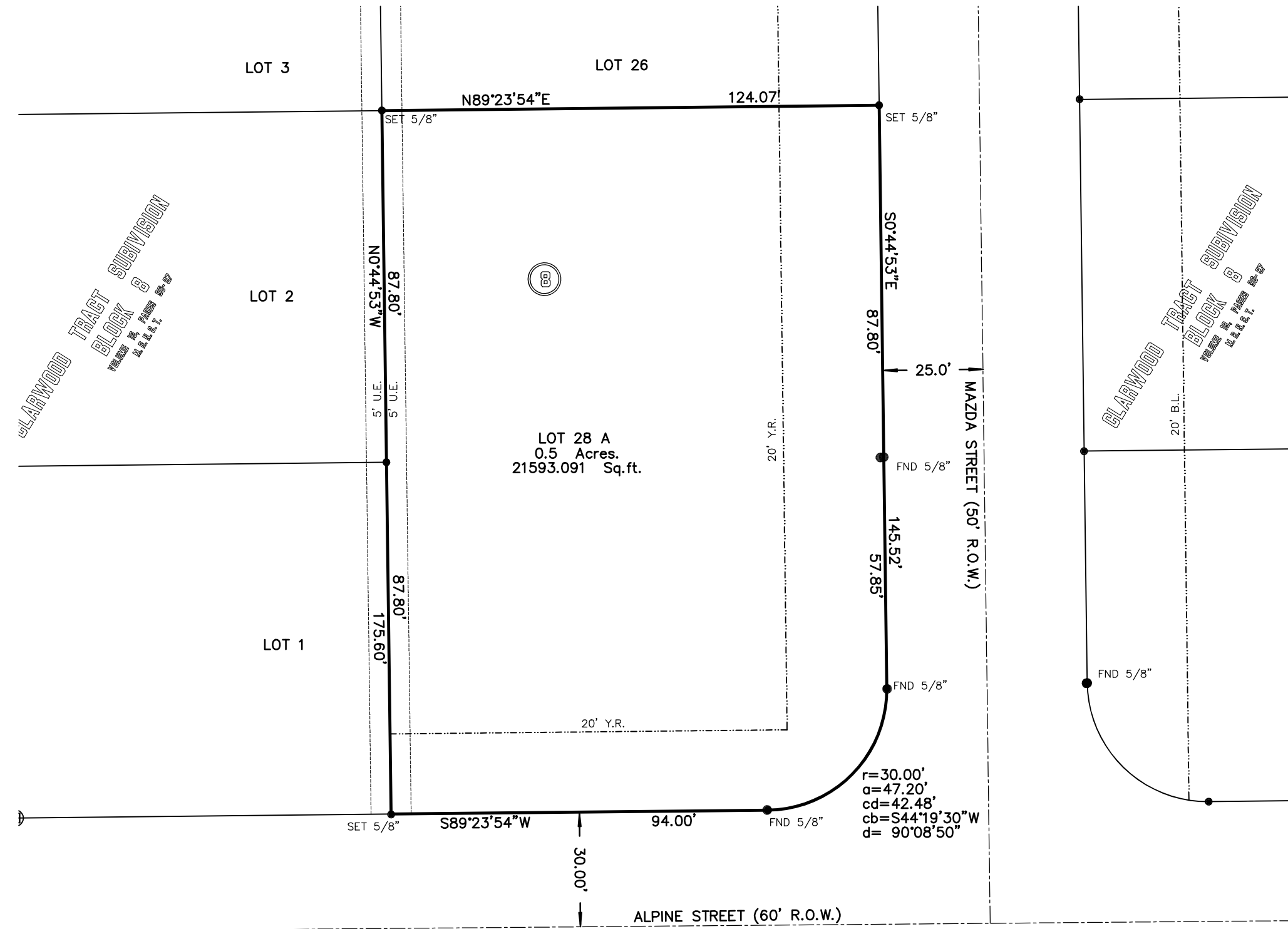
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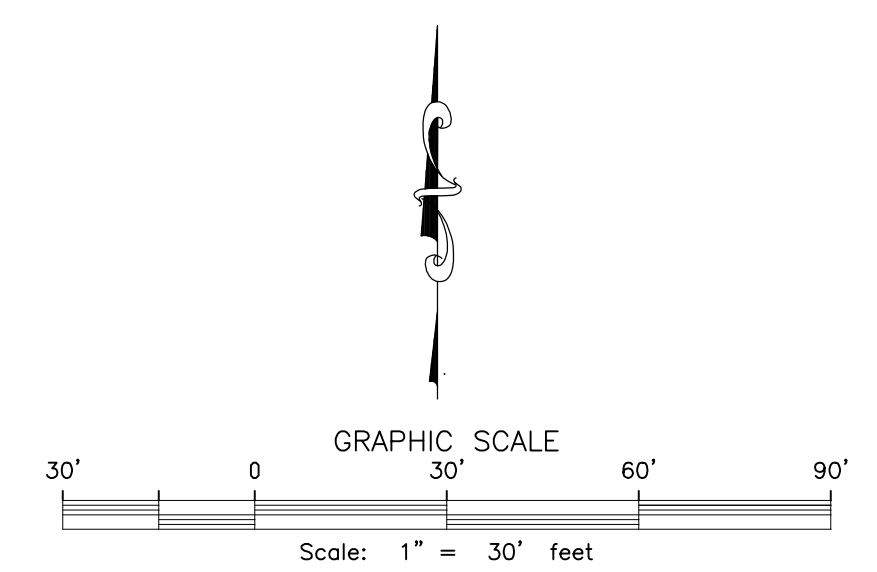
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JOB # 260413
MAY 27, 2026



AGENDA MEMORANDUM

Planning Commission Meeting of July 8, 2026

DATE: June 29, 2026

TO: Yvette Wallace, CFM, Interim Director of Development Services

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

PL9299 Laguna Oaks Estates

Request for a Plat Waiver of the Wastewater Infrastructure Construction Requirement
In Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development Code.

BACKGROUND

Murray Bass, P.E., on behalf of property owner Marcial Ramirez, Managing member at MADM, LLC, submitted a request for a waiver of the plat requirement to construct wastewater infrastructure under Section 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code (UDC). The reasons for this waiver are:

- The nearest connection is 966 LF away at a depth of 5.8 LF. With the required slope, the main would only be 1.5 FT deep at the site
- The next nearest connection is 1,023 LF away with a depth of 20 LF
- Cost for connection to the best of these options, the 20 LF deep manhole, would be \$228,710 plus engineering and fees

The subject property shown as Exhibit A, known as the proposed Laguna Oaks Estates, is generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of SPID. The property is 19.326 Acres, consisting of a 17.407 tract out of Lots 6, 7, & 8, Section 41, Flour Bluff and Encinal Farm and Garden Tracts and a 1.919 acre tract out of Lots 7 and 8 Block 61 Flour Bluff and Encinal Farm and Garden Tracts, as platted and approved by Nueces County Commissioners in 1894. The property is zoned RE (Residential Estate) and CG-1 (General Commercial Limited) and proposes 9 buildable residential lots all greater than 1 acre, and a 6.95 acre commercial lot.

This plat waiver request is for the construction of a wastewater system that would connect to Corpus Christi Water (CCW) sanitary sewer infrastructure. The applicant proposes individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.A. The plat has a note that states the subdivider shall provide septic systems to all lots. The lots will meet the current Texas Commission of Environmental Quality (TCEQ) minimum lot size requirement of one-half acre for a private sanitary sewer permit.

STAFF ANALYSIS

Waiver of Construction Requirement for Wastewater Public Improvements

UDC 3.8.5.D requires the tract of land subject to the plat application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8.

1. UDC 8.1.4.C requires that a developer provide a wastewater system when platting.
2. UDC 8.1.5 requires continuity of improvements among adjacent properties.
3. UDC 8.2.7.A requires that “every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity *as determined by adopted City wastewater standards and master plans.*”

The need for a waiver is to be demonstrated to the Planning Commission’s satisfaction. Per UDC 3.8.3.D., the waiver may be approved, approved with conditions, or denied after consideration of the following factors:

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

When any subdivision is planned that is *not reasonably accessible* to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system.

Per UDC 8.2.7.B.1, in such case, the subdivision shall have either

1. an individual aerobic (septic) system with:
 - minimum lot area of one-half acre per single family dwelling
 - aerobic systems to be installed concurrent with development
 - design and installation conform to city City-County Health Department requirements
2. an individual wastewater treatment plant serving the subdivision, or
3. interim service by construction of lift station(s) and force main(s).

Reasonably accessible is defined in UDC Section 8.2.7.B.1.d.(i)-(ii)

- master plan facilities (including trunk mains and lift stations) currently exist in the designated service area, and such facilities can be extended to serve the subdivision; and
- collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

Staff Findings on Waiver from Construction

Staff conclude that the proposed Laguna Oaks Estates is “reasonably accessible” to existing public wastewater infrastructure. The closest manhole lies within roughly 1,000 linear feet although its depth is limited, it could still serve the development through a pumping system. A second manhole, approximately 1,023 linear feet away, can provide gravity service not only to this project but also to much of the remaining undeveloped frontage along Flour Bluff.

Because septic systems pose risks to both community health and bay water quality, especially during storm events, it is important to extend centralized wastewater service wherever feasible.

On the other hand, the subdivider-provided individual septic systems can adequately serve the proposed subdivision, provided they conform with requirements of the City-County Health Department and any applicable governing body. Per UDC 8.2.7.B.1.a., the City-County Health Department shall have the authority to vary the lot area requirement if satisfactory evidence is presented indicating that soil conditions are such as to warrant a modification.

STAFF RECOMMENDATION

Staff recommends denial of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A.

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

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Proposed Plat
- Exhibit B – Proposed Utility Plan
- Exhibit C – Aerial Map including Wastewater Infrastructure

Exhibit A

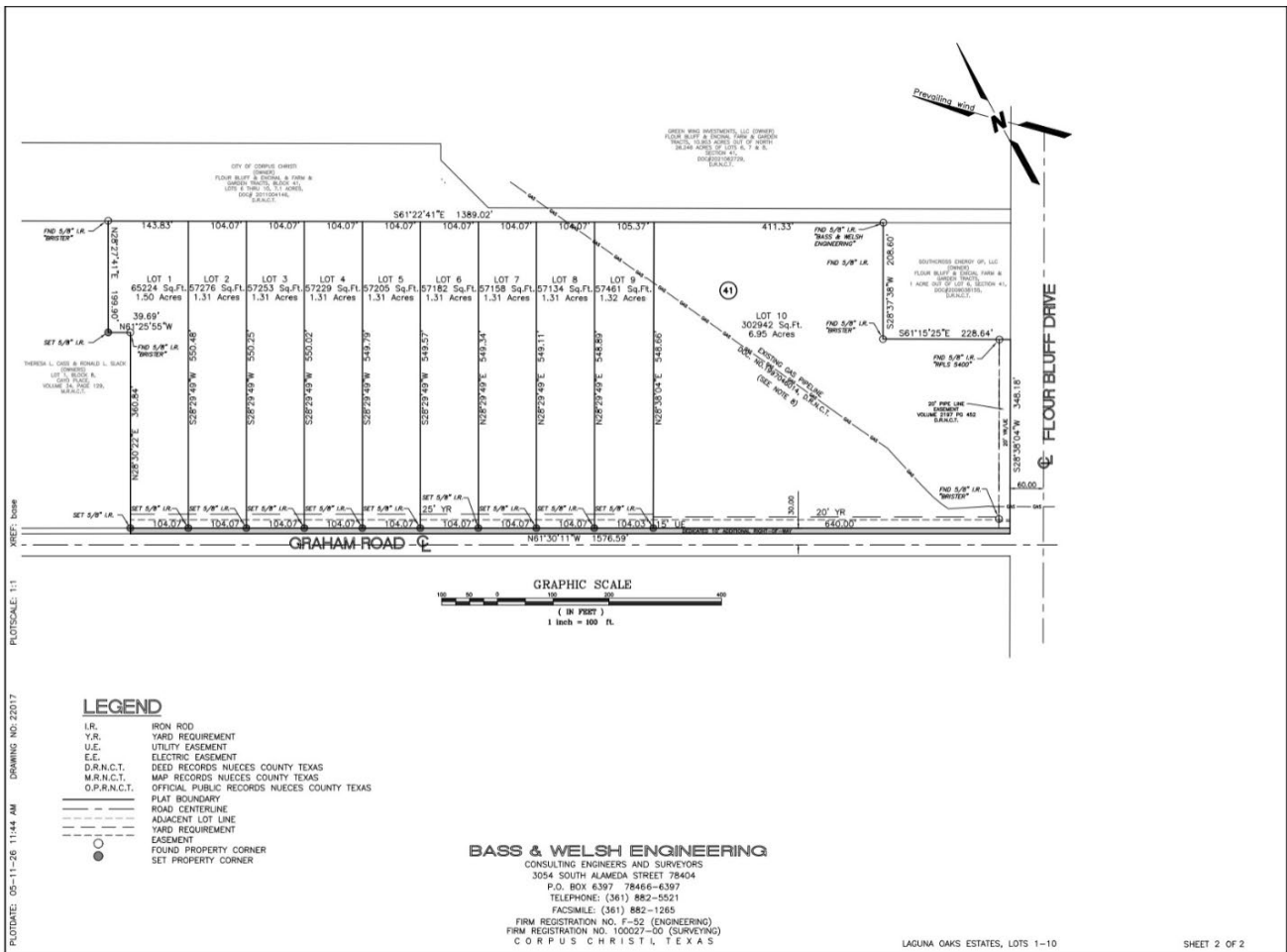
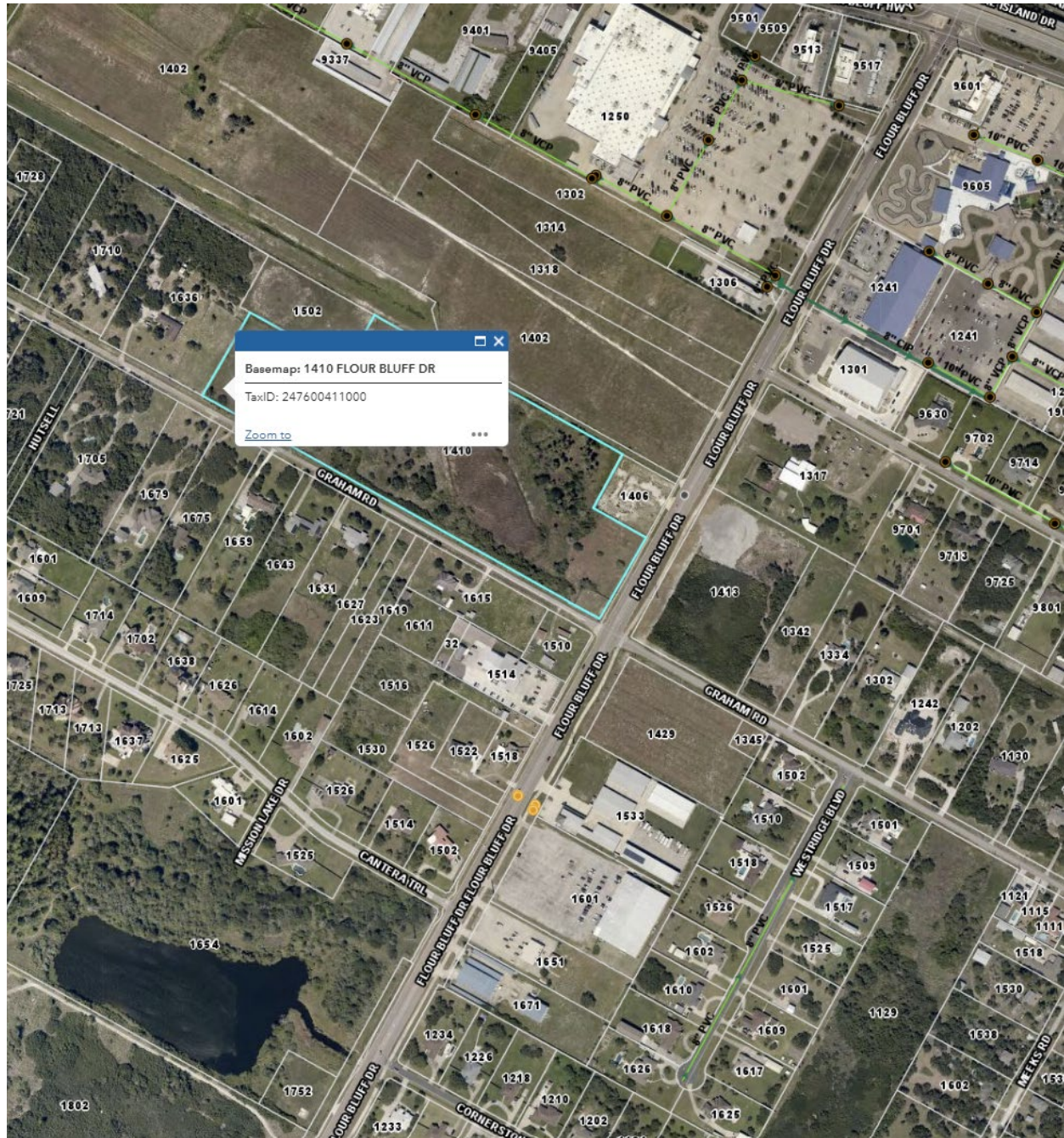


Exhibit C



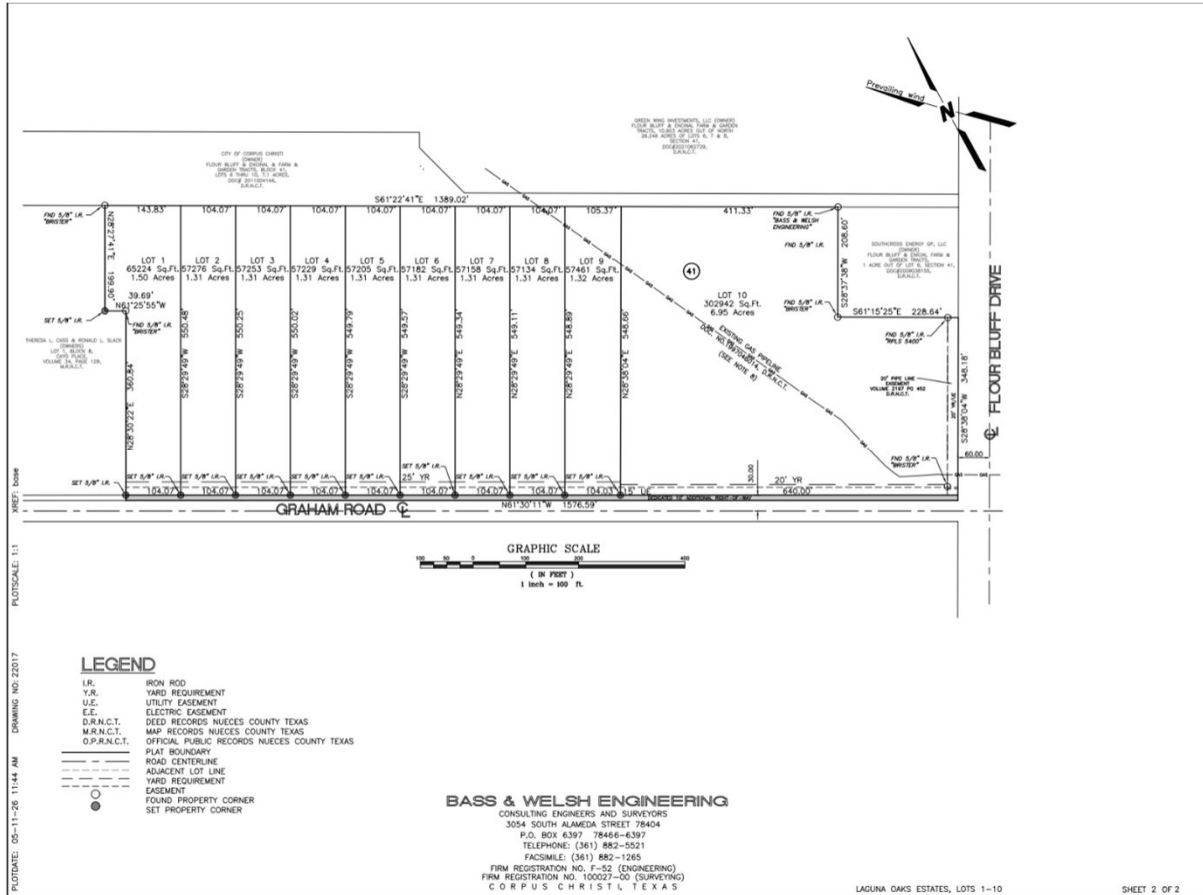


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

PL9299 Laguna Oaks Estates Wastewater Waiver

Planning Commission July 8, 2026

Proposed Plat Laguna Oaks Estates



Wastewater Construction Requirement

UDC3.8.5.D.4 Final Plat Review Criteria

- “The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8.”

UDC Section 8.2.7.B.1.d.(i)-(ii) and “Reasonable Accessibility”

- “collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.”



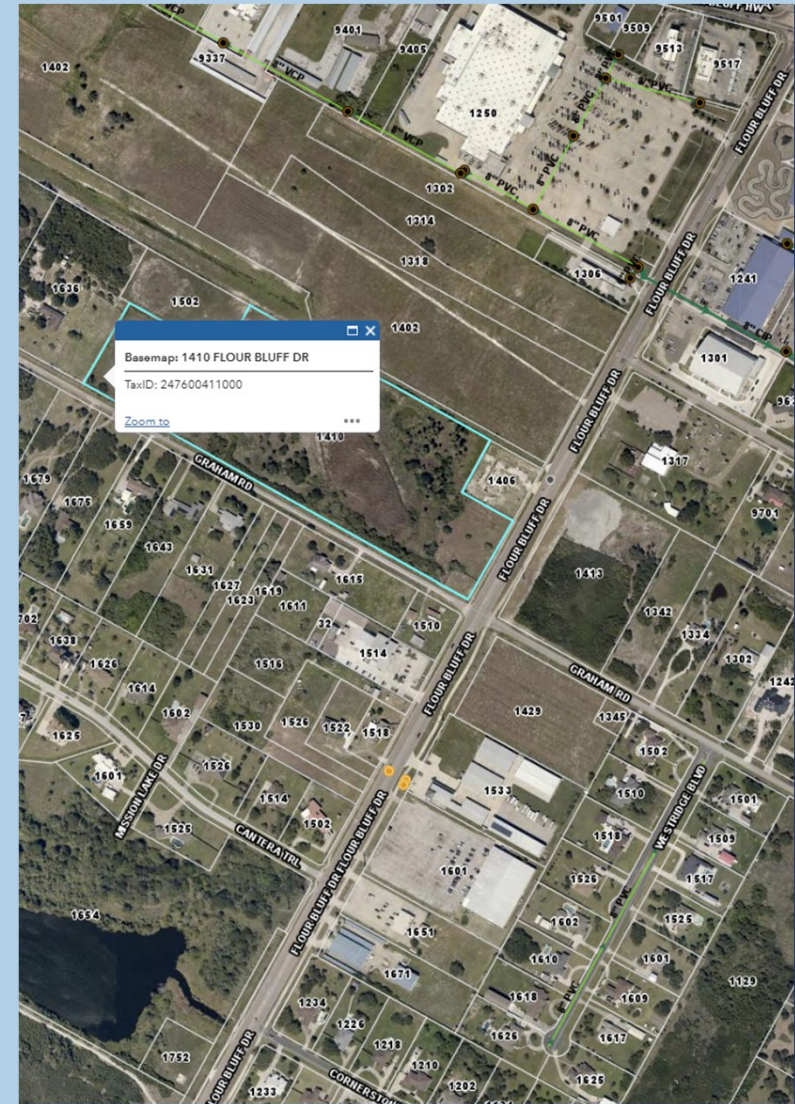
Applicable Factors for Consideration

- The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving wastewater construction**:
 1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC



Proposed Waiver for Wastewater Construction

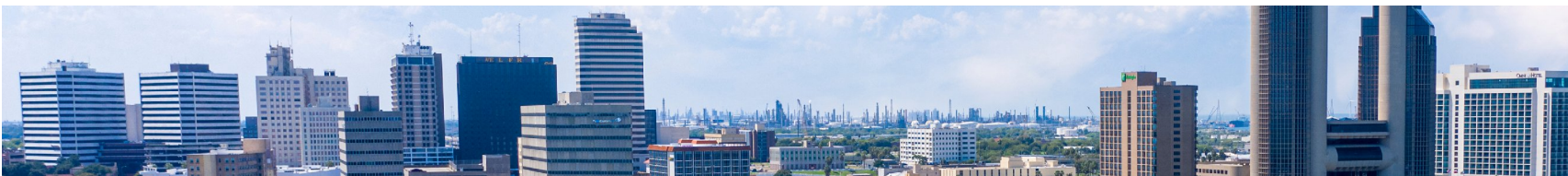
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Staff Recommendation

Staff recommends **denial** of the waiver from wastewater construction.

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



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Thank you!

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 8, 2026**

**PL9299 – Conditional Approval
REPLAT – LAGUNA OAKS ESTATES
Lots 1-10, Block 1
(19.32 Acres)**

(District 4) Generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of South Padre Island Drive.

Zoned: RE & CG-1

Owners: MADM, LLC

Surveyor: BASS & Welsh Engineering

The applicant proposes to replat to split property divide property into 10 lots. 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 **conditional approval** pending approval of wavier for wastewater services.



Merged Document Report

Application No.: PL9299

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Laguna Oaks Estates_ Block 1_ Lots 1-10.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no, with approval of septic (EACH lot must have individual access and provide	

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					<p>connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>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>	
5	P001	Note	Bria Whitmire : DS	Open	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: no</p> <p>Sidewalks: no</p> <p>B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential)</p> <p>C. Wastewater: yes, unless waiver approved for septic within 1,000 of public main (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>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>	
6	P001	Note	Bria Whitmire : DS	Closed	<p>Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link</p>	
6	P001	Note	Bria Whitmire : DS	Closed	<p>Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Change Michael York to Cynithia Salazar-Garza</p> <p>Change chairman to Chairperson.</p>	
7	P001	Note	Mark Zans : LD	Closed	<p>Change Michael York to Cynithia Salazar-Garza</p> <p>Change chairman to Chairperson.</p>	
8	P001	Note	Mark Zans : LD	Closed	<p>Change Michael Dice title to Interim Asst. City Manager</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50	
9	P001	Note	Mark Zans : LD	Closed	Add Block 1 to plat title.	
9	P001	Note	Mark Zans : LD	Closed	<p>Fire comments#1: Informational only:</p> <p>Please see Fire's Comments PL9299 Laguna Oaks Estates Lots 1-10. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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 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</p>	

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					<p>department shall be provided and maintained.</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> <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. An accessible road and a suitable water supply is required once construction materials are brought on site.</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>	
12	P001	Note	Mark Zans : LD	Closed	<p>Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.</p>	
12	P001	Note	Mark Zans : LD	Closed	<p>Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.</p>	
13	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments: Informational only Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the</p>	

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					<p>post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p> <p>If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p>	
13	P001	Note	Mark Zans : LD	Closed	<p>Stormwater comments: Informational only Please review IDM Ch. 3.05: No Adverse Impacts. For new developments and other improvements that will increase the impervious cover, decrease the time of concentration (Tc), or increase peak flows from drainage areas, mitigation of adverse storm water impacts shall be required. Mitigation methods shall be designed to release the post-development storm water runoff from a site at a controlled rate, which does not exceed the predeveloped peak runoff rate. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p> <p>If local private on-site storm water detention facilities are provided, they shall be designed using the appropriate methodology for their acreage and require a licensed professional engineer to inspect and certify that the facility is functioning as originally designed.</p>	
14	P001	Note	Mark Zans : LD	Closed	<p>Sewer comment: Property will need wastewater wavier for use of septic tanks if approved for septic.</p>	
14	P001	Note	Mark Zans : LD	Open	<p>Sewer comment: Property will need wastewater wavier for use of septic tanks if approved for septic.</p>	
15	P001	Note	Mark Zans : LD	Closed	<p>Fire comments#1: Informational only:</p> <p>Please see Fire's Comments PL9299 Laguna Oaks Estates Lots 1-10. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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</p>	

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					<p>shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. 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 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>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> <p>503.1.1 (amendment) Buildings and</p>	

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15	P001	Note	Mark Zans : LD	Closed	<p>Fire comments#1: Informational only:</p> <p>Please see Fire's Comments PL9299 Laguna Oaks Estates Lots 1-10.</p> <p>Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</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</p>	

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16	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2: Informational only.</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>	

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					<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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. 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>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>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 vehicles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall</p>	

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					<p>be provided with an approved area for turning around fire apparatus.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2: Informational only.</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"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>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>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</p>	

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17	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50</p>	
17	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: Fees applied on 9 of the 10 lots to be developed. As 9 of these lots are to be used for a newly proposed residential dwelling unit, fees are to be applied. 9 lots x 462.50 = \$4,162.50</p>	
18	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. TRAFFIC – PEAK HOUR TRAFFIC / TIA: <ul style="list-style-type: none"> •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements <ul style="list-style-type: none"> □□Level 1Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site </p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					property line.	
18	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements □□Level 1 Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site property line.</p>	
19	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2: PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□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). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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. o□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). •□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 within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not</p>	

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					<p>be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. <p>Traffic control plans</p> <ul style="list-style-type: none"> •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction. 	
19	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2:</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> •□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). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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. o□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). •□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 within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) <p>DRIVEWAY ACCESS</p> <ul style="list-style-type: none"> •□Proposed Driveway access to public City 	

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					<p>Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <ul style="list-style-type: none"> •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction. 	
10	P002	Note	Mark Zans : LD	Closed	<p>Will there be a HOA for this plat? If yes, please provide HOA documents at time of recording.</p>	
11	P002	Note	Mark Zans : LD	Closed	<p>Traffic comments #1: PLAT – ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW dedication as required per the RMP. <p>TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> •□Peak Hour Traffic (PHT) form shows an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will be required to be submitted to Public Works Traffic for review and approval. (please contact PW – Traffic / ROW for further guidance regarding TIA) o□As per Corpus Christi Unified Development Code Section 3.29.5. Study Area Requirements □□Level 1 Traffic Impact Analysis- Peak hour weekday PM Trips 501-1,500 □□Study boundary – all signalized intersections, frontage roads and all unsigned collector or higher intersections within .50 miles of the site property line. 	

STATE OF TEXAS §
COUNTY OF DALLAS §

I, MARCIAL RAMIREZ, MANAGING MEMBER OF MADM, LLC, HEREBY CERTIFY THAT MADM, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN 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.

MADM, LLC
BY: ITS SOLE MANAGING MEMBER

MARCIAL RAMIREZ

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THIS THE ____ DAY OF _____, 2026.

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 ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
THIS THE ____ DAY OF _____, 2026.

CYNTHIA SALAZAR-CARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

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

XREF: base

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

DATE

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 12th DAY OF MAY, 2026.

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

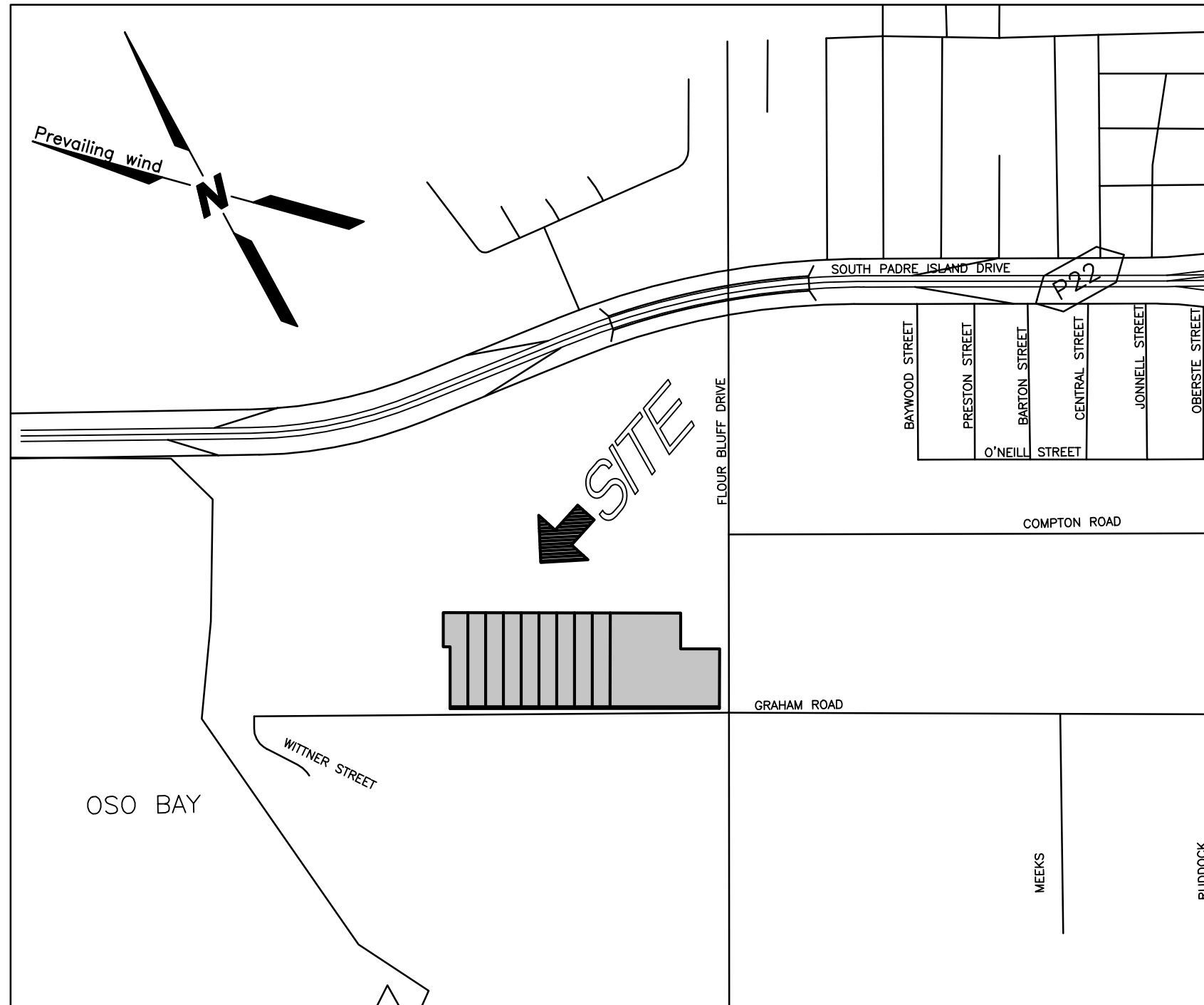
PLAT OF:

LAGUNA OAKS ESTATES, BLOCK 1, LOTS 1-10

BEING A PLAT OF A 17.407 ACRE TRACT OF A OUT OF LOTS 6, 7 AND 8, SECTION 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AND A 1.919 ACRE TRACT OUT OF LOTS 7 AND 8, BLOCK 41 FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN IN VOLUME A PAGES 41-43 MAP RECORDS NUECES COUNTY TEXAS AND RECORDED IN DOCUMENTS 2023033880 (17.407 AC) AND 2023044585 (1.919 AC) DEED RECORDS NUECES COUNTY TEXAS

LEGEND

I.R.	IRON ROD
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



LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
THIS THE ____ DAY OF _____, 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

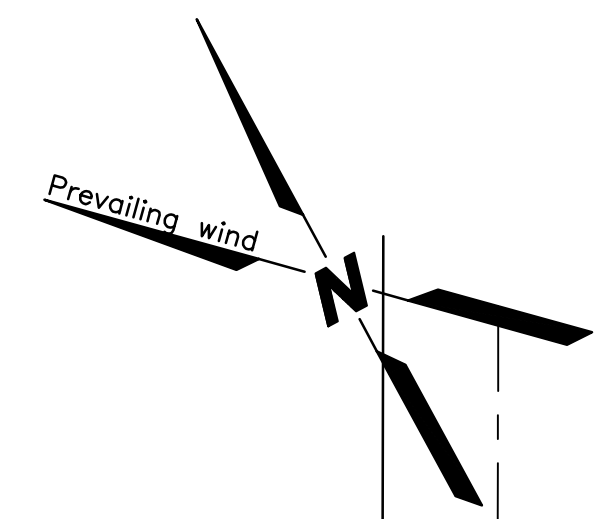
PUBLIC HEALTH ENGINEER

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

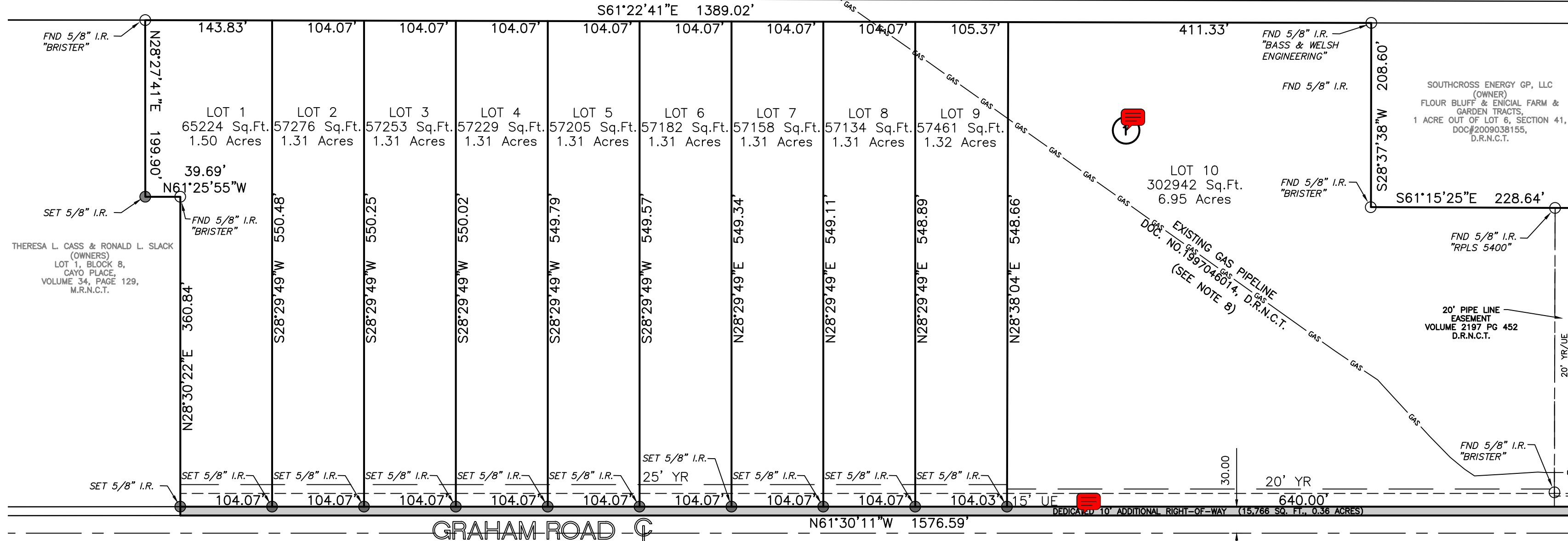
1. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
2. BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
3. THE PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS (FIRM) 48355 C 0545 G DATED OCT 13, 2022.
4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
5. TOTAL PLATTED AREA CONTAINS 19.326 ACRES OF LAND
6. PROPERTY IS ZONED RE (RESIDENTIAL ESTATE) FOR LOTS 1 THRU 9, AND CG-1 (GENERAL COMMERCIAL DISTRICT) FOR LOT 10.
7. ALL SET CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW CAP MARKED "BASS & WELSH ENGINEERING".
8. LINE IS CURRENTLY INACTIVE. LOCATION OF EASEMENT IS BASED UPON LOCATION OF PIPELINE AS MARKED BY CURRENT OWNER. STATUS OF EASEMENT IS UNKNOWN.

PLOTS SCALE: 1:1
DRAWING NO: 22017
PLOT DATE: 06-08-26 9:41 AM



GREEN WING INVESTMENTS, LLC (OWNER)
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, 10.903 ACRES OUT OF NORTH 26.246 ACRES OF LOTS 6, 7 & 8, SECTION 41, DOC#2021062729, D.R.N.C.T.

CITY OF CORPUS CHRISTI (OWNER)
 FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, BLOCK 41, LOTS 6 THRU 10, 7.1 ACRES, DOC# 2011004146, D.R.N.C.T.

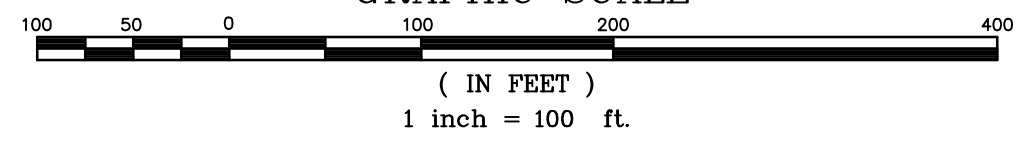


XREF: base
 PLOTSCALE: 1:1
 DRAWING NO: 22017
 PLOTDATE: 06-08-26 9:41 AM

GRAHAM ROAD

FLOUR BLUFF DRIVE

GRAPHIC SCALE



LEGEND

- I.R. IRON ROD
- 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

BASS & WELSH ENGINEERING

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

STATE OF TEXAS §
COUNTY OF DALLAS §

I, MARCIAL RAMIREZ, MANAGING MEMBER OF MADM, LLC, HEREBY CERTIFY THAT MADM, LLC IS THE OWNER OF THE PROPERTY SHOWN HEREON, FREE OF ALL LIENS, THAT WE HAVE HAD SAID PROPERTY SURVEYED AS SHOWN 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.

MADM, LLC
BY: ITS SOLE MANAGING MEMBER

MARCIAL RAMIREZ

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THIS THE ____ DAY OF _____, 2026.

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 ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.
THIS THE ____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
INTERIM ASST. CITY MANAGER

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

XREF: base

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

DATE

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 12th DAY OF MAY, 2026.

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

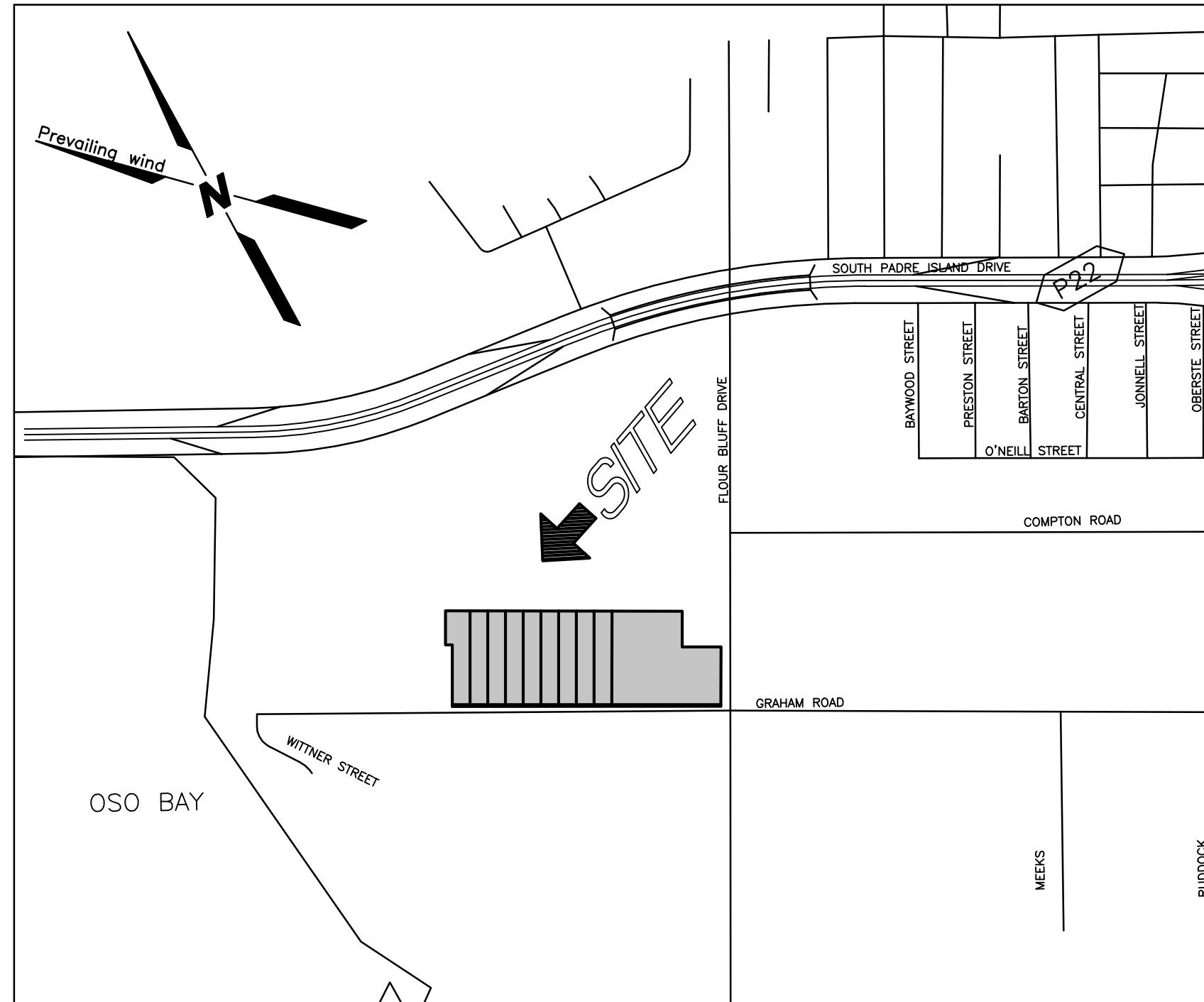
PLAT OF:

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LEGEND

- | | |
|--------------|---|
| I.R. | IRON ROD |
| 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 |



LOCATION MAP
SCALE: 1"=800'

STATE OF TEXAS §
COUNTY OF NUECES §

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
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PUBLIC HEALTH ENGINEER

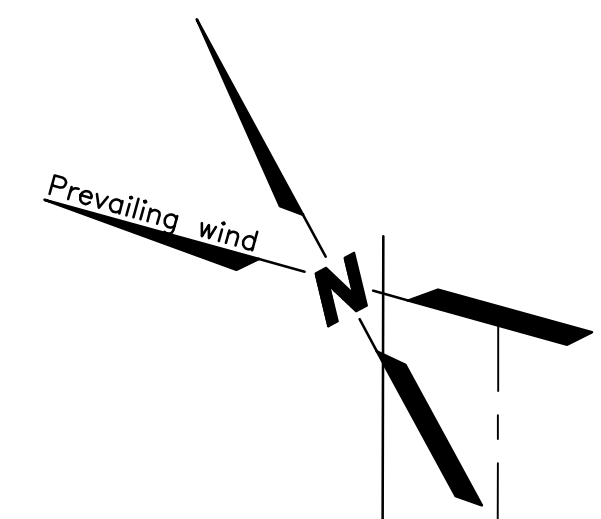
PREPARED BY

BASS & WELSH ENGINEERING

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

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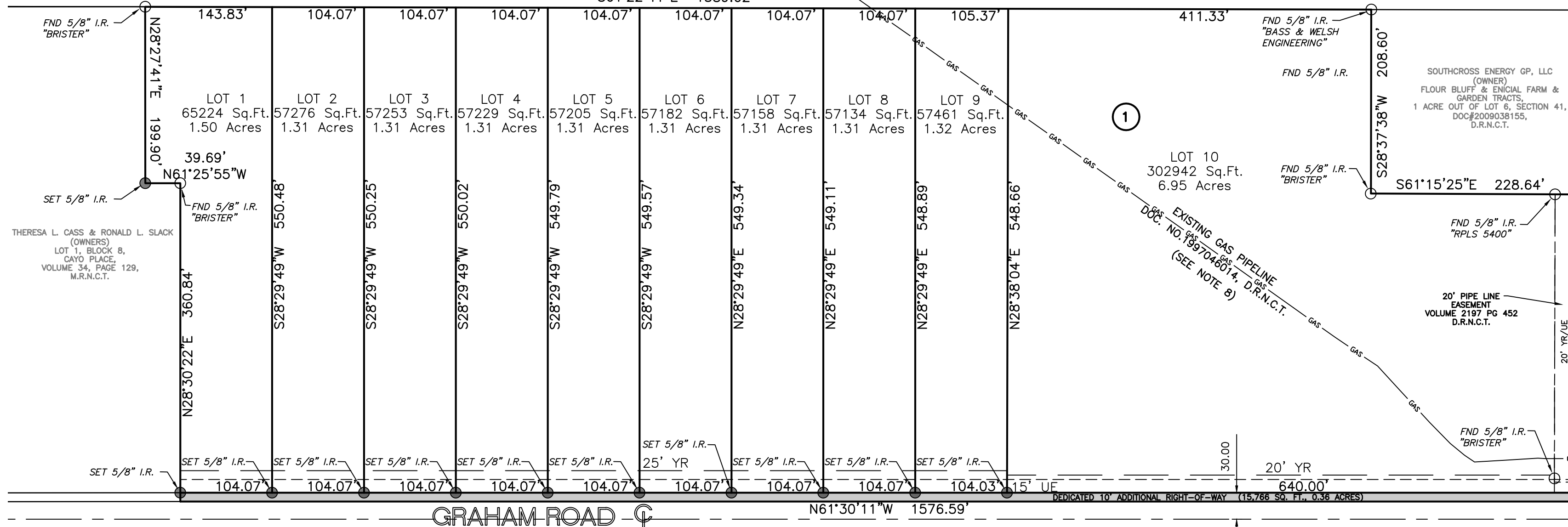
PLOTS SCALE: 1:1
DRAWING NO: 22017
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S61°22'41"E 1389.02'



XREF: base

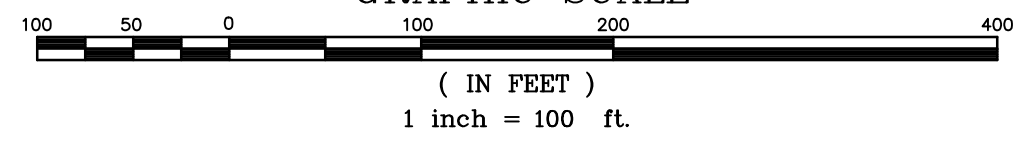
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GRAHAM ROAD

GRAPHIC SCALE



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