



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, August 20, 2025

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Commissioner Miller (8.6.2025 meeting)

IV. Approval of Minutes: August 6, 2025 Meeting Minutes

1. [25-1326](#) Planning Commission Meeting Minutes DRAFT 8.6.2025

Attachments: [8.6.25 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence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. Plat

2. [25-1364](#) PL8653
FINAL- Corpus Christi Holly Addition
Lot 2 and 2A Block 1
(11.86 Acres)

(District 5) Generally located at 2101 Rodd Field Road, west of Rodd Field Road and South of Holly Road.

Attachments: [PL8653CorpusChristiHollyAddCoverTab](#)
[PL8653ClosedCommentReport](#)
[PL8653LatestPlat](#)

B. Time Extension

3. [25-1361](#) 23PL1016
FINAL - Graham Estates
(20.00 acres)

(District 3) Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Attachments: [23PL1016 Time Extension2 Cover Tab 2025](#)
[200030 - PLAT - GRAHAM ESTATES](#)
[23PL1016 Time Extension Request](#)

VI. Public Hearing: Discussion and Possible Action (Items C & D)

The following Public Hearing items will be considered individually

C. Time Extension

4. [25-1362](#) 22PL1001
FINAL - The Villa PUD
(2.35 acres)

(District 4) Generally located on the northeast side of Granada Drive and west of Leeward Drive.

Attachments: [22PL1001 ime Extension Cover Tab 2025](#)
[The Villas PUD R1 7-21-22](#)
[22PL1001 2025 Time Extension Request2](#)

D. Proposed FY2025-2026 Capital Improvement Budget

5. [25-1325](#) Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

Attachments: [Agenda Memo Aug 20 FY2025-2026 Proposed Capital Budget](#)
[FY2026 Proposed Capital Budget Presentation Final](#)

VII. Director's Report

6. [25-1346](#) UDC Amendments Briefing-Legislative Actions

Attachments: [2025 UDC Amendments Briefing-Legislative](#)

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@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, August 6, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

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

Commissioner Mandel made a motion to approve the absence of Chairman York. Commissioner Teichelman seconded. Vote: All Aye. Motion passed

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

Commissioner Budd made a motion to approve the meeting minutes from July 23, 2025, as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passed.

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

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

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

Vice Chairman Salazar-Garza opened nominations for Chair and Vice Chairman.

A motion was made by Commissioner Munoz to nominate Commissioner Mandel for Vice Chairman, seconded by Commissioner Budd. The Vote: All Aye. The motion passed.

A motion was made by Commissioner Hedrick to nominate Vice Chairman Salazar-Garza for Chairman, seconded by Commissioner Cantu. The Vote: All Aye. The motion passed.

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

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

The Technical Review Committee recommends Approval. Recordation is pending

satisfactory completion of UDC Review Criteria for 3.8.5.D.

Andrew Dimas, Development Services introduced items 4, 5, 6, 7, 8, & 9 into record and staff recommend approval for the appeal and time extensions.

Andrew Dimas, Development Services introduced items 10 & 11 into record and staff recommend approval for the rezoning request.

Commissioner Munoz asked to pull item 10 from the consent agenda.

Chairman Salazar-Garza opened the floor for questions/comments on items 4, 5, 6, 7, 8, & 9 due to Commissioner Hedrick abstaining.

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

Vice Chairman Mandel made a motion to approve consent agenda items 4, 5, 6, 7, 8, & 9 as presented by staff. Commissioner Munoz seconded. Vote: All Aye. Motion passes.

Chairman Salazar-Garza opened the floor for questions/comments on items 2, 3 and 11.

Commissioner Hedrick asked what the width of the street needs to be for the PUD.

Andrew Dimas stated it would be in the 22 ft range. Commissioner Hedrick asked if the setbacks would be 5 ft for the rear yard and Andrew Dimas stated that was correct.

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

Commissioner Munoz made a motion to approve consent agenda items 2, 3 and 11. as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

Andrew Dimas presented item 10 due to being pulled from consent agenda. The Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential. The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The current zoning district allows the uses proposed by the applicant, as does the "CG-2" General Commercial District, however, it would permit more intense commercial development, including bars/nightclubs, mini storage, and car dealerships, to take place. The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment. Where located, the site would allow a "CG-2" District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road. Staff recommends denial.

Chairman Salazar-Garza opened the floor for questions/comments on item 10.

Commissioner Cantu asked if the owner gave indication of why they were placing this zoning request. Andrew Dimas stated they are trying to get the "CG-2" District so they can have widest marketable types of uses. Commissioner Hedrick asked how large the tract is. Andrew Dimas stated 3.3 acres with the depth being 280 ft to 300 ft.

Commissioner Hedrick stated based on the "CG-2" District zoning if a bar was allowed, would there have to be a fencing or sound barrier installed. Andrew Dimas stated the barrier would need to be installed if the property meets certain criteria: drive thru lane, delivery lane, and or service loading or unloading area.

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

Commissioner Munoz made a motion to approve staff's denial for item 10 as presented by staff. Commissioner Budd seconded. Vote: All Aye. Motion passes.

A. Plats

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

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

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

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

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

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

B. Plats- Appeals and Time Extensions

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

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

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

5. [25-1239](#) PL8227
FINAL - Viridian Phase II
Lots 32-48, 186-197, and 228-258 (15.60 acres)

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

Attachments: [PL8227 Appeal and Time Extension](#)
[PL8226 Expiration Determination \(003\)](#)
[Mirabella 12-Month Extension Request](#)
[PL8227 Final Plat.crdownload](#)

6. [25-1241](#) PL8229
FINAL - Valencia Phase I
Lots 1-24, 104-110, Common Areas (10.59 acres)

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

Attachments: [PL8229 Appeal and Time Extension](#)
[PL8226 Expiration Determination \(004\)](#)
[Mirabella 12-Month Extension Request](#)
[PL8229 Final Plat.crdownload](#)

7. [25-1242](#)

PL8231

FINAL - Valencia Phase II

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

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

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

8. [25-1244](#)

PL8230

FINAL - Ventanas Phase I

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

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

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

9. [25-1245](#)

PL8228

FINAL - Ventanas Phase II

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

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

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

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

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

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

11. [25-1233](#)

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

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

VII. Presentation: Finance Department**12. [25-1262](#)**

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

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

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

Chairman Salazar-Garza opened for questions. Commissioner Hedrick asked about improving sidewalks or adding sidewalks to the areas that did not have them previously. Pena stated in the budget allows for ADA improvements and upgrades based on previous damage.

Commissioner Mandel asked regarding the voting on the proposed budget in two week is affected by the 30 day hold on the inner harbor desal project. Kamil Taras, Assistant

Director of CCW Finance & Administration, stated the PC recommendations would be based on what has been presented at this time.

Chairman Salazar-Garza stated there would be more questions at the next meeting. She stated there was a lot to overview to make recommendations to the City Council.

Amy Cowley stated any questions can be emailed to any of the Finance staff prior to next meeting if needed.

VIII. Director's Report: None

IX. Future Agenda Items: None

X. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:06 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 20, 2025**

PL8653

Final - Corpus Christi Holly Addition

Lot 2 and 2A Block 1

(11.86 Acres)

(District 5). Generally located at 2101 Rodd Field Road, west of Rodd Field Road and South of Holly Road.

Zoned: CG-2

Owner: Yasmin Investments LLC

Surveyor: CEI Engineering

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

**Merged Document Report****Application No.: PL8653**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
34190 FP 8-12-2025.pdf

Comment Author Contact Information:

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

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
31	P001	Note	Alex Harmon : DS	Closed	The section of easement that has the forcemain should be shown as private easement and defined separately from the public easement	
32	P001	Note	Alex Harmon : DS	Closed	Update easement information to what was recorded in 2025.	
34	P001	Note	Mark Zans : DS	Closed	Correct acreage being platted. NOT 1.40 Acres.	
35	P001	Note	Mark Zans : DS	Closed	Remove Michael York as Chairman. Leave blank for right now	
36	P001	Note	Mark Zans : DS	Closed	Plat is a final plat.	
37	P001	Note	Mark Zans : DS	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 8/6/2025. The deadline for revisions to be submitted is 7/28/2025	
38	P001	Note	Mark Zans : DS	Closed		
39	P001	Note	Mark Zans : DS	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.	
40	P001	Note	Mark Zans : DS	Closed	Correct acreage being platted. NOT 1.40 Acres.	
41	P001	Note	Mark Zans : DS	Closed	Label this area as Lot2A	
42	P001	Note	Mark Zans : DS	Closed	Place Block number in this open area.	
43	P001	Note	Mark Zans : LD	Closed	The 2nd submittal has been reviewed and per the GIS IT team the plat does not close to engineering standards. Please resubmit a plat drawing that would be submittal #3 with the plat closing acceptable to the GIS team.	

STATE OF TEXAS
COUNTY OF NUECES

I, _____, 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 PLATFOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, 2025.

BY:

MANAGING MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES 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 _____ DAY OF _____, 2025.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, 2025.

MICHAEL DICE, 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 FORGOING MAP DATED THE _____ DAY OF

_____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____,

2025 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 COURPUS CHRISTI,

TEXAS. THIS THE _____ DAY OF _____, 2025.

DOCUMENT NO: _____

KARA SANDS, COUNTY CLERK

DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

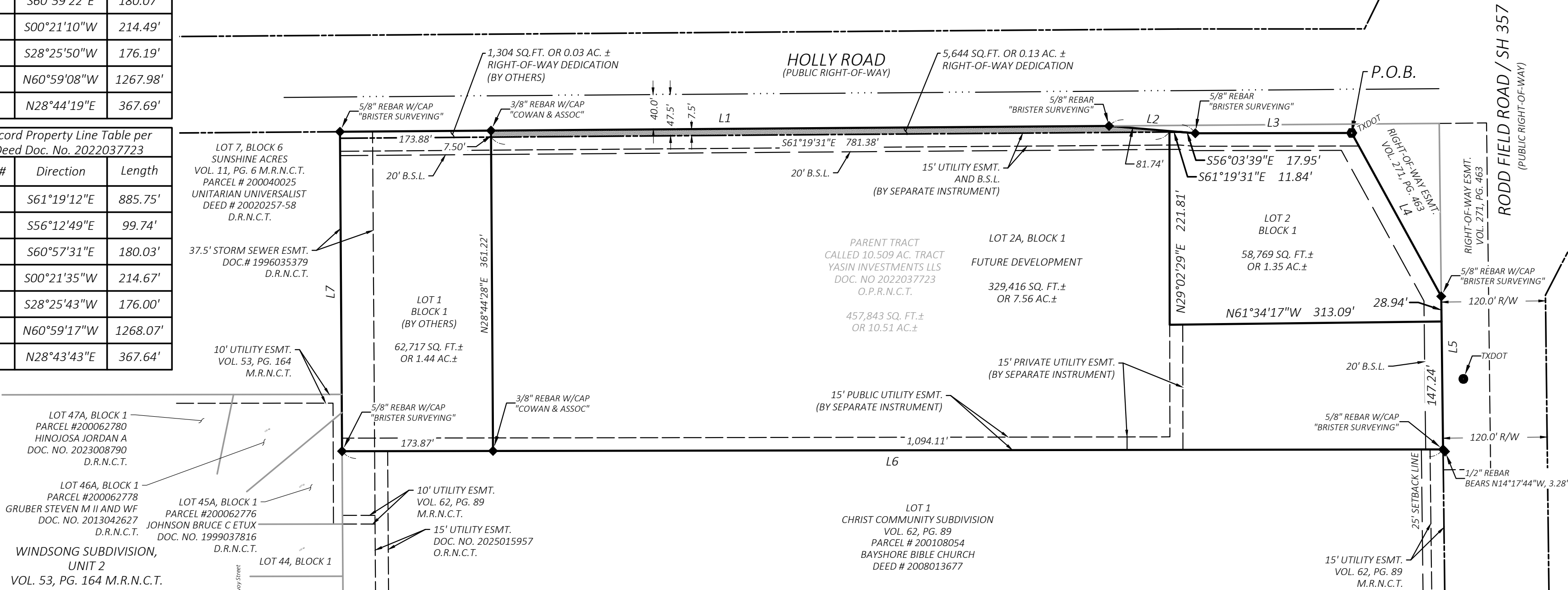
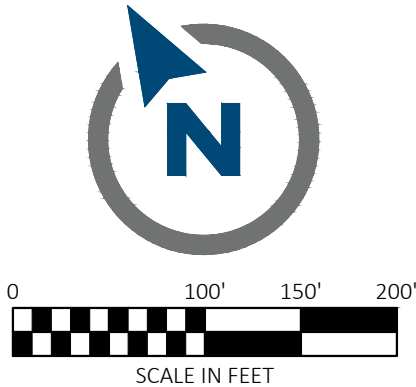
I, JAMES G. TEMPLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON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

JAMES G. TEMPLE, REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 6296

Property Line Table		
Line #	Direction	Length
L1	S61°19'31"E	885.69'
L2	S56°03'39"E	99.69'
L3	S60°59'22"E	180.07'
L4	S00°21'10"W	214.49'
L5	S28°25'50"W	176.19'
L6	N60°59'08"W	1267.98'
L7	N28°44'19"E	367.69'

Record Property Line Table per Deed Doc. No. 2022037723		
Line #	Direction	Length
L1	S61°19'12"E	885.75'
L2	S56°12'49"E	99.74'
L3	S60°57'31"E	180.03'
L4	S00°21'35"W	214.67'
L5	S28°25'43"W	176.00'
L6	N60°59'17"W	1268.07'
L7	N28°43'43"E	367.64'

Legend	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Center Line
	Easement Line
	Setback Line
	Found Monument (As Noted)
	Found Aluminum Cap (As Noted)



PLAT NOTES CONTINUE:

- TOTAL PLATTED AREA INCLUDING LOTS AND RIGHT-OF WAYS DEDICATION CONTAINS 9.04 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH 4205, SURVEY FEET, SITE ELEVATION DATUM IS NAVD 88.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" USE.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
- 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).
- 15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE DEDICATED BY SEPRATE INSTRUMENTS.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 20, 2025**

23PL1016

FINAL – Graham Estates

(20.00 acres)

(District 3): Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Owner: Superior N & R Development LLC

Surveyor: Munoz Engineering

In this second extension request, the applicant states, “the reason for this request is that, due to current economic uncertainties, we have not yet been able to secure the necessary financing to proceed.” Public Improvements (PI8042) have been approved, and the current status is “Release for Construction.”

The Planning Commission originally approved the above Final plat on September 22, 2023, with the first-time extension approved on October 2, 2024. This request is for a 12-month extension. If approved, the new expiration date would be August 20, 2026 – twelve months from the date of the Planning Commission’s approval of the extension. Staff recommends **approval**.

FINAL PLAT OF GRAHAM ESTATES

BEING A FINAL PLAT OF A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF _____ §

SUPERIOR N&R DEVELOPMENT, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP; THAT ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS DAY OF _____, 20_____.

NADAR KARAM
PRESIDENT

RICK MOSTAGASHI
PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NADAR KARAMI PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE IS MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF _____ §

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

NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF NUECES §

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
THIS DAY OF , 20 .

RONALD E. BRISTER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5407

STATE OF TEXAS §
COUNTY OF _____ §

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

BY:

STATE OF TEXAS §
COUNTY OF _____ §

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

NOTARY PUBLIC

STATE OF TEXAS §
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 _____, 20____.

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 _____, 20____.

KAMRAN ZARGHOUN
CHAIRMAN

AL RAYMOND, III, AIA
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 _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED IN VOLUME _____, PAGE _____. MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 20____.

DOCUMENT NO. _____

KARA SANDS - COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____ DEPUTY _____

PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

●	PROPERTY CORNER	—(C)—	FOUND 5/8-INCH RE-BAR
⊙	FOUND 1/2-INCH IRON PIPE	—(P)—	FOUND 1-INCH IRON PIPE
○	SET 5/8" DIAMETER BY 18 INCH	—(B)—	BLOCK IDENTIFICATION

LONG RE-BAR

_____	ADJACENT BOUNDARY LINE	_____
_____	ADJACENT PROPERTY LINE	_____
_____	ADJACENT ROW CENTER LINE	_____
- - - - -	ADJACENT EASEMENT	- - - - -
_____	ADJACENT YARD REQUIREMENT	_____
- - - - -	FEMA BOUNDARY LINE	_____

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	AE - PUBLIC ACCESS EASEMENT	PAE - PRIVATE ACCESS EASEMENT
VOL - VOLUME	DE - PUBLIC DRAINAGE EASEMENT	PDE - PRIVATE DRAINAGE EASEMENT
PG - PAGE	UE - PUBLIC UTILITY EASEMENT	PUE - PRIVATE UTILITY EASEMENT
LT - LOT	WE - PUBLIC WATER EASEMENT	PWE - PRIVATE WATER EASEMENT
AC - ACRE	WWE - PUBLIC WASTEWATER EASEMENT	PWWE - PRIVATE WASTEWATER EASEMENT
SFT - SQUARE FEET	EE - ELECTRICAL EASEMENT	FEMA - FEDERAL EMERGENCY
ROW - RIGHT-OF-WAY	TE - TEMPORARY EASEMENT (SEE NOTES)	MANAGEMENT AGENCY
NB - NON-BUILDABLE	D - LOT DRIVEWAY LOCATION	RPLS - REGISTERED PROFESSIONAL
YR - YARD REQUIREMENT	GR - GARAGE SET BACK REQUIREMENT	LAND SURVEYOR
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		LSLS - LICENSED STATE LAND SURVEYOR
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		PE - PROFESSIONAL ENGINEER
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

FINAL PLAT OF

GRAHAM ESTATES

20,000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENGINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41 - 43. MAP RECORDS OF NUECES COUNTY, TEXAS

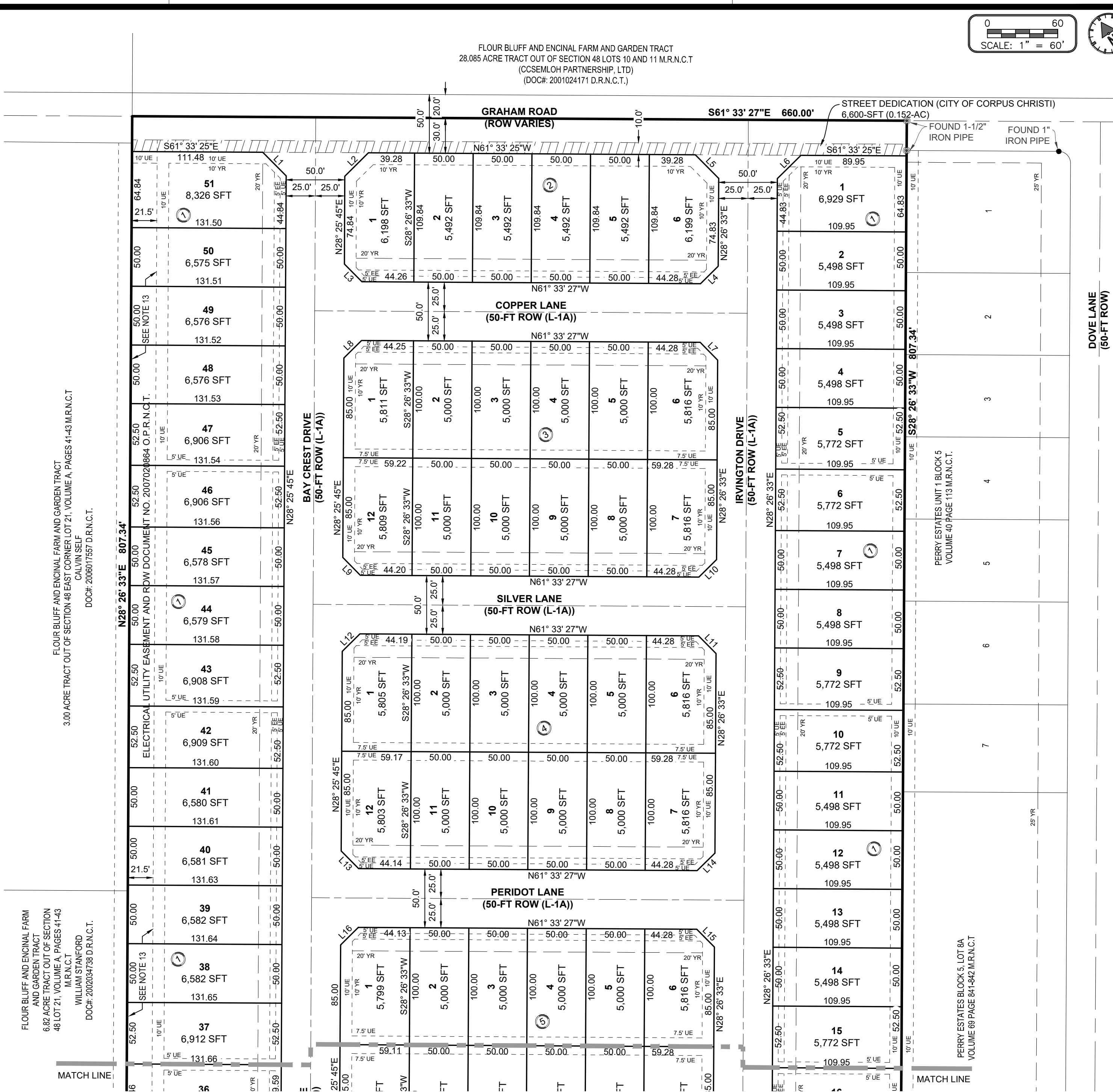
NUECES COUNTY, TEXAS

PAG

1 OF 3

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	28.29'	S16° 33' 49.85"E
L2	28.28'	S73° 26' 10.15"W
L3	21.22'	N16° 33' 50.81"W
L4	21.21'	N73° 26' 33.00"E
L5	28.28'	N16° 33' 26.05"W
L6	28.28'	S73° 26' 33.95"W
L7	21.21'	S16° 33' 27.00"E
L8	21.21'	S73° 26' 09.19"W
L9	21.22'	N16° 33' 50.81"W
L10	21.21'	S73° 26' 33.00"W
L11	21.21'	S16° 33' 27.00"E
L12	21.21'	S73° 26' 09.19"W
L13	21.22'	N16° 33' 50.81"W
L14	21.21'	S73° 26' 33.00"W
L15	21.21'	S16° 33' 27.00"E
L16	21.21'	S73° 26' 09.19"W
L17	21.22'	N16° 33' 50.81"W
L18	21.21'	S73° 26' 33.00"W
L19	21.21'	S16° 33' 27.00"E
L20	41.40'	N30° 19' 17.61"E
L21	47.53'	N80° 26' 53.38"E

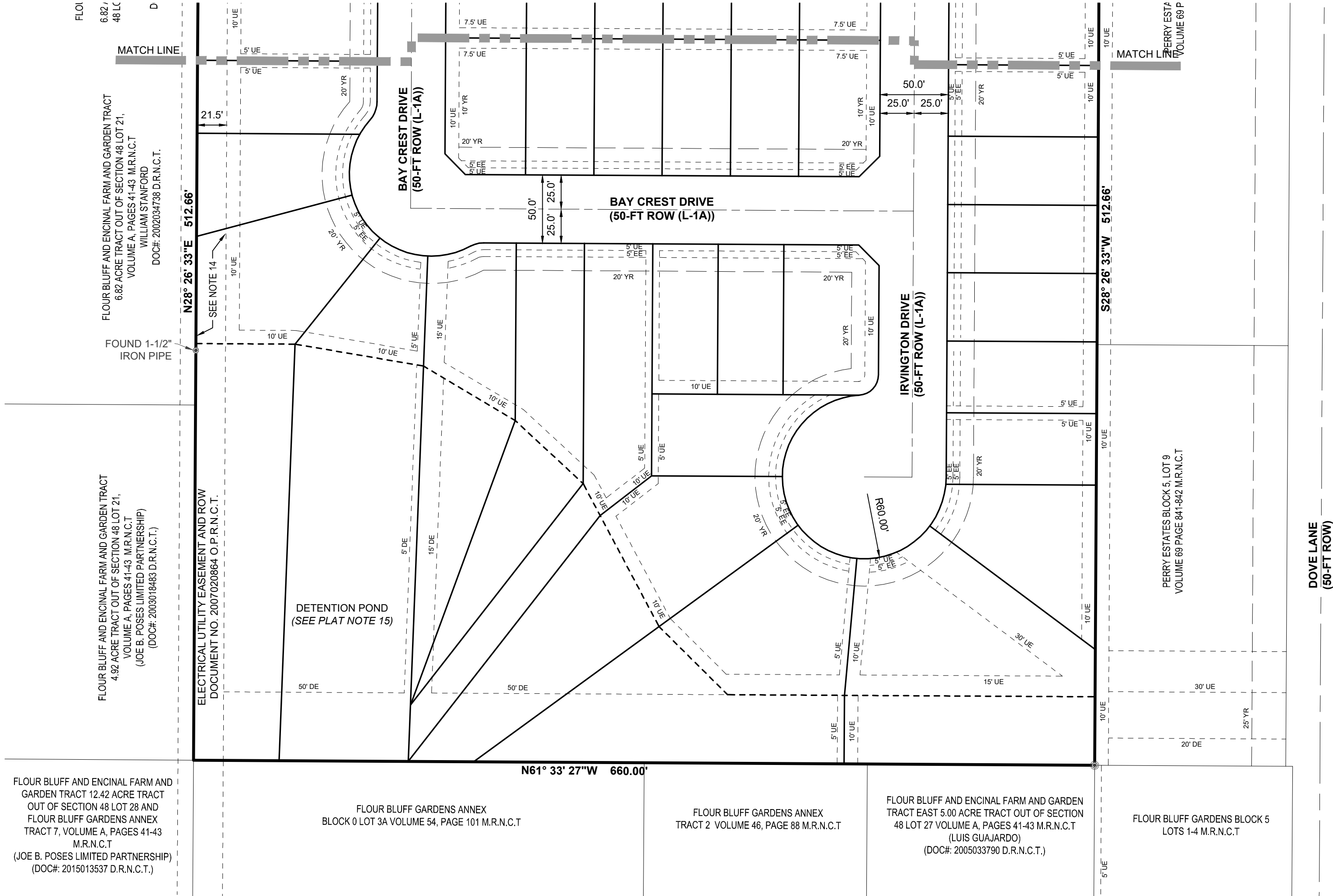
CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	14.45'	20.00'	41.41'	N49° 08' 03"E	14.14'
C1	5.14'	60.00'	4.91'	N30° 53' 48"E	5.14'
C2	33.11'	60.00'	31.61'	N49° 09' 28"E	32.69'
C3	61.08'	60.00'	58.33'	S85° 52' 11"E	58.48'
C4	50.92'	60.00'	48.62'	S32° 23' 31"E	49.40'
C5	38.11'	60.00'	36.40'	S10° 07' 03"W	37.48'
C6	90.38'	60.00'	86.30'	S71° 28' 03"W	82.07'
C7	22.56'	15.00'	86.18'	N71° 31' 52"E	20.49'
C8	10.11'	20.00'	28.96'	N76° 02' 06"W	10.00'
C9	32.49'	60.00'	31.02'	S75° 00' 03"E	32.09'
C10	38.13'	60.00'	36.41'	S41° 17' 03"E	37.49'
C11	38.11'	60.00'	36.40'	S4° 52' 54"E	37.48'
C12	46.16'	60.00'	44.08'	S35° 21' 13"W	45.03'
C13	13.03'	60.00'	12.45'	S63° 36' 55"W	13.01'



- PROPERTY OWNER:
SUPERIOR N&R DEVELOPMENT, LLC
- DEVELOPER:
SUPERIOR N&R DEVELOPMENT, LLC
- ENGINEER:
MUNOZ ENGINEERING, LLC
THOMAS B. TIFFIN, PE TXPE# 111733
- SURVEYOR:
BRISTER SURVEYING, LLC
RONALD BRISTER, RPLS TXRPLS# 5407
- LOT INFORMATION:

SINGLE-FAMILY =	93 LOTS	15.494 ACRES
MULTI-FAMILY =	0 LOTS	0.000 ACRES
COMMERCIAL =	0 LOTS	0.000 ACRES
INDUSTRIAL =	0 LOTS	0.000 ACRES
PUBLIC DEDICATION =	1 LOTS	4.506 ACRES
TOTAL =	94 LOTS	20.000 ACRES
- PUBLIC STREET INFORMATION:
L1-A = 50-FT ROW = 3,495 CENTER LINE LINEAR FEET
- PHASING:
THIS IS A SINGLE PHASE DEVELOPMENT

- TOTAL PLATTED AREA CONTAINS 20.000 ACRES OF LAND, INCLUDING RIGHT-OF-WAYS, STREET DEDICATION, AND EASEMENTS.
- FEMA INFORMATION
EFFECTIVE:
PLOTING THE PROPERTY BY SCALE ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48355C0545G, MAP REVISED OCTOBER 13, 2022, INDICATES THE PROPERTY IS LOCATED IN FLOOD ZONE X.
THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
- RECEIVING WATERS
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- FOUND CORNERS ARE INDICATED WITH INFORMATION REGARDING THE CORNER.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE UTILITY EASEMENTS WHEN INDICATED ON ANY LOT ARE TO BE OWNED BY THE HOA INDICATED IN THESE NOTES, IF AN HOA IS NOT INDICATED, THEN THE EASEMENT IS TO BE OWNED BY THE PROPERTY OWNER THAT THE EASEMENT IS ON.
- ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMER, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S).
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- NO PRIVATE DRIVEWAY ACCESS IS ALLOWED TO GRAHAM ROAD FROM BLOCK 1, LOT 1 AND 51, BLOCK 2, LOT 1 - 6.
- NO PERMANENT STRUCTURES WILL BE CONSTRUCTED WITHIN THE LCRA EASEMENT. ANY IMPROVEMENT OR ACTIVITY WITHIN THE LCRA EASEMENT REQUIRES PRIOR LCRA APPROVAL.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 CONTAIN A PORTION OF THE NATURAL LAKE, THE AREA INDICATED IS A NON-BUILDABLE AREA WITH THE EXCEPTION OF DOCKS THAT ARE LOCATED NO FURTHER THAN 30-FEET BEYOND THE EDGE OF THE NORMAL-WATER LEVEL AND THE DECK SURFACE IS NO GREATER THAN 2-FEET ABOVE THE HIGH-WATER LEVEL. MAXIMUM HEIGHT OF ANY STRUCTURE IS 12-FEET ABOVE THE DECK SURFACE. LAKE EDGE ALONG THE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER. AREA INDICATED MAY NOT BE FILLED OR ALTERED THAT WILL PREVENT THE AREA FROM HOLDING WATER. THE HATCHED AREA SHALL ALSO BE A PRIVATE ACCESS EASEMENT THAT IS ACCESSIBLE BY BLOCK 1, LOT 23, 24, 25, 30 - 34.
- BLOCK 1, LOT 23, 24, 25, 30 - 34 ARE CONTAIN A PORTION OF THE NATURAL LAKE WHICH MAY AFFECT THE LOT IN NUMEROUS WAYS THAT MAY MAKE PORTIONS OF THE LOT UNUSABLE AND MAY AFFECT THE LAKE EDGE. THESE AFFECTS ON THE LOT SHALL NOT CREATE LIABILITY ON THE PART OF SUPERIOR N&R DEVELOPMENT, LLC, THE ENGINEER, THE SURVEYOR, CITY OF CORPUS CHRISTI, LIEN HOLDER(S) AND ALL EMPLOYEES, SHARE HOLDERS, AFFILIATES, SUBSIDIARIES, ETC.
- THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FACILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.



FINAL PLAT OF

GRAHAM ESTATES

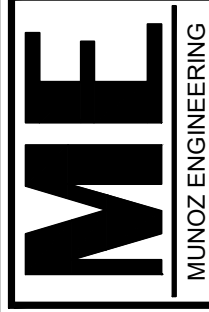
A 20.000 ACRE TRACT OF LAND DESCRIBED AS BLOCK FORTY-EIGHT, LOT TWENTY-TWO FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS SHOWN ON MAP VOLUME A PAGE 41- 43, MAP RECORDS OF NUECES COUNTY, TEXAS

NUECES COUNTY, TEXAS

PAGE

3 OF 3

MUNOZ ENGINEERING



MUNOZ ENGINEERING
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



Brister Surveying

4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpuswbcc.com
Firm Registration No. 10072800

ENGINEER
THOMAS TIFFIN, PE
SURVEYOR
RONALD BRISTER, RPLS
OWNER
SUPERIOR N&R
ENGINEER PID SURVEYOR PID
2005033790 361-850-1800
DT RD BY APD BY
TT RB TT
DRAWING DATE
4/13/2023

Dear Mr. Zans,

I hope this message finds you well.

On behalf of Superior N & R Development Inc., located at 4833 Saratoga Blvd, PMB 423, Corpus Christi, TX 78413, I am respectfully requesting an extension of the expiration date for the **Graham Estates Final Plat** – 20 acres (Case No. 23PL1016).

We are requesting that the expiration date be extended from **September 20, 2025** to **September 20, 2026**. The plat is approximately 20 acres and is located on Graham Rd.

The reason for this request is that, due to current economic uncertainties, we have not yet been able to secure the necessary financing to proceed.

We appreciate your consideration of this request. Please let me know if any additional information or documentation is needed, and kindly advise where we may deliver any required payment.

Thank you for your time and assistance.

Superior N & R Development LLC
4833 Saratoga Blvd. PMB 423
Corpus Christi, TX 78413

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 20, 2025**

22PL1001

FINAL – The Villa PUD

(2.35 acres)

(District 4): Generally located on the northeast side of Granada Drive and west of Leeward Drive.

Owner: SuperElite LLC

Surveyor: Urban Engineering

In this second time extension request, the applicant states, “the developer is currently dealing with budget constraints and delays with financing.”

Public improvements associated with this plat were initially submitted as part of the original application in 2018. Following six approved time extensions, the seventh extension request was denied, requiring the applicant to file a new plat application. As the public improvements are now considered expired, no significant progress toward their completion has been recognized.

The Planning Commission originally approved the above Final plat on August 23, 2023, with the first-time extension approved on July 31, 2024. This request is for a 12-month extension. If approved, the new expiration date would be August 20, 2026 – twelve months from the date of the Planning Commission’s approval of the extension.

Notes:

1. Total platted area contains 2.35 Acres of Land.
2. The receiving water for the storm water runoff from this property is the Laguna Madre. The TCEQ has classified the aquatic life use for Laguna Madre as "exceptional" and "oyster waters". TCEQ also categorized the Laguna Madre as "contact recreation" use.
3. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
4. By graphic plotting only, this property is in Zone "A13" (EI 9) on Flood Insurance Rate Map, Community Panel No. 485464 0405 D, City of Corpus Christi, Texas, which bears an effective date of September 17, 1992 and it is in a Special Flood Hazard Area.
5. Proposed Flood Map: This property is proposed to lie within Zone "AE (EL 10)" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0755G, Nueces County, Texas, which bears a preliminary date of October 23, 2015. The Proposed FIRM Panel 48355C0755G is based on the North American Vertical Datum of 1988 (NAVD88).
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. Contours shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
8. Lot 28, Block 1 – Common Area, will be maintained by the Home Owners Association.
9. All Roads and Sanitary Sewer Lines will be private and are to be maintained by the Home Owners Association.
10. Village Drive, Lot 29 is a Private Access Easement
11. Rear setbacks are 5', front and side are 0' unless shown otherwise.
12. This subdivision shall comply will all the conditions set forth in the approved PUD (Ordinance No. 031947).
13. No private access along Granada Drive.
14. The City is allowed ingress/egress over and across Lot 29 to access the public waterline that is located within the 15' Wide Utility Easement.
15. Block 1, Lot 28 – Common Area, will be maintained by the Home Owners Association.
16. Block 1, Lot 29 – Private Access, shall be used as access and utility easement and maintained by Home Owners Association.
17. Replacement costs of private amenities within a public utility easement shall be the responsibility of the Home Owners Association.

State of Texas
County of Nueces

SuperElite, LLC, a California limited liability company, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat, with the exception of Lot 3, Block 1; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: SuperElite, LLC, a California limited liability company

By: _____
Jasbir S. Cheema, Managing Member

State of Texas
County of Nueces

This instrument was acknowledged before me by Jasbir S. Cheema, as Managing Member of SuperElite, LLC, a California limited liability company, on behalf of said limited liability company.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
The Villas PUD

being a Re-plat of Lots 33 and 38, Block 1, Padre Island – Corpus Christi Section D, a map of which is recorded in Volume 35, Pages 24 and 25, Map Records of Nueces County, Texas and Lot 34R, Block 1, The Villas of Padre, a map of which is recorded in Volume 67, Page 316, Map Records of Nueces County, Texas.

State of Texas
County of Nueces

Benjamin Lee and Euming Chong, hereby certify that they are the owners Lot 3, Block 1, as shown on the foregoing plat; that they have had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20_____.

By: _____ By: _____
Benjamin Lee, Owner Euming Chong, Owner

State of Texas
County of Nueces

This instrument was acknowledged before me by Benjamin Lee, as Owner

This the _____ day of _____, 20_____.

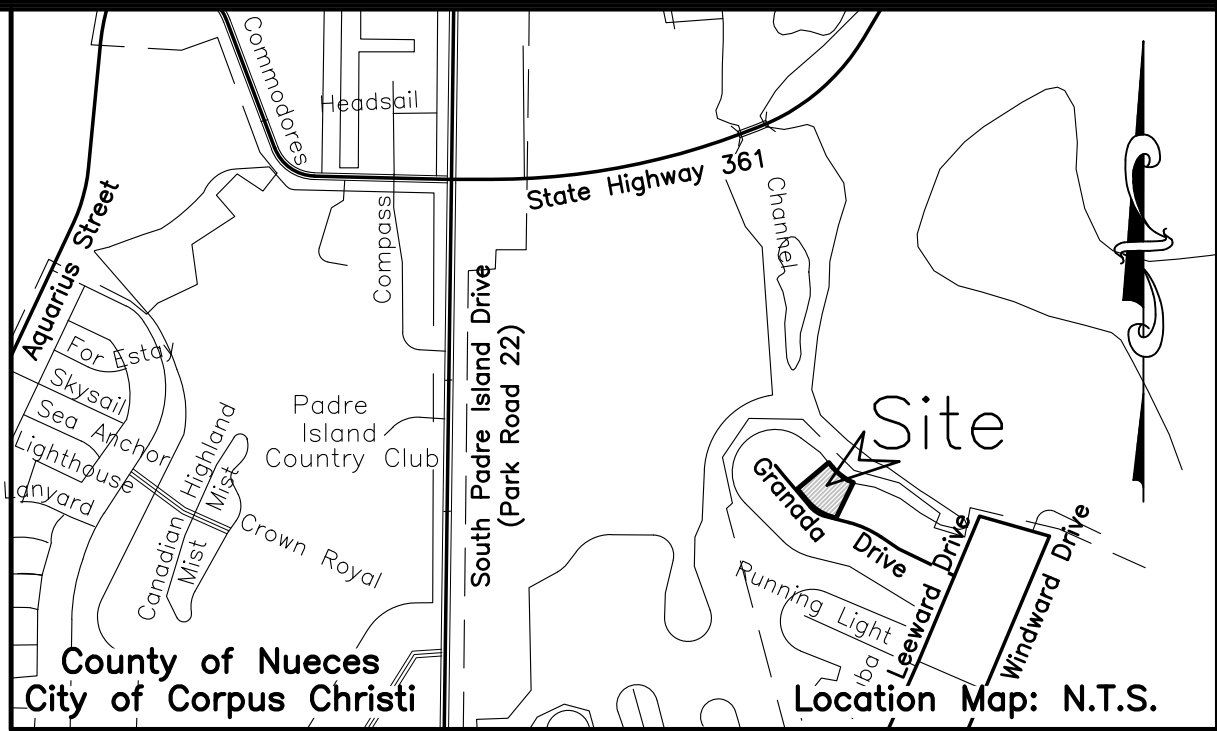
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This instrument was acknowledged before me by Euming Chong, as Owner

This the _____ day of _____, 20_____.

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 Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20_____.

Brett Flint, P.E.
Development Services Engineer

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Al Raymond, III, AIA
Secretary

Dan Dibble
Chairman

State of Texas
County of Nueces

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

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

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

State of Texas
County of Nueces

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

This the _____ day of _____, 20_____.

Dan L. Urban, R.P.L.S.
Texas License No. 4710



REVISED: July 1, 2022
DATE: Dec. 15, 2021
SCALE: 1"=30'
JOB NO.: 43122.00.00
SHEET: 1 of 2
DRAWN BY: XG
urbansurvey1@urbaneng.com

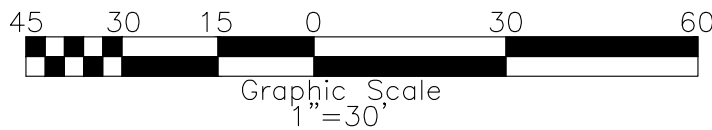
LINE	BEARING	DISTANCE
L1	N49°57'52"E	8.00'
L2	N40°02'08"W	17.12'
L3	N49°57'52"E	18.00'
L4	S49°57'52"W	18.00'
L5	N40°02'08"W	8.33'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	13°46'27"	439.68'	105.70'	53.11'	S47°42'47"E	105.45'	
C2	3°26'26"	439.68'	26.40'	13.21'	S42°32'47"E	26.40'	
C3	3°26'03"	439.68'	26.35'	13.18'	S45°59'02"E	26.35'	
C4	3°26'25"	439.68'	26.40'	13.20'	S49°25'16"E	26.40'	
C5	3°27'32"	439.68'	26.54'	13.28'	S52°52'15"E	26.54'	
C6	9°10'44"	439.68'	70.44'	35.29'	S61°07'06"E	70.36'	
C7	2°23'42"	439.68'	18.38'	9.19'	S57°43'35"E	18.38'	
C8	3°23'43"	439.68'	26.05'	13.03'	S60°37'18"E	26.05'	
C9	3°23'19"	439.68'	26.00'	13.01'	S64°00'49"E	26.00'	
C10	1°33'19"	365.71'	9.93'	4.96'	N72°45'29"W	9.93'	
C11	3°45'40"	365.71'	24.01'	12.01'	N70°05'59"W	24.00'	
C12	3°45'56"	365.71'	24.03'	12.02'	N66°20'11"W	24.03'	
C13	13°08'53"	358.29'	82.22'	41.29'	N46°36'34"W	82.04'	
C14	3°35'20"	358.29'	22.44'	11.23'	N51°23'20"W	22.44'	
C15	3°33'05"	358.29'	22.21'	11.11'	N47°49'08"W	22.20'	
C16	3°31'42"	358.29'	22.06'	11.04'	N44°16'44"W	22.06'	
C17	2°28'46"	358.29'	15.50'	7.75'	N41°16'31"W	15.50'	
C18	9°04'55"	365.71'	57.97'	29.04'	N68°59'41"W	57.91'	
C19	65°49'50"	12.00'	13.79'	7.77'	S07°07'13"E	13.04'	
C20	114°10'10"	28.00'	55.79'	43.26'	S82°52'47"W	47.01'	

$\Delta = 33^\circ 30' 00"$
 $R = 368.71'$
 $L = 215.58'$
 $T = 110.97'$
 $CB = N56^\circ 47' 08" W$
 $CL = 212.52'$

$\Delta = 26^\circ 20' 49"$
 $R = 434.93'$
 $L = 200.00'$
 $T = 101.80'$
 $CB = S53^\circ 12' 32" E$
 $CL = 198.24'$

Legend:
 ● 5/8 Inch Iron Rod, Found
 ☒ Drill Hole, Found



Plat of The Villas PUD

being a Re-plat of Lots 33 and 38, Block 1, Padre Island -
 Corpus Christi Section D, a map of which is recorded in Volume
 35, Pages 24 and 25, Map Records of Nueces County, Texas
 and Lot 34R, Block 1, The Villas of Padre, a map of which is
 recorded in Volume 67, Page 316, Map Records of Nueces
 County, Texas.



REVISED: July 1, 2022
 DATE: Dec. 15, 2021
 SCALE: 1"=30'
 JOB NO.: 43122.00.00
 SHEET: 2 of 2
 DRAWN BY: XG
 urbansurvey1@urbaneng.com

August 8, 2025

Via: email

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

Re: Time Extension Request
The Villas PUD (plat)
SuperElite
Project No. 43122.C100/0000000431

Mr. Zans:

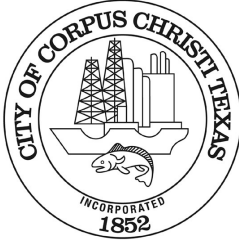
The final plat of The Villas is coming up for expiration. At this time, we, Urban Engineering, on behalf of SuperElite would like to request a time extension of twelve (12) months for the above-referenced project. The developer is currently dealing with budget constraints and delays in financing. Please feel free to call if you have any questions or comments.

Regards,

Urban Engineering



Xavier Galvan
Sr. Platting Technician
xgalvan@dccm.com



AGENDA MEMORANDUM

For the Planning Commission Meeting of August 20, 2025

DATE: August 20, 2025

TO: Honorable Planning Commission

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

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

<p style="text-align: center;">Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget</p>

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. Rudy Peña, Jr.	Capital Budget Manger	Management & Budget

OUTSIDE PRESENTER(S):

None

CAPTION:

Planning Commission recommendation of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

PURPOSE:

The purpose of this item is to obtain the Planning Commission's recommendation to the City Council of the Proposed FY2025-2026 Capital Improvement Program (CIP) Budget.

BACKGROUND:

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

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

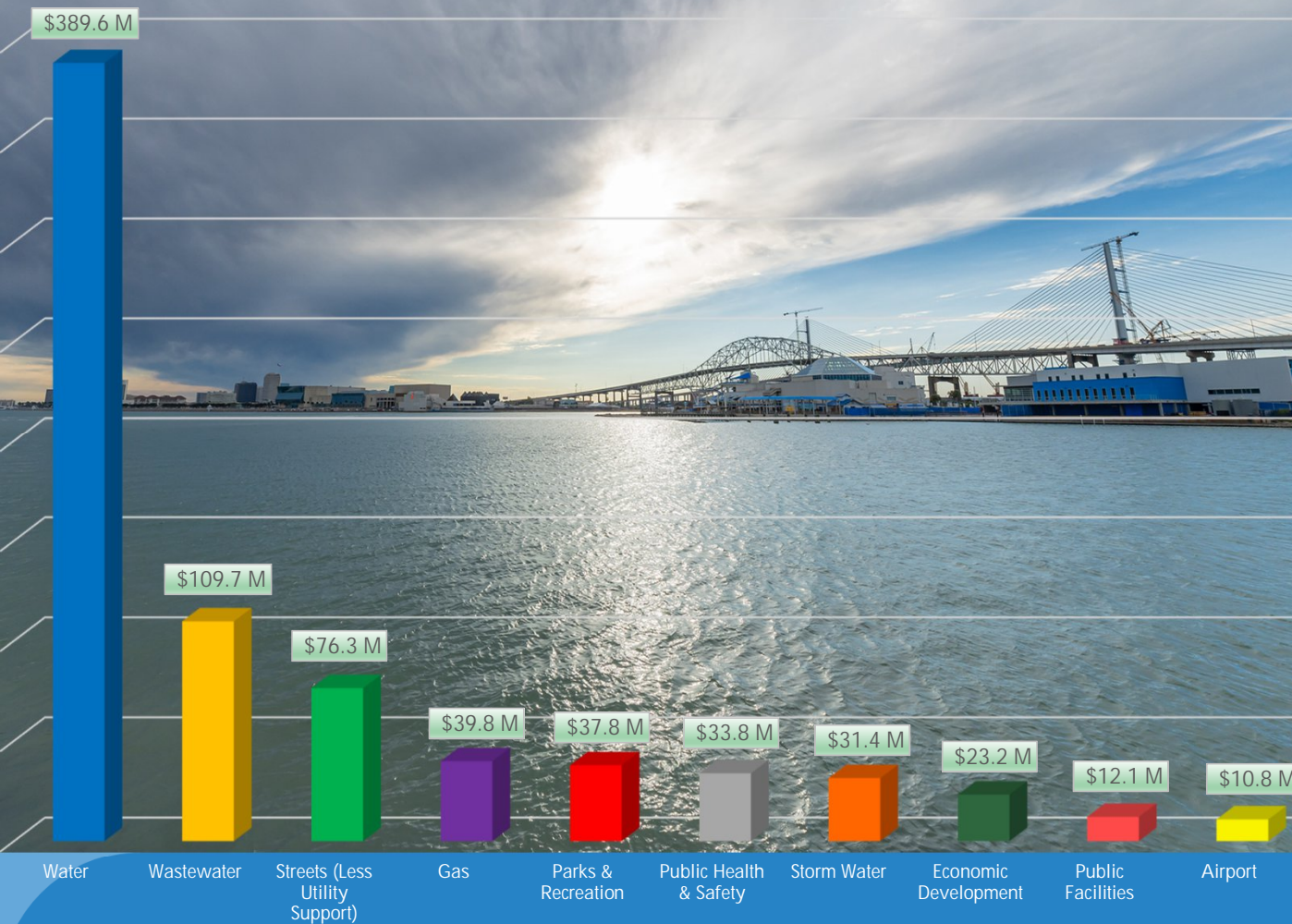
Presented by: Rudy Peña - Capital Budget Manager

FISCAL YEAR 2025-2026

**PROPOSED
CAPITAL
BUDGET**

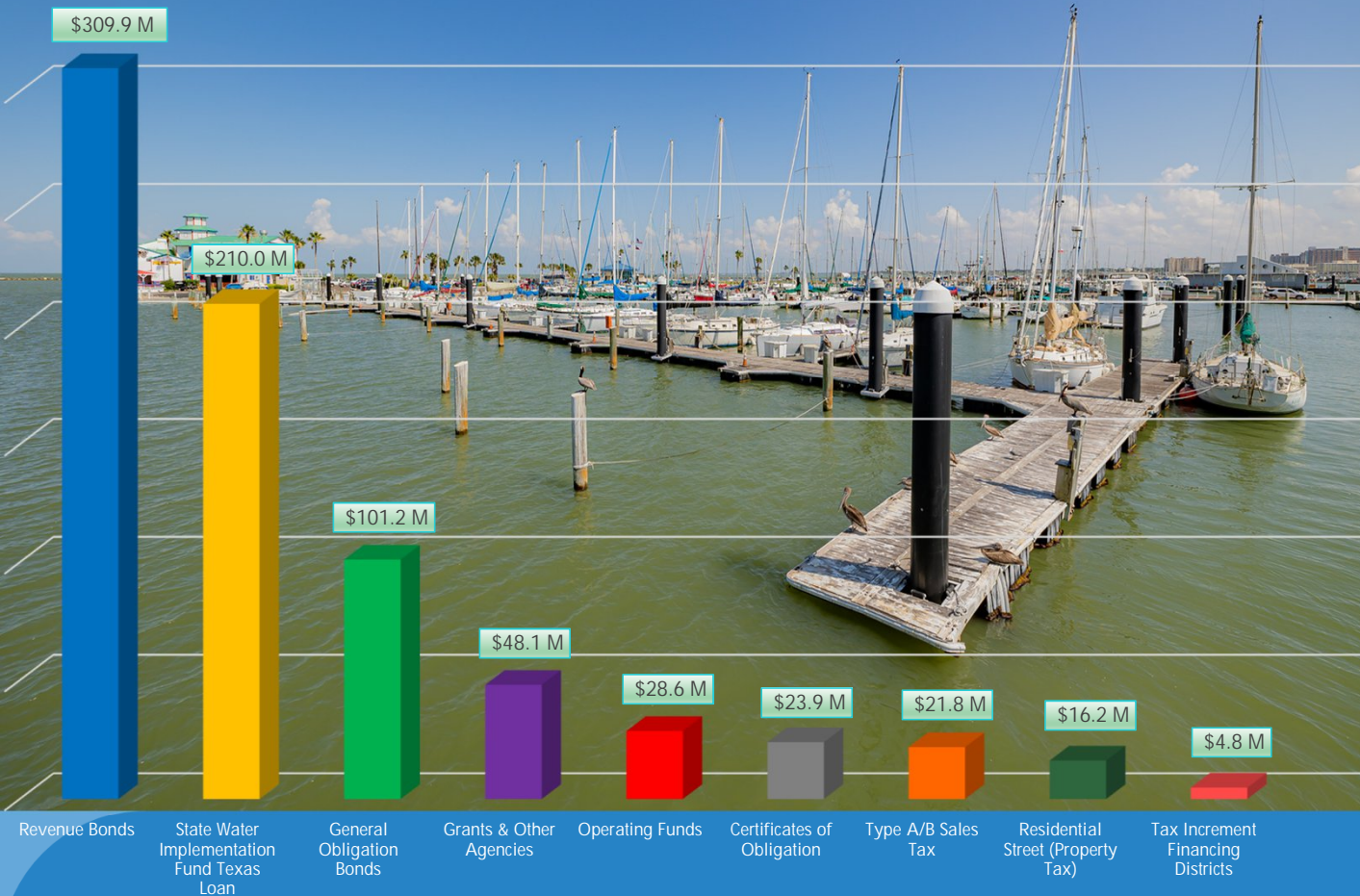


CIP Funding Use by Department



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

Funding Sources



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



CORPUS CHRISTI
INTERNATIONAL
AIRPORT

AIRPORT

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

- Airport Fund
- Federal Aviation Administration Grants



ECONOMIC DEVELOPMENT

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

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



CORPUS CHRISTI
**PARKS &
RECREATION**

PARKS & RECREATION / MARINA

PROGRAM HIGHLIGHTS:

PARKS

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

MARINA

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

FUNDING SOURCES:

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





PUBLIC FACILITIES

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

- Certificates of Obligation
- General Fund



PUBLIC HEALTH & SAFETY

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

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



STREETS

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

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



GAS

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

- Utility Revenue Bonds



STORM WATER

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

- Utility Revenue Bonds



WASTEWATER

PROGRAM HIGHLIGHTS:

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

FUNDING SOURCES:

- Grant Funds
- PAYGO
- Utility Revenue Bonds



WATER

PROGRAM HIGHLIGHTS:

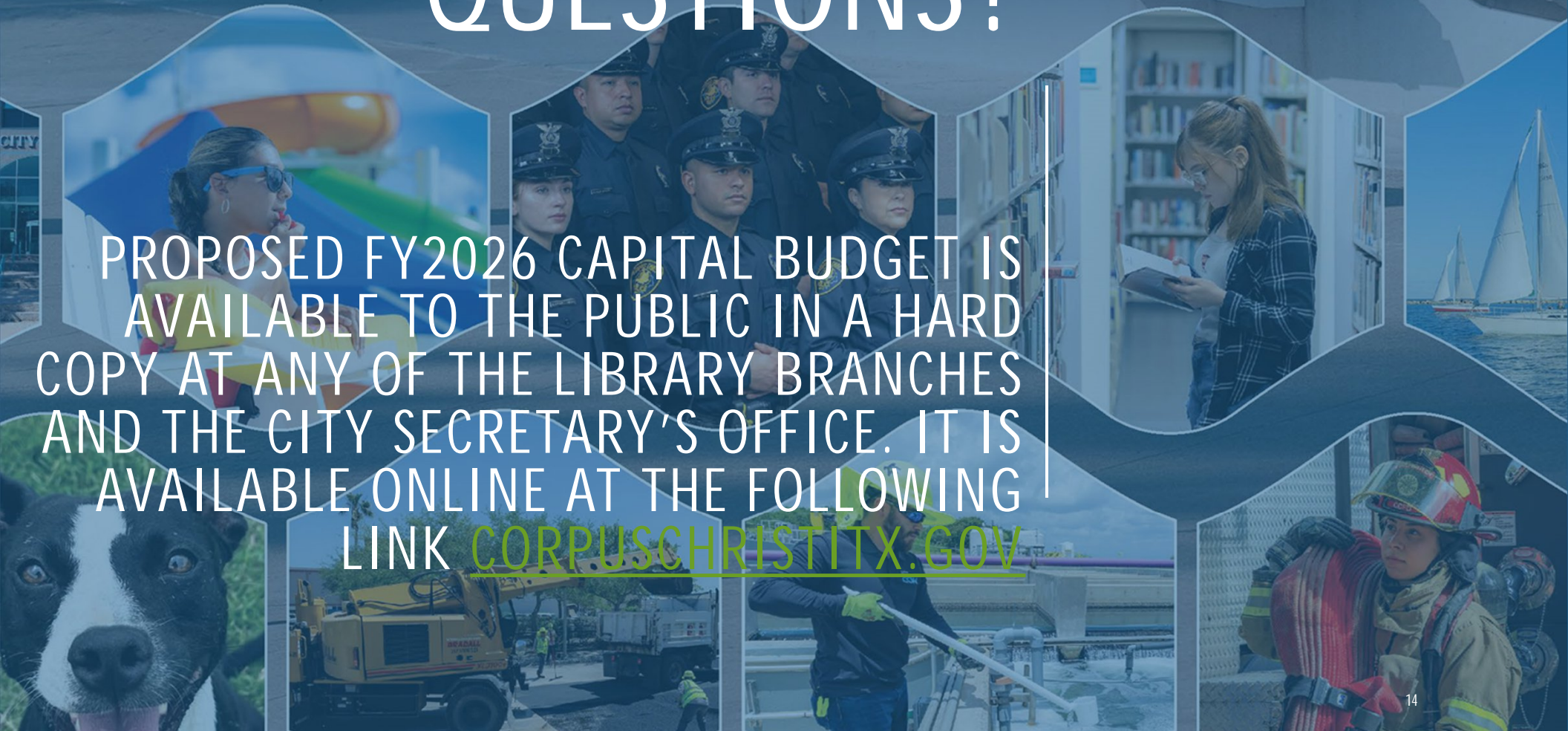
- Inner Harbor Water Treatment Campus
- Nueces County Groundwater Water Supply Program
- Mary Rhodes Pipeline Assessment & Improvement
- O.N. Stevens Site Infrastructure and Facility Improvements (WTP Chlorine System, Raw Water Influent and Chemical Facilities, Sedimentation Basin)
- City-Wide Line Repair/Replacement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

FUNDING SOURCES:

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

QUESTIONS?

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



THANK YOU

Office of Management & Budget

361-826-3242

RudyP2@cctexas.com

www.corpuschristitx.gov



UDC Amendments Briefing (Legislative Actions)

Planning Commission
August 20, 2025

Texas State Legislature



- Meets every two years (89th Legis.)
- 140-day session (regular)
- 8,898 bills filed
- 14% passed (1,250 bills)
- Wide range of committees
- Many bills focus on municipal issues

HB 2464

- Amends Chapter 229 LGC (Effective Immediately)
- Adds definition of a “No-impact home-based business.”
 - Does not exceed occupancy limits, does not generate on-street parking, and does not have visible outdoor activities.
 - Municipality cannot prohibit.
 - Still subject to fire, health, and zoning codes as a residential dwelling.
 - Cannot sell alcohol/drugs, sober living, or a SOB.
 - Does not save from private deed restrictions/HOAs



HB 24



- Amends Chapter 211 LGC (Eff. 9/1/25)
- Public notices for zoning amendments
 - Keeps 20% Rule and 200-foot area
 - Increases to a 60% rule if the rezoning allows more residential development and does not increase commercial development.
 - If surpassing 20% or 60% 3/4 Vote to approve. (7 ayes)
- Zoning Notice Sign:
 - 10th Day before Planning Commission
 - 24" x 48" (8 sq. ft.)

SB 599



- Amends Chapter 250 LGC
 - Effective Immediately
- Alters regulations of Group Day-Care Homes.
 - Municipalities cannot add any additional standards greater than what has been established by the state for Group Day-Care Homes.

HB 3866



- Amends Chapter 26 Water Code
 - Effective 9/1/25
- Adds definition of an “Intermediate bulk container recycling center.”
 - Containers are at least 275 gallons in size and are for mechanical handling.
 - The Pipeline and Hazardous Materials Safety Administration regulates containers.
 - A recycling facility cannot be established within 2,000 feet of a private residence.

SB 15



- Amends Chapter 211, Local Government Code (Effective 9/1/25)
- Adds “Small Lot” exemptions
 - To be eligible, the property must be 5 acres in size and unplatted and zoned for single-family residences.
 - Lots are 3,000 square feet, wider than 30 feet, and deeper than 75 feet.
 - Setbacks: 15’ front, 10’ rear, 5’ sides.
 - Cannot be located in AICUZ/MCAOD.

SB 840



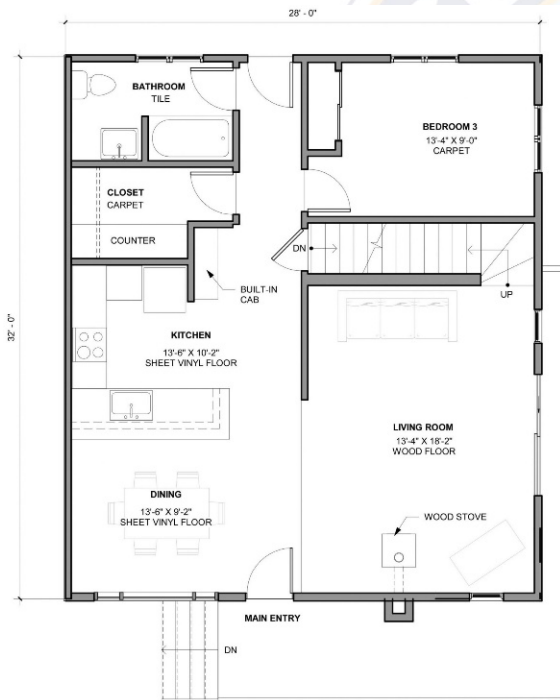
- Amends Chapter 211 Local Government Code (Effective 9/1/25)
- Concerning the allowance of Mixed-Use and Multifamily Uses
 - A municipality shall allow mixed-use residential use and development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development as an allowed use under the classification.

SB 1341



- Amends Chapter 9, Business and Commerce Code (Effective 9/1/25)
- Amends the definition of a “Manufactured Home” and a “HUD Code Manufactured Home.”
- Definition now aligns with the definition set by 42 U.S.C. Section 5402(6).
- Transportable structure, one or more sections, is three hundred twenty or more square feet, built on a permanent chassis, and designed as a dwelling with or without a permanent foundation.

SB 1567



- Amends Chapter 211, Local Gov. Code
 - Effective 9/1/25
- Targeted towards towns with a population of less than 250,000 but with large institutions of higher education.
- Opportunity to align the UDC with the building codes.
- Family: A person or persons, occupying a dwelling, living together and maintaining a common household, which may include up to four boarders or roomers if each has a rental contract to occupy the dwelling for at least 30 consecutive days. This definition does not include lodgers in a bed and breakfast home.

SB 2477

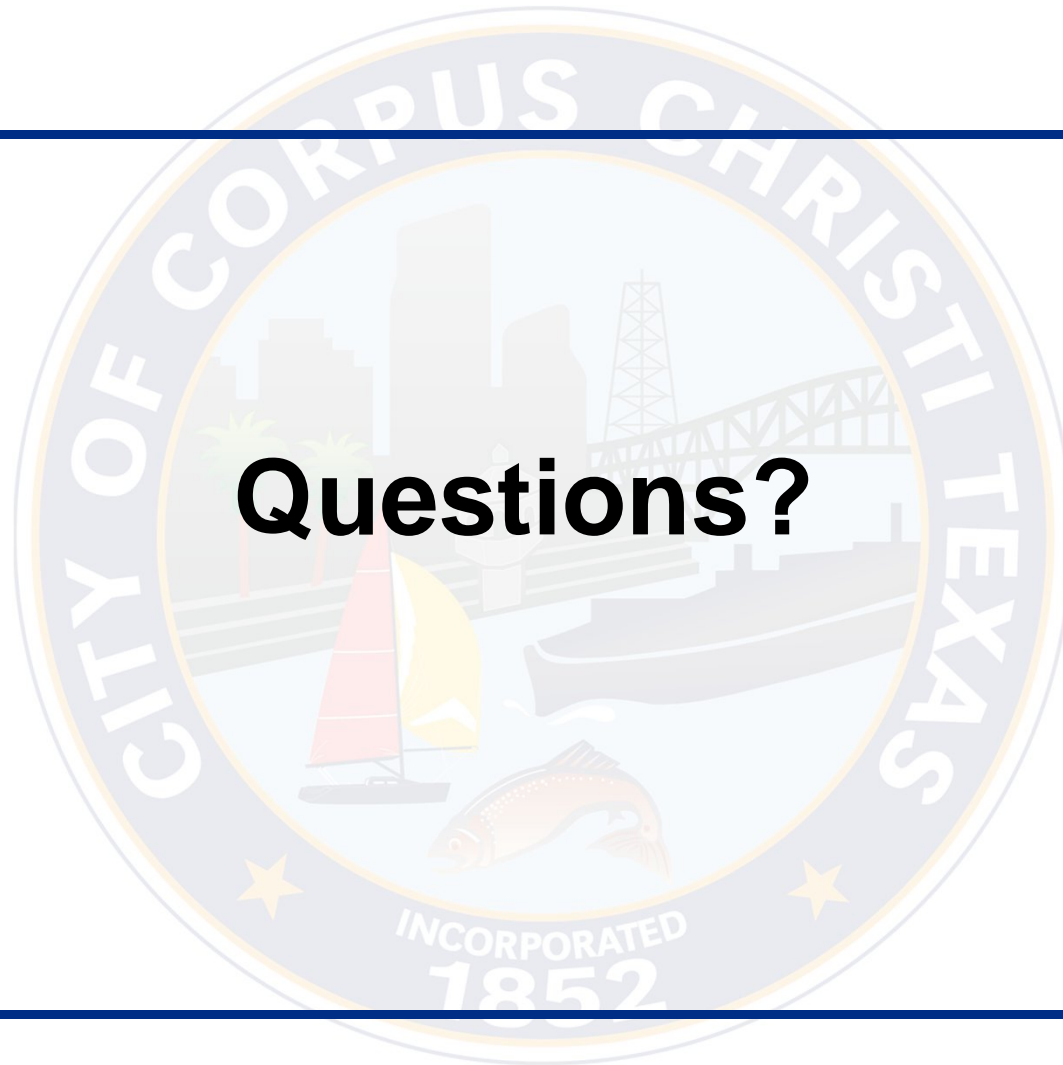


- Amends Chapter 218, Local Government Code, (Effective 9/1/25)
- Mixed Use Conversions
- Primarily
 - Buildings for Office Uses
 - 65% of the building or floor to a multifamily residential use.
 - Cannot be in “IH” District.
 - Cannot be in MCAOD / AICUZ.

SB 541



- Amends Chapter 9, Business and Commerce Code, (Effective 9/1/25)
- Amends the definition of a “Cottage Food Industry”
- Now will include Nonprofit Organizations.
- Currently not explicitly listed in the UDC.
- An amendment to Section 5.3.2.F to account for this type of home occupation.



Questions?