



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**PL9275 Clarkwood Tract
Subdivision
Street Waiver**

Planning Commission July 8, 2026

Proposed Plat Clarkwood Tract Subdivision

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 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, OPERATIONAL 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-GARZA, CHAIR PERSON

MICHAEL OCEL, DIRECTOR

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.

BRA WHEATHE, 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 AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ A.M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ A.M. IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ A.M.
_____, 2025

BY: _____
DEPUTY

LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.5 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR SHALL BE SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON SITE SANITARY SEWER SYSTEM SHALL BE PROVIDED BY OWNER AS AN ALTERNATIVE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER WAIVER 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 "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE."
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48350C0300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEKED ROADS MUST BE REVIEWED AND APPROVED ROW 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 MITIGATED IN ACCORDANCE WITH LDC 8.28A, 8.28B, AND CIP 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. FRODGE, 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 EMPLOYED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____ 2026.

JARREL L. FRODGE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

PANEL GARGA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

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 _____ A.M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ A.M. IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ A.M.
_____, 2025

BY: _____
DEPUTY

GRAPHIC SCALE
Scale: 1" = 30' feet

TEXAS GEO TECH
LAND SURVEYING, INC
5025 S. WEAVER ST. SUITE 810
CORPUS CHRISTI, TX 78411
(361) 955-0808 Fax (361) 955-8966
JOB # 280413
MAY 27, 2026



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”



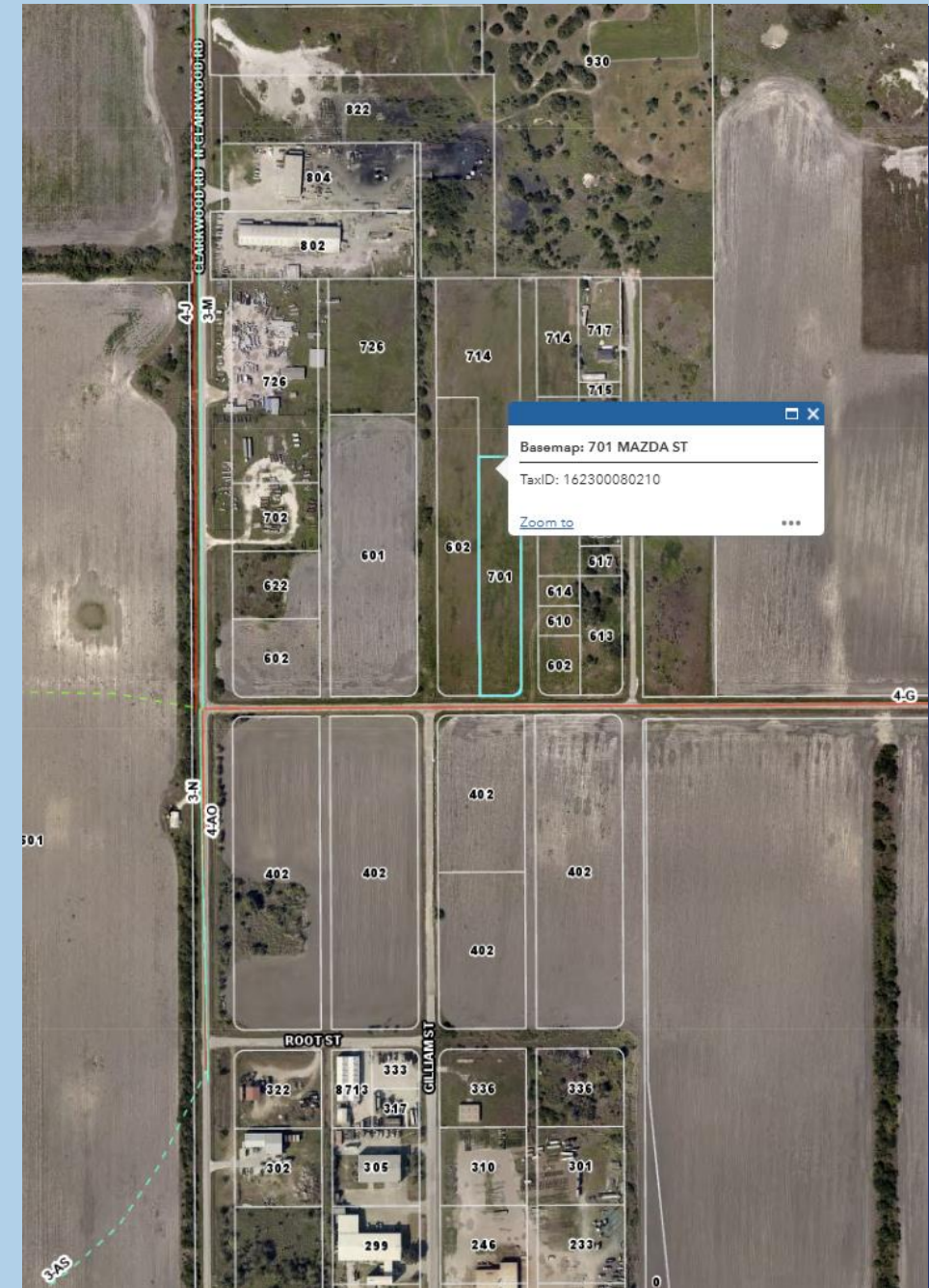
Applicable Factors for Consideration

- 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
SERVICES**

Thank you!