



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, April 30, 2025

5:30 PM

Council Chambers

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Chairman York and Commissioner Budd

IV. Approval of Minutes: April 16, 2025 DRAFT Meeting Minutes

1. [25-0594](#) Planning Commission Meeting Minutes DRAFT April 16, 2025

Attachments: [4-16-25 PC Meeting Minutes DRAFT](#)

V. Consent Public Hearing: Discussion and Possible Action

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [25-0557](#) PL 8662
Lamar Park Subdivision Sec. 1 Block 5 Lot 4R
Location: East of Jackson Place and north of Center Dr.
Attachments: [PL8662CoverTabReplat](#)
[PL8662ClosedDocReport](#)
[PL8662UpdatedPlat](#)
3. [25-0631](#) PL8691
King's Lake West Master Preliminary Plat (186.40 Ac.)
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.
Attachments: [PL8691CoverTabMasterPrelimPlat](#)
[PL8691ClosedcommentReport](#)
[PL8691LatestPrelimPlat](#)
4. [25-0630](#) PL8671 - **Conditional Approval**
Bayberry Terrace Block 3 Lots 1R, 2R, and 3R - Final plat of 6.15 Ac.
Located: East of Waldron Rd. and north of Mediterranean Dr.
Attachments: [PL8671CovTabConditionalFinal](#)
[PL8671OpenClosedDocReport](#)
[PL8671LatestPlat](#)

B. Time Extension

5. [25-0558](#) 22PL1033 - 1st REQUEST for a 24 Month Extension
Rancho Vista Subdivision Preliminary Plat
Located: East of Cimarron Blvd. and south of Yorktown Rd.
Attachments: [22PL1033CoverTabTimeExtPC43025](#)
[22PL1033Approved plat 6-15-22 \(1\)](#)
[22PI1033ExtensionRequest](#)

C. New Zoning

6. [25-0612](#) Zoning Case No. ZN8553, Port of Corpus Christi Authority (District 1).
Ordinance rezoning various properties along Nueces Street, located north of Interstate Highway 37 (IH 37), along Winnebago Street, Coke Street, Nueces Street and West Broadway Street from the "RM-1" Multifamily District and the "CN-1" Neighborhood Commercial District to the "IH" Heavy Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
Attachments: [ZN8553 POCCA Staff Report](#)

[ZN8553 POCCA](#)

- VII. Director's Report
- VIII. Future Agenda Items
- IX. Adjournment of Planning Commission
- X. Convene Beach Dune Committee (Planning Commission)
- XI. Call to Order, Roll Call
- XII. PUBLIC COMMENT: The public is invited to speak on any agenda item and any other items that pertain to the Beach/Dune Committee. (See instructions for item II. above). Comments are limited to 3 minutes.
- XIII. Approval of Absences: Commissioner Mandel
- XIV. Approval of Beach Dune Committee Minutes: August 21, 2024 DRAFT Meeting Minutes
7. [25-0595](#) Beach Dune Committee Meeting Minutes DRAFT August 21, 2024
Attachments: [8-21-24 Beach Dune Committee Minutes DRAFT](#)
- XV. Consent Public Hearing Discussion and Possible Action (Item D)
- D. Public Hearing - Beach Front Construction Certificate for a property located at or near 15820 Park Road 22.
8. [25-0614](#) Case No. BD8369, Nueces County Coastal Parks Department. Request for a Beachfront Construction Certificate (Large-Scale) for proposed construction activities on a property located at or near 15820 Park Road 22 and described as Padre Island Nueces County Park #1 - Bob Hall Pier. (Staff recommends conditional approval).
Attachments: [BD8646 BCC Report - Infratech Mustang Island Attachments](#)
[BD8646 PC Presentation - Infratech Mustang Island](#)
- XVI. Director's Report
- XVII. Future Agenda Items
- XVIII. Adjournment of Beach Dune Committee

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Robert Kurtz, at 361-826-3112 or robertk3@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, April 16, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Vice-Chairman Salazar-Garza called the meeting to order at 5:30 pm and quorum was established to conduct the meeting with Commissioners Budd and Chairman York absent.

II. PUBLIC COMMENT: None

III. Approval of Absences: Commissioner Munoz

Commissioner Cantu made a motion to approve of the absence of Commissioner Munoz. Commissioner Miller seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: April 2, 2025 DRAFT Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from April 2, 2025, as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

1. [25-0512](#) Planning Commission Meeting Minutes DRAFT April 2, 2025

V. Consent Public Hearing: Discussion and Possible Action

Vice-Chairman Salazar-Garza moved the meeting to items A and B.

A.. Time Extension

Andrew Dimas, Development Services, introduced item 2 under Time Extension. It is their first time extension request. Staff recommends approval.

2. [25-0495](#) 22PL1085 - First Request for a 12 Month Extension
Calallen South Unit 5
Located: East of Hwy. 77 and North of C.R. 48.

B. Zoning

Andrew Dimas, development Services, introduced item 3 under Zoning. Request it to change zoning from RS-6 Single Family District to the RS-6 SP Single Family District with Special Permit. Rezoning is for an 85' cell tower. Staff recommends approval.

Vice-Chairman Salazar-Garza opened up the floor for questions/comments.

Commissioner Miller asked how the height is written in the special permit. Dimas explained that the height of the tower is listed under use. And that the height is determined from grade. Commissioner Miller wanted to make sure that the height would be capped at 85'.

Commissioner Mandel asked if this falls outside of the AICUZ. Dimas confirmed that it does. Commissioner Miller went on to explain that even with the special permit the builder will still have to file with the proper government entities to approve and provide comment.

Vice-Chairman Salazar-Garza opened up public comment. No comment. Vice-Chairman Salazar closed public comment.

Commissioner Miller made a motion to approve the consent agenda as presented. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

3. [25-0525](#) Zoning Case No. ZN8545, M&R Home Solutions, LLC. (District 5). Ordinance rezoning a property at or near 2345 Yorktown Blvd from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VI. Director's Report: None

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Vice-Chairman Salazar-Garza adjourned the meeting at 5:36 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 30, 2025**

PROJECT: PL 8662

Lamar Park Subdivision Sec. 1 Block 5 Lot 4R

Location: East of Jackson Place and north of Center Dr.

Zoned: RS-6

Owner: David Stewart

Surveyor: Brister Surveying

The applicant proposes to replat the property to form new lots sizes for sale. The submitted Replat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.11.4.



Merged Document Report

Application No.: PL8662

Description :	
Address :	341 JACKSON CORPUS CHRISTI TX 78411
Record Type :	PLAT

Submission Documents:

Document Filename
Merged Documents Report (2).pdf
Updated Plat 4-8.pdf
Utility Plan.pdf

Comment Author Contact Information:

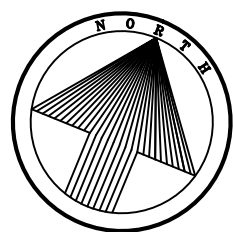
Author Name	Author Email	Author Phone No.:
Justin Phung	justinp2@cctexas.com	361-826-1896
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Edgar Diaz Ruiz	edgardr@cctexas.com	361-826-1895

[General Comments](#)

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
10	1	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
1	1	Note	Edgar Diaz Ruiz : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
2	1	Note	Edgar Diaz Ruiz : WTR	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



BEING A REPLAT OF BLOCK 5, ALL OF LOT 4 AND A PORTION OF LOTS 3 & 5, LAMAR PARK SUBDIVISION SECTION 1, AS SHOWN ON A MAP RECORDED IN VOLUME 11, PAGE 25, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025009458. OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

I, DAVID JENNINGS STEWART, DO HEREBY CERTIFY THAT I AM THE OWNER 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 _____, 2025.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
 APPEARED, DAVID JENNINGS STEWART, 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 , 2025.

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

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

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 _____, 2025

MICHAEL DICE
SECRETARY

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.

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

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 RECREATIONAL".

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

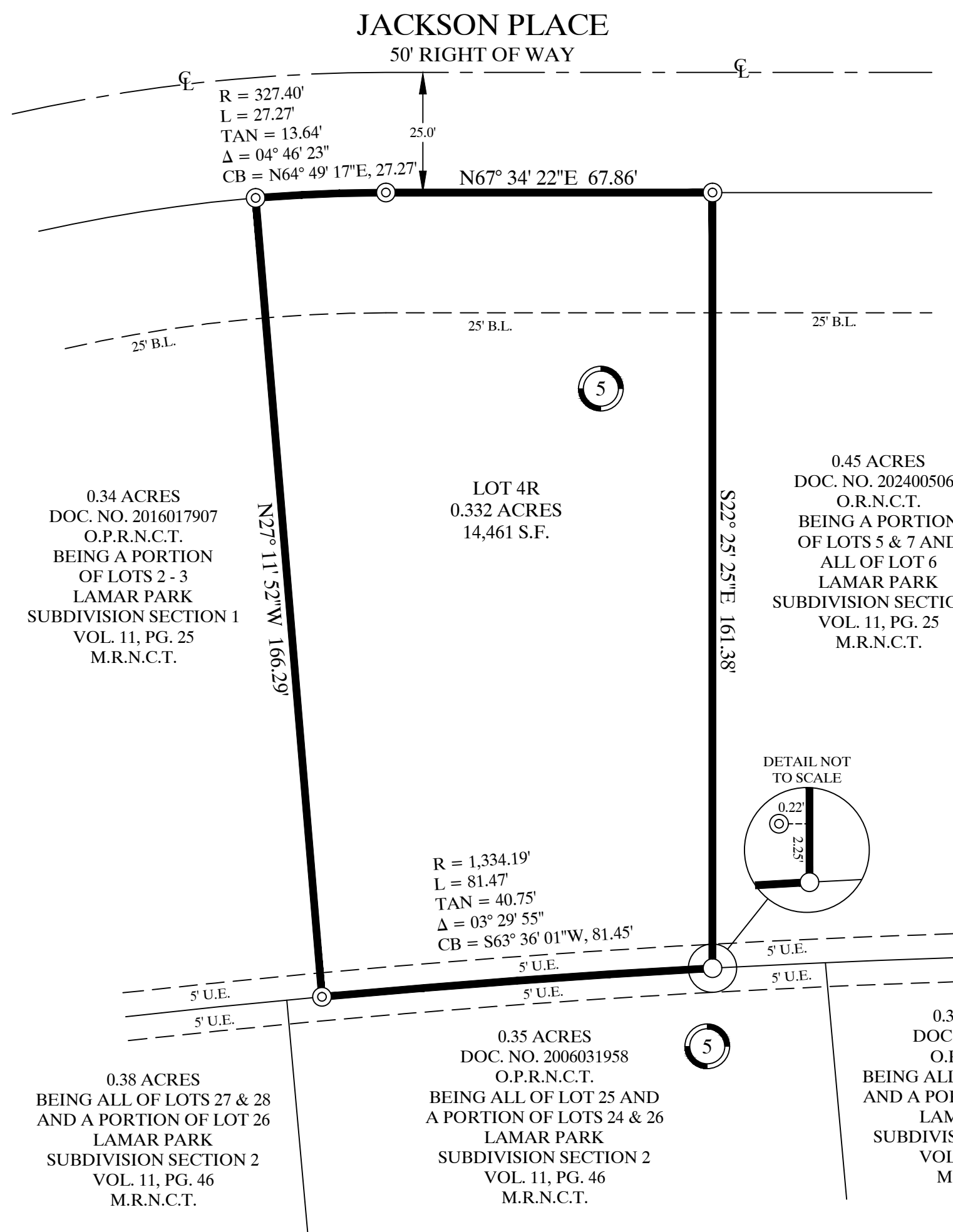
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING

5. THE TOTAL PLATTED AREA IS 0.332 ACRES.

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.



SITE MAP
NOT TO SCALE



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

PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME
Y.R. = YARD REQUIREMENT

⊙ = FOUND 5/8" RE-BAR
○ = PROPERTY CORNER NO ACCESS

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 _____, 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 MY OFFICE, IN CORPUS CHRISTI, TEXAS.

DOCUMENT NO.

KARA SANDS
COUNTY CLERK

DEPUTY

DATE OF MAP: 8 APRIL 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 30, 2025**

PROJECT: PL8691

NAME OF PLAT: King's Lake West Master Preliminary Plat (186.40 Ac.)

Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

Zoned: RS-4.5

Owner: John Tamez

Surveyor: Pape Dawson Engineering

The applicant proposes to plat the property to develop 520 lot subdivision. The submitted Master Prelim or Preliminary Plat will satisfy the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.



Merged Document Report

Application No.: PL8691

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
250421b-Prelim PL2100502.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Edgar Diaz Ruiz	edgardr@cctexas.com	361-826-1895

[General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
7	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>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</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat	
1	P001	Note	Mark Zans : LD	Closed	Plat is a Master Preliminary Plat	
2	P001	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	
3	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: based on 520 units anticipated, fee will be $462.50 \times 520 =$ \$240,500.00 dollars.</p> <p>Based on the application submitted and the amount of newly proposed residential homes created, the appropriate fees has been calculated. If changes to the number of units occurs fees will affect said changes. Currently, Parks is not accepting dedication in lieu of fees.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
9	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. CoCC Standards don't show a Type "S" or "L" curb.	
10	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
11	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
12	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please provide typical street section specifications on pavement section materials and thicknesses.	
13	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Vertical alignment of side streets should not protrude into higher classification roadways.	
14	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Project should address the vertical alignment of the proposed tie-ins to existing infrastructure inside and outside project limits. Vertical alignment should not restrict flow to inlets and should allow smooth riding surface. If current project limits don't allow this, the project limits should be altered to address.	
15	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
17	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - The design engineer shall reference City specifications and include City standards in the plan set.	
18	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	

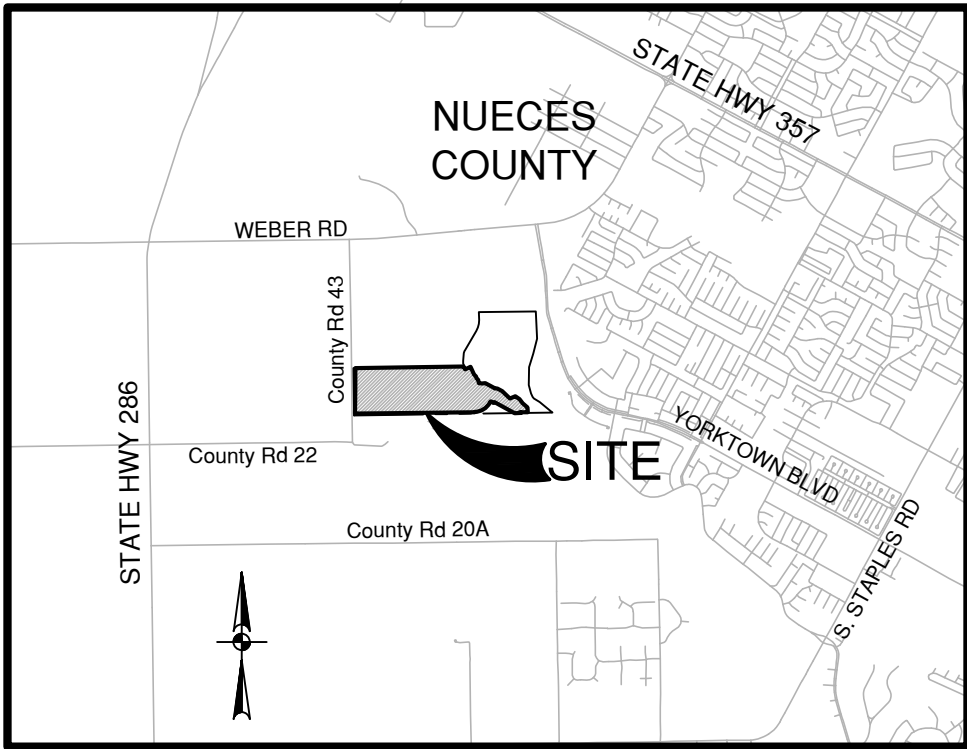
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - County Road 22 is a C3 collector under the City's Transportation Plan. Per Table 6.2.2.B of the IDM, a C3 collector shall have a 75' ROW.	
20	P001	Note	Justin Phung : STREET	Closed	PW STR: For PIP - What is the reason for the cul-de-sac section at the end of Oso Parkway?	
21	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please show typical section cuts on the site layout. For example, have call outs for streets with 50' ROW using L-1A.	
22	P001	Note	Justin Phung : STREET	Closed	PW STR: Is CR 22 going to be improved and be built along side Mitford Castle Drive or is CR 22 turning into Mitford Castle Drive? Does the "Unimproved" label on CR 22 means that it is currently unimproved or that the plat will not improve the road?	
23	P001	Note	Justin Phung : STREET	Closed	PW STR: For PIP - If CR 22 is going to be built along side Mitford Castle Dr., the intersection of CR 22 and Mitford Castle Dr. shall be altered to have 90 degree angles.	
24	P001	Note	Justin Phung : STREET	Closed	PW STR: Is there any approval of the 100' ROW being constructed as a boulevard?	
25	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 43 and CR 22 (if it is going to be built) have no callouts to which typical section detail would be used for them.	
26	P001	Note	Justin Phung : STREET	Closed	PW STR: CR 43 is not improved from Weber Rd to this site. Are there any plans to improve that section?	
27	P001	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Will need to review before final plat.	
28	P001	Note	Edgar Diaz Ruiz : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N26°02'32"W	44.67'
L2	S35°07'34"E	50.41'
L3	S24°03'43"E	104.63'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	200.00'	032°52'32"	N09°36'17"W	113.19'	114.76'
C2	200.00'	023°34'16"	N18°32'08"E	81.13'	81.70'
C3	550.00'	031°02'40"	N14°42'57"E	294.37'	298.01'

KINGS LAKE WEST
MASTER PRELIMINARY PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 186.405 TRACT OF LAND A OUT OF THE SOUTH ONE-HALF OF SECTION 6, LAURELES FARM TRACT RECORDED IN VOLUME 3, PAGE 15 IN THE MAP RECORDS OF NUECES COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS BEING OUT OF THE 284.6048 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2002021903 IN THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

LEGEND

	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
---	PHASE BOUNDARY	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
---	YARD REQUIREMENT	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
---	WETLAND BOUNDARY	O.R.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX
---	100 YEAR FEMA FLOODPLAIN CORPUS CHRISTI CITY LIMITS	①	20' YARD REQUIREMENT
•	FOUND PROPERTY CORNER	②	10' YARD REQUIREMENT
•	SET PROPERTY CORNER		

NOTES:

- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
- THE TOTAL AREA CONTAINS 186.405 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.
- FOUND 5/8" IRON ROD WITH (RED) PLASTIC CAPS STAMPED AT ALL CORNERS EXCEPT WHERE NOTED.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4206, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00 (RECORD BEARING/DISTANCE).
- BY GRAPHIC PLOTTING, THE PROPERTY IS IN ZONE "X", ZONE AE (17-18), AND CONTAINS ON THE FLOODWAY INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C05206, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE: OCTOBER 13, 2022.
- THE RECEIVING WATER FOR THE STORMWATER RUNOFF IS THE OSO CREEK BASIN. OSO CREEK IS NOT CLASSIFIED BY THE TCEQ. OSO CREEK IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA AND FLOWS DIRECTLY INTO OSO BAY. OSO BAY IS CLASSIFIED AS EXCEPTIONAL AND "OYSTER WATERS" AND IS CATEGORIZED AS "CONTACT RECREATION" USE.
- A US FISH AND WILDLIFE IPAC REVIEW OF THIS SITE, RETURNED THREATENED BIRDS, TWO ENDANGERED BIRDS, 5 TURTLES, A MONARCH BUTTERFLY, AND TWO ENDANGERED FLOWING PLANTS, POTENTIAL HABITAT SPECIFIC TO THIS SITE WILL BE FURTHER EXPLORED.
- ALL STREETS WILL BE CONSTRUCTED USING HMAC PAVEMENT WITH FLEXIBLE BASE AND SUBGRADE PER INFRASTRUCTURE DESIGN MANUAL OR GEOTECHNICAL ENGINEER RECOMMENDATIONS.

28.093 ACRES
OWNER: MPM
DEVELOPMENT, LP
DOC. NO. 2022015431
O.P.R.

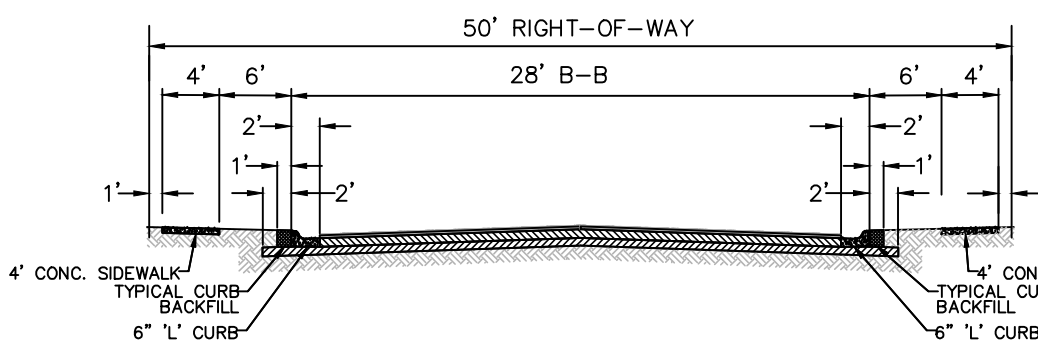
REMAINING PORTION OF
224.71 ACRES
OWNER: DENTON-WORTH
INVESTMENTS, L.T.D.
DOC. NO. 1996005133
O.P.R.

99.517 ACRES
OWNER: THE
MOSTAGHAI
INVESTMENT TRUST,
D/B/A SUN GEORGE
CONTRACTING AND
DEVELOPMENT
COMPANY
DOC. NO. 2021022985
O.P.R.

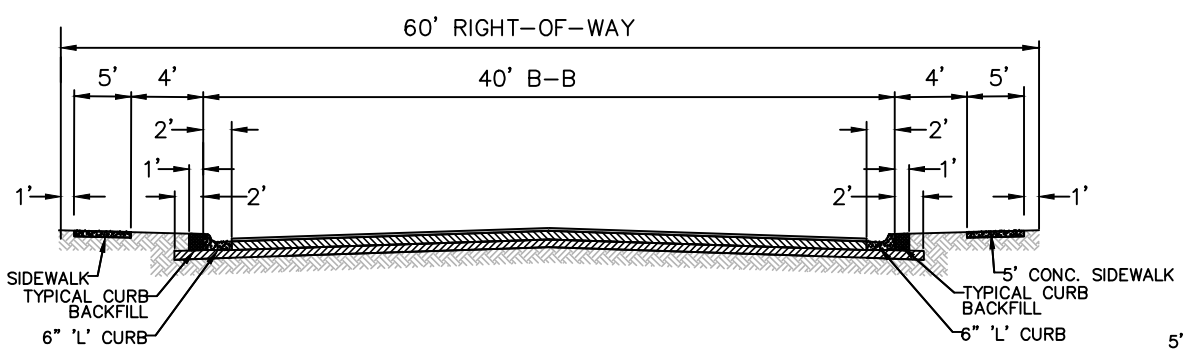
120.000 ACRES
OWNER: WILLIAM W. POOLE
AND PATRICIA D. POOLE
DOC. NO. 958145 O.P.R.

80.000 ACRES
OWNER: MPM DEVELOPMENT, LP
DOC. NO. 2022022734 O.P.R.

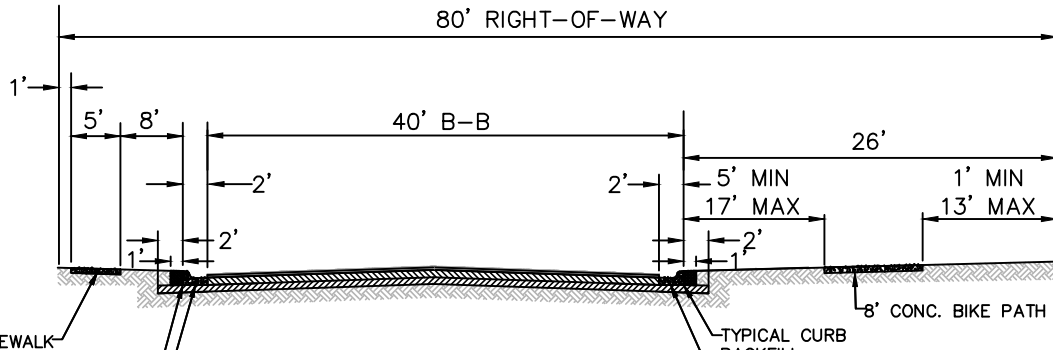
320 ACRES
OWNER: OSO FARM PARTNERSHIP ET AL
DOC. NO. 1999035422 D.R.



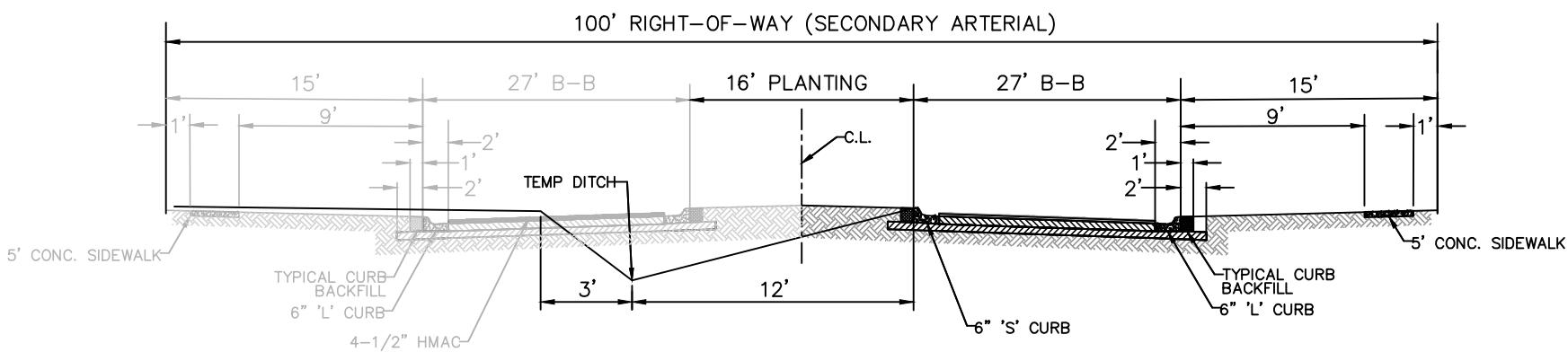
TYPICAL 50' RIGHT-OF-WAY STREET SECTION (L-1A)
NOT-TO-SCALE



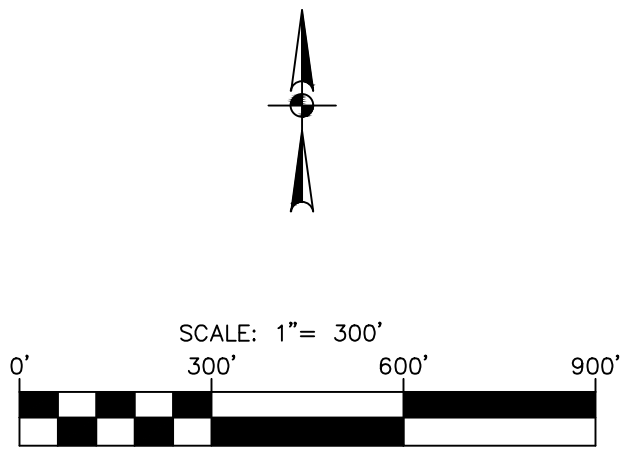
TYPICAL 60' RIGHT-OF-WAY STREET SECTION (RC1)
NOT-TO-SCALE



TYPICAL PARKWAY STREET SECTION (P1)
80' R.O.W. (40' B-B)
NOT-TO-SCALE



TYPICAL 100' RIGHT-OF-WAY STREET SECTION (A-2)
NOT-TO-SCALE



PAPE-DAWSON
ENGINEERS

807 N UPPER BROADWAY, STE 103 | CORPUS CHRISTI, TX 78401 | 361.360.2209
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 0028800

KINGS LAKE WEST
CORPUS CHRISTI, TEXAS

MASTER PRELIMINARY PLAT

DEVELOPER/OWNER:
TAMEZ DEVELOPMENT
823 KINNEY STREET
CORPUS CHRISTI, TEXAS 78401
AGENT:
JOHN C TAMEZ
ENGINEER:
PAPE-DAWSON ENGINEERS
807 N UPPER BROADWAY, SUITE 103
CORPUS CHRISTI, TEXAS 78401
SURVEYOR:
PAPE-DAWSON ENGINEERS
807 N UPPER BROADWAY, SUITE 103
CORPUS CHRISTI, TEXAS 78401

PLAT NO.	N/A
JOB NO.	21005-02
DATE	APRIL 2025
DESIGNER	BW
CHECKED	RG
DRAWN	EP
SHEET	1

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

April 30, 2025

PROJECT: PL8671 - Conditional Approval

NAME OF PLAT: Bayberry Terrace Block 3 Lots 1R, 2R, and 3R - Final plat of 6.15 Ac.
Located: East of Waldron Rd. and north of Mediterranean Dr.

Zoned: RS-6

Owner: MVGG, LLC – James Maddalone

Surveyor: Voss Engineering

The applicant proposes to plat the property to create 3 lots for construction purposes. Upon satisfaction of the remaining conditions and Open comments in the Plat Review Comments Report, the submitted **Non-Public Notice** plat will satisfy the requirements of the Unified Development Code and State Law.

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

**Merged Document Report****Application No.: PL8671**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
24-3688 Replat-REV(1).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Marcos Castaneda	marcosc@cctexas.com	-
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Caleb Wong	calebw@cctexas.com	361-826-3392

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Alex Harmon : DS	Closed	4/23/25 UPDATE: Private UE/agreement to be in place before recordation. Per UDC 3.8.5.D and City Ordinance 032357, each lot should have separately billed utilities/access to utilities and extend access to neighboring plats. To meet this criteria, provide private/access easement for water and wastewater between Lot 1R and Lot 2R.	
12	P001	Note	Alex Harmon : DS	Closed	Waldron Rd is listed in the City UTP as a proposed minor arterial (A1) street which requires a 95' ROW. Dedicate an additional 7.5' ROW to meet the 47.5' ROW required from centerline.	
13	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.2. A UE of 15 ft width should be dedicated along arterial or higher classification streets. Provide a 15 ft easement.	
16	P001	Note	Alex Harmon : DS	Closed	Sidewalks should be constructed per UDC 8.2.2 and the ADA master plan.	
19	P001	Note	Alex Harmon : DS	Closed	Informational: Per Municode Sec 14-1108, Autocad DWG or DXF format is required for plats prior to recordation.	
21	P001	Note	Alex Harmon : DS	Closed	4/23/25 UPDATE: Show unit for flows of Q values on SWQMP Plan. Provide units for flow.	
23	P001	Note	Alex Harmon : DS	Closed	Add general note on plat: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
1	P001	Note	Mark Zans : LD	Closed	RTA comment: PL8671 Bayberry Terrace Block 3, Lots 1R, 2R, & 3R with a commercial zoning district -- This plat is located along and immediately adjacent to inbound bus stop 701 served by existing CCRTA Route 4 Flour Bluff. Any future site development or construction within the subject property should not conflict with this existing bus stop but should any adjustments be required or a request for any alteration of this bus stop, a future meeting with CCRTA and Del Mar College Administrative staff to discuss necessary or desired alterations will be warranted.	
2	P001	Note	Mark Zans : LD	Closed	Plat is a final plat	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/30/25. The deadline for revisions to be submitted is 4/21/2025 .	
4	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
5	P001	Note	Mark Zans : LD	Closed		
6	P001	Note	Mark Zans : LD	Closed	Provide a block number Should be Block 3	
7	P001	Note	Mark Zans : LD	Closed	Remove original lot line. and label.	
8	P001	Note	Mark Zans : LD	Closed	Add general note for stated below: Final plats for properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable.	
14	P001	Note	Mark Zans : LD	Closed	Traffic comments #1 1. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards" 2. Proximity to airport / airstrip may require height limitation on equipment. Aeronautical study may be required."	
15	P001	Note	Mark Zans : LD	Closed	Traffic comments #2 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) 2□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.) 3□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>4□Informational:□Pavement markings shall be installed within the scope of the subdivision in accordance 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. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>5□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>6□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 $PCI \geq 80$) 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>	
28	P001	Note	Mark Zans : LD	Closed	Please confirm the Waldron Rd. is a existing 80' ROW.	
25	P001	Note	Caleb Wong : STREET	Closed	PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
26	P001	Note	Caleb Wong : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
27	P001	Note	Marcos Castaneda : STREET	Open	Any public improvement must confirm any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 30, 2025**

PROJECT: 22PL1033

Rancho Vista Subdivision Preliminary Plat - 1st Request for a 24-Month Extension.

Located: East of Cimarron Blvd. and south of Yorktown Rd.

Owner: Braselton Development Company

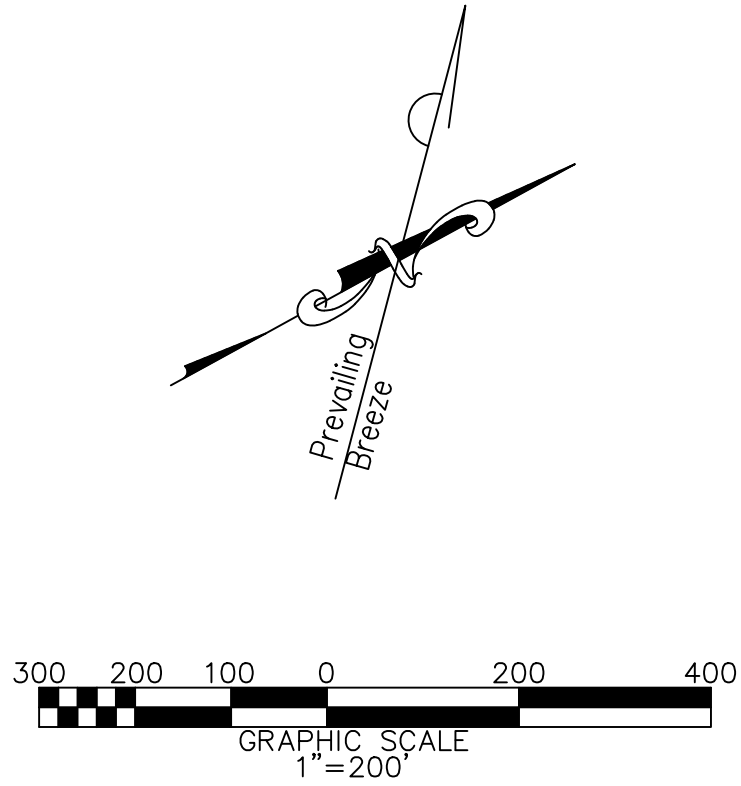
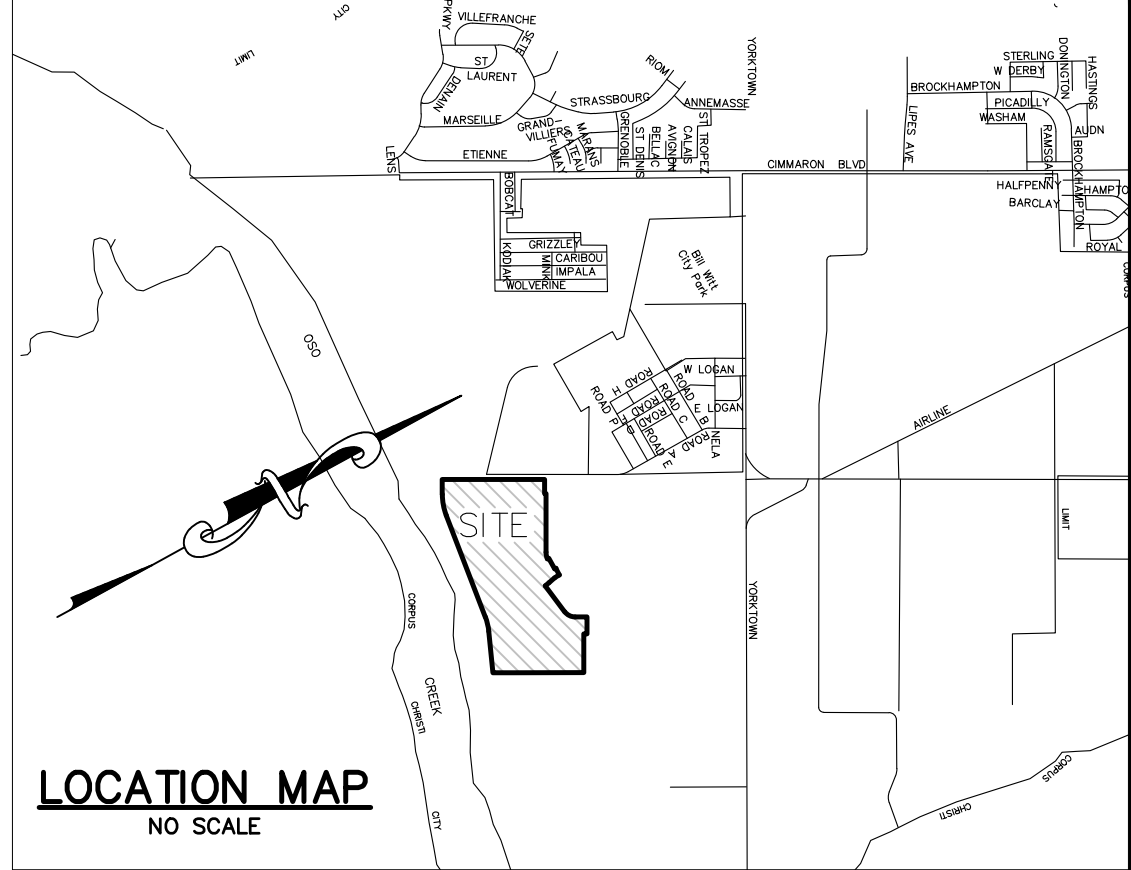
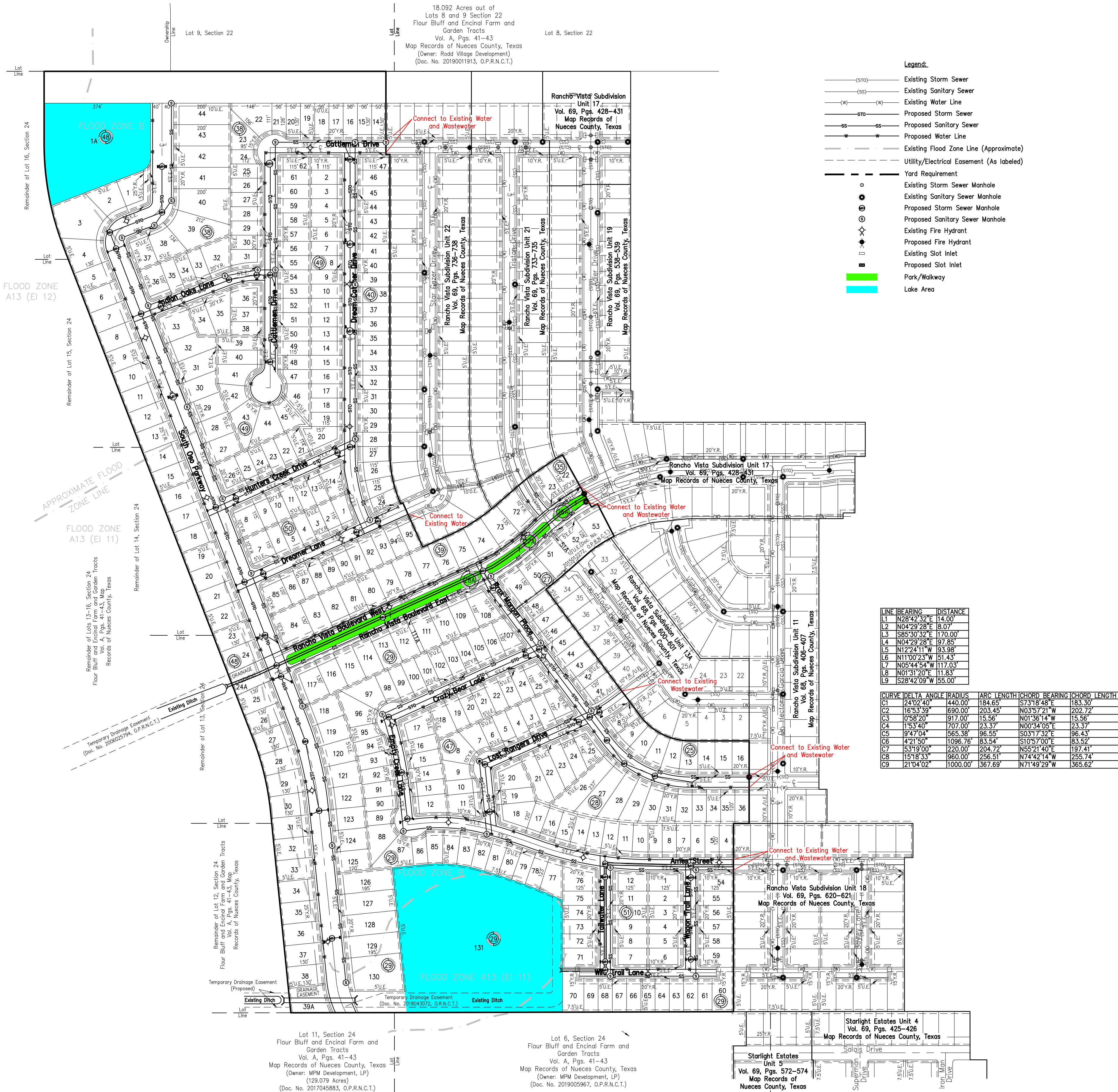
Surveyor: Urban Engineering

The Planning Commission originally approved the above plat on 6/15/2022. This request for a 24-month extension will expire on 6/15/2026, twenty-four months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a 24-month time extension for the preliminary plat so that applicant will be starting construction soon.

Notes:

1. Total Area = 98.70± Acres
2. The property is currently undeveloped and Zoned RS-4.5.
3. By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and it is partially located in a Special Flood Hazard Area.
4. There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
5. 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.
6. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
7. All temporary drainage easements shall be maintained by the Homeowner's Association.
8. This project is not within an AICUZ Boundary or Noise Contour.
9. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
10. Street lights location map will be provide with each Final Plat.
11. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
12. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
13. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
14. Lot 131, Block 29 and Lot 1A, Block 48 are existing wetland areas that will be maintained by the HOA.
15. Water, Wastewater and Park fees shall be paid prior to recordation of each final plat.



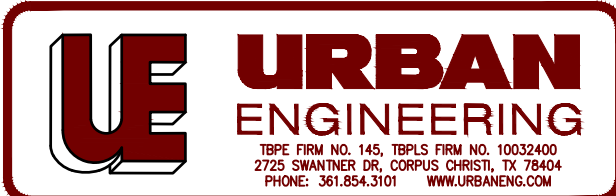
APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Utility Map
for
RANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Being 98.70 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 6/9/2022

Sheet 2 of 4



JOB NO. 39319.C1.03 MFH/kg February 16, 2022

OWNER/DEVELOPER:
Braselton Development Company, Ltd.
5337 Yorktown, Suite 10D
Corpus Christi, Texas 78413
(361)991-4710

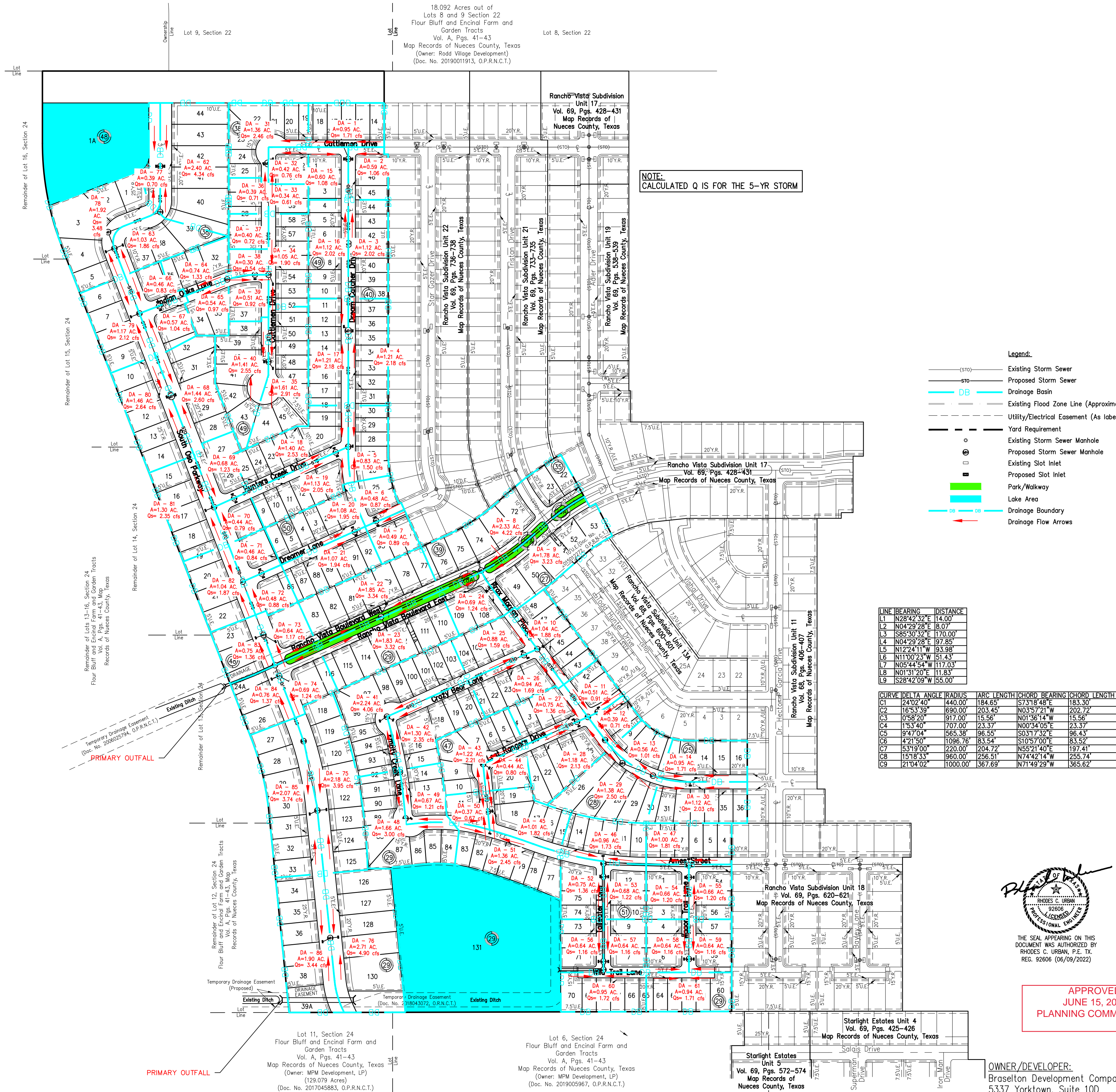
ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101

Lot 11, Section 24
Flour Bluff and Encinal Farm and
Garden Tracts
Vol. A, Pgs. 41-43
Map Records of Nueces County, Texas
(Owner: MFM Development, LP)
(129.079 Acres)
(Doc. No. 2017045883, O.P.R.N.C.T.)

Lot 8, Section 24
Flour Bluff and Encinal Farm and
Garden Tracts
Vol. A, Pgs. 41-43
Map Records of Nueces County, Texas
(Owner: MFM Development, LP)
(129.079 Acres)
(Doc. No. 2019005967, O.P.R.N.C.T.)

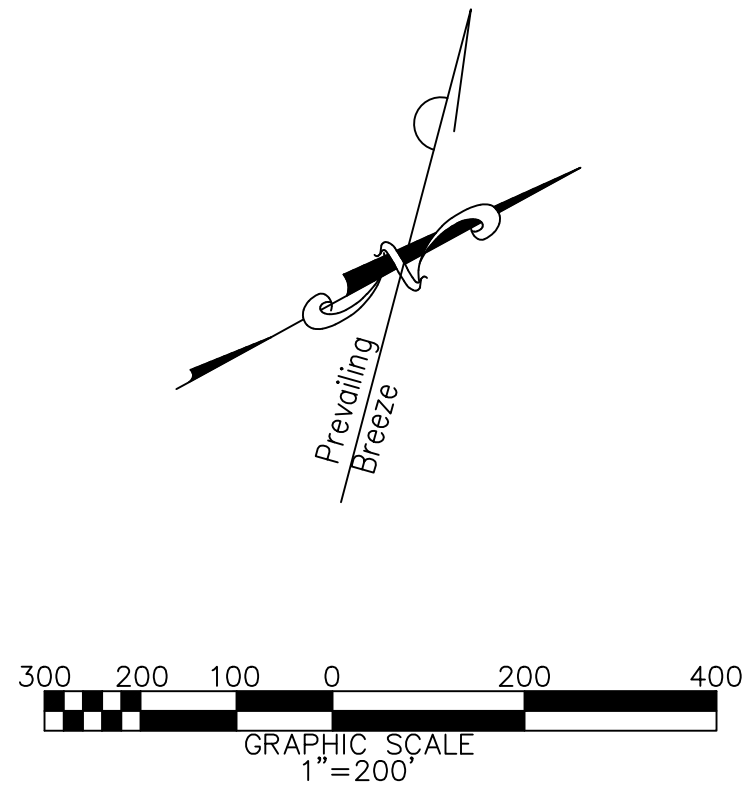
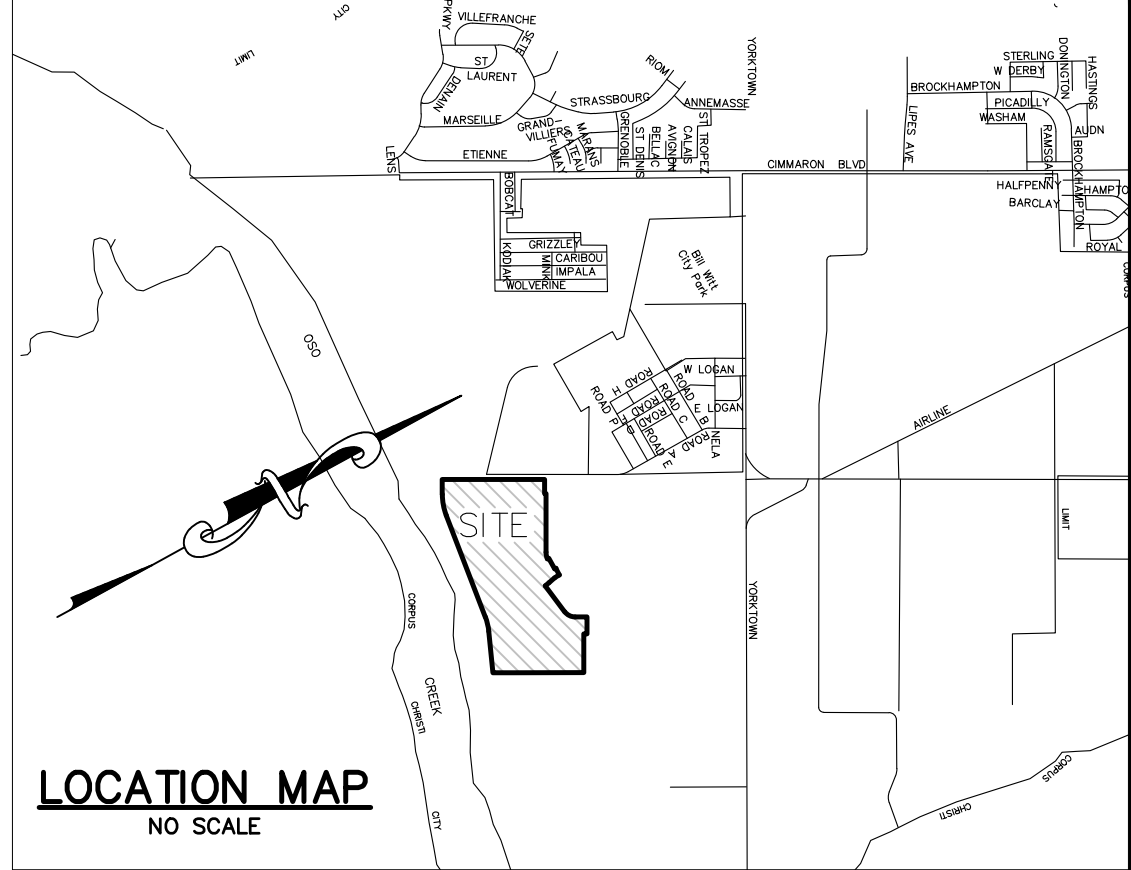
Notes:

1. Total Area = 98.70± Acres
2. The property is currently undeveloped and Zoned RS-4.5.
3. By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and it is partially located in a Special Flood Hazard Area.
4. A pollution Prevention Plan will be submitted with any plans of development for this property.
5. There is no off-site drainage on this property and the storm sewer as shown, complies with the City of Corpus Christi Master Drainage Plan.
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. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
8. All temporary drainage easements shall be maintained by the Homeowner's Association.
9. This development meets the City's Master Drainage Plan and the proposed drainage will not adversely affect the drainage pattern or design of the adjacent properties.
10. This project is not within an AICUZ Boundary or Noise Contour.
11. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
12. Street lights location map will be provide with each Final Plat.
13. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
14. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
15. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
16. Lot 131, Block 29 and Lot 1A, Block 48 are existing wetland areas that will be maintained by the HOA.
17. Water, Wastewater and Park fees shall be paid prior to recordation of each final plat.
18. TxDOT review is required for drainage and driveway access onto state maintained roadways.
19. Ditches will be graded to drain within 48 hours.
20. There are no known natural water bodies, jurisdictional wetlands, endangered species habitat, State Submerged Lands or critical dunes on the site.
21. Property is currently undeveloped Farm Fields. Pre-development land use assumptions - Vacant Farm Fields Post development land use assumptions - Single Family Residential use



Notes:

1. Total Area = 98.70± Acres
2. The property is currently undeveloped and Zoned RS-4.5.
3. By graphic plotting only, this property is in Zones "A13 (EL 12)", "A13 (EL 11)" and "B" on Flood Insurance Rate Map, Community Panel No. 485494 0540 c, City of Corpus Christi, Texas, which bears an effective date of March 18, 1985 and it is partially located in a Special Flood Hazard Area.
4. 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.
5. All jurisdictional wetlands shall be delineated and any required permit shall be obtained from the U.S. Army Corps of Engineers or other appropriate regulatory agencies before work that may disturb the wetlands commences.
6. All temporary drainage easements shall be maintained by the Homeowner's Association.
7. This project is not within an AICUZ Boundary or Noise Contour.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC and to the Oso Parkway Plan.
9. Street lights location map will be provide with each Final Plat.
10. All street SIGNS (including STOP signs) and markings must be furnished and installed by the Developer.
11. The FF elevation for each lot must be 18 inch higher than the highest CL elevation fronting the lot.
12. Lot 1, Block 41 is a private park that will be owned and maintained by the HOA. Per park agreement adopted by City council, Parks along Rancho Vista Boulevard will be Public Parks maintained by the HOA.
13. Lot 152, Block 29 and Lot 111, Block 38 are existing wetland areas that will be maintained by the HOA.



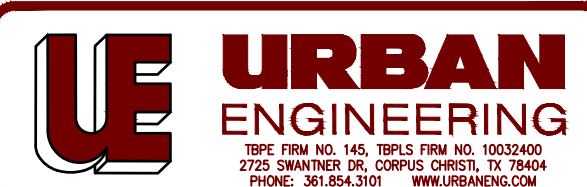
Legend:
★ Proposed Light Pole

APPROVED
JUNE 15, 2022
PLANNING COMMISSION

Street Lighting Plan
for
RANCHO VISTA SUBDIVISION
Corpus Christi, Texas

Being 98.70 Acres± out Lots 1-5, 12-16, Section 24 and Lots 21 and 28, Section 25 of the Flour Bluff & Encinal Farm & Garden Tracts a map of which is in Volume A, Pages 41-43, Map Records of Nueces County, Texas.

Revised: 6/9/2022 Sheet 4 of 4



JOB NO. 39319.C1.03 MFH/kg February 16, 2022

OWNER/DEVELOPER:
Braseltan Development Company, Ltd.
5337 Yorktown, Suite 10D
Corpus Christi, Texas 78413
(361)991-4710

ENGINEER:
Urban Engineering Firm #145
2725 Swantner Drive
Corpus Christi, Texas 78404
(361)854-3101



April 10, 2025

Via: email/hand delivered

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

Re: 22PL1033 Time Extension Request
Rancho Vista Subdivision (Preliminary plat)
Braselton Development Company, Ltd.
Project No. 39319.C1.03

Mr. Zan:

The preliminary plat of Rancho Vista Subdivision is coming up for expiration. At this time, we, Urban|DCCM, on behalf of Braselton Development Company, Ltd. would like to request a time extension of twenty-four (24) months for the above-referenced project. Rancho Vista Subdivision Unit 25 will be starting construction soon but may not begin until after the current expiration date. Please feel free to call if you have any questions or comments.

Regards,

Urban Engineering

A handwritten signature in black ink, appearing to read "Xavier Galvan".

Xavier Galvan
Sr. Platting Technician
xgalvan@dccm.com

ZONING REPORT CASE ZN8553

Applicant & Subject Property			
District: 1 Owner: Port of Corpus Christi Authority Applicant: Port of Corpus Christi Authority Address: 1901-2201 Nueces Street., multiple tracts along Nueces Street, located north of Interstate Highway 37 (IH 37) and west of State Highway 35 (SH 35). Legal Description: Craven Heights Lots 1 through 14 Acreage of Subject Property: 7.6 acres.			
Zoning Request			
From: "CN-1" Neighborhood Commercial and "RM-1" Multi-Family Districts. To: "IH" Heavy Industrial District. Purpose of Request: To allow warehouse and freight movement, and some heavy industrial activities.			
Land Development & Surrounding Land Uses			
	Zoning District	Existing Land Use	Future Land Use
Site	"CN-1" Neighborhood Commercial, 'RM-1" Multi-Family District	Vacant, Medium-Density Residential, Public/Semi-Public, Transportation	Light Industrial
North	"RS-6" Single-Family 6, "IH" Heavy Industrial	Professional Office, Vacant, Transportation	Heavy Industrial
South	"RM-1" Multi-Family	Vacant, Transportation	Transportation, Light Industrial, High-Density Residential
East	"RM-1" Multi-Family	Vacant, Transportation	Light Industrial, Permanent Open Space, Transportation
West	"RM-1" Multi-Family, "RS-6" Single-Family 6	Vacant, Public/Semi-Public,	Commercial, Light Industrial, Heavy Industrial
Plat Status: The subject property will consist of vacated rights-of-way and several platted lots, making it an unplatted parcel. A rezoning must precede land development activities of the site, which is south of the Union Pacific Railroad, east of North Port Avenue, north of Winnebago Street, west of Coke Street, and adjacent to the future Highway 181 (Harbor Bridge). Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District. Code Violations: None.			

Transportation and Circulation			
Winnebago Street	Designation	Section Proposed	Section Existing
	"Local" Residential	50-Foot ROW 1 Lane & On-Street Parking, No Median/Center Turn Lane	60-Foot ROW 2 Thru Lanes, No Median/Center Turn Lane
North Port Avenue	Designation	Section Proposed	Section Existing
	"A2" Secondary Arterial Divided	100-Foot ROW 4 Lanes, Median	60-Foot ROW 4 Lanes, No Median/Center Turn Lane
West Broadway Street	Designation	Section Proposed	Section Existing
	"C1" Minor Residential Collector	1.62 acres (70589 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Lanes, Center Turn Lane
Coke Street	Designation	Section Proposed	Section Existing
	"Local" Residential	0.27 acre (11,612 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	50-Foot ROW 2 Thru Lanes, On-Street Parking No Median/Center Turn Lane
Priour Avenue	Designation	Section Proposed	Section Existing
	"Local" Residential	0.43 acre (18,687 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	40-Foot ROW 2 Thru Lanes, On-Street Parking No Median/Center Turn Lane
Nueces Street	Designation	Section Proposed	Section Existing
	"Local" Residential	0.83 (36,068 SQF) acre pending closure	50-Foot ROW 2Thru Lanes,

		under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	On Street Parking, No Median/Center Turn Lane
Summer Street	Designation	Section Proposed	Section Existing
	"Local" Residential	0.33 acre (14,250 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
Hatch Street	Designation	Section Proposed	Section Existing
	"Local" Residential	0.27 acre (11,875 SQF) pending closure under the Neighborhood Acquisition Plan via the Four-Party Agreement for port use purposes. Resolution 030705.	60-Foot ROW 2 Thru Lanes, On-Street Parking, No Median/Center Turn Lane
Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 12 Hillcrest with multiple stops near North Port Avenue, Coke Street, and Tuskegee Court, alone Winnebago Street, across multiple tracts.			
Bicycle Mobility Plan: Multiple tracts are adjacent a planned off-road multi-use trail along North Port Avenue, and a planned one-way cycle track, along both sides of Winnebago Street and Coke Street.			
Utilities			
Gas: Multiple facilities exist refer to attachment D. Stormwater: Multiple facilities exist refer to attachment D. Wastewater: Multiple facilities exist refer to attachment D. Water: Multiple facilities exist refer to attachment D.			
Corpus Christi Comprehensive Plan (Plan CC)			

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

ADP (Area Development Plan): According to Plan CC the subject property is located within the Downtown ADP (Adopted on March 27, 2018).

Water Master Plan: No improvements have been proposed.

Wastewater Master Plan: No improvements have been proposed.

Stormwater Master Plan: Indicate Proposals for Improvements.

Roadway Master Plan: No improvements have been proposed.

Public Notification

Number of Notices Mailed	41 within a 200-foot notification area 0 outside 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owner)

Public Hearing Schedule

Planning Commission Hearing Date: April 30, 2025

City Council 1st Reading/Public Hearing Date: June 10, 2025

City Council 2nd Reading Date: June 17, 2025

Background:

The subject petition for a rezoning covers 7.6 acres and is intended to connect a large 40+-acre site proposed as an additional laydown yard for expansion of port activities and to replace areas affected by the relocation of the existing Harbor bridge that is nearing its lifespan. The 40+-acre site is bounded by the new bridge's site to the east, North Port Avenue (an A2 class arterial) to the west, the Union Pacific railroad to the north, and Winnebago Street (a local residential right-of-way) to the south. The 7.6-acre are of request includes multiple parcels along the north and south sides of Nueces Street, within the 1900 block, as well as several rights-of-way being processed for closure under the Four-Party Agreement between the TXDOT, the Port of Corpus Christi Authority of Nueces County Texas, the City of Corpus Christi, and the Corpus Christi Housing Authority.

The 40+-acre development is located in the Downtown area, northwest of the State Highway 37, out of the Washington-Coles neighborhood. Washington-Coles, located south of the railroad, north of State Highway 37, and west of North Port Avenue, is primarily zoned for industrial use. Adjacent to it, the Hillcrest neighborhood—bounded by North Port Avenue, the railroad, Nueces Bay Boulevard, and State Highway 37—is largely zoned “RS-6” Single-Family District, despite most parcels being owned by the port.

Apart from the scattered rights-of-way through the development site, the parcels to be rezoned are most near the southwest corner of the laydown site. The development site is predominantly zoned “IH” Heavy Industrial, at the exceptions of 0.3 acres zoned “CN-1 Neighborhood Commercial District” along Winnebago Street and approximately 3 acres of platted lots zoned “RM-1” Multi-Family District. Most parcels are vacant. The zoning and notice map (Attachment A) illustrates these designations. The Current Land Use Map (Attachment B) highlights Public/Semi-Public use along Winnebago

Street and Medium-Density Residential along Nueces Street. The surrounding properties are primarily vacant.

The applicant seeks zoning changes to consolidate the development site into a unified 40+-acre laydown yard, streamlining port operations and facilitating movement between storage areas through the closure of abutting rights-of-way under the Four-Party Agreement. The Port of Corpus Christi Authority acquired many of the parcels through the Voluntary Neighborhood Acquisition and Relocation Program, and per the Four Party Agreement, each parcel acquired has a Residential Restrictive Covenant recorded on the property, which prohibits the use of the property for Port use purposes. See Attachment C.

The “IH” Heavy Industrial District permits government facilities, parks and open areas, retail sales and services, self-service storage uses, sexually oriented businesses, light industrial services, warehouse and freight movement, wholesale trade, and heavy industrial uses. Specifically, per the UDC (Unified Development Code) Section 5.1.5.E., “Heavy Industrial” uses include firms involved in research and development activities with fabrication and assembly operations, such as fabrication on structural steel for oil rigs.

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

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

- The Port of Corpus Christi continues to be a major economic engine for Corpus Christi.
 - Encourage improvements of the port area and its facilities according to the Port of Corpus Christi's Strategic Plan.
 - Support the expansion of port activities and consider land use compatibility.
 - Encourage coordination with the Port and trucking industry to establish designated truck routes and minimize delays on truck routes and seek funding mechanisms to maintain and operate truck routes.
- Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians, public transportation, aviation, shipping, trucks, and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, sustainable development patterns, and economic development.
 - Support the utilization of road improvements to stimulate redevelopment and orderly growth.
- To provide for orderly growth to new development areas, expansion of capacity to existing infill development, or reorganization of existing facilities, the City must plan for and purchase property or easement rights.
 - Encourage the identification and acquisition of sufficient right-of-way or easements for proposed drainage and utility infrastructure per Area Development Plans and appropriate Master Plans in advance of development.
- 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.

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

The proposed rezoning is consistent with the Downtown ADP ; however is not consistent with the FLUM designation of Light Industrial.

Staff Analysis:

Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include

platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning's consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however it is inconsistent with the future land use designation of the Light Industrial.
 - It aligns with the Comprehensive Plan, which supports improvement of port facilities and expansion of port activities, and efficient integration of these activities with surrounding areas.
- The proposed amendment aligns with existing zoning regulations and neighboring land uses, ensuring compatibility with the character of surrounding areas. The rezoning will not negatively impact adjacent properties. Staff has taken into consideration that this is an area in transition.
 - The properties north of State Highway 37 and west of the Harbor Bridge—outside the Hillcrest and Washington-Coles neighborhoods—are primarily zoned for residential use. However, despite their zoning designation, most of these parcels are owned by the Port and remain vacant. Refer to Attachment C.
 - Adjacent to a large industrial district, the railroad track, and abutting freeways; and separated from the Hillcrest Neighborhood by an arterial, the enlargement of a heavy industry district appears appropriate. The properties west of the Arterial Road, North Port Avenue, are zoned “IL” Light Industrial use.
- The property designated for rezoning is well-suited for the intended uses permitted under the proposed zoning district.
 - The parcels slated for rezoning will merge with a larger site, adjacent to port facilities, dedicated to a laydown yard, enhancing the Port of Corpus Christi’s logistical efficiency.
 - The TC Ayers Aquatic Center and nearby parks, located south of Winnebago Street, will remain unaffected by this change, as the Port has proactively implemented mitigation measures to reduce potential impacts through a visual and acoustical barrier along Winnebago and Lake Street.
 - The Port of Corpus Christi Authority stated that “the laydown yard will serve military operations, particularly for rolling stock movements—an activity that often attracts spectators. The proximity of public parks will provide an accessible vantage point for residents to observe military cargo operations.

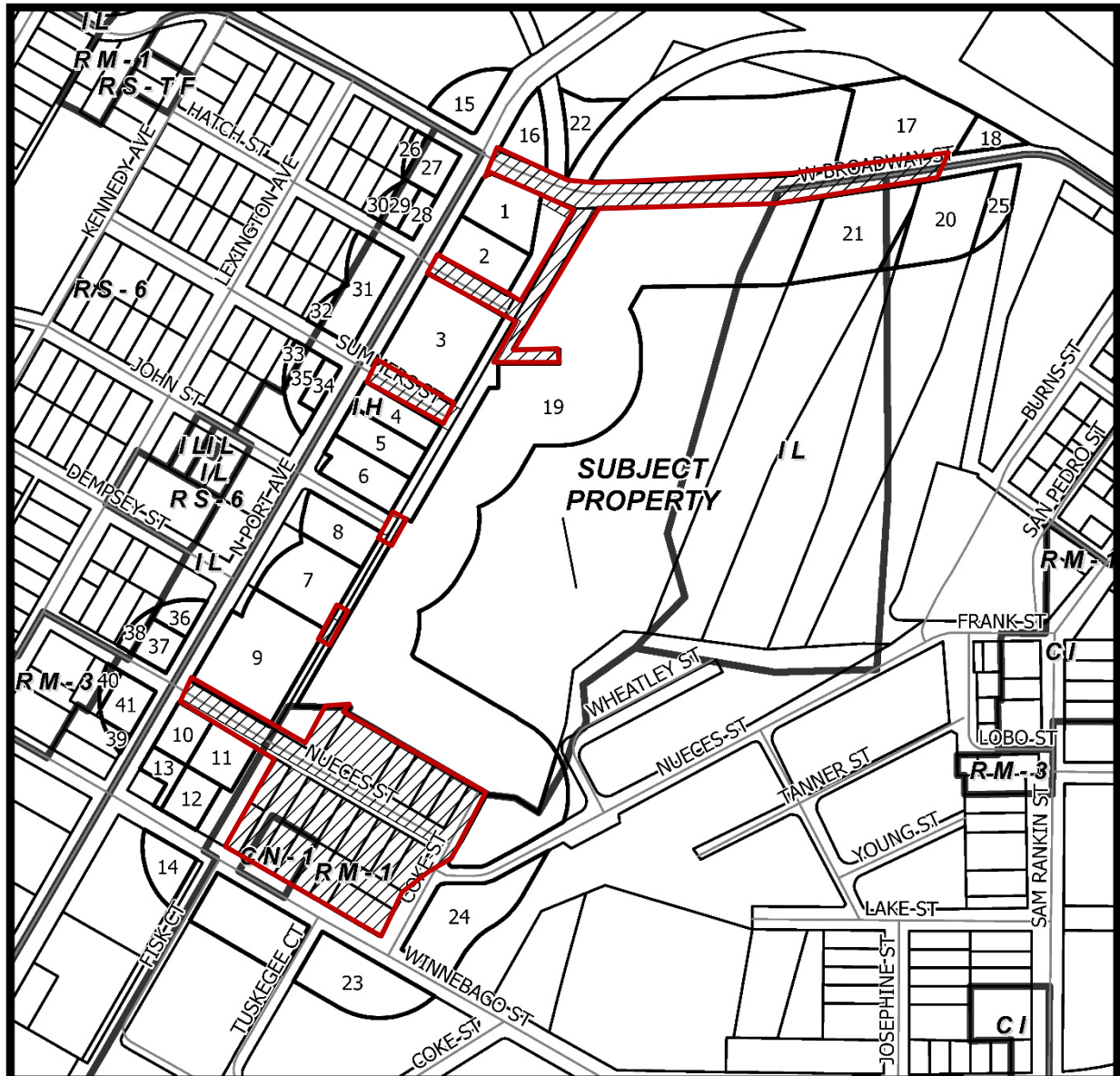
Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, staff recommends approval of the change of zoning from the “RM-1” Multi-Family District and “CN-1” Neighborhood Commercial District to the “IH” Heavy Industrial District.

Attachment(s):

- (A) Existing Zoning and Notice Area Map.
- (B) Ownership and Development Boundaries, and Tracts to be Rezoned
- (C) Utilities Map

(A) Existing Zoning and Notice Area Map



CASE: ZN8553

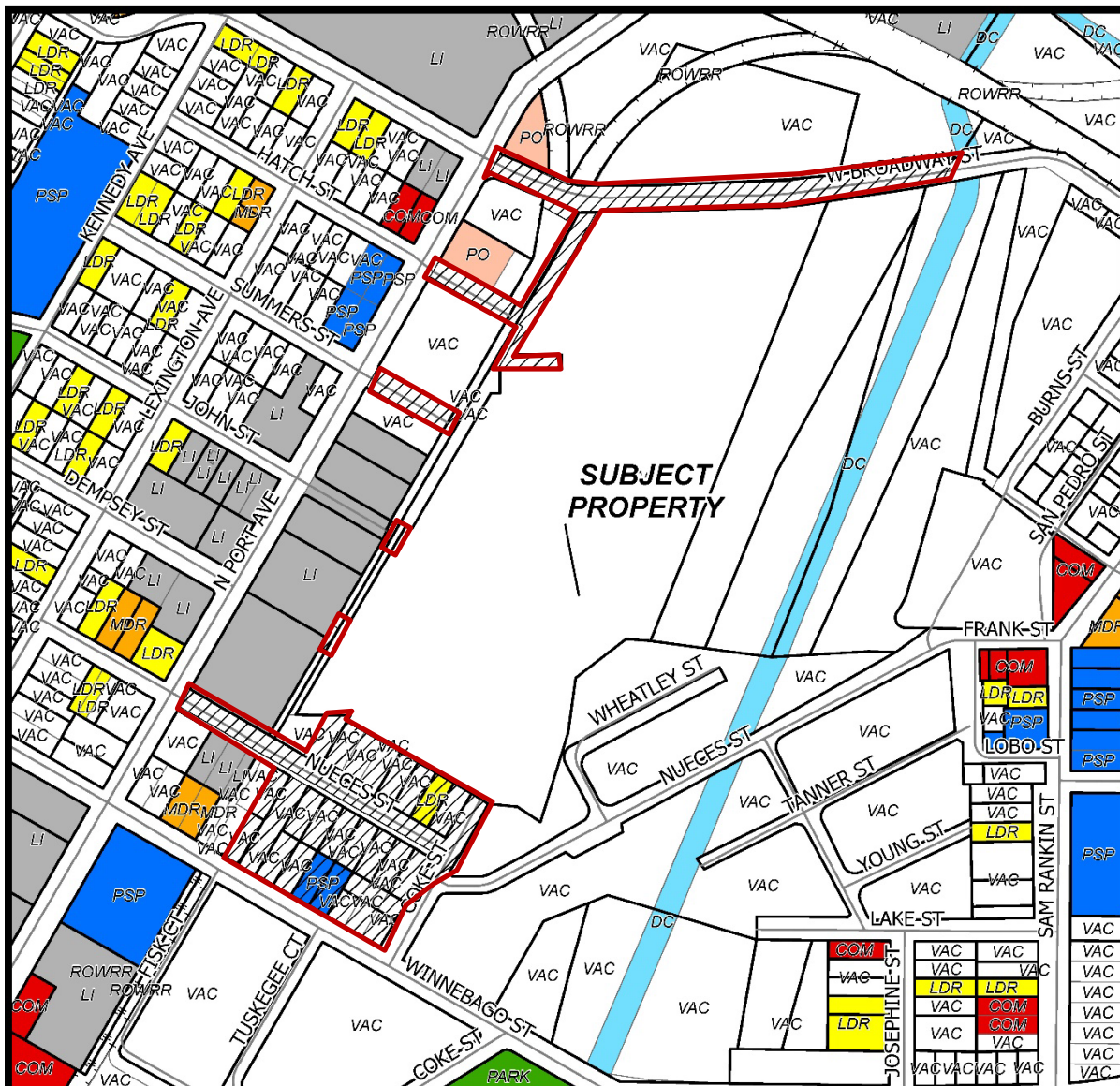
Zoning and notice Area

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		

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



(B) Current Land Use Map



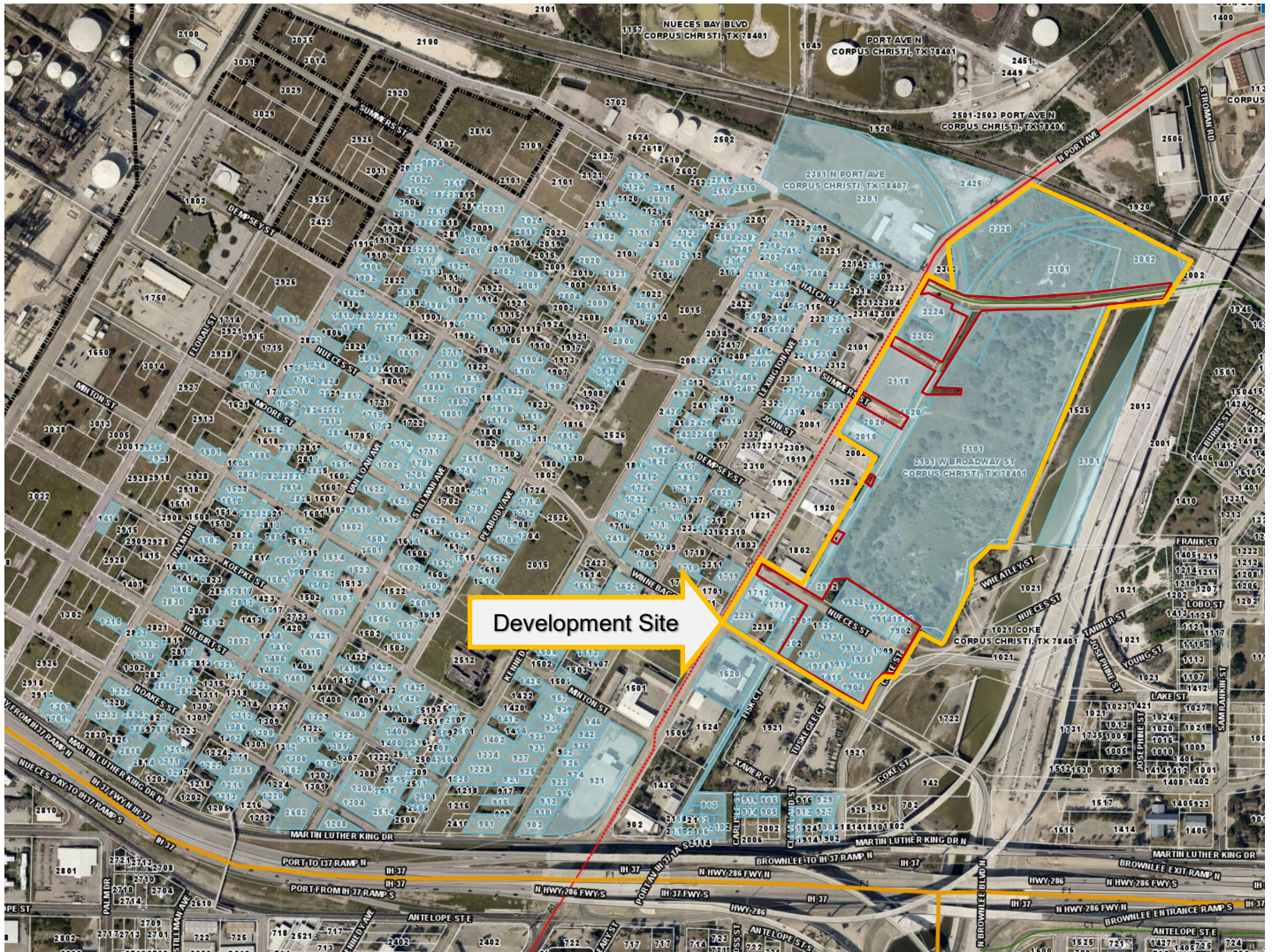
CASE: ZN8553

SITE- EXISTING LAND USE

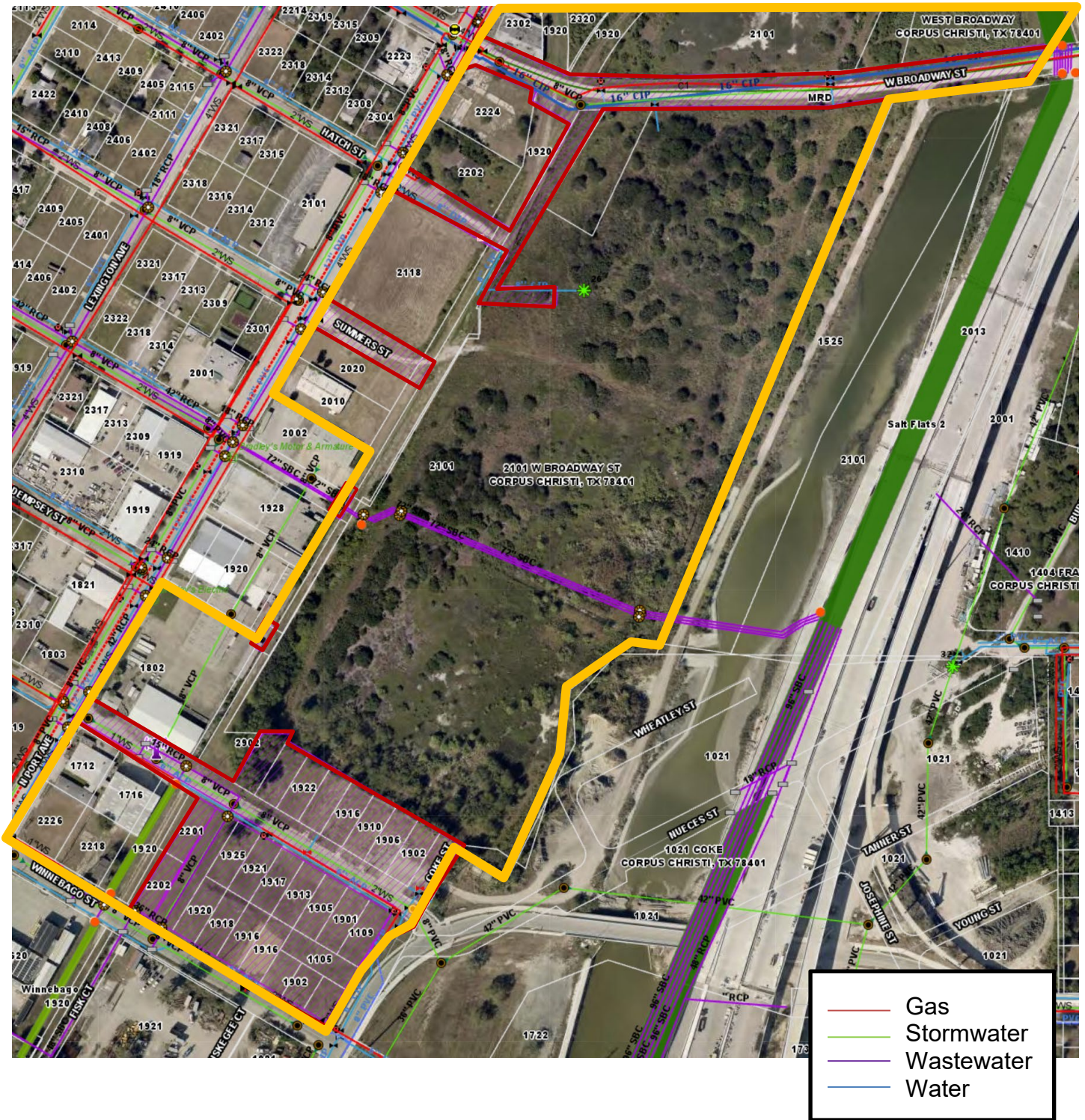
ER Estate Residential - ER	LI Light Industrial - LI
LDR Low Density Res. - LDR	HI Heavy Industrial - HI
MDR Med Density Res. - MDR	PSP Public Semi-Public - PSP
HDR High Density Res. - HDR	P Park
MH Mobile Home - MH	DC Drainage Corridor - DC
VAC Vacant - VAC	CP Conservation/Preservation - CP
PO Professional Office - PO	W Water
COM Commercial - COM	



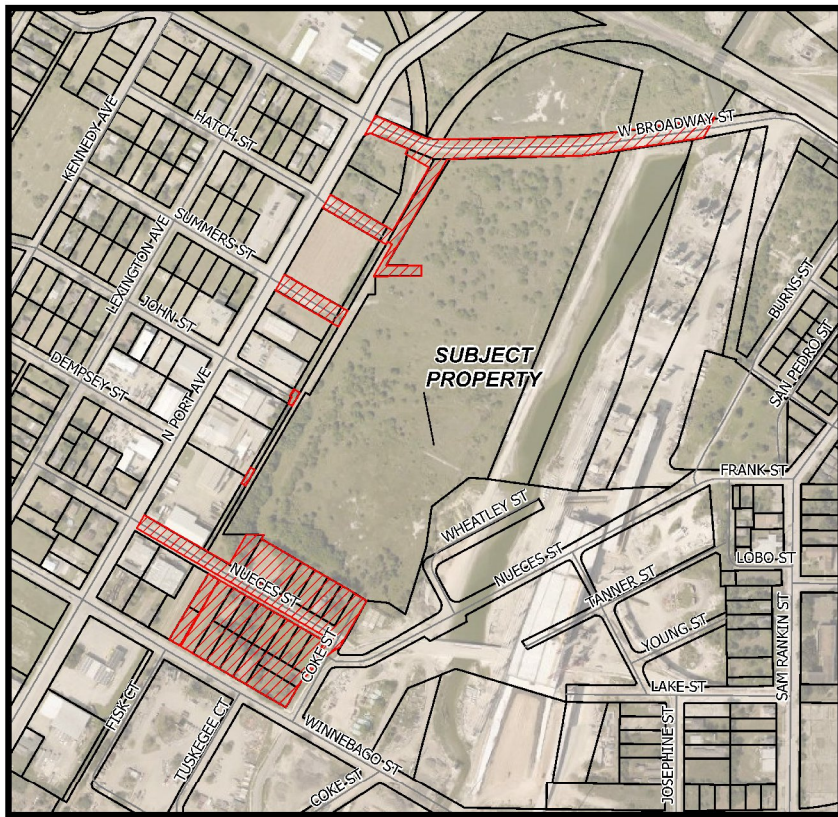
(C) Ownership and Development Boundaries, and Tracts to be Rezoned



(D) Existing Utilities Map



Zoning Case ZN8553



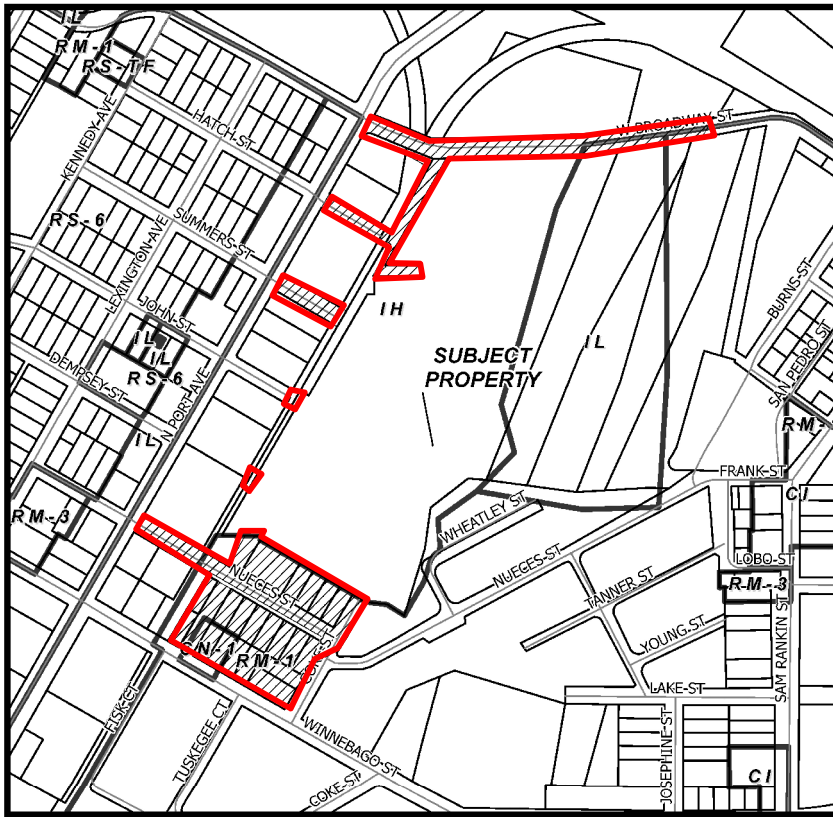
Port of Corpus Christi Authority District 1

Rezoning for a property at or near
1901-2201 Nueces Street
From the "CN-1" Neighborhood Commercial District
And "RM-1" Multi-Family District
To the "IH" Heavy Industrial District



Planning Commission
April 30, 2025

Zoning and Land Use



Proposed Use:

To allow warehouse and freight movement, and some heavy industrial activities.

ADP (Area Development Plan):

Downtown, Adopted on March 27, 2018

FLUM (Future Land Use Map):

Light Industrial

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Professional Office, Vacant; Zoned: IH, RS-6
South: Vacant; Zoned: RM-1
East: Vacant; Zoned: RM-1
West: Vacant, Public/Semi-Public; Zoned: RM-1, RS-6

Public Notification

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

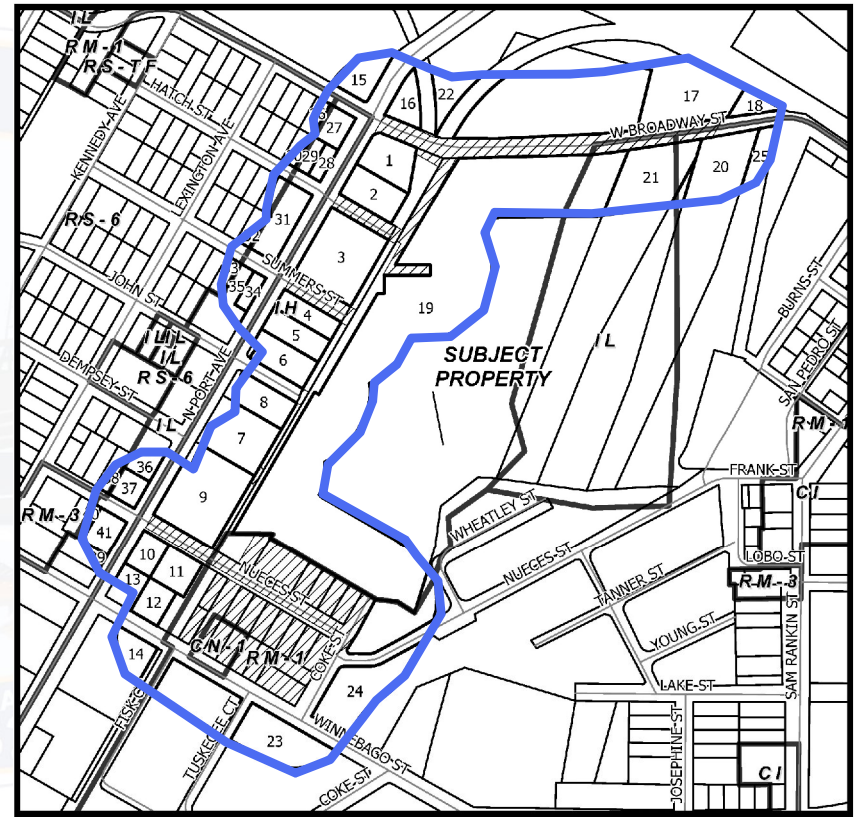
Notification Area

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



In Favor: 0 (0.00%)

O

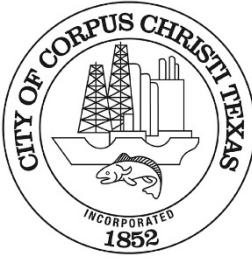


**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan; however, it is inconsistent with the future land use designation of the Light Industrial.
- The proposed amendment aligns with existing zoning regulations and neighboring land uses, ensuring compatibility with the character of surrounding areas. The rezoning will not negatively impact adjacent properties. Staff has taken into consideration that this is an area in transition.
- The property designated for rezoning is well-suited for the intended uses permitted under the proposed zoning district.

**STAFF RECOMMENDS APPROVAL
TO THE “IH” HEAVY INDUSTRIAL DISTRICT**



CITY OF CORPUS CHRISTI

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

MEETING MINUTES

BEACH DUNE COMMITTEE (PLANNING COMMISSION)

Wednesday, August 21, 2024

City Hall, Council Chambers

CALL TO ORDER - ROLL CALL

Chairman York called the Beach Dune Committee to order, and a quorum was established to conduct the meeting with Commissioner Mandel absent.

PUBLIC COMMENT: None.

APPROVAL OF ABSENCES: October 18, 2023: Commissioner Lerma.

The absences should read "November 15, 2023, not "October 18, 2023," as listed on the agenda. A motion was made by Commissioner Munoz to approve the absence, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed as amended.

APPROVAL OF BEACH DUNE COMMITTEE MINUTES: November 15, 2023.

A motion was made by Vice Chairman Salazar-Garza to approve the November 15, 2023, minutes, seconded by Commissioner Munoz. The Vote: All Aye. The motion passed.

CONSENT PUBLIC HEARING DISCUSSION AND POSSIBLE ACTION: (Item C)

C. Public Hearing – Beachfront Construction Certificate for a property located at or near 15820 Park Road 22.

Mr. Dimas, Development Services, read Consent Item C into the record. Staff recommends approval of the Beachfront Construction Certificate. Dune walkovers are another type that requires a dune protection permit and beach Construction permit.

Commissioner Miller asked about the presentation slides; they don't represent the actual design.

Vice Chairman Salazar-Garza asked about the timeline from GLO.

Mr. Dimas stated we are very close.

Chairman York opened the Public Hearing.

Seeing no one to speak, Chairman York closed the Public Hearing.

A motion was made by Commissioner Miller to approve Item No. 8, with conditions presented by staff, seconded by Vice Chairman Salazar-Garza. The Vote: All Aye. The motion passed.

DIRECTOR'S REPORT: None.

FUTURE AGENDA ITEMS: None.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 6:02 pm.

STAFF REPORT

Application for Beachfront Construction Certificate (BCC) for Large-Scale Project

Applicant: Infra Tech Ventures, LLC

Case No.: BD8346

Site Address: 6961 State Highway 361

Legal Description: 11.82 acres out of Mustang Island Sec 2 Lot 52, Block 1

Description of the proposed construction: To complete previously authorized wetland fill activities approved by the City in 2023. Following approval and during site filling activities, unauthorized impacts to dunes and dune vegetation occurred. To resolve these impacts the applicant developed a mitigation plan to resolve these impacts. No structures are proposed. Construction activities are limited to dune compensation.

Concurrent Beach Dune/Committee (Committee):

If the following apply, the committee must make a determination as to approval, approval with conditions or denial of this application:

- ☒ Proposed construction activities are seaward of the Erosion Area Line
- ☐ Proposed construction is located on an existing beach access or future beach access
- ☐ Proposed construction encroaches on the public beach
- ☐ Proposed construction includes an imperious surface within 200 feet landward of the vegetation line
- ☐ Proposed construction includes a dune walkover (not to be constructed under GLO standards)

Staff Analysis:

Staff reviewed and considered the following:

- Compliance with all aspects of the City's beach access and erosion response regulations
- Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion
- Impacts on the natural drainage patterns of the site and adjacent property
- Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered
- Any material change between the County No Dune Permit Required Determination (Attachment 1) and this application (Attachment 2)

Staff Recommendation:

Conditional approval pending the following:

- Comments from the Texas General Land Office (GLO)

Attachments:

1. BCC Application
2. Dune Protection Permit – Nueces County (February 26, 2025)
3. Letter to GLO – Request for Review (BCC Large-Scale)
4. Site Plan
5. Color Photos
6. Dune Compensation Plan



Development Services Dept.
2406 Leopard Street
Corpus Christi, TX 78469-9277
(361) 826-3240

BEACHFRONT CONSTRUCTION CERTIFICATE

☐ Small Scale ☐ Large Scale ☐ Dune Walkover¹ ☐ Public Beach Access, or Closure, Relocation, or Reduction

Submit a record at City of Corpus Christi Rhythm for Civics and upload application form.

FEE WORKSHEET FOR APPLICANT USE ONLY

	Small Scale (≤ 5,000 SQF, and ≤ Two Stories)	Large Scale (> 5,000 SQF, and > Two Stories)
Base Application		
Master Planned Development		
Erosion Response Permit		
Total Fees		
Administrative Surcharge (4.5%)		
Public Notice Surcharge		
Total		

* Refer to Development Services Beachfront Construction Certificate Fees Year 4

1. Applicant: Infra Tech Ventures, LLC (c/o Mr. Ajit David) Applicant Type: Owner Contact Person: Ajit David
Mailing Address: 5821 Ocean Dr. City Corpus Christi State TX Zip 78412
E-mail: ajitdavid@gmail.com Cell: (361) 455 - 1873

2. Property Owner (s): Infra Tech Ventures, LLC (c/o Mr. Ajit David) Contact Person: Ajit David
Mailing Address: 5821 Ocean Dr. City Corpus Christi State TX ZIP 78412
E-mail: ajitdavid@gmail.com Cell: (361) 455 - 1873

2. Engineer/Surveyor: Anchor QEA Contact Person: Chris Belaire
Mailing Address: 1217 Highway 35 South City Rockport State TX ZIP 78382
E-mail: cbelaire@anchorqea.com Cell: (361) 450 - 6934

3. Subject Property Address (es): MUSTANG ISLAND SECTION 2, BLOCK 1, LOT 52 Current Zoning District: RS
Geographic ID (Tax ID): 5491 - 0002 - 5200 ;
Legal Description: MUSTANG ISLAND SEC 2 LT 52 BLK 1 11.82 ACS
Proposed Construction Description: No structures or amenities are proposed. Construction is limited to a dune compensation area that totals 10,117 square feet.
Number of Stories: N/A ; Height of lowest habitable floor: N/A ; FEMA Base Flood Elevation: 9-11 Feet
Area of Proposed Construction (including area of temporary impact on dunes and dune vegetation): 22,530 SQF
Distance of proposed construction landward of **Mean High Tide (MHT)**: 235 Ft; landward of the **Line of Vegetation (LOV)**: 100 Ft X
☐ Proposed construction is seaward of the 350-Foot Setback Line³; X ☒ Construction is seaward of the Dune Protection Line⁴

4. Required Documents/Forms:
☒ Land Use Statement ☒ Disclosure of Interest ☒ DPP Permit ☒ Site Plan² ☒ Photographs ☒ FEMA Certificate
Associated Platting/Subdivision, Public Improvement, Building, or other Permit Application Numbers: DPP-04062023-NA

5. I certify that I have provided the City of Corpus Christi with a complete application for review; that I am authorized to initiate this rezoning as or on behalf of the Property Owner(s); and the information provided is accurate.

Owner or Agent's Signature
Ajit David
Owner or Agent's Printed Name

Engineer/Surveyor/Designer's Signature
Chris Belaire
Engineer/Surveyor/Designer's Printed Name

Applicant's Signature
Ajit David
Applicant's Printed Name

OFFICE
USE
ONLY

Case BD _____; Received: ___/___/___; Completeness Review: ___/___/___; Sent to GLO: ___/___/___; Issued: ___/___/___
Beach Dune Committee Hearing: ___/___/___; Notices: ___ Inside; ___ Outside; ___ In Favor; ___ Opposed (___ %); Action: _____

¹Construction of walkover (s) to be pursuant to TXGLO's Dune Protection and Improvement Manual of the Texas Gulf Coast; otherwise attach explanation: ²According to Site Plan Requirements Checklist; ³An Erosion Response Permit is required, if seaward of the 350-foot line; ⁴A Dune Protection Permit or Exemption must be provided, if seaward.

Appendix A

Required Documents/Forms

Land Use Statement

LAND USE STATEMENT

1. State the purpose of the request and include applicable background information as to the development plan for the property, i.e., usage of property, number and square footage(s) of existing and/or proposed building(s)/unit(s), building(s)/unit(s) height, parking plans/spaces, phasing schedule of development, number of employee(s) associated with the office, business or industrial development, hours of operation, modification or demolition plans for existing structure(s), type, area and setback of signage, etc.

The Applicant proposes to complete previously authorized wetland fill activities that were approved by the City on November 6, 2023. Following City approval and during site filling activities, unauthorized impacts to dunes and dune vegetation occurred. To resolve these impacts, the applicant has worked collaboratively with the County and GLO to develop dune compensation plan to offset past impacts. A dune protection permit, included a dune compensation plan was approved by the County on February 26, 2025. Proposed construction is limited to the completion of fill activities in previously approved areas and implementation of the dune compensation project. Filling activities total approximately 22,530 square feet (12,413 square feet of filling in low-lying depressions and 10,117 square feet associated with the dune compensation area). The property is unimproved and no new structures are proposed.

2. Identify the zoning and land uses adjoining the area of request, and the designated future land uses.

	<u>Existing Zoning</u>	<u>Existing Land Use</u>	<u>Future Land Use</u>
Site	Residential Land	Undeveloped land	TBD
North	Residential Land	Private Residential Development	TBD
South	Commercial Land	Mustang Island Conference	TBD
East	N/A	Gulf Beach	TBD
West	Residential Land	State Highway 361	TBD

Disclosure of Interest



DISCLOSURE OF INTERESTS

Development Services Department

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

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA".

NAME: Infra Tech Ventures, LLC

STREET: 5821 Ocean Drive

CITY: Corpus Christi

ZIP: 78412

FIRM is: ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other _____

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Job Title and City Department (if known)

N/A

N/A

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Title

N/A

N/A

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Board, Commission, or Committee

N/A

N/A

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm".

Name

Consultant

N/A

N/A

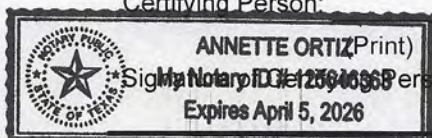
CERTIFICATE (To Be Notarized)

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person:

AJIT DAVID

Title: OWNER / MEMBER



Signature of Certifying Person: [Signature]

Date: MAR. 11, 2025

Approved Dune Protection Permit



Date: Wednesday, February 26, 2025

From: Nueces County Coastal Parks

To: Infra Tech Ventures
Attn: Ajit David
5821 Ocean Drive
Corpus Christi, Texas 78412
Email: ajitdavid@gmail.com

RE: Approval of the Exemption Request for Dune Impact Compensation for Violations - Mustang Island Section 2 Block 1 Lot 52 11.82 acres - DPP-04062023-na.

The subject project request has been reviewed and compensation activities for the subject project have been approved. After review by the appropriate agencies Nueces County has determined that a Dune Protection Permit is required and approved for the project as summarized below. A copy of the application, the cease-and-desist letter from the County, the notice of non-compliance from The Texas General Land Office (GLO), a copy of the GLO's comments on the application, the judge's letter to the GLO, and BMAC's memo to the judge are attached to this letter of approval.

Project Summary:

The project is compensation for impacts that have already occurred to critical dunes. The applicant's contractor impacted dunes and dune vegetation without authorization. The violation resulted in unpermitted impacts to approximately 426 cubic yards (cy) and 10,117 square feet (sq ft) of dune and dune vegetation landward of the 350-ft building setback line and seaward of the 1,000-ft dune protection line on the approximately 11.82-acre property located at Mustang Island Section 2 Block 1 Lot 52 State Highway 361.

The proposed on-site compensation for the violation includes construction of a new dune and revegetating the new dune. The proposed dune compensation area is approximately 235 feet landward of the MHW line and 100 feet landward of the October 14, 2024, line of vegetation. The proposed dune compensation area is situated entirely seaward of the 1,000-ft dune protection line and shaped such that the resulting compensation dune volume is a one-to-one ratio (1:1) with the impacted critical dune volume. The compensation area will be formed using mechanical equipment and sand fences or other approved method of dune restoration as appropriate. Reconstruction of critical dunes shall be achieved in the compensation area with no disturbance to adjacent unimpacted critical dunes. The sand to be utilized for compensation shall be from an offsite source that meets GLO standards listed in the conditions below. Successful re-vegetation

is required to have occurred within 3 years from the date of the beginning of the mitigation. A full description of the impacts and compensation plan is included in the attached application.

Approval Conditions:

1. Any sand, soil, sediment, or dredged spoil deposited seaward of the dune protection line must be of an acceptable mineralogy or grain size as compared to the sediments found onsite.
2. Fill material must be clean and free of debris and free of toxic materials listed in Title 40 of the CFR, § 302.4, in concentrations which are harmful to people, flora, and fauna as determined by applicable requirements for toxicity standards established by the local, state, and federal governments.
3. Comply with all rules and regulations of the Nueces County Beach Management Plan and the GLO, and The Joint Erosion Response Plan for Nueces County and the City of Corpus Christi.
4. Upon receipt of this approval, you shall notify the County of the planned schedule for construction. This includes a notice at least 10 working days prior to starting construction, significant construction schedule updates, and the end of construction.
5. Before construction commences, the applicant must apply for and obtain a Beachfront Construction Certificate from the City of Corpus Christi. Should the requirements to obtain a certificate from the City of Corpus Christi result in a material change to the proposed activities, the applicant must obtain a new or amended Dune Protection Permit from Nueces County.
6. The applicant does not propose to adversely impact dunes or dune vegetation, but the compensation construction will occur near critical dunes. The applicant must take measures to avoid adversely impacting dunes and dune vegetation during construction, such as, temporarily installing silt fencing adjacent to the critical dune area to prevent construction equipment or materials from being placed in critical dune areas. Applicant understands that any unauthorized adverse impacts to dunes or dune vegetation are in violation of the Dune Protection Act and may be subject to enforcement action by Nueces County and the GLO, which may include administrative penalties of \$50 to \$2,000 per violation per day.
7. The proposed project must not result in the potential for increased flood damage to the property or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely affect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.
8. The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties or critical dune areas.
9. Ensure the proposed construction is consistent with FEMA minimum requirements or with the FEMA approved local ordinance.

10. The Nueces County Commissioners approved this application with the condition that the applicant provides a construction monitor while the compensation dune is constructed. Prior to beginning construction, you must provide the monitors contact information to the county.


This approval is valid for three (3) years from the date of issuance. If the proposed construction is changed in any manner which causes or increases adverse effects on dunes, dune vegetation, or public beach use and access, this project shall not be eligible for renewal but will require the application for a new permit.

The County and GLO reserves the right to access the property to inspect and monitor the permitted activity during construction and until expiration of the dune protection permit. If at any time the County finds that the activity is not consistent with the conditions of this permit, the County may order the activity to cease until a plan for compliance is agreed upon.

Within thirty (30) days of completion of this project, submit to the County an affidavit signed and sealed by your engineer, architect, geologist, or surveyor licensed in the State of Texas. The affidavit must attest that the provisions of this approval have been met, and that the permitted work has been completed. The County will then verify that the provisions have been met and will send a letter of acceptance or rejection of the attestation to you for initial construction then will monitor the compensation area until it has revegetated and is similar to adjacent unaffected dunes. Once the compensation dune is restored similar to adjacent unaffected dunes the county and GLO will conduct a final site visit and issue a letter confirming that the compensation for violation is complete. This may take place 1 to 4 years after initial construction is complete.

Attachments

1. Application
2. GLO Letter to the Judge
3. Judge's Letter to GLO
4. BMAC Memo


2-26-25

Application

November 4, 2024

The Honorable Connie Scott
County Judge Nueces County
901 Leopard Street,
Corpus Christi, Texas 78401

Re: DPP-04062023-NA—Request for Dune Protection Permit, Large Scale Construction Project,
Mustang Island Section 2, Block 1, Lot 52, Port Aransas Texas 78373

Dear Judge Scott,

On July 13, 2023, the applicant (Infra Tech Ventures, LLC) received approval from Nueces County for an exemption request and a no dune protection permit-required request DPP-04062023 for wetland fill activities at Mustang Island Section 2, Block 1, Lot 52 (property). An approved beachfront construction certificate from the City of Corpus Christi (City) was received on November 6, 2023, BD8043. Work associated with these approvals included the placement of 2,000 cubic yards (cy) of material in 104,153 square feet (sf) of wetlands between the 1,000-foot dune protection line and the 350-foot building setback line and the placement of 504 cy of material in 12,588 sf of wetlands seaward of the 350-foot building setback line.

Following approval by the County and City, the applicant initiated work on approximately February 26, 2024. The applicant received notices from the Texas General Land Office (GLO) and the County related to violations of the Texas Natural Resources Code (TAC) §§ 61.013(b) and 63.091, 31 TAC §§ 15.3(s)(l)(A-B) and 15.3(s)(3), and Nueces County Beach Management Plan § II(E). These notices included a cease and desist order issued by the County on March 21, 2024, and a Notice of Noncompliance issued by Texas GLO on March 26, 2024. Within Texas GLO's Notice of Noncompliance, Texas GLO indicated that 426 cy of dunes and 10,117 sf of dune vegetation were adversely impacted by the wetland fill activities. No site activities have occurred since receipt of the Texas GLO and County notices.

Upon receipt of the Texas GLO and County notices, the applicant contracted Anchor QEA and BFS to assist with resolving the violations. On April 19 and 20, 2024, Anchor QEA and the applicant met with Texas GLO, the County, and the City to review the violations and determine the appropriate corrective actions. Based on the results of the meeting, the applicant agreed to develop an on-site dune mitigation/compensation plan that offset 426 cy of dune and 10,117 sf of dune vegetation impacts. The applicant and their agent worked collaboratively with Texas GLO and County staff to develop an acceptable mitigation/compensation plan to resolve this issue. An application was developed based on the meeting and was submitted to the County for review on June 5, 2024. The

application was reviewed by Nueces County Beach Management Advisory Committee's (BMAC) at their July 17, 2024, meeting. During the BMAC meeting, the committee voted unanimously to not recommend approval and recommended the applicant revise the application for mitigation in place to return the dune volume and vegetation to its location prior to the violation occurring and bring it back for BMAC review. The judge sent a letter to GLO requesting their review of the application on August 16, 2024. And the GLO provided their comments on September 17, 2024. The project was placed on the October 2, 2024 Nueces County Commissioners Court meeting and was tabled at the meeting to review the concerns of BMAC. Due to the concerns from BMAC the commissioners requested that the applicant meet with the county, BMAC chair, and Commissioner Brent Chesney before bring the application back to the commission for review.

A meeting was held on October 10, 2024, with the applicant, adjacent landowners, County staff, BMAC Chair Cliff Schlabach, Commissioner Brent Chesney, Anchor QEA, and BFS to discuss options for in-place mitigation and the potential relocation of the previously proposed compensation dune. A compensation change was discussed to reinforce the existing dunes parallel to the beach. After examining existing topography, it was decided that this change to the compensation plan will provide continuation of the existing dune system on the site and would minimize vegetation disturbance by utilizing already approved permit areas. The compensation dune was aligned to the 9-ft contour (critical dune elevation for this lot) to raise a low area on the landward side of critical dunes and to provide a continuation of the existing dune system. Additionally, the applicant will provide a construction monitor while equipment is onsite. This measure will help ensure compliance with permit requirements and prevent further violations.

Enclosed for your review is a completed Large Scale Construction Project Application for Dune Protection Permit Form (Appendix A), and dune compensation plan (Appendix B). Beachfront Construction Certificate (BCC) application will be submitted upon DPP approval and will be obtained prior to construction.

We appreciate your assistance in resolving this matter. Please do not hesitate to contact me directly if you have any questions or require additional information.

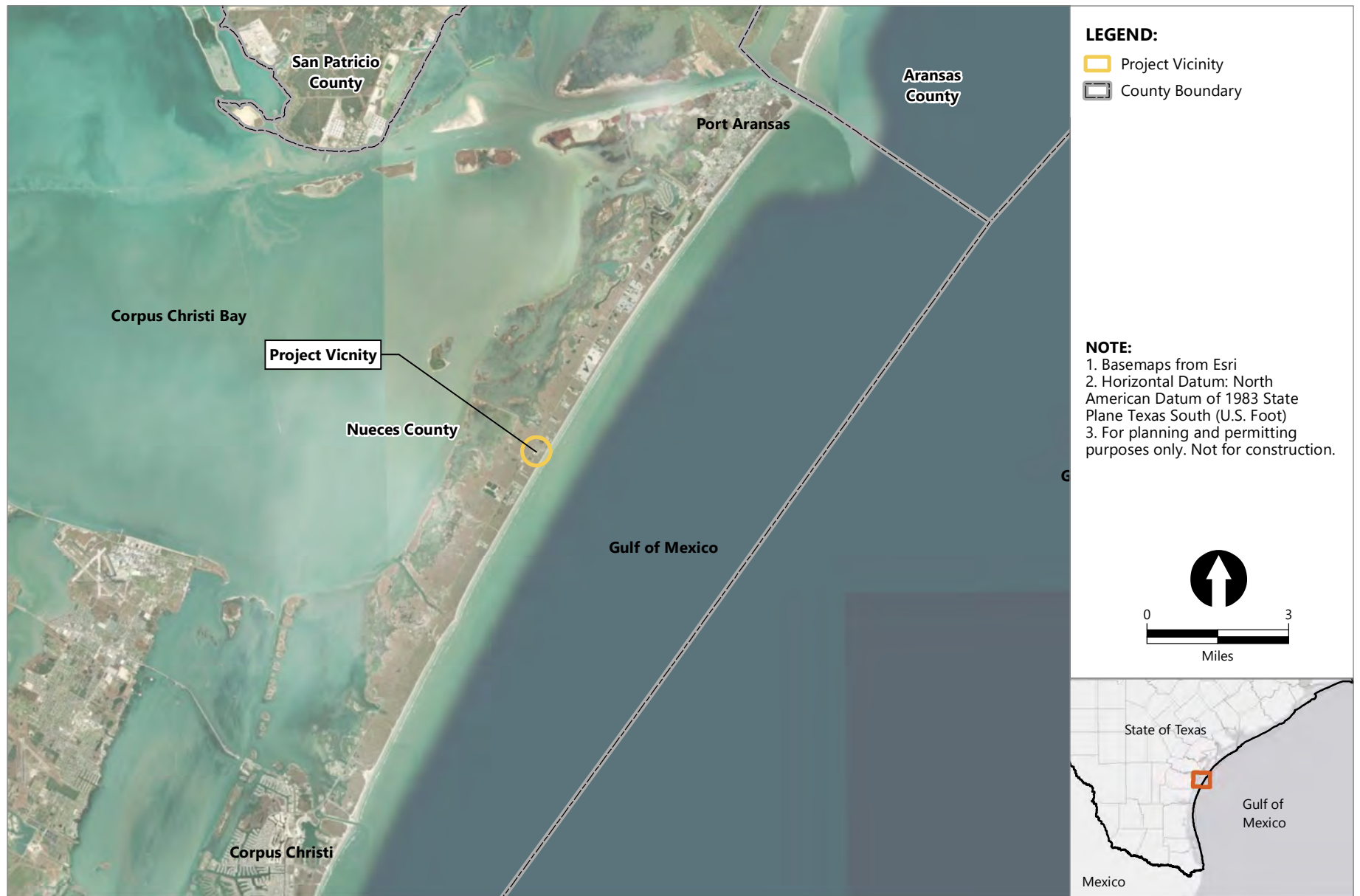
Sincerely,
Nicole Guigou, PhD
Environmental Scientist
BFS

cc: Ajit David, Infra Tech Ventures
Michelle Culver, Texas General Land Office
Natalie Bell, Texas General Land Office
Scott Cross, Nueces County Coastal Parks
Chris Belaire, Anchor QEA
John Bell, Wood, Boykin & Walter

Attachments

Figure 1	Vicinity Map
Figure 2	Grading and Layout Plan
Figure 3	Site Map
Appendix A	Large Scale Construction Project Application for Dune Protection Permit Form
Appendix B	Dune Compensation Plan

Figures



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Figure 1
Vicinity Map

Dune Protection Permit and Beachfront Construction Certificate Application
 Infra Tech Ventures Dune Mitigation (DPP-04062023-NA)

Legend

- Future Fill and Grading Footprint
- Approximate Footprint of Past Fill and Grading
- Proposed Contours
- Property Boundary
- Existing Contours from 2018 LiDAR



Figure 2 - Grading and Layout Plan

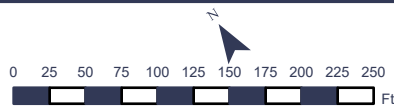


FIGURE 2 - GRADING AND LAYOUT PLAN
AJIT DAVID DUNE VIOLATION COMPENSATION
NUECES COUNTY, TEXAS
DPP-04062023



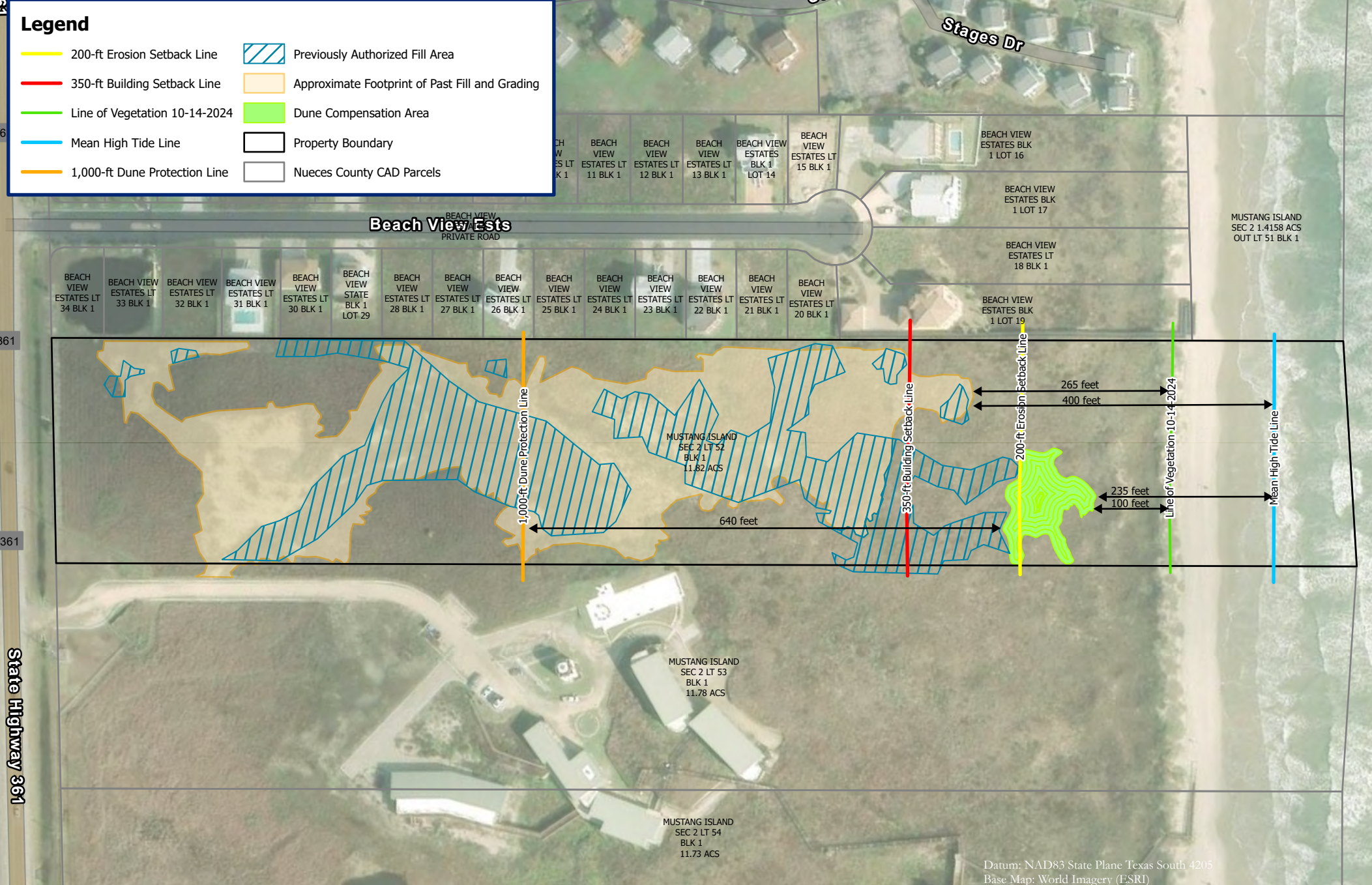


Figure 3 - Site Map



FIGURE 3 - SITE MAP
AJIT DAVID DUNE VIOLATION COMPENSATION
NUECES COUNTY, TEXAS
DPP-04062023



Appendix A
Large Scale Construction Project
Application for Dune Protection Permit
Form

Nueces County Dune Protection Permit Program
Large Scale Construction Project Application for Dune Protection Permit

Infra Tech Ventures Dune Violation Compensation Plan – DPP-04062023

1. Name, address, phone number, email contact and, if applicable, fax number of the applicant, agent, and the property owner, if different from the applicant.

Property Owner/Applicant:

Ajit David
Infra Tech Ventures, LLC
5821 Ocean Drive
Corpus Christi, Texas 78412
361-455-1873
ajitdavid@gmail.com

Agent:

Nicole Guigou
Balcones Field Services, LLC
10201 S. Padre Island Dr #210
Corpus Christi, TX 78418
423-432-1940
nguigou@bfsusa.com

2. A complete legal description of the tract and a statement of its size in square feet, include the street address, if known.

Legal Description: Mustang Island Section 2, Lot 52, Block 1 11.82 ACS

Property Size: 11.8 acres

Address: The property is located along State Highway 361. However, the property does not maintain a physical address. The location of the property is provided in Figure 1.

3. The number of proposed structures and whether the structures are amenities or habitable structures.

The project associated with this dune protection permit application does not include the construction of any structures. A dune protection permit is being requested to authorize implementation of a dune compensation plan to offset past violations that occurred during wetland fill activities. The only earthwork proposed outside of the dune compensation activities is the completion of wetland fill activities landward of the 200-ft Erosion Setback line that were previously authorized by the July 13, 2023, no-permit-required and exemption approval by Nueces County (DPP-04062023-NA). No structures, including habitable structures, or amenities are proposed as part of this request.

4. The number of parking spaces.

N/A

5. The approximate percentage of existing and finished open spaces (those areas completely free of structures).

The project associated with this dune protection permit application does not include the construction of open spaces. The property is currently 100% open space and will remain 100% open space following construction of the dune compensation project.

6. Provide surface area of project that is located seaward of the 350' building setback line and provide explanation to demonstrate that every attempt has been made to minimize the use of impervious surfaces in this zone.

The project includes only dune compensation for the violation and completion of wetland fill activities landward of the building setback line authorized by the July 13, 2023, no-permit-required and exemption approval by Nueces County (DPP-04062023-NA). The overall footprint of dune compensation work seaward of the 350-foot building setback line is approximately 10,117 sf. No impervious cover is proposed.

7. The floor plan and elevation view of the structure proposed to be constructed or expanded.

The project associated with this dune protection permit application does not include the construction or expansion of any structures.

8. The approximate start date and length of the construction process.

Based on the anticipated timeline associated with obtaining a dune protection permit and a beachfront construction certificate, approval is expected to be received in December 2024. The applicant proposes to initiate earthwork activities within 45 days of final approval. To maximize project success, the applicant proposes to initiate dune vegetation restoration in February/March. Doing so provides the highest likelihood for project success because the newly established vegetation's exposure to summer heat will be reduced and seasonal precipitation will likely increase.

9. A description (including location) of any existing or proposed walkways or dune walkovers on the tract.

No existing or proposed walkways or dune walkovers occur on the site.

10. A grading and layout plan identifying all elevations (in reference to The National Oceanic and Atmospheric Administration datum), existing contours of the project area (including the location of dunes and swales), and proposed contours for the final grade.

Figure 2 provides a grading and layout plan depicting both existing (prior to past fill and grading operations) and proposed contours (approximate contours following dune compensation activities and currently existing contours following past fill and grading work). All contours are depicted in feet North American Vertical Datum of 1988 (NAVD88). Existing contours were derived from the Bureau of Economic Geology, University of Texas at Austin 2018 Light Detection and Ranging (LiDAR) data that was provided by Texas GLO on April 29, 2024. It should be noted that this LiDAR dataset was used by Texas GLO to determine the volume and surface area of unauthorized dune impacts. The proposed contours were derived from a combination of the aforementioned LiDAR data, on-site topographic surveying results recorded in March and April 2024 by Anchor QEA, and elevations proposed at dune compensation areas and areas remaining to be filled. All contours are approximate and may vary slightly based on the dynamic nature of topography at the property and the accuracy of LiDAR data.

11. Photographs of the site which clearly show the current location of the line of vegetation and the existing dunes on the tract.

Photo 1
View of Main Dune Ridge and Line of Vegetation



Photo 2
Additional View of Main Dune Ridge and Line of Vegetation



Photo 3
View of Backdune Habitat in Which Compensation Will Integrate



Photo 4
View of Impacted Area and Backdune Habitat



<p>Photo 5 View of Approximate Dune Compensation Area</p>	<p>Photo 6 Additional View of Dune Compensation Area</p>
	

12. The effects of the proposed activity on the beach/dune system which cannot be avoided should the proposed activity be permitted.

The project associated with this dune protection permit does not include any adverse impacts on the beach/dune system. The purpose for this request is to authorize dune compensation activities to offset unauthorized impacts from past fill and grading operations. The compensation dune proposed would have a positive effect on the existing dunes by providing additional dune volume and vegetation adjacent to the existing dunes.

13. If required, a comprehensive mitigation plan which includes a detailed description of the methods which will be used to **avoid, minimize, mitigate and/or compensate** for any adverse effects on dunes or dune vegetation. *Mitigation is for impacts replaced in place post construction and compensation is for impacts that are replaced away from the project site.* Additional details of mitigation planning may be found in Section III.A.3. and Section IV of this order:

<https://www.nuecesbeachparks.com/home/showpublisheddocument/28600/637825918724430000>

Appendix B includes a comprehensive compensation plan detailing the methods proposed to offset previous adverse impacts to dunes and dune vegetation.

14. An accurate map or plat of the site identifying:

- (a) the site by its legal description including, where; applicable, the subdivision, block, and lot;

See Figure 3.

- (b) the location of the property lines and a notation of the legal description of adjoining tracts;

See Figure 3.

- (c) the location of the structures, the footprint or perimeter of the proposed construction on the tract;

The project associated with this dune protection permit application does not include the construction of any structure. The only activities proposed herein are the completion of wetland fill activities landward of the building setback line authorized by the July 13, 2023, no-permit-required and exemption approval by Nueces County (DPP-04062023-na) and implementation of the dune compensation plan to offset unauthorized adverse impacts to dunes and dune vegetation. See Appendix B for additional details.

- (d) proposed roadways and driveways and proposed landscaping activities on the tract;

No roadways, driveways, or landscaping is proposed. Construction equipment will access the project area from the adjacent property driveway at Mustang Island Conference Center. Using this access reduces impacts to the lot versus accessing the area from SH 361.

- (e) the location of any seawalls or any other erosion response structures on the tract and on the properties immediately adjacent to the tract; and

There are no seawalls or other erosion-response structures on the tract or on properties immediately adjacent to the tract.

- (f) if known, the location and extent of any pre-existing human modifications on the tract.

The only pre-existing modification to the tract is the footprint of past fill and grading operations. See Figure 3.

- (g) A site map which shows the location of the proposed activity and the distance between the proposed construction activity and mean high tide, the distance between the proposed construction and the vegetation line, and the distance between the proposed construction and the dune protection line. *The 350' Building Setback line is 350' landward of the vegetation line and the 1,000' Dune Protection Line is 1,000' landward of the MHW line.*

See Figure 3.

Previous fill and grading activities occurred seaward of the 1,000-ft dune protection line.

The proposed dune compensation area is approximately 235 feet landward of the MHW line and 100 feet landward of the October 14, 2024, line of vegetation. The proposed dune compensation area is situated entirely seaward of the 1,000-ft dune protection line.

15. For subdivision development, except for that authorized in an unexpired master planned development, a statement that the applicant or owner shall include the following notice on the plat: "A dune protection permit is required for any construction activity on each lot seaward of the Dune Protection Line (1,000 feet from the mean high tide line)."

N/A

16. A preliminary determination by the applicant as to whether the proposed construction complies with all aspects of the county's dune protection plan.

The proposed construction activities comply with all aspects of the county's dune protection plan. Further, the contents of this permit application have been coordinated with Nueces County and will be reviewed by Texas GLO.

17. A preliminary determination by the applicant as to how the proposed beachfront construction complies with the local government's dune protection plan and the beach access plan provisions adopted by the local government with such authority relating to public beach ingress/egress, off-beach parking, and avoidance of reduction in the size of the public beach due to erosion including, but not limited to:

- (a) evidence of the applicant's co-application to the local government with beachfront construction certification responsibility, as defined in Section 61 of the Texas Natural Resources Code, for the proposed project.

The applicant understands they will need to apply for a Beachfront Construction Certificate (BCC) from the City of Corpus Christi once the county DPP is issued.

18. The permit fees required by Section II.J of this order.

The applicant understands an application fee will need to be paid once the final project footprint is determined from review and comment by the County, Beach Management Advisory Committee, and Texas GLO. The permit fee must be paid before the County will provide an approval letter.

Large-Scale Construction

For all proposed large-scale construction, applicants shall submit the following additional items and information:

1. if the tract is located in a subdivision and the applicant is the owner or developer of the subdivision, a certified copy of the recorded plat of the subdivision, or, if not a recorded subdivision, a copy of the preliminary plat of the subdivision as filed with the local government having jurisdiction over subdivision development of the site, such preliminary plat having been certified by a licensed surveyor, and a statement of the total area of the subdivision in acres or square feet;

The project associated with this dune protection permit application is not associated with a subdivision, and the applicant is not the owner or developer of a subdivision.

2. In the case of multiple-unit dwellings, the number of units proposed;

The project associated with this dune protection permit application does not include any structures or multi-unit dwellings.

3. Alternatives to the proposed location of construction on the tract or to the proposed methods of construction which would cause fewer or no adverse effects on dunes and dune vegetation; and

No construction activities outside of implementation of dune compensation activities and completion of wetland fill activities previously authorized are proposed. Consistent with Texas GLO's dune manual and Nueces County's Beach Management Plan, on-site compensation is required for offsetting unauthorized impacts to dunes and dune vegetation, where feasible. As such, off-site alternatives were not considered. The applicant proposes dune compensation methods that will avoid further impacts to dunes and dune vegetation. Dune compensation will occur in low-lying areas that lack dunes and dune vegetation. Access to these areas will be achieved by crossing disturbed areas from the adjacent property and will avoid impacting additional critical dunes. The first alternative compensation dunes proposed in the application submitted on June 5, 2024, was determined to not provide in kind dunes similar to those currently on the property and has been revised as proposed in this application. Neither alternative impacts additional critical dunes or dune vegetation.

4. the proposed activities' impact on the natural drainage pattern of the site and the adjacent lots.

While approximately 10,117 square feet of low-lying areas will be converted to dune habitat, the project is not anticipated to have any effect on natural drainage patterns at the site or at adjacent lots. The existing dune system contains a series of low-lying areas that collect surface runoff immediately following precipitation events. A majority of these low-lying areas will remain after completion of dune-compensation activities.

For all proposed construction (large and small-scale), if applicants already have the following items and information, local governments shall require the following items and information to be submitted in addition to the other information required:

- (1) a copy of a blueprint of the proposed construction, such print to indicate detailed floor plans and structural layout of the proposed project;

N/A

- .
- (2) a copy of a topographical survey of the site;

A standalone topographic survey has not been completed. However, topography of the site based on LiDAR data and field work completed in 2024 is depicted in Figure 2.

- (3) the most recent local historical erosion rate data (as determined by the University of Texas at Austin, Bureau of Economic Geology) and the activity's potential impact on coastal erosion; and

According to the University of Texas Bureau of Economics Geology, this segment of the Texas Gulf Coast has a local historical erosion rate of -0.57 meters/-1.87 feet per year from 2000 to 2019.

- (4) a copy of the FEMA "Elevation Certificate."

The applicant does not possess a FEMA Elevation Certificate.

Appendix B

Dune Compensation Plan

Memorandum

November 4, 2024

To: The Honorable Connie Scott

From: Infra Tech Ventures

cc: Michelle Culver, Natalie Bell, Texas General Land Office
Scott Cross, Nueces County Coastal Parks
Chris Belaire, Anchor QEA
John Bell, Wood, Boykin & Walter
Christine Magers, Consultant to Nueces County Coastal Parks

Re: **Dune Compensation Plan—Infra Tech Venture, LLC, State Highway 361, Port Aransas, Nueces County, Texas**

Introduction

As detailed in the March 26, 2024, Notice of Noncompliance letter received from Texas GLO, Texas GLO determined that 426 cy of dunes and 10,117 sf of dune vegetation was adversely impacted. Impacts to dunes and dune vegetation occurred on the applicant's approximate 11.8-acre property, which is located along State Highway 361 in Port Aransas, Texas (Exhibit 1). Impacts documented by Texas GLO staff occurred during the February 2024 wetland fill activities. To achieve compliance, the applicant has developed the following dune compensation plan to offset unauthorized impacts.

Consistent with the *Dune Protection and Improvement Manual for the Texas Gulf Coast – 6th Edition* (dune manual) (Texas GLO 2021), mitigation/compensation is required when dunes or dune vegetation is adversely affected by construction. As part of a dune mitigation/compensation plan, applicants must demonstrate that the mitigation sequence is followed. Based on the nature of this project, avoidance and minimization was not feasible to offset impacts because adverse impacts have already occurred. Therefore, the applicant evaluated potential dune mitigation and compensation activities to achieve compliance. Consistent with the dune manual, mitigation and compensation projects must be located as closely as possible to the area where dunes and dune vegetation were adversely affected, to provide a similar level of protection from the Gulf. Due to past grading activities, restoring dunes at the specific impact site would result in small, isolated dunes disconnected from the existing dune system. Therefore, Texas GLO and the County advised that compensation activities occur in lower elevation areas seaward of the 350-foot building setback line adjacent to the existing critical dunes on the property.

The methods for developing the dune compensation plan and procedures for constructing the project are outlined in the following section.

Dune Restoration

Design

We used a combination of computer-aided design (CAD) and geospatial information system (GIS) software, global mapper software, and desktop datasets documenting site contours prior to the impact, and survey data recorded on-site following the impact to develop specifications for dune compensation activities. Consistent with Texas GLO and County input, the applicant proposes compensation seaward of the 350-foot building setback line. The compensation dune was aligned to the 9-ft contour (critical dune elevation for this lot) to raise a low area on the landward side of critical dunes. This placement will provide a continuation of the existing dune system. Placing dune compensation in this area will further fortify the property's dune system and will result in the creation of back dune habitat similar to those that were adversely affected. In addition, the creation is a continuation of the adjacent dune based on contours (See Figure 2). Once the approximate location of dune compensation areas was selected, BFS used global mapper software to create a fill and grading plan that results in 430 cy of dune and 10,117 sf where dune vegetation will be restored.

To achieve the required 426 cy/10,117 sf requirement, the applicant proposes one continual dune compensation area to expand the dunes on the lot. The compensation area (Proposed Dune) will be constructed using 430 cy with an approximate 10,117 sf footprint and at elevations between approximately +8 and +14.5 feet NAVD88. In total, construction of the proposed dune will result in 430 cy of dunes and 10,117 sf of dune areas where dune vegetation will be restored. The cubic yard necessary to construct these dunes is slightly more than the unauthorized impacts to ensure adequate volume and surface area of critical dunes are created.

A previous grading plan developed for the dune compensation areas was coordinated with Texas GLO and County staff on April 20, 2024, and submitted in an application on June 5, 2024. Based on a meeting with the applicant, Achor QEA, BFS, County Commissioner Brent Chesney, adjacent landowners and BMAC chairperson on October 10, 2024, the compensation plan has been revised as described above and detailed below and is being sent to the Texas GLO for review. Construction of the proposed dune compensation area will result in naturally formed dunes and successfully mimic the contours of surrounding existing dunes. The plan view of the dune compensation area and a typical cross section view are illustrated in Exhibit 2.

Additionally, the applicant will provide a construction monitor on-site the entire time equipment is moving materials for this violation compensation should this application be approved.

Construction

The applicant will collaborate with the selected contractor to ensure each dune area is constructed consistent with the aforementioned detailed specifications. Fill material necessary to achieve the dune compensation plan will be sourced from ERF Real Estate, Inc. (ERF) property, which is located

on Mustang Island and is approximately 4.4 miles from the property (Exhibit 3). This source material is the same material that was approved for use during wetland fill activities. Based on a review of the *United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey* (USDA 2024), previous dunes impacted at the property are mapped as the Coastal Dunes map unit. The source property is mapped as a combination of coastal dunes and Mustang fine sand, 0- to 1-percent slopes, occasionally flooded, frequently ponded. These two map units are the most prevalent across Mustang Island and have similar color, grain size, and mineral content to other naturally occurring dunes in the area.

Prior to initiating sand import operations, the applicant will install sand fencing surrounding the dune compensation area and remaining previously authorized wetland fill areas to ensure no additional dunes or dune vegetation are impacted by the project. If it is determined feasible, the selected contractor will begin by excavating approximately 12 inches from the area to be filled landward of the 350-ft building setback line. This material will be segregated and stockpiled on-site in an area free of dune or dune vegetation and will be used during dune compensation activities. Once topsoil is excavated and stockpiled, imported sand will be transported to the site via truck and placed within the previously authorized fill footprint. Trucks will access the site via the adjacent property and the existing access point, which is located landward of the 1,000-foot dune protection line. Completion of fill activities will provide direct access to the dune compensation area. Once fill activities are complete, additional imported sand will be trucked to and placed within the dune compensation area. All access to dune compensation areas will be done by crossing the previously disturbed portions of the property while taking care not to cross other dune habitat or dune vegetation. Once all trucking and rough grading activities are complete, the contractor will complete dune construction and final grading using the previously excavated and stockpiled topsoil material. If stockpiling of topsoil is not feasible, then additional imported fill will be used to complete final grading and construction of 430 cy of dune features. Upon completion of all earthwork activities, the contractor will be required to repair any rutting prior to demobilizing from the site. Silt fences will remain in place until fill areas have sufficiently stabilized (i.e., vegetated).

The applicant will collaborate with the selected contractor to ensure that the fill and grading plan is accurately achieved. This will be achieved by the use of grade-control excavator or by real-time survey support. If the selected contractor has grade-control capabilities, the contractor will follow the 3D surface for each dune compensation area. If grade control capabilities are not available, surveyor-grade GPS equipment will be used to ensure all proposed elevations are met.

Additionally, the applicant will provide a construction monitor while equipment is onsite. This measure will help ensure compliance with permit requirements and prevent further violations.

Dune Vegetation Restoration

Design

Consistent with the dune manual, the square footage of dune vegetation in a compensation project must be the same square footage of the area adversely affected. As detailed earlier, construction of the continuous dune compensation area results in 10,117 sf for a newly constructed dune area. Restoring vegetation in the compensation area meets the 10,117-sf requirement established by Texas GLO. Methods proposed for restoring dune vegetation are consistent with the dune manual.

Past survey results were relied upon in combination with Texas GLO guidance to determine the target species for dune compensation areas. Dune areas previously disturbed were positioned on the landward portion of the site in backdune habitat. Based on past survey results and experience in the region, species typically occupying these habitats include saltmeadow cordgrass (*Spartina patens*), gulf dune crown grass (*Paspalum monostachyum*), little false bluestem (*Schizachyrium scoparium*), and bushy bluestem (*Andropogon glomeratus*). Additional species identified in the dune manual include bitter panicum (*Panicum amarum*), sea oats (*Uniola paniculata*), beach morning glory (*Iopomea pes-carpa*), sea purslane (*Sesuvium portulacastrum*), seashore dropseed (*Sporobolus virginicus*), and seashore paspalum (*Paspalum vaginatum*). Bitter panicum, sea oats, beach morning glory, and sea purslane are more closely associated with frontal dune habitats and higher elevations associated with the main dune ridge; therefore, the applicant proposes to focus revegetation efforts to saltmeadow cordgrass, bluestem, and *Paspalum* species.

To achieve dune vegetation restoration objects, the applicant proposes to use a combination of topsoil segregation and installation, native hay material installation, and live root planting. Topsoil material will be sourced from the property in areas yet to be filled (12,413 sf). Based on past surveys, this area contains species consistent with dune habitat and those targeted for compensation activities. To the extent practicable, the applicant will use native material and living plants sourced from the property following the Texas GLO's Dune Protection Manual (6th Edition). It is possible, due to the extent of disturbed areas, that the property may not have adequate areas to meet vegetation needs. To address these potential shortages, the applicant is in negotiation with several nearby landowners to support the project. The applicant will harvest living plants or obtain hay material from the property itself and other Mustang and Padre Island property. Exhibit 3 shows additional properties that the applicant is negotiating with for obtaining project materials. Harvesting of plants, if needed, would be conducted following the Texas GLO's Dune Protection Manual (6th Edition).

Vegetation restoration objects will be achieved by using segregated topsoil from areas yet to be filled. This topsoil will be used to achieve final grading within the dune compensation area and will provide valuable seed bank and soil nutrients to promote vegetation establishment. If necessary and following topsoil placement and final grading, the applicant will spread a surface layer of hay atop the constructed dune. Hay will then be embedded into the sand material substrate. Embedding hay

serves multiple benefits in that it stabilizes the dune, helps combat wind erosion, promotes future accretion from windblown sand, and promotes propagation of the seed bank. It should be noted that segregated topsoil containing past plant material will likely reduce the hay needs for the newly constructed dune. The location and quantity of hay material will be adjusted based on site conditions and will be focused on areas that lack previous plant material. Once hay material is installed, the applicant will install live-root plants on approximately 2-foot centers. Installing plants on two-foot centers across the approximately 10,117-sf area will result in approximately 2,900 plants.

The property is currently unimproved and does not have reasonable access to freshwater. The most reasonable means for irrigating the dune compensation area would be via water trucks. To avoid impacts associated with water trucks traversing the site numerous times per watering event, the applicant does not propose irrigation at this time. Plant installation has been strategically planned for cooler Winter and Spring months that on average experience wetter hydrologic conditions. This timing reduces the need for post-planting irrigation. If it is determined during post-construction monitoring that plants do not successfully establish, irrigation options will be evaluated and coordinated with Texas GLO during adaptive management plan development.

Construction

In preparation for vegetation restoration, the applicant will identify and harvest suitable native hay material on site or from a suitable off-site location. Hay material will be baled in approximate 60-pound bales so that they can be easily transported to the site and spread through the dune compensation area without requiring heavy equipment. As previously discussed, topsoil originating from the property will be used to achieve final grading at the dune compensation area. Once earthwork is complete, the project team will evaluate the necessity for surface hay installation and modify the revegetation plan, as appropriate. The use of native hay may be negated entirely or reduced to areas lacking sufficient plant material. If determined necessary, the applicant will install native hay material across the dune compensation area that lacks embedded plant material in topsoil material. Hay will be applied at a maximum rate of 4,800 pound/acre, which equates to an approximate 2- to 3-inch thickness, unless a reduced rate is determined appropriate. Hay material will then be embedded in the sand material using either hand tools or a lightweight discing attachment pulled by an all-terrain vehicle. After installation, hay material may be watered to further stabilize the area and to promote seed bank propagation.

Following hay installation, the applicant will harvest living plants on site or from nearby properties. All harvest activities will be conducted consistent with relevant guidelines. Existing stands of healthy, vigorous plants exhibiting 100% coverage will be identified. Within fully vegetated areas, one 6-inch plug per square meter will be removed. Plugs will be removed using a post-hole digger, sharpshooter shovel, or similar. Harvested plugs will then be placed into tubs for transport. To the extent practicable, tubs containing harvested plants will remain moist. Harvested plants will then be

transported to the dune compensation area and installed on 2-foot centers. Plants containing fully intact root systems will be installed using shovels, dibble bars, or similar such that the plant roots achieve an adequate depth. Holes in which plants are placed will then be backfilled and gently compacted such that plants remain erect. Following installation, plants will be hand-watered to promote establishment. It is anticipated that permit issuance and earthwork will not be completed until at minimum the winter of early portion of 2025 (February/March). This anticipated timing is desirable for planting activities because hot and dry summer months will be avoided.

As previously discussed, irrigation beyond initial plant installation is not proposed. However, if dune vegetation does not succeed, the applicant will evaluate potential irrigation options as part of adaptive management.

Dune Compensation Timing and Monitoring

Earthwork and native hay installation associated with the dune compensation will commence within 45-days of permit and beachfront-construction certificate approval. Plant installation will commence immediately following hay installation. Planting efforts will occur in the early portion of 2025 (February/March) thus avoiding seasonally hot and dry months and maximizing the likelihood for successful plant establishment. Overall, implementation of the dune compensation project is expected to take less than 90 days.

Following construction, the applicant will conduct a topographic survey of the dune compensation area to document that a minimum of 426 cy of dune habitat have been achieved and that proposed contours have been met. The dune compensation area will also be monitored for a period of time to show compliance with the dune protection permit, as well as successful revegetation. The applicant proposes to conduct monitoring events at 3, 6, 12, 24, and 36 months, unless success criteria are met prior to 36 months and Texas GLO and the County concur that compensation has been adequately achieved. It should be noted that additional off-schedule monitoring events may be conducted if it is determined that 1:1 compensation has been achieved between the previously detailed monitoring schedule. During monitoring events, the applicant will evaluate the dune compensation area using photographic documentation. The overall percent coverage will also be assessed using a one-meter quadrat. Three quadrat locations will be evaluated in the compensation area. Results, including photography and estimates of percent coverage, will be summarized in a brief monitoring memorandum and will be provided to the County for review.

It is anticipated that the combination of natural recruitment via the use of topsoil material and native hay/live plant installation will successfully meet revegetation requirements within two growing seasons. If revegetation does not occur, the applicant will evaluate and coordinate suitable adaptive management approaches (i.e., soil amendments, additional planting, additional native hay installation, and hydroseeding) with the County to determine next steps.

Conclusion

The contents herein summarize relevant details of the proposed dune compensation project. It is the applicant's belief that this plan will adequately achieve all dune and dune vegetation compensation requirements. Execution of this plan will result in a minimum of 426 cy of dunes and 10,117 sf of dune vegetation. The applicant greatly appreciates the assistance received from Texas GLO, the County, and the City throughout development of this plan. The applicant is eager to achieve compliance and resolve the violation.

The applicant will notify adjacent landowners at least 10 days prior to the commissioners court meeting. Table 1 provides a list of adjacent landowners. Figure 3 depicts the legal description and property ID for each adjoining property listed in Table 1.

Table 1
Adjoining Property Owners

Property ID	Owner Name	Mailing Address
200111982 200111980 503055	Beach View Estates Owners Association	211 Costa Bella Drive Austin, Texas 78734-2662
200111958	Bradley & Anita Biber	544 Aviator Drive Fort Worth, Texas 76179-5434
200111968	Carmer C Canto	166 Shoalwater Way Rockport, Texas 78382-2331
200111976	Gary & Holly Daniel	153 Beach View #237 Port Aransas, Texas 78373-5058
271289	Episcopal Church Corp Inc	P.O. Box 6885 San Antonio, Texas 78209
200111970	Ivaylo & Haristina Georgieva	2205 Granger Lane Cedar Park, Texas 78613-5719
200111960	James, Mary & Charleen Handzel	121 Beach View Port Aransas, Texas 78373-5058
200111966	Machseh Properties LLC	5606 Ivory Mist Lane Houston, Texas 77041-6690
200111972	Leon & Virginia Matula	511 East Mayfield Street Karnes City, Texas 78118-2949
200111974 200111956	Pietrobon Children's Management Trust	W/Rosella Segreti, Trustee 5916 Sterling Drive Colleyville, Texas 76034-7631
200111964	Koushik Shaw	2909 Waterbank Cove Austin, Texas 78746-4136
200111962	Shyamali Shaw	27 Great Lakes Drive Corpus Christi, Texas 78413-5817
200111954 200111952	Ronald Wolfe & Pamela Burda-Wolfe	105 Beach View Port Aransas, TX 78373

References

Texas General Land Office, 2021. *Coastal Dunes Dune Protection and Improvement Manual for the Texas Gulf Coast—6th Edition*.

Memorandum

November 4, 2024

Dune Compensation Plan Exhibit

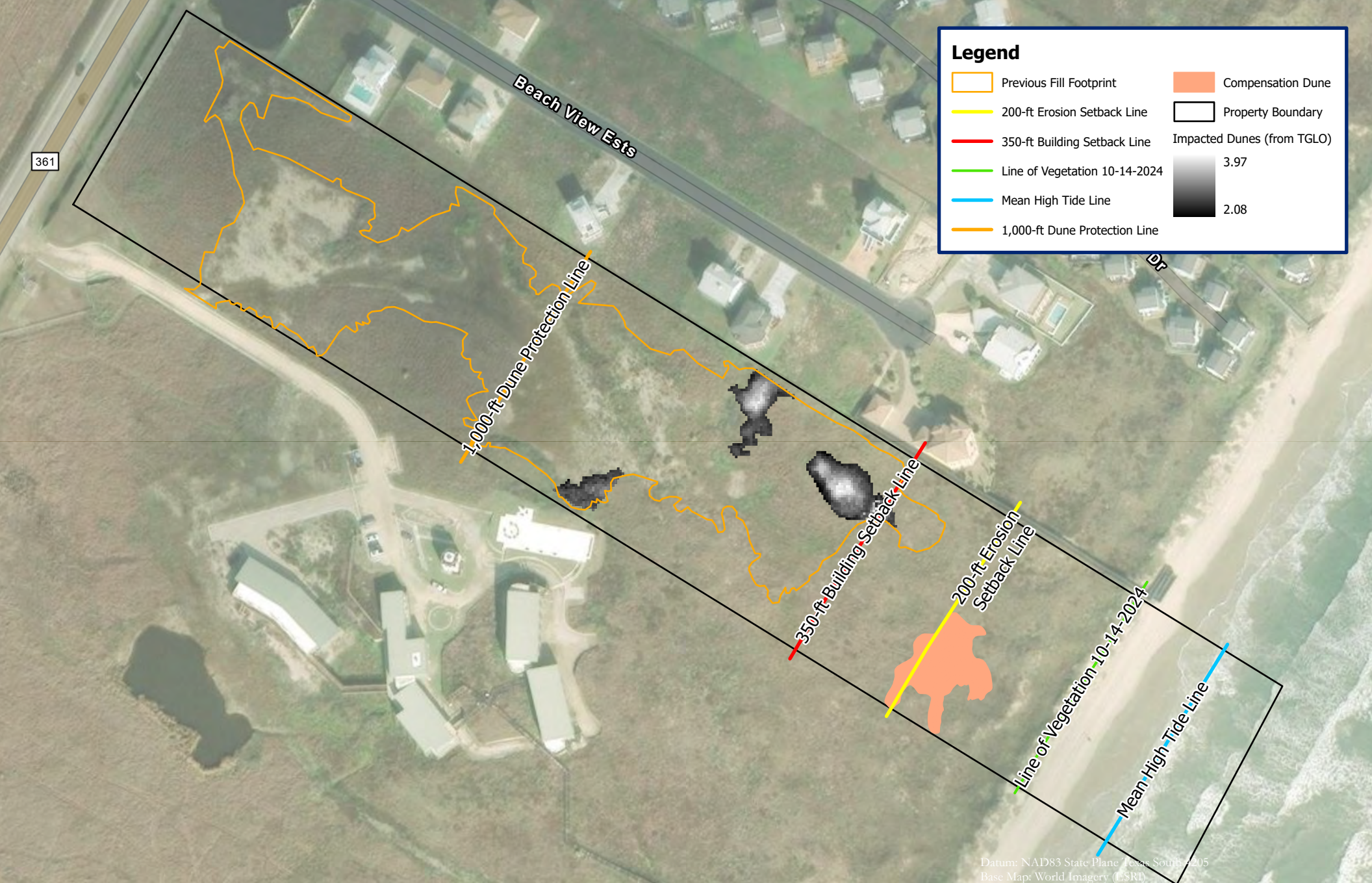


Exhibit 1 - Project Location Map



EXHIBIT 1 - PROJECT LOCATION MAP
AJIT DAVID DUNE VIOLATION COMPENSATION
NUECES COUNTY, TEXAS
DPP-04062023



Legend

- Cross Section A
- 200-ft Erosion Setback Line
- 350-ft Building Setback Line
- Line of Vegetation 10-14-2024
- Mean High Tide Line
- 1,000-ft Dune Protection Line
- Compensation Dune
- Property Boundary
- 1ft Contours from 2018 LiDAR
- Future Fill and Grading Footprint
- Impacted Dunes (from TGLO)
- 3.97
- 2.08

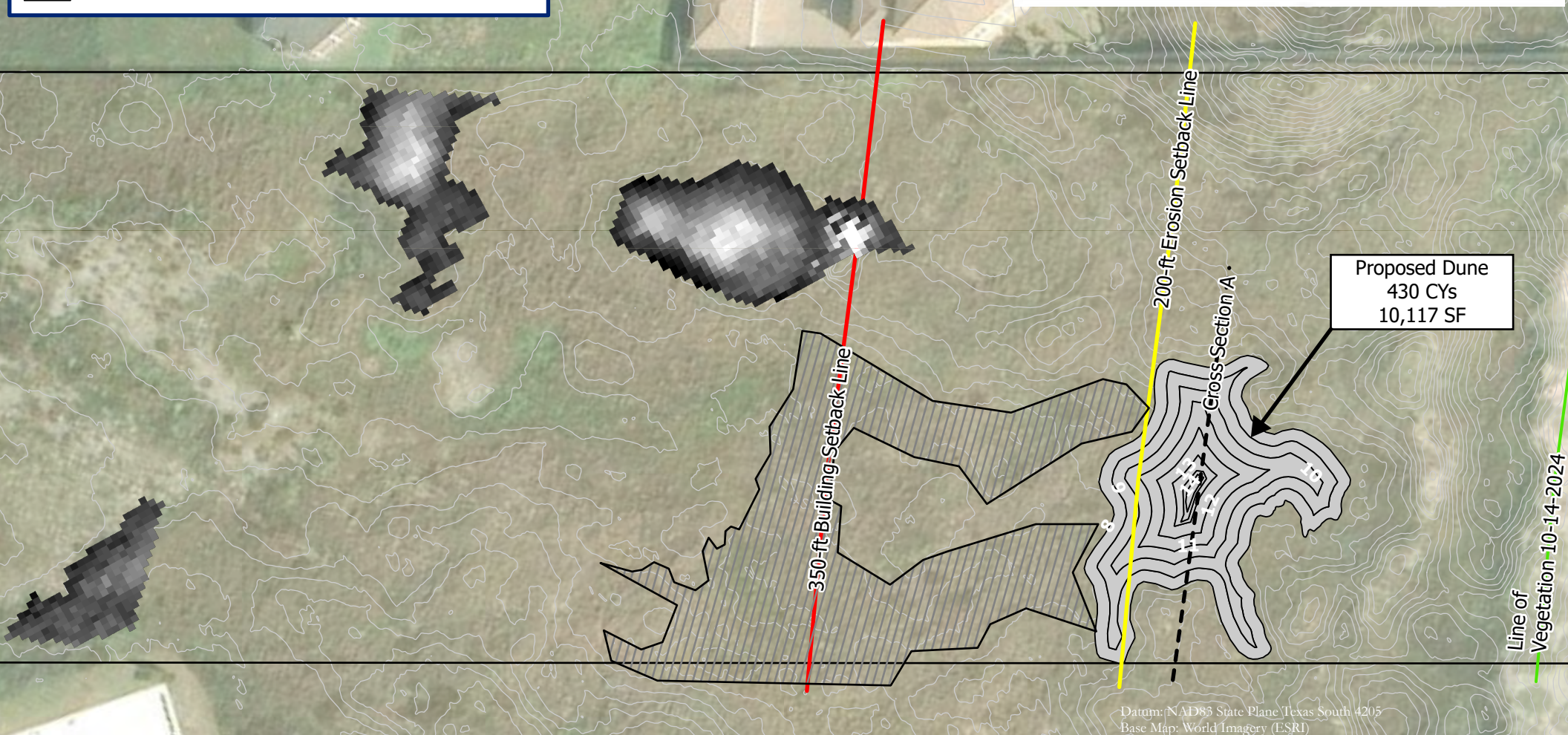


Exhibit 2 - Compensation Dune

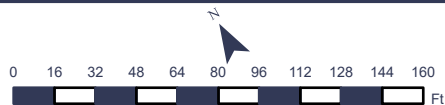
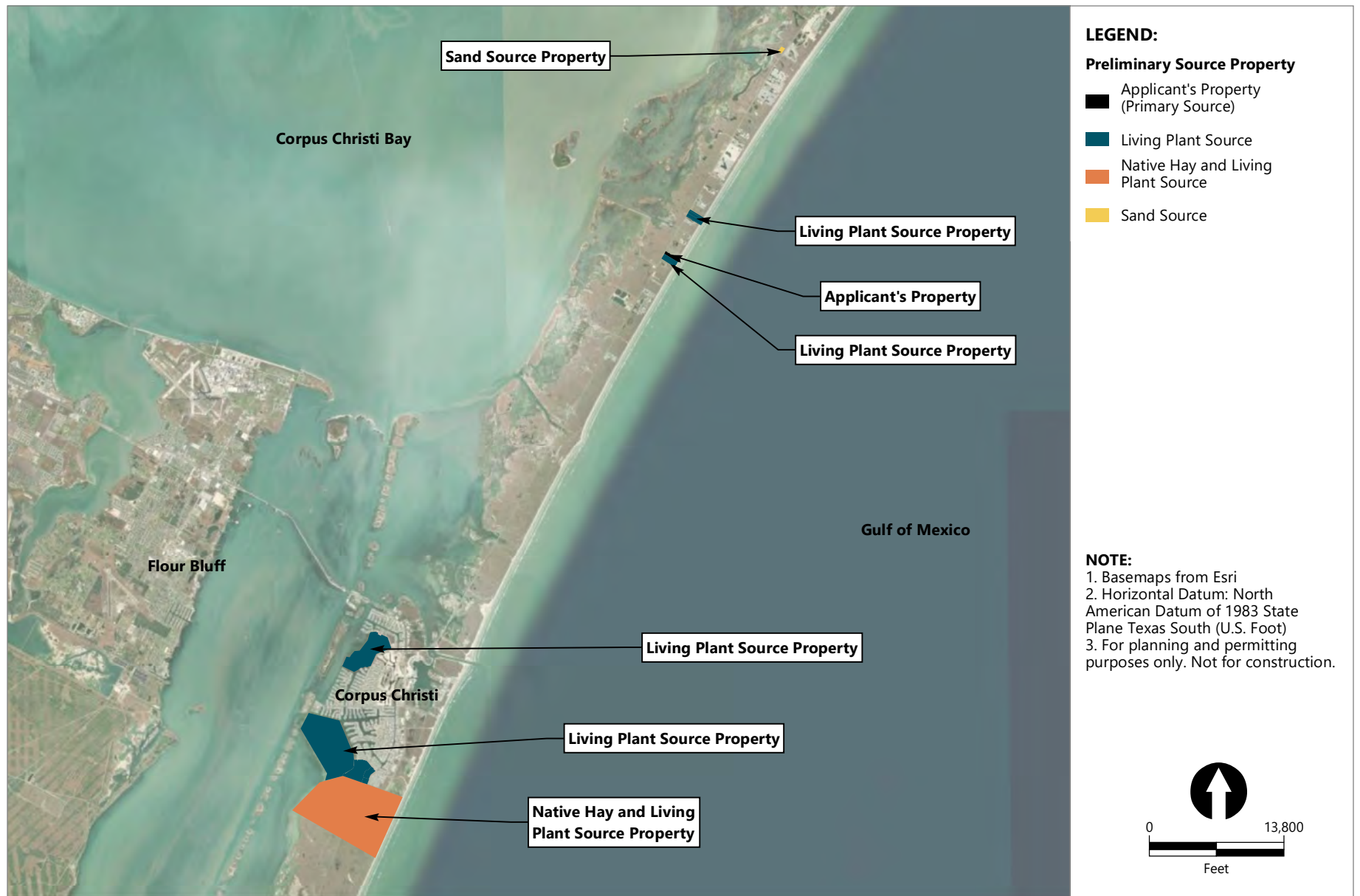


EXHIBIT 2
AJIT DAVID DUNE VIOLATION COMPENSATION
NUECES COUNTY, TEXAS
DPP-04062023





Publish Date: 2024/06/03, 4:39 PM | User: cbelaire
 Filepath: \\GSTFile01\GIS\Jobs\InfraTechVentures_2709\Maps\2024DuneMitigation\ITV_2024DuneMitigationPlan_Ex3_SourceMaterialProperties.mxd



Exhibit 3 Location of Preliminary Properties for Source Material

Dune Mitigation Plan
 Infra Tech Ventures Dune Mitigation (DPP-04062023-NA)

GLO Letter to the Judge



TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

November 12, 2024

Via Electronic Mail

The Honorable Judge Connie Scott
Nueces County Judge
901 Leopard Street, Room 303
Corpus Christi, Texas 78401-3697

Application for a Dune Protection Permit in Nueces County

Site Address: 6981 SH 361, Corpus Christi
Legal Description: Mustang Island Sec 2 Lot 52 Block 1 11.82 ACS
Lot Applicant: Ajit David (Infra Tech Ventures)
County ID No.: DPP-04062023-na
GLO ID No.: BDNC-24-0157a

Dear Judge Scott:

The General Land Office has reviewed the amended application materials for a Dune Protection Permit for the above-referenced location. The applicant adversely impacted 426 cubic yards of dunes and 10,117 square feet of dune vegetation seaward of the Dune Protection Line without a Dune Protection Permit or Beachfront Construction Certificate, for which a cease-and-desist letter was issued by the County and a Notice of Noncompliance was issued by the GLO on March 26, 2024. The applicant previously proposed an on-site compensation area with 668 cubic yards of dunes and 10,117 square feet of dune vegetation. The applicant now proposes to move the compensation further seaward and an on-site compensation area with 430 cubic yards of dunes and 10,117 square feet of dune vegetation. The compensation area is located seaward of the Building Setback Line. According to the Bureau of Economic Geology, the area is eroding at a rate of three to five feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- All previous comments and requirements in the GLO comment letter BDNC-24-0157 still apply and are enforceable under the law.
- Before compensation proposed in this application commences, the applicant must apply for and obtain a Beachfront Construction Certificate from the City of Corpus Christi. Should the requirements to obtain a certificate from the City of Corpus Christi result in a material change to the proposed activities, the applicant must obtain a new or amended Dune Protection Permit from Nueces County.¹

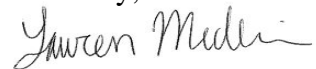
¹ 31 Tex. Admin. Code §§ 15.2(46) & § 15.3(t)(4).

November 12, 2024

Page 2 of 2

If you have any questions, please contact me at (512) 463-5234 or at lauren.medlin@glo.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Medlin".

Lauren Medlin

Beach Access & Dune Protection Program

Coastal Resources Division

Texas General Land Office

Judge's Letter to GLO



CONNIE SCOTT
NUECES COUNTY JUDGE

Date: Friday, August 16, 2024

From: Nueces County Judge Connie Scott

To: Lauren Medlin
Beach Access & Dune Protection program
Texas General Land Office

RE: Request for Review - Exemption Request for Compensation for Violations for DPP-04062023-na – Mustang Island Section 2 Block 1 Lot 52

The Nueces County Coastal Parks Department (Coastal Parks), the Nueces County Beach Management Advisory Committee (BMAC), and I have reviewed the subject application. Coastal Parks and I have determined that the proposed project to resolve violations for unauthorized impacts to critical dunes and critical dune vegetation meets county and state requirements for a large-scale dune construction project and requirements for an exemption request. The proposed project is on-site dune compensation related to the unauthorized impacts to 426 cubic yards (CY) of critical dunes and 10,117 square feet (SF) of critical dune vegetation. The compensation areas proposed are seaward of the 350' Building Setback Line on the property identified as Mustang Island Section 2 Block 1 Lot 52. A description of the project is summarized below and is more fully described in the attached application. Also attached are letters from Coastal Parks and BMAC summarizing their reviews and recommendations. We request your formal review of the application.

Project Description:

The applicant, Ajit David, and their agent, Chris Belaire, submitted a Dune Protection Permit Application (DPP-04062023-na) for the construction of compensation for unauthorized work associated with previously permitted activities. Following DPP approval by the County and BCC approval by the City for wetland fill, the applicant initiated work on approximately February 26, 2024. The applicant received notices from the Texas General Land Office (GLO) and Coastal Parks related to violations of the Texas Natural Resources Code (TAC) §§ 61.013(b) and 63.091, 31 TAC §§ 15.3(s)(1)(A-B) and 15.3(s)(3), and Nueces County Beach Management Plan § II(E). These notices included a cease and desist order issued by the County on March 21, 2024, and a Notice of Noncompliance issued by GLO on March 26, 2024. Within GLO's Notice of Noncompliance, they indicated that 426 cubic yards (CY) of dunes and 10,117 square feet (SF) of dune vegetation had been impacted without authorization. The applicant agreed to develop an on-site dune compensation plan that offsets the 426 CY of dune and 10,117 SF of dune vegetation impacts. The compensation would be located seaward of the 350' building setback line adjacent to the existing dune system on the project property. The applicant's agent worked

collaboratively with GLO and County staff in development of this compensation plan to resolve the violation.

Nueces County has reviewed the application and has made a preliminary determination that the proposed construction complies with all aspects of the Nueces County Beach Management Plan.

Application Timeline:

An administratively complete application for an exemption request for a large-scale construction dune protection permit for the project was received by Nueces County Coastal Parks Department on June 5, 2024. The application was reviewed by the Beach Management Advisory Committee (BMAC) at their July 17, 2024, meeting. During the BMAC meeting, the committee voted unanimously to not recommend approval and recommended the applicant revise the application for mitigation in place to return the dune volume and vegetation to its location prior to the violation occurring and bring it back for BMAC review.

Recommendation:

As Nueces County Judge, I have determined that the proposed activity is consistent with the requirements of the Nueces County Beach Management Plan. I request that the GLO review this recommendation for approval of the exemption request and issue a letter of response. If you have any questions, please contact Christine Magers at (214) 460-5962 or Scott Cross at (361) 960-6302.

Sincerely,



Connie Scott
Nueces County Judge

Attachment:

Coastal Parks Letter to Judge

BMAC Memo to Judge

Application - Mustang Island Section 2 Block 1 Lot 52 - Nueces County Dune Protection

Large-Scale Project Permit Exemption Request - DPP-04062023-na

BMAC Memo

DATE: August 14, 2024

TO: Connie Scott, County Judge

CC: Scott Cross, Nueces County Coastal
Parks Department

FROM: Cliff Schlabach, BMAC Chair

RE: Request for Review of Dune Protection Permit Exemption for Dune Impact Violations-
Mustang Island Section 2 Block 1 Lot 52 11.82 acres - DPP-04062023-na

An application request for the subject project has been reviewed by the Nueces County Beach Management Advisory Committee (BMAC) and Nueces County Coastal Parks Department (Coastal Parks). After confirming the application request is administratively complete it was placed on the agenda for review by the BMAC committee at a regular meeting on Wednesday July 17, 2024, at 2:00 P.M., at the Padre Balli Briscoe King Pavilion, 15820 Park Road 22, Corpus Christi, Texas 78418. A quorum of BMAC members, the applicant, the applicant's agent, County Parks representatives, and members of the public were present for discussion and review of the application. BMAC voted unanimously to **not recommend** approval of the application. A summary of the subject project and additional information on the recommendations of BMAC is provided below.

Project Description:

The applicant, Ajit David, and their agent, Chris Belaire, submitted a Dune Protection Permit Application (DPP-04062023-na) for the construction of compensation for unauthorized work associated with previously permitted activities by applicant, Ajit David. Following DPP approval by the County and BCC approval by the City for wetland fill, the applicant initiated work on approximately February 26, 2024. The applicant received notices from the Texas General Land Office (GLO) and Coastal Parks related to violations of the Texas Natural Resources Code (TAC) §§ 61.013(b) and 63.091, 31 TAC §§ 15.3(s)(1)(A-B) and 15.3(s)(3), and Nueces County Beach Management Plan § II(E). These notices included a cease and desisted order issued by the County on March 21, 2024, and a Notice of Noncompliance issued by GLO on March 26, 2024. Within GLO's Notice of Noncompliance, they indicated that 426 cubic yards (CY) of dunes and 10,117 square feet (SF) of dune vegetation had been impacted without authorization. The applicant agreed to develop an on-site dune compensation plan that offsets the 426 CY of dune and 10,117 SF of dune vegetation impacts. The compensation would be located seaward of the 350' building setback line adjacent to the existing dune system on the project property. Anchor QEA, the applicant's agent, worked collaboratively with GLO and County staff in development of this compensation plan to resolve the violation.

Recommendation:

BMAC voted unanimously to **not recommend** approval of this exemption request for on-site dune compensation. The decision to not recommend is based on the following concerns:

- The proposed plan is for compensation in a new location on the property seaward of the 350' Building Setback Line. The committee believes that they should be looking at dune mitigation in place that would be landward of the 350' Building Setback Line, rather than dune compensation in a new location seaward of the 350' Building Setback Line.
- For the original application for wetland fill at the May 17, 2023, meeting BMAC had voted unanimously to **recommend** approval of the request for no dune protection permit for placement of 104,153 sq ft of fill material in wetlands **landward** of the 350-ft Building Setback Line. However, BMAC voted unanimously to **not recommend** approval of the exemption request for placement of 12,588 sq ft of fill material in wetlands **seaward** of the 350-ft Building Setback Line. BMAC stands by their previous decision after review of this application.
- Residents of the neighboring Beach View Estates have commented to the BMAC chair that there has been no communication with existing landowners whose lands neighbor the property.
- The applicant's agent commented that the GLO has agreed to this plan; however, the BMAC committee stated that it is up to the County as to where the compensation and/or mitigation is located.
- BMAC requests that the applicant to return with a revised application that includes a mitigation plan to return the material and vegetation to its original location based on the following:
 - Texas Administrative Code (TAC) Title 31, Part 1, Chapter 15, Subchapter A, Rule §15.2 (19) and the Nueces County Beach Management Plan defines construction to include filling.
 - Therefore, the proposed activity is considered construction seaward of the Building Setback Line.
 - Texas Administrative Code (TAC) Title 31, Part 1, Chapter 15, Subchapter A, Rule §15.2 (25) and (72) and the Nueces County Beach Management Plan define the dune complex as including swales and swales are low areas within a dune complex that function as natural rainwater collection areas and are an integral part of the dune complex.
 - Therefore, this activity would be construction in the dune complex seaward of the Building Setback Line.
 - The Joint Erosion Response Plan for Nueces County and the City of Corpus Christi, Section III.D.1. states that an exemption for construction seaward of the setback line for properties where there is no practicable alternative. General Erosion and Flood Protection Requirements of the Nueces County Beach Management Plan 1.1.a states that a permittee shall locate all construction as far landward as is practicable.
 - Based on the size of the lot there is ample room to conduct the requested activity landward of the Building Setback Line as a practicable alternative.

BMAC asks that you review this application (attached) and, once reviewed, send it to the GLO for their review. Please let me know if you have any questions or concerns, my contact information is provided below.

Sincerely Yours,

A handwritten signature in blue ink that reads "Cliff M. Schlabach". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cliff Schlabach

BMAC Chair

361-937-2115

Jettylord1@gmail.com

Attachment:

Application for a Dune Protection Permit Exemption Request for Dune Impact Violations-
Mustang Island Section 2 Block 1 Lot 52 11.82 acres - DPP-04062023-na

Site Plan

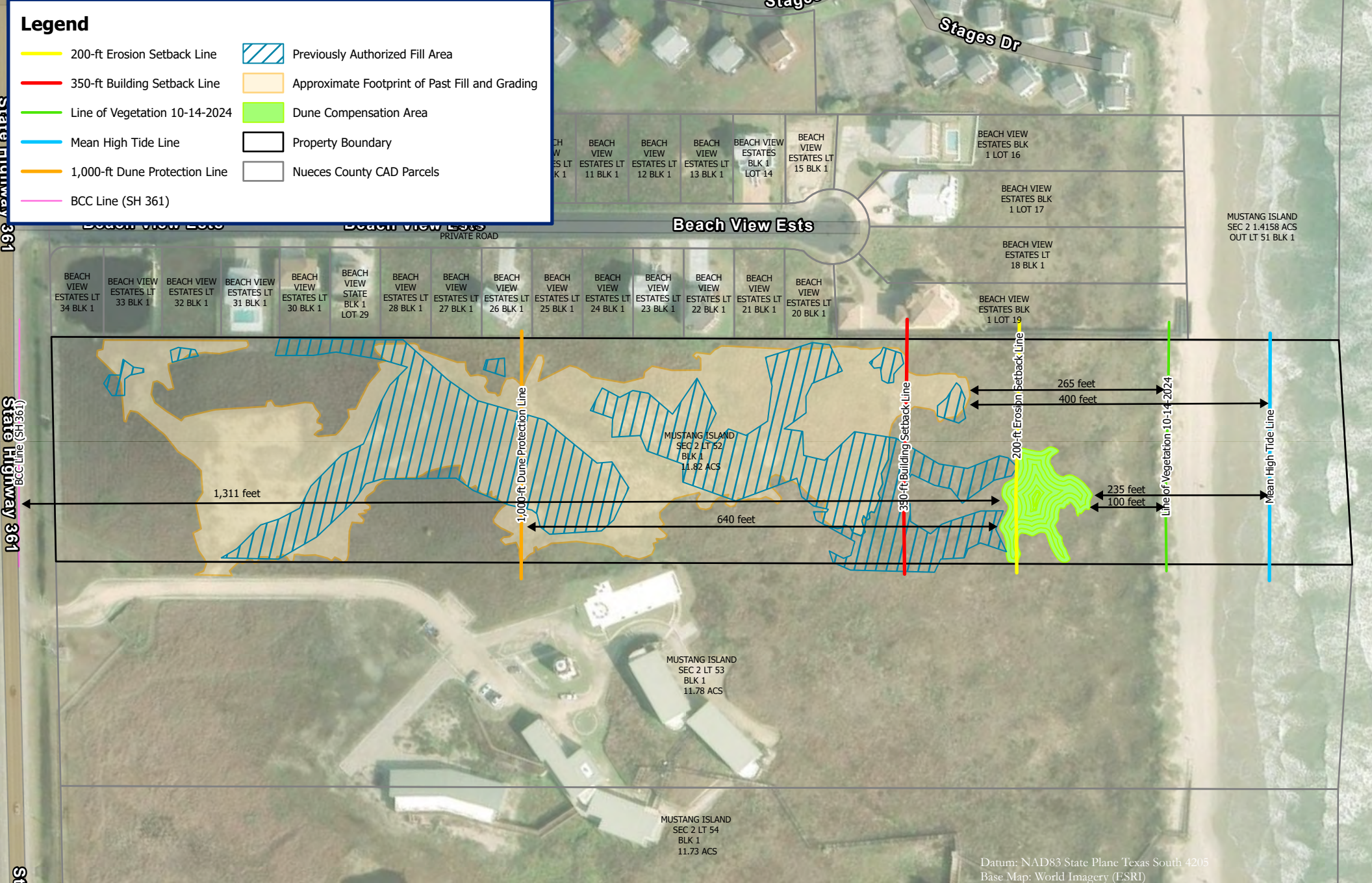


Figure 1 - Site Map



FIGURE 1 - SITE MAP
 AJIT DAVID DUNE VIOLATION COMPENSATION
 NUECES COUNTY, TEXAS
 DPP-04062023



Photographs

Photo 1
View of Main Dune Ridge and Line of Vegetation



Photo 2
Additional View of Main Dune Ridge and Line of Vegetation



Photo 3
View of Backdune Habitat in Which Compensation Will Integrate



Photo 4
View of Impacted Area and Backdune Habitat



Photo 5
View of Approximate Dune Compensation
Area



Photo 6
Additional View of Dune Compensation
Area





**Dune Compensation
approximately located at
6967 State Highway 361**



102

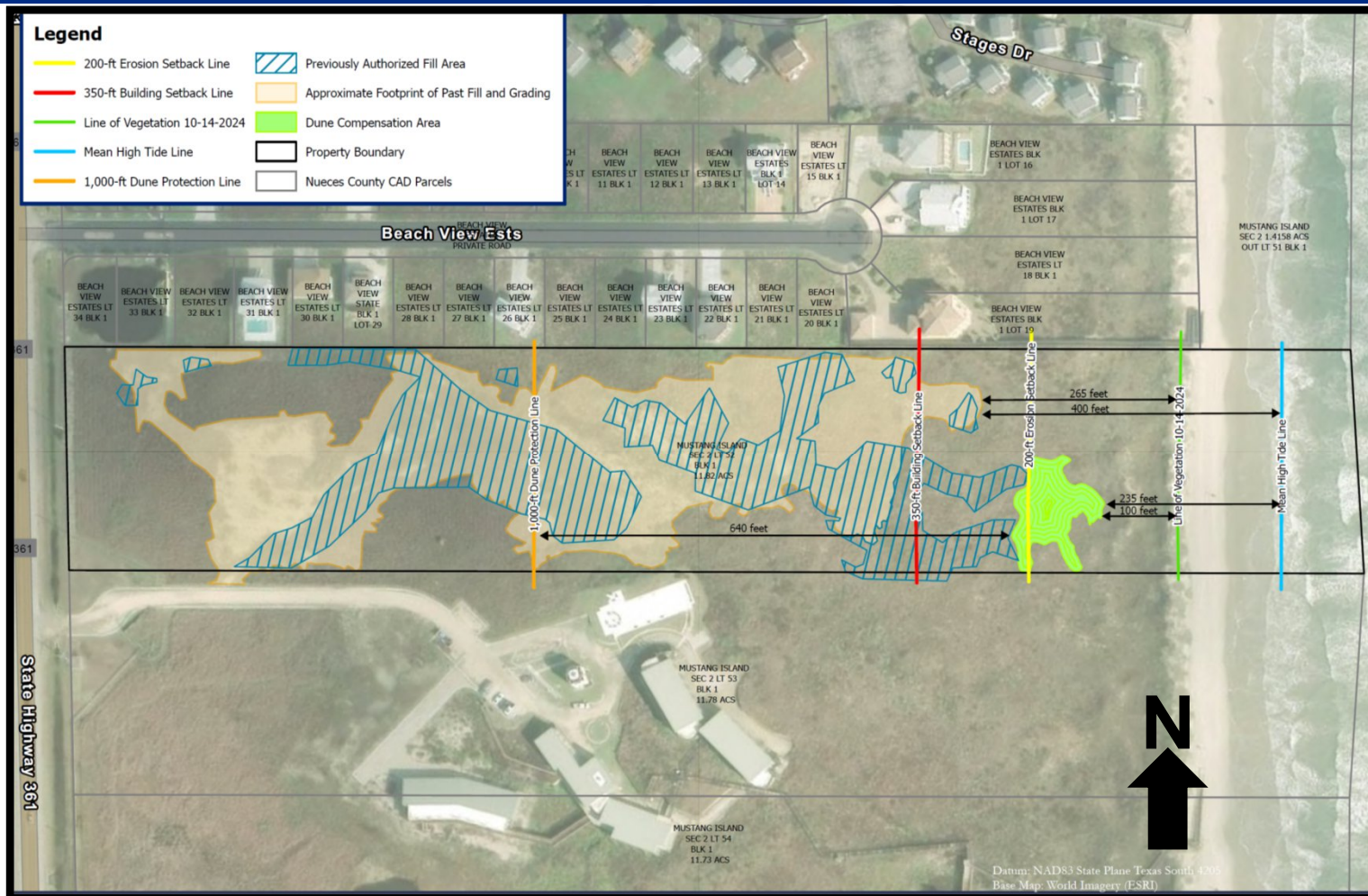
Project Background

- November 6, 2023 – Approved BCC for wetland fill activities
- During approved BCC activities, indications of adverse impacts to dunes/dune vegetation were reported.
- March 21, 2024 – Cease and Desist, Nueces County
- March 25, 2024 – Notice of Noncompliance, Texas GLO
- April 19, 2024 – Determination that 10,177 SF of dune vegetation impacts had occurred. Applicant agreed to work to develop an acceptable mitigation/compensation plan to resolve the issue
- February 26, 2025 – Dune Impact Compensation approved, Nueces County

Concurrent Beach/Dune Committee

- ☒ Proposed construction activities are seaward of the Erosion Area Line
- ☐ Proposed construction is located on an existing beach access or future beach access
- ☐ Proposed construction encroaches on the public beach
- ☐ Proposed construction includes an impervious surface within 200 feet landward of the vegetation line
- ☐ Proposed construction includes a dune walkover (not to be constructed under GLO standards)

Project Location & Gulf Coast Shoreline



Staff Analysis & Recommendation

In determining whether to issue or deny the proposed BCC, staff reviewed and considered the following:

- ✓ Compliance with all aspects of the City's beach access and erosion response regulations
- ✓ Impacts on access to public beaches, off-beach parking, or the size of the public beach due to erosion
- ✓ Impacts on the natural drainage patterns of the site and adjacent property
- ✓ Whether all practicable alternatives to the proposed activity, proposed site, or proposed methods of construction have been considered
- ✓ Any material change between the County No Dune Permit Required Determination and this application

STAFF RECOMMENDS CONDITIONAL APPROVAL PENDING THE FOLLOWING:

- ☐ Comments from the Texas General Land Office